

TOWN OF BAY HARBOR ISLANDS MORRIS N. BROAD COMMUNITY CENTER

**1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

**DEVELOPMENT & REVIEW COMMITTEE MEETING
THURSDAY, MAY 9, 2024**

11:00 A.M. AGENDA

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of the Site Plan Application by 10190 BH 27D LLC, 10150 BH 27D LLC & 1075 BH 27D LLC, to construct a 20-unit Multi-Family Development to be located at 10150, 10190 East Bay Harbor Drive & 1075 101 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
2. Review and discussion of the Site Plan Application by Shaul Dina and Danielle Dina, Trustees of the Dina Living Trust, to construct a 9-unit Multi-Family Development to be located at 10084 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

May 9, 2024

ITEM NUMBER: 1.

ITEM: Review and discussion of the Site Plan Application by 10190 BH 27D LLC, 10150 BH 27D LLC & 1075 BH 27D LLC, to construct a 20-unit Multi-Family Development to be located at 10150, 10190 East Bay Harbor Drive & 1075 101 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: 10190 BH 27D LLC, 10150 BH 27D LLC & 1075 BH 27D LLC

Folio: 13-2227-001-1250, 13-2227-001-1440, 13-2227-001-1430

Property Address: 10150, 10190 East Bay Harbor Drive & 1075 101 Street

Zoning District: RM-2

Legal Description: Lots 1, 2, 19 & 20 Block 6

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 10150-90 EBHD TH MMPA DRC Staff Report May 9 2024
2.	BHI DRC Application_ 10150 E Bay Harbor_ Executed
3.	Letter of Intent
4.	10190_ Impact Analysis Report Form (002)
5.	2024-04-01 10190 E. Bay Harbor Traffic Statement S&S (copy)
6.	10190 EBH Drive DRC 5.9.2024 3 Lots

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

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

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: May 9th, 2024 (DRC Meeting Date)

Subject: Site Development Plan Application - #1 Review & Comments
10150-10190 East Bay Harbor Drive & 1075 101 St. – 20 DU Townhouses
Bay Harbor Islands Acct. No. SPR2024-000011
MMPA Acct. No. 01-0702-1190

RECOMMENDED ACTION

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: West of East Bay Harbor Drive / North of 101 St. / South of 102 St.
10150 E. Bay Harbor Dr. / 10190 E. Bay Harbor Dr. / 1075 101st St.

Legal Description: Lots 1, 2, 19 & 20 of Block 6, of "Bay Harbor Island" Subdivision according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

As agents for the contract purchaser of the above-described properties (Regency Development Group, LLC), attorney Matthew Amster, Esq. from the Bercow Radell Fernandez & Tapanes law firm and Kobi Karp Architecture and Interior Design, Inc. has submitted a new Site Development Plan application to allow for the construction of a twenty (20) dwelling unit townhouse development located on three (3) existing multifamily sites located at 10150 East Bay Harbor Drive, 10190 East Bay Harbor Drive, and 1075 101st Street. The proposed dwelling units range from 2,767 to 3,176 square feet of A/C space plus balconies, etc. The proposed site design incorporates (20) dwelling units each of which are three (3) stories in height, each with ground floor individual parking garages and a private roof deck. The project site has (3) street frontages which require larger setbacks, restricting the buildable area. The proposed site design includes two (2) linear buildings, oriented north / south with one building in the western portion of the site and the other in the eastern portion of the site parallel to East Bay Harbor Drive. A shared central internal private 2-way drive-aisle is proposed that will extend between 101st Street and 102 Street. Eighteen (18) of twenty (20) townhouses will have direct access to this driveway for their parking garages. Only two (2) townhouse units have direct access to the front parking garages from 101st Street. The interior drive is a two (2) way drive isle and is 23' in width which meets Code requirements. Four (4) guest spaces are proposed in the front yards where the private driveway connects to 101st Street and 102nd Street.

There are three (3) proposed No Parking Fire Lane areas shown on the plans at this time, one adjacent to the site on each adjoining street. The applicant is advised to meet with the M-D Fire Department for review / approval of these proposed locations.

On the building rooftops are twenty (20) private terraces (one for each townhouse unit) with an outdoor seating area & kitchen. The proposed buildings are 3-stories in height with a rooftop elevator / stair tower for the roof deck. The townhouses have two (2) floors of residential over one (1) story of garage / foyer / guest suite / bathroom @ 30-feet above BFE + plus 1' FBC.

The four (4) lots currently have five (5) 2-story apartment buildings. The existing developments have a total of 34 DU per the Miami-Dade County Property Appraiser. The 4 buildings were constructed in the 1940's & 1950's. The combined lot area is 44,014 square feet / 1.01 acres in size. This would allow a maximum of 34.35 / rounded to 34 dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build twenty (20) residential units (20 DUA). The developer is not requesting any TDR units, nor does the project require any. Upon redevelopment there will be fourteen (14) TDR units remaining. Town records reveal none of the existing development sites previously sold any TDR units. Also, the lots are "full" sized as the survey shows none of the sites granted the 11' of right-of-way to the Town for the on-street parking spaces.

The surrounding area contains a mix of multifamily buildings of varying heights, including a seven (7) story building to the northeast (Sereno East) and southeast (Belmont Condominium), and three (3) story and four (4) story buildings to the west of the property. Additionally, there are approved but not yet built developments close by: a seven (7) story project to the north (CHBH 103 St.) and a seven (7) story project to the east (Bay Harbor Towers).

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 22+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has several design issues, some of the plans are inadequate, and a few others require items need to be corrected. The plans need to be revised to address / include all required plans and meet Town Code criteria.

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. The developer is seeking to build only 20 DU via the base density (19.80 DUA). Therefore, **no additional TDR units are required**. If the site is developed as proposed there will be fourteen (14) TDR units available. The proposed development is consistent with the applicable FLUM designation / density of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet. The proposed use of the property is consistent with this zoning classification however, the proposed site design / plans are not consistent with some provisions of the Code at present.

PLATTING

The site will not require re-platting, but the site is currently platted as described above (4 lots). Therefore, prior to development a Unity of Title in a form acceptable to the Town Attorney will be required to be prepared / recorded in the public records to legally tie the lots together into one development site.

RIGHT-OF-WAY AND ACCESS DESCRIPTION / PARKING

The roadways adjoining the site were platted with adequate right-of-way widths (EBHD = 60' / 101st Street = 50' / 102nd Street = 50'); therefore, no additional road right-of-way is necessary.

As stated above, the overall site has (3) street frontages. A shared central internal private 2-way drive-aisle is proposed that will extend between 101st Street and 102 Street. Eighteen (18) of twenty (20) townhouses will have direct access to this driveway for their parking garages. Only two (2) townhouse units have direct access to the front parking garages from 101st Street. The interior drive is a two (2) way drive isle and is 23' in width which meets Code requirements. Four (4) guest spaces are proposed in the front yards where the private driveway connects to 101st Street and 102nd Street.

Site Development Plan Application - #1 DRC Review
10150 - 10190 East Bay Harbor Drive & 1075 101 St. – 20 DU Townhouses
Development Review Committee Report
May 9th, 2024
Page 4

Based on 20 DU the Code requires at least twenty (20) parking spaces. Twenty-four (24) parking spaces are provided through twenty (20) two-car garages. As this project included four lots four (4) guest spaces are required and provided. Therefore, the site design meets the current minimum Code requirements for on-site parking spaces.

There are three (3) No Parking Fire Lanes areas shown on the plans. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to identify an alternative no parking fire lanes as this may affect the site design. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with decorative vertical and horizontal design elements, as well as the use of wooden façade accents.

The 3-story building does not exceed forty-five (45) feet in height; therefore, no "breezeway" is required. It is noted the building facades include significant articulation and multiple materials.

SITE PLAN COMMENTS

Following are our comments based on the plans with DRC submission date April 25th, 2024 submitted to the Town for consideration:

- 1) Sheet A1.00 Under Site Requirements – Lot Area include the property acreage in addition to the square footage. FYI – there seems to be a math error in the site size – 44,014 sq. ft. = 1.0104 acres. The plan shows 1.019 acres for density calculations = 35 DU allowed. However, $1.014 \times 34 = 34.35$ DU / rounded won to 34 DU allowed.
- 2) Sheet A2.00 has the following issues:
 - a. Please provide details including height, color and material of the proposed fence at the rear of the townhouse units.
 - b. Please provide pavement markings and signage for the entrance driveway connections on 101st Street and 102nd Street.
 - c. Please provide boundary information on the plan based on the project survey.
- 3) The floor plans do not show much detail as to how each floor plate of the building relates to the site. Provide dashed lines showing balconies above, setbacks, etc.
- 4) The maximum height permitted for parapet walls on the roof is 5 feet. The DRB can approve variations based on design (not straight lines). Walls above 30 feet in height (excluding 5' parapet walls) are required to provide additional setbacks. The Code allows for flex setbacks up to 1/3 of the building length. Labeling and dimensioning these areas as flex setbacks will likely address the problem. Provide calculations showing the allowable vs. provided flex setbacks - See Sec. 23-11(B2)(4).
- 5) Preliminary drainage calculations need to be submitted for the Town Engineer's review.

- 6) The plans do not show an intention to "gate" the internal driveway. If so, show location and preliminary design concept. Demonstration of adequate queuing will be required so vehicles will not block traffic waiting for the gates to open to accommodate the vehicles.
- 7) The Landscape Plan has the following issues:
 - a. Street trees are required for the project via Chapter 18B of the M_D County Landscape Code and Town Supplemental landscape Code. Further, the Town has adopted a Street Tree Master Plan with specified tree species for various roadway segments. Street Trees are to be planted within roadway swales, if possible, at 35' on center and be a minimum of 15' in height x 6' spread x 2.5" trunk caliper when planted. The required Street Tree for East Bay Harbor Drive is Florida Live Oak. The required Street Tree for 101st Street is Green Buttonwood. And the required Street Tree for 102nd Street is Golden Shower.
 - b. In the Landscape Table on Sheet L-200 the Street Trees and Site Trees need to be broken apart for information / quantitative purposes.
 - c. Identify the type of irrigation system. A separate meter is recommended.
 - d. Per Sec. 24-16, Shade Trees must be at least 12 feet in height to count toward the required quantity. Additionally, for building 3 stories in height, 50% of required shade trees must be between 14-16 feet in height. Review & adjust as necessary.
 - e. Only 25% of the required number of Site Trees is allowed to be palms (not 30% - that is a M-D lower base standard). Three (3) palms = one shade tree. Exception for very large palms (Royal / Date / Similar).
- 8) In a project name sign is envisioned show its conceptual location and form on the site plan.
- 9) The plans do not show any location for the common mailbox / package delivery area.
- 10) There are existing power poles and overhead wiring at least partially on this site along the western property line. Luckily it appears there are none in the center of the site. The exact location of the poles & wiring is vague. The Code requires that when sites are redeveloped all existing poles / overhead wiring must be removed and placed underground. However, FPL has been objecting to this for short segments in the middle of blocks due to access problems. And the existing facilities seem to serve the MFR sites adjoining the subject site to the west. In lieu of undergrounding, adequate underground conduit must be installed. New service connections to the townhouses must be installed underground from the poles to the DU (no overhead lines).

APPLICATION FOR SITE PLAN REVIEW



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

Folio # 13-2227-001-1250, 13-2227,001-1440, and 13-2227-001-1430

Town Council

Joshua D. Fuller
Mayor

Elizabeth Tricoche
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Size of described property 44,014 square feet or 1.01 acres

Project Description Site plan approval for a town home project. Units 20

Owner(s) Name 10190 BH 27D LLC, 10150 BH 27D LLC, and 1075 BH 27D LLC

Mailing Address 11900 Biscayne Boulevard, Suite 300

City Miami State Florida Zip 33181

Phone Number _____ Email _____

Signature of Owner _____

Name of Applicant (if different from owner) 10190 Bay Harbor Development, LLC

Mailing Address 18101 Collins Avenue, Suite 4809

City Sunny Isles Beach State Florida Zip 33160

Phone Number ((847) 219 - 1021 Email michael@regencydevgroup.com

Signature of Applicant _____

Name of Representative Matthew Amster, Esq.

Mailing Address 200 S. Biscayne Boulevard, Suite 300

City Miami State Florida Zip 33131

Phone Number (305) 377 - 6236 Email MAmster@brzoninglaw.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received _____

By _____

Process Number _____ Fee Paid _____



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

www.brzoninglaw.com

305.377.6236 office
305.377.6222 fax
mamster@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

April 22, 2024

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

Re: Letter of Intent for Site Plan Application for Properties located
at 10190 E Bay Harbor Drive, 10150 E Bay Harbor Drive and
1075 101 Street, Bay Harbor, Florida

Dear Ms. Lasday:

This law firm represents Regency Development Group, LLC (the "Applicant"), the contract purchaser of the lots located at 10190 E Bay Harbor Drive, 10150 E Bay Harbor Drive and 1075 101 Street (collectively the "Property") in the Town of Bay Harbor Islands (the "Town"). Please accept this letter as the Applicant's required letter of intent in support of a site plan approval application for the Property.

Property. The Property, shown in Figure 1, has three (3) street frontages, located on the long curve of East Bay Harbor Drive between 101 and 102 Streets. It is further identified by Miami-Dade County Property Appraiser Folio Nos. 13-2227-001-1250, 13-2227-001-1440 and 13-2227-001-1430, consists of four (4) lots platted as Lots 1 and 2 of Block 6, Lot 20 of Block 6, and Lot 19 of Block 6 of the Bay Harbor Island Plat as recorded in Plat Book 46 at Page 5 of the public records of Miami-Dade County. The Property is approximately 44,014 square feet in size (1.010 acres) and it is zoned RM-2, Multiple Family Residential District (non-waterfront).

The surrounding area contains a mix of multifamily buildings of varying heights, including seven (7)-story buildings to the northeast (Serenio) and southeast (Belmont Condominium) of the Property and three (3)-story and four (4)-story buildings to the west of the Property. Additionally, there are approved but not yet

built developments close by: a six (6)-story project to the north (CHBH 103 St) and seven (7)-story project to the east (Bay Harbor Towers).



Figure 1

Proposed Development. The Applicant proposes to develop the Property with a tastefully designed townhouse development consisting of twenty (20) units in three (3)-stories, each with ground floor garages and a private roof deck (the "Project"). The architect adeptly addresses the unique three (3) street frontages condition by including a central private drive-aisle that bifurcates the development with townhouse buildings on either side with internal access to the majority of units. Florida-friendly landscaping will be located along the perimeter and throughout the development. The buildings' massing is skillfully broken up by the townhouses stepping back due to the Property's unique location with three (3) street frontages and the long curve of East Bay Harbor Drive. The Project provides the two (2) spaces per dwelling unit and one (1) guest parking space for each whole platted lot for a total of 44 spaces. The Project also provides twenty percent (20%) ground floor and fifteen percent (15%) rooftop green open space as required by the Town Code.

Conclusion. The proposed Project has been carefully designed in compliance with the Town Code and with mindful consideration for future resiliency. The architecture and massing are compatible and sensitive to the surrounding neighborhood We look forward to your

Maria Lasday, Town Manager

April 22, 2024

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favorable recommendation and the Board's approval of this application. Should you have any questions, comments, or require additional information, please contact me at (305) 377-6236.

Very truly yours,



Matthew Amster

cc: Michael Yanopoulos, Esq.

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 10190 East Bay Harbor Drive

Location: 10190 East Bay Harbor Drive, Bay Harbor Islands, FL

Address: 10190 East Bay Harbor Drive, Bay Harbor Islands, FL

General Project Description: 20 towthomes with internal garages

Site Square Feet / Acreage: Approximately 44,000 SF / 1.01 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: 34 units x 200 gallons = 6,800 gallons

Proposed: 20 units x 200 gallons = 4,000 gallons

Net decrease: - 2,800 gallons per capita, per day

Sanitary Sewer 156 gallons per capita, per day

Existing: 34 units x 156 gallons = 5,304 gallons

Proposed: 20 units x 156 gallons = 3,120 gallons

Net decrease: - 2,184 gallons per capita, per day

Solid Waste 0.632 tons per capita, per year

Existing: 34 units x 0.632 tons = 21.5 tons

Proposed: 20 units x 0.632 tons = 12.6 tons

Net decrease: - 9 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.

1 April 2024

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

**Re: Traffic Generation Statement
10190 E. Bay Harbor Residential
Bay Harbor Islands, Florida
Langan Project No.: 300338901**

Dear Mr. Miller:

Langan Engineering & Environmental Services, LLC prepared this traffic-generation statement for the 10190 E. Bay Harbor residential development located on the west side of E. Bay Harbor between 101st and 102nd streets in Bay Harbor Islands, Florida. We determined that the proposed development will generate less traffic compared to the existing development on site. This letter report includes daily and peak-hour trip-generation calculations for the development. **Figure 1** below shows an aerial photograph of the site location.

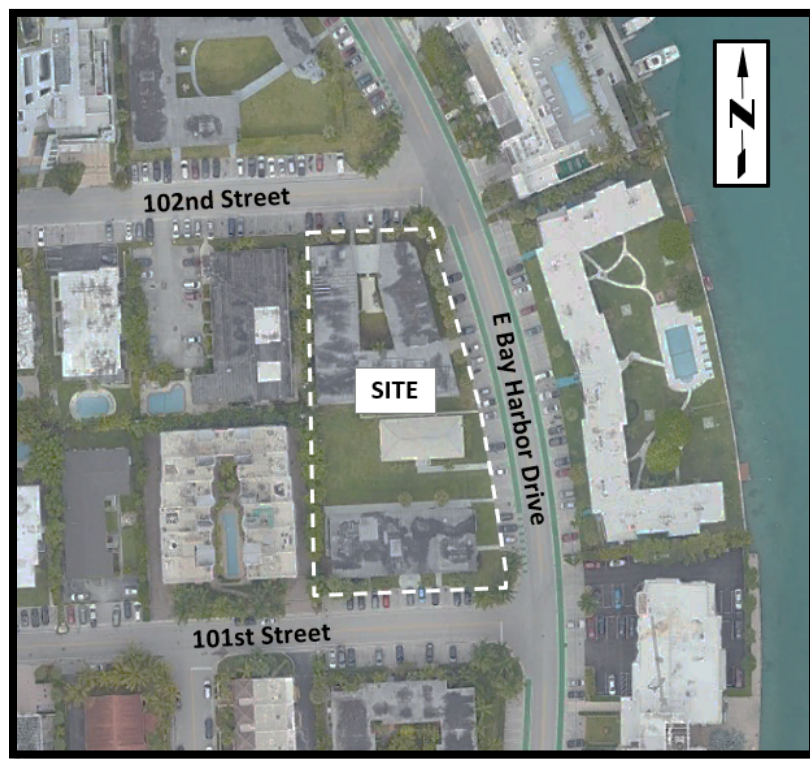


Figure 1: Site Location

Project Description

The proposed development comprises 20 single-family attached multifamily dwelling units expected to be built by 2027 or sooner. The 1.01-acre site (Folio Nos.: 13-2227-001-1250, 13-2227-001-1440 and 13-2227-001-1430) is currently occupied by three (3) two-story multifamily buildings with a total of 34 residential units. The proposed development will replace the existing three buildings with 20 three-story townhouses. The project site is located on the west side of E. Bay Harbor between 101st and 102nd streets in Bay Harbor Islands, Florida. The development will have access through one full-access driveway connection each to 102nd and 101st streets. Attachment A contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate 85 daily, 4 morning peak-hour and 6 afternoon peak-hour trips less than the existing development on site. The results of the trip comparison are summarized in **Table 1**, using equations from the 11th Edition of the *ITE Trip Generation Manual*. Attachment B contains excerpts from the ITE manual.

Table 1.- Trip Generation Estimates

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	34 DU	T = 6.74 (X)	50%	50%	114	115	229
Proposed Uses								
Single-Family Attached Housing	215	20 DU	T = 7.20 (X)	50%	50%	72	72	144
Difference						-42	-43	-85

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	34 DU	T = 0.40 (X)	24%	76%	3	11	14
Proposed Uses								
Single-Family Attached Housing	215	20 DU	T = 0.48 (X)	25%	75%	2	8	10
Difference						-1	-3	-4

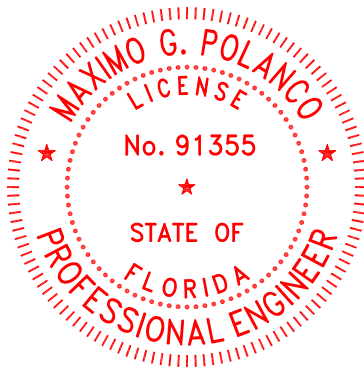
Afternoon Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	34 DU	T = 0.51 (X)	63%	37%	11	6	17
Proposed Uses								
Single-Family Attached Housing	215	20 DU	T = 0.57 (X)	59%	41%	6	5	11
Difference						-5	-1	-6

Conclusion

We determined that the 10190 E. Bay Harbor residential development is expected to generate less traffic compared to the existing development on site. The development comprises 20 single-family attached multifamily housing dwelling units that will have two driveway connections to public roadways. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,
Langan Engineering and Environmental Services, LLC



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=A0141000000188E085EAE8000103B9,
O=LANGAN ENGINEERING AND ENVIRONMENTAL
SERVICES INC, C=US
Reason: I am the author of this document
Date: 2024.04.01 13:48:41-04'00'

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

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

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

MGP:mgp

Attachments:

- Attachment A – Site Plan
- Attachment B – ITE Excerpts

Florida Certificate of Authorization No. 6601

\\langan.com\data\MIA\data9\300338901\Project Data_Discipline\Traffic\Reports\2024-04-01 10190 E. Bay Harbor Traffic Statement.docx

ATTACHMENT A
SITE PLAN



Rev.	Date	Rev.	Date
1			
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DRB SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 19101 Collins Ave, #3008
Sunny Isles Beach, FL 33160

Consultant:
CIVIL ENGINEER:
Name: Ocean Engineering
Address: 6101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-516-2008

Consultant:
LANDSCAPE DESIGN:
Name: AAL ARCHITECTURAL LANDSCAPE
Address: 612 SW 4TH AVENUE
FT. LAUDERDALE, FL 33315
Tel: 954-205-1721

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

Consultant:
Name: LANGAN Engineers
Address: 110 EAST BROWARD BOULEVARD, SUITE 1500
FORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

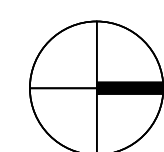
Consultant:

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



SITE PLAN - LEVEL 1

Date:	Sheet No.
Scale:	A2.00
Project: 2416	



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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/12/2024

PROPERTY INFORMATION	
Folio	13-2227-001-1250
Property Address	10190 E BAY HARBOR DR BAY HARBOR ISLANDS, FL 33154-3705
Owner	10190 BH 27D LLC
Mailing Address	11900 BISCAYNE BLVD STE 300 MIAMI, FL 33181
Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	24 / 22 / 0
Floors	2
Living Units	20
Actual Area	21,242 Sq.Ft
Living Area	21,242 Sq.Ft
Adjusted Area	17,236 Sq.Ft
Lot Size	19,942 Sq.Ft
Year Built	1956

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$5,184,920	\$2,193,620	\$1,794,780
Building Value	\$10,000	\$816,380	\$915,220
Extra Feature Value	\$0	\$0	\$0
Market Value	\$5,194,920	\$3,010,000	\$2,710,000
Assessed Value	\$3,311,000	\$3,010,000	\$2,710,000

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$1,883,920		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
BAY HARBOR ISLAND PB 46-5	
LOTS 1 & 2 BLK 6	
LOT SIZE 19942 SQ FT M/L	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,311,000	\$3,010,000	\$2,710,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,194,920	\$3,010,000	\$2,710,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,311,000	\$3,010,000	\$2,710,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,311,000	\$3,010,000	\$2,710,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/27/2023	\$5,660,000	33919-4234	Transfer where the sale price is verified to be part of a package or bulk sale.
04/09/2021	\$3,800,000	32455-2783	Transfer where the sale price is verified to be part of a package or bulk sale.
10/03/2014	\$5,634,286	29348-2235	Transfer where the sale price is verified to be part of a package or bulk sale.
01/29/2014	\$100	29039-2223	Corrective, tax or QCD; min consideration

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/12/2024

PROPERTY INFORMATION	
Folio	13-2227-001-1440
Property Address	10150 E BAY HARBOR DR BAY HARBOR ISLANDS, FL 33154-1200
Owner	10150 BH 27D LLC
Mailing Address	11900 BISCAYNE BLVD STE 300 MIAMI, FL 33181
Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	
Living Area	
Adjusted Area	3,974 Sq.Ft
Lot Size	11,824 Sq.Ft
Year Built	1947

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$3,074,240	\$1,300,640	\$1,064,160
Building Value	\$262,284	\$262,284	\$230,810
Extra Feature Value	\$413	\$413	\$413
Market Value	\$3,336,937	\$1,563,337	\$1,295,383
Assessed Value	\$1,719,670	\$1,563,337	\$1,295,383

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$1,617,267		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
BAY HARBOR ISLAND PB 46-5	
LOT 20 BLK 6	
LOT SIZE 11824 SQ FT M/L	
OR 12133-3261 TO 3264 0484 2	
COC 22790-0586 10 2004 2	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,719,670	\$1,563,337	\$1,295,383
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,336,937	\$1,563,337	\$1,295,383
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,719,670	\$1,563,337	\$1,295,383
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,719,670	\$1,563,337	\$1,295,383

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/27/2023	\$1,130,000	33919-4231	Transfer where the sale price is verified to be part of a package or bulk sale.
04/09/2021	\$740,000	32455-2807	Transfer where the sale price is verified to be part of a package or bulk sale.
10/03/2014	\$5,634,286	29348-2235	Transfer where the sale price is verified to be part of a package or bulk sale.
01/29/2014	\$0	29039-2227	Corrective, tax or QCD; min consideration

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/12/2024

PROPERTY INFORMATION	
Folio	13-2227-001-1430
Property Address	1075 101 ST BAY HARBOR ISLANDS, FL 33154-1571
Owner	1075 BH 27D LLC
Mailing Address	11900 BISCAYNE BLVD STE 300 MIAMI, FL 33181
Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	16 / 16 / 0
Floors	2
Living Units	10
Actual Area	10,800 Sq.Ft
Living Area	10,800 Sq.Ft
Adjusted Area	9,358 Sq.Ft
Lot Size	12,243 Sq.Ft
Year Built	1957

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$3,183,180	\$1,346,730	\$1,101,870	
Building Value	\$10,000	\$363,270	\$548,130	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$3,193,180	\$1,710,000	\$1,650,000	
Assessed Value	\$1,881,000	\$1,710,000	\$1,648,812	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$1,312,180		\$1,188

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
26-27-34-35 52 42	
BAY HARBOR ISLAND PB 46-5	
LOT 19 BLK 6	
LOT SIZE 12243 SQ FT M/L	
OR 12133-3261 TO 3264 0484 2	



TAXABLE VALUE INFORMATION				
Year	2023	2022	2021	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,881,000	\$1,710,000	\$1,648,812	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$3,193,180	\$1,710,000	\$1,650,000	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,881,000	\$1,710,000	\$1,648,812	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,881,000	\$1,710,000	\$1,648,812	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/27/2023	\$2,830,000	33919-4237	Transfer where the sale price is verified to be part of a package or bulk sale.
04/09/2021	\$1,850,000	32455-2813	Transfer where the sale price is verified to be part of a package or bulk sale.
10/03/2014	\$5,634,286	29348-2235	Transfer where the sale price is verified to be part of a package or bulk sale.
01/29/2014	\$0	29039-2231	Corrective, tax or QCD; min consideration

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ATTACHMENT B
ITE EXCERPTS

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

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

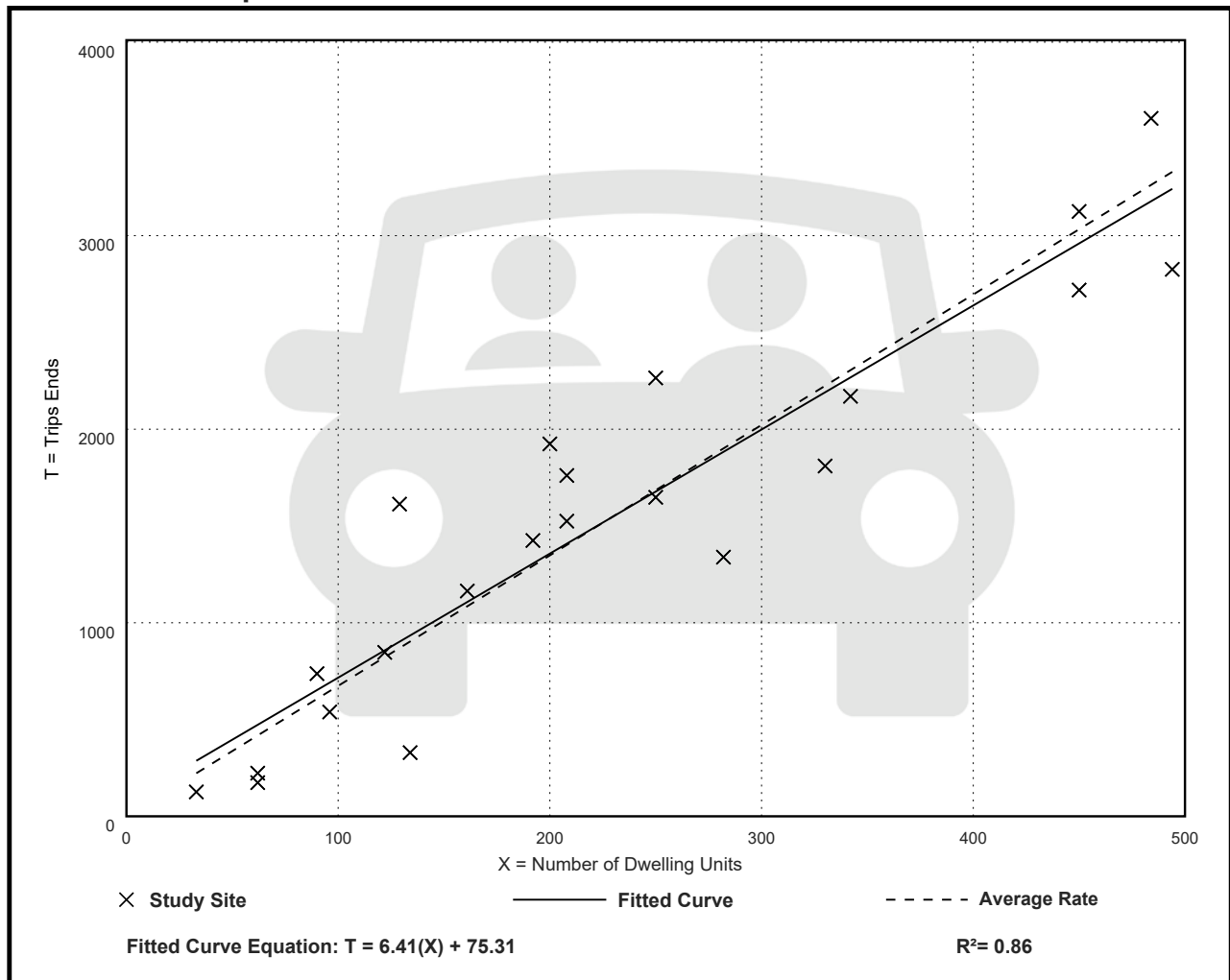
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

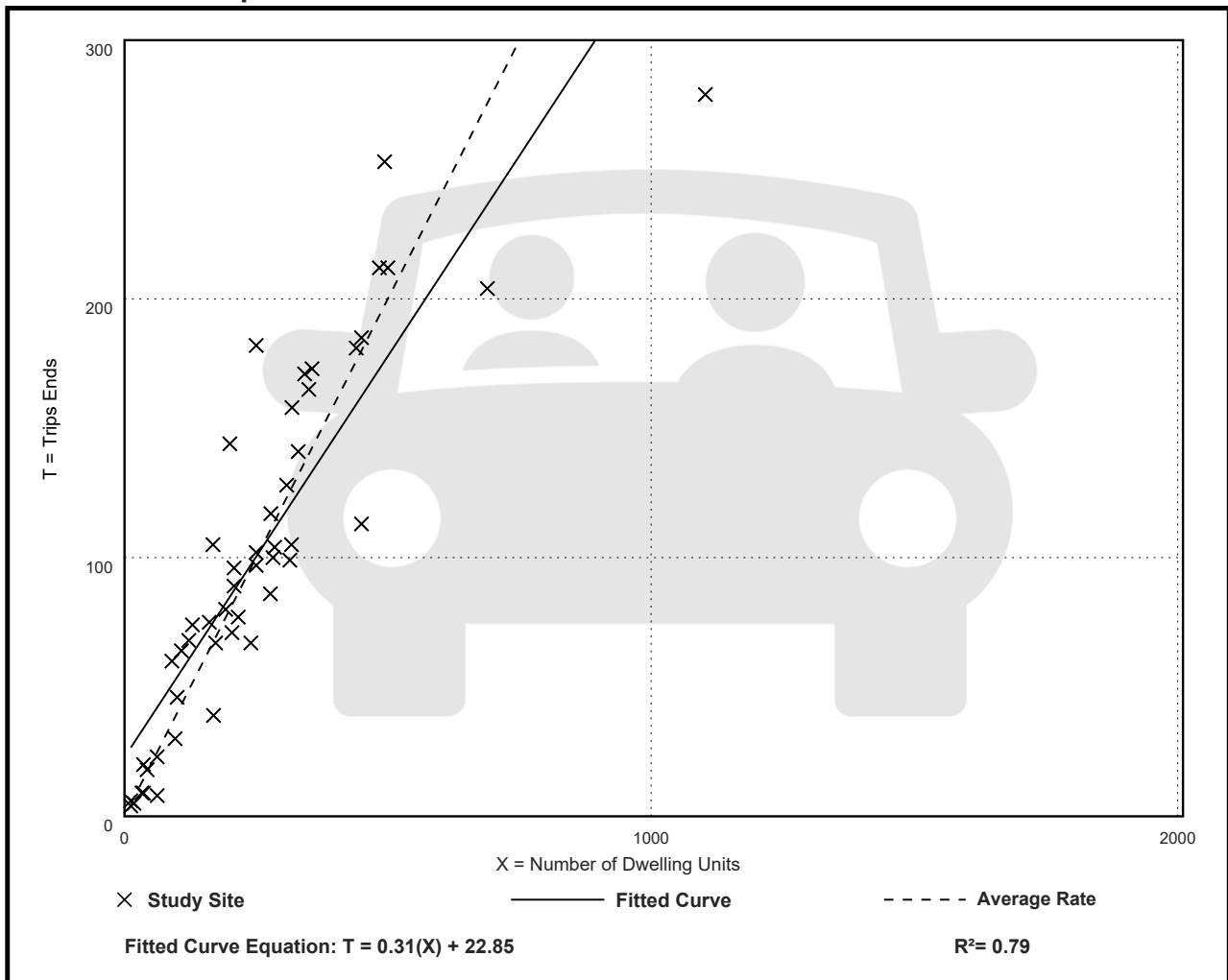
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

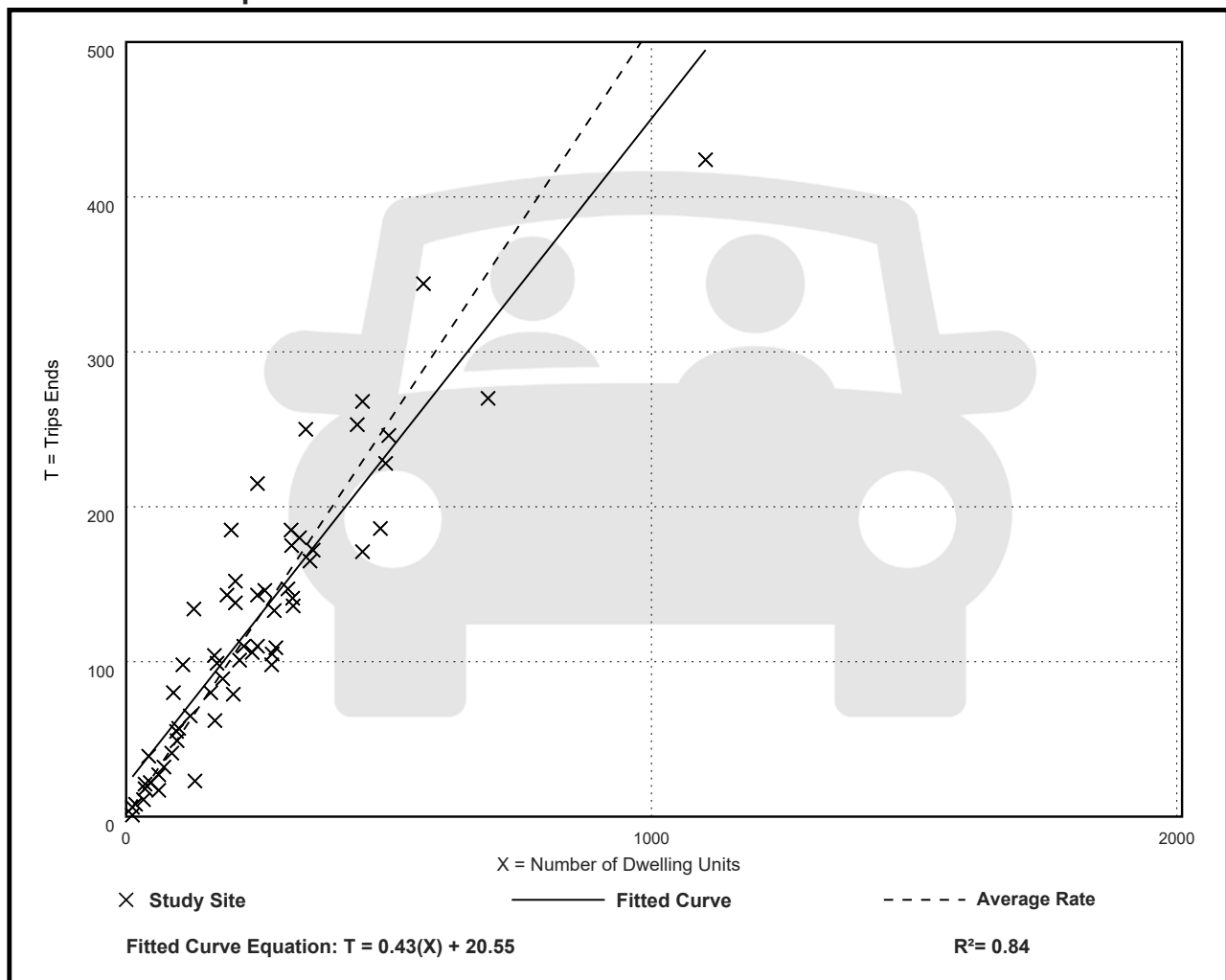
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

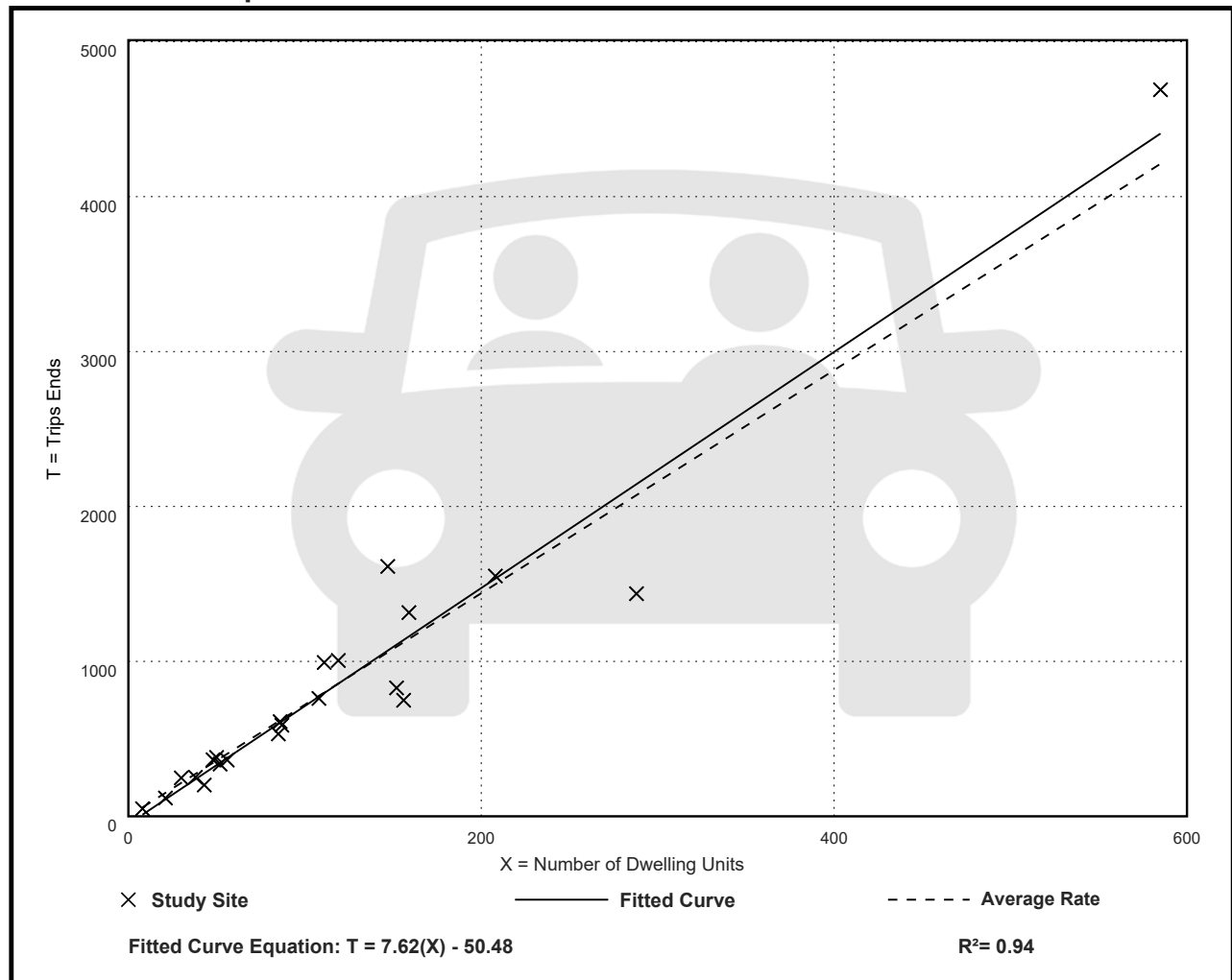
Avg. Num. of Dwelling Units: 120

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Single-Family Attached Housing (215)

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: 46

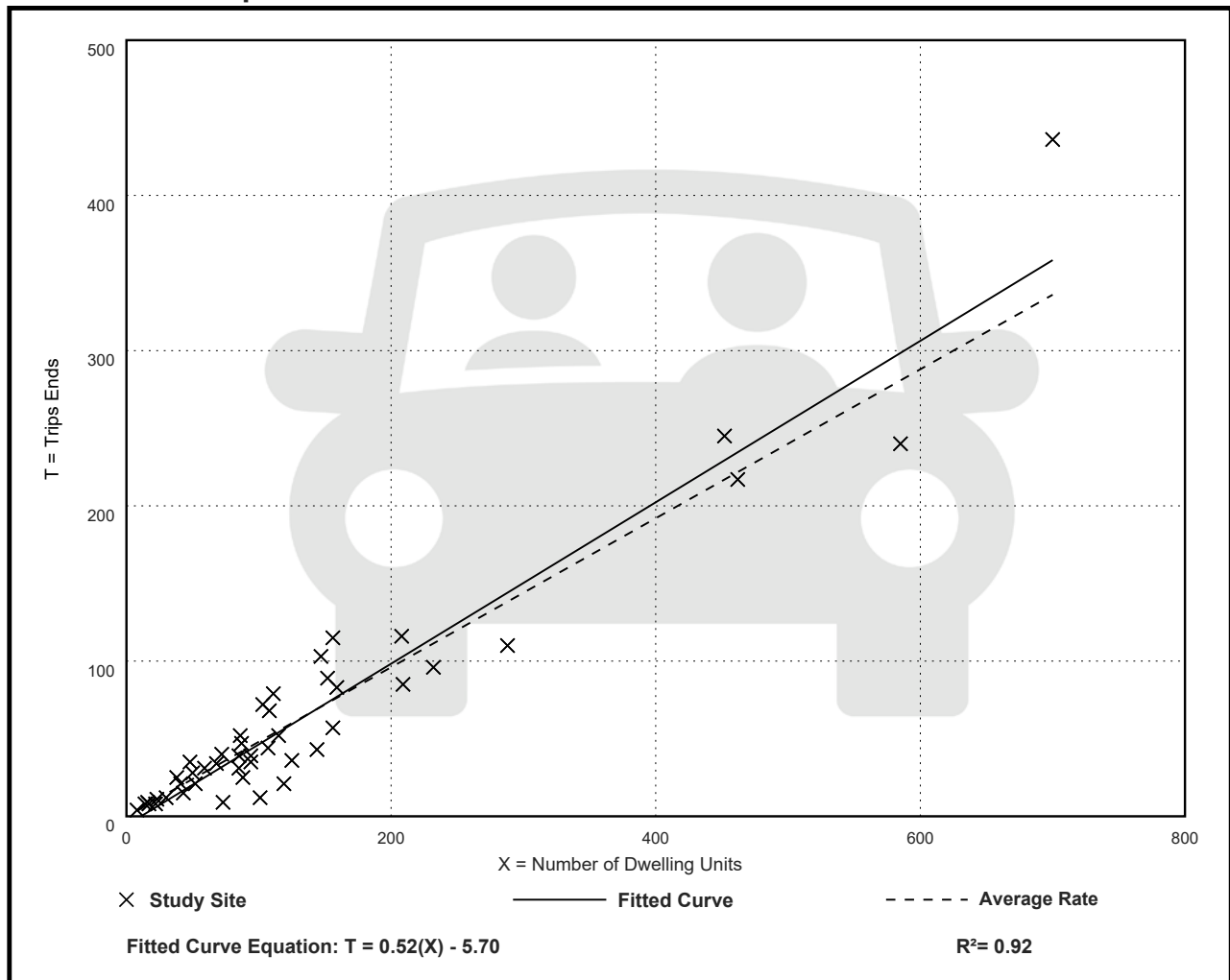
Avg. Num. of Dwelling Units: 135

Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



Single-Family Attached Housing (215)

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: 51

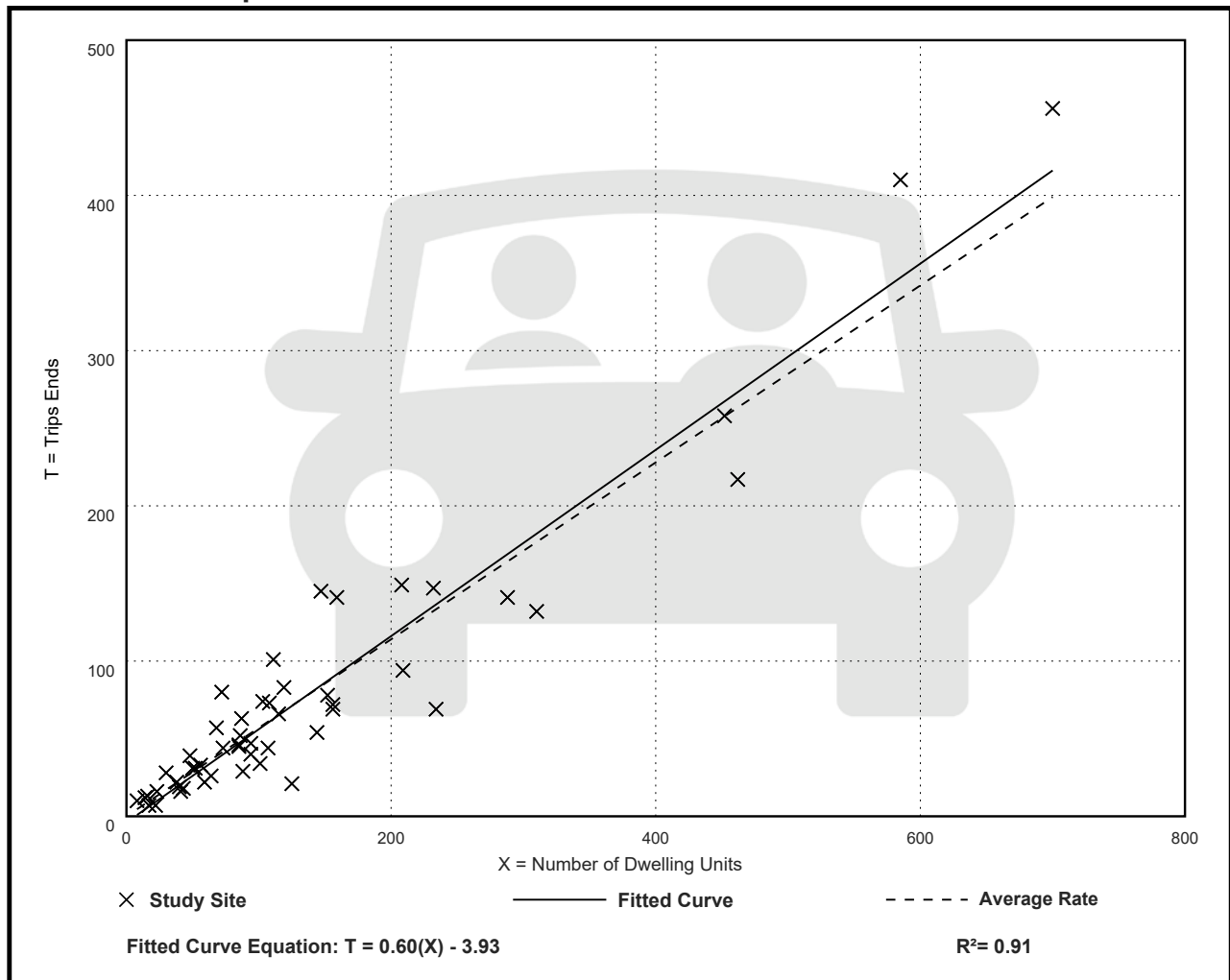
Avg. Num. of Dwelling Units: 136

Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Attachment 2. Corrected Directional Distribution for Residential Land Uses 210, 215, 221 & 222*

LUC	Land Use	Subcategory	Setting	Time	Corrected		Original		Mode
				Period	Enter	Exit	Enter	Exit	
210	Single-Family Detached Housing	--	GU/S	AM	25%	75%	26%	74%	Vehicle
215	Single-Family Attached Housing	--	GU/S	AM	25%	75%	31%	69%	Vehicle
215	Single-Family Attached Housing	--	GU/S	PM	59%	41%	57%	43%	Vehicle
221	Multifamily Housing (Mid-Rise)	Not Close to Rail Transit	DMUU	AM	14%	86%	15%	85%	Vehicle
221	Multifamily Housing (Mid-Rise)	Not Close to Rail Transit	DMUU	PM	74%	26%	73%	27%	Vehicle
221	Multifamily Housing (Mid-Rise)	Close to Rail Transit	GU/S	AM	36%	64%	56%	44%	Vehicle
221	Multifamily Housing (Mid-Rise)	Close to Rail Transit	GU/S	PM	65%	35%	43%	57%	Vehicle
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	GU/S	AM	26%	74%	34%	66%	Vehicle
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	GU/S	PM	62%	38%	56%	44%	Vehicle
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	DMUU	AM	25%	75%	41%	59%	Vehicle
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	DMUU	PM	73%	27%	50%	50%	Vehicle
222	Multifamily Housing (High-Rise)	Close to Rail Transit	GU/S	AM	22%	78%	33%	67%	Vehicle
222	Multifamily Housing (High-Rise)	Close to Rail Transit	GU/S	PM	62%	38%	57%	43%	Vehicle
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	DMUU	AM	19%	81%	25%	75%	Person
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	DMUU	PM	62%	38%	57%	43%	Person
215	Single-Family Attached Housing	--	GU/S	AM	25%	75%	75%	25%	WBT
215	Single-Family Attached Housing	--	GU/S	PM	52%	48%	38%	62%	WBT
221	Multifamily Housing (Mid-Rise)	Not Close to Rail Transit	DMUU	AM	38%	62%	40%	60%	WBT
221	Multifamily Housing (Mid-Rise)	Not Close to Rail Transit	DMUU	PM	49%	51%	44%	56%	WBT
221	Multifamily Housing (Mid-Rise)	Close to Rail Transit	GU/S	AM	36%	64%	57%	43%	WBT
221	Multifamily Housing (Mid-Rise)	Close to Rail Transit	GU/S	PM	58%	42%	42%	58%	WBT
221	Multifamily Housing (Mid-Rise)	Close to Rail Transit	DMUU	AM	38%	62%	40%	60%	WBT
221	Multifamily Housing (Mid-Rise)	Close to Rail Transit	DMUU	PM	49%	51%	44%	56%	WBT
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	GU/S	AM	23%	77%	79%	21%	WBT
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	GU/S	PM	62%	38%	47%	53%	WBT
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	DMUU	AM	25%	75%	45%	55%	WBT

222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	DMUU	PM	46%	54%	45%	55%	WBT
222	Multifamily Housing (High-Rise)	Close to Rail Transit	GU/S	AM	11%	89%	89%	11%	WBT
222	Multifamily Housing (High-Rise)	Close to Rail Transit	GU/S	PM	66%	34%	34%	66%	WBT
222	Multifamily Housing (High-Rise)	Close to Rail Transit	DMUU	AM	25%	75%	45%	55%	WBT
222	Multifamily Housing (High-Rise)	Close to Rail Transit	DMUU	PM	46%	54%	45%	55%	WBT
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	DMUU	AM	24%	76%	43%	57%	Walk
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	DMUU	PM	47%	53%	45%	55%	Walk
222	Multifamily Housing (High-Rise)	Close to Rail Transit	DMUU	AM	24%	76%	43%	57%	Walk
222	Multifamily Housing (High-Rise)	Close to Rail Transit	DMUU	PM	47%	53%	45%	55%	Walk
221	Multifamily Housing (Mid-Rise)	Not Close to Rail Transit	DMUU	AM	33%	67%	67%	33%	Bicycle
221	Multifamily Housing (Mid-Rise)	Close to Rail Transit	DMUU	AM	33%	67%	67%	33%	Bicycle
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	DMUU	AM	38%	62%	75%	25%	Bicycle
222	Multifamily Housing (High-Rise)	Not Close to Rail Transit	DMUU	PM	--	--	50%	50%	Bicycle
222	Multifamily Housing (High-Rise)	Close to Rail Transit	DMUU	AM	38%	62%	75%	25%	Bicycle**
222	Multifamily Housing (High-Rise)	Close to Rail Transit	DMUU	PM	--	--	50%	50%	Bicycle

Notes: LUC= Land Use Code

GU/S = General Urban/Suburban

DMUU = Dense Multi-Use Urban

AM = AM Peak Hour of Adjacent Street Traffic

PM = PM Peak Hour of Adjacent Street Traffic

WBT = Walk+Bike+Transit Trip

*All corrections apply only to the data published for the Independent Variable: Dwelling Units

** Additional updates made to this data on 5/17/23

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DRC SUBMISSION
DATE: 04-17-2024



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

- 1- NEW CONSTRUCTION OF A 3 STORY RESIDENTIAL BUILDING ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.
- 2- CONCRETE STRUCTURE , TYPE 2 CONSTRUCTION.
- 3- THE NEW BUILDING WILL BE ABOVE GRADE (10'-0") WITH GARAGE AT 7'-6" NGVD.
- 4- FULLY EQUIPPED THROUGHOUT WITH ALARM SYSTEM AND IMPACT RESISTANT STOREFRONT & DOORS.
- 5- TOTAL CONSTRUCTION AREA: 64,043 SF.
- 6- TOTAL RESIDENTIAL AREA: 64,043 SF.
- 7- 2 PARKING SPACES PER UNITS , 4 VISITOR PARKING SPACE INCLUDING 1 ADA PARKING SPACE .

AREA OF WORK : NET LAND AREA : 44,014 SF.

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
ARCHITECTURAL ALLIANCE LANDSCAPE
612 SW 4th AVE
FORT LAUDERDALE, FL 33315
TEL: 954-764-8858

TRAFFIC CONSULTANT
LANGAN
110 EAST BROWARD, SUITE 1500
FORT LAUDERDALE, FL 33301
TEL: 954-320-2155

OWNER

809 NE 16 th AVENUE, LLC
809 NE 16 th AVENUE
FORT LAUDERDALE
FL 33304

ARCHITECTS

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

DRAWING INDEX			Permit 04-17-2024		
PROJECT:2416 10190 E Bay Harbor Dr					
Delta (Revision):					
Discipline	Sheet	Description			
Arch. KKAID	A0.00	COVER	X		
		SURVEY	X		
	A1.00	PROJECT DATA	X		
	A1.01	OPEN AREA CALCULATIONS	X		
	A1.02	CONTEXT SITE MAP	X		
	A1.03	CONTEXT PHOTOS	X		
	A1.04	SURROUNDING BUILDINGS	X		
	A1.05	RENDERING - STREET VIEW	X		
	A1.06	RENDERING - AERIAL VIEW	X		
	A2.00	SITE PLAN	X		
	A3.00	FLOOR PLAN - LEVEL 1	X		
	A3.01	FLOOR PLAN - LEVEL 2	X		
	A3.02	FLOOR PLAN - LEVEL 3	X		
	A3.03	ROOF PLAN	X		
	A3.10	ENLARGED UNIT A	X		
	A3.10.1	ENLARGED UNIT A	X		
	A3.11	ENLARGED UNIT A.1	X		
	A3.11.1	ENLARGED UNIT A.1	X		
	A3.12	ENLARGED UNIT A.2	X		
	A3.12.1	ENLARGED UNIT A.2	X		
	A3.13	ENLARGED UNIT A.3	X		
	A3.13.1	ENLARGED UNIT A.3	X		
	A3.14	ENLARGED UNIT B	X		
	A3.14.1	ENLARGED UNIT B	X		
	A3.15	ENLARGED UNIT B1	X		
	A3.15.1	ENLARGED UNIT B1	X		
	A3.16	ENLARGED UNIT B2	X		
	A3.16.1	ENLARGED UNIT B2	X		
	A3.17	ENLARGED UNIT B3	X		
	A3.17.1	ENLARGED UNIT B3	X		
	A3.18	ENLARGED UNIT C	X		
	A3.18.1	ENLARGED UNIT C	X		
	A4.00	BUILDING ELEVATION - SOUTH	X		
	A4.01	BUILDING ELEVATION - EAST	X		
	A4.02	BUILDING ELEVATION - NORTH	X		
	A4.03	BUILDING ELEVATION - WEST	X		
A5.00	BUILDING SECTION A	X			
A5.01	BUILDING SECTION B	X			
A5.02	ELEVATOR SETBACKS ANALYSIS	X			
PH1.00	PHOTOMETRIC - LEVEL 1	X			
LANDSCAPE AAL	LE-1	PROPOSED SITE TREE DISPOSITION	X		
	LP-1	PROPOSED SITE LANDSCAPE PLAN	X		
	LP-2	PROPOSED ROOF DECK LANDSCAPE PLAN	X		
	LP-3	LANDSCAPE DETAIL	X		
CIVIL OCEAN/ENG	C100	GENERAL NOTES AND SPECIFICATIONS	X		
	C200	PAVING GRADING AND DRAINAGE PLAN	X		
	C300	WATER AND SEWER PLAN	X		
	C400	DRAINAGE DETAILS	X		

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

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ZONING SET

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10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 19101 Collins Ave, #3008
Sunny Isles Beach, FL 33160

Consultant:

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 6101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-518-2008

Consultant:

LANDSCAPE DESIGN:

Name: AAL ARCHITECTURAL LANDSCAPE
Address: 612 SW 4TH AVENUE
FT. LAUDERDALE, FL 33315
Tel: 954-205-1721

Consultant:

MEP ENGINEER:

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

Consultant:

Name: LANGAN Engineers
Address: 110 EAST BROWARD BOULEVARD, SUITE 1500
FORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

Consultant:

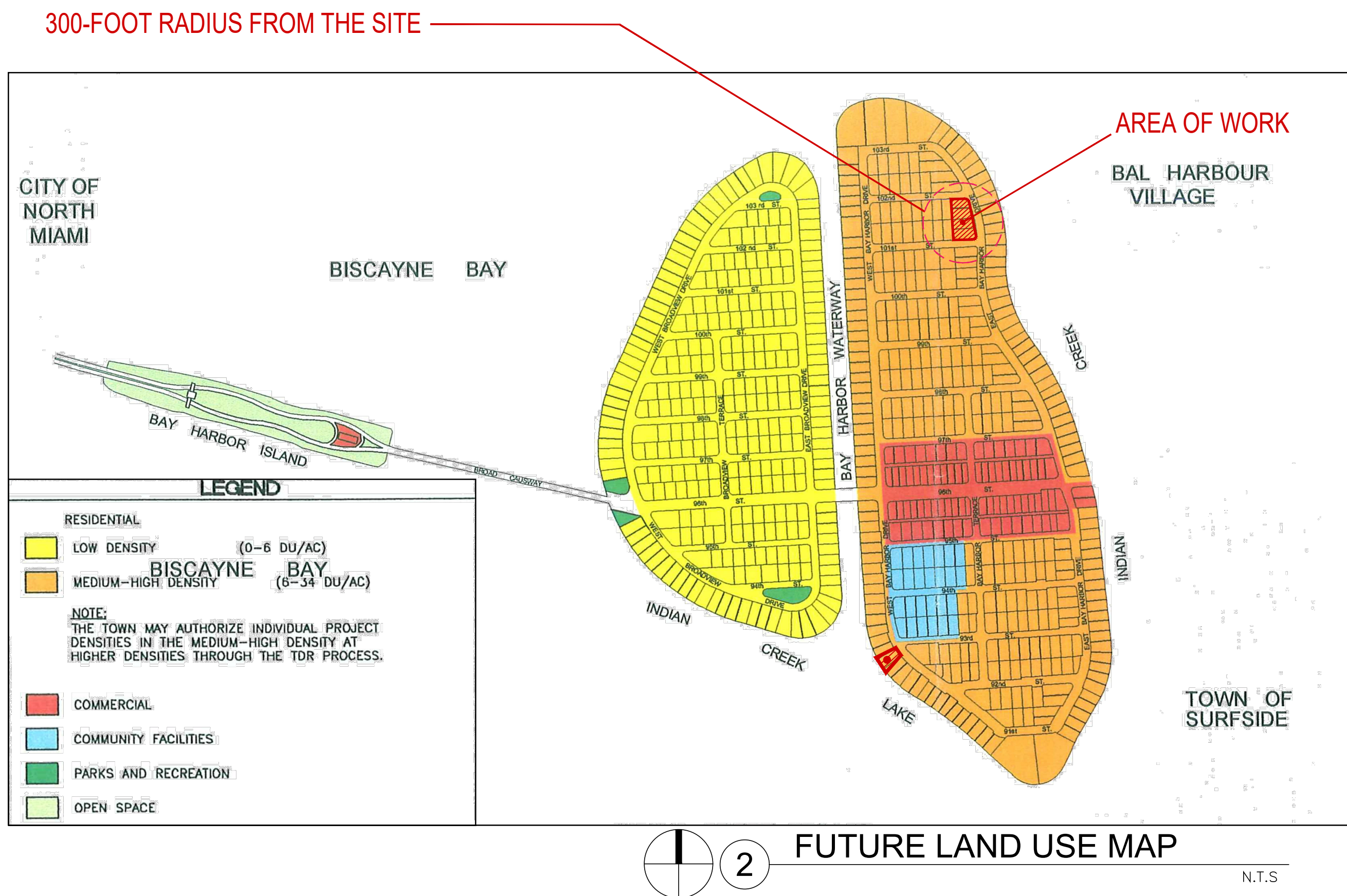
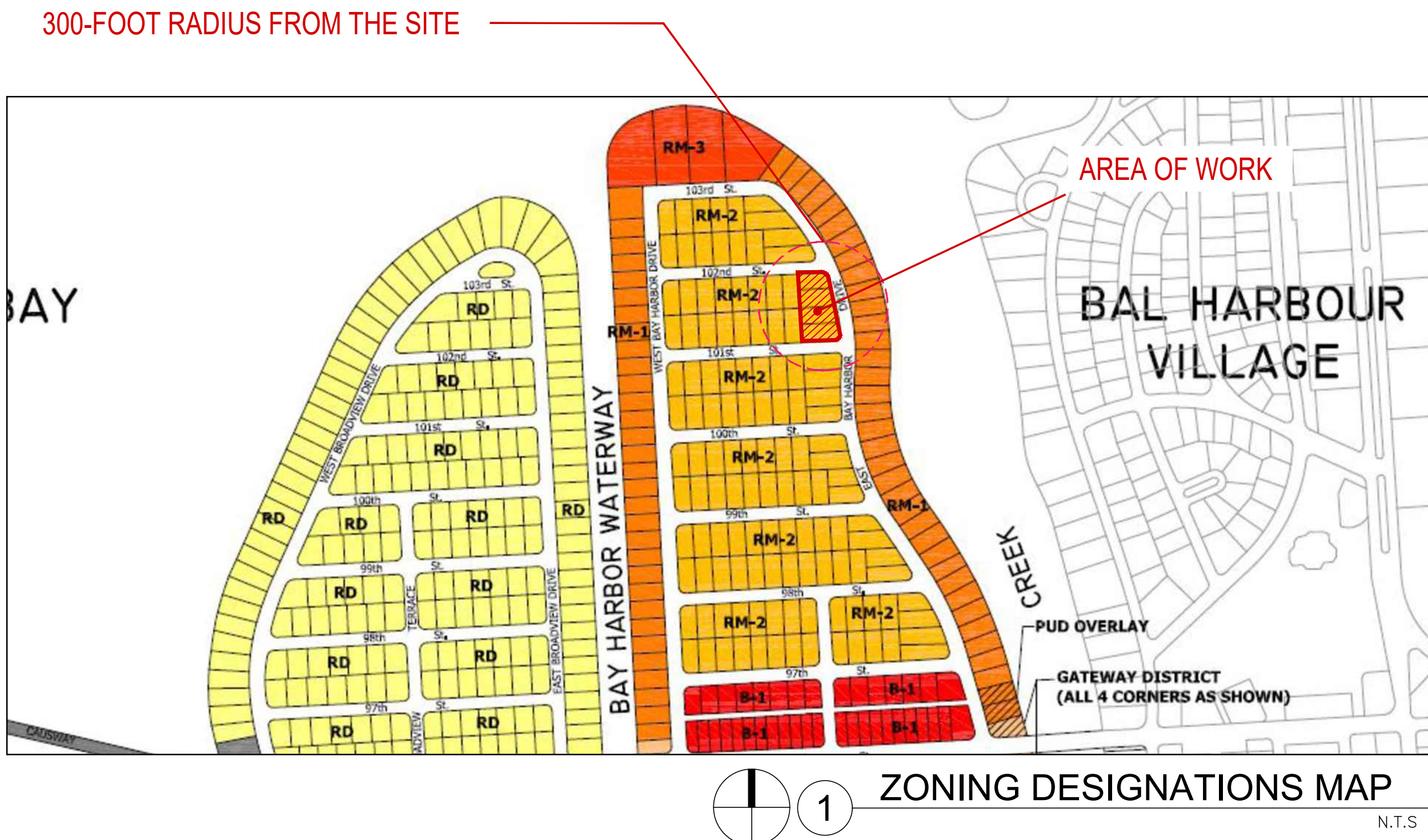
ARCHITECT:

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



COVER

Date:	Sheet No.
Scale:	A0.00
Project: 2416	



ZONING INFORMATION

SECTION	PROJECT NAME: 10190 EAST BAY HARBOR DRIVE PROJECT ADDRESS: 10190 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154 10150 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154 1075 101st STREET, BAY HARBOR ISLANDS, FL 33154 ZONING: RM-2 COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA) GROSS LOT AREA: 44,014 SF OR 1.01 ACRES BASE FLOOD ELEVATION: 9 NGVD DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD THIS PROJECT IS DESIGNED BASED ON THE SPECIAL PROVISIONS FOR TOWNHOUSE DEVELOPMENTS										
	1	SITE REQUIREMENTS									
				ALLOWED / REQUIRED				PROPOSED			
		A) LOT AREA		44,014 SF				44,014 SF			
		B) DENSITY		34 DU/AC MAX 34 x 1.019 = 34.64 UNITS MAX = (35 UNITS)				20 UNITS			
		C) BUILDING HEIGHT		65'				30'-0" + 5'-0" POOL DECK			
		D) BUILDING LENGTH		205' MAX ABOVE 45', 120' MAX				257'-4"			
		E) LANDSCAPE REQUIREMENTS		20% LOT AREA MIN. 44,014 X 0.2 = 8,802.8SF MIN.				8,802.8 SF = 20%			
	F) ROOF DECK LANDSCAPE REQUIREMENTS		15% ROOF AREA MIN. 44,014 X 0.15 = 6,602.1 SF MIN.				6,602.1 SF = 15%				
	2	SETBACK REQUIREMENTS									
		ALLOWED / REQUIRED				PROPOSED					
A) FRONT YARD SETBACK		BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 65 FEET IN HEIGHT . 30 FEET				20'-0" FEET 25'-0" FEET N/A					
C) SIDE YARD SETBACK		BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET ABOVE 30 FEET THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT				10'-0" LEVEL 1,2,3					
3	AREA BREAKDOWN										
	UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	ROOF DECK	TOTAL GROSS AREA PER UNIT TYPE		TOTAL OF UNIT			
	A	1,000 SF	960 SF	1,041 SF	216 SF	3,217 SF		4		12,868 SF	
	A1	1,000 SF	960 SF	1,041 SF	216 SF	3,217 SF		6		19,302 SF	
	A2	970 SF	930 SF	1,011 SF	236 SF	3,147 SF		4		12,588 SF	
	A3	953 SF	960 SF	1,041 SF	216 SF	3,170 SF		1		3,170 SF	
	B	1,038 SF	997 SF	1,079 SF	216 SF	3,330 SF		1		3,330 SF	
	B1	1,038 SF	997 SF	1,062 SF	216 SF	3,313 SF		1		3,313 SF	
	B2	995 SF	997 SF	1,079 SF	216 SF	3,287 SF		1		3,287 SF	
	B3	1,051 SF	1,010 SF	1,106 SF	225 SF	3,392 SF		1		3,392 SF	
	C	861 SF	861 SF	924 SF	147 SF	2,793 SF		1		2,793 SF	
	TOTAL AREA								20 UNITS		64,043 SF
	4	PARKING REQUIREMENTS									
AREA / UNIT		PARKING RATE				REQUIRED	PROPOSED				
-RESIDENTIAL		20 UNITS		2 P.S. x UNIT		40 P.S.	40 P.S. IN THE GARAGE				
VISITOR				4 P.S. PER ZONING CODE SEC 23-24 (c)(3).		4 P.S.	4 P.S. OPEN TO SKY				
TOTAL PARKING						44 P.S.	44 P.S.				
PARKING PER FLOORS						TOTAL OF PARKING					
LEVEL 1		43 STANDARD P.S. + 1 ACCESSIBLE P.S. = 44 P.S.				44 P.S.					
5	# OF UNIT BREAKDOWN										
	LEVELS	UNITS PER FLOOR				TOTAL UNITS PROPOSED					
	1-3	20 RESIDENTIAL UNITS (TOWNHOUSES, WITH 3 FLOOR + ROOF DECK)				20 UNITS					

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ZONING SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:	
Name:	10190 EAST Bay Harbor Development LLC
Address:	19101 Collins Ave, #3008 Sunny Isles Beach, FL 33160
Consultant:	
CIVIL ENGINEER:	
Name:	Ocean Engineering
Address:	6101 Biscayne BLVD, Suite 509 Miami, FL 33138
Tel:	786-516-2008
Consultant:	
LANDSCAPE DESIGN:	
Name:	AAL ARCHITECTURAL LANDSCAPE
Address:	612 SW 4TH AVENUE FT. LAUDERDALE, FL 33315
Tel:	954-205-1721
Consultant:	
MEP ENGINEER:	
Name:	Reyes-Gavilan Consulting Engineers
Address:	16252 NW 79th Ave. Miami, FL 33016
Tel:	305-828-0644
Consultant:	
ARCHITECT:	
Name:	LANGAN Engineers
Address:	110 EAST BROWARD BOULEVARD, SUITE 1500 FORT LAUDERDALE, FL 33016
Tel:	305-570-8593

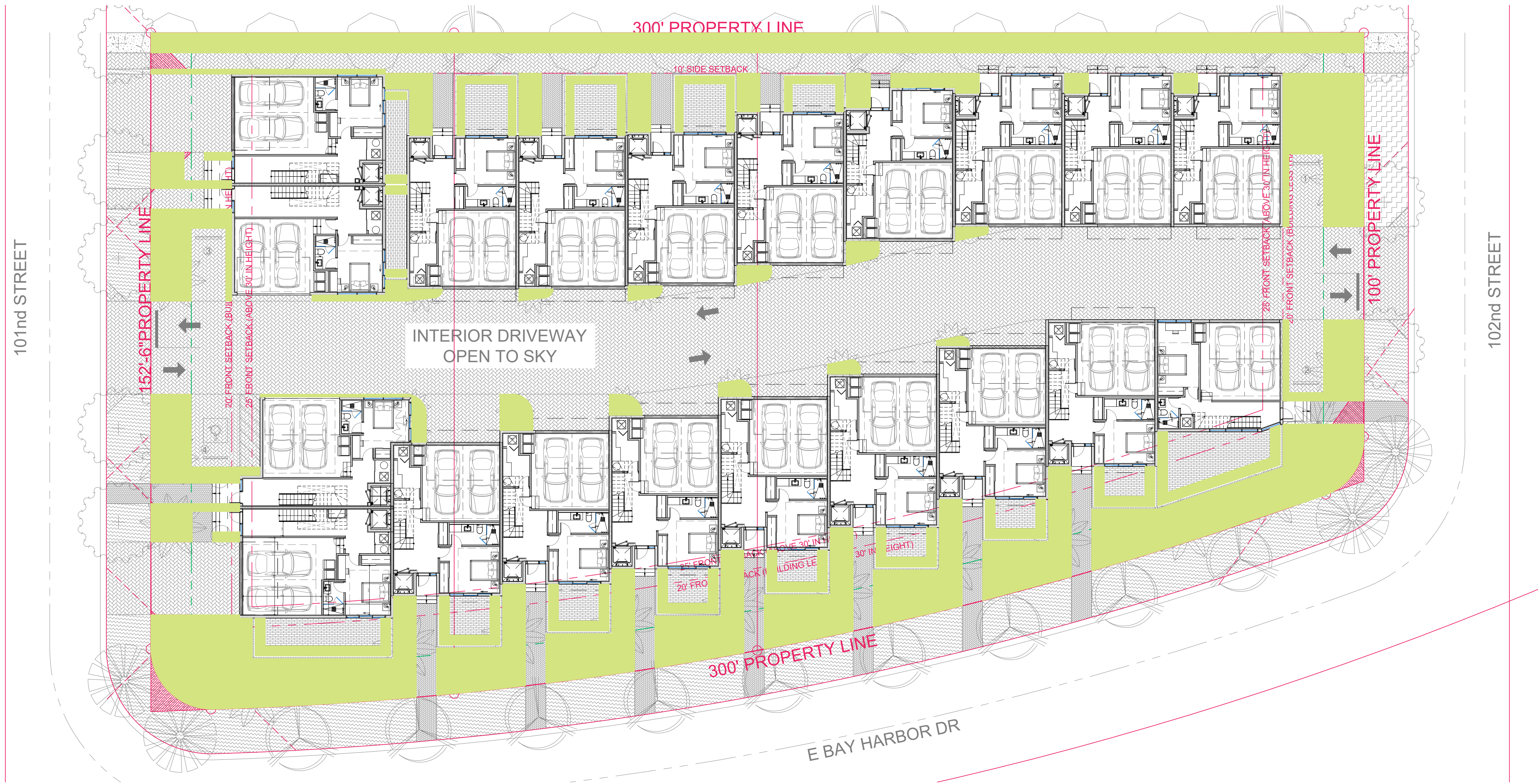
Consultant:

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



PROJECT DATA

Date:	Sheet No.
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Project: 2416	



LANDSCAPED OPEN SPACE (20% MIN.)			
LOT AREA	REQUIRED	PROPOSED - %	
44,014 SF.	8,802.8 SF.	8,802.8 SF.	(20%)

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



LANDSCAPED ROOF DECK AREAS (15% MIN.)			
UNIT	AREA	REQUIRED	PROPOSED - %
1	684 SF.	103 SF.	103 SF. - 15%
2	684 SF.	103 SF.	103 SF. - 15%
3	654 SF.	98 SF.	98 SF. - 15%
4	654 SF.	98 SF.	98 SF. - 15%
5	654 SF.	98 SF.	98 SF. - 15%
6	654 SF.	98 SF.	98 SF. - 15%
7	654 SF.	98 SF.	98 SF. - 15%
8	654 SF.	98 SF.	98 SF. - 15%
9	654 SF.	98 SF.	98 SF. - 15%
10	654 SF.	98 SF.	98 SF. - 15%
11	546 SF.	82 SF.	82 SF. - 15%
12	625 SF.	94 SF.	94 SF. - 15%
13	625 SF.	94 SF.	94 SF. - 15%
14	625 SF.	94 SF.	94 SF. - 15%
15	625 SF.	94 SF.	94 SF. - 15%
16	625 SF.	94 SF.	94 SF. - 15%
17	625 SF.	94 SF.	94 SF. - 15%
18	625 SF.	94 SF.	94 SF. - 15%
19	684 SF.	103 SF.	103 SF. - 15%
20	684 SF.	103 SF.	103 SF. - 15%

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

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ZONING SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 19101 Collins Ave. #3008
Sunny Isles Beach, FL 33160

Consultant:
CIVIL ENGINEER:
Name: Ocean Engineering
Address: 6101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-516-2008

Consultant:
LANDSCAPE DESIGN:
Name: AAL ARCHITECTURAL LANDSCAPE
Address: 612 SW 4TH AVENUE
FT. LAUDERDALE, FL 33315
Tel: 954-205-1721

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

Consultant:
Name: LANGAN Engineers
Address: 110 EAST BROWARD BOULEVARD, SUITE 1500
FORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

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



OPEN AREA CALCULATION

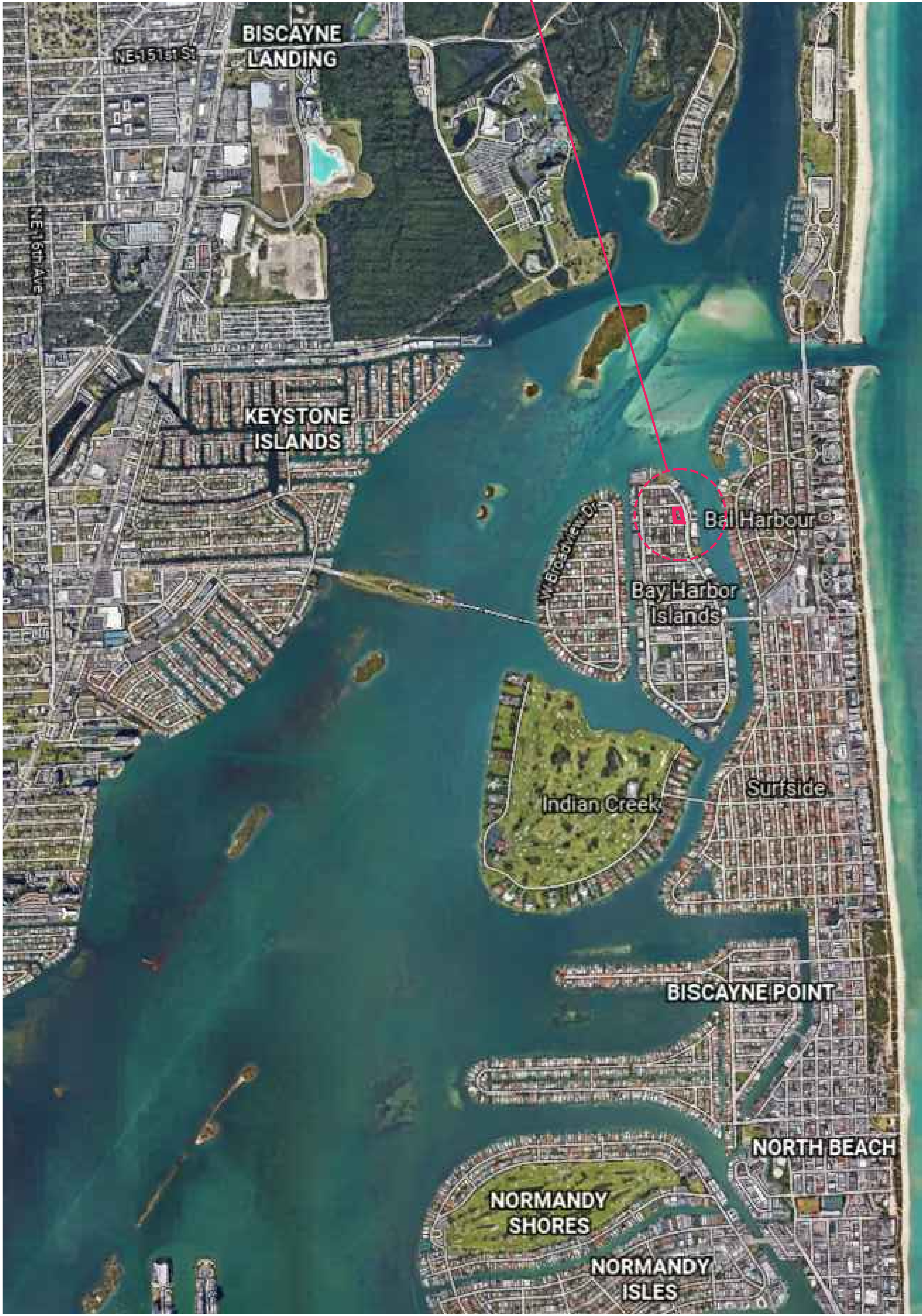
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ZONING SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 19101 Collins Ave, #3008
Sunny Isles Beach, FL 33160

Consultant:
CIVIL ENGINEER:
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1 PROPERTY VIEW
SCALE: N.T.S.



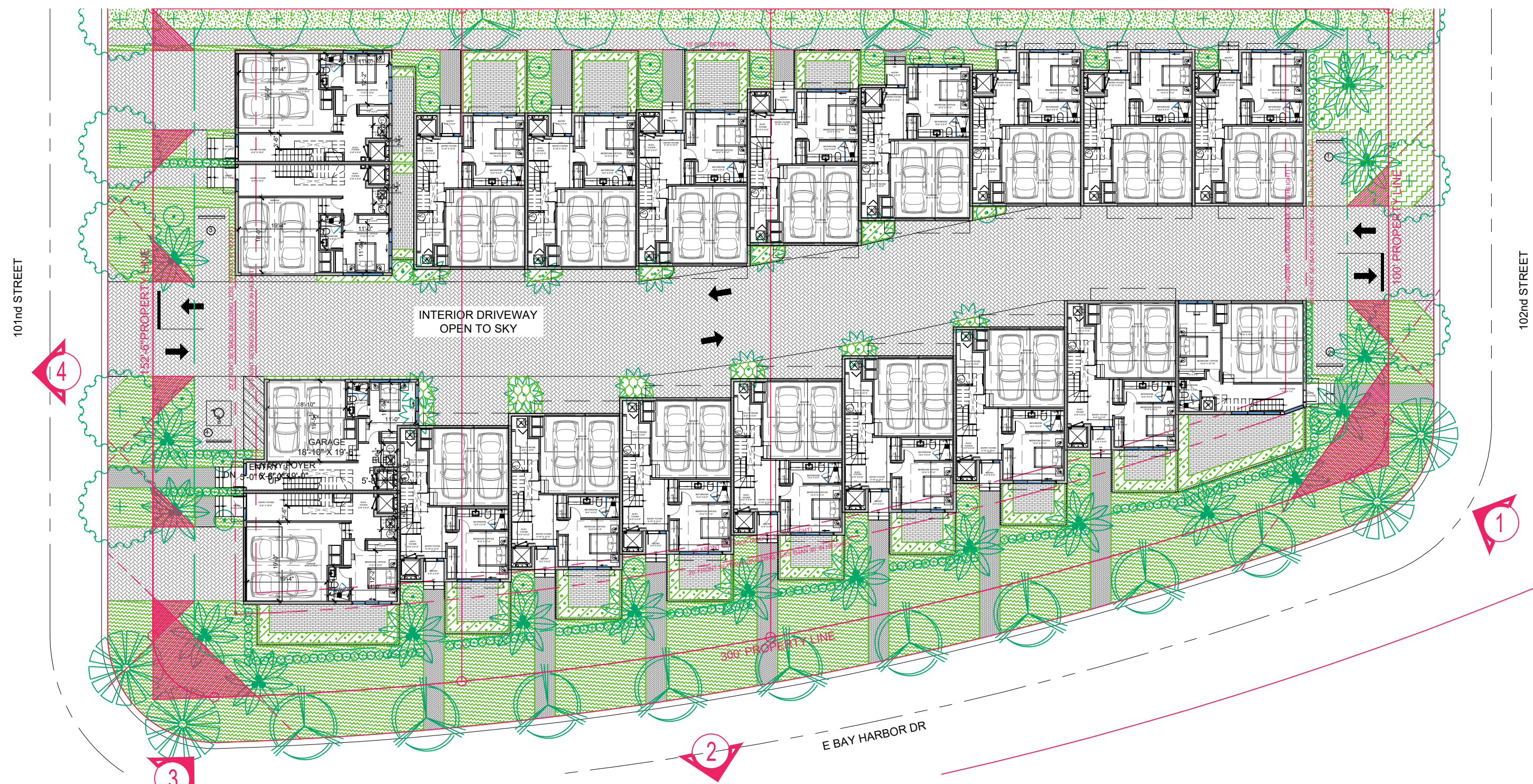
2 STREET VIEW
SCALE: N.T.S.



3 PROPERTY VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

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ZONING SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 19101 Collins Ave, #3008
Sunny Isles Beach, FL 33160

Consultant:
CIVIL ENGINEER:
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Tel: 786-516-2008

Consultant:
LANDSCAPE DESIGN:
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Address: 612 SW 4TH AVENUE
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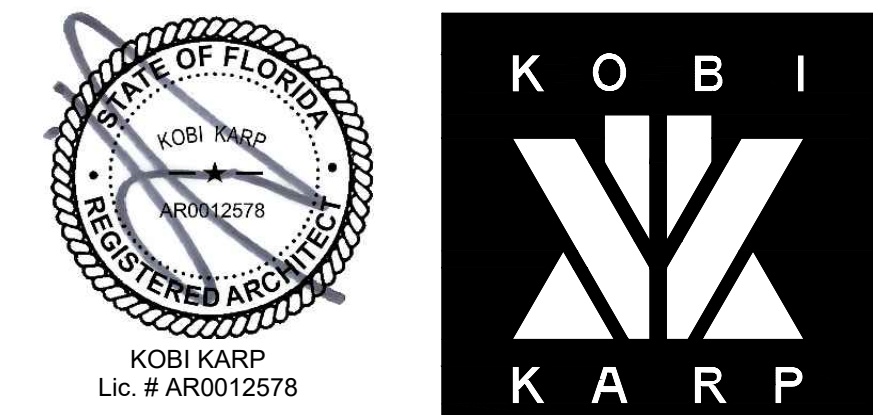
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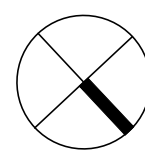


CONTEXT PHOTOS

Date:	Sheet No.
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Project: 2416	



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6 SURROUNDING BUILDINGS

SCALE: N.T.S.



1 PHOTO
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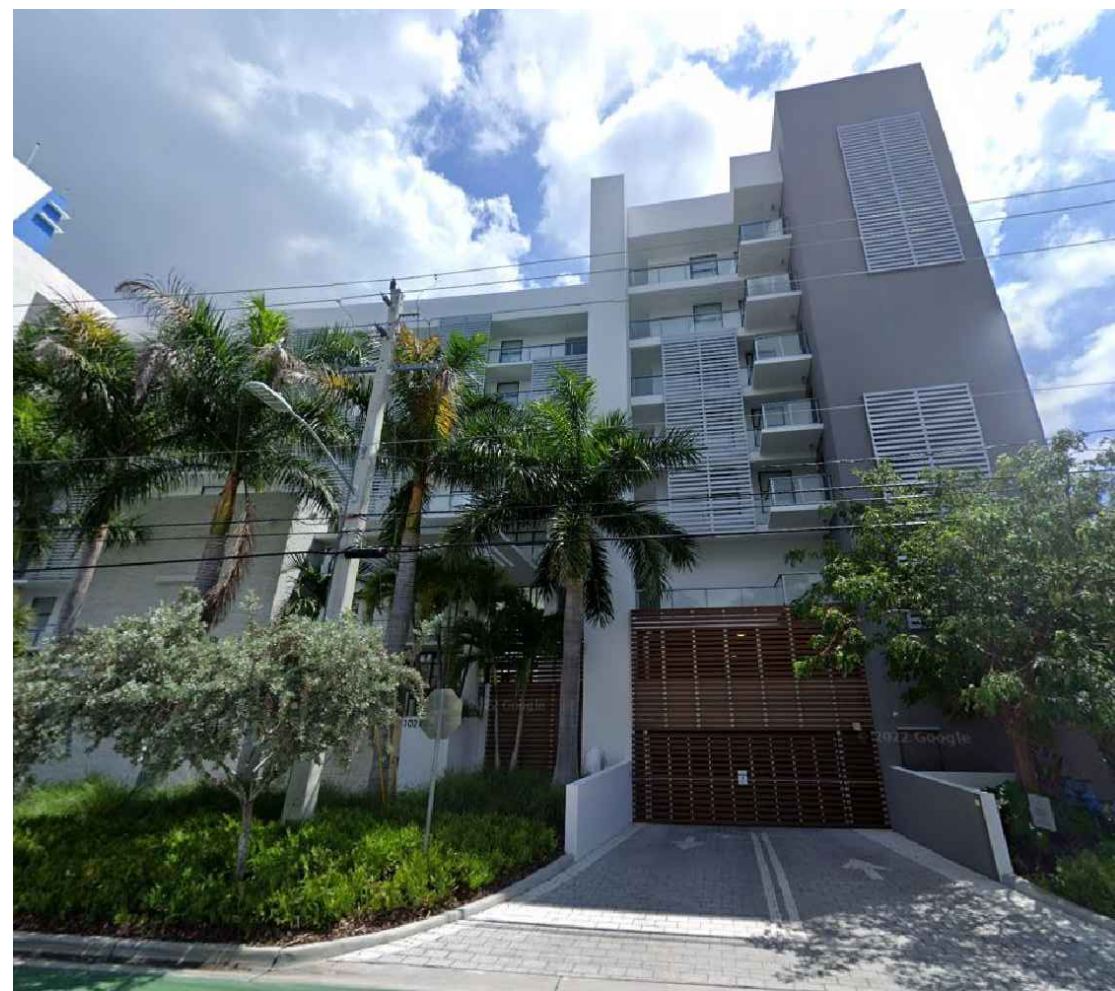
2 PHOTO
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3 PHOTO
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4 PHOTO
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5 PHOTO
SCALE: N.T.S.

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ZONING SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 19101 Collins Ave, #3008
Sunny Isles Beach, FL 33160

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SURROUNDING BUILDINGS

Date:	Sheet No.
Scale:	A1.04
Project: 2416	



10190 East Bay Harbor Drive, BAY HARBOR ISLANDS, FLORIDA 33154

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ZONING SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 19101 Collins Ave. #3308
Sunny Isles Beach, FL 33160

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Tel: 954-205-1721

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Consultant:
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FORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

Consultant:

ARCHITECT:
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RENDERING - STREET VIEW

Date:	Sheet No.
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Project: 2416	



2 RENDERING - AERIAL VIEW
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ZONING SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 19101 Collins Ave, #3008
Sunny Isles Beach, FL 33160

Consultant:
CIVIL ENGINEER:
Name: Ocean Engineering
Address: 6101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-516-2008

Consultant:
LANDSCAPE DESIGN:
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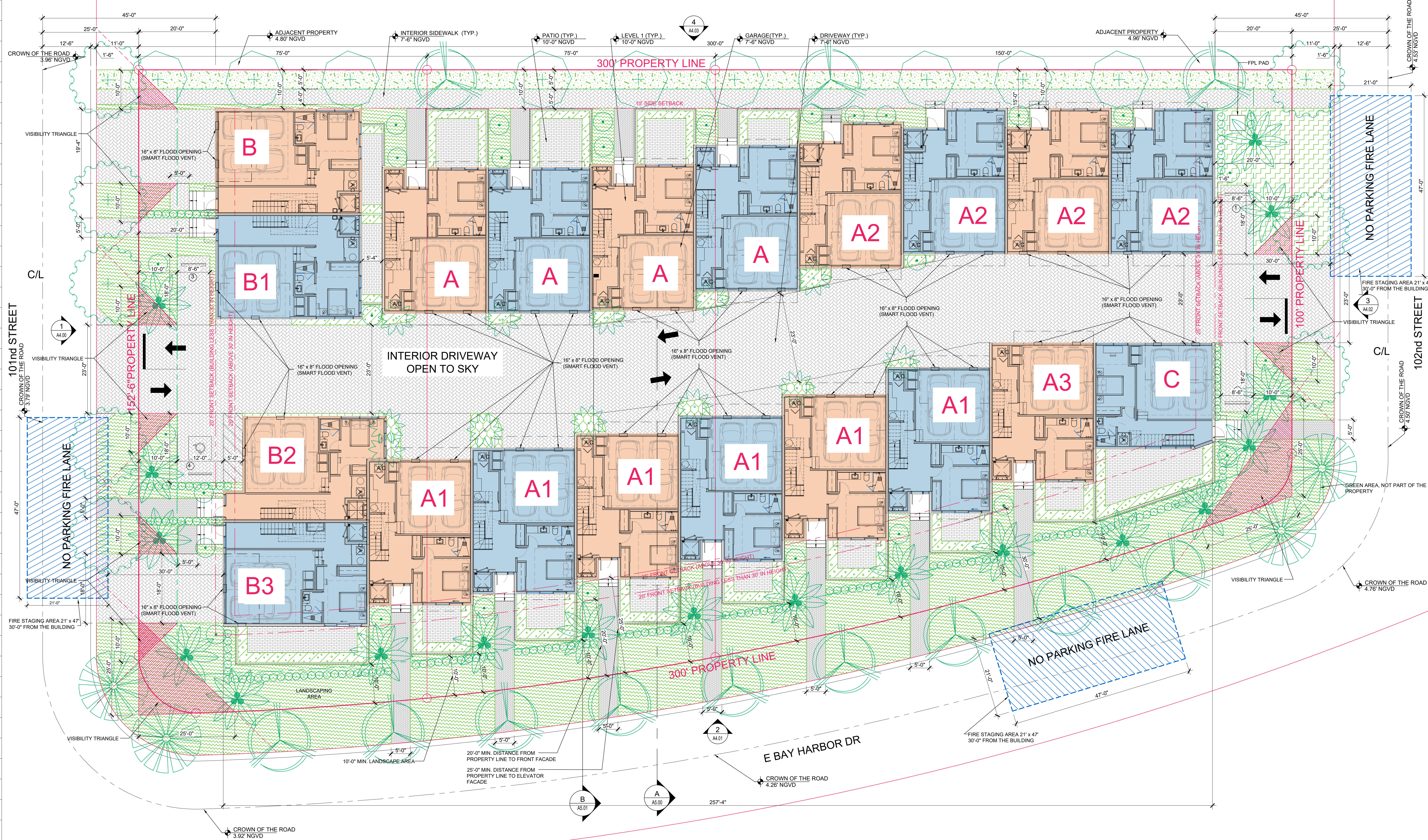
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RENDERING - AERIAL VIEW

Date:	Sheet No.
Scale:	A1.06
Project: 2416	



FIRE STAGING NOTE

21' MIN.
47' MIN.

FIRE STAGING AREA DIM.

GENERAL NOTES:

EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 9% 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.

*C.R. = FIRE COMMAND ROOM

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

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (10'-0" NGVD)
EQUIP. LEVEL = 0'-0" (10'-0" 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 = 4.76' NGVD

MAX. ADJACENT GRADE = 5.90' NGVD

MIN. ADJACENT GRADE = 4.80' 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

FLOOD PROOFING

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

2. FLOOD PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH RISK FLOOD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE 24, 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 6-1 FOR TYPE II CLASSIFICATION AND FEMA TECHNICAL BULLETIN 2-2008

16" x 8" FLOOD OPENING (SMART FLOOD VENT)
MODEL# 1540-524
DESCRIPTION: SMART VENT
FLOOD COVERAGE: 200 SF.
AIR VENTILATION: 51 SF.
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.
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.

SMART VENTS SPECIFICATIONS

16" x 8" FLOOD OPENING (SMART FLOOD VENT)
MODEL# 1540-524
DESCRIPTION: SMART VENT
FLOOD COVERAGE: 200 SF.
AIR VENTILATION: 51 SF.
MATERIAL: STAINLESS STEEL
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-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.

LEGAL DESCRIPTION:
LOT 15 AND 2, BLOCK 6, OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LOT 20, BLOCK 6, OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LOT 19, BLOCK 6, OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
10190 EAST BAY HARBOR DRIVE,
10190 EAST BAY HARBOR DRIVE,
1075 101st STREET, BAY HARBOR,
ISLANDS, FLORIDA 33154

FLOOD ZONE: AE
MAP & PANEL: 12086C0144
COMMUNITY No.: 120637
SUFFIX: 1
DATE OF FIRM: 09-11-2009
BASE ELEV. = +9.00 NGVD 1929

DESIGN FLOOD ELEVATION = 10 NGVD

LOT AREA= 44,014 SF (1.01 ACRES)

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

Rev.	Date	Rev.	Date
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ZONING SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 East Bay Harbor Development LLC
Address: 19101 Collins Ave, #3008
Sunny Isles Beach, FL 33160

Consultant:
CIVIL ENGINEER:
Name: Ocean Engineering
Address: 6101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-515-2009

Consultant:
LANDSCAPE DESIGN:
Name: AAL ARCHITECTURAL LANDSCAPE
Address: 612 SW 4TH AVENUE
FT. LAUDERDALE, FL 33315
Tel: 954-205-1721

Consultant:
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 73rd Ave.
Miami, FL 33016
Tel: 305-828-0644

Consultant:
Name: LANGAN Engineers
Address: 110 EAST BROWARD BOULEVARD, SUITE 1500
FORT LAUDERDALE, FL 33016
Tel: 305-570-8593

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

Professional Seals:
Professional Engineer Seal for Kobi Karp, License # AK0012578
Professional Architect Seal for Kobi Karp, License # AK0012578

SITE PLAN

Date: _____ Sheet No. _____
Scale: _____ A2.00
Project: 2416



NUMBER OF TOWNHOUSE	
UNIT TYPE	# OF UNITS
TYPE: A	4
TYPE: A1	6
TYPE: A2	4
TYPE: A3	1
TYPE: B	1
TYPE: B1	1
TYPE: B2	1
TYPE: B3	1
TYPE: C	1
TOTAL :	20 TOWNHOUSE

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

Rev.	Date	Rev.	Date
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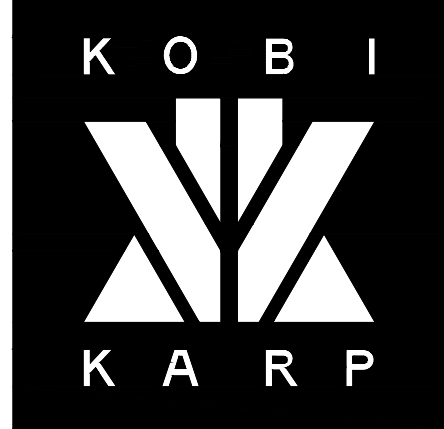
Consultant:
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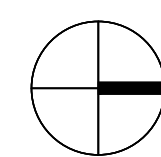
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Fax: 305.573.3766



FLOOR PLAN - LEVEL 1

Date:	Sheet No.
Scale:	A3.00
Project: 2416	



1 FLOOR PLAN-LEVEL 2
SCALE: 3/32" = 1'-0"

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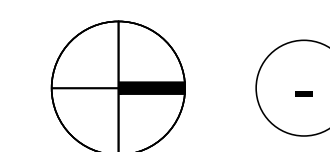
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FLOOR PLAN - LEVEL 2

Date:	Sheet No.
Scale:	A3.01
Project: 2416	



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

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10190 EAST BAY HARBOR DRIVE
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BAY HARBOR ISLANDS, FL 33154

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Consultant:
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Consultant:
LANDSCAPE DESIGN:
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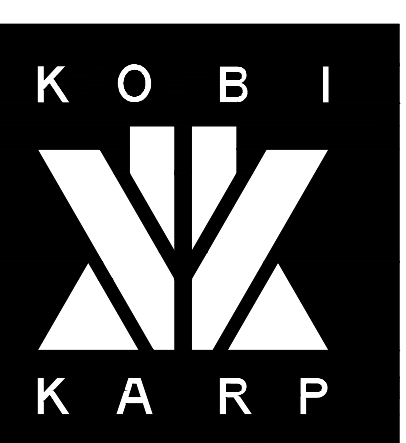
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FLOOR PLAN - LEVEL 3

Date:	Sheet No.
Scale:	A3.02
Project: 2416	



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

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10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:	
Name:	10190 EAST Bay Harbor Development LLC
Address:	19101 Collins Ave, #3008 Sunny Isles Beach, FL 33160
Consultant:	
CIVIL ENGINEER:	
Name:	Ocean Engineering
Address:	6101 Biscayne BLVD, Suite 509 Miami, FL 33138
Tel:	786-516-2008
Consultant:	
LANDSCAPE DESIGN:	
Name:	AAL ARCHITECTURAL LANDSCAPE
Address:	612 SW 4TH AVENUE FT. LAUDERDALE, FL 33315
Tel:	954-205-1721
Consultant:	
MEP ENGINEER:	
Name:	Reyes-Gavilan Consulting Engineers
Address:	16252 NW 79th Ave. Miami, FL 33016
Tel:	305-828-0644
Consultant:	
LANGAN Engineers	
Name:	LANGAN Engineers
Address:	110 EAST BROWARD BOULEVARD, SUITE 1500 FORT LAUDERDALE, FL 33016
Tel:	305-570-8593

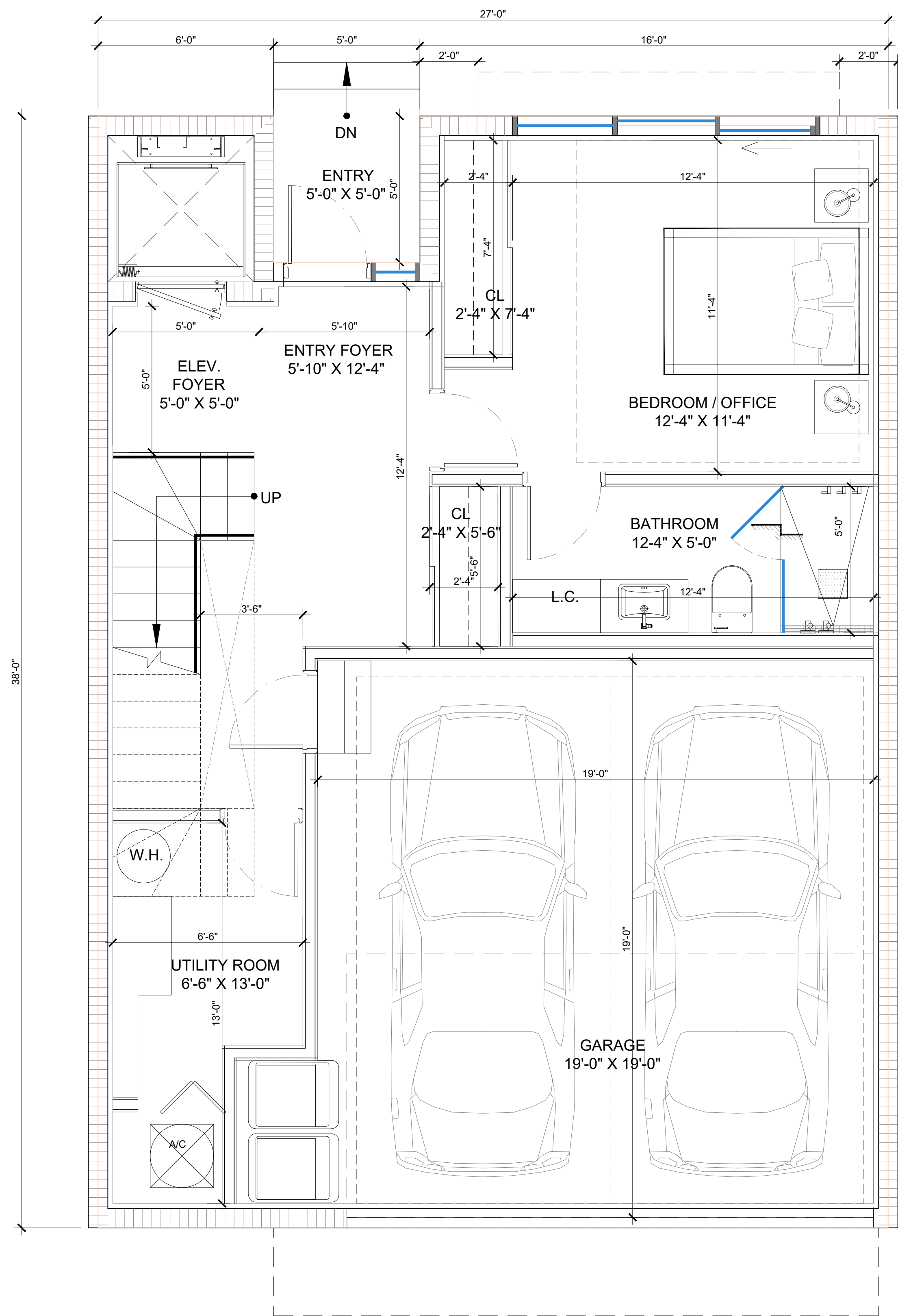
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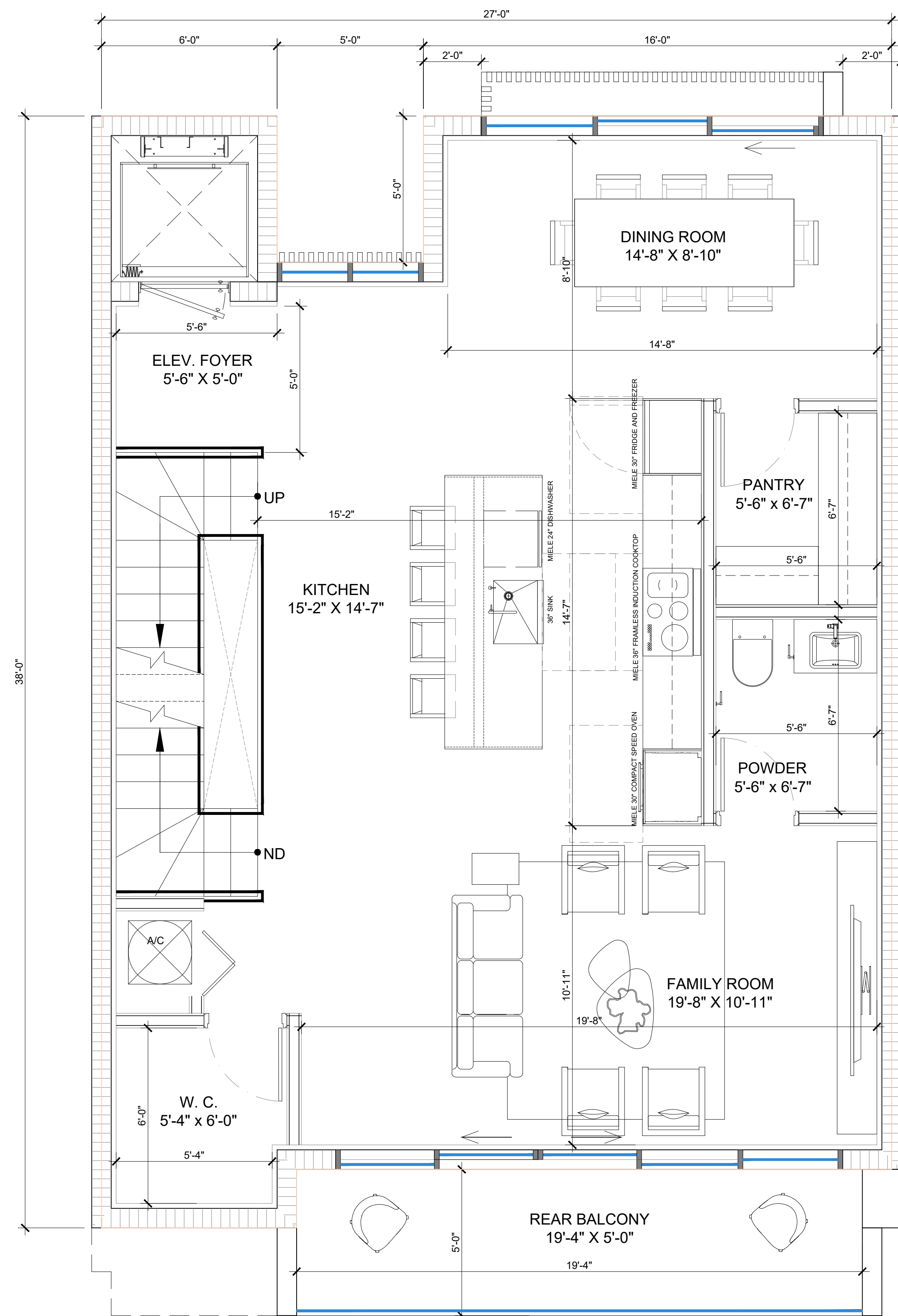


ROOF PLAN

Date:	Sheet No.
Scale:	A3.03
Project: 2416	



1 ENLARGED UNIT - TYPE A (LEVEL 1)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A (LEVEL 2)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE A
SCALE: 3/8" = 1'-0"

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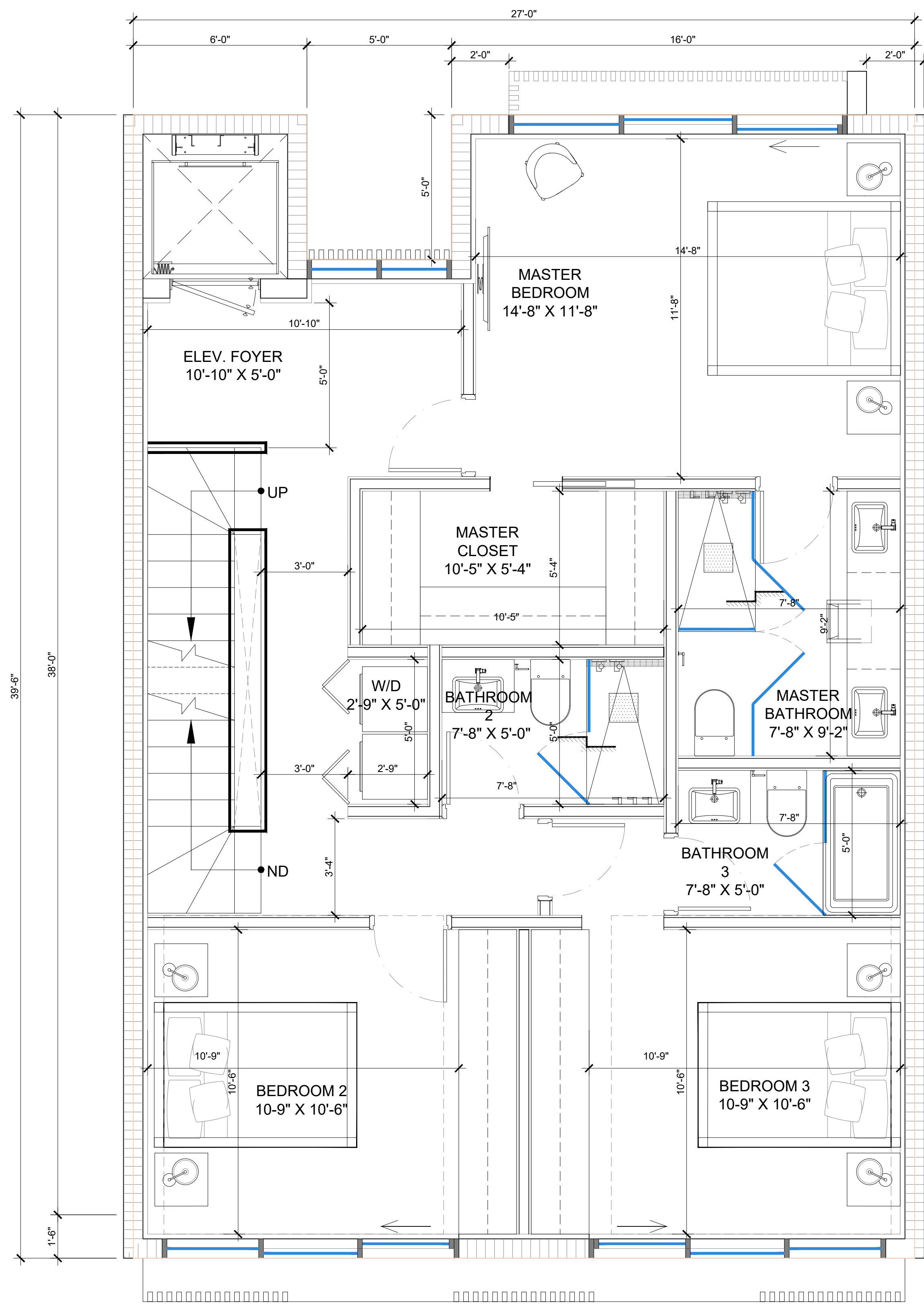
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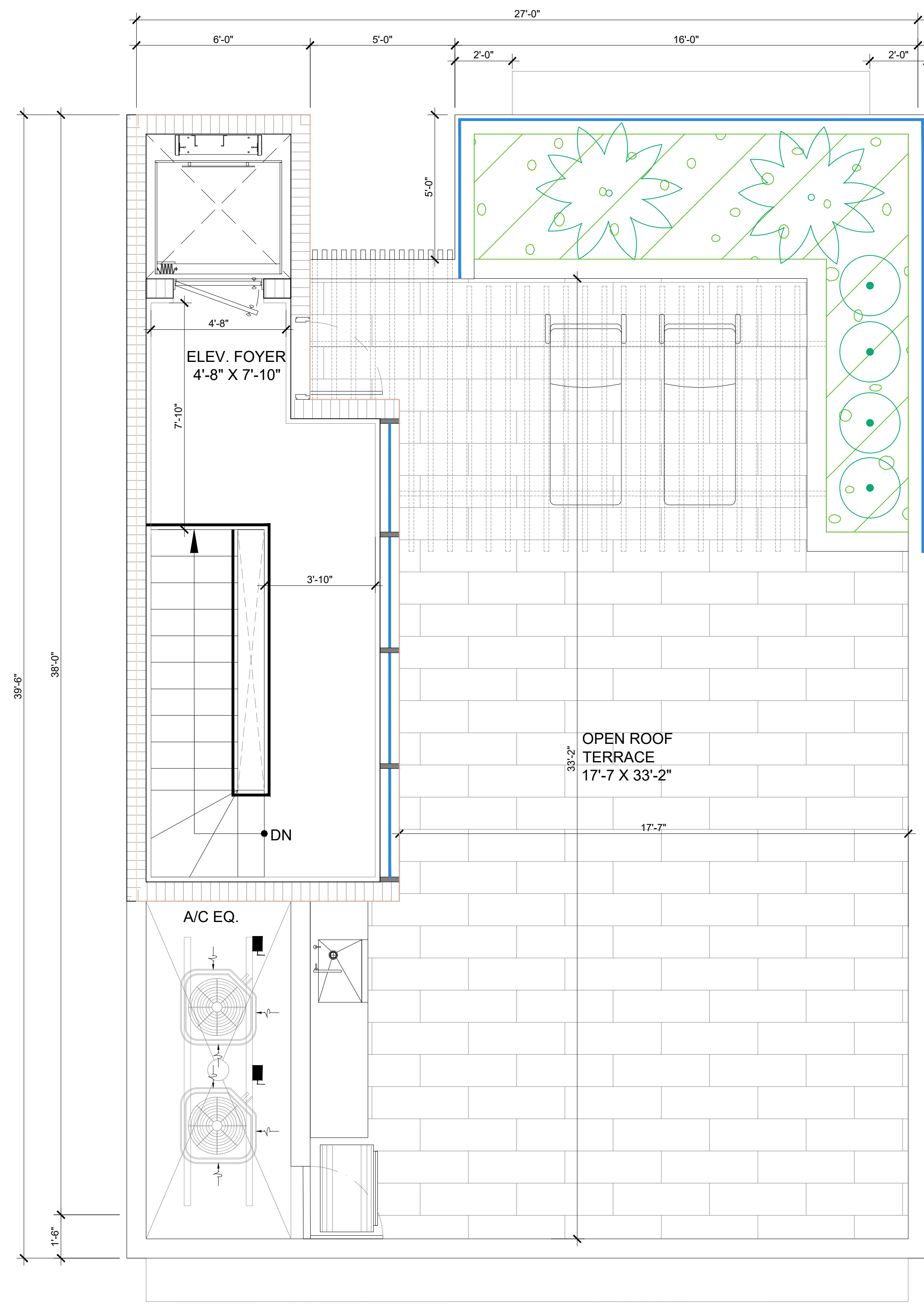


ENLARGED UNIT - TYPE A

Date:	Sheet No.
Scale:	A3.10
Project: 2416	



3 ENLARGED UNIT - TYPE A (LEVEL 3)
SCALE: 3/8" = 1'-0"



4 ENLARGED UNIT - TYPE A (ROOF LEVEL)
SCALE: 3/8" = 1'-0"

NOTE: UNITS TYPE A1, A2, A3 ARE SIMILAR OF UNIT TYPE A

5 ENLARGED UNIT - TYPE A
SCALE: 3/8" = 1'-0"

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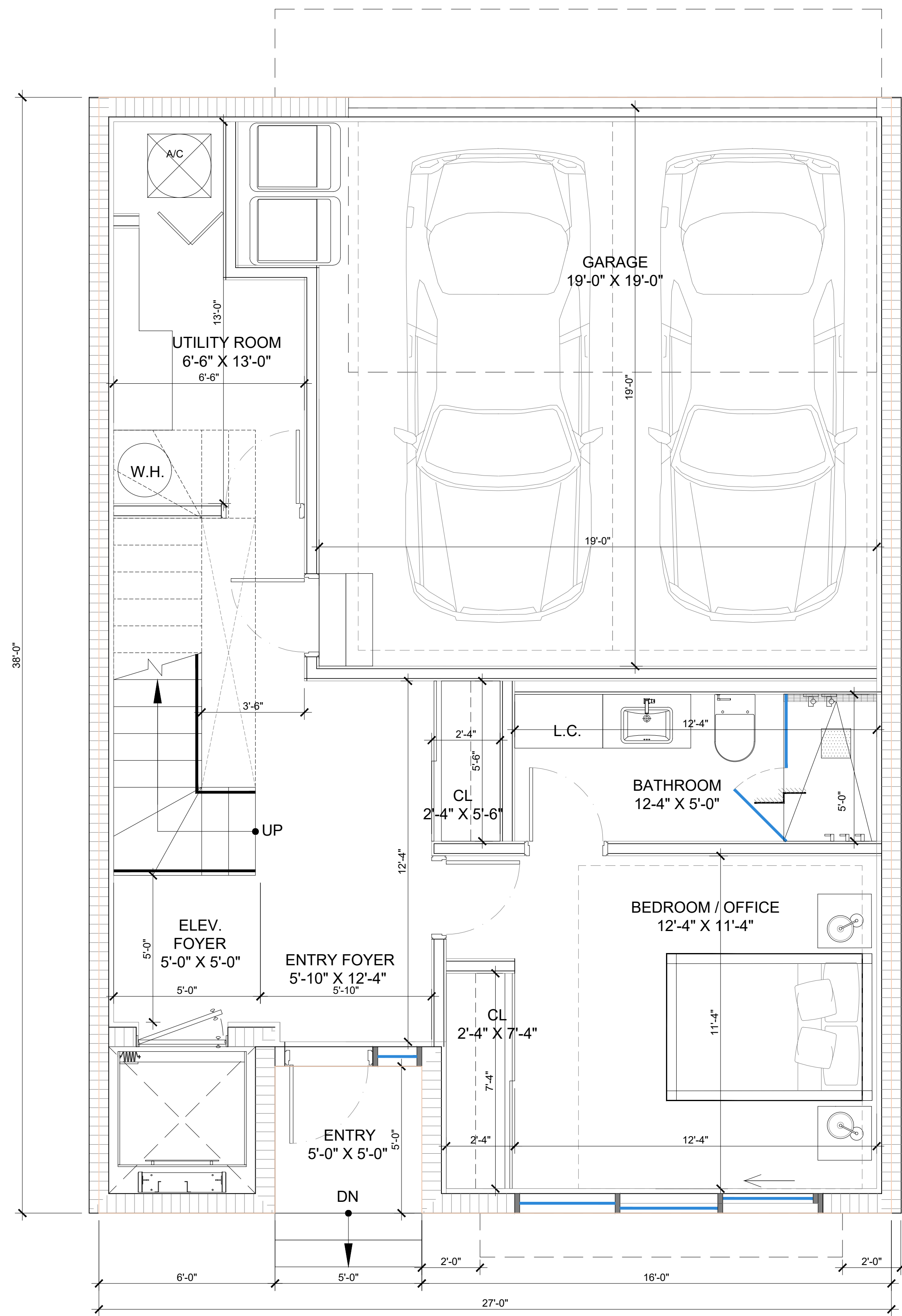
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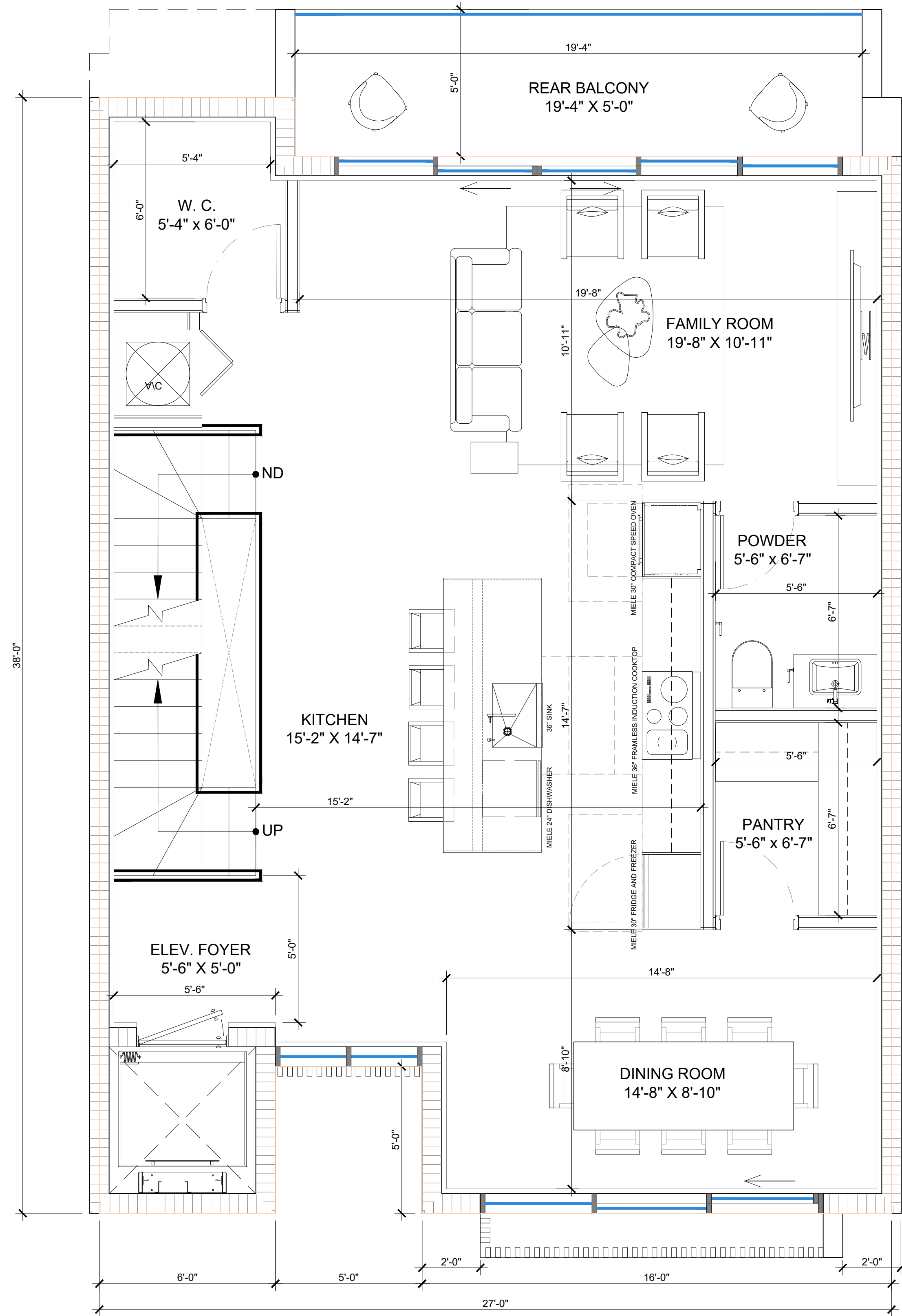


ENLARGED UNIT - TYPE A

Date:	Sheet No.
Scale:	A3.10.1
Project: 2416	



1 ENLARGED UNIT - TYPE A.1 (LEVEL 1)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A.1 (LEVEL 2)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE A.1
SCALE: 3/8" = 1'-0"

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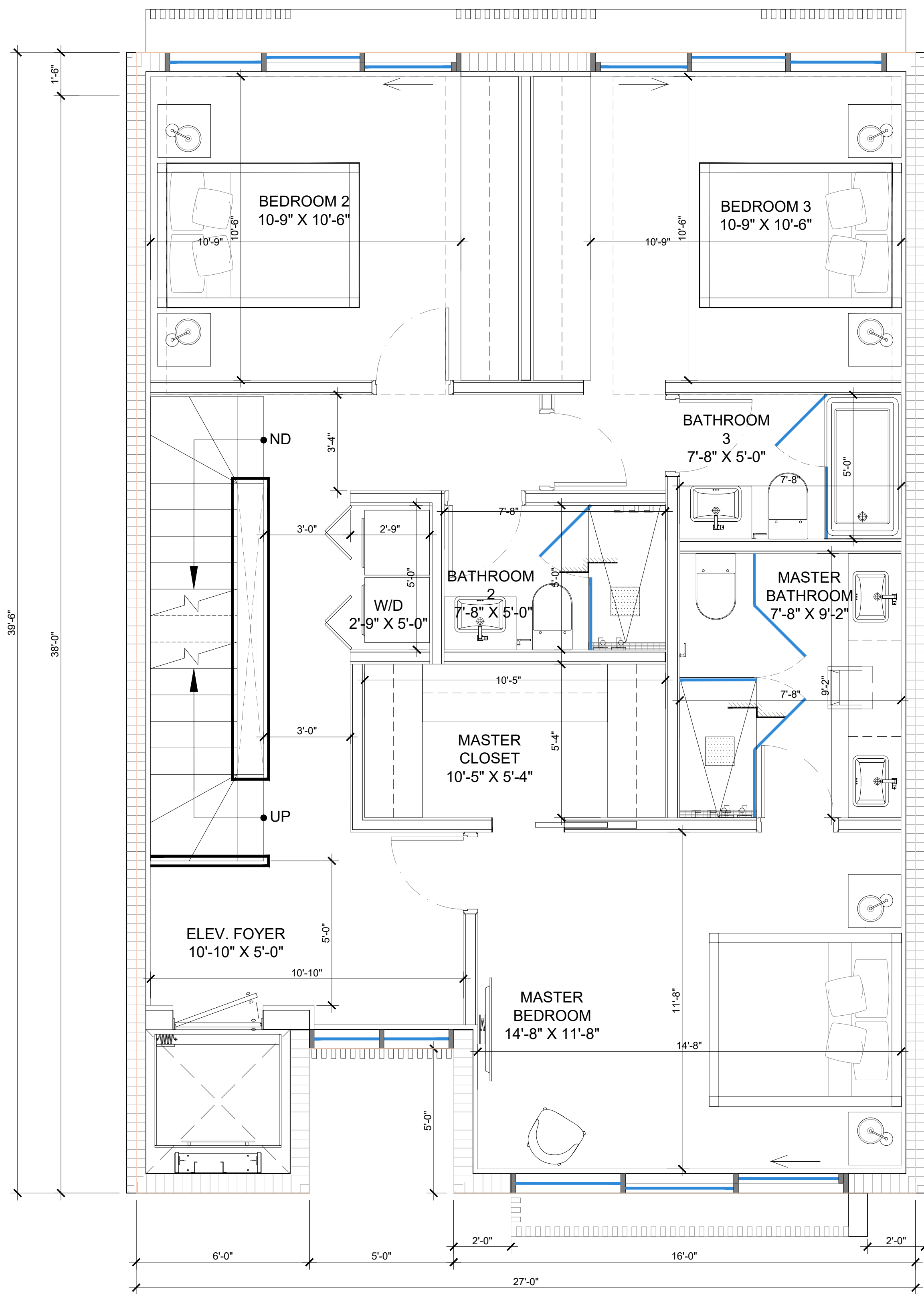
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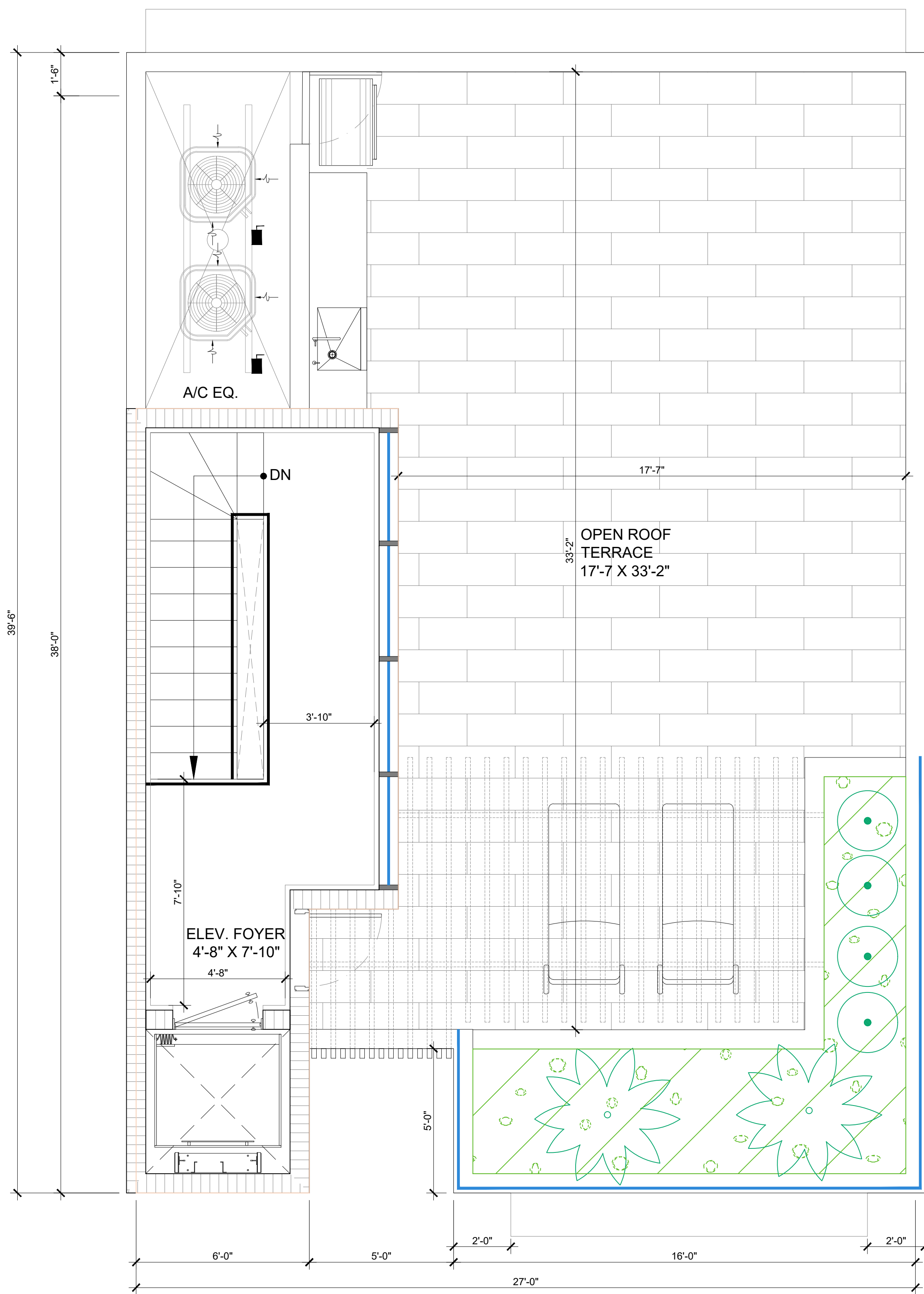


ENLARGED UNIT - TYPE A.1

Date:	Sheet No.
Scale:	A3.11
Project: 2416	



3 ENLARGED UNIT - TYPE A.1 (LEVEL 3)
SCALE: 3/8" = 1'-0"



4 ENLARGED UNIT - TYPE A.1 (ROOF LEVEL)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE A.1
SCALE: 3/8" = 1'-0"

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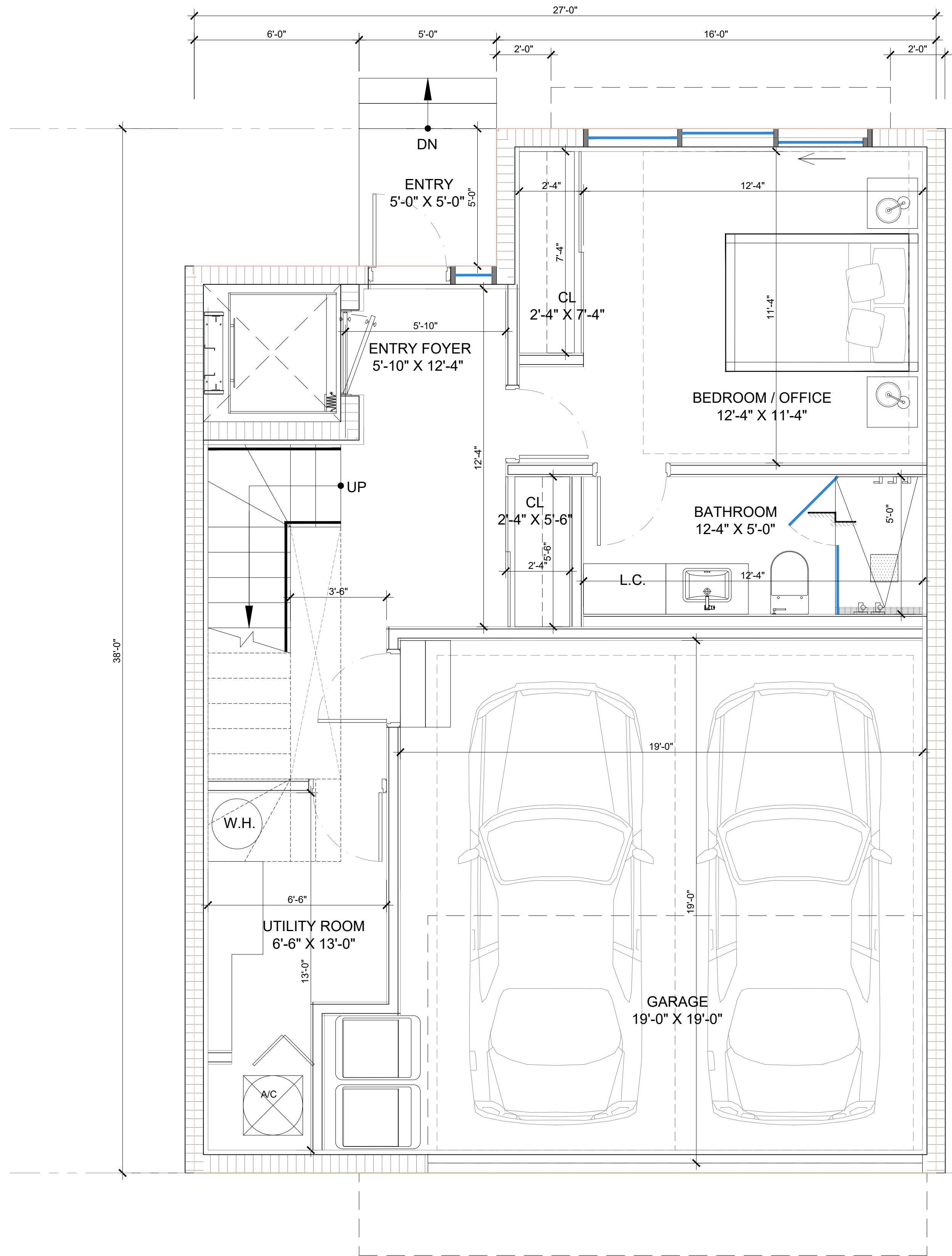
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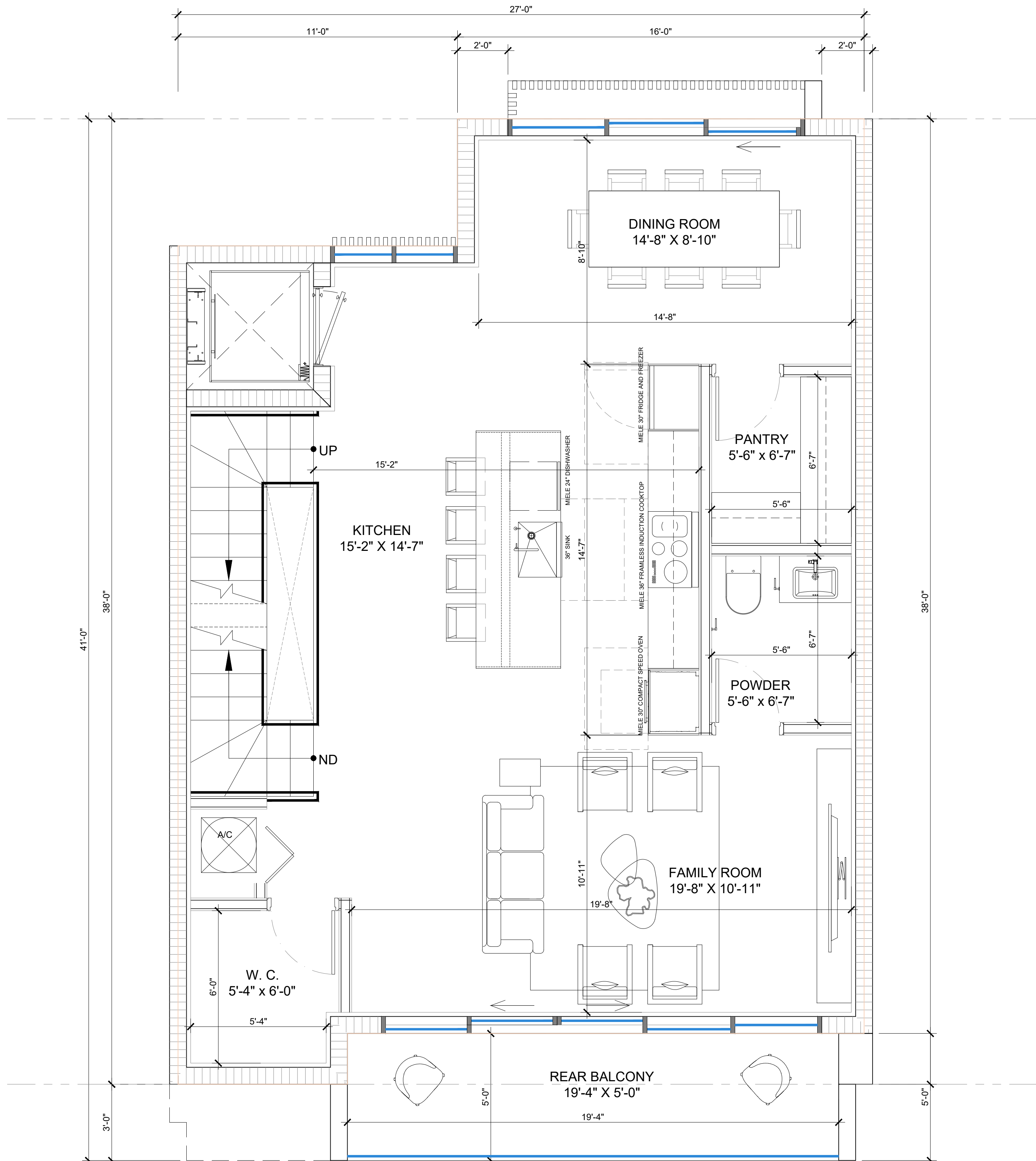


ENLARGED UNIT - TYPE A.1

Date:	Sheet No.
Scale:	A3.11.1
Project: 2416	



1 ENLARGED UNIT - TYPE A.2 (LEVEL 1)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A.2 (LEVEL 2)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE A.2
SCALE: 3/8" = 1'-0"

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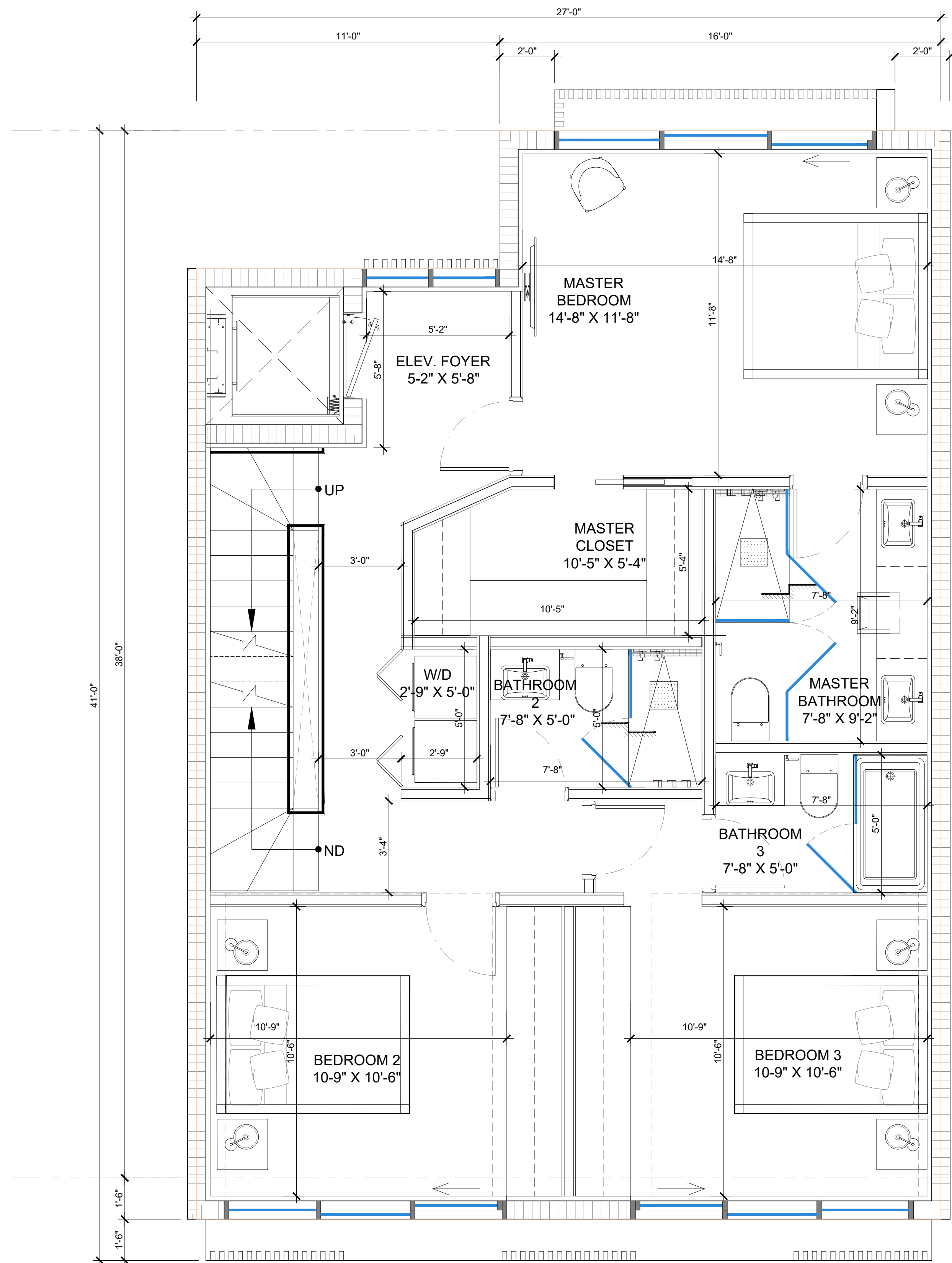
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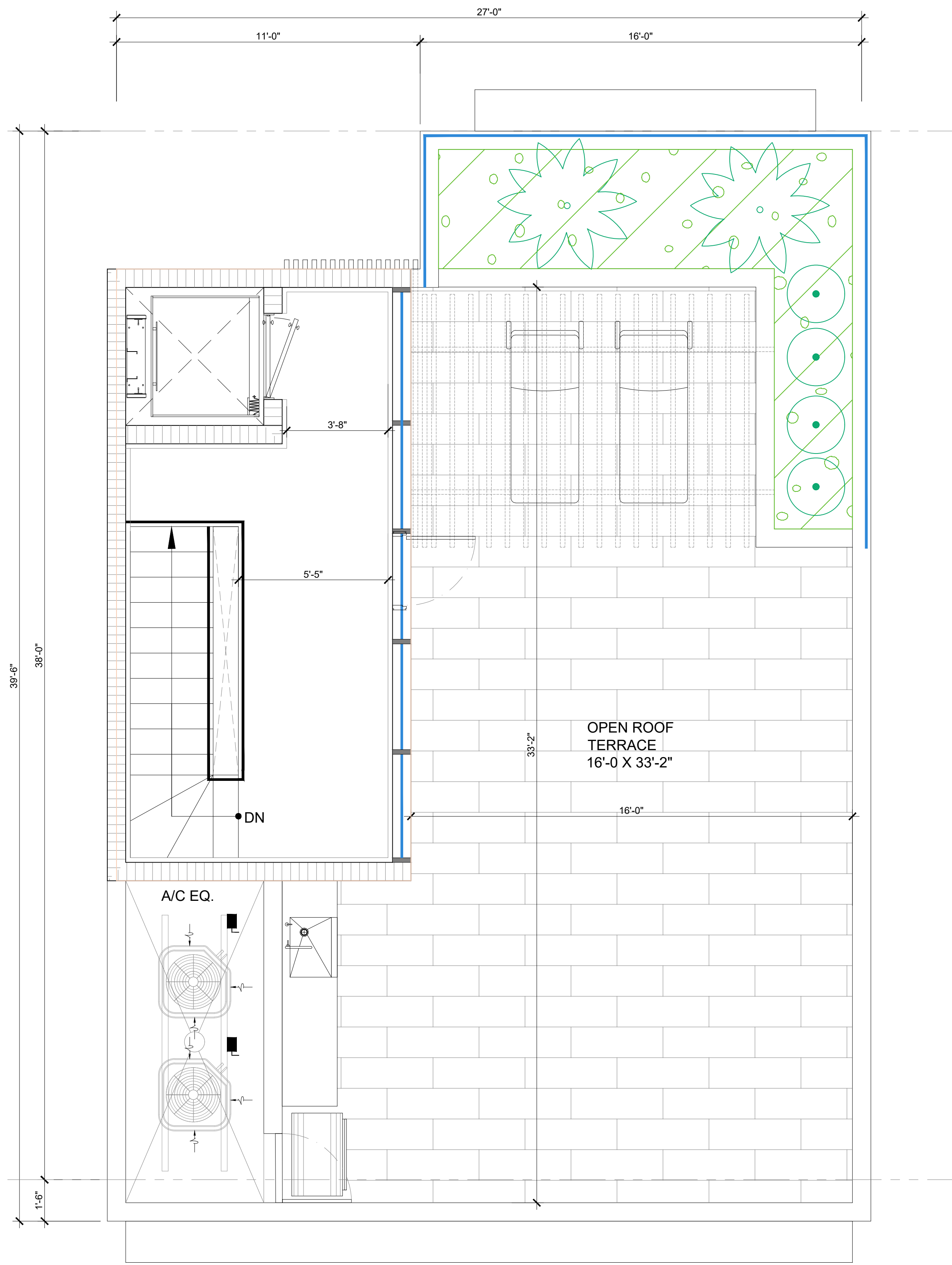


ENLARGED UNIT - TYPE A.2

Date:	Sheet No.
Scale:	A3.12
Project: 2416	



1 ENLARGED UNIT - TYPE A.2 (LEVEL 3)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A.2 (ROOF DECK)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE A.2
SCALE: 3/8" = 1'-0"

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10190 EAST BAY HARBOR DRIVE
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BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 19101 Collins Ave, #3008
Sunny Isles Beach, FL 33160

Consultant:
CIVIL ENGINEER:
Name: Ocean Engineering
Address: 6101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-516-2009

Consultant:
LANDSCAPE DESIGN:
Name: AAL ARCHITECTURAL LANDSCAPE
Address: 612 SW 4TH AVENUE
FT. LAUDERDALE, FL 33315
Tel: 954-205-1721

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

Consultant:
Name: LANGAN Engineers
Address: 110 EAST BROWARD BOULEVARD, SUITE 1500
FORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

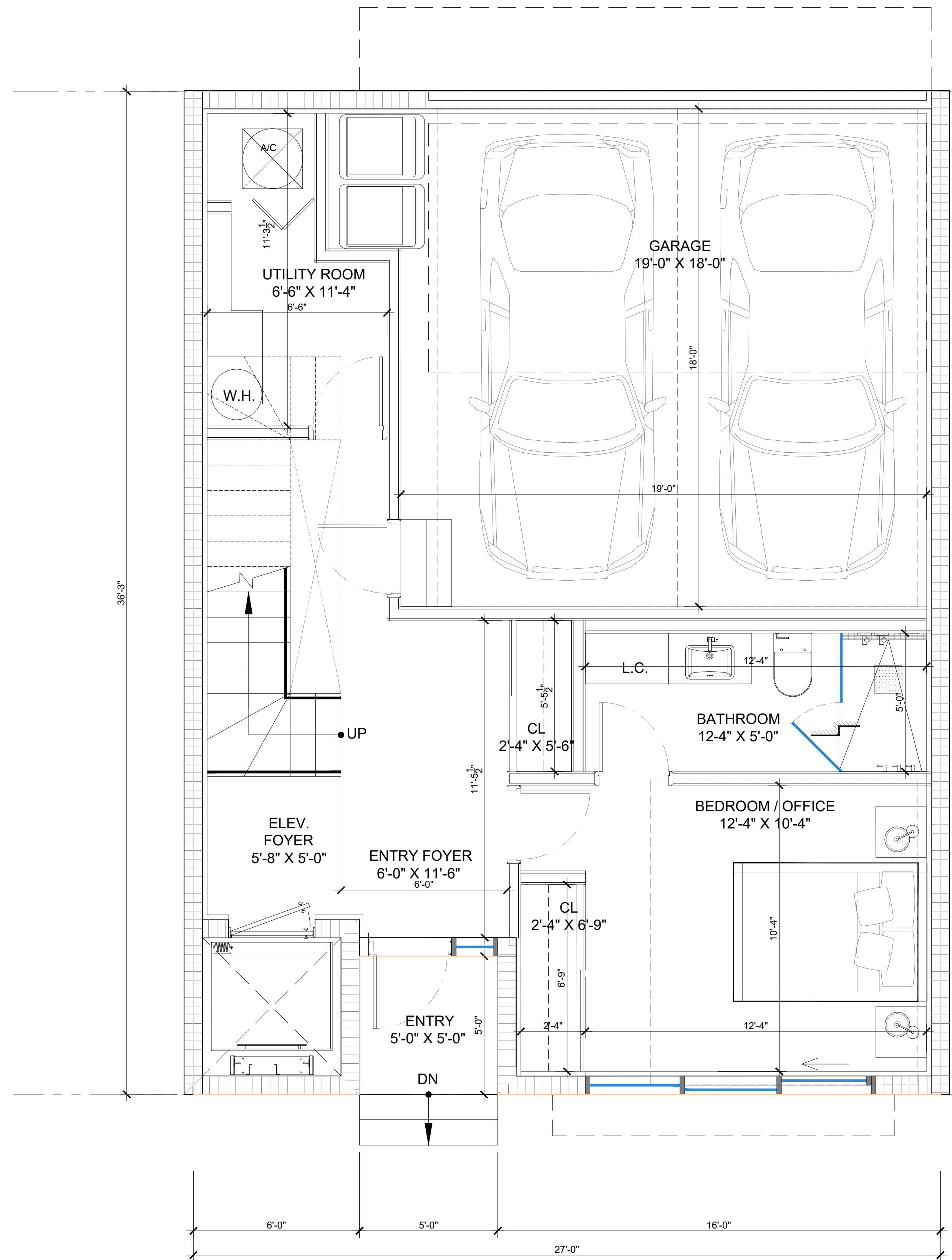
Consultant:

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

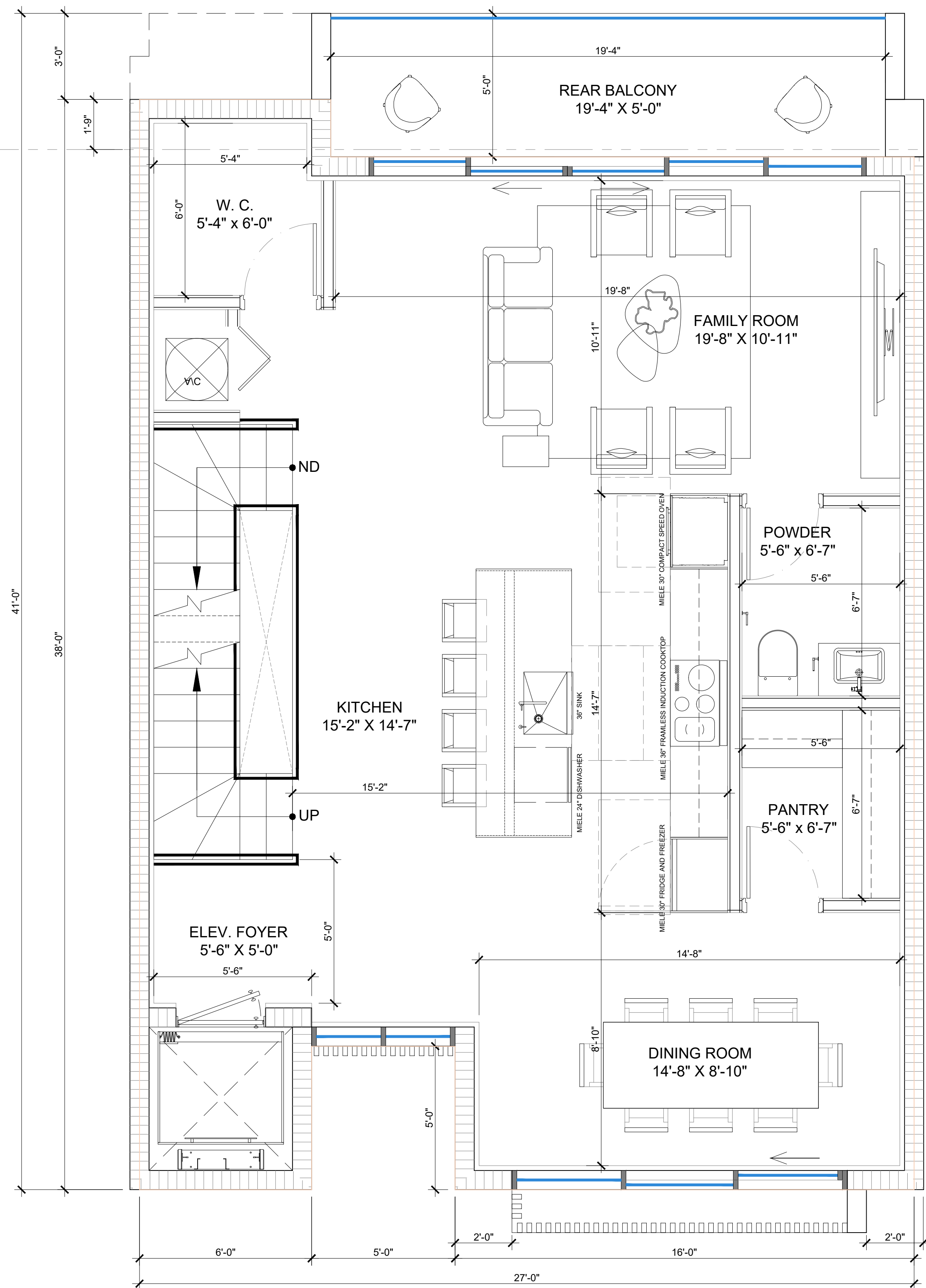


ENLARGED UNIT - TYPE A.2

Date:	Sheet No.
Scale:	A3.12.1
Project: 2416	



1 ENLARGED UNIT - TYPE A.3 (LEVEL 1)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A.3 (LEVEL 2)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE A.3
SCALE: 3/8" = 1'-0"

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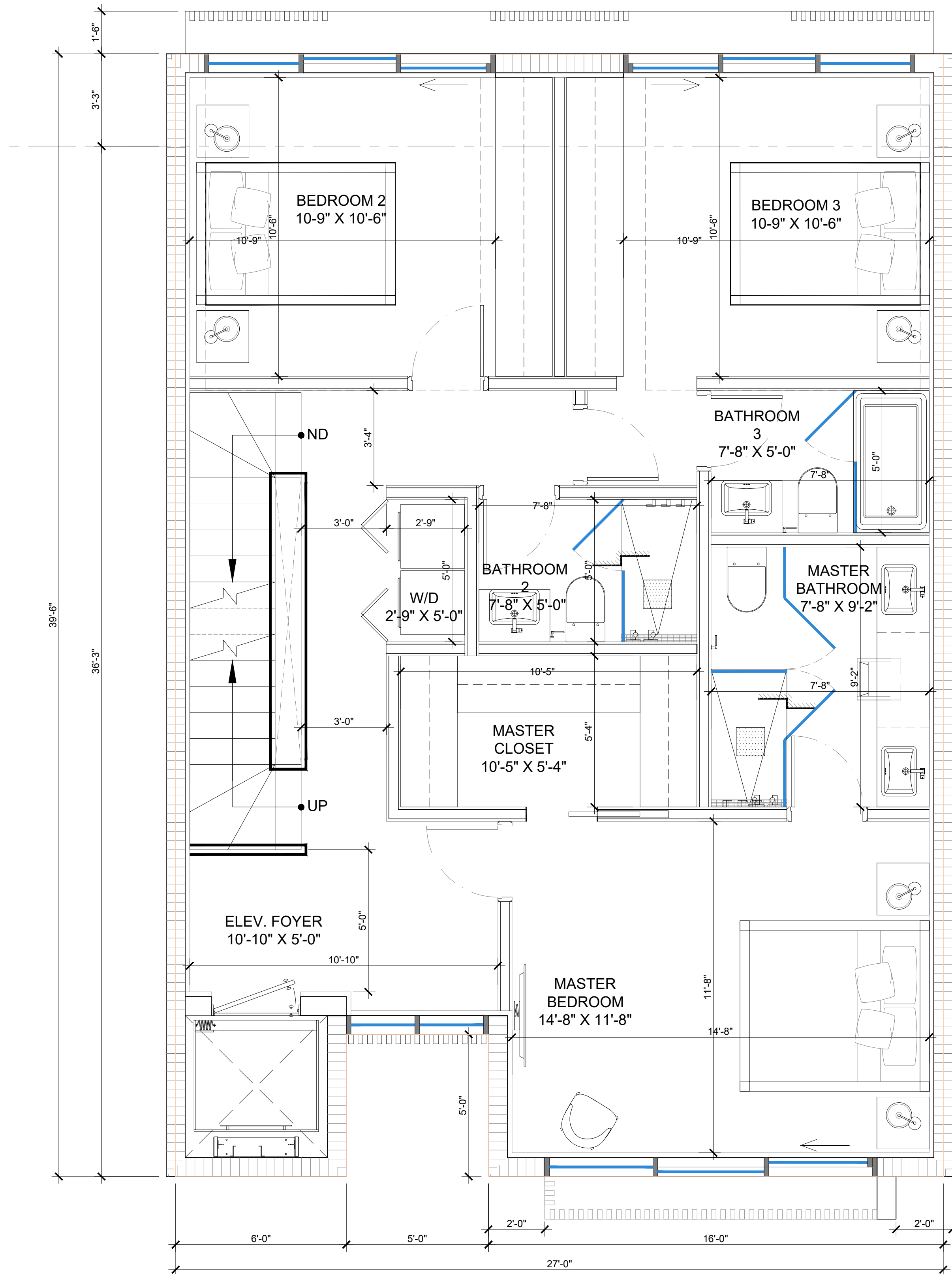
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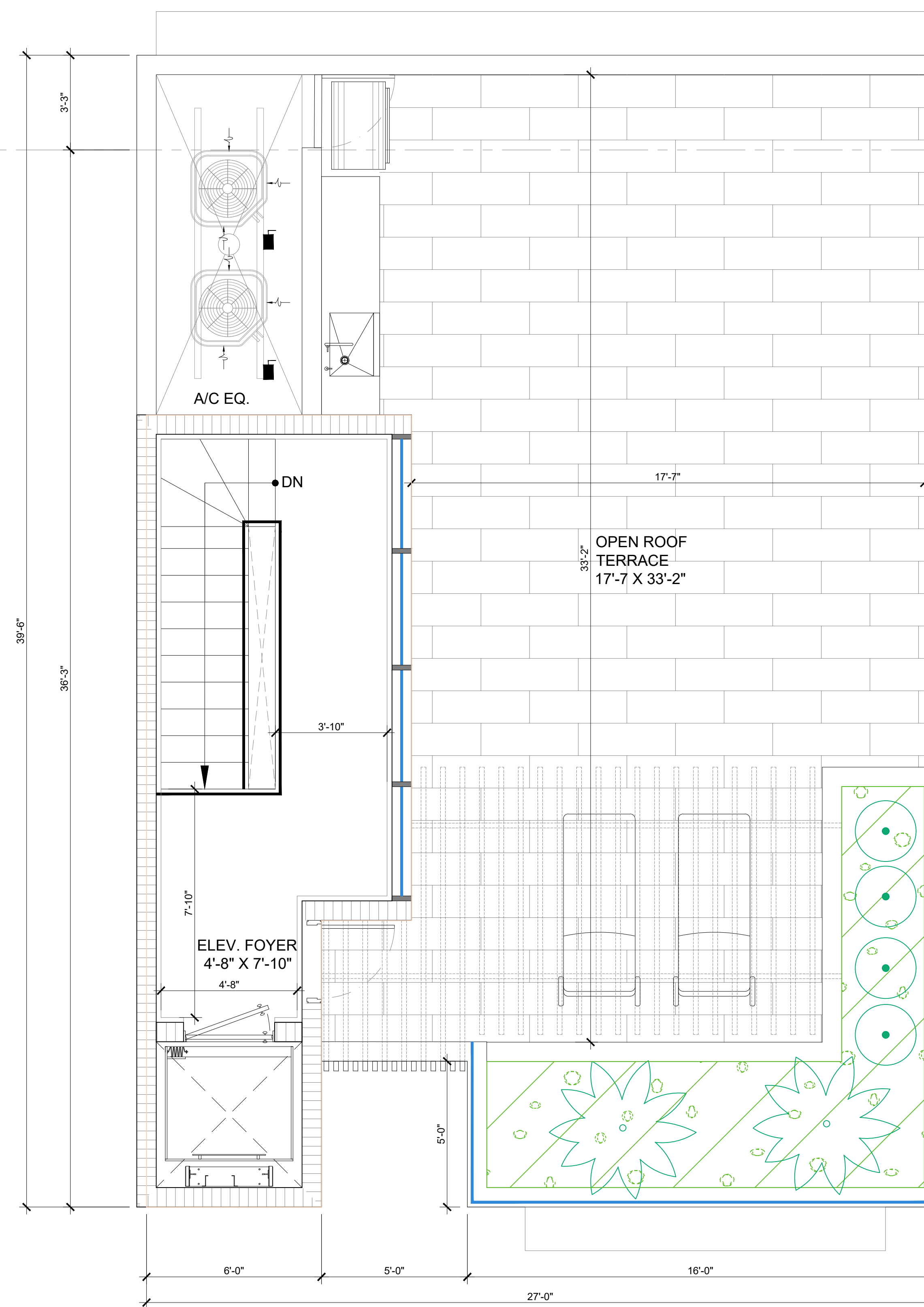


ENLARGED UNIT - TYPE A.3

Date:	Sheet No.
Scale:	A3.13
Project: 2416	



1 ENLARGED UNIT - TYPE A.3 (LEVEL 3)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A.3 (ROOF DECK)
SCALE: 3/8" = 1'-0"

3 ENLARGED UNIT - TYPE A.3
SCALE: 3/8" = 1'-0"

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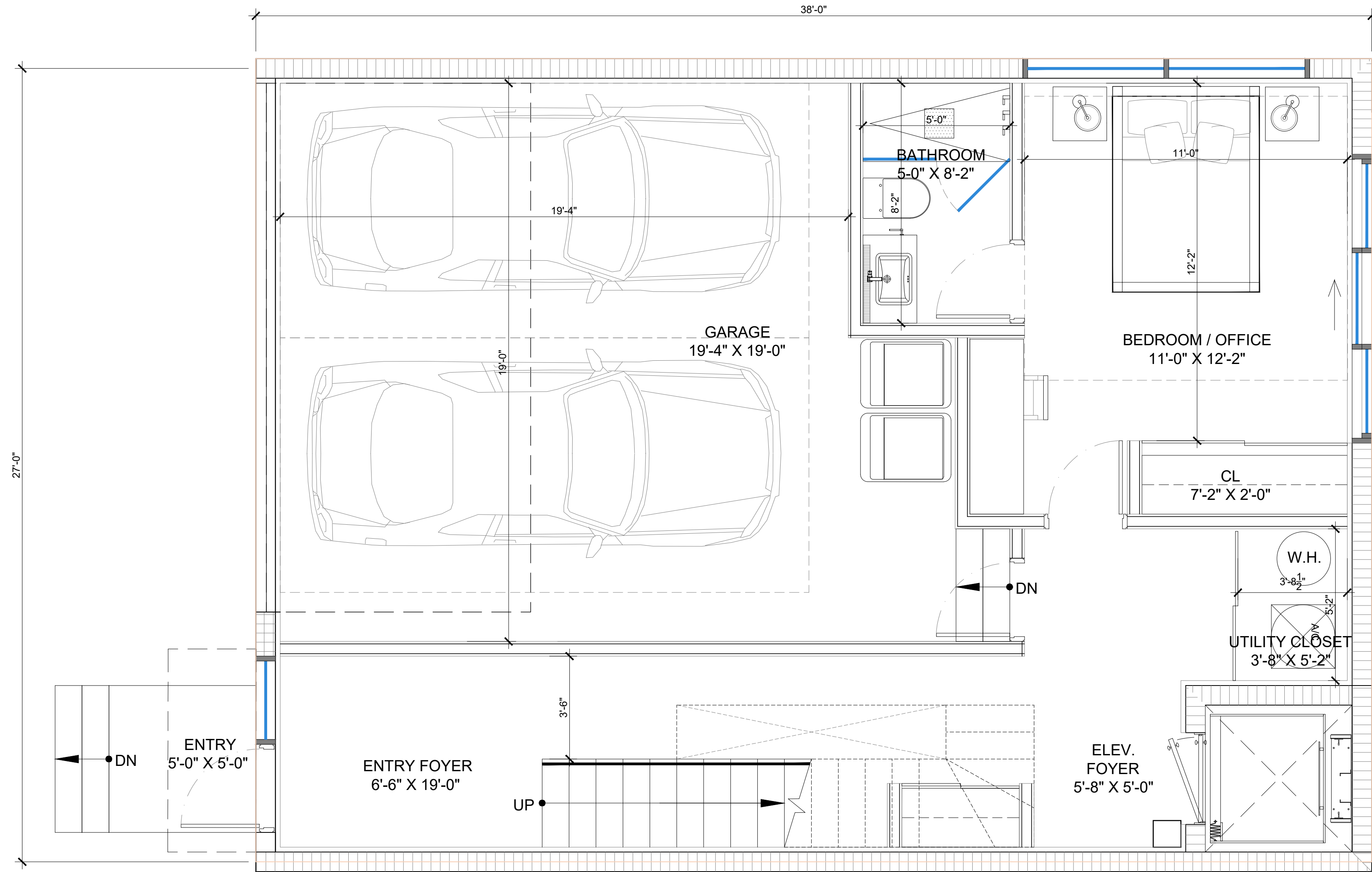
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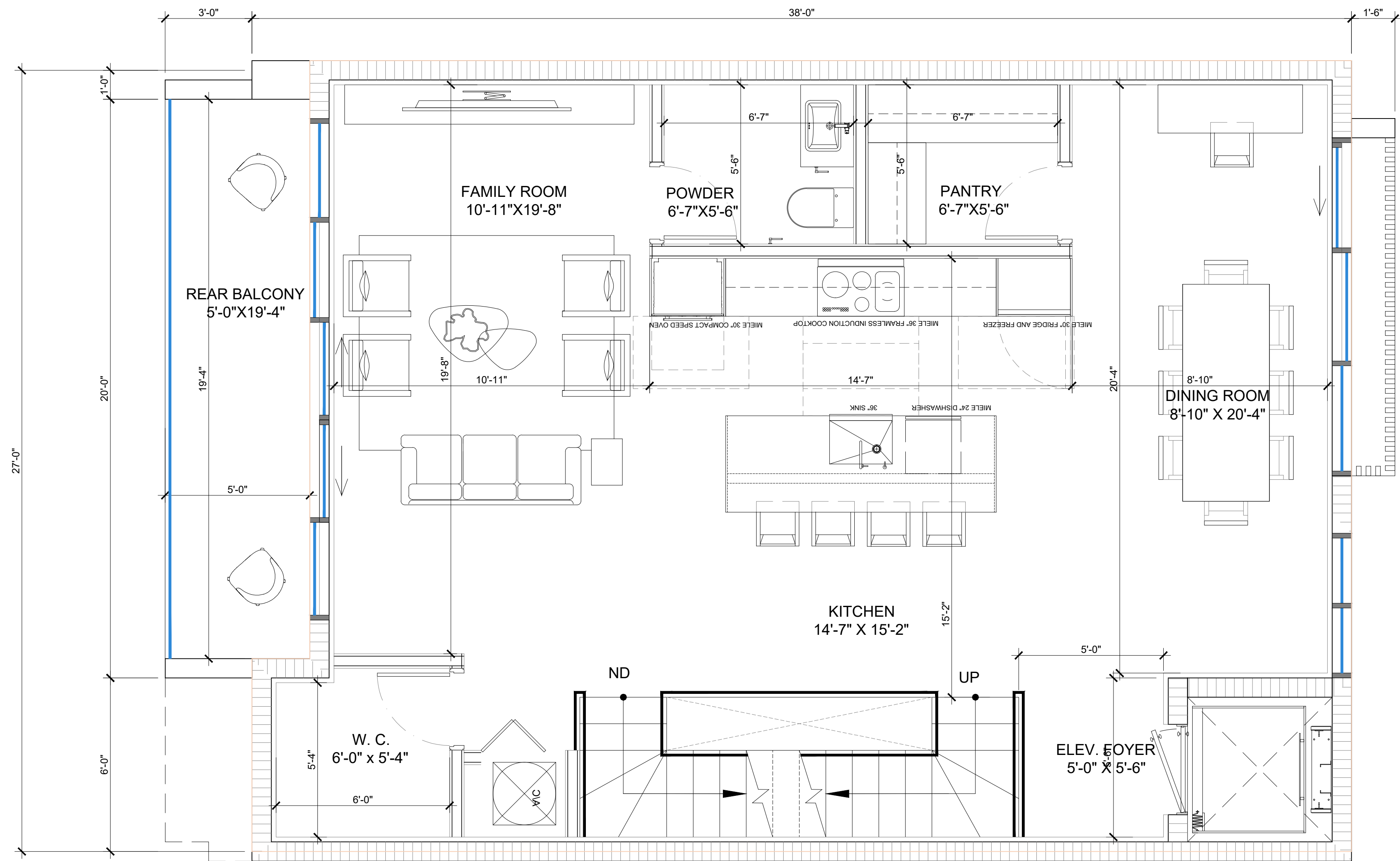


ENLARGED UNIT - TYPE A.3

Date:	Sheet No.
Scale:	A3.13
Project: 2416	



1 ENLARGED UNIT - TYPE B (LEVEL 1)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B (LEVEL 2)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE B
SCALE: 3/8" = 1'-0"

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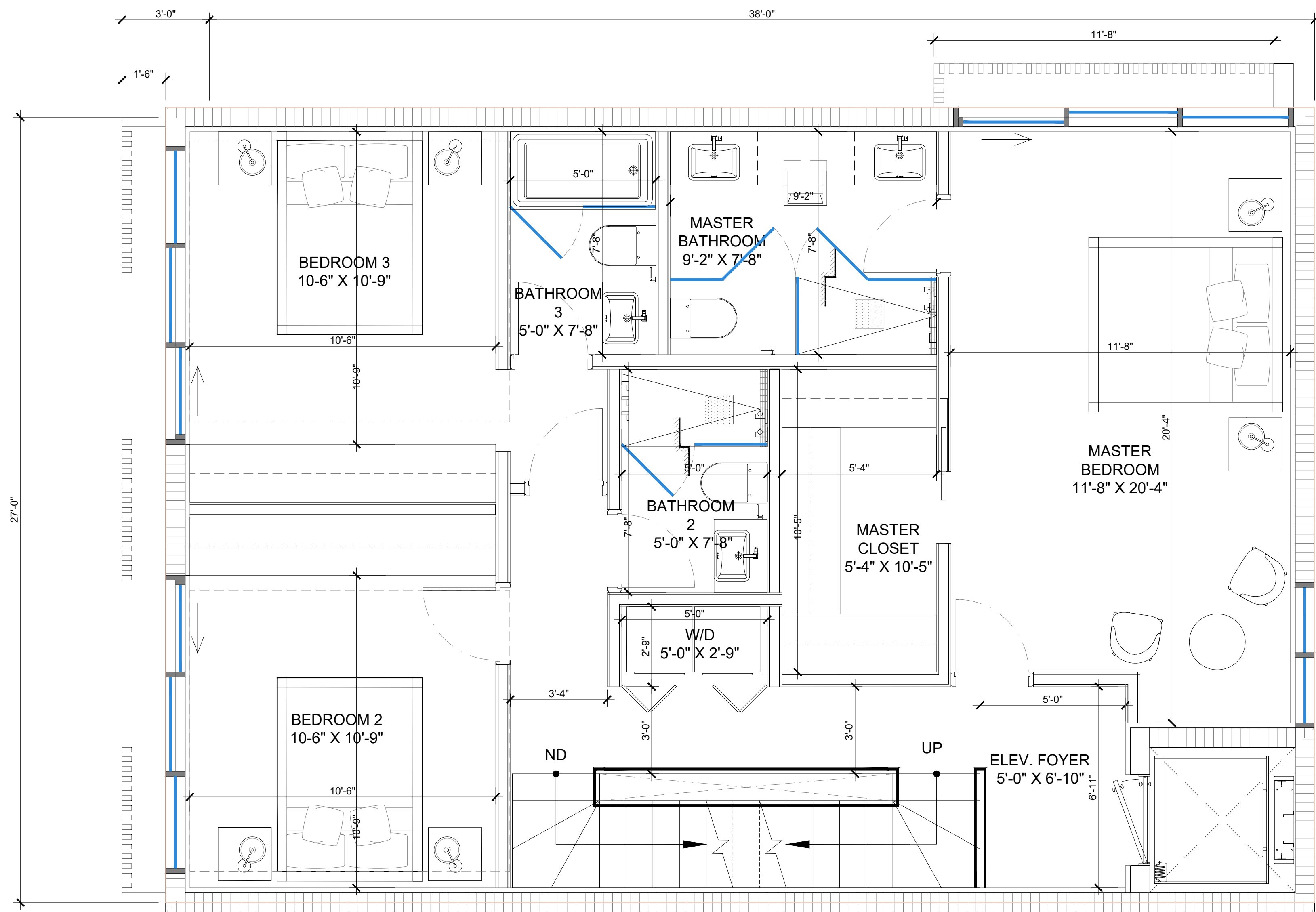
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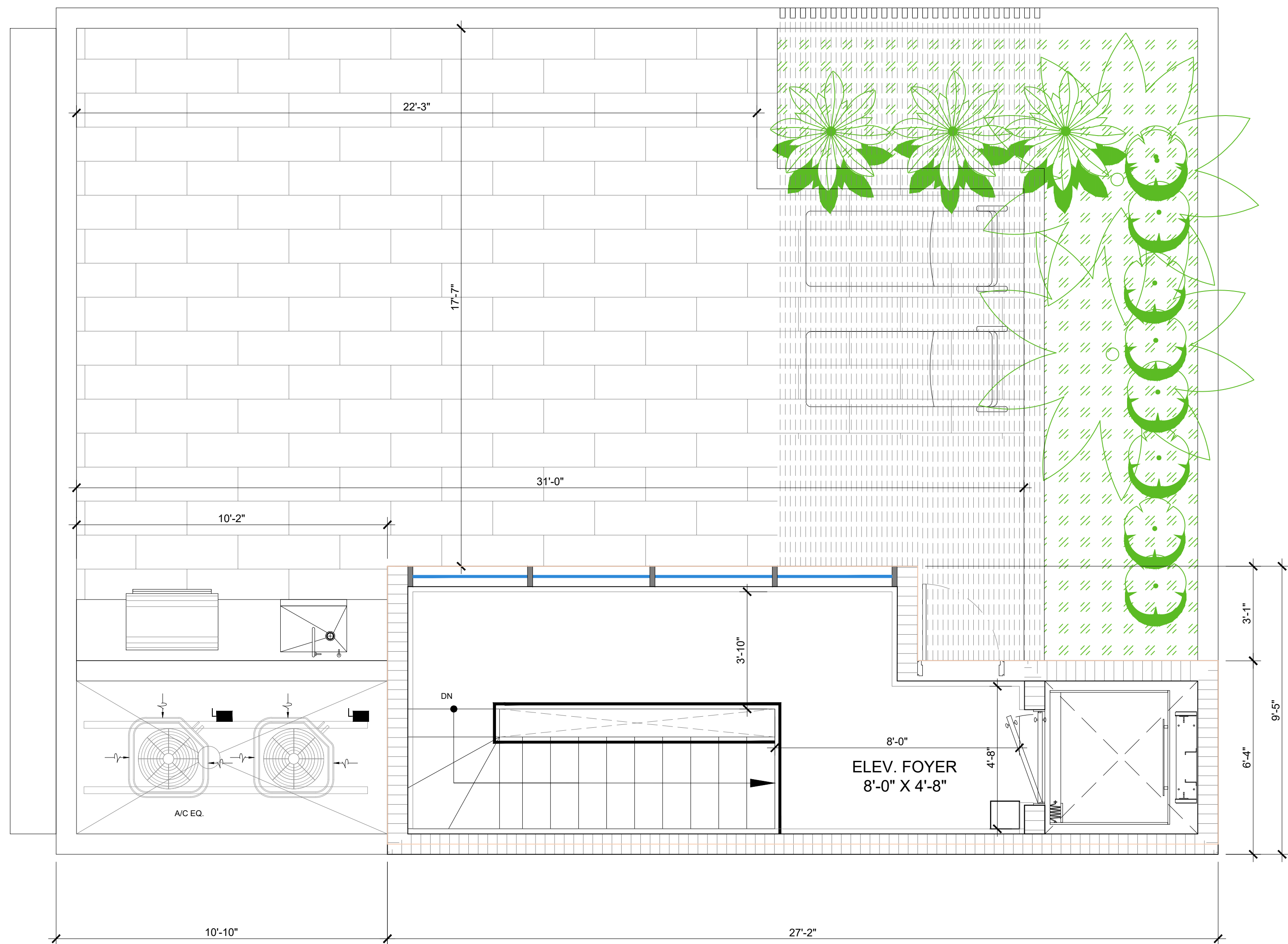


ENLARGED UNIT - TYPE B

Date:	Sheet No.
Scale:	A3.14
Project: 2416	



1 ENLARGED UNIT - TYPE B (LEVEL 3)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B (ROOF LEVEL)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE B
SCALE: 3/8" = 1'-0"

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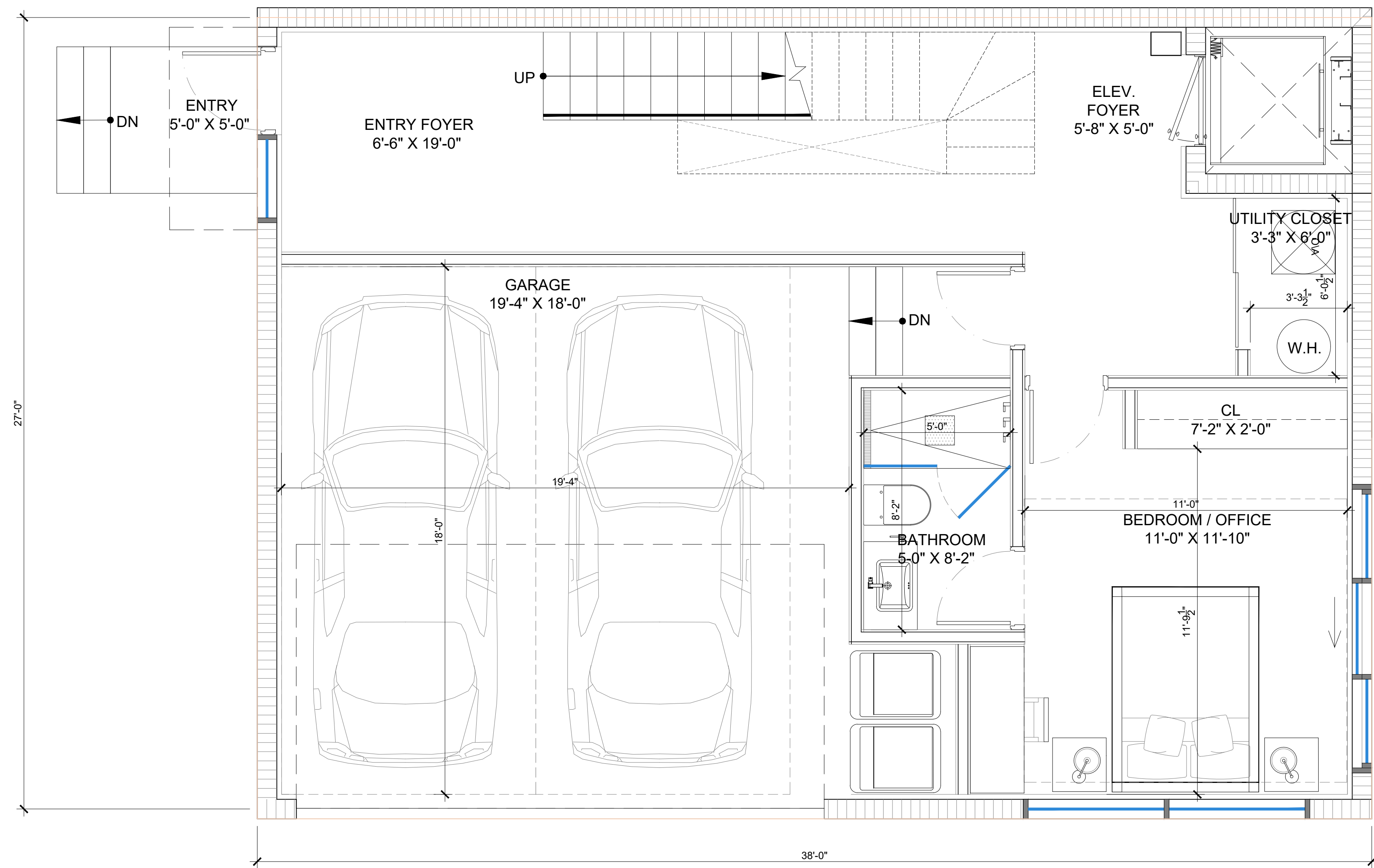
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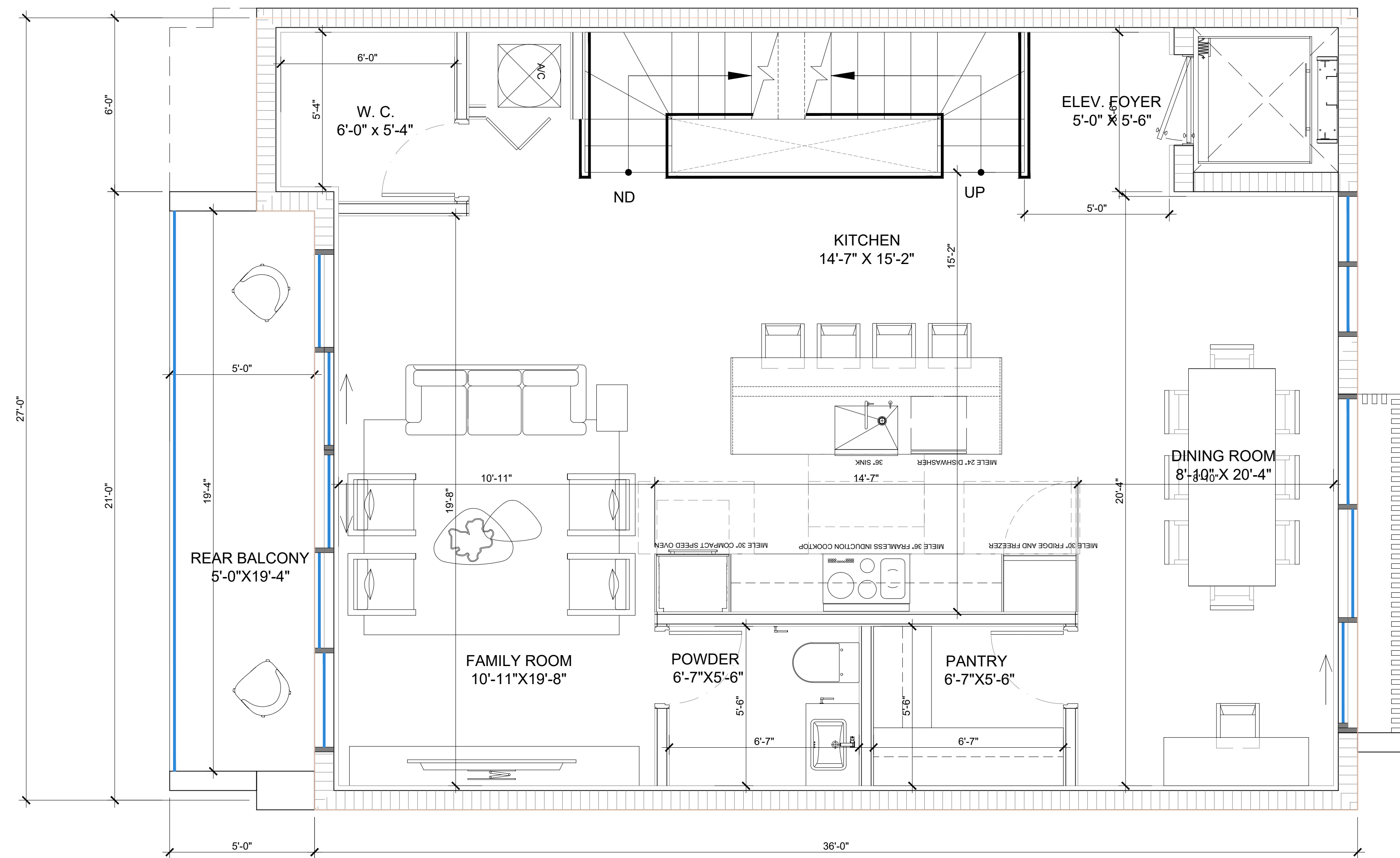


ENLARGED UNIT - TYPE B

Date:	Sheet No.
Scale:	A3.14.1
Project: 2416	



1 ENLARGED UNIT - TYPE B1 (LEVEL 1)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B1 (LEVEL 2)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE B1
SCALE: 3/8" = 1'-0"

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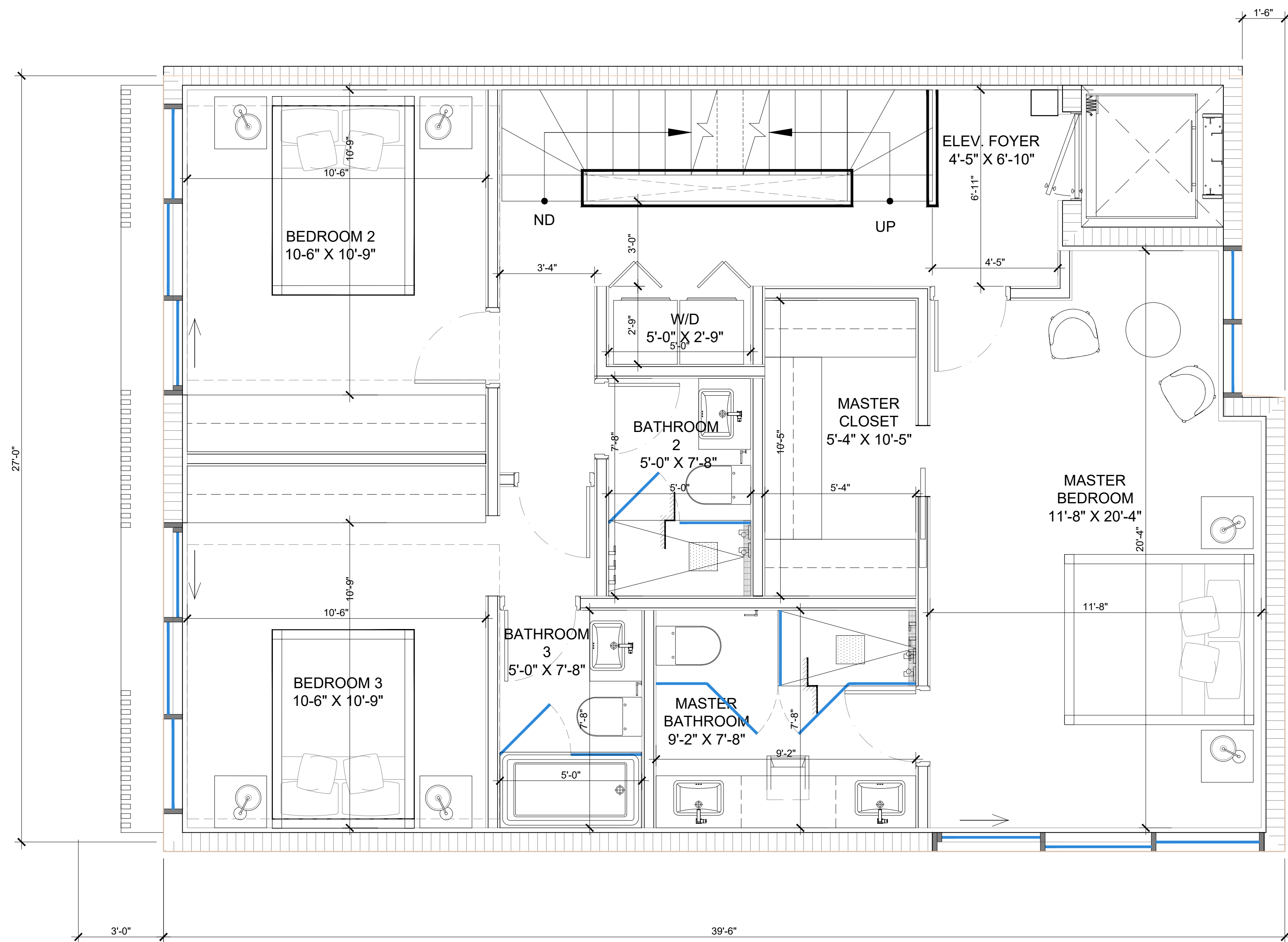
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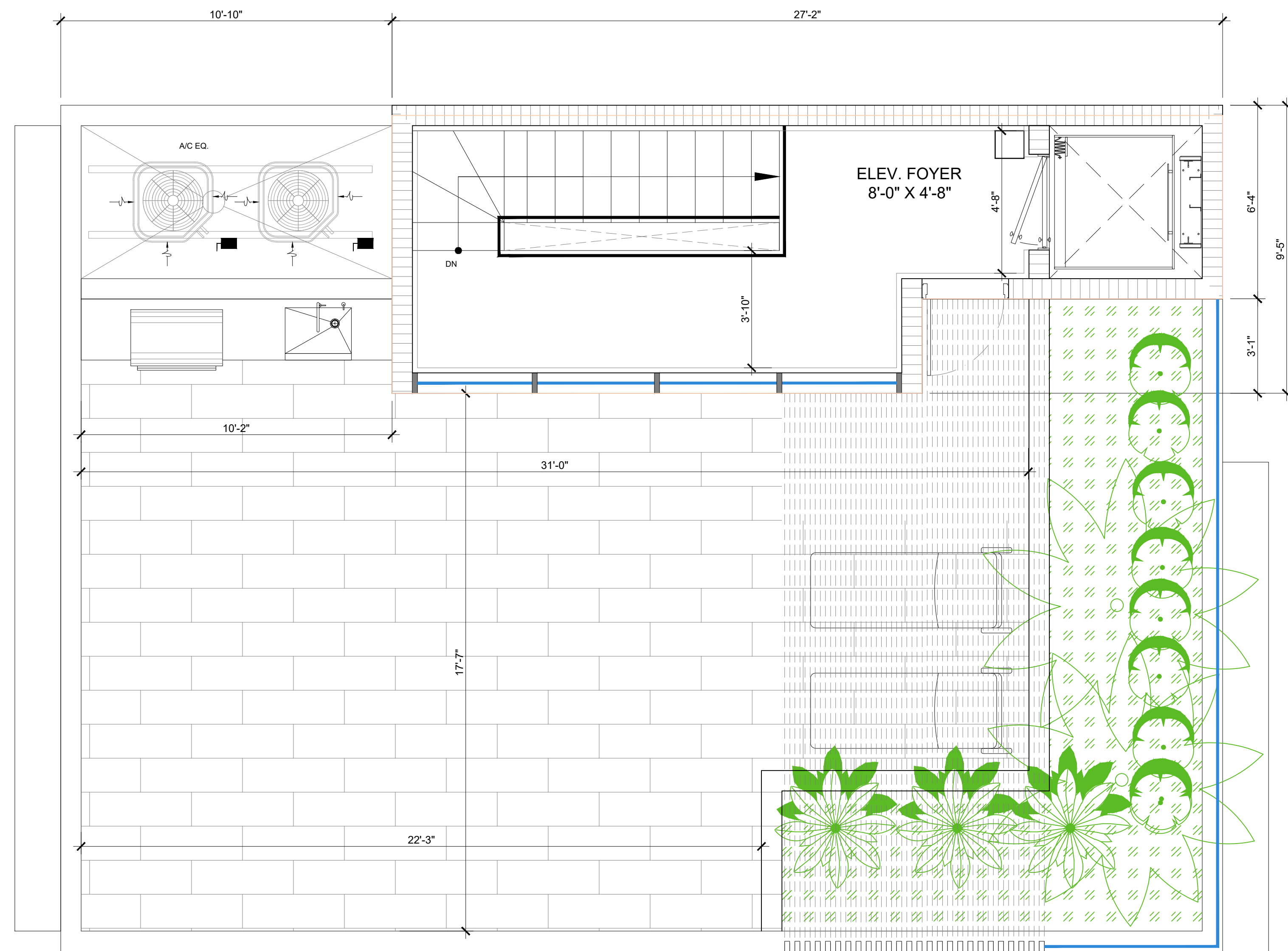


ENLARGED UNIT - TYPE B1

Date:	Sheet No.
Scale:	A3.15
Project: 2416	



1 ENLARGED UNIT - TYPE B1 (LEVEL 3)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B1 (ROOF LEVEL)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE B1
SCALE: 3/8" = 1'-0"

Rev.	Date	Rev.	Date
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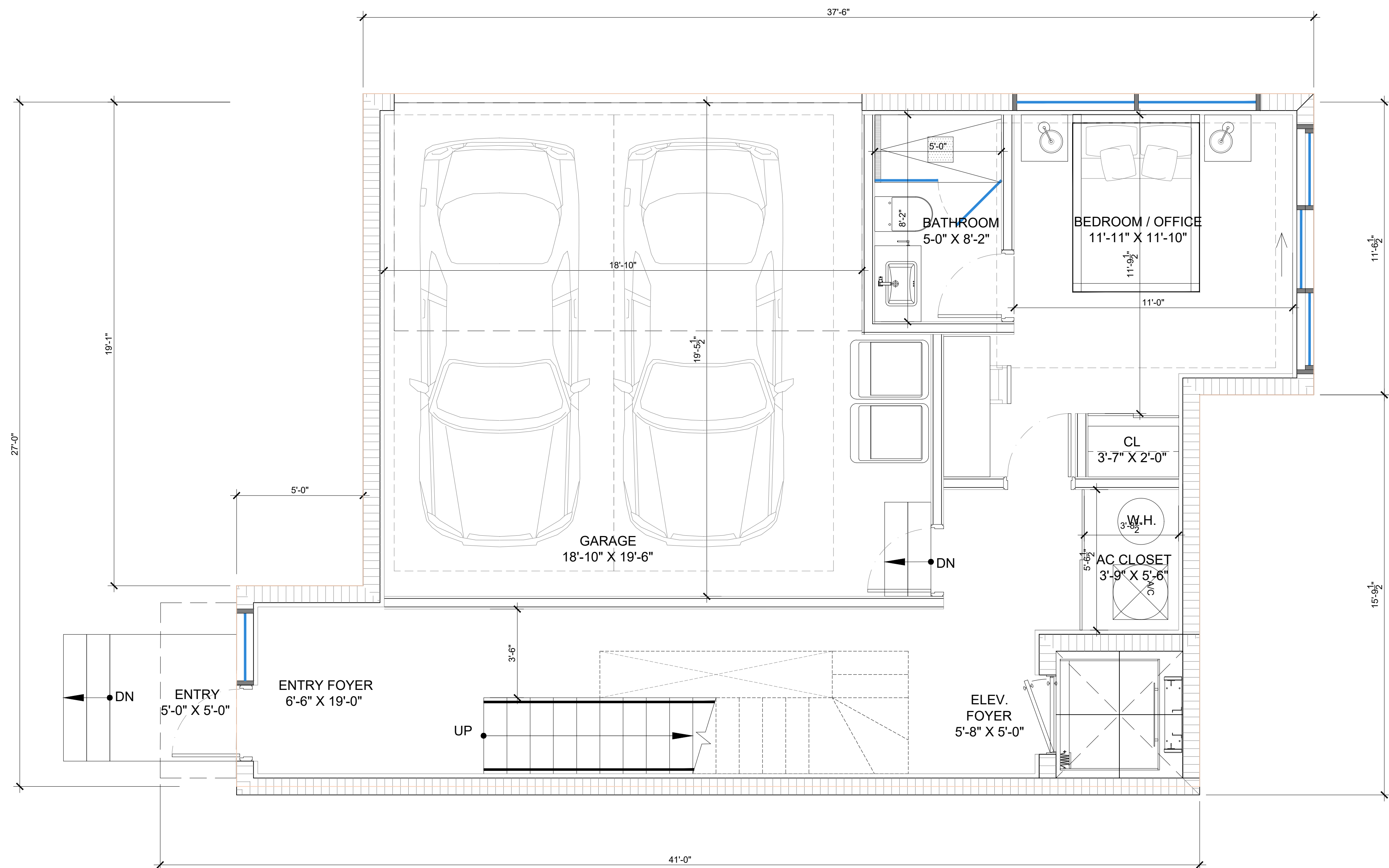
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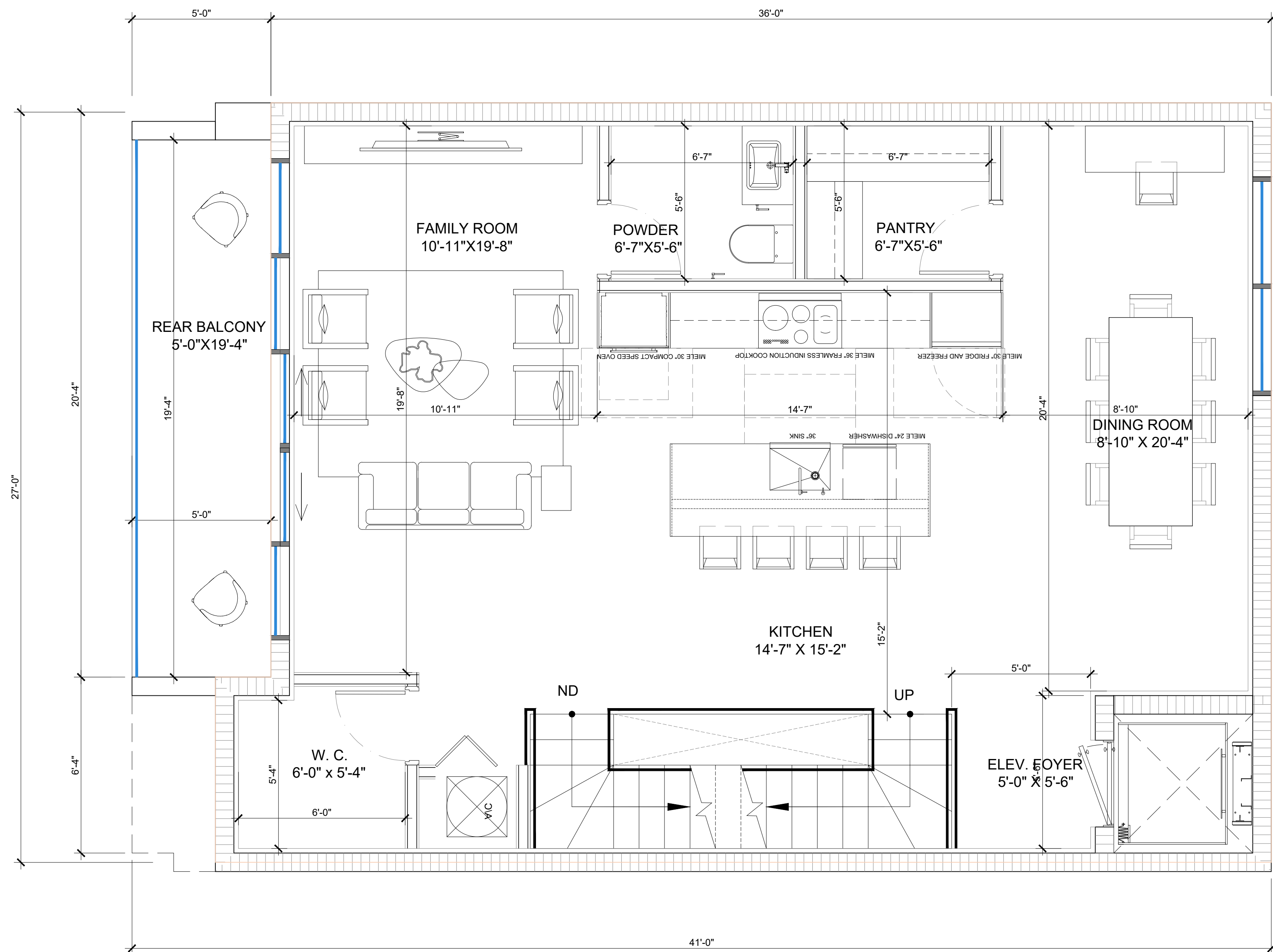


ENLARGED UNIT - TYPE B1

Date:	Sheet No.
Scale:	A3.15.1
Project: 2416	



1 ENLARGED UNIT - TYPE B2 (LEVEL 1)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B2 (LEVEL 2)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE B2
SCALE: 3/8" = 1'-0"

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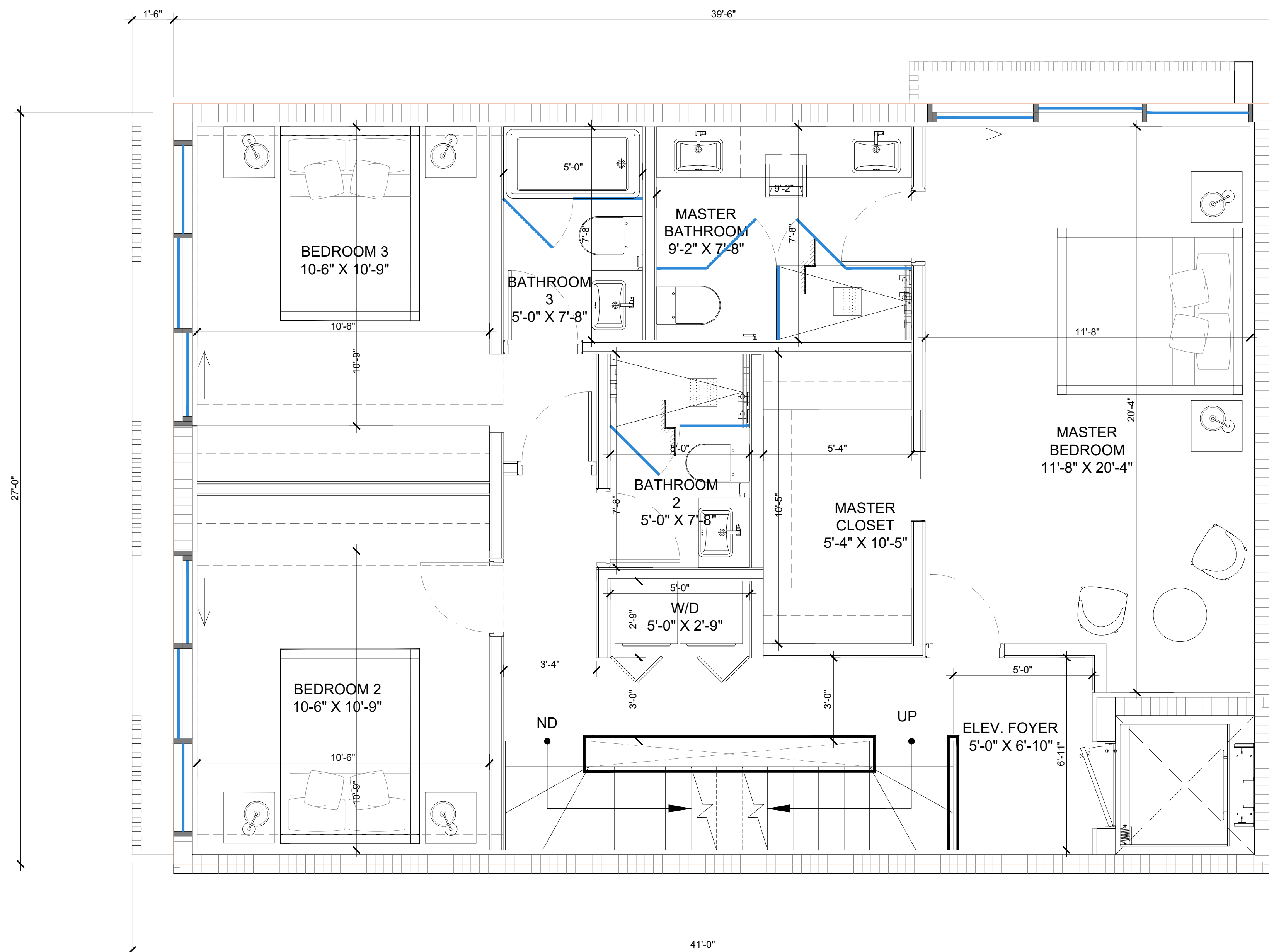
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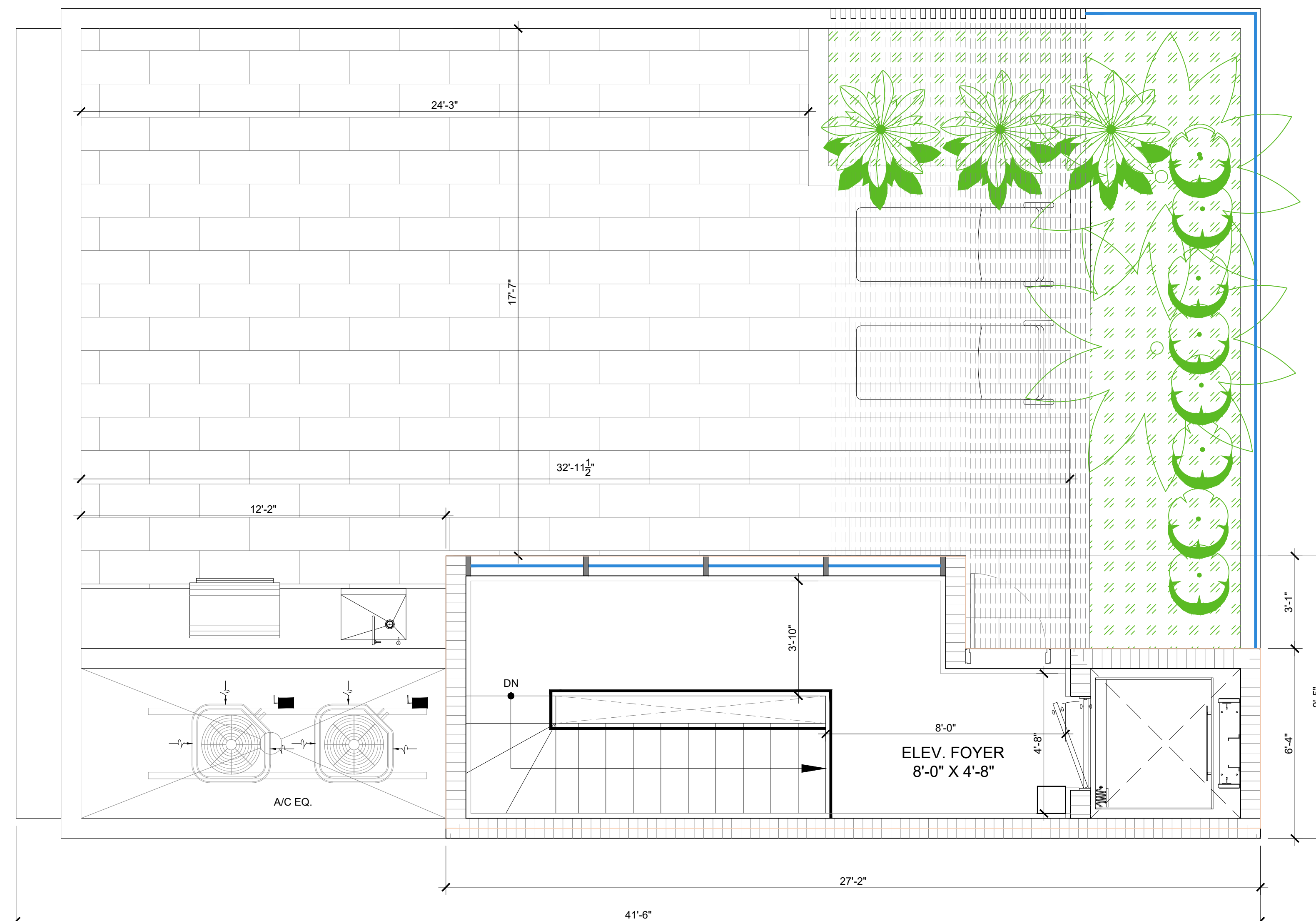


ENLARGED UNIT - TYPE B2

Date:	Sheet No.
Scale:	A3.16
Project: 2416	



1 ENLARGED UNIT - TYPE B2 (LEVEL 3)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B2 (ROOF LEVEL)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE B.2
SCALE: 3/8" = 1'-0"

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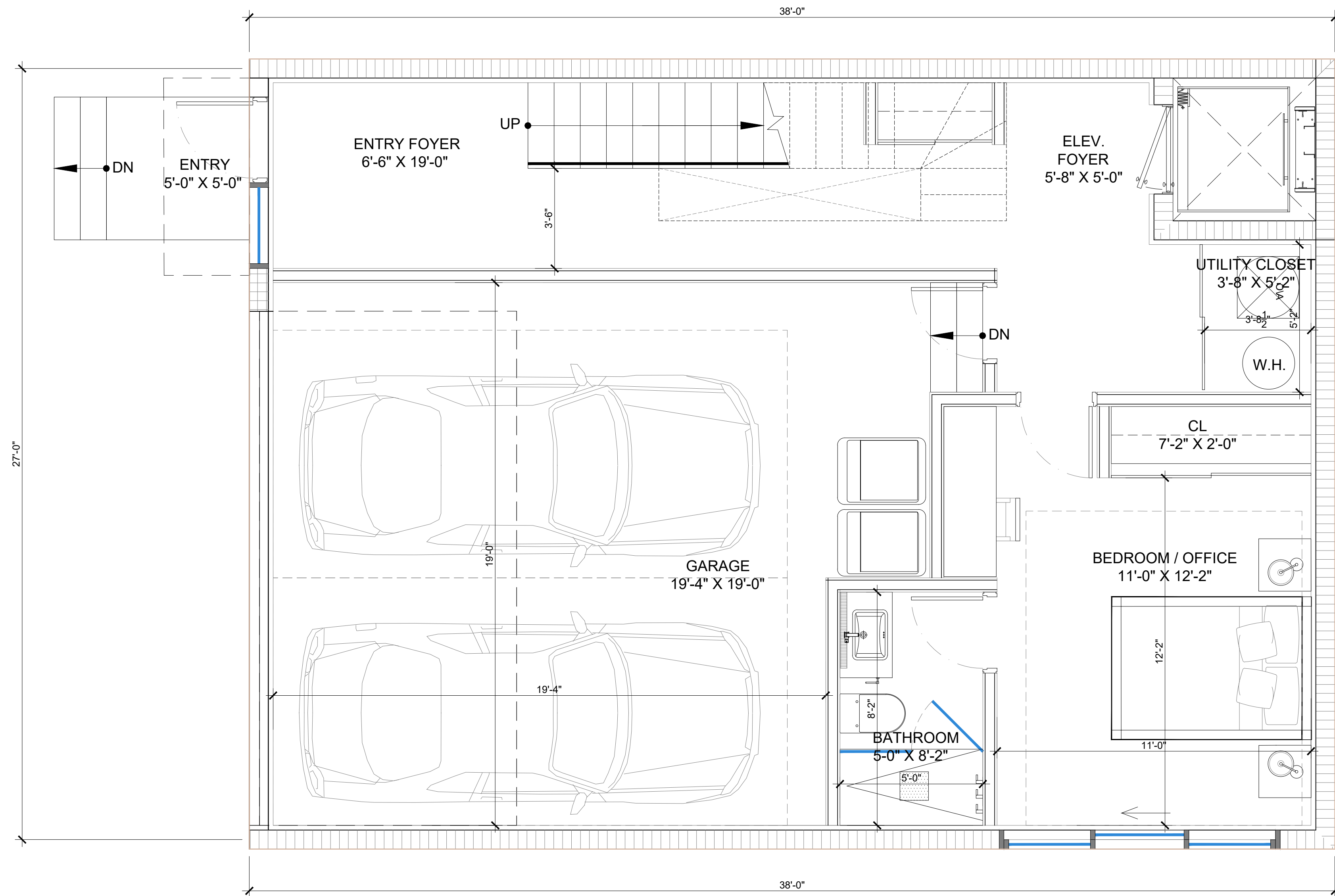
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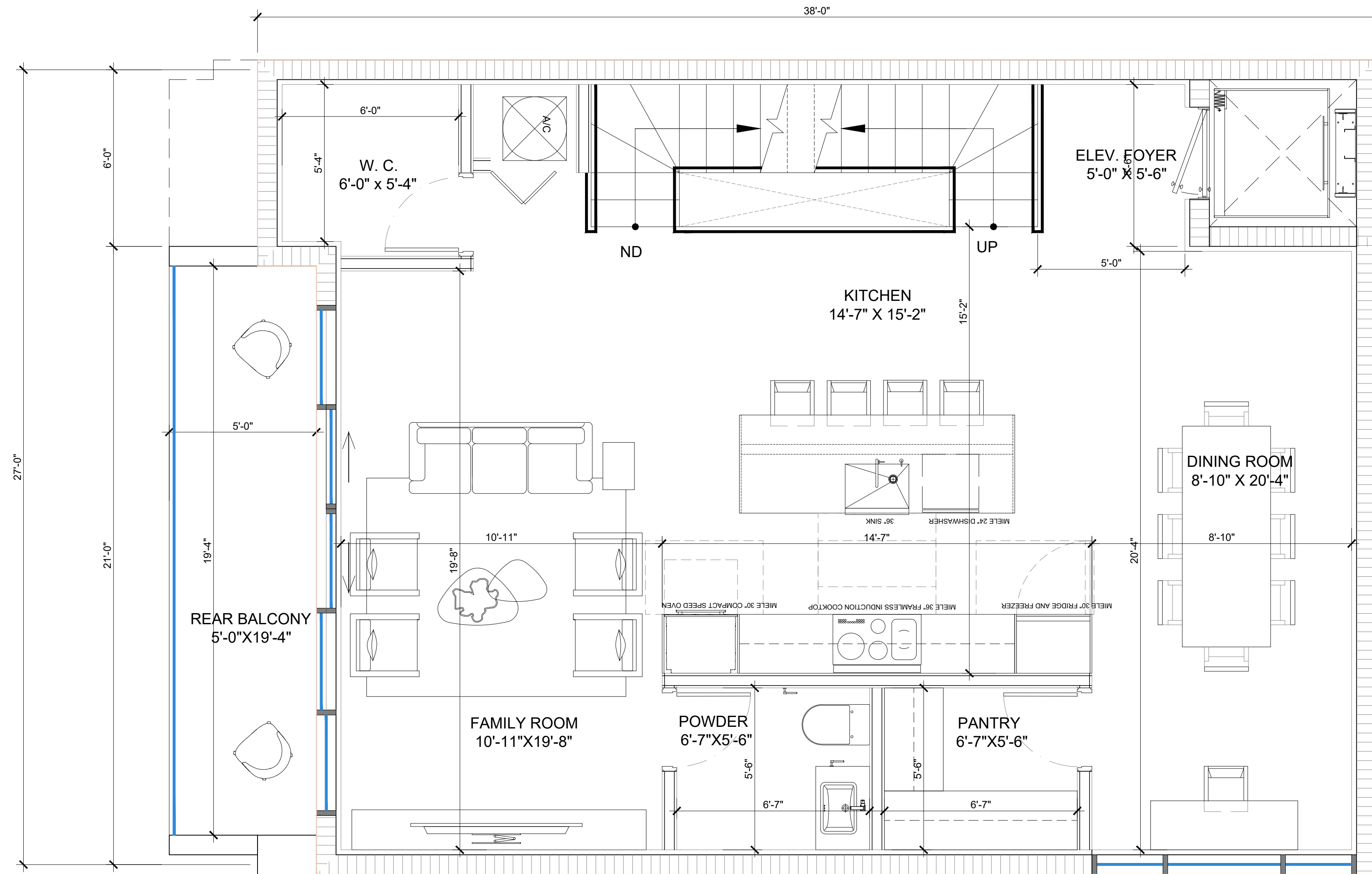


ENLARGED UNIT - TYPE B.2

Date:	Sheet No.
Scale:	A3.16.1
Project: 2416	



1 ENLARGED UNIT - TYPE B3 (LEVEL 1)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B3 (LEVEL 2)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE B3
SCALE: 3/8" = 1'-0"

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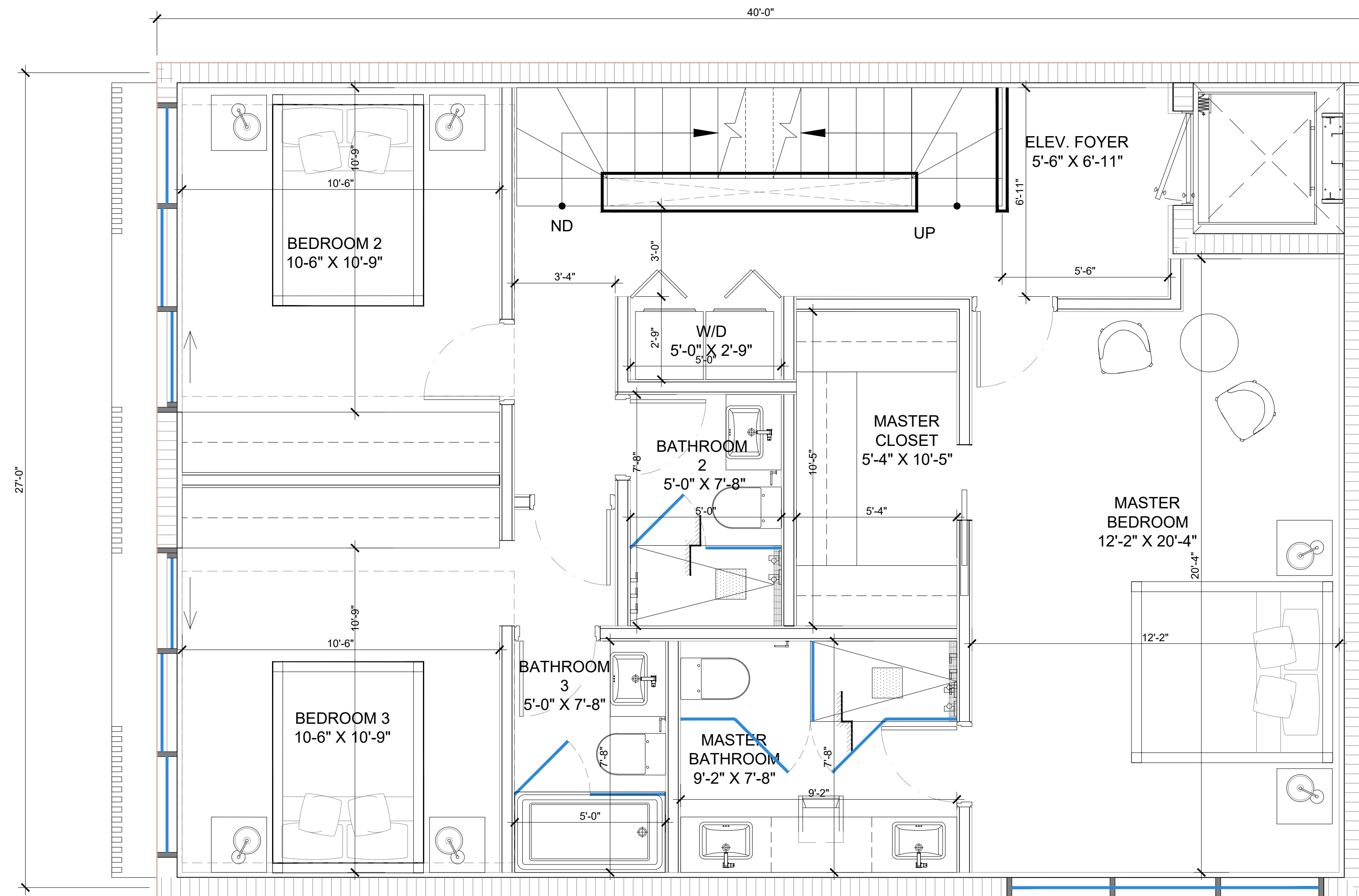
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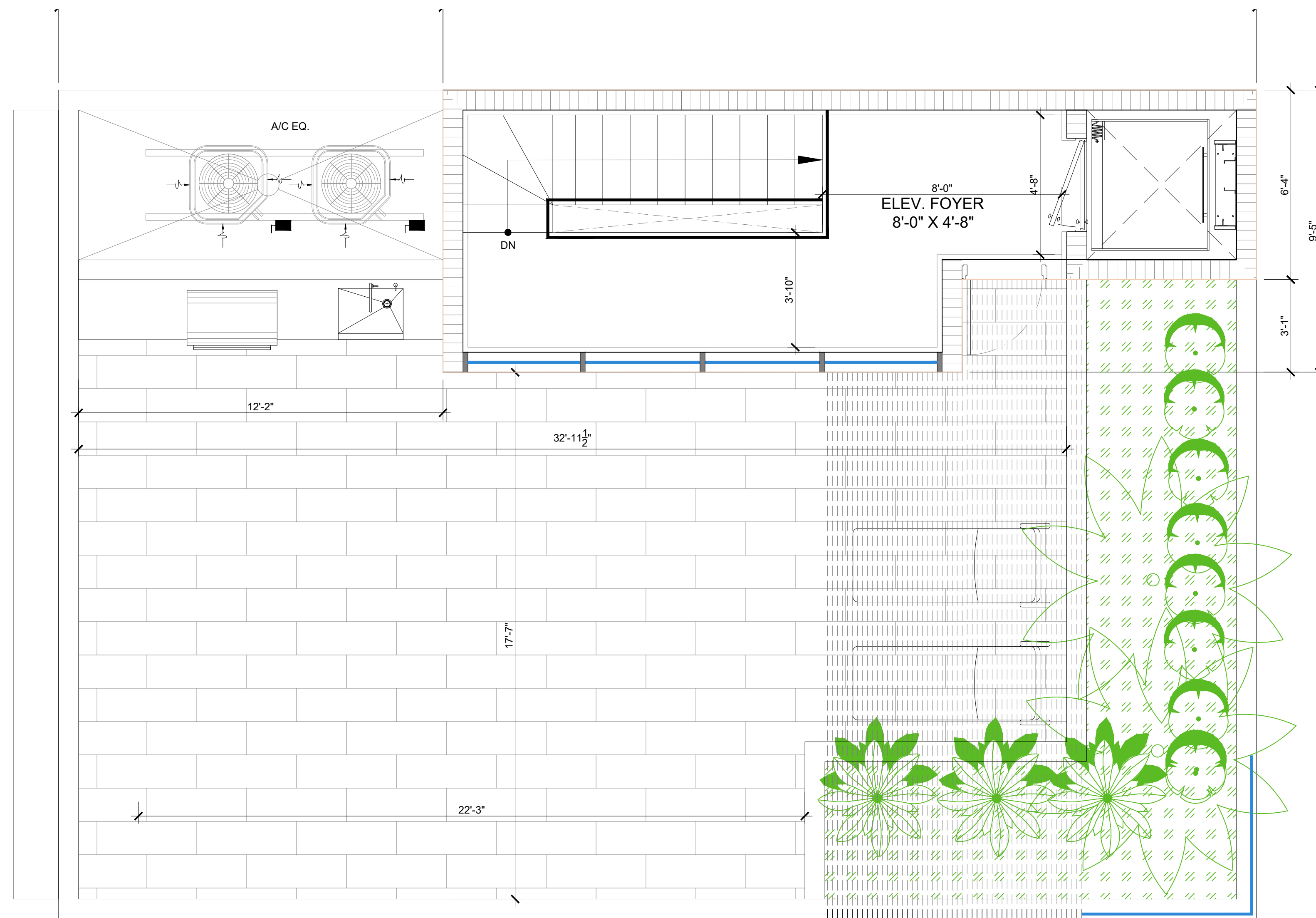


ENLARGED UNIT - TYPE B3

Date:	Sheet No.
Scale:	A3.17
Project: 2416	



1 ENLARGED UNIT - TYPE B3 (LEVEL 3)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B3 (ROOF LEVEL)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE B.3
SCALE: 3/8" = 1'-0"

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Address: 19101 Collins Ave, #3308
Sunny Isles Beach, FL 33160

Consultant:
CIVIL ENGINEER:
Name: Ocean Engineering
Address: 6101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-516-2008

Consultant:
LANDSCAPE DESIGN:
Name: AAL ARCHITECTURAL LANDSCAPE
Address: 612 SW 4TH AVENUE
FT. LAUDERDALE, FL 33315
Tel: 954-205-1721

Consultant:
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
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Tel: 305-828-0644

Consultant:
Name: LANGAN Engineers
Address: 110 EAST BROWARD BOULEVARD, SUITE 1500
FORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

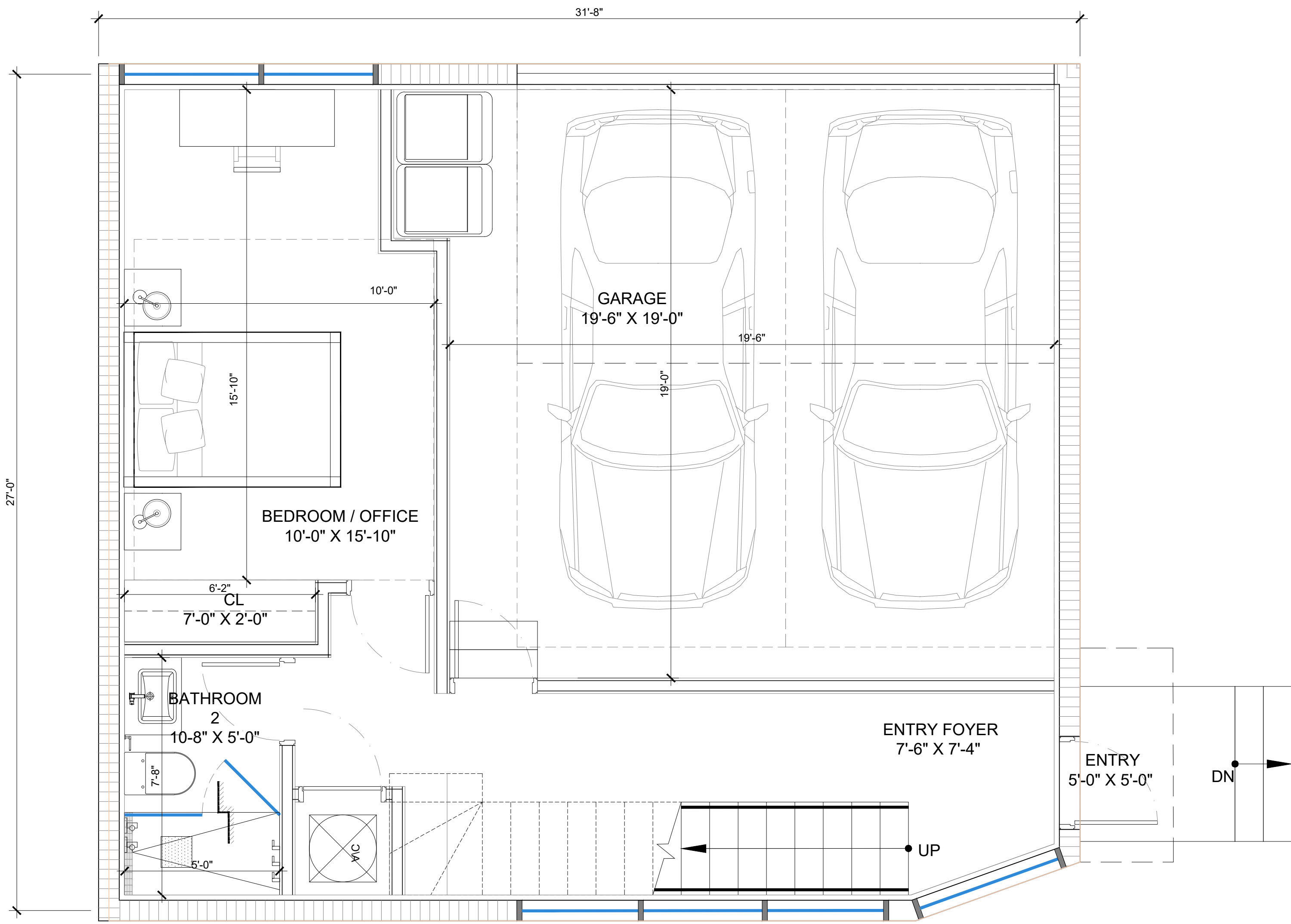
Consultant:

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

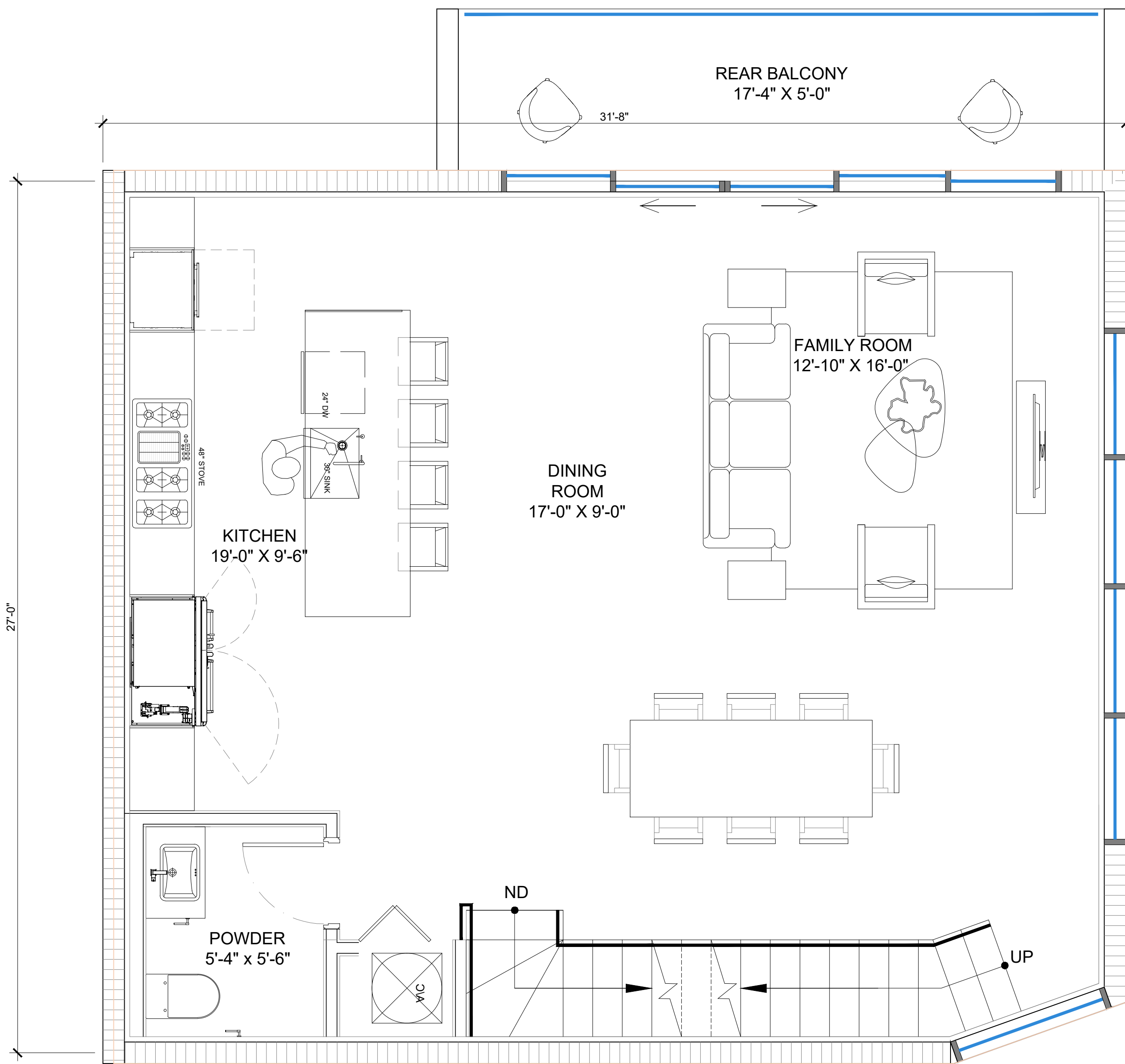


ENLARGED UNIT - TYPE B.3

Date:	Sheet No.
Scale:	A3.17.1
Project: 2416	



1 ENLARGED UNIT - TYPE C (LEVEL 1)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE C (LEVEL 2)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE C
SCALE: 3/8" = 1'-0"

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 19101 Collins Ave, #3308
Sunny Isles Beach, FL 33160

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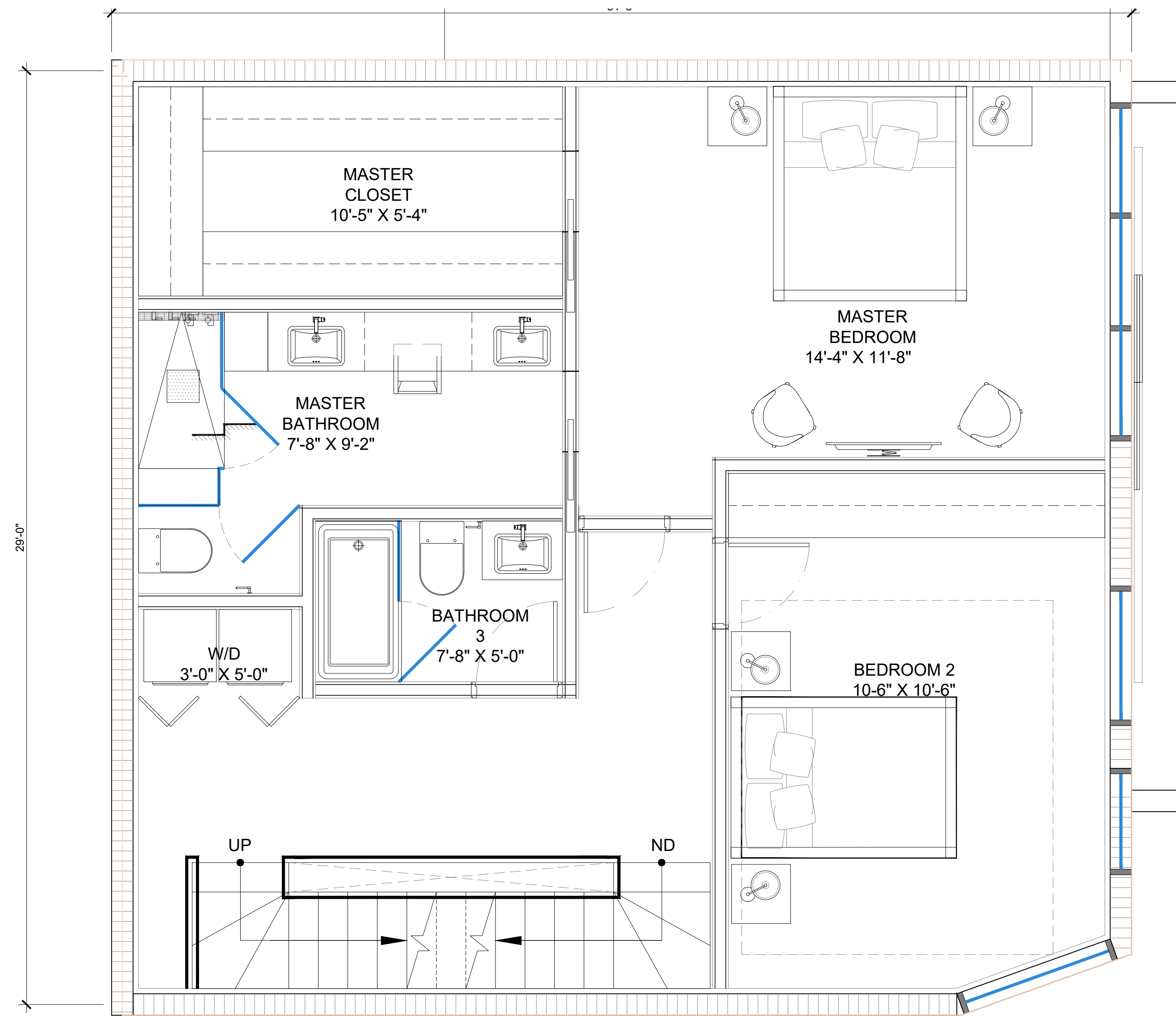
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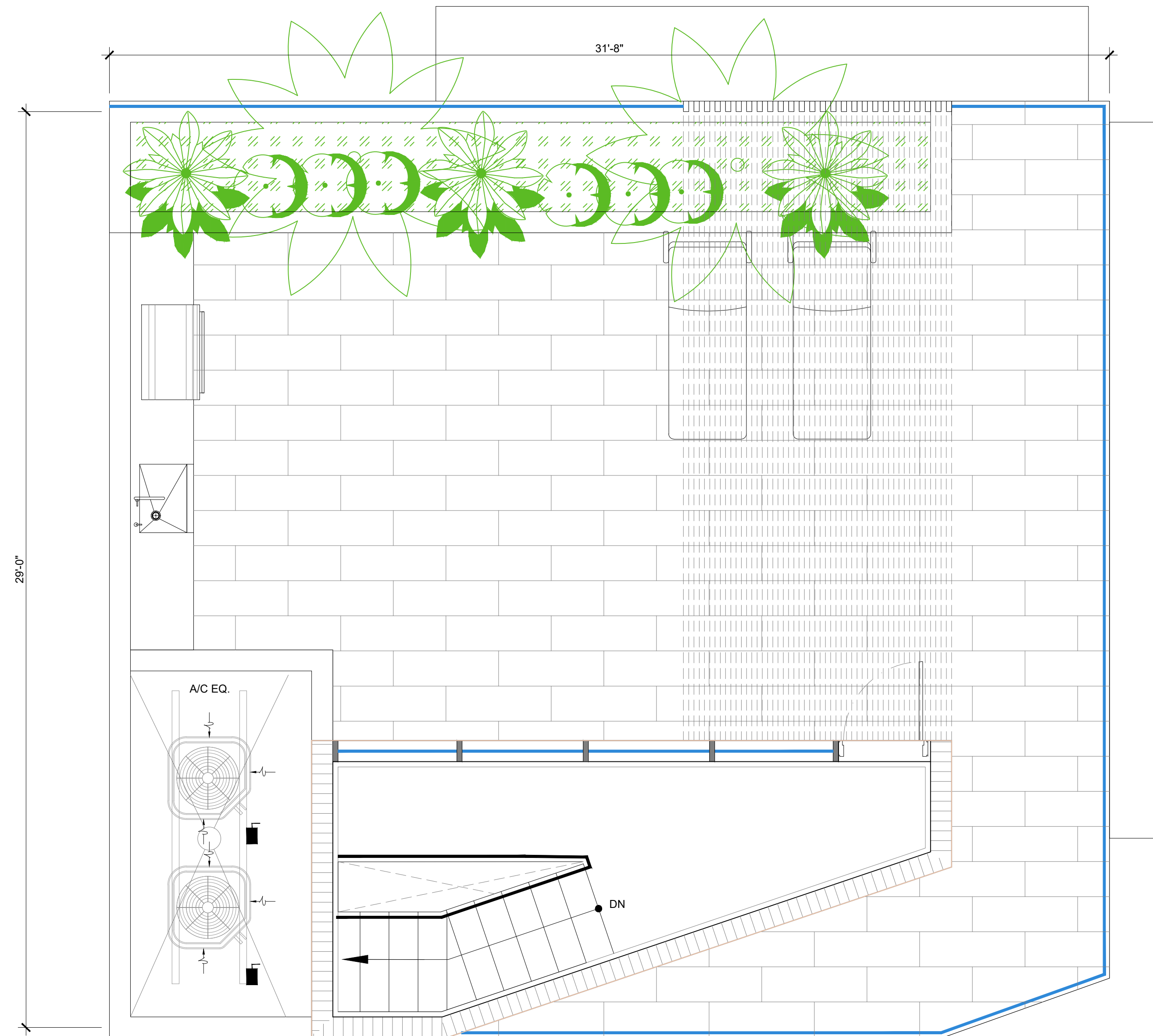


ENLARGED UNIT - TYPE C

Date:	Sheet No.
Scale:	A3.18
Project: 2416	



1 ENLARGED UNIT - TYPE C (LEVEL 3)
SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE C (ROOF LEVEL)
SCALE: 3/8" = 1'-0"

ENLARGED UNIT - TYPE C
SCALE: 3/8" = 1'-0"

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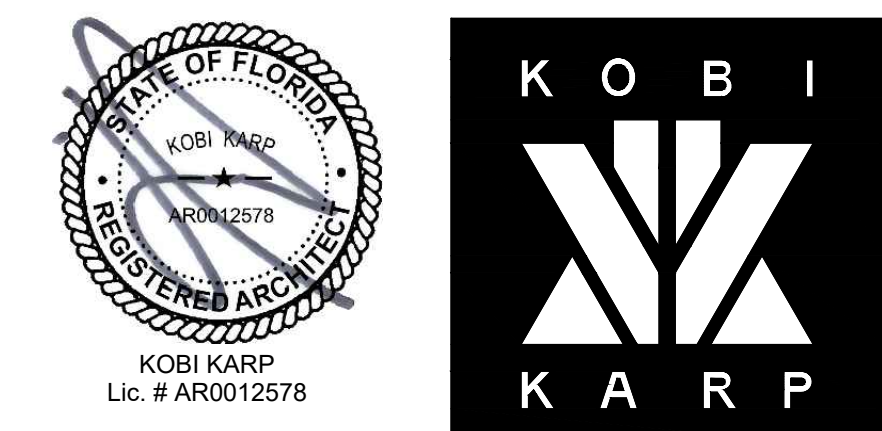
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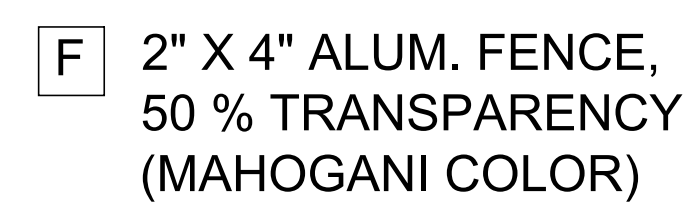
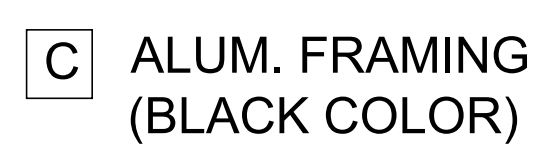
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ENLARGED UNIT - TYPE C

Date:	Sheet No.
Scale:	A3.18.1
Project: 2416	



Date:	Sheet No. A4.00
Scale:	
Project: 2416	



- H WOOD CLADDING
(MAHOGANI COLOR)**



Date:	Sheet No. A4.01
Scale:	
Project: 2416	



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

- A** GLAZING (BRONZE COLOR) **B** RAILING (CLEAR COLOR) **C** ALUM. FRAMING (BLACK COLOR) **D** 2" X 4" ALUM. DECORATIVE ELEMENT (MAHOGANI COLOR) **E** EXTERIOR STONE VENEER (BEIGE COLOR) **F** 2" X 4" ALUM. FENCE, 50 % TRANSPARENCY (MAHOGANI COLOR) **G** STUCCO (GREY COLOR) **H** WOOD CLADDING (MAHOGANI COLOR)

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ZONING SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
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BUILDING ELEVATION - NORTH

Date:	Sheet No.
Scale:	A4.02
Project: 2416	



4 WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



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



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



A GLAZING
(BRONZE COLOR)



B RAILING
(CLEAR COLOR)



C ALUM. FRAMING
(BLACK COLOR)



D 2" X 4" ALUM.
DECORATIVE ELEMENT
(MAHOGANI COLOR)



E EXTERIOR STONE
VENEER
(BEIGE COLOR)



F 2" X 4" ALUM. FENCE,
50 % TRANSPARENCY
(MAHOGANI COLOR)



G STUCCO
(GREY COLOR)



H WOOD CLADDING
(MAHOGANI COLOR)

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ZONING SET

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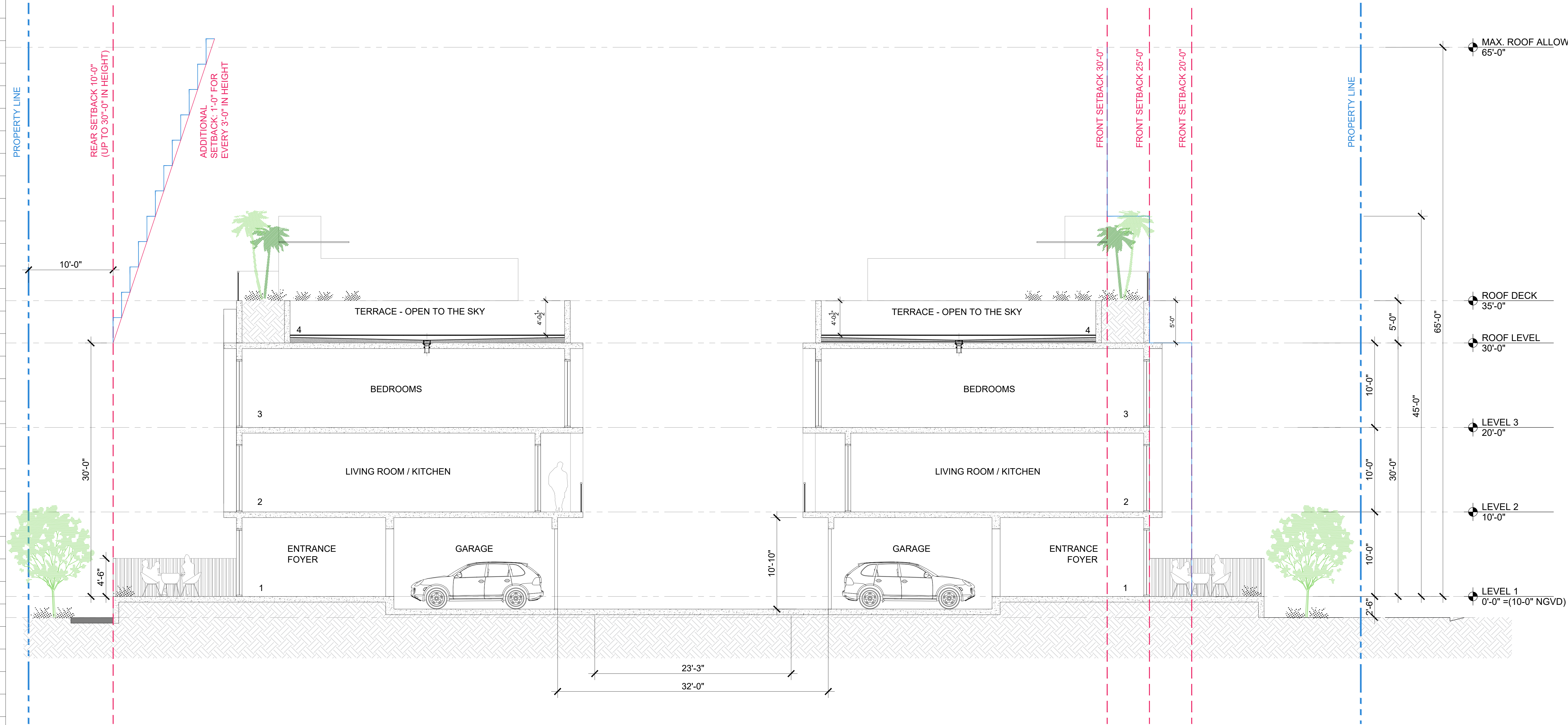
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BUILDING ELEVATION - WEST

Date:	Sheet No.
Scale:	A4.03
Project: 2416	



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ZONING SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

- Owner:**
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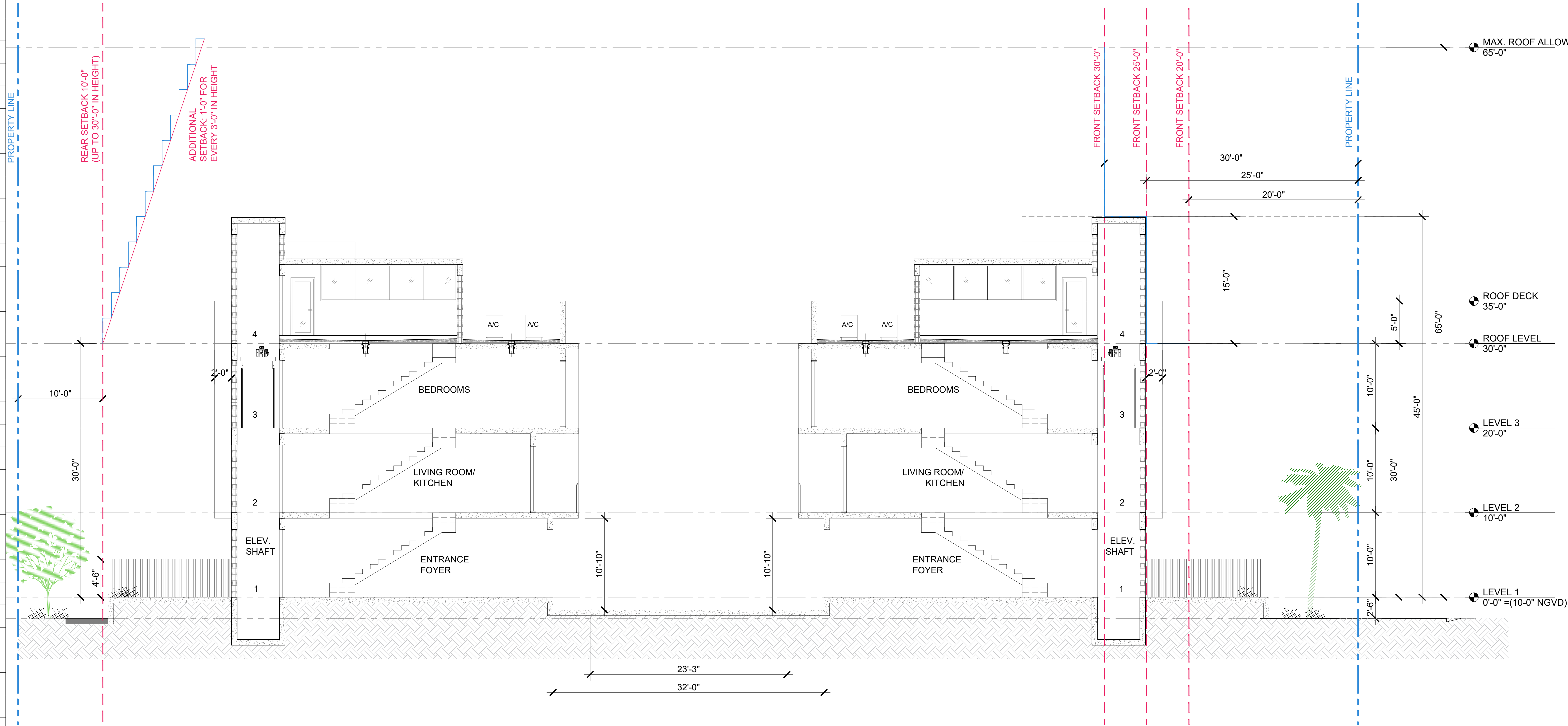
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A BUILDING SECTION "A"
SCALE: 3/16" = 1'-0"

Date:	Sheet No.
Scale:	A5.00
Project: 2416	



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ZONING SET

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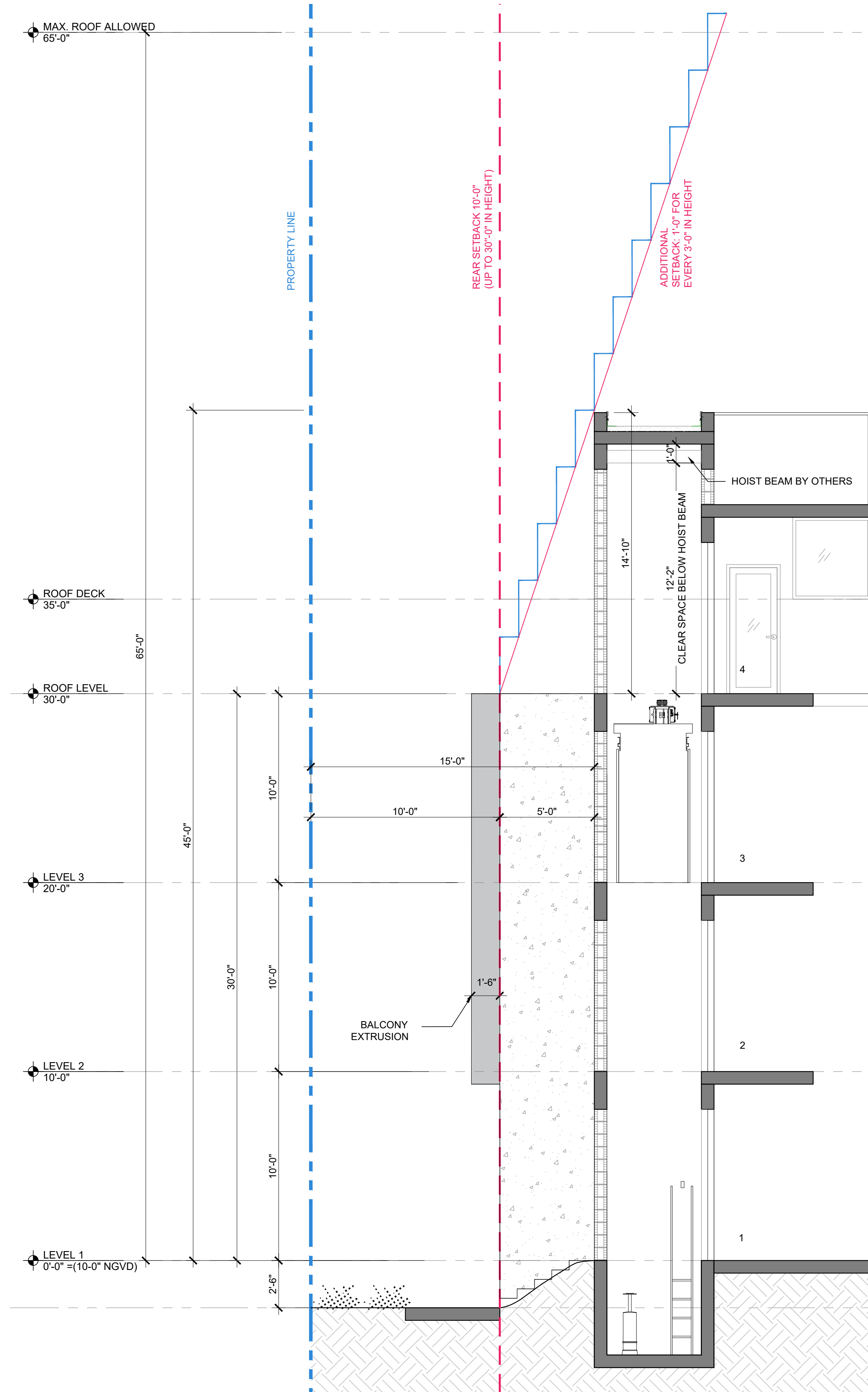
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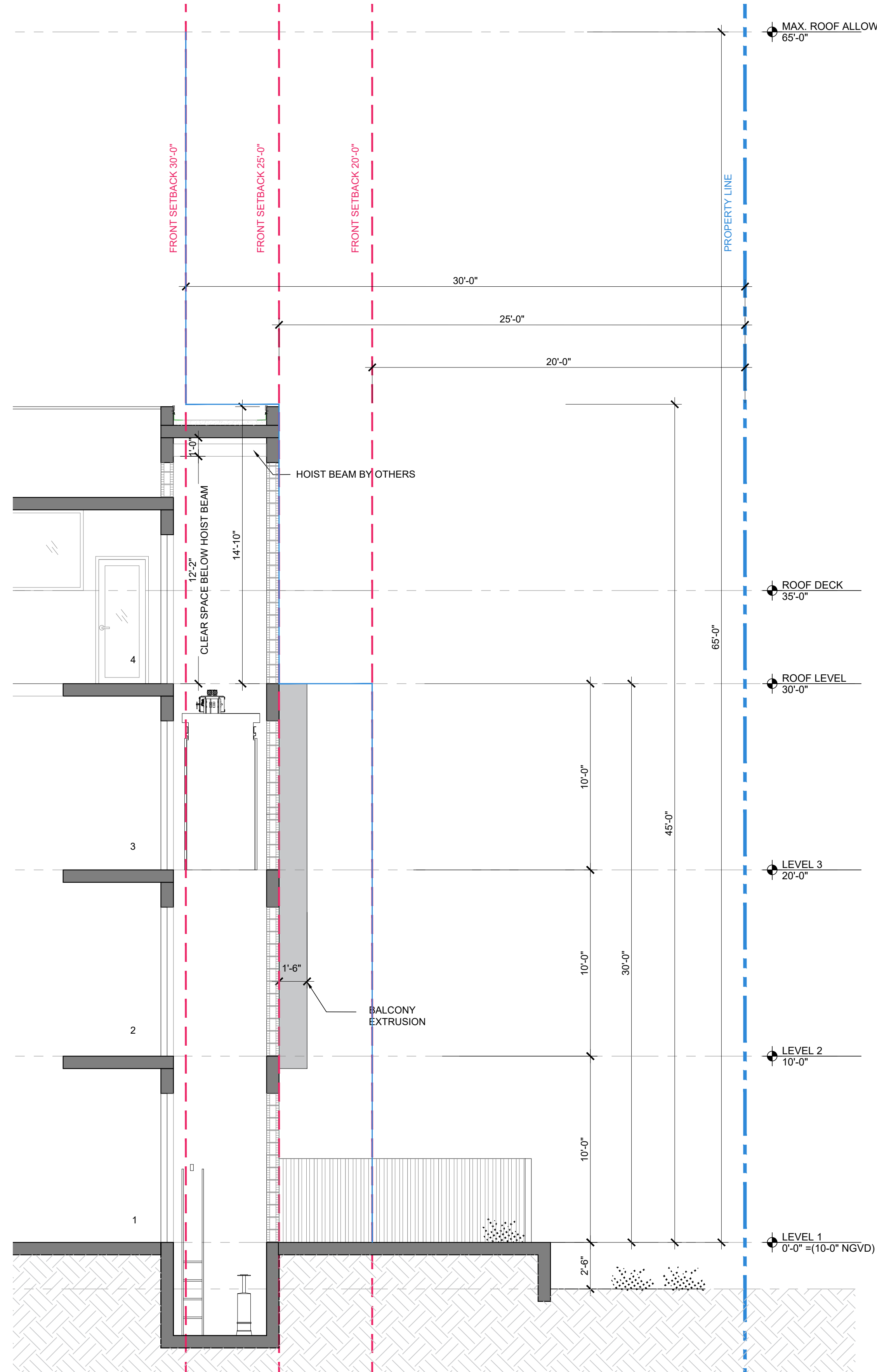
B BUILDING SECTION

SCALE: 3/16" = 1'-0"

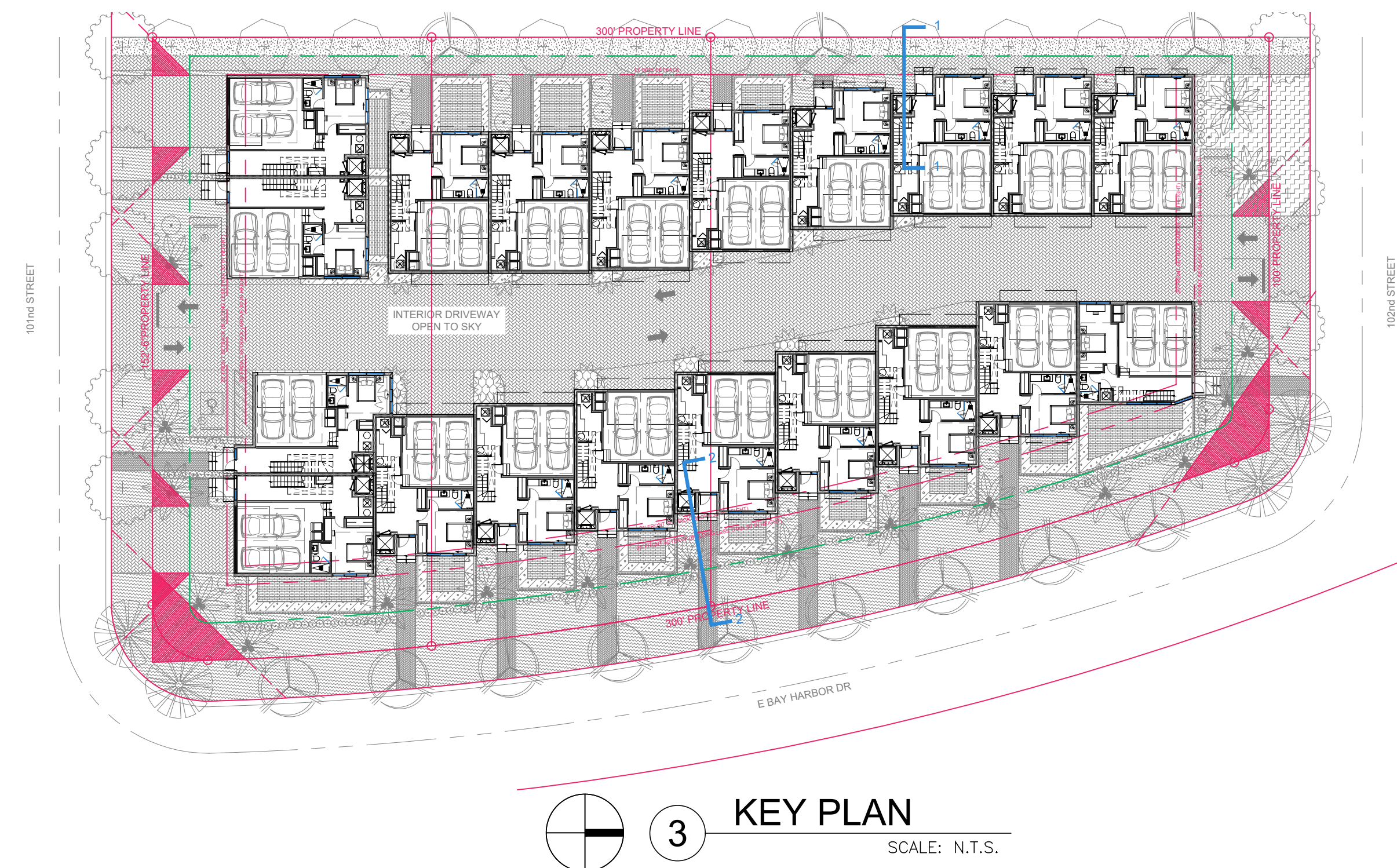
Date:	Sheet No.
Scale:	A5.01
Project: 2416	



1 REAR ELEVATOR SETBACK ANALYSIS
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATOR SETBACK ANALYSIS
SCALE: 1/4" = 1'-0"



3 KEY PLAN
SCALE: N.T.S.

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ELEVATOR SETBACKS ANALYSIS

Date:	Sheet No.
Scale:	A5.02
Project: 2416	

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, SHIELDING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.
3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)
5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

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

IV. SHOP DRAWINGS

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

V. TEMPORARY FACILITIES

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

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

VI. PROJECT CLOSE OUT:

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

VII. STORM DRAINAGE

GENERAL

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

VII. PAVING

1. GENERAL

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

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

- A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.
- B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

- A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.
- B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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10190 EAST BAY HARBOR DRIVE
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Consultant:

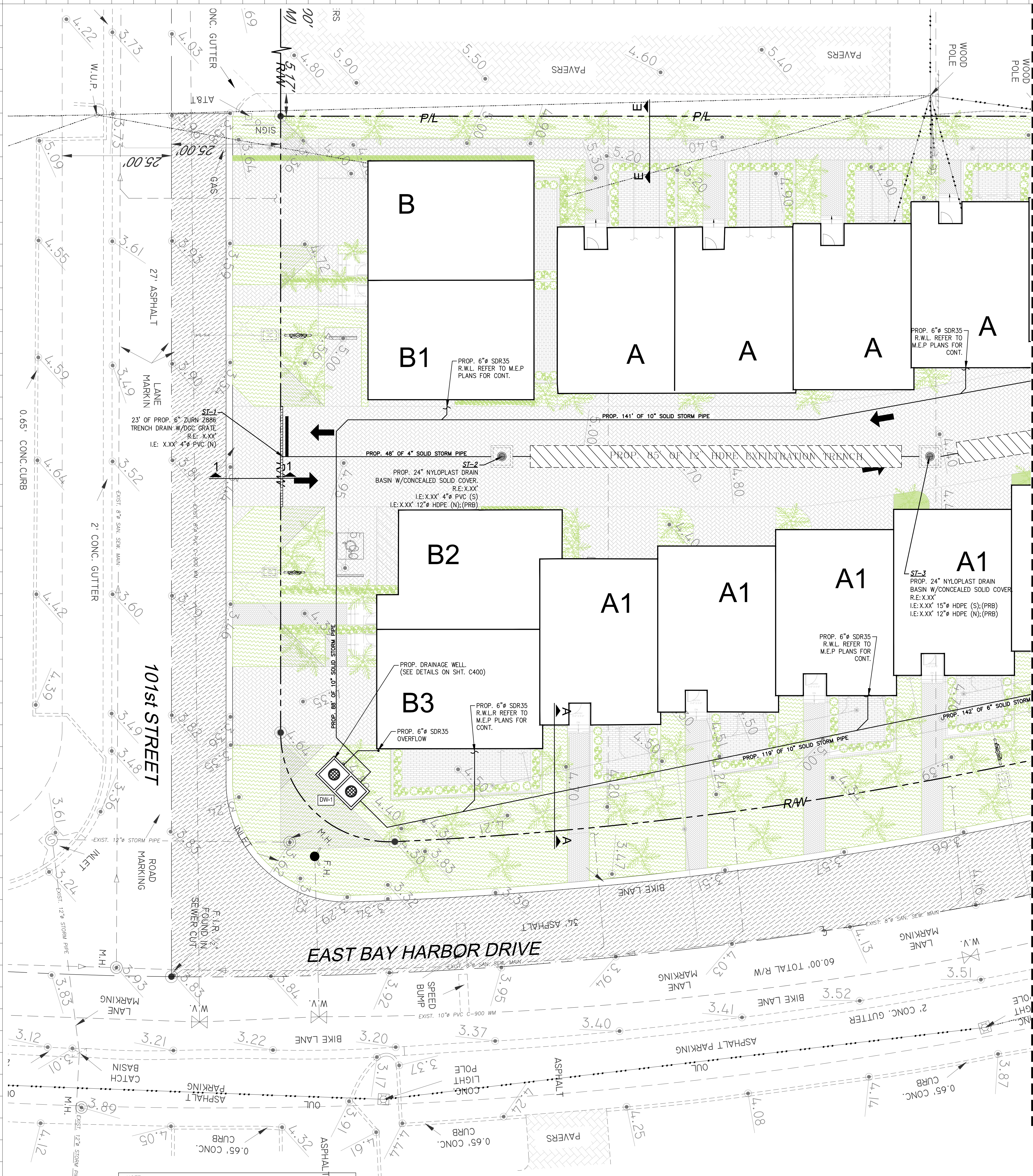
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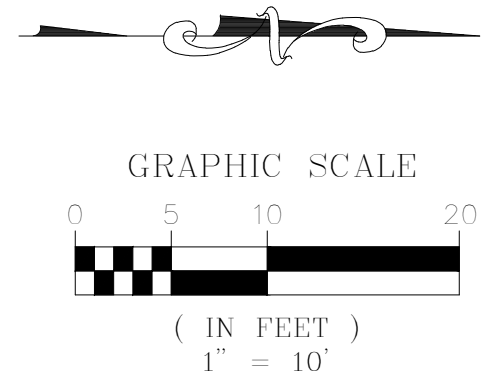
GENERAL NOTES AND SPECIFICATIONS

Drawn By	Scale
Sheet No.	C100
Project No.	2-16

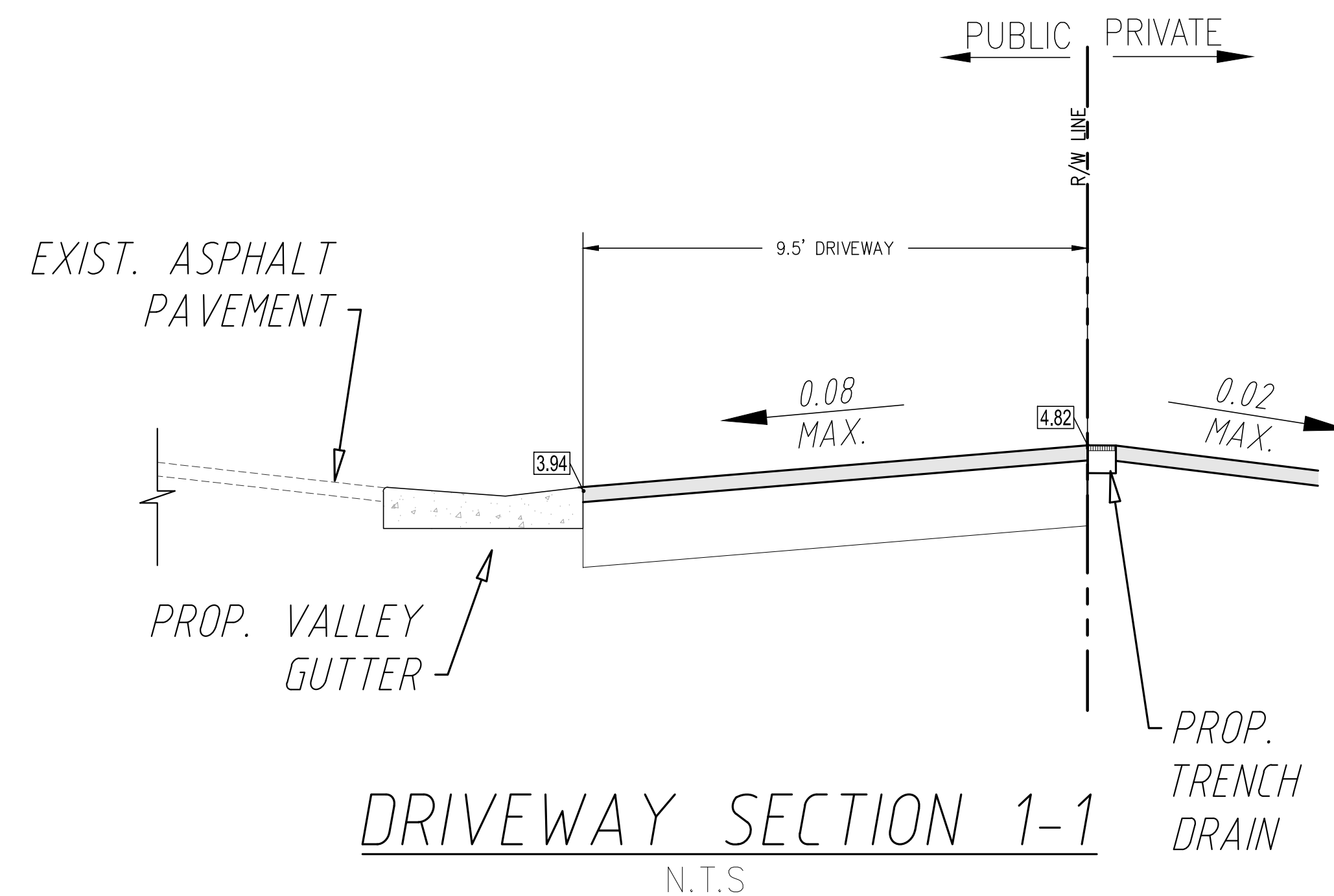
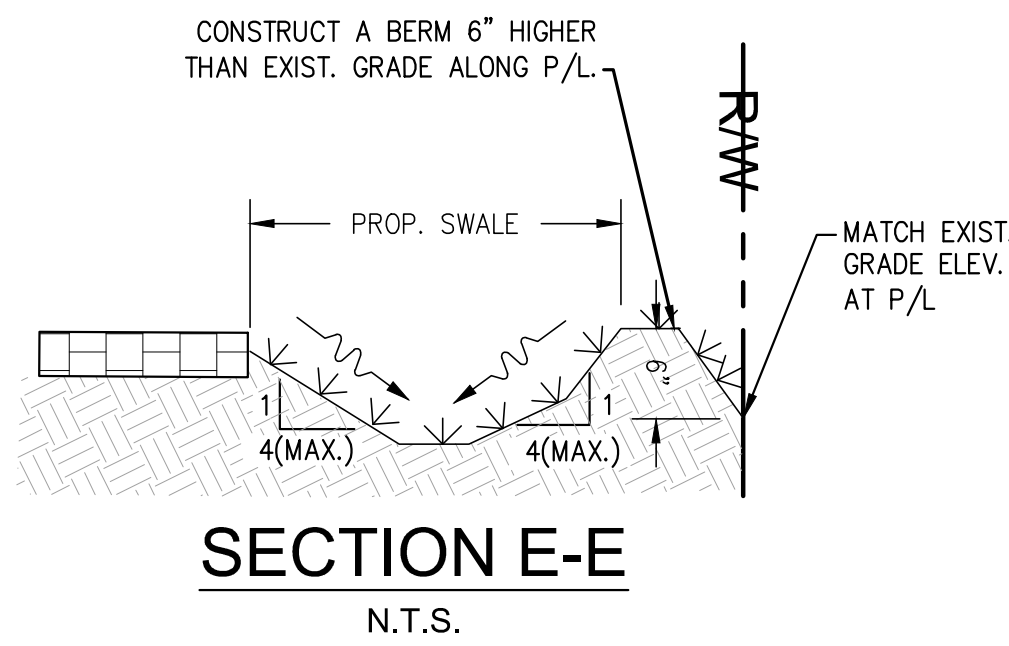
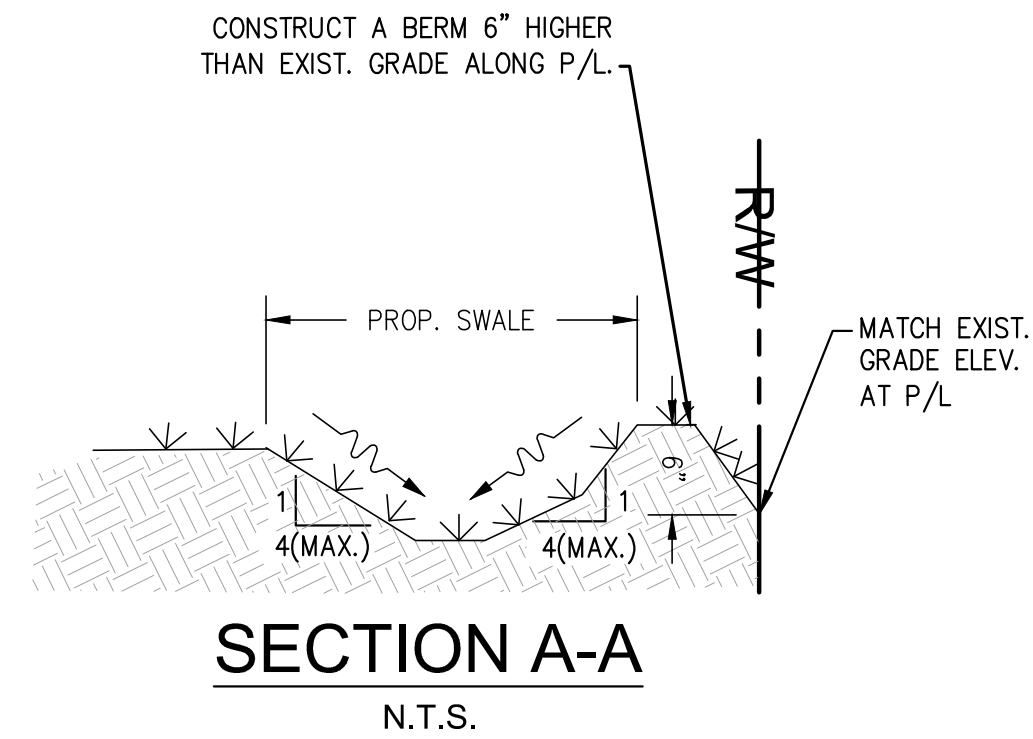




- LEGEND:**
- R/W LINE / PROPERTY LINE
 - CENTER LINE
 - EXISTING CURBING
 - EXISTING ELEVATIONS (NGVD)
 - PROP. PAVERS. REFER TO LA PLANS FOR DETAILS.
 - PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
 - PROP. EXFLT. TRENCH (SEE SHEET C400 FOR DETAILS)
 - PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
 - LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5



NOTE:
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NOTE:
"WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR."

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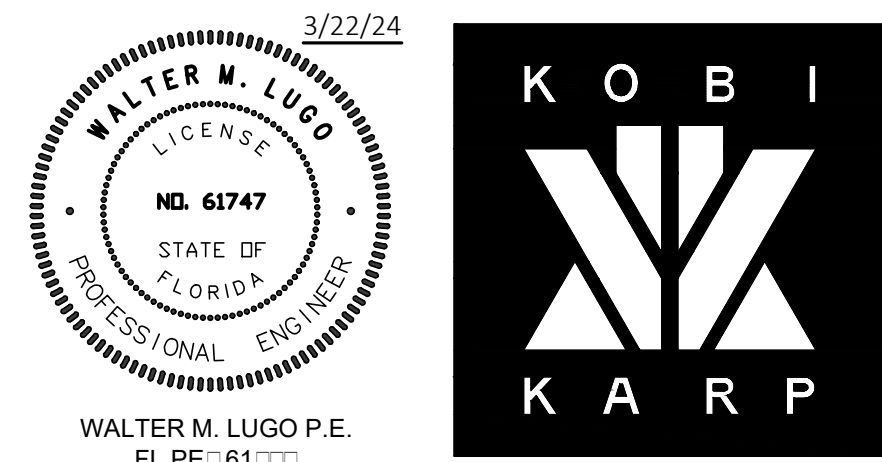
DRB SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33116

- Owner:**
N: 10190 EAST BAY HARBOR DRIVE LLC
A: 10190 EAST BAY HARBOR DRIVE
S: 10190 EAST BAY HARBOR DRIVE
- Consultant:**
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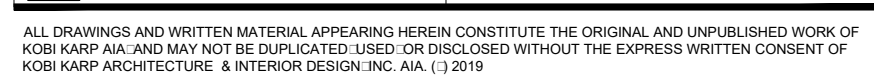
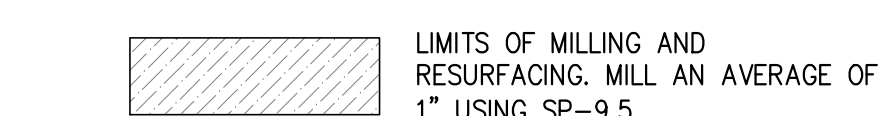


PAVING, GRADING AND DRAINAGE PLAN

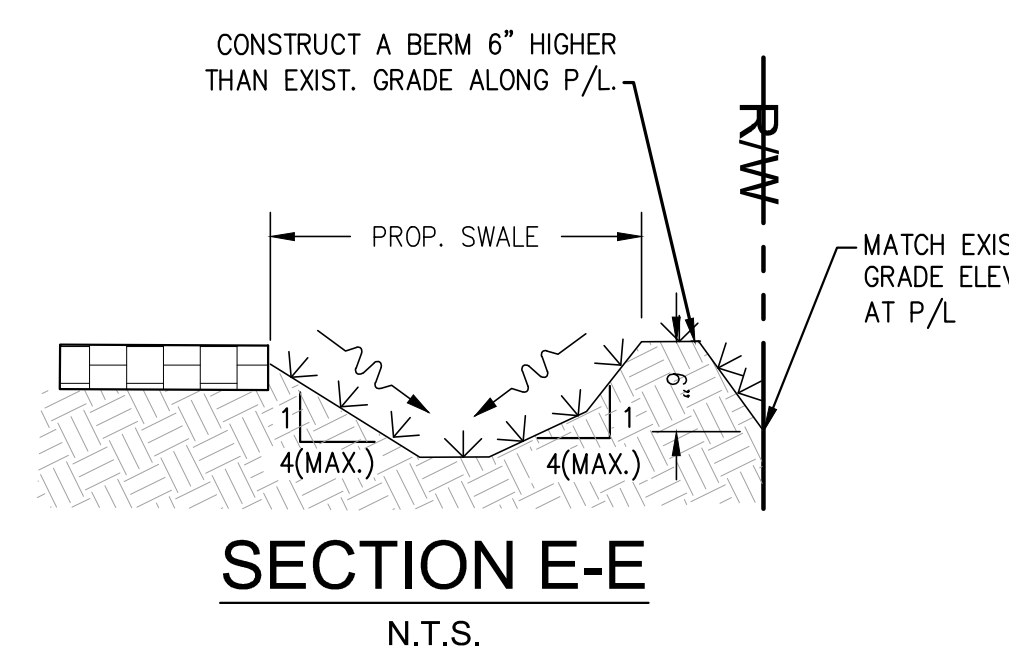
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S: 10190 EAST BAY HARBOR DRIVE	C200
Pr: 10190 EAST BAY HARBOR DRIVE	2/16

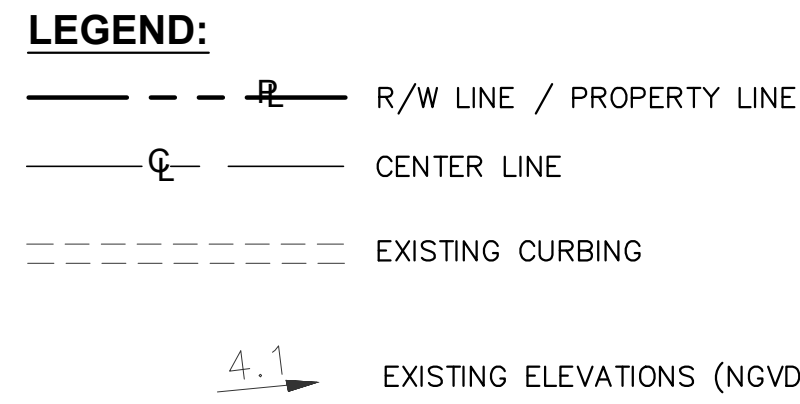
Call 811 or visit sunshine11.com two full business days before digging to have buried facilities located and marked. Check your other response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
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FT. LAUDERDALE, FL 33304
Email: wlp@oceanengineering.com



Date	Serial No. C201
Serial	
Product 2016	



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10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL 33112

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Schn Is B F 160

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Miami FL 33134
Tel: 305-661-2000

Consultant:
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FT. LAUDERDALE FL ☐ ☐ ☐
T ☐ ☐ 9 ☐ ☐ 20 ☐ 1 ☐ 21

Consultant:

MEP ENGINEER:

N R S - G Cons En

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M FL 016

T 813-272-06

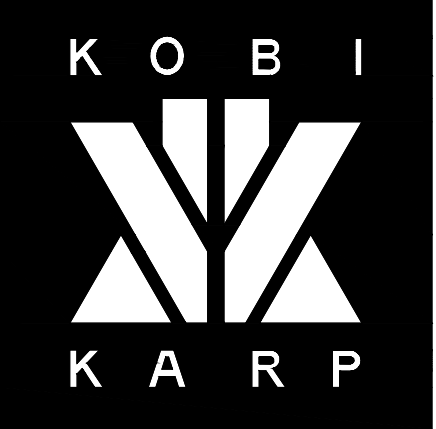
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N LANGAN En
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Consultant:

ARCHITECT:

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WALTER M. LUGO P.E.
FL PE#61000

WATER AND SEWER PLAN

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Sunshine 811
Call 811 or visit sunshine811.com 1 business days before digging to buried facilities located and marked.

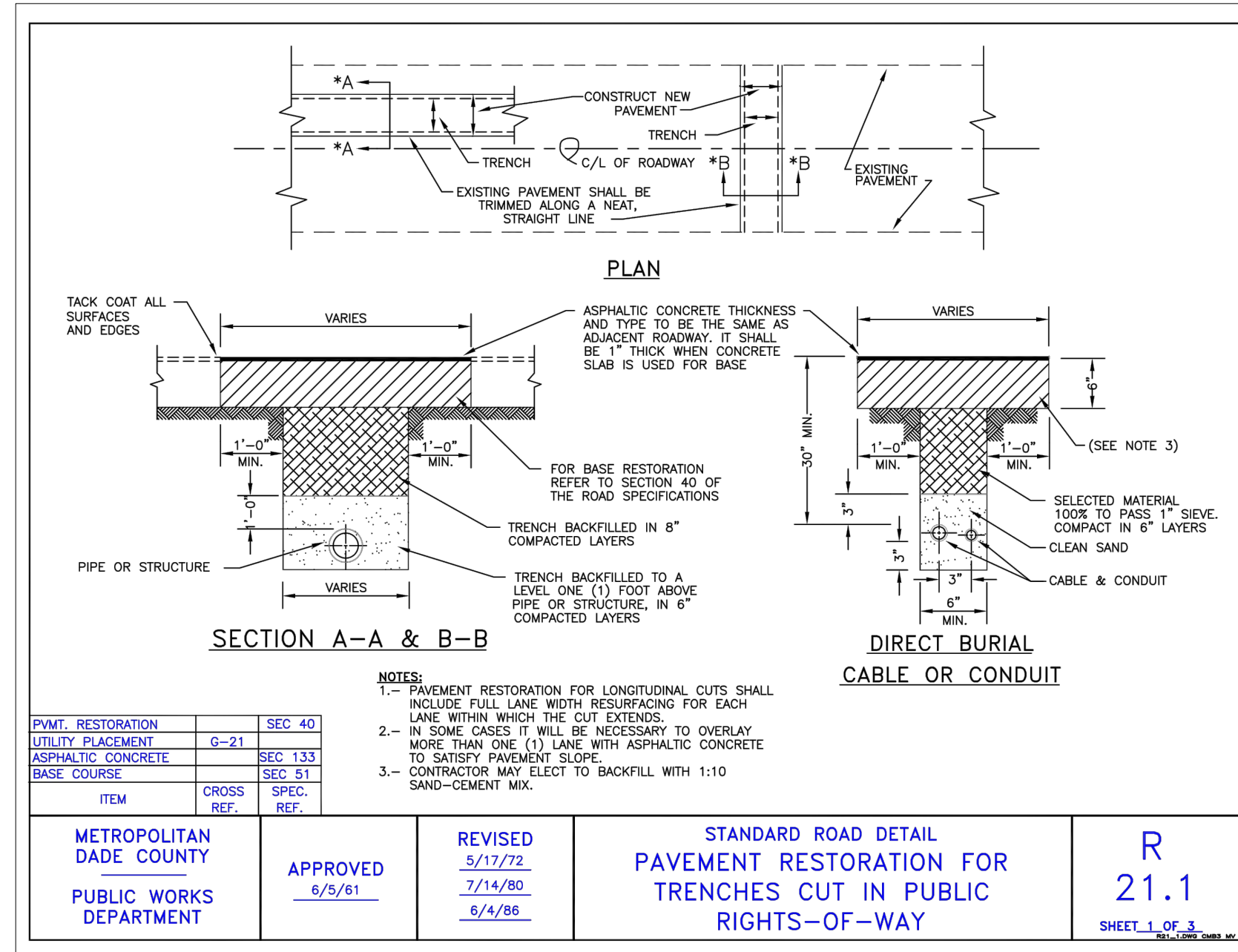
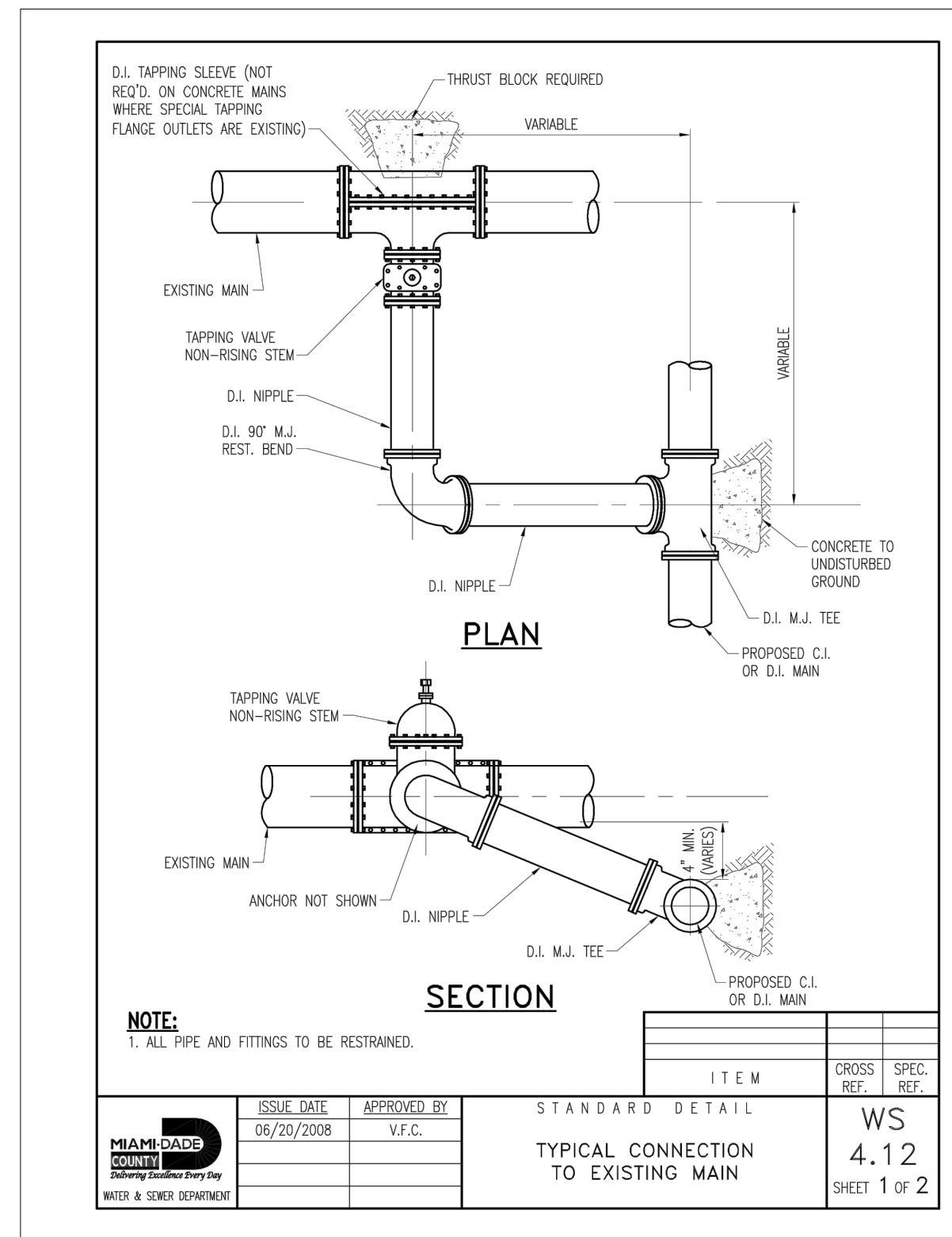
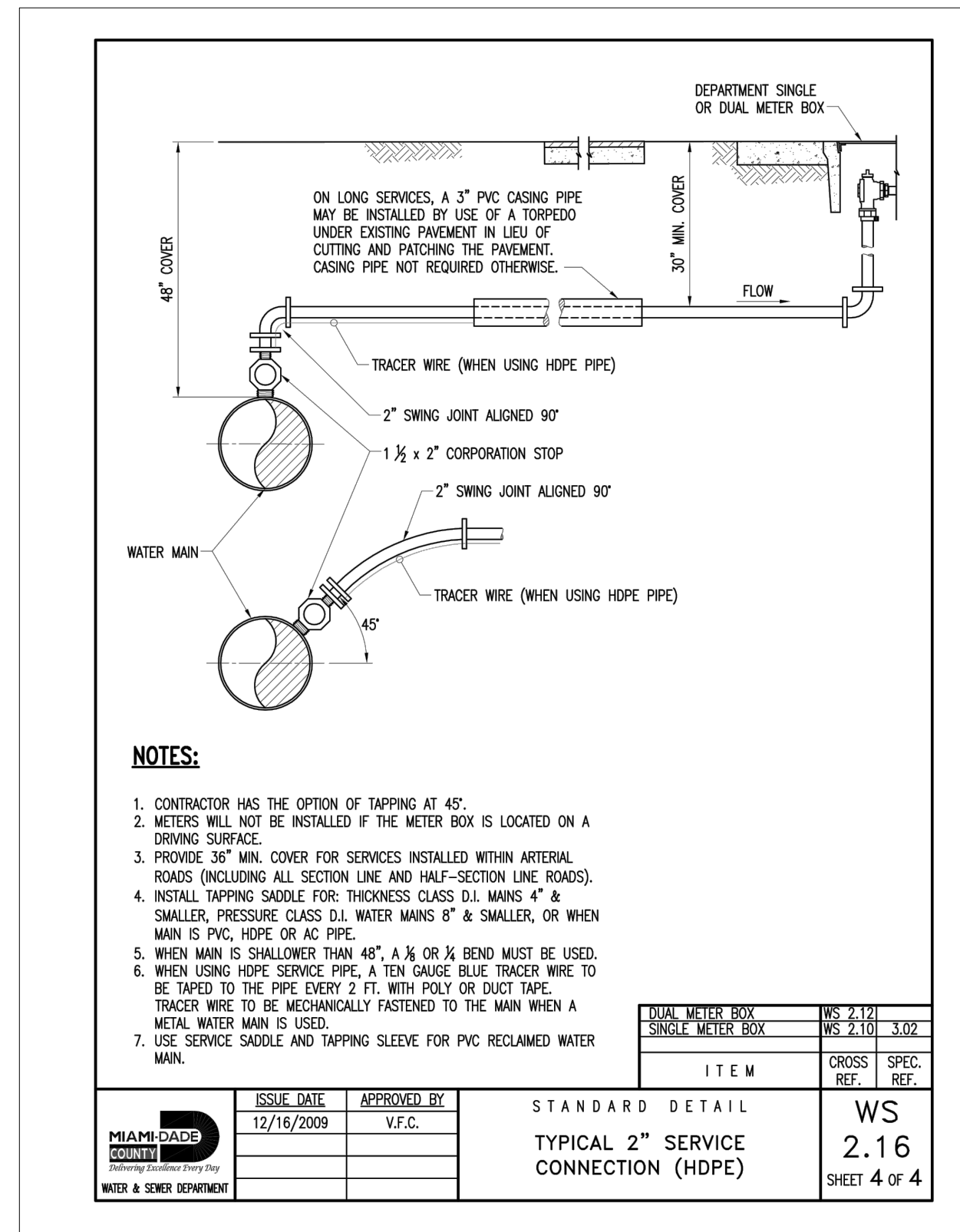


FOR CONTINUATION SEE SHT. C200



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



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DRB SET

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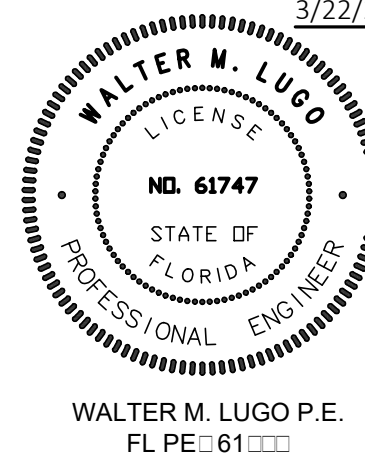
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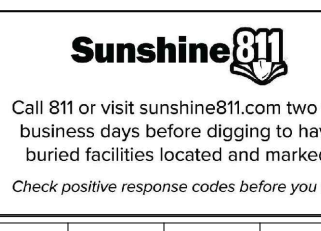
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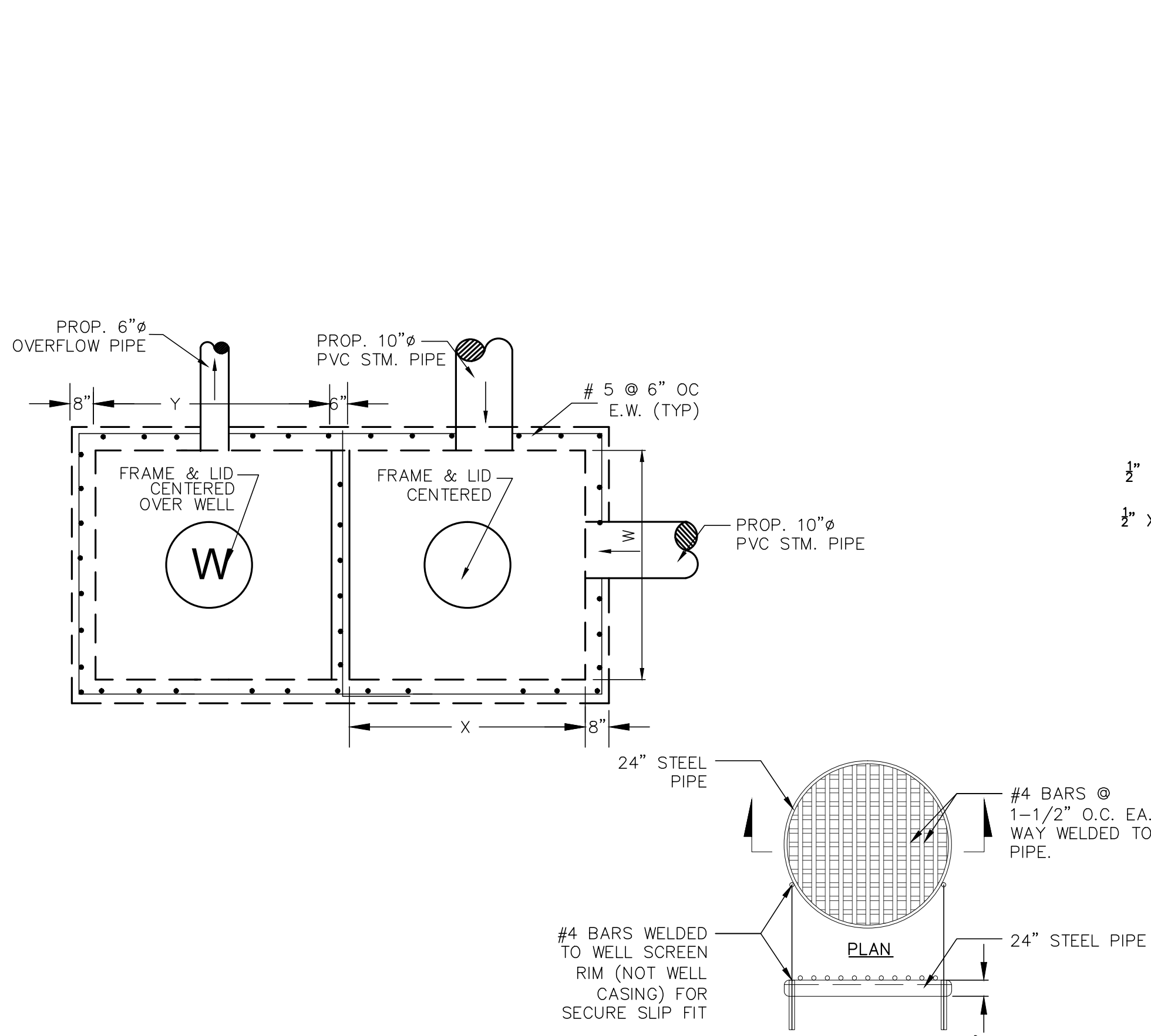
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FORT LAUDERDALE, FL 33304
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WATER AND SEWER PLAN

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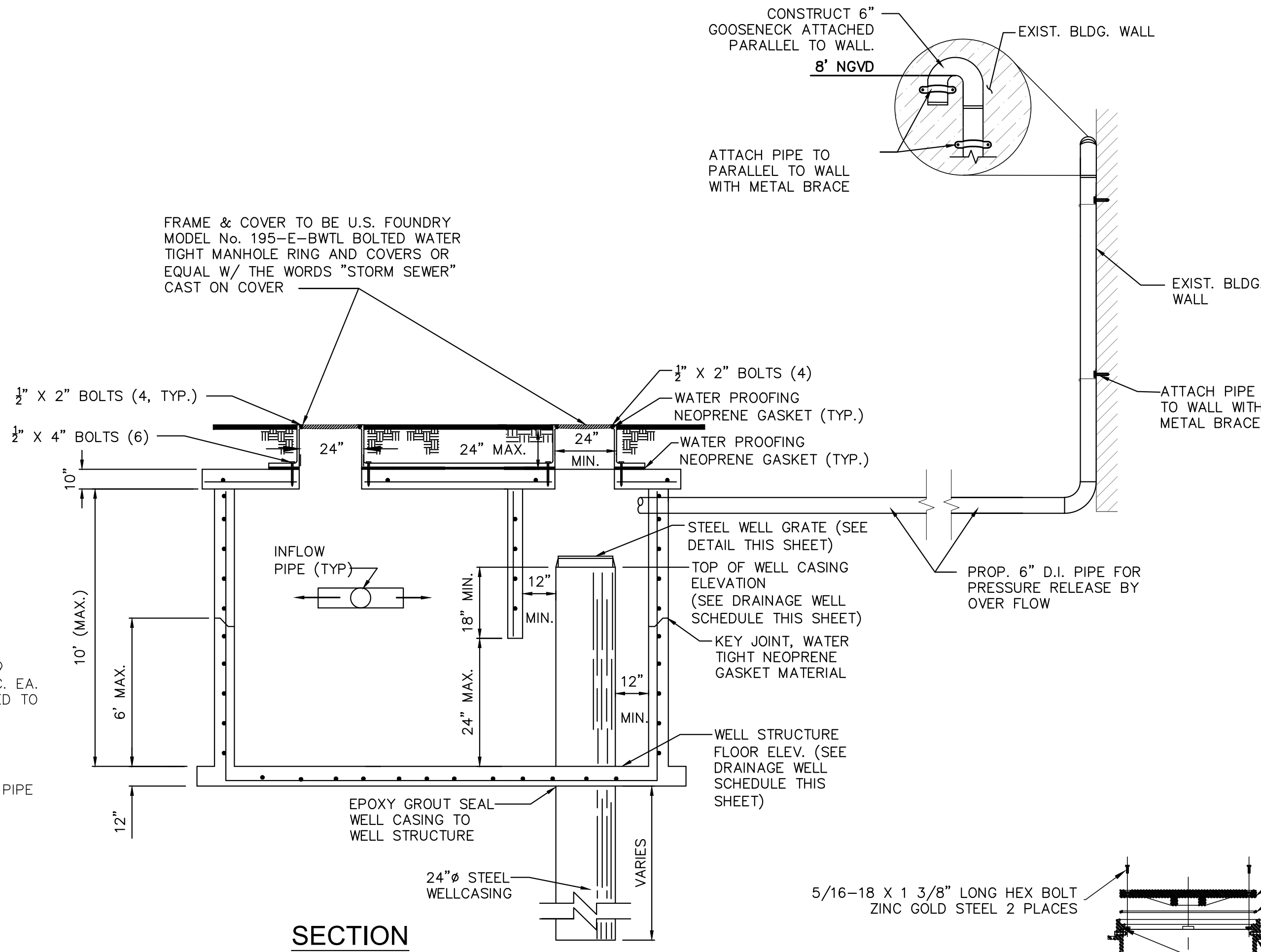




NOTES FOR DRAINAGE WELL

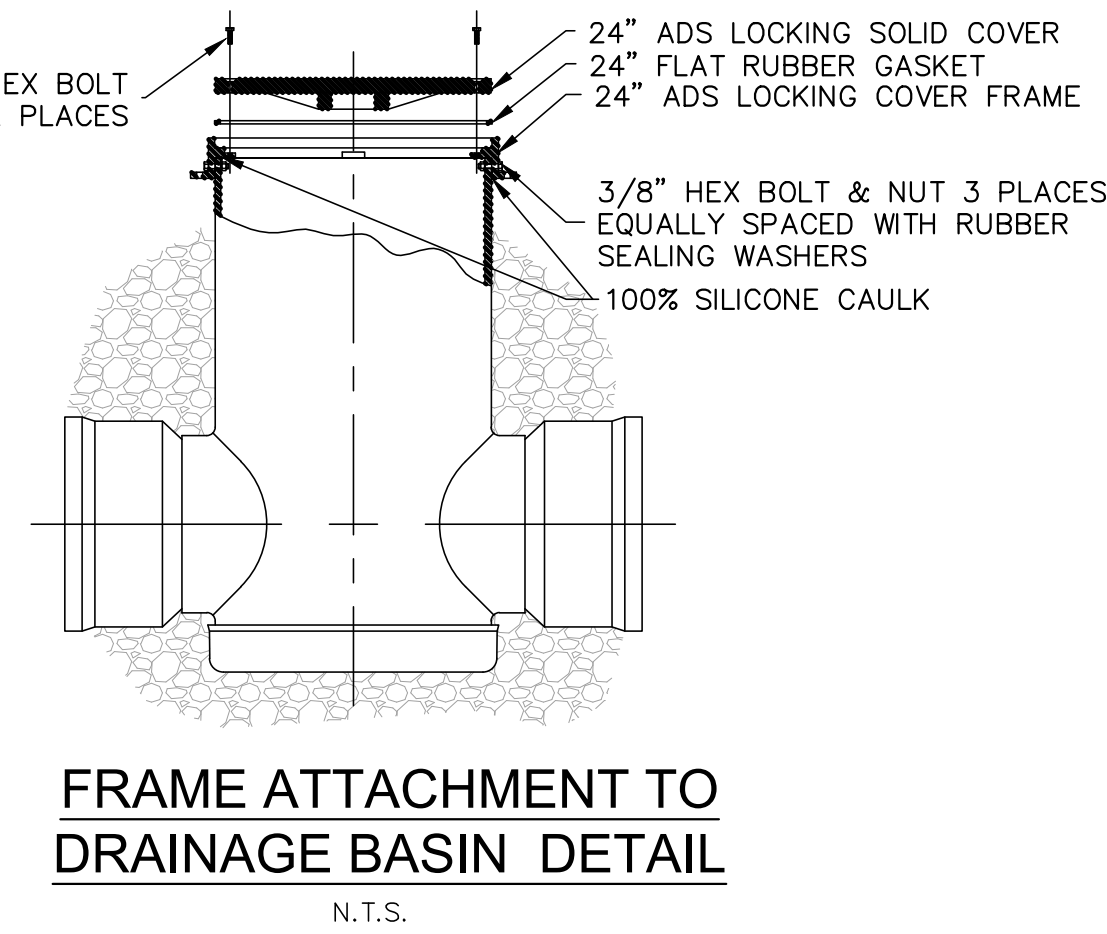
1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE G-III AQUIFER. FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L;..."
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED WELL RECHARGE RATE OF 450 GPM/FT OF HEAD CANNOT BE ACHIEVED, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.
4. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.

STEEL WELL GRATE DETAIL
N.T.S.

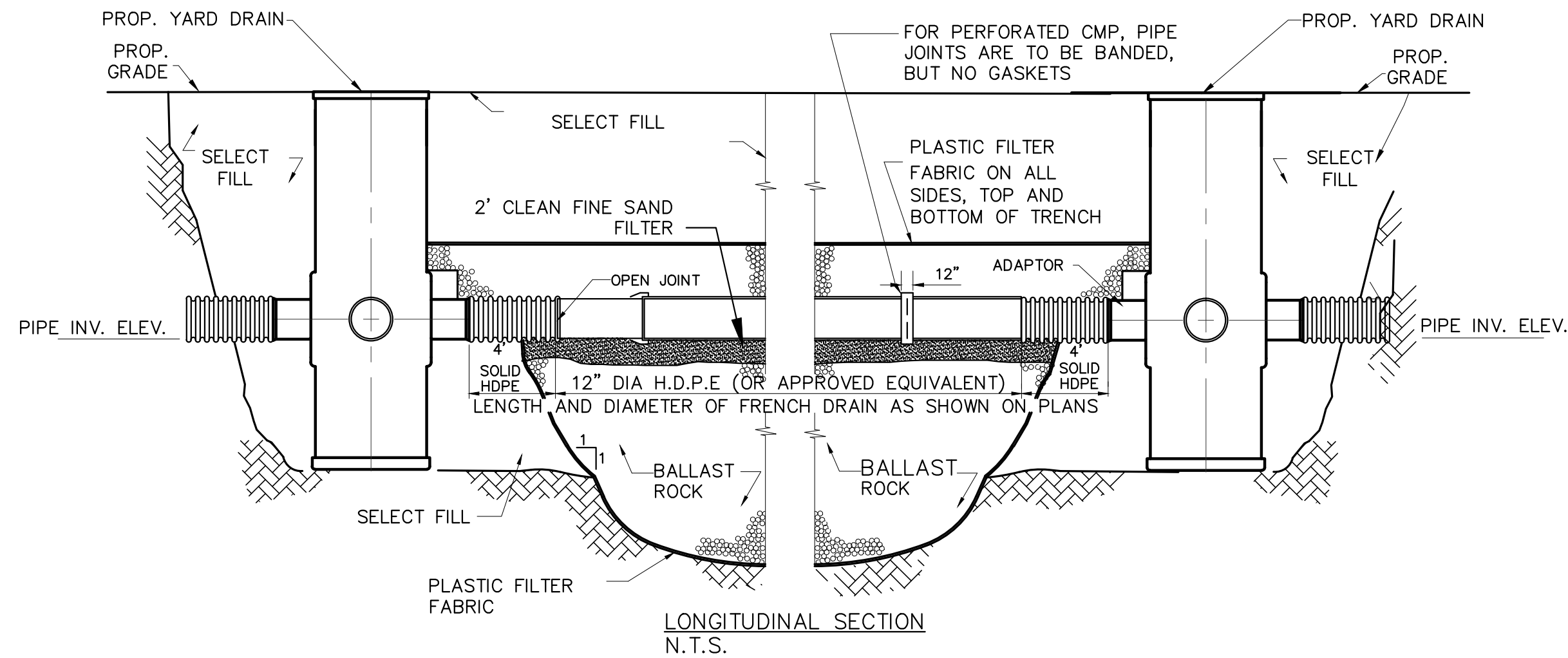


STORM DRAINAGE DISPOSAL WELL
SECTION

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				
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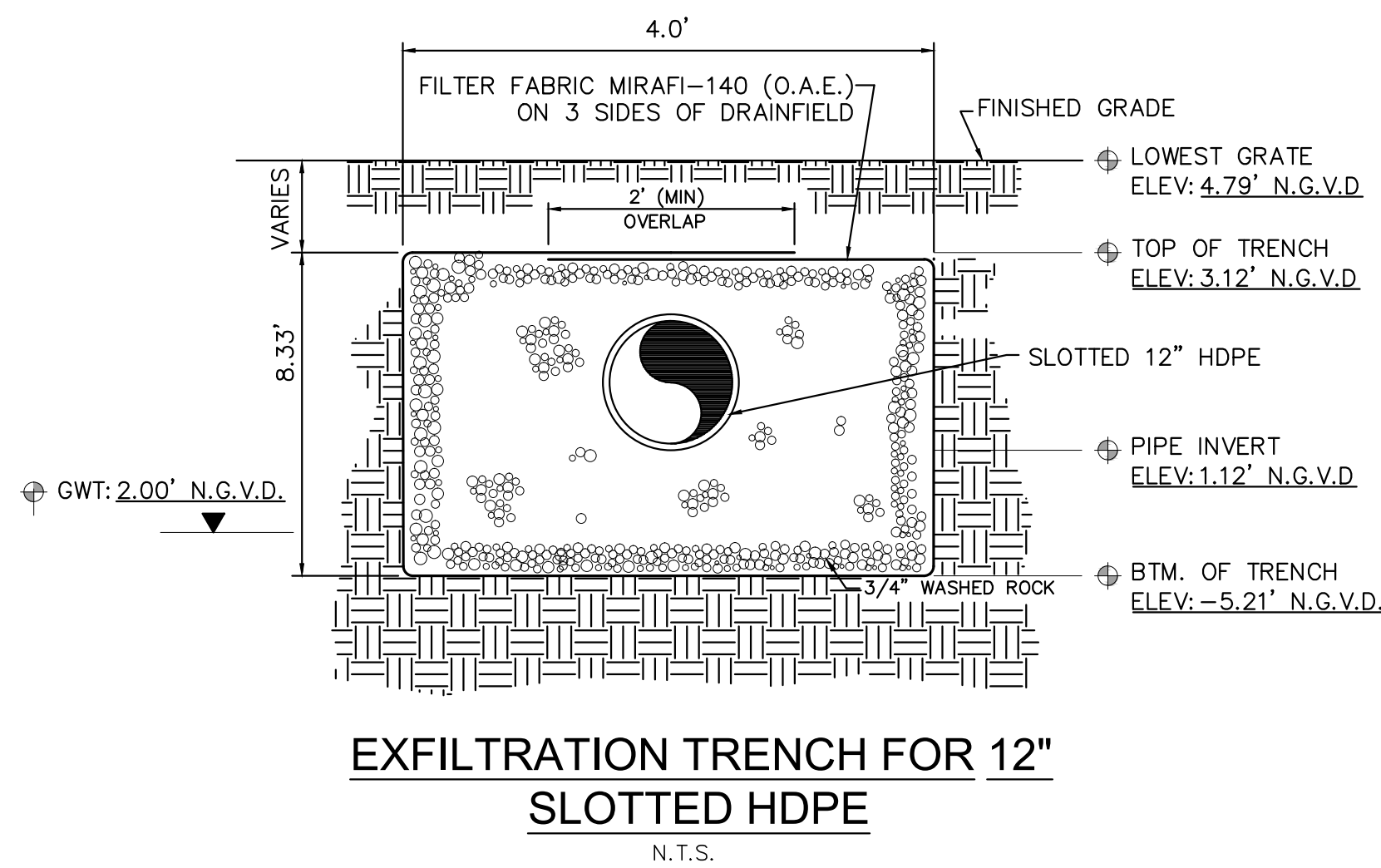
FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL
N.T.S.



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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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. ALL RIGHTS RESERVED.

DRB SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33411

Owner:
N: 10190 EAST BAY HARBOR DRIVE
Address: 10190 EAST BAY HARBOR DRIVE
City: BAY HARBOR ISLANDS
State: FL 33411

Consultant:
CIVIL ENGINEER:
N: 10190 EAST BAY HARBOR DRIVE
Address: 10190 EAST BAY HARBOR DRIVE
City: BAY HARBOR ISLANDS
State: FL 33411

Consultant:
LANDSCAPE DESIGN:
N: 10190 EAST BAY HARBOR DRIVE
Address: 10190 EAST BAY HARBOR DRIVE
City: BAY HARBOR ISLANDS
State: FL 33411

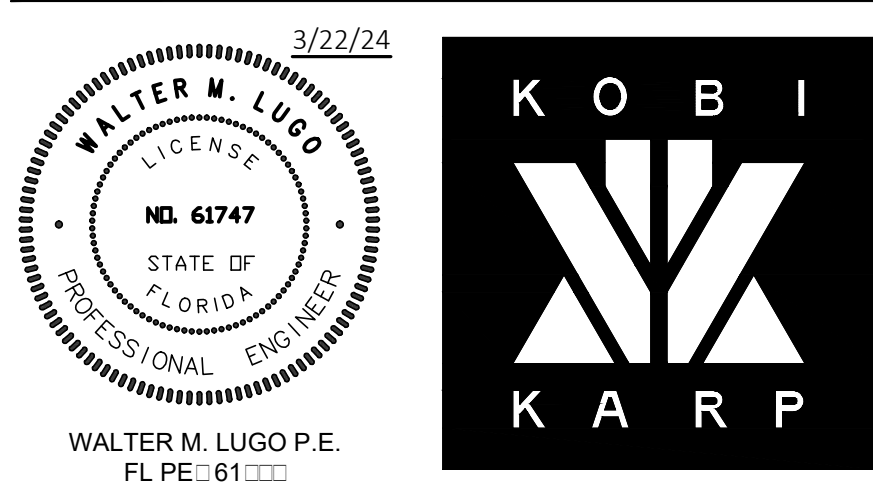
Consultant:
MEP ENGINEER:
N: 10190 EAST BAY HARBOR DRIVE
Address: 10190 EAST BAY HARBOR DRIVE
City: BAY HARBOR ISLANDS
State: FL 33411

Consultant:
N: 10190 EAST BAY HARBOR DRIVE
Address: 10190 EAST BAY HARBOR DRIVE
City: BAY HARBOR ISLANDS
State: FL 33411

Consultant:

Consultant:

ARCHITECT:
N: 10190 EAST BAY HARBOR DRIVE
Address: 10190 EAST BAY HARBOR DRIVE
City: BAY HARBOR ISLANDS
State: FL 33411



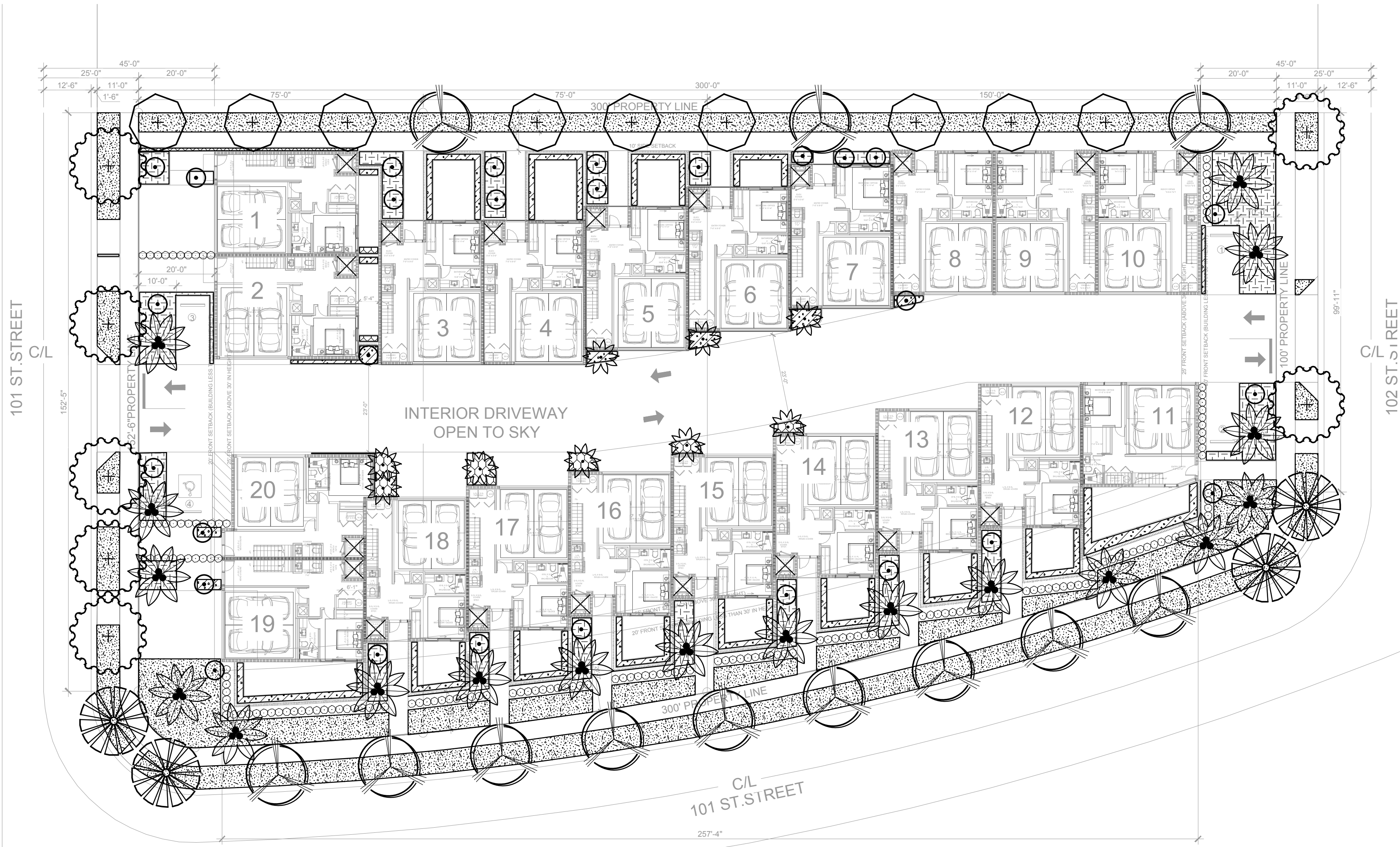
DRAINAGE DETAILS

DATE	3/22/24
SCALE	AS SHOWN
PROJECT	2/16
SHEET NO.	C400



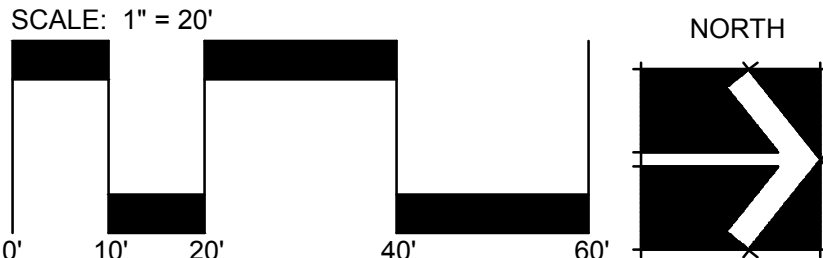
NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEET TD-1 TREE DISPOSITION PLAN.
- SEE SHEET L-200 PLANTING PLAN
- SEE SHEET L-200 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
- SEE SHEET L-210 FOR LANDSCAPE DETAILS AND NOTES
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	
TREES									
BS	7	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B		14'-16" HT X 5" SPR	YES	HIGH	
CD	9	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	FG/B&B		12" HT X 5" SPR	YES	HIGH	
CE	12	CONOCARPUS ERECTUS	BUTTONWOOD	FG/B&B		14" HT. X 5" SPR, 5' CT., FULL CANOPY	YES	HIGH	
PALM TREES									
PD	4	PHOENIX DACTYLIFERA	MEDJOOOL DATE PALM	FG/B&B		12" CT., MATCHED HEIGHTS	NO	HIGH	
PE	9	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		12" CT SINGLE STRAIGHT TRUNK	NO	HIGH	
TR	28	THRINAX RADIATA	FLORIDA THATCH PALM	25 GAL		5'-6" OA	YES	HIGH	
VM	18	VEITCHIA MERRILLI	CHRISTMAS PALM	B&B FIELD GROWN		12'-14" TRIPLE	NO	HIGH	
SHRUBS									
CES	180	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	-		24"HT X 24"SPR	YES	HIGH	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING
GROUND COVERS									
CIH	1,017	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	-		12"HT X 12"SPR	YES	HIGH	18" o.c.
FMG	485	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	-		12"HT X 12"SPR	NO	HIGH	18" o.c.
NES	123	NEPHROLEPIS EXALTATA	BOSTON FERN	-		12" HT. FULL	YES	HIGH	18" o.c.
SOD/SEED									
SOD	6,254 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD					



10190 EAST BAY HARBOR DRIVE

DRB SUBMITTAL

KOBI KARP
BAY HARBOR ISLANDS, FL 33154

Sheet Description
LANDSCAPE
PLAN

Release Date
02-18-24

Project Number
2409B

Drawing Number

L-200

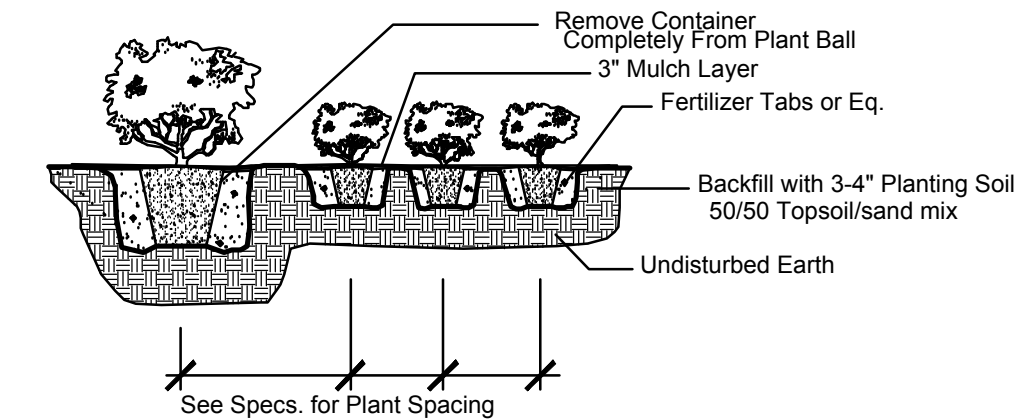
Sheet 1 OF 2

HUGH JOHNSON
RLA #685

Seal

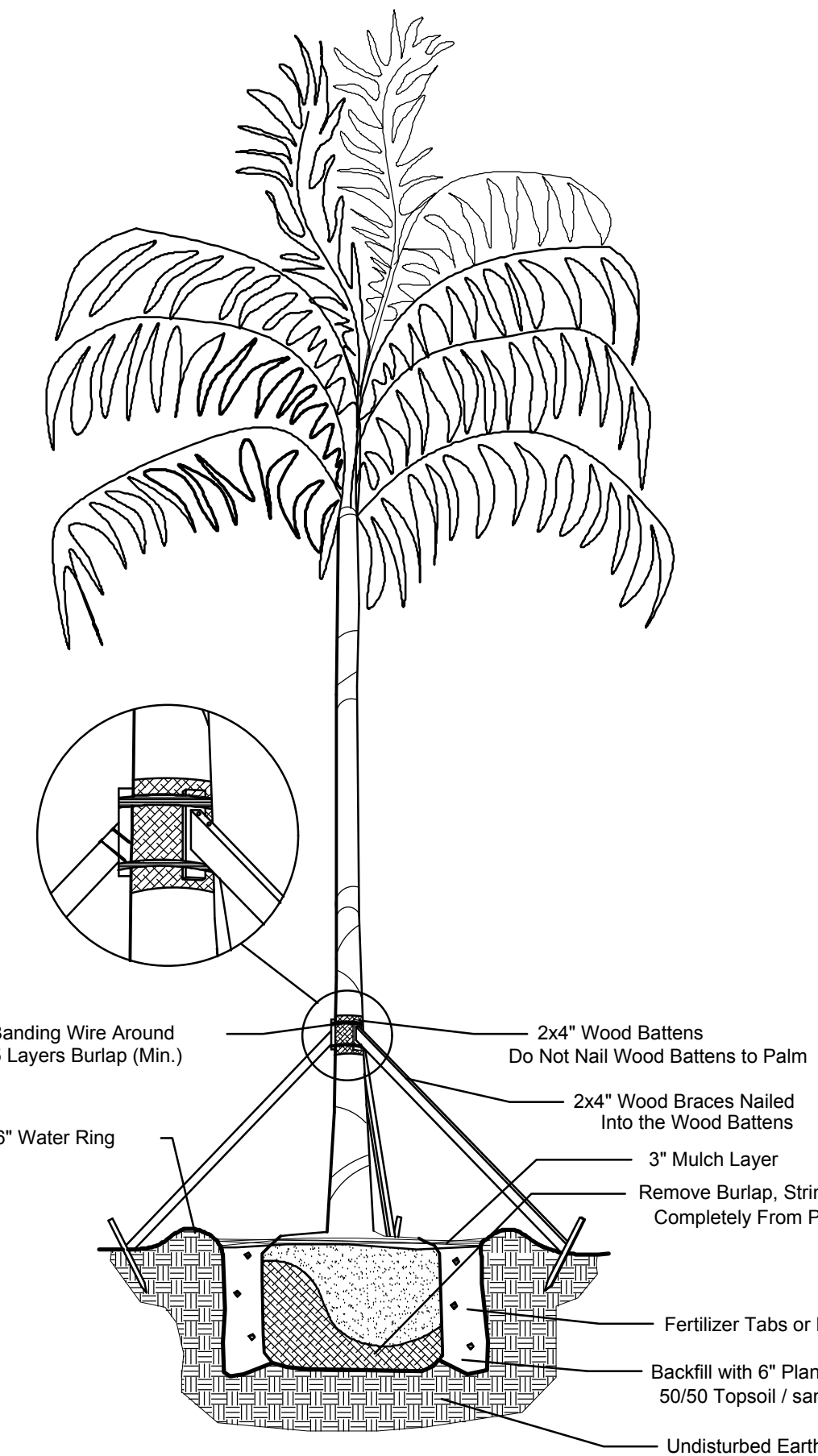
Revision Dates

AAL
Architectural Alliance Landscape
112 S.W. 4th Avenue, Suite 1000
Fort Lauderdale, FL 33304
TEL: 954-764-8858 EMAIL: info@aal.com



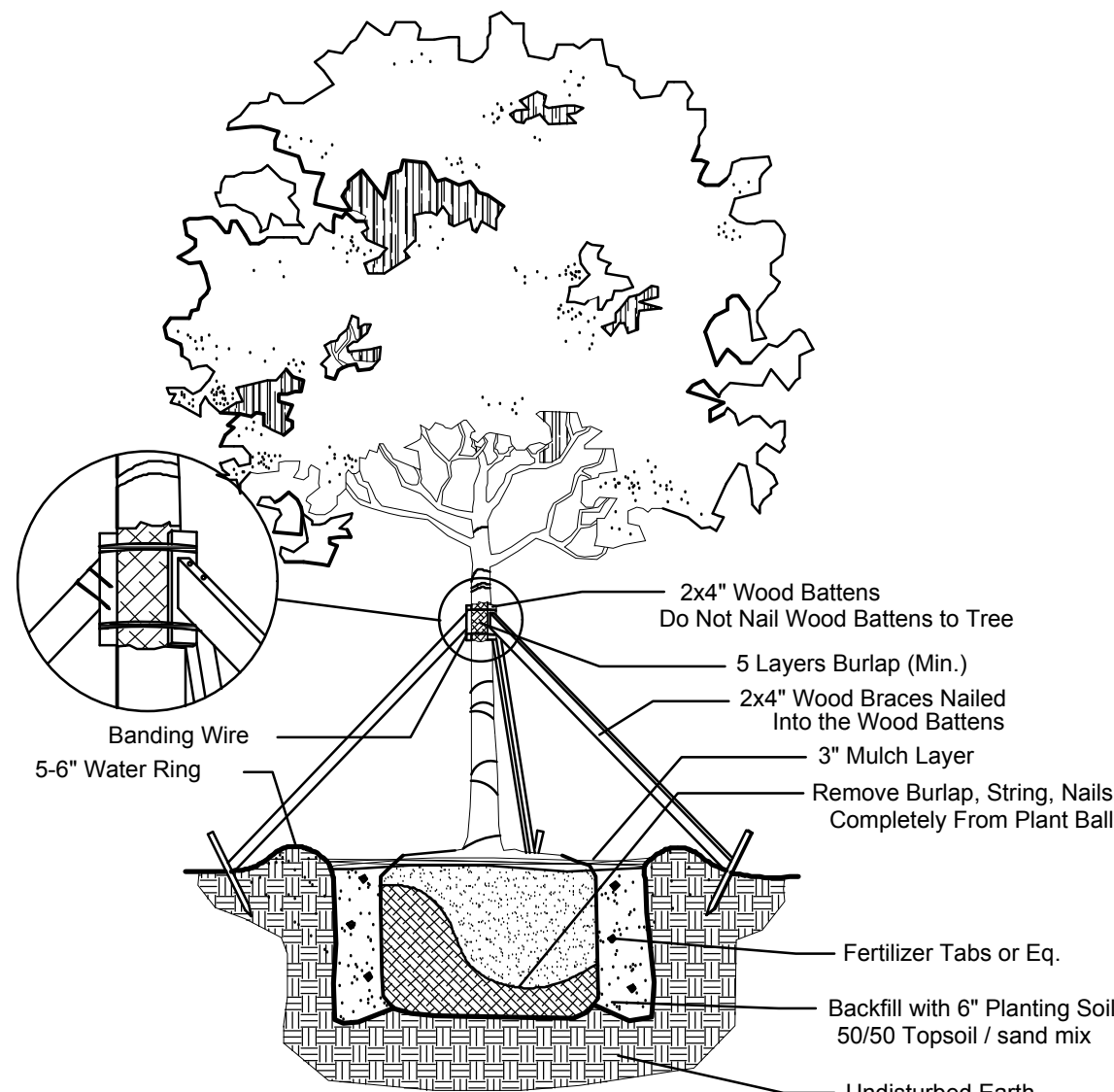
Shrub & Ground Cover Planting Detail

NTS



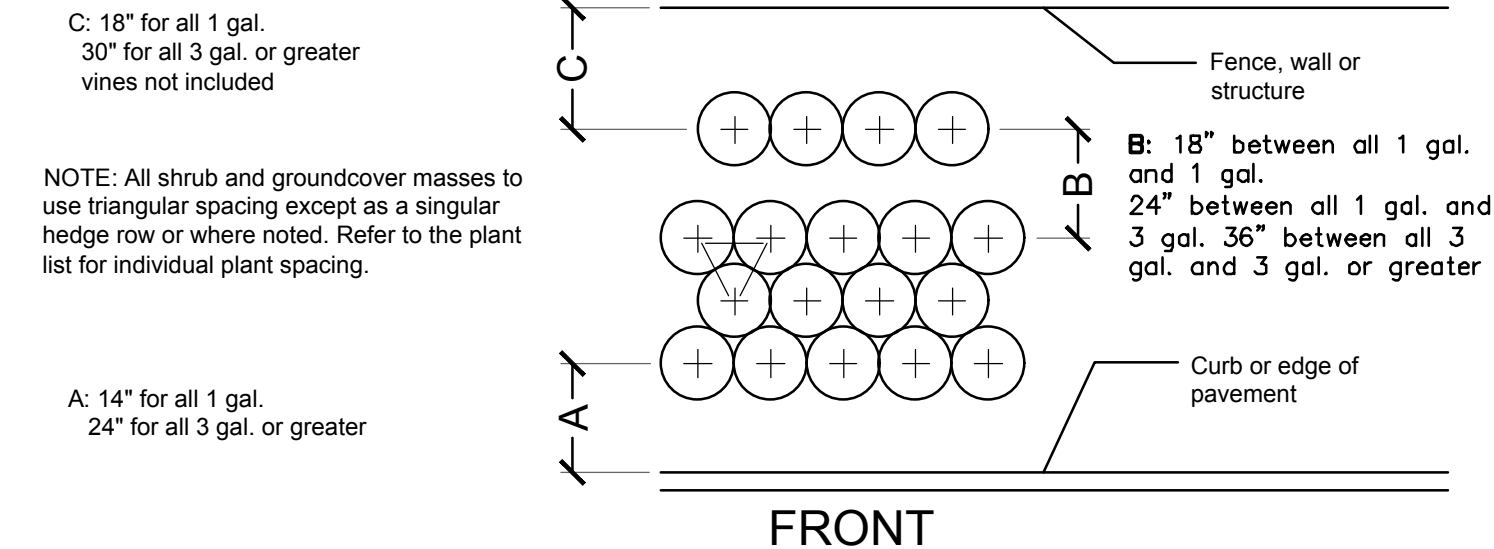
Palm Planting Detail

NTS



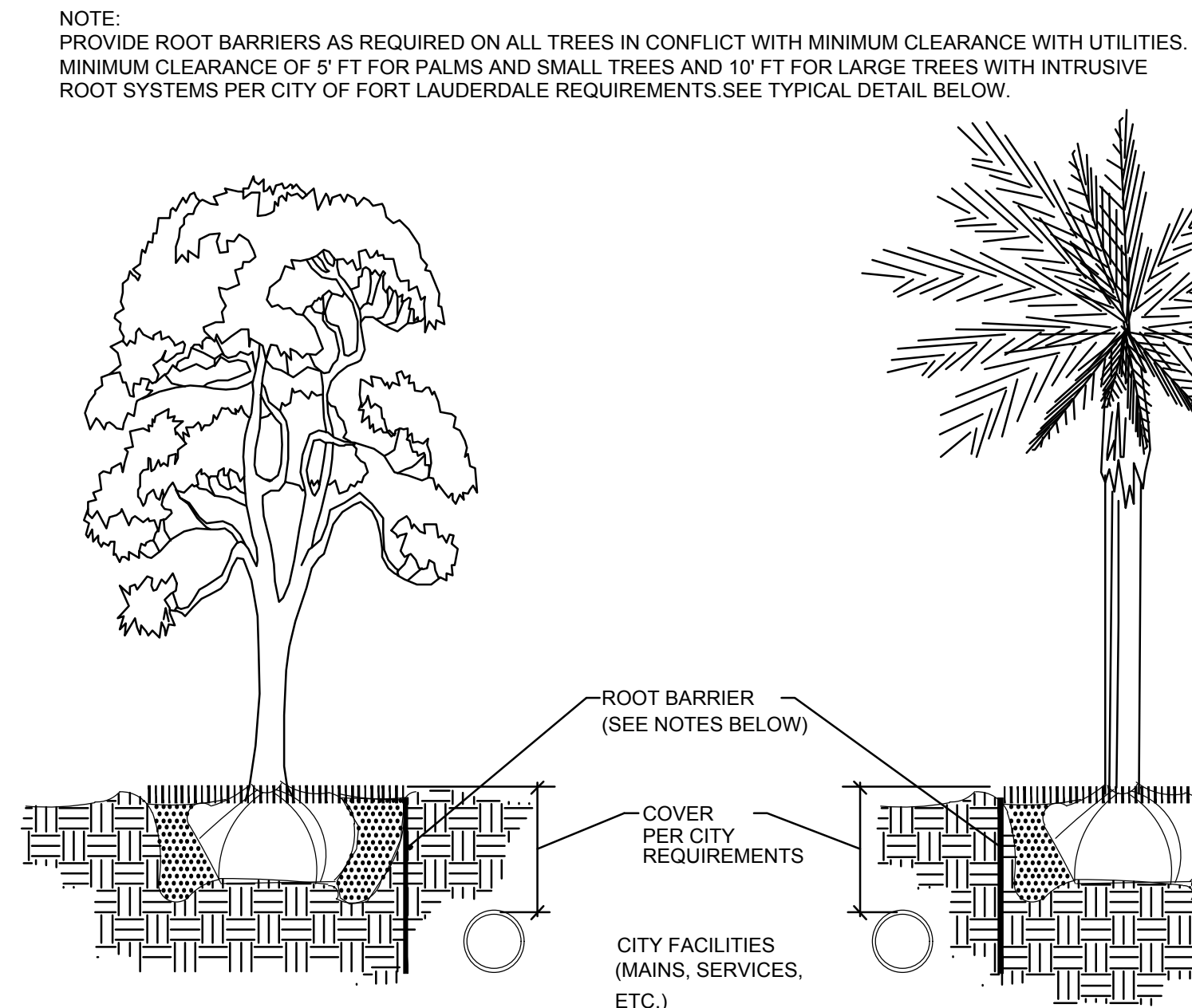
Large Tree Planting Detail

NTS



Typical Plant Spacing

NTS

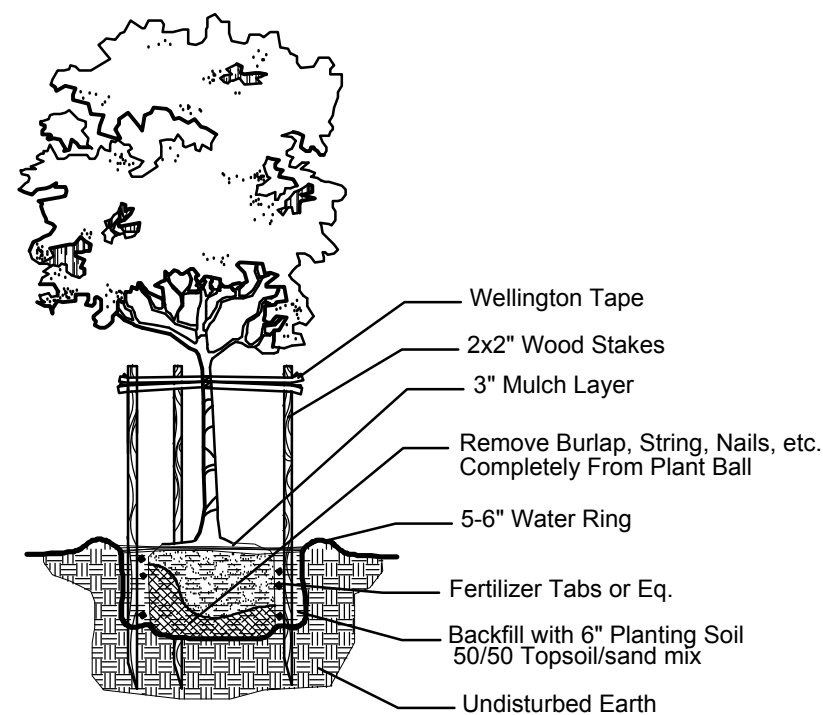


NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Root Barrier Detail

NTS



Small Tree Planting Detail

NTS

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET XXX TREE DISPOSITION PLAN.
4. SEE SHEET XXX PLANTING PLAN
5. SEE SHEET XXX FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET XXX FOR LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

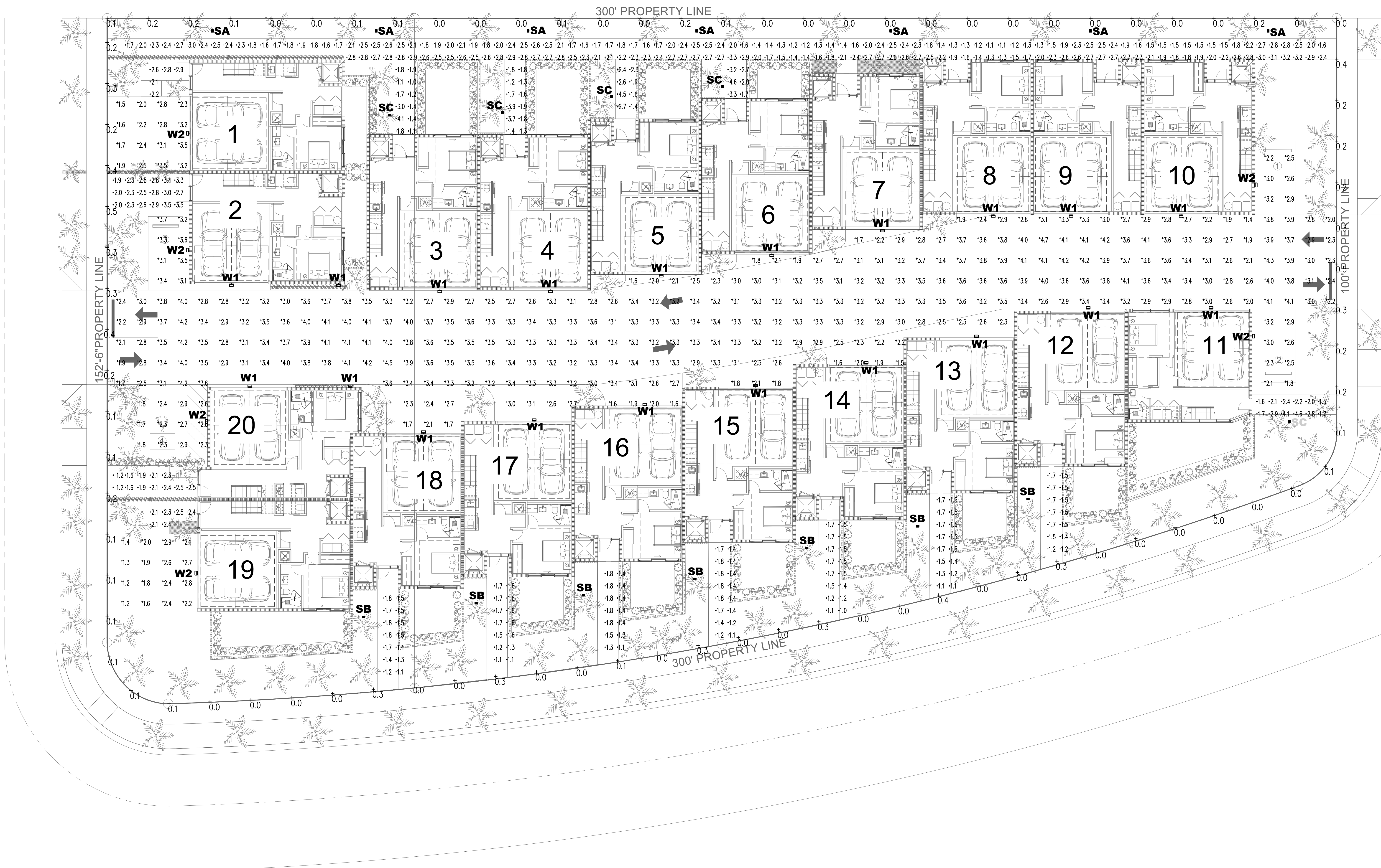
It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.



1 PHOTOMETRIC FLOOR PLAN - LEVEL 1 (NORMAL)
SCALE: 3/32" = 1'-0"

LUMINAIRE SCHEDULE									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	SA	Single	Lumenpulse	BLDC-TM1-xxx-10FT-CSL-XS15-30K-CRI 70-2 BLS	COLUMN: 10' A.F.G.	N/A	0.900	1127	17
	SB	Single	Lumenpulse	BLDC-TM1-xxx-10FT-CSL-XS10-30K-CRI 70-2 BLS	COLUMN: 10' A.F.G.	N/A	0.900	778	10
	SC	Single	Lumenpulse	BLDB-TM1-xxx-3FT-CSL-N03-30K-CRI 70-3 BLS	BOLLARD: 3' A.F.G.	N/A	0.900	165	3
	W1	Single	Lithonia Lighting	WDGE2 LED P2 30K 80CRI T3M	WALL MOUNTED: 12' A.F.G.	N/A	0.900	1964	18.98
	W2	Single	Lithonia Lighting	WDGE2 LED P3 30K 80CRI T3M	WALL MOUNTED: 12' A.F.G.	N/A	0.900	3062	32.14

CALCULATION SUMMARY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE	Illuminance	Fc	3.11	4.7	1.4	2.22	3.36
SPILL @ 5FT	Illuminance	Fc	0.11	0.5	0.0	N.A.	N.A.
UNIT 1 DRIVEWAY	Illuminance	Fc	2.51	3.5	1.5	1.67	2.33
UNIT 19 DRIVEWAY	Illuminance	Fc	2.03	2.9	1.2	1.69	2.42
WALKING AREA - NORTH	Illuminance	Fc	2.18	4.6	1.0	2.18	4.60
WALKING AREA - SOUTH	Illuminance	Fc	1.66	4.6	1.0	1.66	4.60

Rev.	Date	Rev.	Date
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DRB SET

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 19101 Collins Ave, #3008
Sunny Isles Beach, FL 33160

Consultant:
CIVIL ENGINEER:
Name: Ocean Engineering
Address: 6101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-516-2008

Consultant:
LANDSCAPE DESIGN:
Name: AAL ARCHITECTURAL LANDSCAPE
Address: 612 SW 4TH AVENUE
FT. LAUDERDALE, FL 33315
Tel: 954-205-1721

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

Consultant:
Name: LANGAN Engineers
Address: 110 EAST BROWARD BOULEVARD, SUITE 1500
FORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

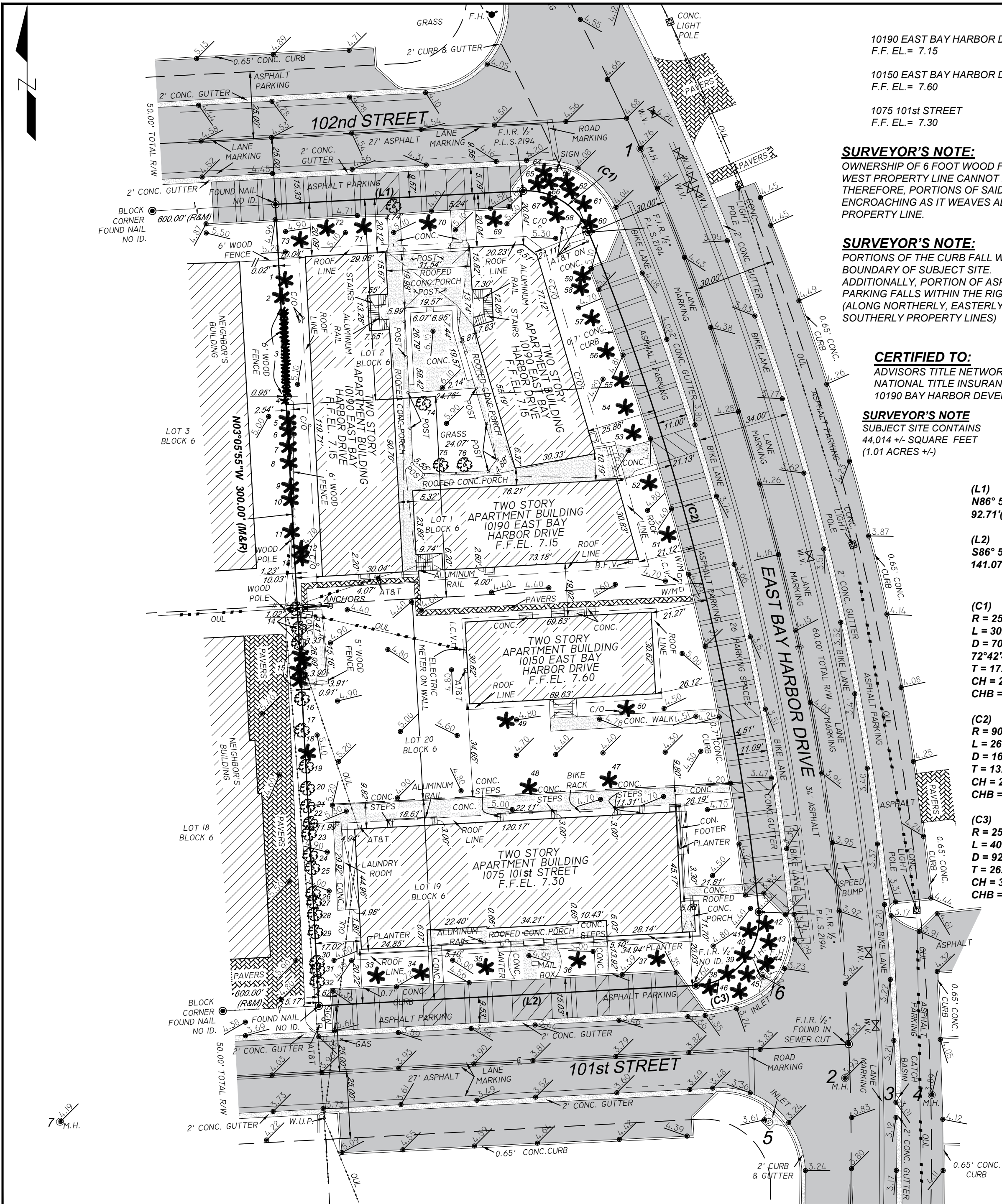
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



KOBİ KARP
Lic. # AK0012578

PHOTOMETRIC - LEVEL 1 (NORMAL)

Date:	Sheet No.
Scale:	PH1.00
Project: 2416	



10190 EAST BAY HARBOR DRIVE
F.F. EL. = 7.15

10150 EAST BAY HARBOR DRIVE
F.F. EL. = 7.60

1075 101st STREET
F.F. EL. = 7.30

SURVEYOR'S NOTE:
OWNERSHIP OF 6 FOOT WOOD FENCE ALONG WEST PROPERTY LINE CANNOT BE DETERMINED. THEREFORE, PORTIONS OF SAID FENCE MAY BE ENCROACHING AS IT WEAVES ALONG THE PROPERTY LINE.

SURVEYOR'S NOTE:
PORTIONS OF THE CURB FALL WITHIN THE BOUNDARY OF SUBJECT SITE. ADDITIONALLY, PORTION OF ASPHALT PARKING FALLS WITHIN THE RIGHT-OF-WAY. (ALONG NORTHERLY, EASTERLY AND SOUTHERLY PROPERTY LINES)

CERTIFIED TO:
ADVISORS TITLE NETWORK, ALLIANT NATIONAL TITLE INSURANCE COMPANY, 10190 BAY HARBOR DEVELOPMENT LLC

SURVEYOR'S NOTE
SUBJECT SITE CONTAINS
44,014 +/- SQUARE FEET
(1.01 ACRES +/-)

(L1)
N86° 54' 05"E
92.71'(R) 92.67'(M)

(L2)
S86° 54' 05"W
141.07 (M&R)

(C1)
R = 25.00'
L = 30.85'
D = 70° 42' 39"(FIELD)
72° 42' 49" (PLAT)
T = 17.74'
CH = 28.93'
CHB = S57° 44' 35"E

(C2)
R = 903.44'
L = 262.81'
D = 16° 40' 03"
T = 132.34'
CH = 261.89'
CHB = S14° 03' 14"E

(C3)
R = 25.00'
L = 40.41'
D = 92° 37' 18"
T = 26.17'
CH = 36.15'
CHB = S40° 35' 26"W

(1) ARECA PALM
DBH: 6"
CANOPY: 10'
HEIGHT: 20'

(2) FAN PALM
DBH: 8"
CANOPY: 6'
HEIGHT: 7'

(3) ARECA PALM CLUSTER
DBH: 38"
CANOPY: 6'
HEIGHT: 30'

(4) FAN PALM
DBH: 18"
CANOPY: 6'
HEIGHT: 15'

(5) ARECA PALM
DBH: 5"
CANOPY: 15'
HEIGHT: 20'

(6) ARECA PALM
DBH: 4"
CANOPY: 4'
HEIGHT: 20'

(7) ARECA PALM CLUSTER
DBH: 24"
CANOPY: 6'
HEIGHT: 18'

(8) ARECA PALM CLUSTER
DBH: 42"
CANOPY: 20'
HEIGHT: 25'

(9) ARECA PALM CLUSTER
DBH: 24"
CANOPY: 15'
HEIGHT: 20'

(10) ARECA PALM CLUSTER
DBH: 12"
CANOPY: 20'
HEIGHT: 25'

(11) ARECA PALM
DBH: 4"
CANOPY: 6'
HEIGHT: 25'

(34) SABAL PALM
DBH: 30"
CANOPY: 15'
HEIGHT: 15'

(35) PALM TREE
DBH: 24"
CANOPY: 15'
HEIGHT: 15'

(36) PALM TREE
DBH: 24"
CANOPY: 15'
HEIGHT: 15'

(37) SABAL PALM
DBH: 12"
CANOPY: 15'
HEIGHT: 15'

(38) ROYAL PALM
DBH: 24"
CANOPY: 20'
HEIGHT: 30'

(39)(40)(41) SABAL PALM
DBH: 12"
CANOPY: 15'
HEIGHT: 20'

(42) ROYAL PALM
DBH: 22"
CANOPY: 25'
HEIGHT: 25'

(43) ROYAL PALM CLUSTER
DBH: 44"
CANOPY: 15'
HEIGHT: 20'

(44) ROYAL PALM
DBH: 4"
CANOPY: 12'
HEIGHT: 12'

(12) SABAL PALM
DBH: 12"
CANOPY: 20'
HEIGHT: 15'

(13) ARECA PALM CLUSTER
DBH: 30"
CANOPY: 15'
HEIGHT: 25'

(14) UMBRELLA TREE CLUSTER
DBH: 24"
CANOPY: 20'
HEIGHT: 25'

(15) ARECA PALM CLUSTER
DBH: 10"
CANOPY: 6'
HEIGHT: 25'

(16) FIG TREE
DBH: 40"
CANOPY: 20'
HEIGHT: 20'

(17) FIG TREE
DBH: 36"
CANOPY: 20'
HEIGHT: 20'

(18) ARECA PALM CLUSTER
DBH: 24"
CANOPY: 10'
HEIGHT: 15'

(19) GUMBO-LIMBO
DBH: 30"
CANOPY: 15'
HEIGHT: 15'

(20) FIG TREE
DBH: 24"
CANOPY: 15'
HEIGHT: 20'

(21) FLORIDA CLUSIA CLUSTER
DBH: 10"
CANOPY: 6'
HEIGHT: 6'

(22) GUMBO-LIMBO
DBH: 4"
CANOPY: 20'
HEIGHT: 20'

(45) ROYAL PALM
DBH: 22"
CANOPY: 20'
HEIGHT: 35'

(46) ROYAL PALM CLUSTER
DBH: 42"
CANOPY: 20'
HEIGHT: 18'

(47)(48) SABAL PALM
DBH: 14"
CANOPY: 15'
HEIGHT: 20'

(49)(50) ROYAL PALM CLUSTER
DBH: 30"
CANOPY: 20'
HEIGHT: 15'

(51) SABAL PALM
DBH: 12"
CANOPY: 15'
HEIGHT: 20'

(52)(53)(54)(55)(56)(57)(58)(59)
SABAL PALM
DBH: 15"
CANOPY: 15'
HEIGHT: 20'

(60) ROYAL PALM
DBH: 16"
CANOPY: 15'
HEIGHT: 25'

(61) ROYAL PALM
DBH: 6"
CANOPY: 15'
HEIGHT: 15'

(62) ROYAL PALM
DBH: 20"
CANOPY: 25'
HEIGHT: 30'

(23) FIG TREE
DBH: 24"
CANOPY: 20'
HEIGHT: 20'

(24) FLORIDA CLUSIA CLUSTER
DBH: 8"
CANOPY: 6'
HEIGHT: 6'

(25) FIG TREE
DBH: 20"
CANOPY: 20'
HEIGHT: 20'

(26) FIG TREE
DBH: 40"
CANOPY: 20'
HEIGHT: 20'

(27) GUMBO-LIMBO
DBH: 6"
CANOPY: 20'
HEIGHT: 20'

(28) FIG TREE
DBH: 24"
CANOPY: 20'
HEIGHT: 20'

(29) FLORIDA CLUSIA CLUSTER
DBH: 13"
CANOPY: 6'
HEIGHT: 6'

(30) GUMBO-LIMBO
DBH: 6"
CANOPY: 15'
HEIGHT: 15'

(31) UMBRELLA TREE
DBH: 7"
CANOPY: 15'
HEIGHT: 20'

(32) UMBRELLA TREE
DBH: 28"
CANOPY: 20'
HEIGHT: 20'

(33) SABAL PALM
DBH: 18"
CANOPY: 20'
HEIGHT: 15'

(63)(64)(65)(66) ROYAL PALM
DBH: 6"
CANOPY: 15'
HEIGHT: 15'

(67) ROYAL PALM
DBH: 12"
CANOPY: 15'
HEIGHT: 15'

(68) ROYAL PALM
DBH: 14"
CANOPY: 15'
HEIGHT: 15'

(69) ROYAL PALM
DBH: 12"
CANOPY: 15'
HEIGHT: 15'

(70)(71)(72) SABAL PALM
DBH: 14"
CANOPY: 15'
HEIGHT: 15'

(73) AREACA PALM
DBH: 6"
CANOPY: 10'
HEIGHT: 15'

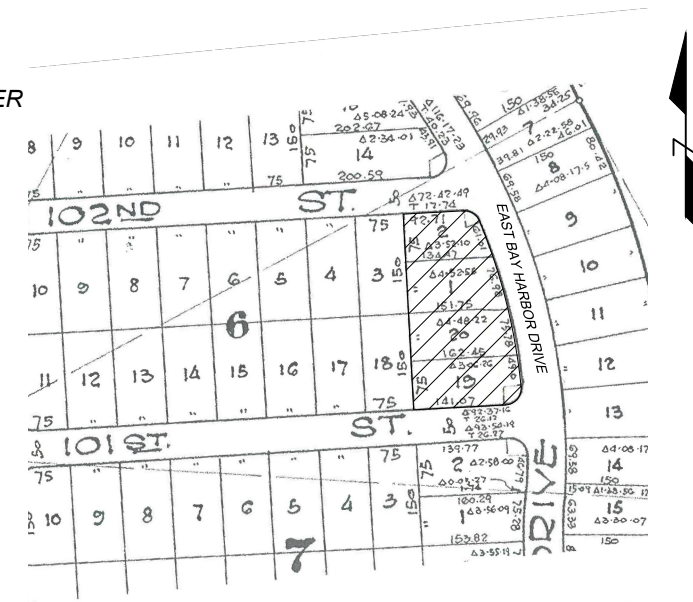
(74) DRAGON TREE
DBH: 24"
CANOPY: 12'
HEIGHT: 12'

(75) DRAGON TREE
DBH: 10"
CANOPY: 10'
HEIGHT: 10'

(76) PALM TREE
DBH: 5"
CANOPY: 12'
HEIGHT: 20'

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK 6, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND LOT 20, BLOCK 6, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND LOT 19, BLOCK 6, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY OF:
10190 BAY HARBOR DEVELOPMENT LLC

PROPERTY ADDRESS:
10190 EAST BAY HARBOR DRIVE,
10150 EAST BAY HARBOR DRIVE,
1075 101st STREET, BAY HARBOR,
ISLANDS, FLORIDA 33154

FLOOD ZONE: AE
MAP & PANEL= 12086C0144
COMMUNITY No.: 120637
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +9.00 NGVD 1929
L.F. ELEV. = 7.15 / 7.60 / 7.30 NOTES LOWEST HABITABLE FLOOR ELEVATION. ELEVATIONS SHOWN REFER TO N.G.V.D. 1929. LOWEST ADJACENT GRADE = 4.59
B.M. #S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)
GARAGE ELEV.= N/A
E.R.P.= 3.62

1) SANITARY SEWER MANHOLE
RIM ELEV. 4.76
INVERT = 0.66, 8" PVC PIPE WEST
UNABLE TO SEE MORE PIPES DUE TO DEBRIS AND WATER.

2) SANITARY SEWER MANHOLE
RIM ELEV. 3.93
UNABLE TO LOCATE ANY PIPE DUE TO WATER INSIDE.

3) CATCH BASIN
RIM ELEV. 3.01
INVERT = 0.21, 16" CONC. PIPE WEST
INVERT = 0.21, 16" CONC. PIPE EAST

4) STORM SEWER MANHOLE
RIM ELEV. 3.89
INVERT = 0.19, 16" CONC. PIPE WEST
INVERT = 0.19, 16" CONC. PIPE EAST

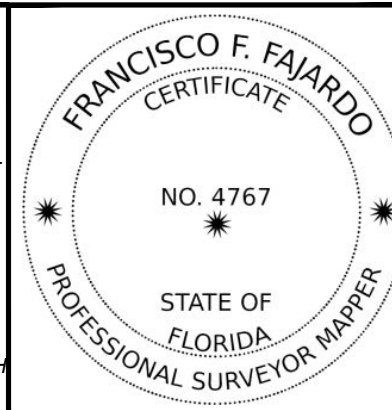
5) STORM SEWER MANHOLE
RIM ELEV. 3.61
INVERT = 0.61, 16" CONC. PIPE NORTH
INVERT = 0.61, 16" CONC. PIPE EAST

6) STORM SEWER MANHOLE
RIM ELEV. 3.62
INVERT = 0.82, 16" CONC. PIPE SOUTH

7) SANITARY SEWER MANHOLE
RIM ELEV. 4.19
INVERT = 2.19, 6" PVC PIPE EAST,
INVERT = 2.19, 6" PVC PIPE WEST,

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

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) THE BASIS OF BEARING IS GEODETIC NORTH BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE NORTH 86° 54' 05" EAST FOR THE SOUTH RIGHT OF WAY OF 102nd STREET.



A BOUNDARY SURVEY
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.080 THROUGH 5J-17.082, 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
FIELD DATE: 03/02/2024 SCALE: 1" = 30' DRAWN BY: TT DWG. No.: 269850

AGENDA ITEM REPORT

May 9, 2024

ITEM NUMBER: 2.

ITEM: Review and discussion of the Site Plan Application by Shaul Dina and Danielle Dina, Trustees of the Dina Living Trust, to construct a 9-unit Multi-Family Development to be located at 10084 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: Shaul Dina and Danielle Dina, Trustees of the Dina Living Trust

Folio: 13-2227-001-0580

Property Address: 10084 West Bay Harbor Drive

Zoning District: RM-1

Legal Description: Lot 15 of Block 3

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 10084 WBHD MFR MMPA #1 DRC Staff Report May 9 2024
2.	10084 DRC Application
3.	10084 WBH Drive DRC Set 5.9.2024

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

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

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: May 9th, 2024

Subject: Site Development Plan Application – #1 Review & Comments
La Jolla @ 10084 West Bay Harbor Drive MFR (9 DU)
Bay Harbor Islands Acct. No. SPR24-000012
MMPA Acct. No. 01-0702-1191

RECOMMENDED ACTION

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

GENERAL PROJECT INFORMATION

Land Use Designation: M-H Medium-High Density (6-34 DUA)
Zoning District: RM-1 (Multiple Family Residential District)
General Location: 10084 West Bay Harbor Drive
Legal Description: Lot 15 of Block 3, "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

The project architect, Sylvia Pawlowski @ MTTR MGMT, as agent for the property owner, Shaul Dina Trust, has submitted a Site Development Plan application for the construction of a new midrise multifamily residential development consisting of nine (9) dwelling units. This lot area is 11,250 sq. ft. / .26-acre site is comprised of a single "rectangular" lot located near the intersection of West Bay Harbor Drive and 101st Street in the northwest quadrant of the East Island.

Site Development Plan Application – #1 Review & Comments
La Jolla @ 10084 West Bay Harbor Drive Multifamily Residential Development (9 DU)
Development Review Committee Report
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The proposed building is seven (7) stories in height with dwelling units shown on each floor (ground floor has lobby / misc. common spaces) and a proposed grade level parking garage.

The proposed site design incorporates one (1) rectangular shaped 7- story building at 64' above the BFE + 1' FBC freeboard on the top of the main roof deck. In addition, a rooftop elevator / stair tower / mechanical area structure is shown at 15' above the main roof deck. Parking is provided partially within an under-building parking garage with some extended parking areas into the front yard area and side yard areas (waiver required as parking garages must be fully enclosed). Adequate screening (fences / walls / architectural features / landscaping) for any portion of exposed parking is required, especially in the side yards. Access to the site is proposed via one (1) main driveway connection to West Bay Harbor Drive. A two-way / 20' wide entry driveway from the street pavement on West Bay Harbor Drive to the 1st parking spaces is shown that widens to 23' in width where parking spaces are shown (Code minimum at vehicle backout areas). No guest spaces are required (single lot / no TDRs) but a lobby drop-off / pickup / delivery space is required and provided (but not clearly identified). A proposed Fire Department staging area within the WBHD roadway is not shown for the project and is required. A rooftop recreational area is shown with two (2) spas and sundeck areas. At grade level a linear "spa" is shown in the rear waterfront setback area.

Height / DU - The maximum height allowed in the RM-1 Multiple Family Residential District in this location is 65 feet above Base Flood Elevation (BFE) + 1'. The structure is proposed to be 64' above BFE + 1' FBC freeboard to the main roof deck (not clearly shown). A rooftop recreation deck is shown per Code allowances (5' max. above main roof deck) but it is not clear the minimum 5' setback is provided for the raised deck. It appears a tall hardwood screen is shown around the perimeter of the roof (not clear or allowed) as well as allowable rooftop accessory structures and uses. The nine (9) dwelling units shown all appear to have 3+ bedrooms, some with a media room / den. All of the units meet the Town's minimum square footage requirements.

Parking – Based on 9 DU a total of 18 parking spaces are required (2 per DU). There are 19 parking spaces provided either under the building in the parking garage or in the front yard setback area. The proposed single ADA space is shown under the building. The proposed ADA parking space does not appear to meet the handicap parking space size requirement (12' space + 5' loading). The ADA space is not dimensioned, but scales to only 9'. The drive aisle for the parking space area has a width of 23' which meets Code requirements. As stated above the driveway connection with WBHD is only 20' in width (can be allowed with DRB waiver). The parking spaces are not dimensioned on Sheet A1.00. Parking spaces are required to be at least 8.5' x 18'. The proposed spaces on the north and south sides are less than 18' in length. Per Sec. 23-24(d) and Sec. 24-16 and a minimum 10' wide landscape strip is required from the front property line to any on-site paving. The plans have no dimensions but scales to about 5' in width. The Miami-Dade County Landscape Code requires at least 7' but the Town has a higher standard. The DRB can consider a waiver with cause – they do not approve many. As stated above, Sec. 23-24 requires all parking garages to be fully enclosed on all sides, unless the DRB approves a suitable alternative with substantial screening to shield neighboring sites (fences / walls / etc.).

Density - The MDPA website indicates the site is 11,250 sq. ft. / .26-acre in size. Based on the lot size and allowed base density a maximum of nine (9) DU can be built on this site (.26 acres x 34 DUA = 8.78 / rounded to 9). The site appears to be “whole” and does not indicate that 11’ of the lot was granted to the Town in years past for the partially on-street parking. No TDRs are necessary for increased density.

Nearby Development - The adjoining / nearby development sites currently include the 3-story Knollwood MFR complex @ 6 DU / 23.1 DUA to the immediate north. To the immediate south is the 7-story Ten Thousand Plaza MFR complex @ 60 DU / 46.5 DUA. To the east across West Bay Harbor Drive is the 2-story Four Friends MFR complex @ 4 DU / 15.4 DUA. To the west is the 150’ wide Bay Harbor Waterway with single-family homes on the West Island. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town’s 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town’s future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years and continues to refine its LDRs. 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. 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). In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote. The submittal package has several design / Code compliance issues that need to be corrected prior to moving forward for DRB consideration. Also, several required submittal documents / plans are missing.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “M-H Medium-High Density (6-34 DUA)”. 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 pursuant to the Transfer of Development Rights (TDR) program established by §23-22.2. The project will not require any TDR units. The developer is seeking to build a total of 9 DU which is consistent with the allowed FLUM density.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 (Multiple Family Residential District). The maximum building height allowed in this area is 65 feet (measured from BFE +1’ to top of main roof deck). The proposed building height complies with the Town’s height limits. The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present.

PLATTING

The site does not require re-platting pursuant to §11-22, as the site is comprised of only a single platted lot.

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

The roadway adjoining the site was platted with adequate right-of-way widths (EBHD = 60' width); therefore, no additional road right-of-way is necessary.

As stated above, the Site Development Plan depicts access to the site from West Bay Harbor Drive via (1) driveway connection. A grade level parking garage structure is proposed with sixteen (16) parking spaces with an additional three (3) parking spaces shown in the front yard. The current plan does not comply with the required 10' wide landscape strip adjoining WBHD. The proposed 20' wide driveway in the front yard would require a waiver from the DRB (23' min. normal). Within the parking garage driveway is 23' in width. The parking spaces are not labeled properly in all cases and show only 16'-10" of pavement for each parking space with some overhang (not depicted) as landscaping. No screening is shown for the exposed parking spaces. Again, parking garages must be fully enclosed on all sides, unless the DRB approves a suitable alternative screening method.

No on-site lobby / delivery drop-off space area is designated as required. One of the front yard parking spaces could serve for that purpose; but it appears only two (2) parking space can fit in the front yard and meet the landscape strip requirement. The plans do not provide the required 10' front yard landscape strip required by the Town Code / 7' min. required by M-D Code. The landscape strip is not dimensioned, but it scales approximately 5' in width. The DRB has been stressing the importance of providing the required front yard landscaping area but has allowed some minor reductions.

No Fire Department staging areas are shown on the plans. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with clean vertical and horizontal design elements with the use of board formed concrete walls and cumaru hardwood screening. The building size is such that no breezeway or building angulation is required.

SITE PLAN COMMENTS

The following are comments based on the plans signed & sealed dated by the architect on April 25th, 2024 and submitted to the Town that same day for consideration:

1. A tree survey of existing trees is required. A tree survey was not provided. The tree survey must be of the same scale as the site plan and include an index of existing tree species / sizes / conditions. The Landscape Plans must include a Tree Disposition Plan and efforts must be made to preserve good trees that will interfere with the redevelopment project.

2. On Sheet A0.07 there are the following issues:

- No illustration is included showing a 300-foot radius from the site with the “existing land uses shown”. Please revise the plans to include this illustration.
 - The legal description does not match the project survey.
 - Lot boundary information should be included based on the project survey.
 - The Zoning Information Table does not include the property Comprehensive Plan FLUM designation as required. The designation is “Medium-High Density Residential (6-34 DUA)”.
 - Provide overall landscaping open space data in percentage / square footage.
 - In the Parking Requirements while a guest space is not required (single lot / no TDRs) a lobby drop-off / delivery space is always desired – even for small sites like this. If one was provided it cannot count as part of the 18 required spaces.
- 3. On the Site Data Table on Sheet A0.07 the Unit Size minimum is listed as 2,500 sq. ft. That is for an entire MFR building. However, Sec. 23-9 of the Code sets forth the minimum DU sizes by bedroom quantity (Eff. = 750 sq. ft. / 1BR = 900 sq. ft. / 2 BR = 1,150 sq ft / #- BR add 200 sq. ft. each). Revise the table to provide the required / provided data.**
- 4. On Sheet A0.08 on the ground level and roof level there are several areas noted as “Units” with very small square footages noted. Perhaps they are not “Units” but other enclosed areas (noted as lobby / storage/ other uses on other sheets. Revise to avoid confusion as to MFR density and minimum DU size requirements.**
- 5. As stated above the minimum front yard landscape strip is 10’ in width between the front property line and any onsite pavement. The M-D Landscape Code minimum is 7’ but some cities have higher standards (BHI). The DRB has the ability to reduce to no less than 7’ with cause but seldom approves waivers. The plans have no dimensions but is it scales to about 5’ in width. Revise the plans to meet Code.**
- 6. Need a detail for the front yard street frontage wall / fence / gate design compliant with the criteria listed in Sec. 23-12(22).**
- 7. On Sheet A0-07 and others a waterfront paver patio area is shown – but no setback to the rear property line is shown. Per Sec. 23-12(15) the minimum setback is 5’ for drainage / landscaping to meet NPDES requirements. It scales to 3’+/- in width. Revise to meet Code.**
- 8. Within the side / other yard areas a number of walkways are shown with no setback dimensions shown. Per Sec. 23-12(15) within side yards a minimum 3’ setback is required. The maximum allowed walkway width is 5’. Add dimensions to all site features shown.**
- 9. On the rooftop all accessory structures must be set back at least 15’ from the edge of the main roofline, except an elevator / stair tower. Parapet walls are limited to 5’ max. above the main roof deck. A raised pool deck must be at least 5’ from the edge of the main roofline. It appears the raised pool deck may be placed at the edge of the main roof deck. There appears to be other structures to tall or close. Review & revise.**

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10. The proposed “lobby” on the rooftop near the elevator to way too large. A small vestibule is allowed at the elevator doors for weather protection. No habitable / functional area is allowed on the roof (elevator override / stair tower / bathrooms / mechanical).
11. An Impact Analysis Report (IAR) required by §11-8.4 and Sec. 5-20 was not provided. See attached table.
12. Dimension the width of all balconies (allowed yard encroachment 4' F & R / 2' sides).
13. Dimension the height of balcony railings and materials.
14. As part of the Town's concurrency (CMS) requirements an MD School Board letter is required noting the estimated student generation, school capacities and any mitigation. The Town's Bldg. Dept. is required to file the application per the Public School ILA.
15. No preliminary civil engineering plans or calculations were included in the submittal package as required. This includes potable water / sanitary sewer / pavement plans / traffic markings / drainage plans. Preliminary drainage calculations must be submitted.
16. Dimension the parking spaces on Sheet A1.00 Ground Floor Site Plan. It appears the parking spaces are not the correct length of 18' of pavement (16'-10" shown) with some overhang into side yard setbacks. The Code requires that the entire parking space be paved. Also show any proposed screening walls or fences on the plans.
17. Sheet A1.08 Mechanical Roof - provide a detail / information how A/C units are screened.
18. Sheet A1.08 Mechanical Roof / other sheets – The Code allows only elevator / stair towers / bathrooms to exceed 65' building height. Only those can be placed at the edge of a roofline – otherwise a 15' setback is required. The Town's urban design goal is to limit the building height appearance. It appears some other structures are too close to the roof edge / too tall.
19. On Sheet A0-07 in the Zoning & Site Plan illustrations there appears to be some type of decorative roof grid over the building. Need more detail and most likely not allowed.
20. On Sheet A0-07 in the Zoning & Site Plan illustrations the Flex Setback notations need to be modified for clarity. The Code “allows” a certain amount of flex setback encroachment – it does not “require” it. The plans repeatedly state “Required” – change to either “Allowed” or “Provided”.
21. On Sheet A0-08 in the Zoning Diagram illustration there are DU square footages noted but not for all DU. On Levels 1 / 2 / 3 there appear to be 2 DU but only one DU has a note showing a sq. ft. Provide a proposed DU square footage separately for each DU.
22. On Sheet A0-09 Elevation Diagram add a plan notation demonstrating compliance with the Town bldg. height limitation of 65' above BFE + 1' FBC freeboard to the top of the main roof.
23. No preliminary Photometric Plan was submitted as required. The plan needs to comply with the adopted regulations in Sec. 23-19 (one-footcandle max. at a grade property line / roof).

24. On Sheets A3.01 / A3.02 / A3.03 / A4.01 / A4.02 / A4.03 the cross sections appear to show several rooftop structures that may be too large / too tall / not allowed. The Town's urban design goal / idea is to minimize building height – especially rooftop structures – and to push them into the center of the roof area (except for elevator / stairs to meet fire / safety codes). Shade structures are allowed but not to exceed 10' above the main roof deck and setback at least 15' from the edge of the main roof line. Cantilevered / spanned structures can be allowed between the above but not as a main architectural feature.
25. Site Plan Sheet A1.00 is not clear as the location of the proposed screening for the south & north sides of the open garage. Sec. 23-24(d)(4) requires that all parking garages be fully enclosed and if an alternative design is allowed it must substantially screen vehicles / other internal garage areas from neighboring sites for noise / light / odors. No mechanical ventilation is allowed to adjoining sites – roof ventilation is preferred.
26. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
27. Although project signage is not required (address is required on building façade near entry) it is wise to think about it now in concept. If the location is shown on the DRB plans it is accepted later. An exact name / design is not necessary at this time – just location / concept.
28. Please identify the location of the solid waste facilities route for rolling the dumpster out for a garbage truck to remove it. A wall enclosure is required for the temporary storage of solid waste receptacles on pickup day (no permanent outdoor solid waste storage allowed).
29. The type and location of a mail receptacle location is missing.
30. Sheet A1.02 Second Floor Plan, Unit C a bedroom appears to be labeled "Trash" - please revise to bathroom.
31. Storage units are not provided for First Floor Plan Unit A, Second Floor Plan Units C & D.
32. On plan sheets depicting the DU storage rooms please add a notation indicating the required min. size (25 sq. ft.) & room height (7'clear interior) of such storage units
33. The application does not indicate that any of the Town's incentives through its Sustainable Building Program are being contemplated. Please see Article V. Sustainable Building Program, there are substantial rebates of permit fees available as well as awards, recognition and signage incentives available.
34. Site triangles are not shown on the Site Plan and Landscape Plan. Please provide.
35. Conceptual Fire Department staging areas are not shown and need to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.

36. The Landscape Plans Sheet A0.18 have the following issues:

- a. Please provide the correct landscaping calculation table. – see the attached updated table.
- b. In the Landscape Table provide a separate description area for Street Trees and the On-Site Trees.
- c. It appears some of the required onsite landscape material is shown within the Town's West Bay Harbor Drive right-of-way. Private landscape material is not permitted within the R/W - only Street Trees and sod is permitted.
- d. The Street Trees provided are not correct as required by the Miami -Dade County Tree Code Chapter 18B and Town Supplemental Landscape Code Sec. 24-16. Further, the Town's Master Street Plan requires specific trees for this section of WBHD, the tree species is Paradise Tree. Street Trees are required to be planted 35' on center and be at least 15' tall / 6' spread / 2.5" trunk caliper at time of planting.
- e. Missing information - Provide a landscape compliance table for the required taller tree species for taller bldgs. See Town Code Sec. 24-16. The plans must include a table and analysis of how the landscape design / taller tree sizes provided meet the Code. At least 75% of the required trees must be above 18' in height. None are shown. Include a table to indicate how many taller trees are provided to meet Code and revise the Landscape Plan itself to include much taller trees in relation to a midrise building as required (preferred next to the building).
- f. Some of shrubs / hedges show are specified at 18" - 24" in height at time of planting. The Town Code requires all required shrubs to be at least 24" tall x 24" on center at planting. Revise the plans to comply with min. Code requirements.
- g. The Landscape Plan was apparently prepared by the project architect – not a licensed Florida Landscape Architect, as required by the M-D / Town Landscape Codes.
- h. The Landscape Plan notes the project will be a "house". Revise for MFR.

APPLICATION FOR SITE PLAN REVIEW



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

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

Folio # 13-2227-001-0580

Size of described property 11,250 SF (10/3)

Project Description MULTI-FAMILY Units 9

Owner(s) Name SHAN PINA TRUST

Mailing Address 8950 W OLYMPIC BLVD 176

City BEVERLY HILLS State CA Zip 90211

Phone Number 818-535-0897 Email SHAN@OLDMASTREPRODUCTIONS.COM

Signature of Owner [Signature]

Name of Applicant (if different from owner) JUAN AZUARY

Mailing Address 7290 NW 1ST CT

City MIAMI State FL Zip 33150

Phone Number 786-409-3363 Email JUANEMATTER.COM

Signature of Applicant [Signature]

Name of Representative ~~JOAN~~ DOMITILLE LEROY

Mailing Address 7290 NW 1ST CT

City MIAMI State FL Zip 33150

Phone Number 786-409-3363 Email DOMITILLE@MATTER.COM

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 4/25/2024 By [Signature]

Process Number SPR24-000012 Fee Paid \$3,000 -

CL#1113

La Jolla

10084 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

DRAWING LIST

A0.00	TITLE SHEET
A0.02	ABBREVIATIONS + GRAPHIC LEGENDS
A0.03	GENERAL NOTES
A0.04	SURVEY
A0.05	EXISTING SITE PHOTOS
A0.06	EXISTING SITE PHOTOS
A0.07	ZONING + SITE PLAN
A0.08	ZONING DIAGRAMS
A0.09	ELEVATION DIAGRAMS
A0.10	RENDERS
A0.11	RENDERS
A0.12	RENDERS
A0.13	AERIAL VIEWS
A0.14	MATERIALS BOARD
A1.00	GROUND FLOOR SITE PLAN
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	THIRD FLOOR PLAN
A1.04	FOURTH FLOOR PLAN
A1.05	FIFTH FLOOR PLAN
A1.06	SIXTH FLOOR PLAN
A1.07	ROOF PLAN
A1.08	MECHANICAL ROOF
A3.01	EAST & WEST ELEVATIONS
A3.02	NORTH ELEVATION
A3.03	SOUTH ELEVATION
A4.01	SECTIONS
A4.02	SECTIONS
A4.03	SECTIONS



La Jolla

10084 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
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CONTRACTOR

TBD

CIVIL

EA3 CIVIL ENGINEERING, INC.
112 N 46TH AVENUE |

LANDSCAPE

H.L.MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST.

STRUCTURAL

MEP

GEOTECHNICAL

ALL DRAWINGS AND WRITTEN MATERIALS
HEREIN CONSTITUTE ORIGINAL WORK OF
THE ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN CONSENT

PROJECT NO 2302

TITLE SHEET

SCALE

A0.00

PLANNING & ZONING

2021.05.10

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ABBREVIATIONS										SYMBOLS LEGEND																												
@ A/C ACC ACCSY ACOUS INSUL ACOUS PNL ACP ACS DR ACS FLR ACS PNL ACST ACT AD ADA ADDL ADDM ADJ ADMIN AFC AFF AFG AFS AHR AHU ALNMT ALT ALUM ANOD APC APPROX APVVD APT ARCH ASPH ASTM ATC AUTO AVG AWP AWT BD BITUM BL BLK BLDG BM BO BOT BR BRG BS BSMT BTWN BUR BW C C C TO C CAB CB CEM CEM PLAS CER CG CH CH CHBD CHFR CI CIP CJ CL CL D CLG CLG HT CLL CLO CLR CMU CNTR CO CO CO CO CO COL COMB CONC CONC FLR CONSTR CONT CONT CONV CORR CPT CR CR CR CS CS CSWK CT CTB CTR CU CU FT CU YD CUB CURT CW CW CW CW	AT AIR CONDITIONER / CONDITIONING ACCESSIBLE ACCESSORY ACOUSTICAL INSULATION ACOUSTICAL PANELS LAY-IN ACOUSTIC PANEL CEILING PADS ACCESS DOOR ACCESS FLOOR ACCESS PANEL ACOUSTICAL ACOUSTICAL CEILING TILE AREA DRAIN AMERICANS WITH DISABILITIES ACT ADDITIONAL ADDENDUM ADJUSTABLE / ADJACENT ADMINISTRATION ABOVE FINISHED COUNTER ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ABOVE FINISHED SLAB ANCHOR AIR HANDLING UNIT ALIGNMENT ALTERNATE ALUMINUM ANODIZED ACOUSTICAL PANEL CEILING APPROXIMATELY APPROVED APARTMENT ARCHITECT(URAL) ASPHALT AMERICAN SOCIETY FOR TESTING MATERIALS ACOUSTICAL TILE CEILING AUTOMATIC AVERAGE WALL-MOUNTED SOUND ABSORPTION PANEL ACOUSTIC WALL TREATMENT BOARD BITUMINOUS BASELINE BLACK BUILDING BEAM BLOWOFF BOTTOM BEDROOM BEARING BOTH SIDES BASEMENT BETWEEN BUILT UP ROOFING BOTH WAYS CELSIUS CHANNEL CENTER TO CENTER CABINET CATCH BASIN CEMENT CEMENT PLASTER (STUCCO) CERAMIC CORNER GUARD CHILLER COAT HOOK CHALKBOARD CHAMFER CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CLOTHES DRYER CEILING CEILING HEIGHT CONTRACT LIMIT LINE CLOSET CLEAR CONCRETE MASONRY UNIT COUNTER CARBON MONOXIDE CASED OPENING CERTIFICATE OF OCCUPANCY CLEANOUT COMPANY CUTOUT COLUMN COMBINATION CONCRETE SEALED CONCRETE FLOOR CONSTRUCTION CONTINUE CONTROLLER CONVERT CORRIDOR / CORRUGATED CARPET CLOSET ROD CONTROL RELAY CONTROL ROOM CRASH RAIL CAST STONE CONTROL SWITCH CASEWORK CERAMIC TILE CERAMIC TILE BASE CENTER COPPER CUBIC FOOT CUBIC YARD CUBICLE CURTAIN CURTAIN CASEMENT WINDOW CHEMICAL WASTE LINE CLOCKWISE COLD WATER PIPING	D DBL DEG DEMO DET DF DH DIA DIAG DIM DISP DIV DMPF DR DS DW DWG DWR E EA EF EG EHD EIFS EJ EL ELEC ELEV EM EMER ENCL ENGR ENTR EOS EPB EQ EQUIP ERF ESCAL EST EW EWC EXF EXH EXIST EXP EXT FA FAB FAI FBRK FCP FCU FD FDTN FE FEC FF EL FGL FH FHC FIN FIN FLR FIN FLR FIXT FLASH FLR FLRSK FLUOR FM FOC FOF FOM FOS FOW FP FPL FR FRG FRP FRT FSP FSTNR FTG FURG FUT FWC FWP G GA GALV GB GC GDISP GEN GFP GFRG GFRP GL GL BLK GLZ GLZ CMU GPM GR GR LN GRAN GT GT GT GWB GYP	DEEP DOUBLE DEGREE DEMOLITION DETAIL DRINKING FOUNTAIN DOUBLE HUNG DIAMETER DIAGONAL DIMENSION DISPENSER DIVISION DAMP-PROOFING DOOR / DRAIN DOWNSPOUT DISHWASHER DRAWING DRAWER EAST EACH EACH FACE VERTICAL END GUARDS ELECTRIC HAND DRYER EXTERIOR INSULATION AND FINISH SYSTEM EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR ELECTROMAGNETIC EXPANDED METAL EMERGENCY ENCLOSED / ENCLOSURE ENGINEER ENTRANCE EDGE OF SLAB ELECTRIC PANEL BOARD EQUAL(LY) EQUIPMENT POURED EPOXY POURED EPOXY FLOORING ESCALATOR ESTIMATE EACH WAY ELECTRIC WATER COOLER EXTERIOR FINISH EXHAUST EXISTING EXPANSION EXTERIOR FIRE ALARM FABRIC FRESH AIR INTAKE FIREBRICK PREFABRICATED FABRIC CEILING PANEL FAN COIL UNIT FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR ELEVATION FIBERGLASS FIRE HOSE FIRE HOSE CABINET FINISHED FINISHED FLOOR FINISH FLOOR FIXTURE FLASHING FLOOR FLOOR SINK FLUORESCENT FACTORY MUTUAL FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUDS FACE OF WALL FIREPROOF FIREPLACE FRAME FIBER REINFORCED GYPSUM FIBERGLASS REINFORCED PLASTIC FIRE RETARDANT TREATED FIRE STAND PIPE FASTENER FOOTING FURRING FUTURE FABRIC WALL COVER NON-ACOUSTIC STRETCHED FABRIC PANEL WALL INSTALLATION GROUND GAGE GALVANIZE(D) GRAB BAR GENERAL CONTRACTOR GARBAGE DISPOSAL GENERAL GFRP OR GFRG FREESTANDING PANEL GLASS FIBER REINFORCED GYPSUM GLASS FIBER REINFORCED POLYMER GLASS / GLAZING GLASS BLOCK GLASS MOSIAC TILE GLAZING GLAZED CONCRETE MASONRY UNIT GALLONS PER MINUTE GROSS GRADE LINE GRANITE GREASE TRAP GROSS TON GROUT GYPSUM WALL BOARD GYPSUM	GYP BD GYPSUM BOARD H HC HCP HD HDBD HDR HDW HDWD HDWL HM HNDRL HORIZ HP HP HR HS HT HVAC HW HWP HYD IC ID IN INCL INSUL INT INV ITS J-BOX JAN CLO JS KIT L LAB LAM LAV LB(S) LC LF LH LIB LINO LKR LNO LPT LT LTF LTWT LVR m MACH MAT MATL MAX MB MB MBH MC MCP ME MECH MED MEZZ MFR MH MIN MIRR MISC MKR BD MLDG mm MO MR MS MSB MTD MTL MTS MULL MVB MW N NA NAT NFPA NIC NO NOM NTS OA OC OD OF OF / CI OFF OPH OPNG OPP OZ PAR PAR PART	PAT PBD PCC PED PERF PERIM PERP PL PLAM PLAS PLAS PLYWD PR PREFAB PREFIN PRF PROP PRST PS PSF PSI PT PT/E PT/F PT/HG PT/SG PTD PTN PV PVC PVG Q Q QT QTY QZF QZR QZT R R RA RB RB RCP RD REC RECPT REF REF REFL REG REINF REQ RESIL REST RET REV RF RFG RH RM RO ROW RR RR RS RS RSF RST RT RTF RTS RWD RWL S SAN SC SCHD SCRN SCT SD SECT SF SGL SH SHR SHR HD SHT SHTHG SIM SL SLDG SND SNDU SPC SPEC SPH SPKR SPR SQ SQIN SSP SSPR SST SSTR ST ST ST STA STD STIF STON	PATTERN PARTICLE BOARD PRECAST CONCRETE PEDESTAL PERFORATED PERIMETER PERPENDICULAR PROPERTY LINE PLASTIC LAMINATE PLASTIC PLASTER PLYWOOD PAIR PREFABRICATED PRE-FINISHED POLYURETHANE SPORTS FLOORING PROPERTY PRESSURE TREATED POURED SEALANT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINT(ED) EPOXY PAINT FLAT PAINT HIGH GLOSS PAINT SEMIGLOSS PAINT PAPER TOWEL DISPENSER PARTITION PAVED POLYVINYL CHLORIDE PAVING HEAT TRANSFER RATE OF FLOW QUARRY TILE QUANTITY QUARTZ FLOORING QUARTZ RESIN QUARTZ TILE RISER RADIUS RETURN AIR RUBBER BASE RUBBER BASE REFLECTED CEILING PLAN ROOF DRAIN RECESSED RECEPTACLE REFERENCE REFRIGERATOR REFLECTED REGISTER REINFORCE(D) REQUIRED RESILIENT RESTROOM RETURN REVISE / REVISION RESILIENT FLOORING ROOFING RIGHT HAND ROOM ROUGH OPENING RIGHT OF WAY RAILROAD ROLL ROOFING RAPID START ROUGH SAWN RUBBER SHEET RUBBER SHEET FLOORING REINFORCING STEEL RIGHT RUBBER TILE FLOORING RUBBER TRANSITION STRIP REDWOOD RAIN WATER LEADER SOUTH SANITARY SOLID CORE SCHEDULE SCREEN STRUCTURAL CLAY TILE SOAP DISPENSER SECTION SQUARE FEET SINGLE SINGLE HUNG SHOWER SHOWER HEAD SHEET SHEATHING SIMILAR SEA LEVEL SPOT LIGHT SLIDING SANITARY NAPKIN DISPENSER SANITARY NAPKIN DISPOSAL UNIT SUSPENDED PLASTER CEILING SPECIFY / SPECIFICATION SOLID PHENOLIC POLYMER (TRESPA) SPEAKER SOLID POLYMER RESIN (3FORM) SQUARE SQUARE INCH(ES) SOLID SURFACE POLYMER (CORIAN) SOLID POLYMER (CORIAN) RUB RAIL STAINLESS STEEL STAINLESS STEEL RUB RAIL SINGLE THROW STAIRS STREET STAIN STATION STANDARD STIFFENER STONE	STOR STRUCT SUH SURF SUSP SVP SW SYMM SYNTH SYS T T&B T&G T/S TB TC TCZ TEL TEMP TEMP THK THRES THRU TK BD TKP TOC TOS TOW TPD TR TRTD TRZ TV TYP U/S UC UGND UL UNFIN UNO UR V VAC VB VCT VENT VERT VEST VIF VNR VOL VP VP VPC VR VRR VS VS VT VTR VTS VWC W W W / W W/ W/D W/O WB WC WC WD WDH WDM WDP WDR WDS WDSHV WDT WDV WDV WDF WGL WH WI WP WP WPM WR WR WRP WT WWF XPS YD	STORAGE STRUCTURE / STRUCTURAL SUSPENDED UNIT HEATER SURFACE SUSPENDED VINYL SOLID PANEL (ACROVYN) SWITCH SYMMETRICAL SYNTHETIC SYSTEM TREAD TOP AND BOTTOM TONGUE AND GROOVE TUB / SHOWER TOWEL BAR TERRA COTTA CEMENTITIOUS TERRAZZO TELEPHONE TEMPERATURE TEMPORARY THICKNESS THRESHOLD THROUGH TACK BOARD TACKABLE PANELING TOP OF CONCRETE TOP OF SLAB TOP OF WALL TOILET PAPER DISPENSER ACCENT RAIL TREATED INTERIOR POURED EPOXY RESIN TERRAZO TELEVISION TYPICAL UNDERSIDE UNDERCUT UNDERGROUND UNDERWRITER'S LABORATORY UNFINISHED UNLESS NOTED OTHERWISE URINAL VOLT VACUUM VINYL BASE VINYL COMPOSITION TILE VENTILATE VERTICAL VESTIBULE VERIFY IN FIELD VENEER VOLUME VACUUM PUMP VANISHING POINT VAPOR PRESSURE VENEER PLASTER VENEER PLASTIC CEILING/SOFFIT VAPOR RETARDER VINYL (ACROVYN) RAIL VENT STACK VOLUMETRIC SWITCH SHEET VINYL SOLID VINYL TILE VENT THRU ROOF VINYL TRANSITION STRIP VINYL WALLCOVERING WIDE WEST WALL TO WALL WITH WASHER / DRYER WITHOUT WOOD BASE WATER CLOSET WALLCOVERING WOOD WOOD HAND RAIL WOOD WALL MOULDINGS WOOD PANELING WOOD CHAIR, CRASH, OR HAND RAIL ATHLETIC/ACOUSTIC ISOLATED WOOD FLOORING WOOD SHELVING WOOD TILE OR PARQUET FLOORING WOOD VENEER WINDOW WIDE FLANGE WIRED GLASS WALL HUNG WROUGHT IRON WATERPROOF WORKING POINT WATERPROOF MEMBRANE WEATHER RESISTANT WIRE ROPE WATER REPELLENT WEIGHT WELDED WIRE FABRIC EXTRUDED POLYSTYRENE YARD	SHEET NO		NORTH ARROW		GRIDLINE		Room name 150 SF		ROOM NAME		DOOR NUMBER		WINDOW TYPE		WALL TYPE		CENTER LINE		FLOW ARROW		LEVEL MARKER		SPOT ELEVATION		CEILING TAG		REVISION NUMBER		REVISION CLOUD	
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CODES AND STANDARDS

FLORIDA BUILDING CODE 2023 - 8TH EDITION
FLORIDA FIRE PREVENTION CODE - 8TH EDITION
NFPA 101 LIFE SAFETY CODE 2017
2023 NATIONAL ELECTRIC CODE
2023 FBC MECHANICAL
2023 FBC PLUMBING
2023 FLORIDA ACCESSIBILITY CODE
FAIR HOUSING ACT 1999

MANUFACTURERS SPECS ARE NOT PART OF THIS CONTRACT U.N.O
CITY OF MIAMI PRODUCT APPROVAL REQUIREMENTS
ALL CODES AS PER LATEST EDITIONS AND REVISIONS.
SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR
REFERENCED CODES.

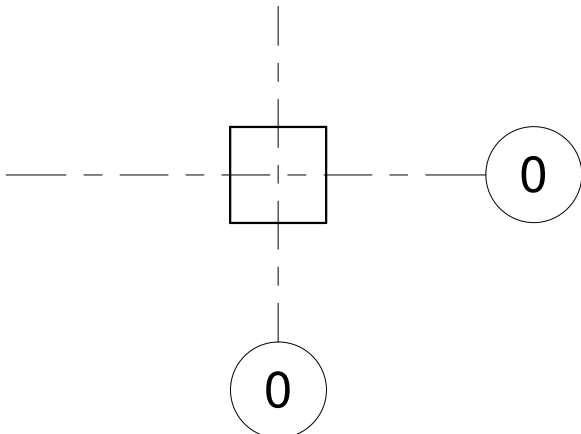
ROOF NOTES

1. INSTALL ROOFING SYSTEM ACCORDING TO MANUFACTURE'S WRITTEN INSTRUCTIONS.
2. ROOF DRAINAGE DEVICES WITH OVERFLOW TO HAVE LEAF AND DEBRIS SCREENS. ROOF DRAINAGE TO BE CONVEYED TO STREET VIA NON-EROSIVE DEVICES.
3. ALL ROOF SLOPE TO BE A MIN. 1/4" TO 12".
4. CONTRACTOR SHALL PERFORM AND IMPERMEABILITY TEST ON ALL ROOF TERRACES FOR A PERIOD OF NO LESS THAN 24 HOURS.

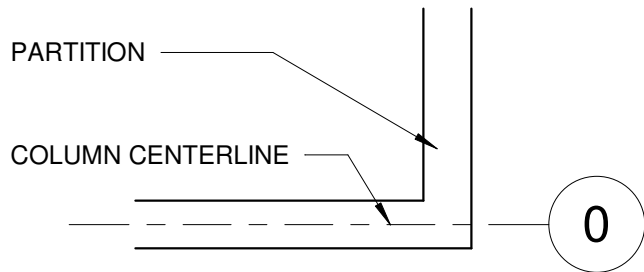
DIMENSIONING CRITERIA

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA. ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED.
TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW.

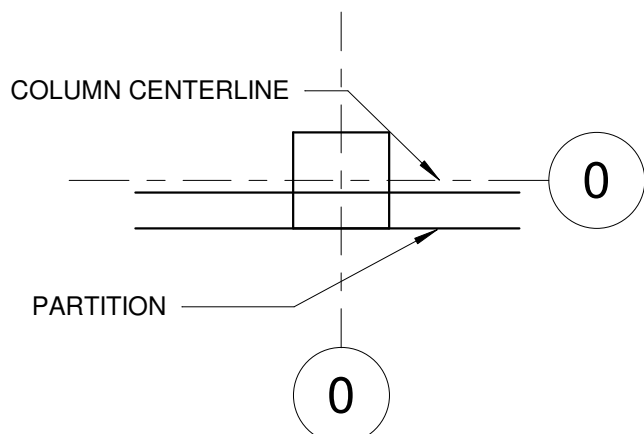
1. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



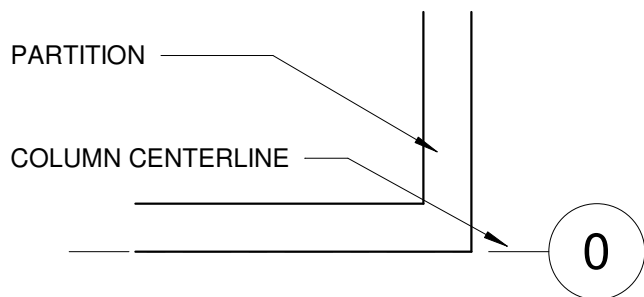
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



3. PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



4. PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



5. DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS.

SITE PLAN, FOUNDATION AND GRADING

1. CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN.
2. EXCAVATION SHALL BE MADE IN COMPLIANCE WITH OSHA REGULATIONS.
3. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED, IN WRITING BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL
4. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, CONTACT GEOTECHNICAL CONSULTANT.
5. CONCRETE SLABS ON GRADE ON EXPANSIVE SOIL OR COMPACTED FILL SHALL BE PLACED ON A 4" FILL OF COURSE AGGREGATE OR ON A 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3-1/2" THICK AND SHALL BE REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16" EACH WAY.
6. ALL CONCRETE SLABS ON GRADE OF ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB AND THE BASE COURSE OR PREPARED SUBGRADE.
7. TERMITE PROTECTION NOTES:
 - A. TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
 - B. SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.
 - C. CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED.

DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTIES
2. INSTALL ROOF DRAINS, GUTTERS AND DOWNSPOUT ACCORDING TO PLANS.
3. ALL DRAINAGE SHALL BE CONDUCTED TO STREET IN NON-EROSIVE DEVICES 2% MIN.
4. PROVIDE SOUND INSULTION FOR ALL BUILT-IN PIPING.
5. BASEMENT WATER SHALL BE DISCHARGED TO LAWN.

FIRE PROTECTION

1. SMOKE DETECTOR SHALL BE PROVIDED ON THE CEILING OR WALL OF EACH SLEEPING ROOM, AT POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO SLEEPING ROOMS AT THE BASEMENT, GROUND FLOOR, AND ALL ELEVATED FLOORS.
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.
3. ALL SMOKE DETECTORS TO BE HARD WIRED INTERCONNECTED - SEE ELECTRICAL DRAWINGS.

GLAZING NOTES

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
2. ALL INTERIOR GLAZING CALLED OUT FOR IN THESE PLANS TO BE CATEGORY II SAFETY GLASS AS PER FBC

GENERAL CONSTRUCTION NOTES

1. THE AOR/EOR SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2. ALL WORK SHALL BE ACCORDING WITH LOCAL CODES HAVING JURISDICTION.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR SHALL SUPPLY AND INSTALL ALL HARDWARE REQUIRED FOR INSTALLATIONS AS INDICATED AND OR SPECIFIED IN DRAWINGS.
5. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. WOOD CASINGS, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED OTHERWISE.
6. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED IN DRAWINGS. DIMENSIONS FOR LARGER SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
7. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO PROCEED.
8. INSULATE MASONRY WALLS, EXTERIOR STUD WALLS, AND ATTIC SPACE IN ACCORDANCE WITH ENERGY CODE CALCULATIONS.
9. ALL WINDOW AND DOOR SIZES ARE NORMAL, VERIFY MANUFACTURE'S ACTUAL AND ROUGH OPENING DIMENSIONS.
10. ALL REQUIRED TESTS SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
11. ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOOD SHALL BE PAINTED OR STAINED. COLOR TO BE SELECTED BY OWNER.
12. IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE GENERAL CONTRACTOR WILL PROVIDE THE MOST GENEROUS ITEM.
13. THE CONTRACTOR SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENINGS TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
14. THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN WORK.
15. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTIES THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COST.
16. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII OF THE FLORIDA BUILDING CODE.
17. FIXED GLASS, GLASS DOOR PANEL AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
18. CONTRACTOR TO PROVIDE SHORING(RESHORING) DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL FOR **BAY HARBOR**.
19. GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, STOREFRONTS, LOUVERS, GRILLES AND WINDOWS FOR APPROVAL BY **BAY HARBOR**. (ALL OF THESE ABOVE WERE NOT INCLUDED IN THIS PERMIT)
20. COMPLETION: CONTRACTOR TO NOTIFY OWNER AND OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO THE CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNERS WITH WRITTEN GUARANTEE ON ALL EQUIPMENT. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVE THE PROJECT "BROOM CLEAN".

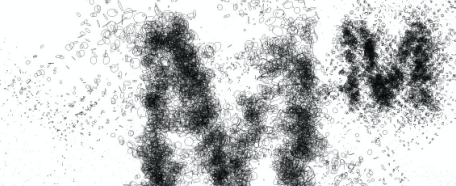
SECURITY REQUIREMENTS

1. WOOD FLUSH - TYPE DOORS SHALL BE 1-3/8" THICK MIN. WITH SOLID WOOD CORE CONSTRUCTION.
2. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM THE OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
4. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
5. STRAIGHT DEAD BOLTS SHALL HAVE MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8" AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".

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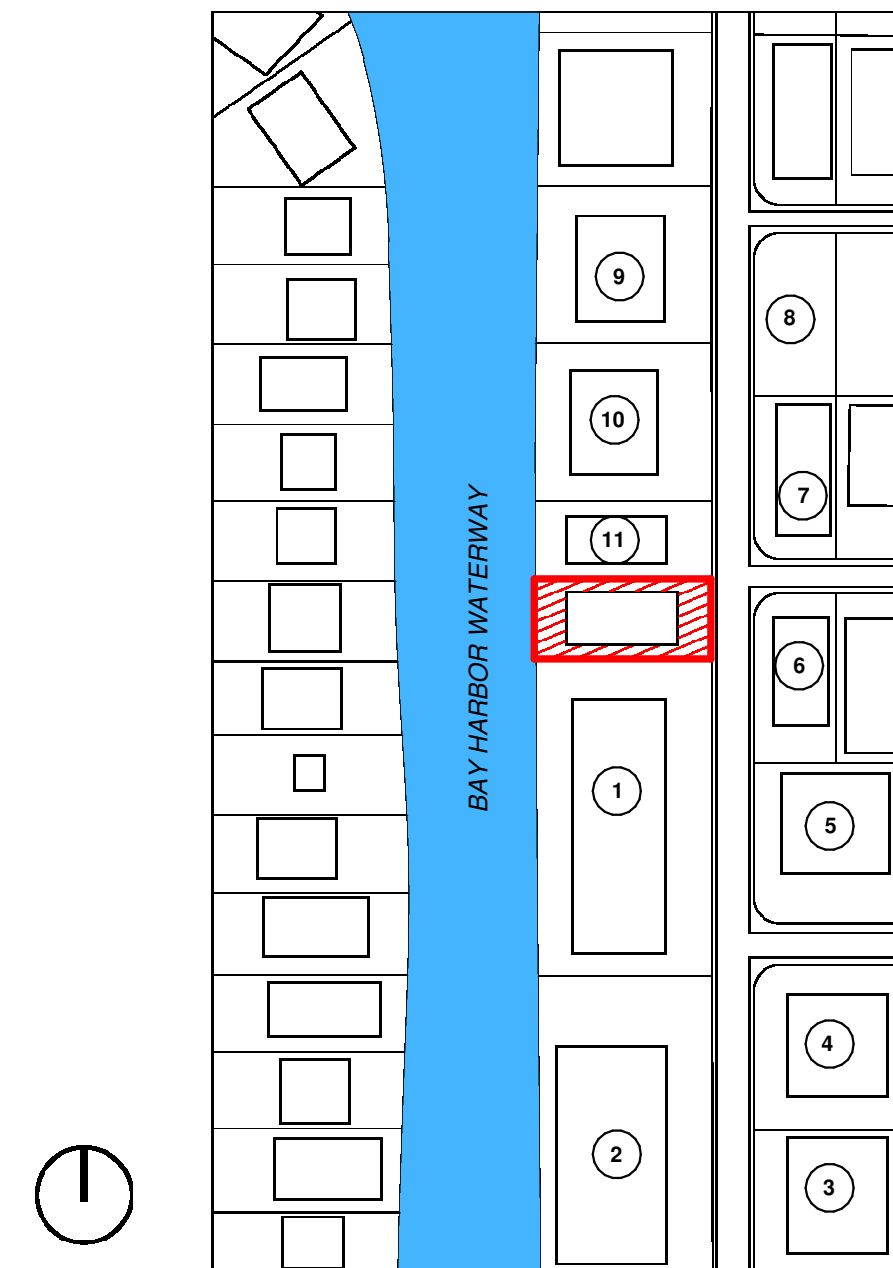
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EXISTING SITE PHOTOS

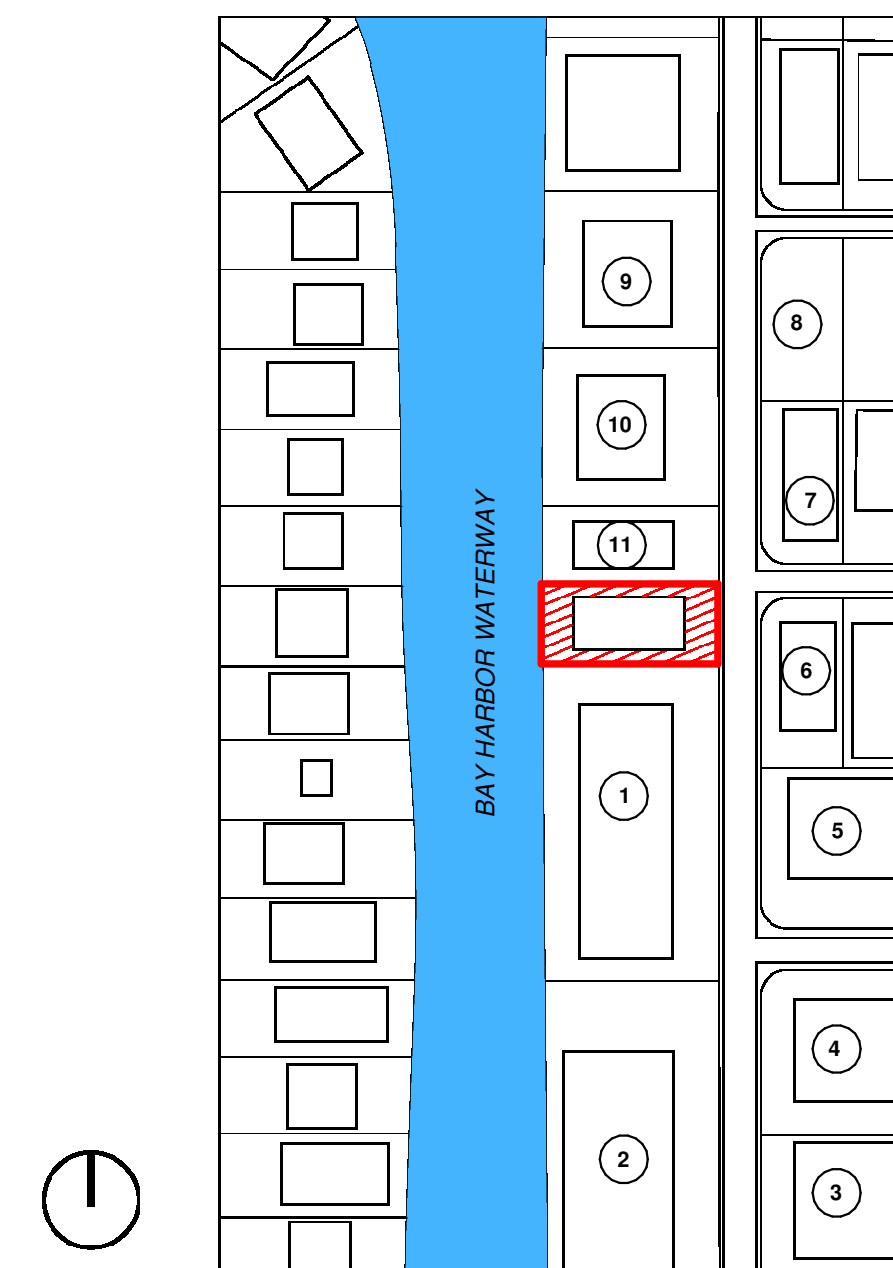
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STATUS	PLANNING & ZONING
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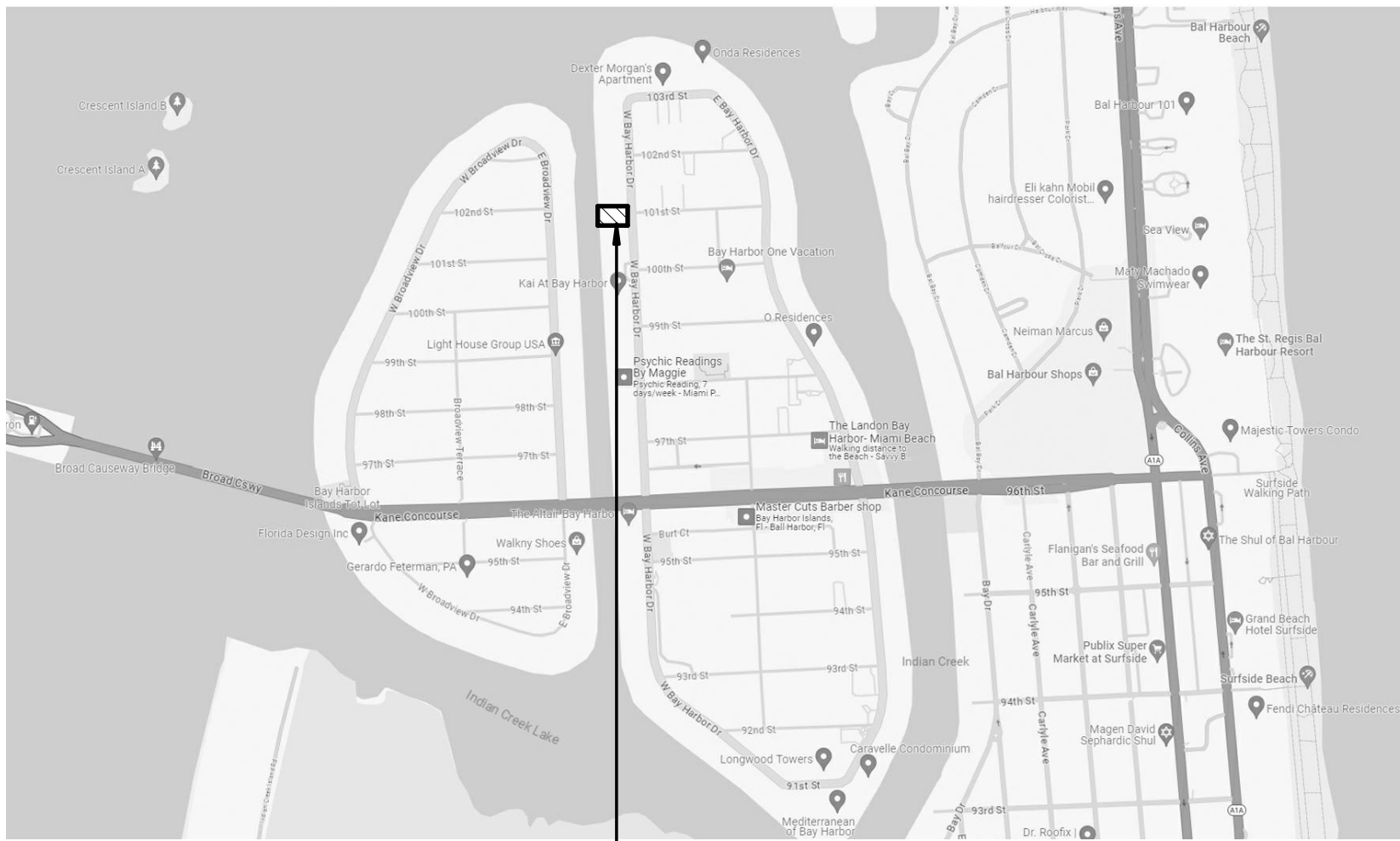
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GENERAL SITE INFORMATION1			
PROPERTY ADDRESS	10084 W BAY HARBOR DR BAY HARBOR ISLANDS FL 33154		
FOLIO #	13-2227-001-0580		
LEGAL DESCRIPTION	26-37-34-35 52 42 BAY HARBOR ISLAND PB 46-5 LOT 10 BLK 3 LOT SIZE 75,000 X 150 OR 18248-3179 0898 1		
SCOPE OF WORK	NEW CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL (7 STORIES)		
GOVERNING CODES	FLORIDA BUILDING CODE 2023 - 8TH EDITION FLORIDA FIRE PREVENTION CODE - 8TH EDITION NFPA 101 LIFE SAFETY CODE 2017 2023 NATIONAL ELECTRIC CODE 2023 FBC MECHANICAL 2023 FBC PLUMBING 2023 FLORIDA ACCESSIBILITY CODE FAIR HOUSING ACT 1999		
TYPES OF CONSTRUCTION	TYPE 1A CONSTRUCTION - CONCRETE COLUMNS, CONCRETE SLABS TYPE 1A PROTECTED NFPA 13 - CBS EXTERIOR WALLS (FULLY SPRINKLERED)		
OCCUPANCY CLASSIFICATION	RM-1-MULTI-FAMILY DISTRICT (WATERFRONT LOTS)		
COMPLAN LAND USE DESIGNATION	MEDIUM DENSITY RESIDENTIAL - 34 DU/ACRE		
MAX. ALLOWABLE DENSITY	(0.26 ACRES X 34 DU/ACRE) = 9 DU	-	9 DU (PROVIDED)
ZONING GUIDELINES			
MUNICIPALITY	BAY HARBOR ISLANDS		
ZONING DISTRICT	RM - 1		
LOT DIMENSIONS	75'-0" X 150'-0"		
LOT AREA	11,250 Sq. Ft.		
ZONING	ALLOWED	EXISTING	PROVIDED
GREEN OPEN SPACE (GROUND FLOOR)	20% OF LOT AREA 11,250 SF X 0.20 = 2,250 SF	-	2,339 SF (20.8%)
LANDSCAPE SPACE (ROOF DECK)	15% OF ROOF DECK AREA 3,130 SF X 0.15 = 470 SF	-	590 SF (18.8%)
UNIT SIZE	MIN 2,500 SF	-	32,826 SF
SETBACK			
FRONT SETBACK	30'-0"	-	30'-0"
REAR SETBACK	20'-0"	-	20'-0"
SIDE SETBACK	10% OF STREET FRONTAGE OR 10'-0"	-	10'-0"
FRONT FLEX SETBACK	1/3 OF ALLOWABLE BUILDING LENGTH (65'-0" / 3) = 18'-4"	-	18'-4"
SIDES FLEX SETBACK	1/3 OF ALLOWABLE BUILDING LENGTH (110'-0" / 3) = 36'-8"	-	36'-8"
POOL	5'-0" FROM SEAWALL 10'-0" FROM SIDES	-	5'-0" REAR SETBACK 10'-0" SIDE SETBACK
MAX. HEIGHT			
BUILDING	65'-0"	-	64'-0"
PARKING			
MULTI-FAMILY DWELLING PARKING	2 SPACES FOR EACH DWELLING	-	2 X 9=18
MIN. GUEST PARKING / ADA	1	-	1
			TOTAL PARKING = 19 SPACES



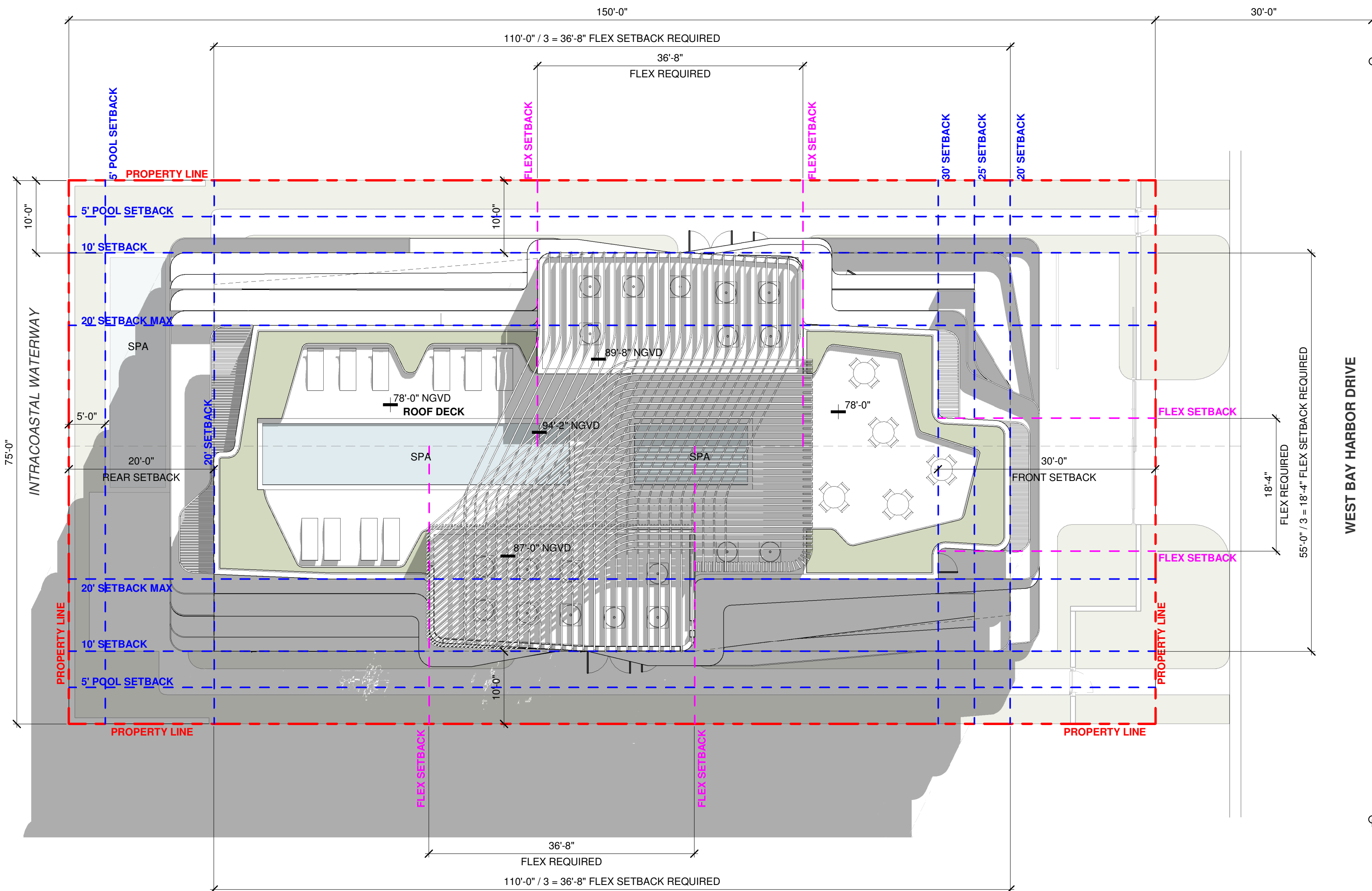
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AERIAL VIEW
NTS 1



10084 W BAY HARBOR DRIVE
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LOCATION MAP
NTS 2



SITE PLAN
3/32" = 1'-0" 3

01 5 10 20

PROJECT | OWNER

ARCHITECT

CONSULTANTS

REVISIONS

SEAL

DRAWING TITLE

SHEET #

STATUS

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ZONING + SITE
PLAN

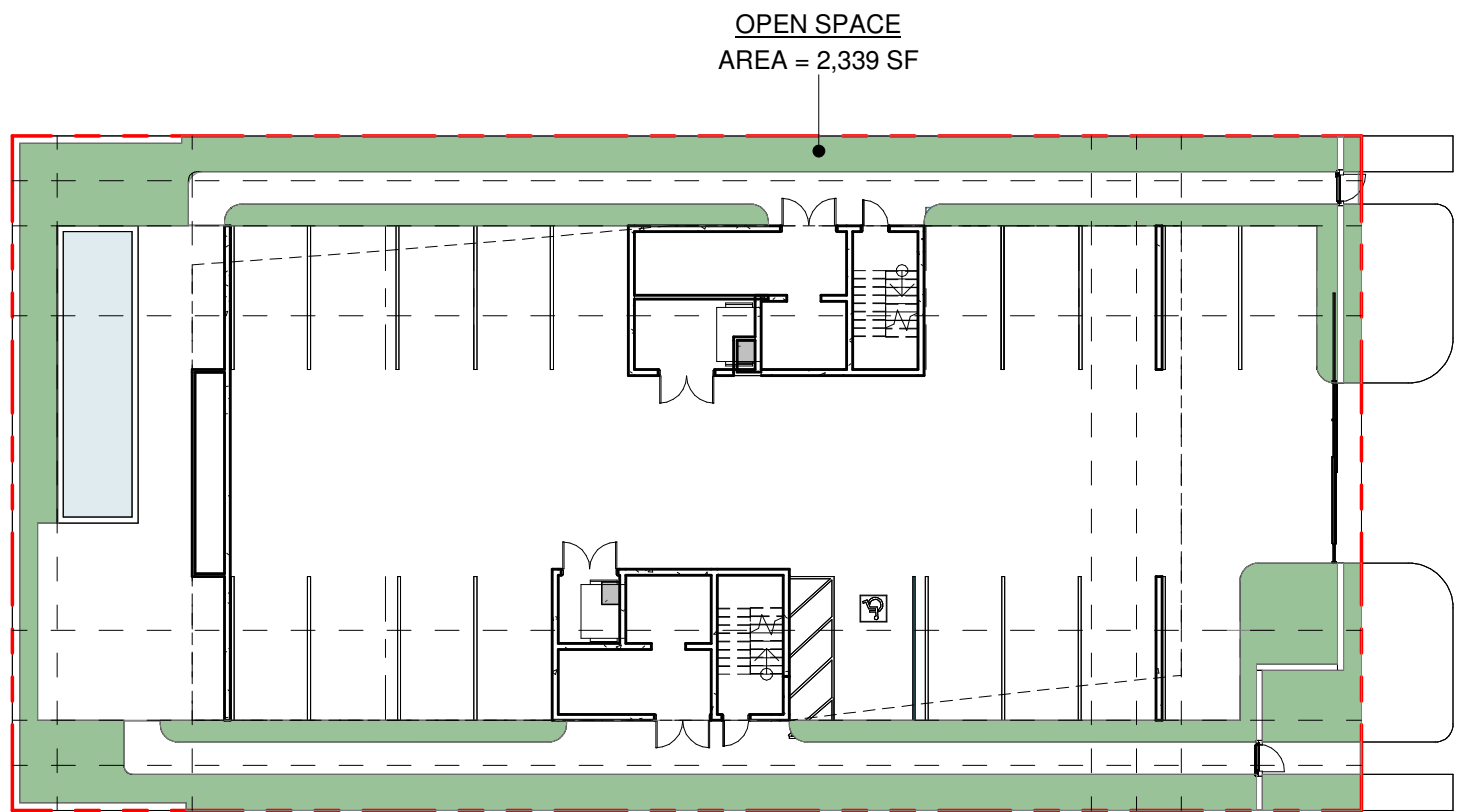
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PLANNING
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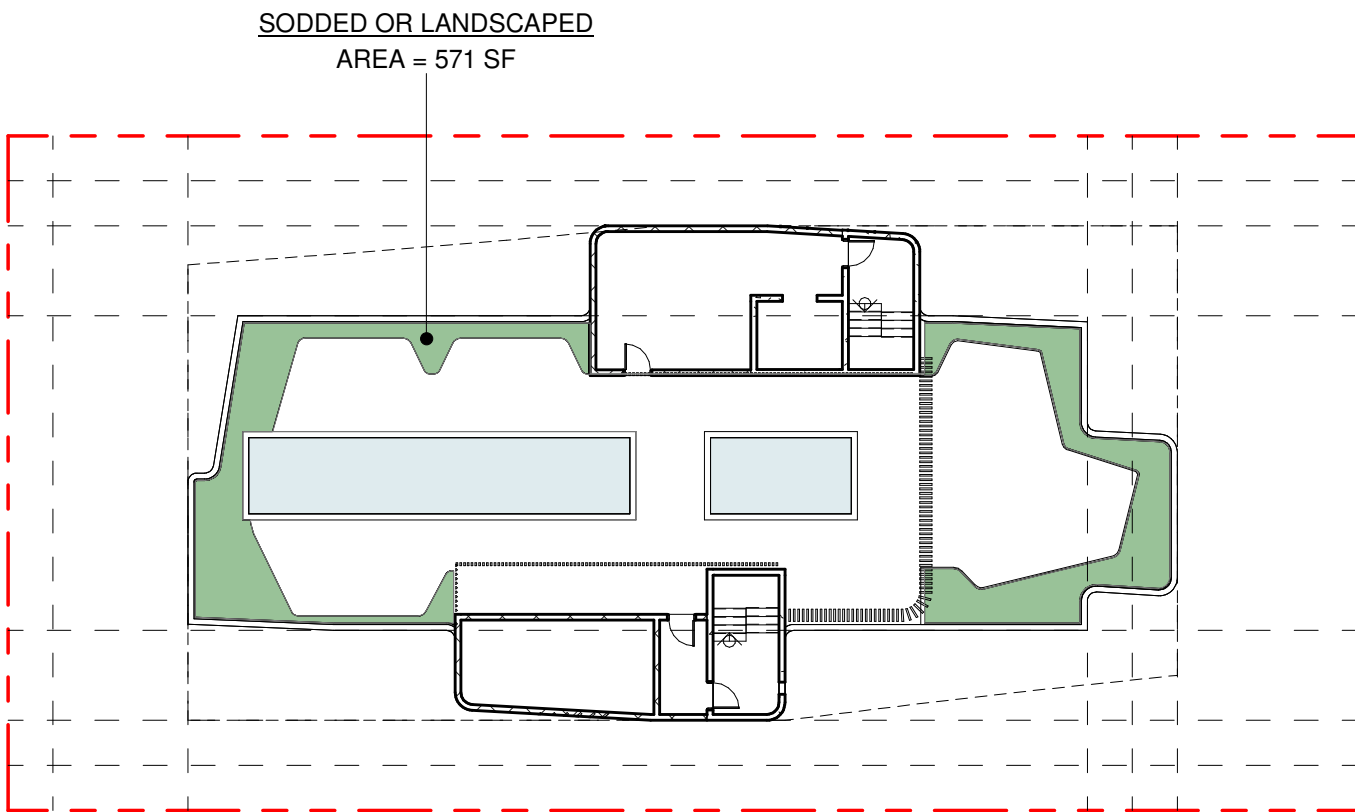
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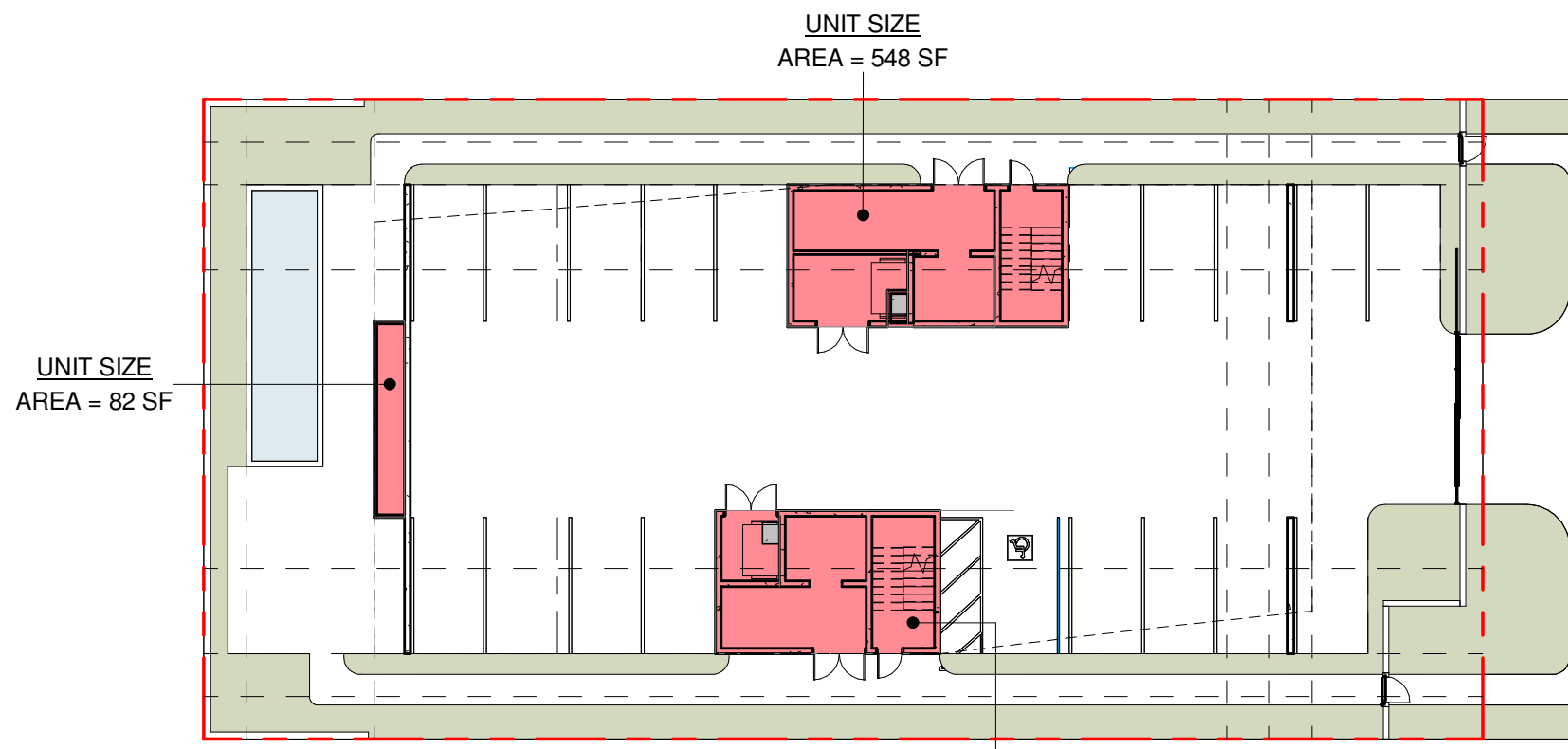
GROUND PERVIOUS DIAGRAM

GROUND GREEN OPEN SPACE			
	ALLOWED	PROPOSED	
OPEN SPACE	11,250 SF X 20% = 2,250 SF	2,339 SF	20.8%



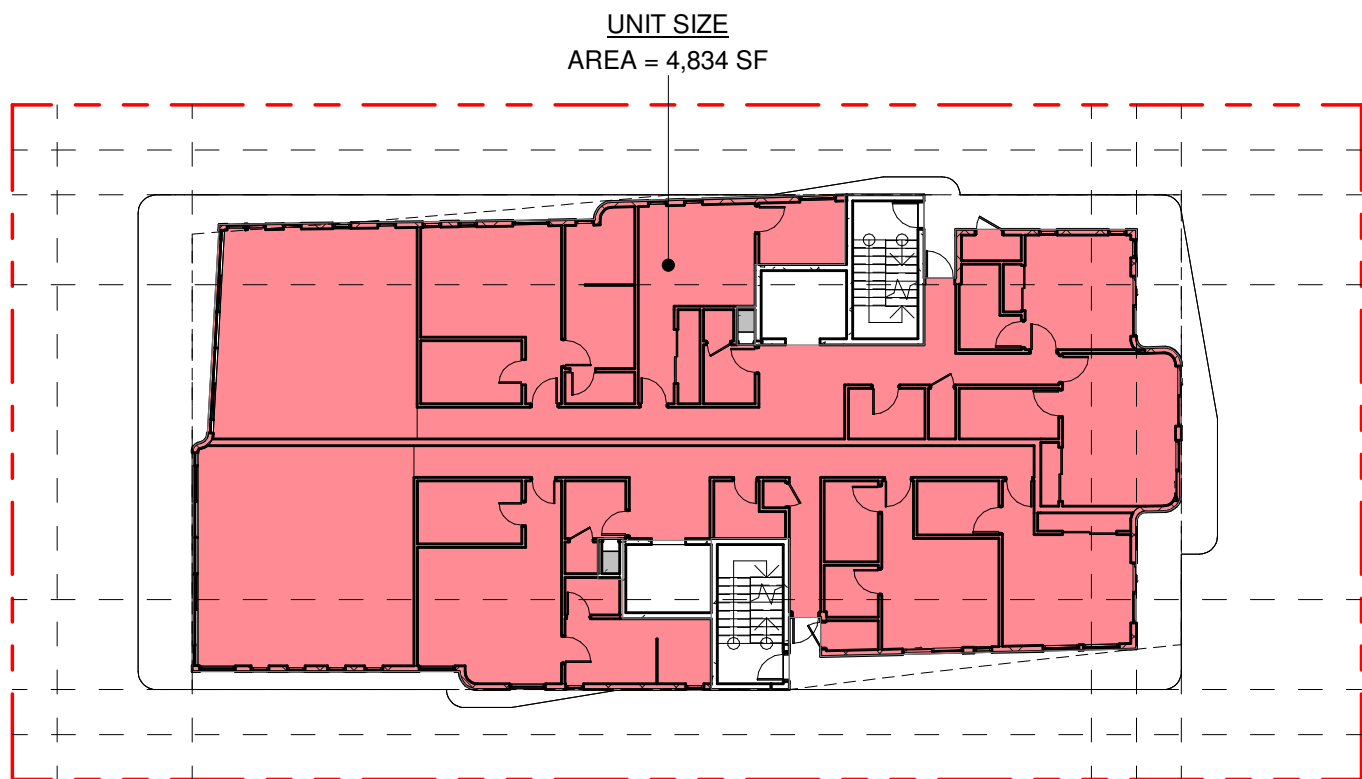
ROOF PERVIOUS DIAGRAM

ROOF LANDSCAPE			
	ALLOWED	PROPOSED	
SODDED OR LANDSCAPED	3,130 SF X 15% = 470 SF	571 SF	18.2%

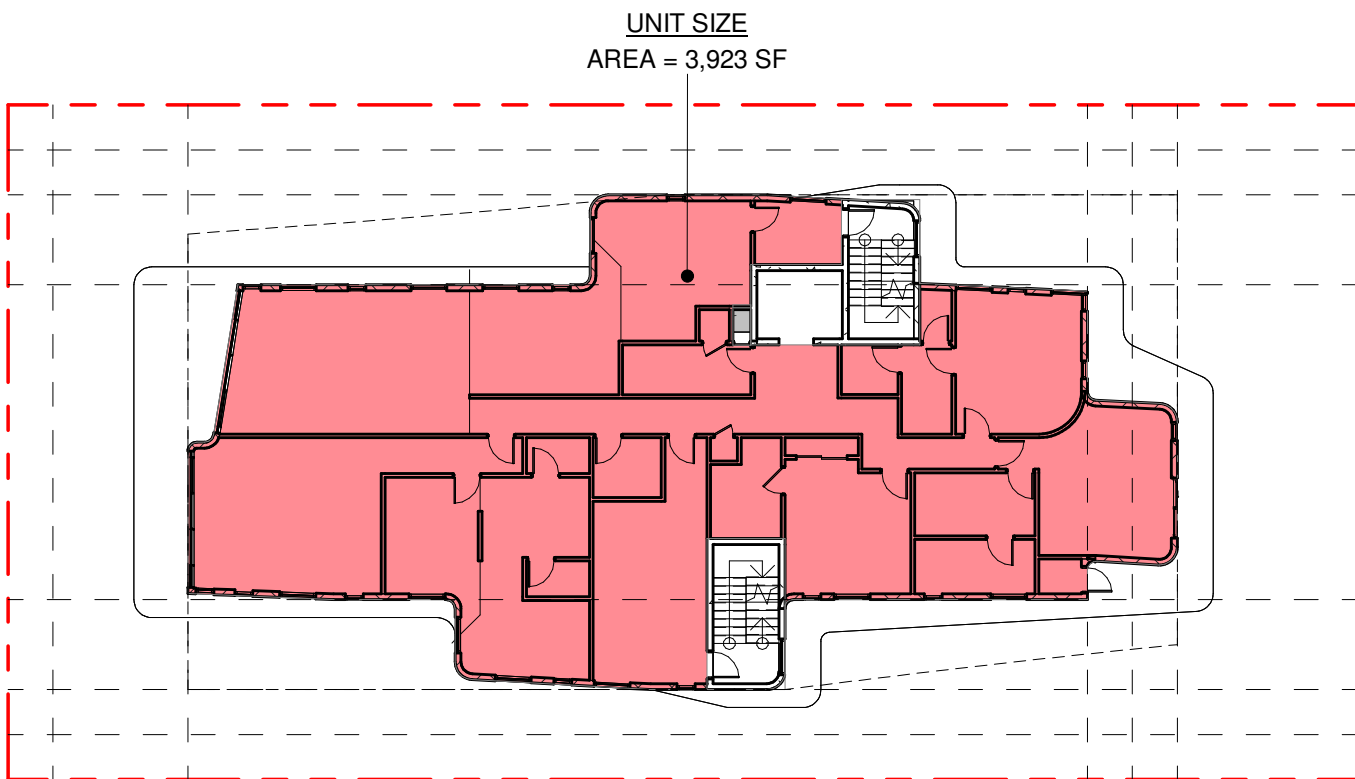


GARAGE LEVEL - UNIT SIZE DIAGRAM

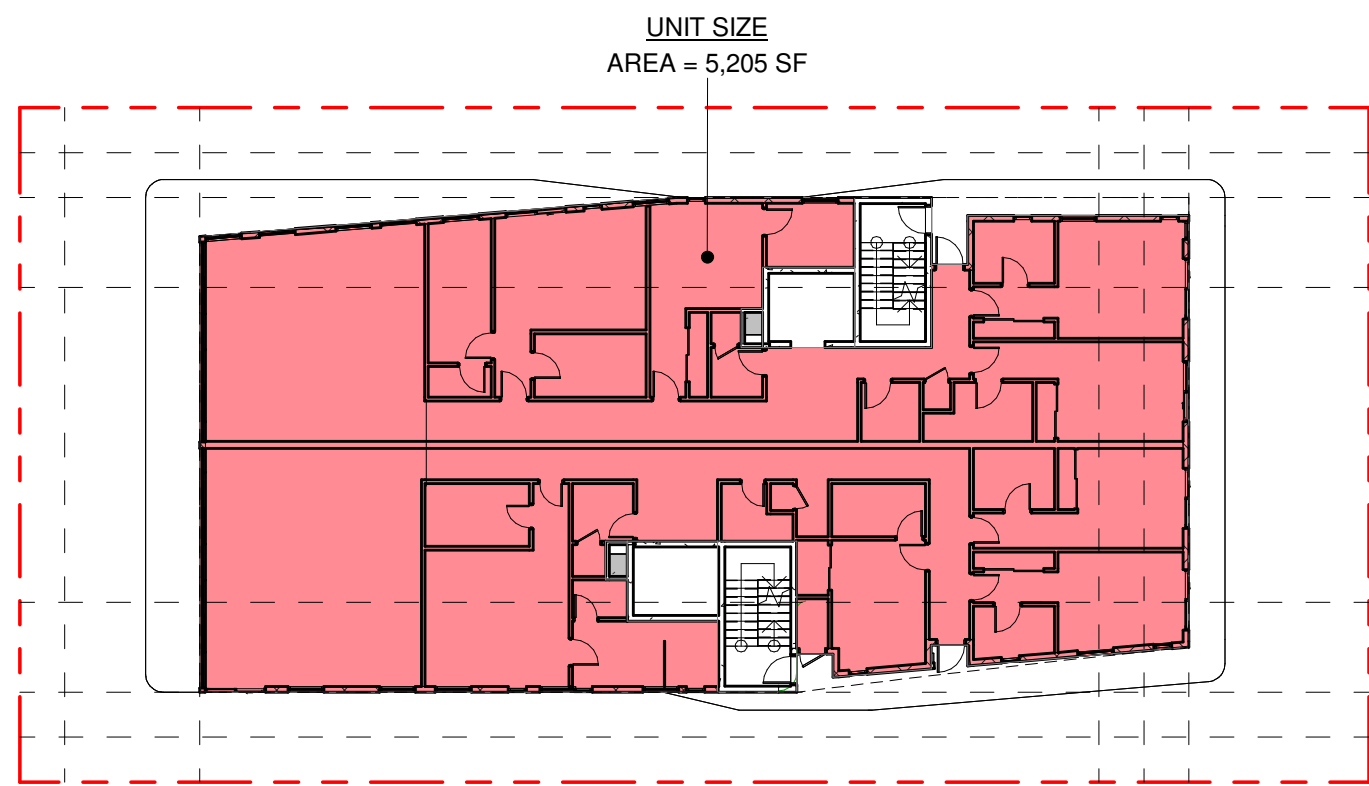
UNIT SIZE
AREA = 442 SF



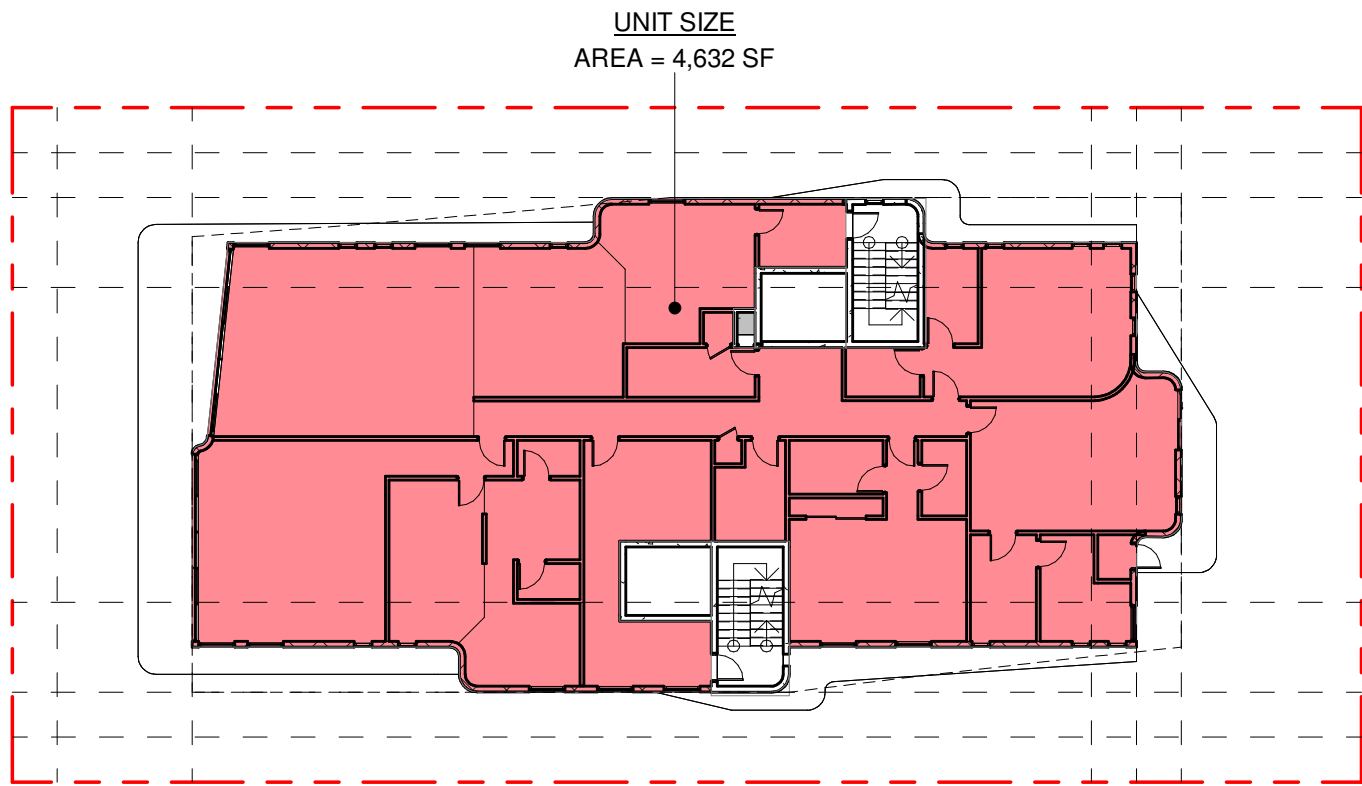
LEVEL 03 - UNIT SIZE DIAGRAM



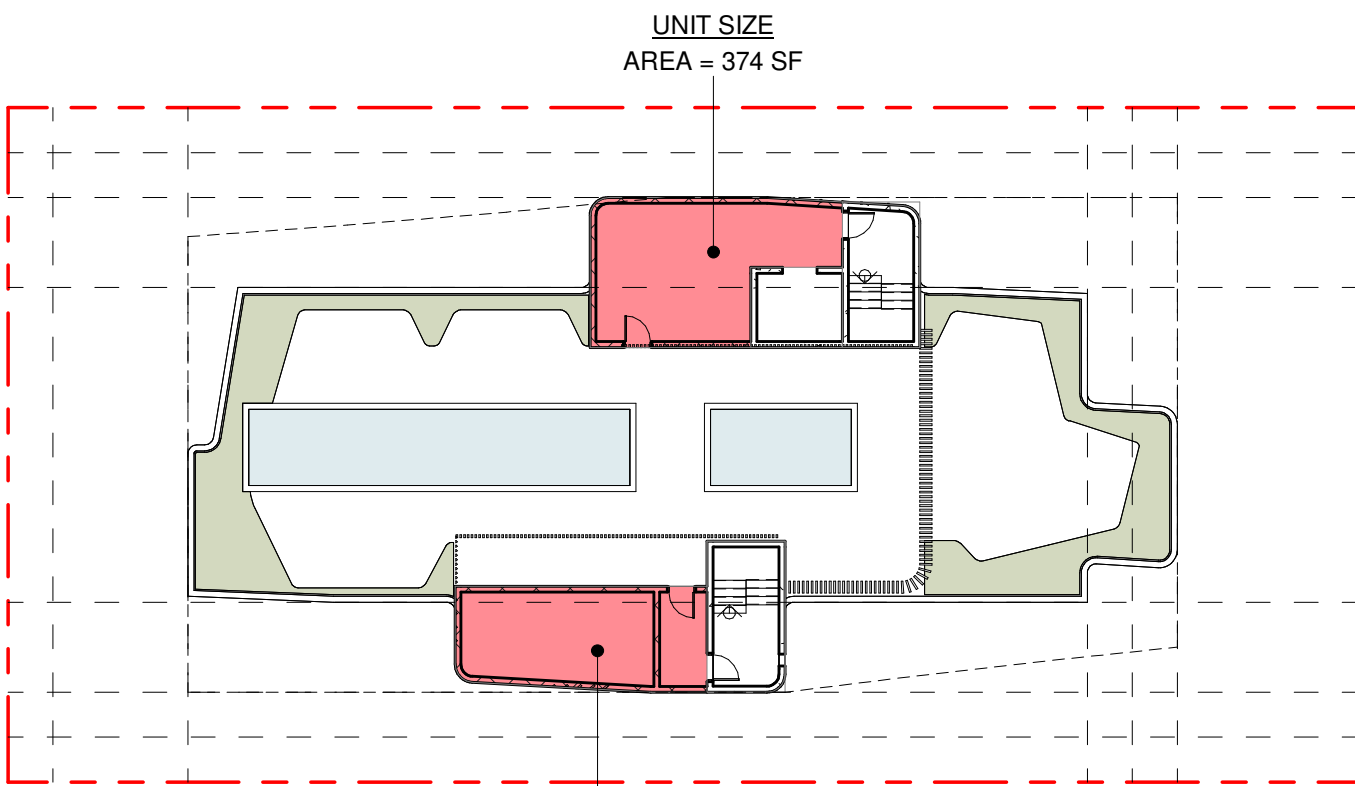
LEVEL 06 - UNIT SIZE DIAGRAM



LEVEL 01 - UNIT SIZE DIAGRAM

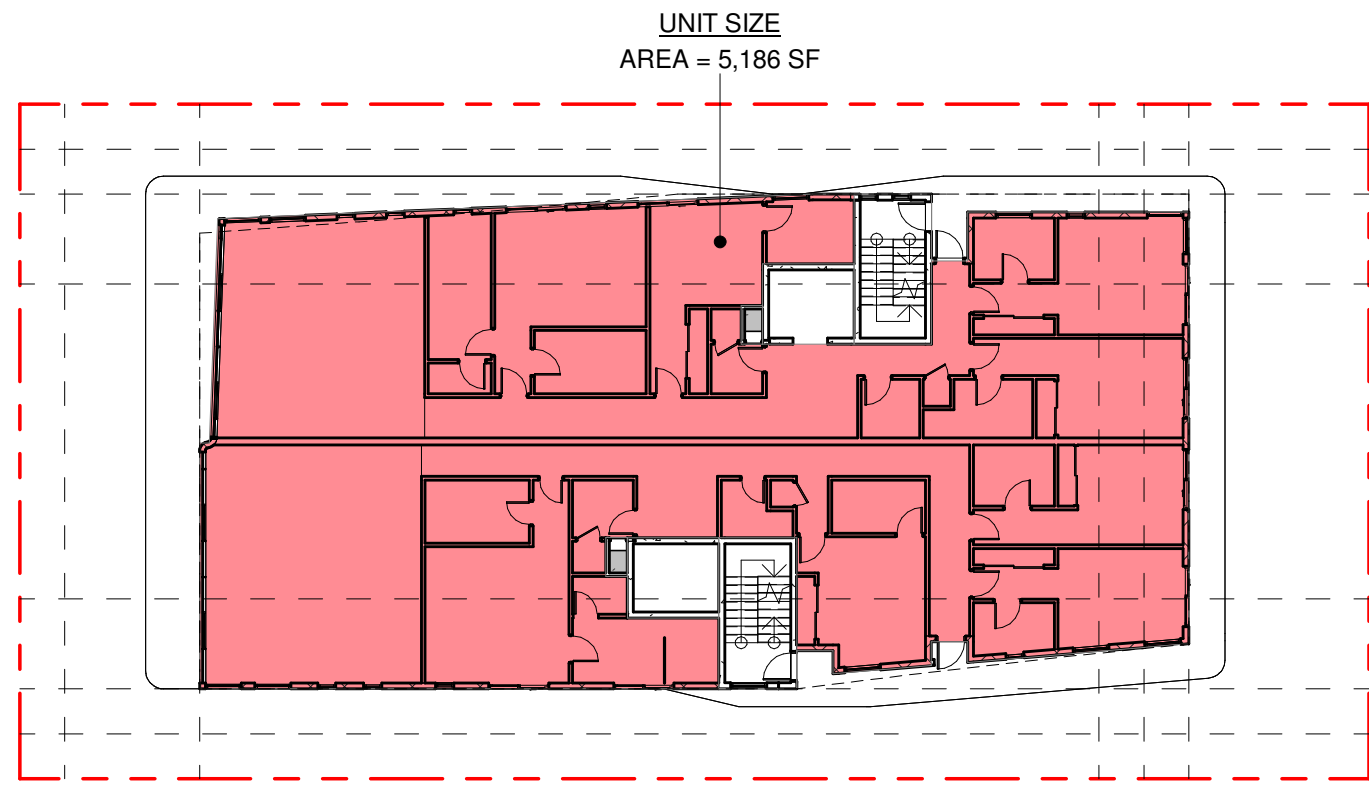


LEVEL 04 - UNIT SIZE DIAGRAM

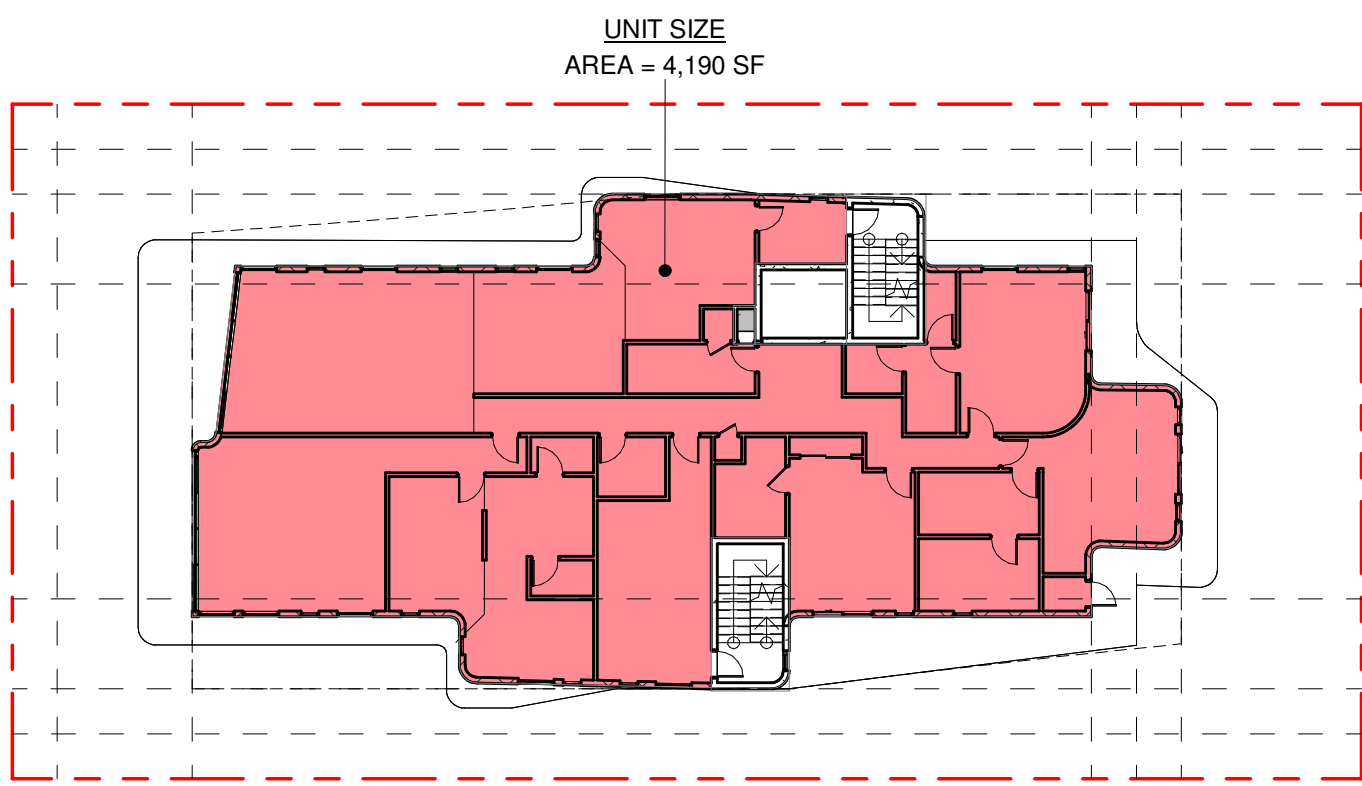


ROOF - UNIT SIZE DIAGRAM

UNIT SIZE		
ALLOWED	PROPOSED	
TOTAL UNIT SIZE	29,732 SF	



LEVEL 02 - UNIT SIZE DIAGRAM



LEVEL 05 - UNIT SIZE DIAGRAM

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ZONING
DIAGRAMS

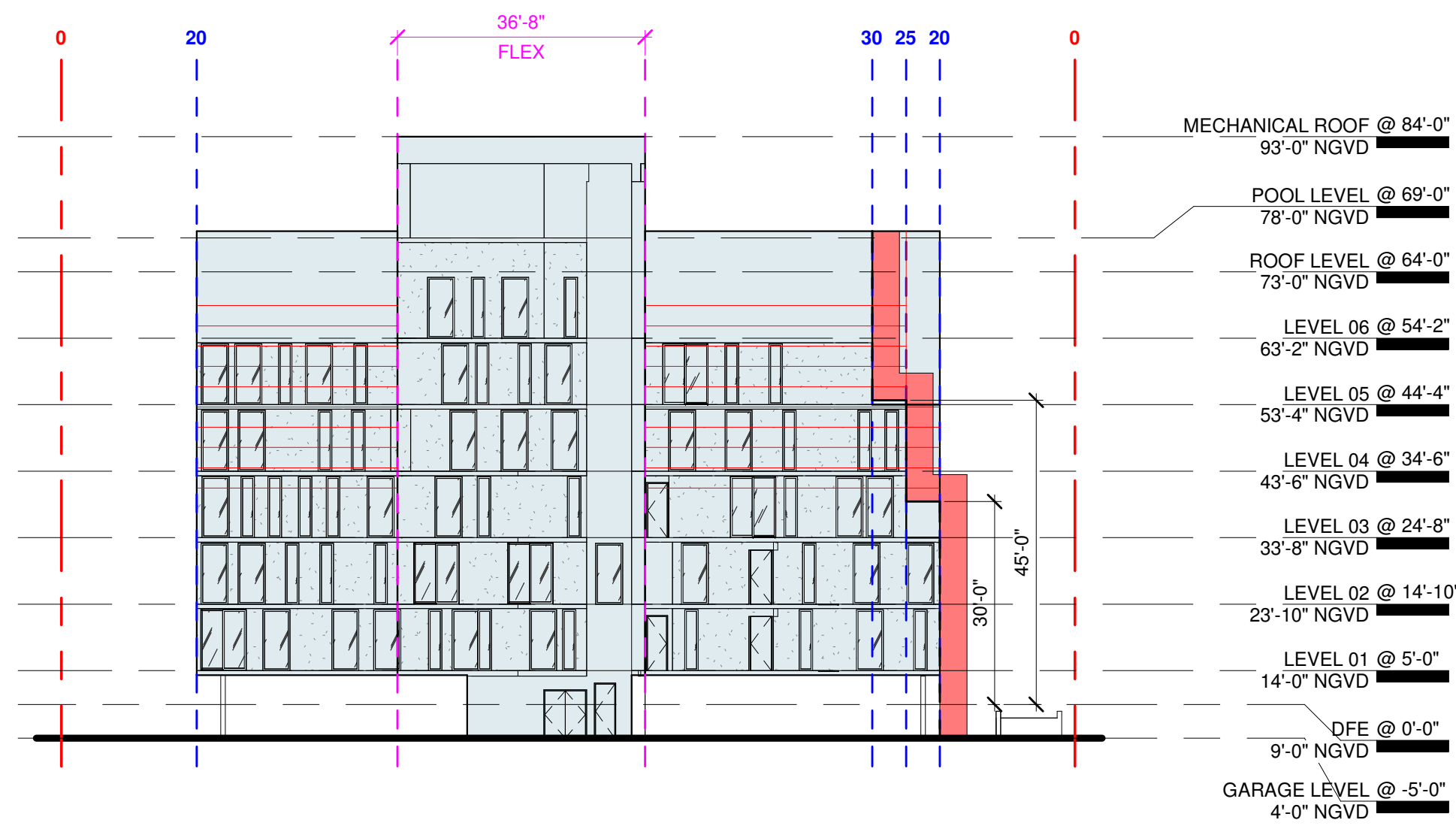
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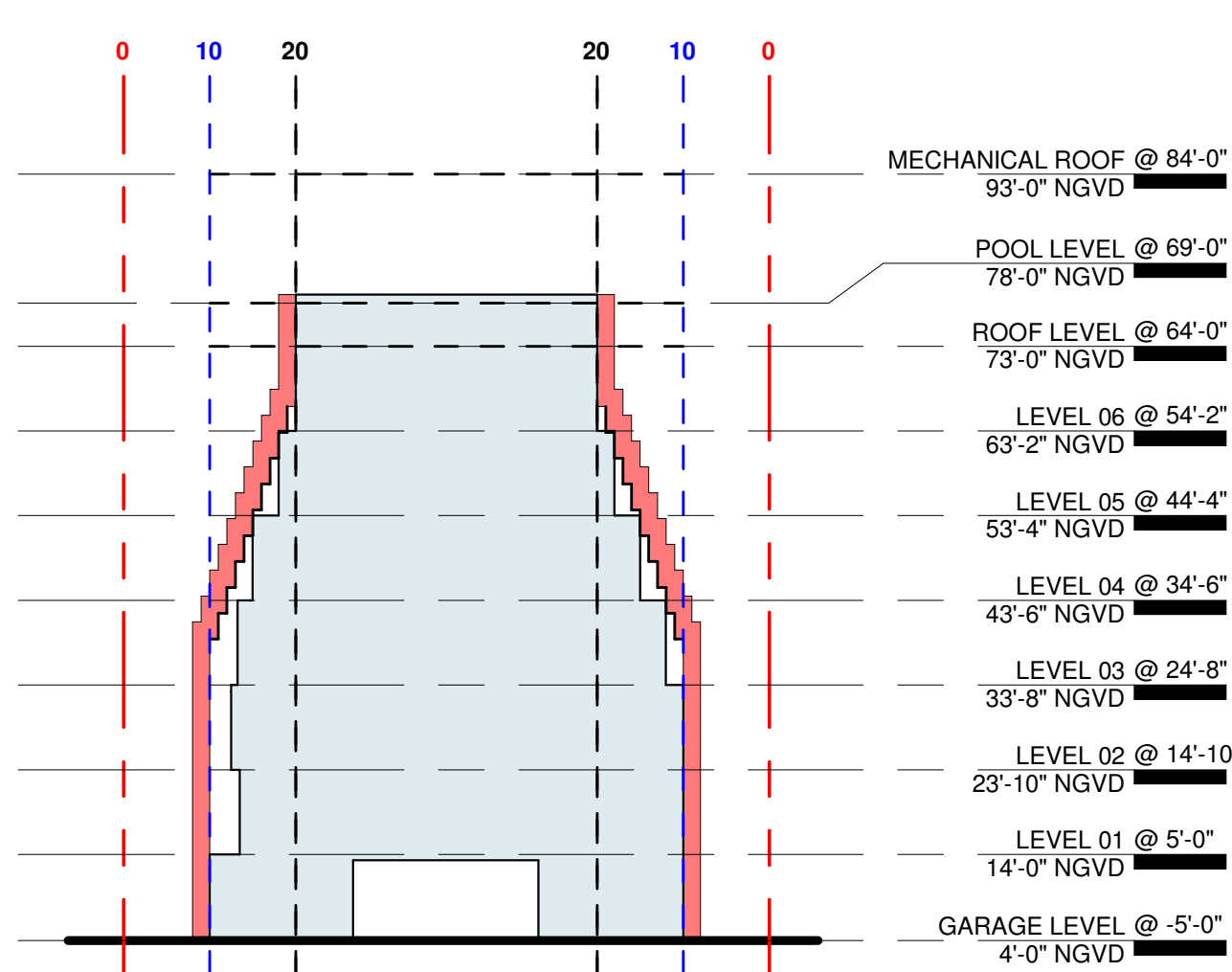
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& ZONING

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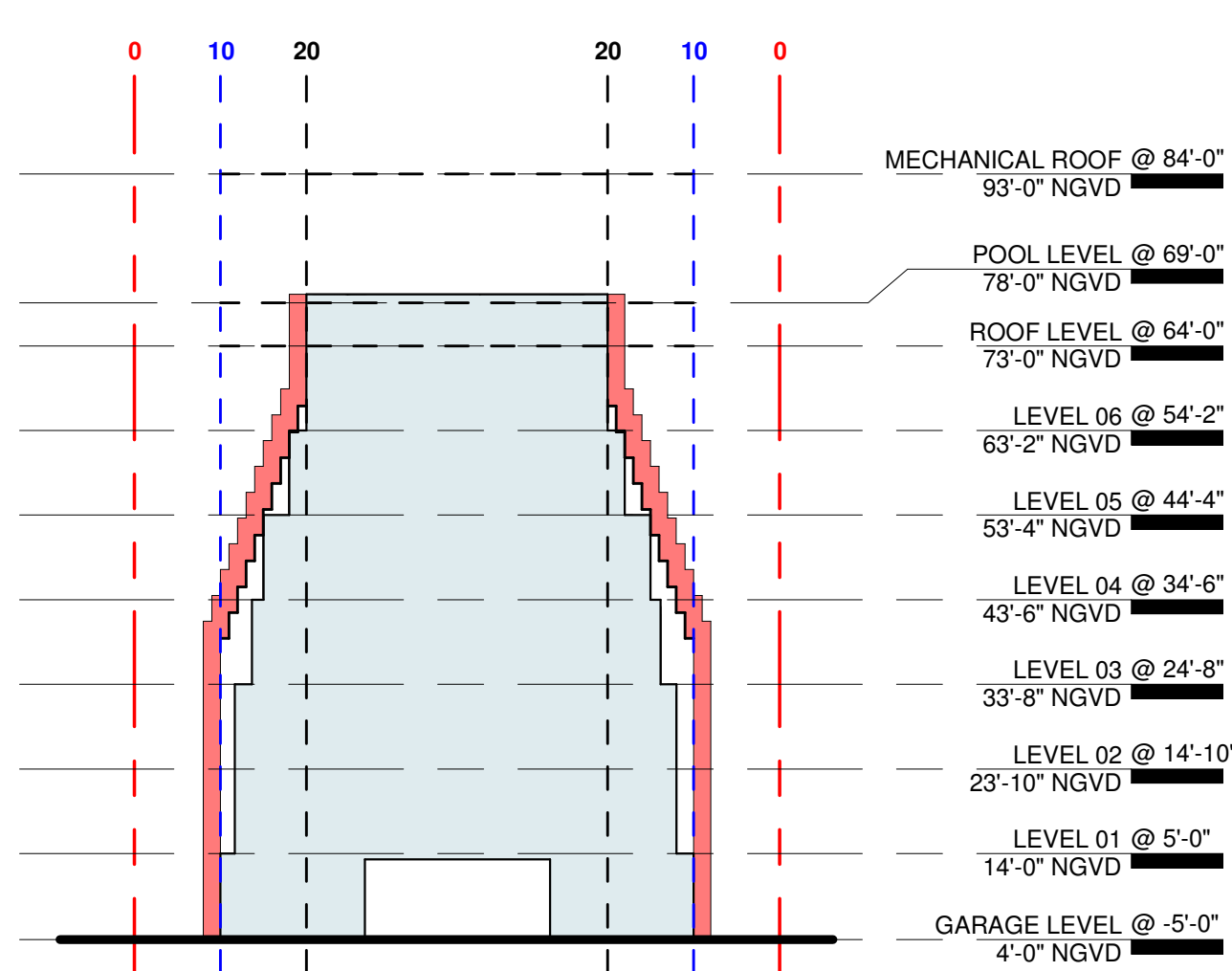
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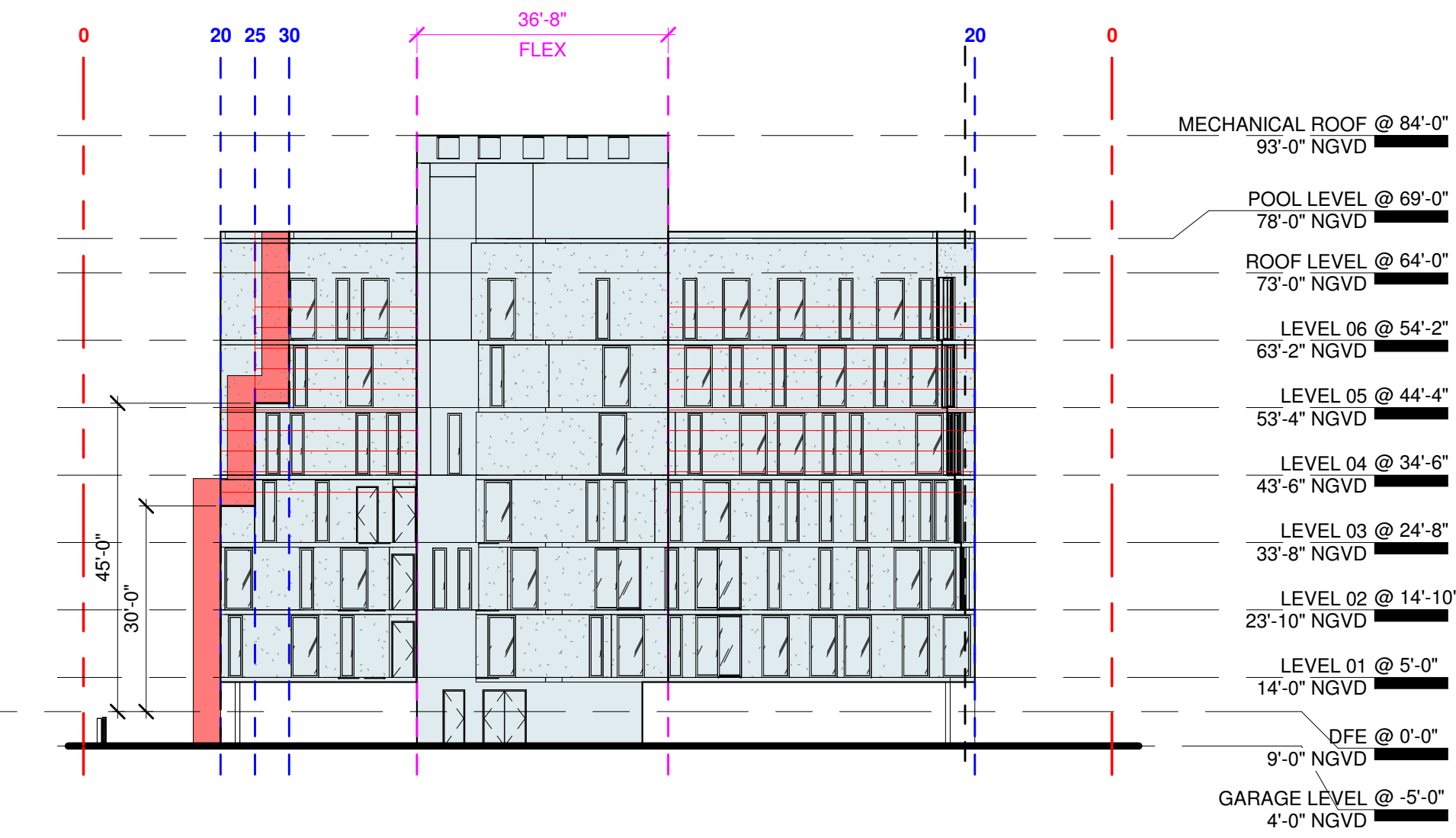
SOUTH ELEVATION DIAGRAM



WEST ELEVATION DIAGRAM



EAST ELEVATION DIAGRAM



NORTH ELEVATION DIAGRAM

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ELEVATION
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1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

STRUCTURAL

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	1980	1985	1990	1995	2000	2005	2010	2015	2020
Population	76.0	80.0	84.0	88.0	92.0	96.0	100.0	104.0	108.0
GDP per capita	1,200	1,500	1,800	2,100	2,400	2,700	3,000	3,300	3,600
Life expectancy at birth	70	72	74	76	78	80	82	84	86
Urban population (%)	30	35	40	45	50	55	60	65	70
Employment in agriculture (%)	40	35	30	25	20	15	10	5	0
Government expenditure as % of GDP	10	12	14	16	18	20	22	24	26
Foreign aid as % of GDP	5	6	7	8	9	10	11	12	13
Healthcare expenditure as % of GDP	3	4	5	6	7	8	9	10	11
Primary school enrollment rate (%)	50	60	70	80	90	95	98	100	100
Secondary school enrollment rate (%)	20	30	40	50	60	70	80	90	100
Tertiary education enrollment rate (%)	5	10	15	20	25	30	35	40	45
Research and development expenditure as % of GDP	0.5	0.8	1.2	1.6	2.0	2.4	2.8	3.2	3.6
Patent applications per million people	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9
Internet usage per 100 people	0	0	0	0	0	0	0	0	0
Air travel per person per year	0	0	0	0	0	0	0	0	0
Mobile phone ownership per 100 people	0	0	0	0	0	0	0	0	0
Electricity consumption per capita (kWh)	0	0	0	0	0	0	0	0	0
Household access to electricity (%)	0	0	0	0	0	0	0	0	0
Road transport vehicles per 1,000 people	0	0	0	0	0	0	0	0	0
Urbanization rate (%)	20	25	30	35	40	45	50	55	60
Gender inequality index	0.5	0.4	0.3	0.2	0.1	0.0	0.0	0.0	0.0
HDI	0.5	0.6	0.7	0.8	0.9	1.0	1.0	1.0	1.0

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RENDERS

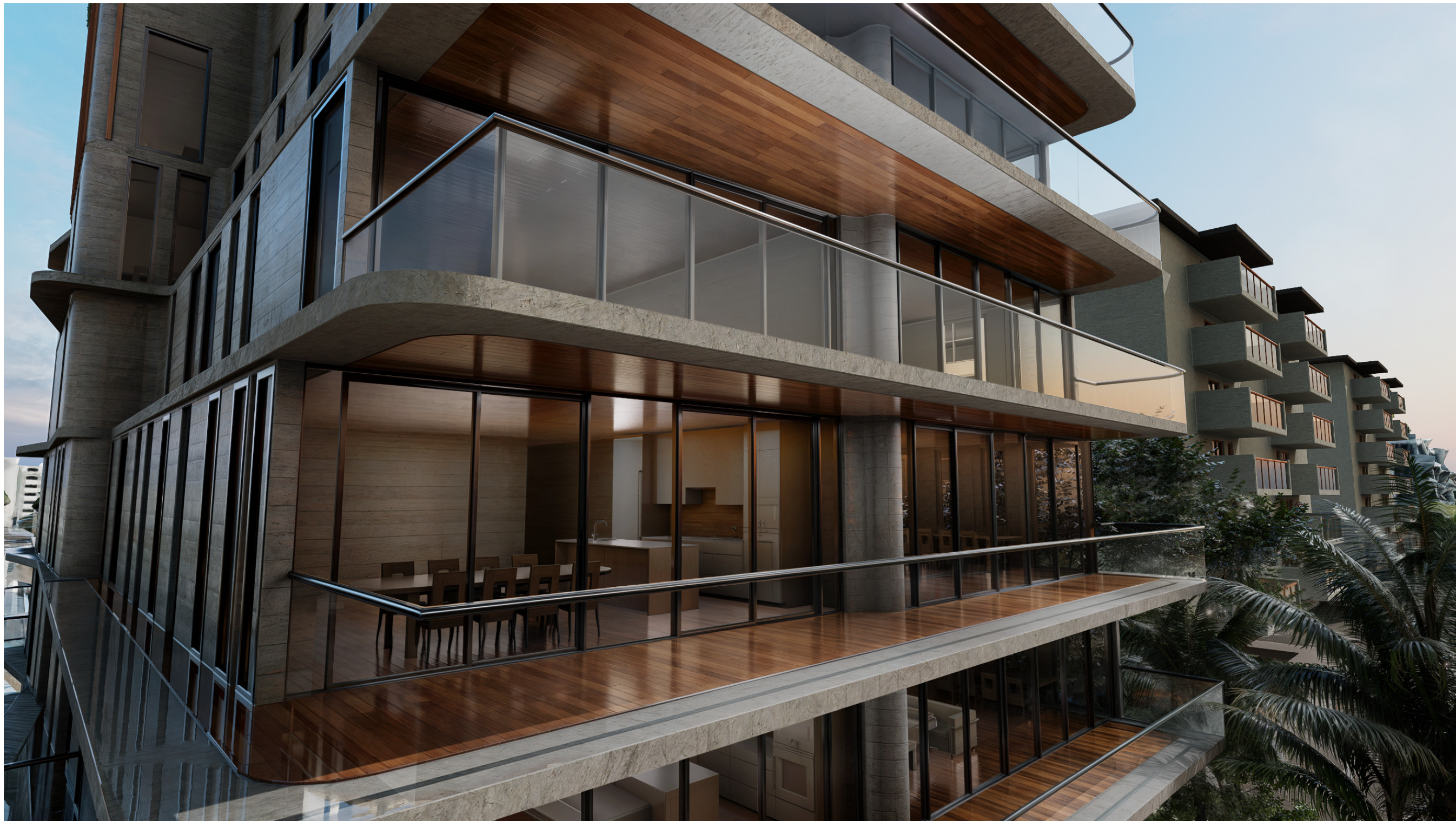
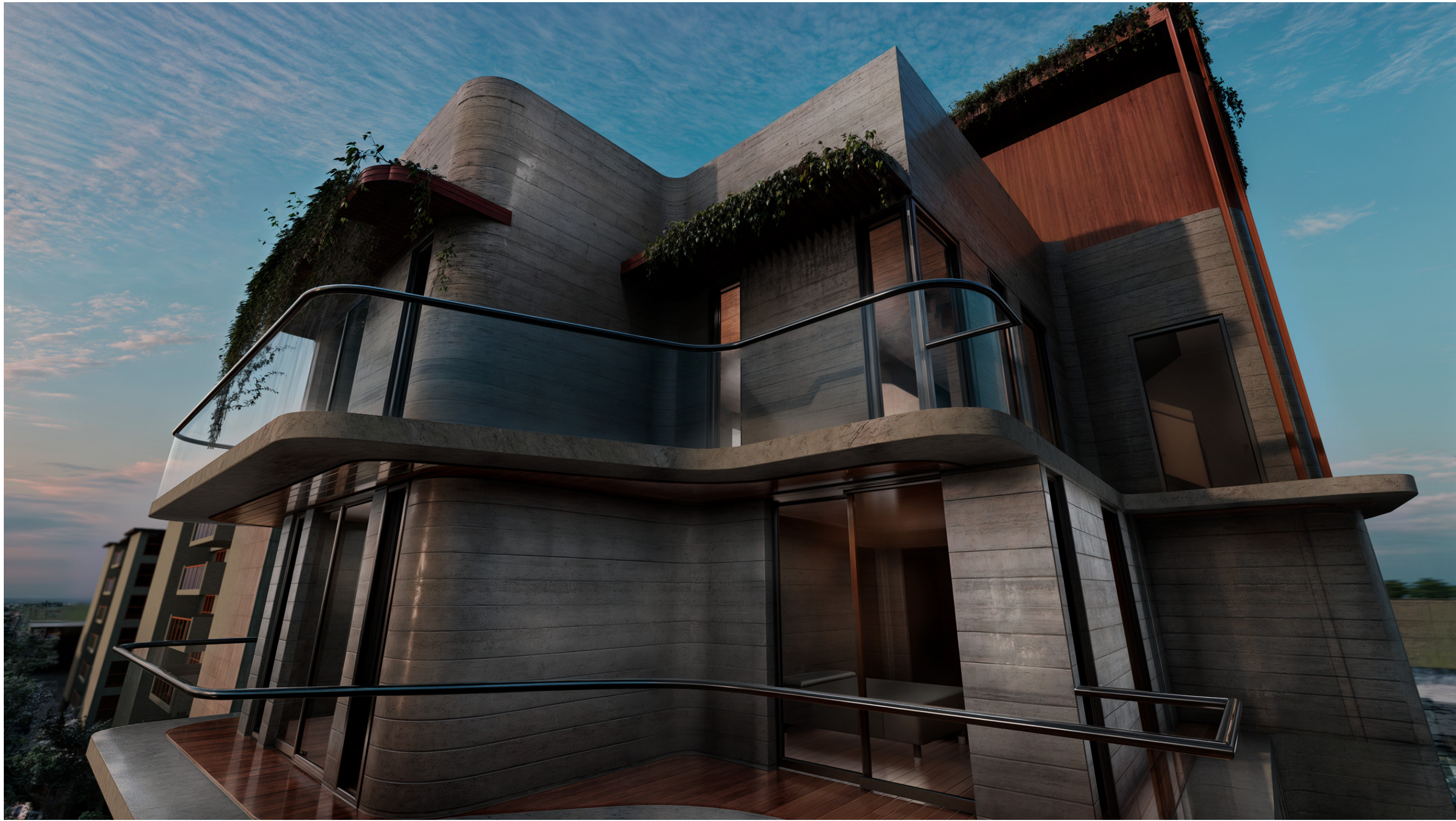
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PLANNING & ZONING

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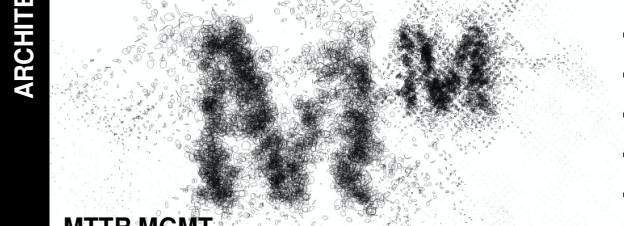
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RENDERS

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STATUS

DRAWING TITLE



AERIAL VIEW - LOOKING S.E.
NTS 1



AERIAL VIEW - LOOKING N.W.
NTS 3



AERIAL VIEW - LOOKING N.E.
NTS 2

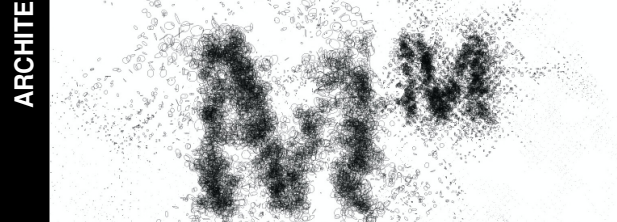


AERIAL VIEW - LOOKING S.W.
NTS 4

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AERIAL VIEWS

SCALE NTS

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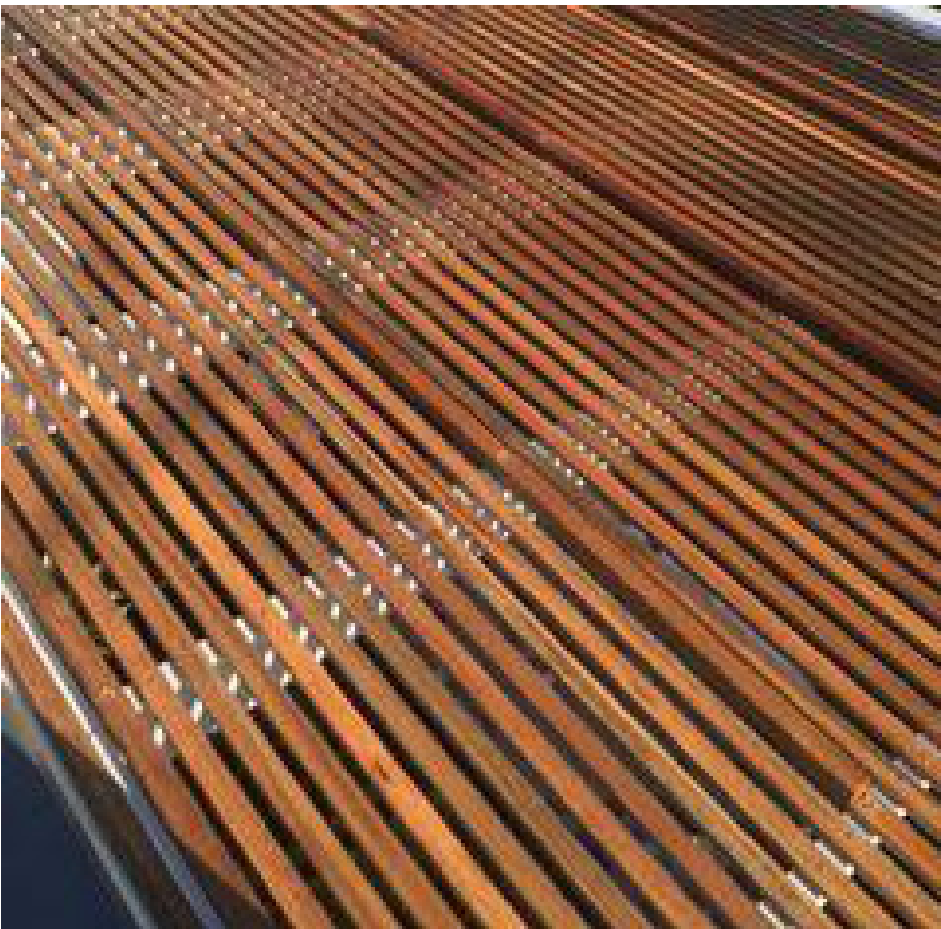
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& ZONING

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CUMARU HARDWOOD CEILING & DECKING



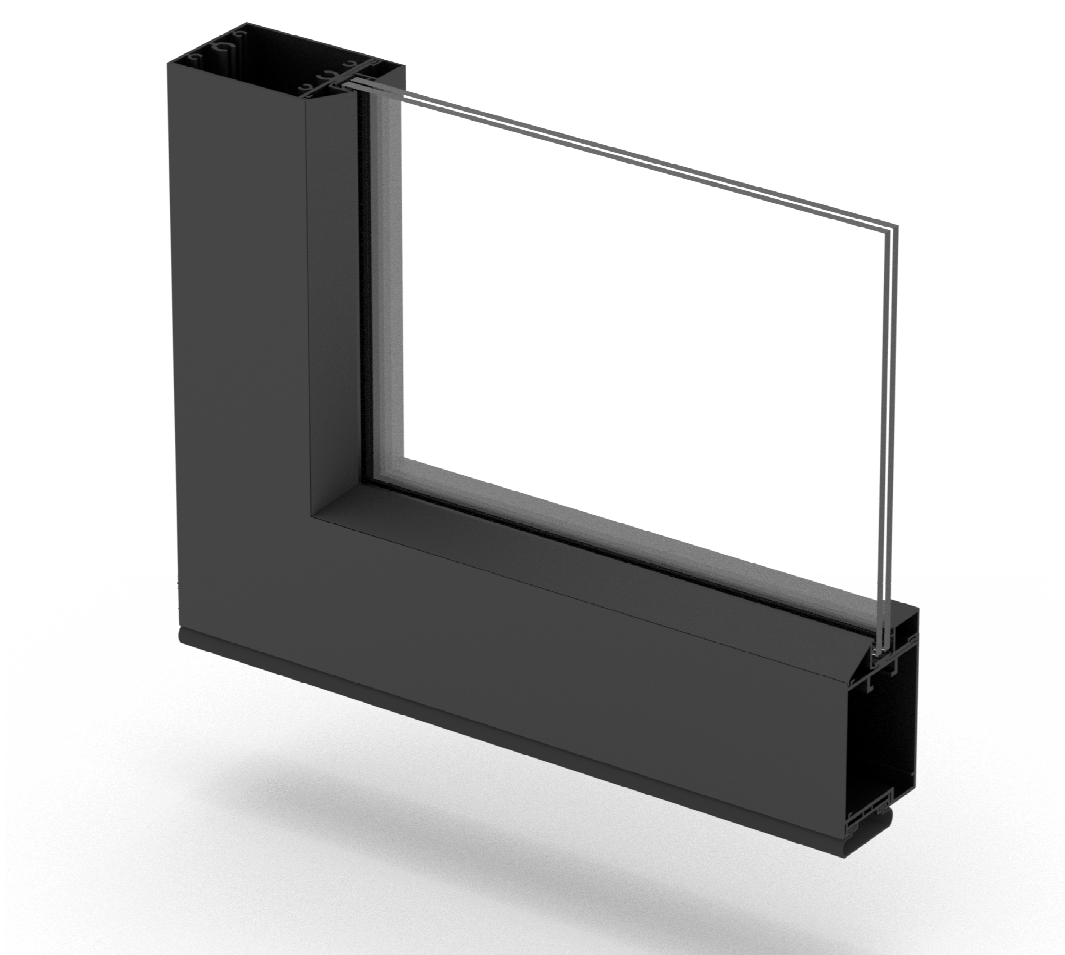
CUMARU HARDWOOD SCREENS



BOARD FORMED CONCRETE WALLS



CONCRETE PORCELAIN FLOORING TILE



WINDOW FRAME & MULLION
BLACK MATTE POWDER COATED FINISH

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ARCHITECT

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MATERIALS
BOARD

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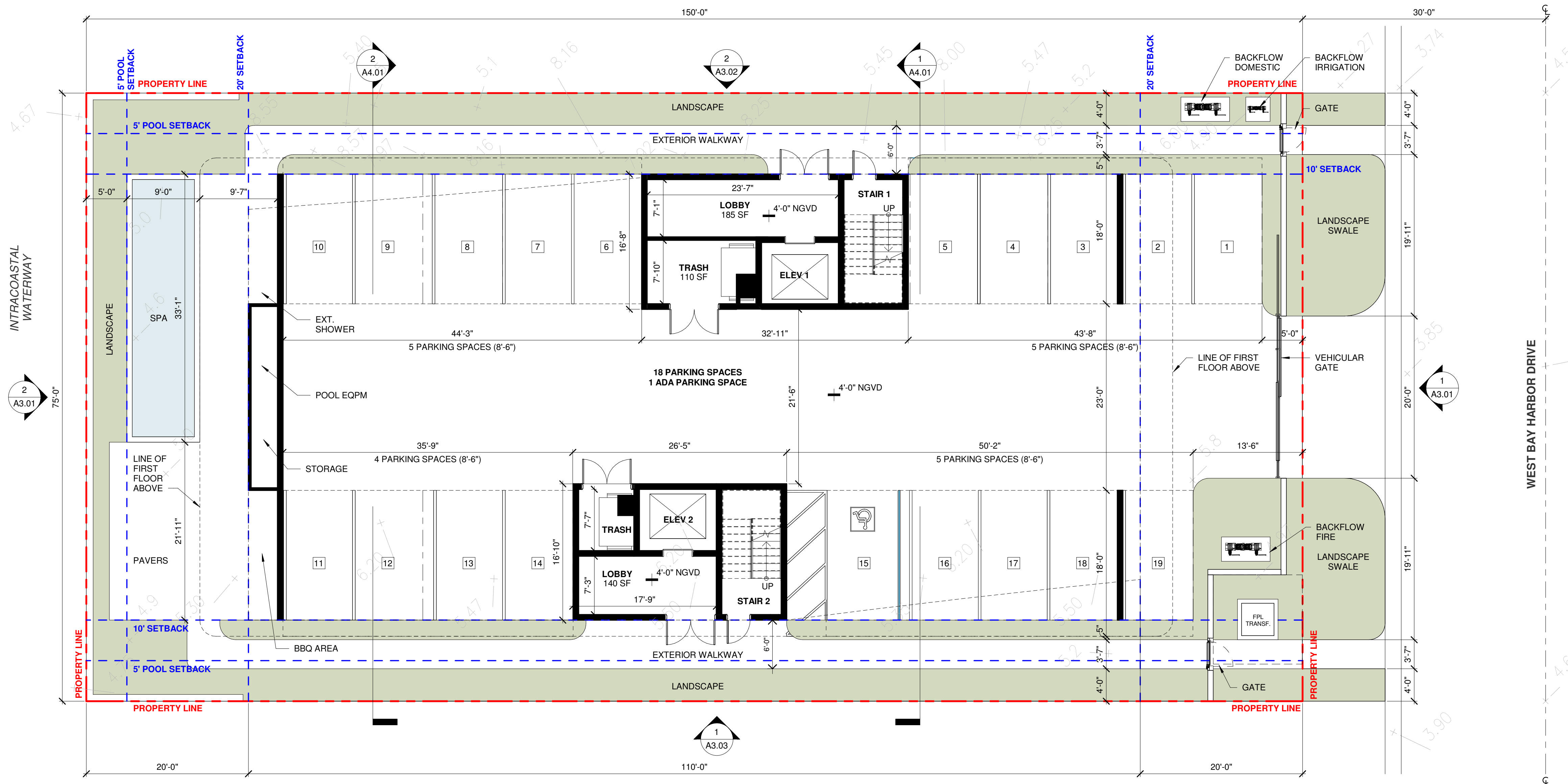
GROUND FLOOR
SITE PLAN

SCALE As indicated

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PLANNING
& ZONING

2021.05.10

GROUND FLOOR 1
1/8" = 1'-0"

0 1 5 10 20

SITE PLAN NOTES

- ALL UTILITIES AND EQUIPMENT ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE BFE.

POOL BARRIER NOTES:

454.1.3.1.9
ALL PUBLIC POOLS SHALL BE SURROUNDED BY A MINIMUM 48 INCH (1219 MM) HIGH FENCE OR OTHER APPROVED SUBSTANTIAL BARRIER. THE FENCE SHALL BE CONTINUOUS AROUND THE PERIMETER OF THE POOL AREA THAT IS NOT OTHERWISE BLOCKED OR OBSTRUCTED BY ADJACENT BUILDINGS OR STRUCTURES AND SHALL ADJOIN WITH ITSELF OR ABUT TO THE ADJACENT MEMBERS. ACCESS THROUGH THE BARRIER OR FENCE FROM DWELLING UNITS, SUCH AS HOMES, APARTMENTS, MOTEL ROOMS AND HOTEL ROOMS, SHALL BE THROUGH SELF-CLOSING, SELF-LATCHING LOCKABLE GATES OF 48 INCH (1219 MM) MINIMAL HEIGHT FROM THE FLOOR OR GROUND WITH THE LATCH LOCATED A MINIMUM OF 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE OR AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE ON THE POOL SIDE. IF THE SELF-CLOSING, SELF-LATCHING GATE IS ALSO SELF-LOCKING AND IS OPERATED BY A KEY LOCK, ELECTRONIC OPENER OR INTEGRAL COMBINATION LOCK, THEN THE OPERABLE PARTS OF SUCH LOCKS OR OPENERS SHALL BE 34 INCHES MINIMUM (864 MM) AND 48 INCHES MAXIMUM (1219 MM) ABOVE THE FINISHED FLOOR OR GROUND. DOORED ACCESS POINTS FROM PUBLIC ROOMS SUCH AS LOBBIES OR CLUB HOUSES NEED NOT BE THROUGH GATES IF THE DOOR(S) MEET THE SAME SELF-CLOSING, SELF-LATCHING REQUIREMENTS AS A GATE. OPERABLE PARTS USED FOR OPENING DOORS AT THESE ACCESS POINTS SHALL BE 45 INCHES (1143 MM) MINIMUM TO 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AREA. A LATCHED, LOCKABLE GATE SHALL BE PLACED IN THE FENCE WITHIN 10 FEET (3048 MM) OF THE CLOSEST POINT BETWEEN THE POOL AND THE EQUIPMENT AREA FOR SERVICE ACCESS.

ITEMS TO BE UNDER SEPERATE PERMIT

- THE FOLLOWING ITEMS WILL BE UNDER SEPERATE PERMIT:
- ROOFING
 - EXTERIOR DOORS AND WINDOWS
 - SWIMMING POOL, SPA, WATER FEATURE
 - DRIVEWAY, WALKWAYS, PAVERS
 - FENCE, GATES
 - RAILINGS, STAIRS, HANDRAILS, GUARDRAILS

MATERIALS

	ALUMINUM		STONE
	CONCRETE		BATT INSULATION
	GLASS		PRECAST
	RIGID INSULATION		GRAVEL
	BRICK IN SECTION		SAND
	CONCRETE MASONRY UNIT		WOOD - SOLID
	EARTH		PLYWOOD
	GYPSUM / PLASTER / STUCCO		BRICK
	STEEL		CULTURED STONE
	PEA GRAVEL		EXTERIOR COMPOSITE PANEL

WALL LEGEND

- NEW POURED CONCRETE WALLS
- NEW BLOCK WALLS
- NEW PARTITIONS
- EXISTING TO REMAIN

TERMITE CONTROL

THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENCED PEST CONTROL COMPANY.



PLAN NOTES

- 0'-0" = 9'-0" N.G.V.D.
- ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.
- ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
- FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO DOOR FRAME INSTALLATION.
- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- VERIFY WITH ARCHITECT ALL FIXTURES LAYOUT LOCATED IN CONCRETE SLAB PRIOR TO POUR.
- FINAL SELECTION, LOCATION AND DESIGN OF FINISHES, FIXTURES AND EQUIPMENT TO BE PROVIDED BY OWNER.
- REFER TO SHEETS A5.000 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.
- REFER TO G1.010 FOR WALL TYPES DETAILS.
- REFER TO SHEET A6.003 FOR WINDOW DETAILS AND DOOR DETAILS.
- F.B.C. R307.2 - BATHTUB AND SHOWER SPACES: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
- F.B.C. 2509.2 - BASE FOR TILE: GLASS MAT WATER-RESISTANT GYPSUM BACKING PANELS, DISCRETE NON ASBESTOS FIBER-CEMENT INTERIOR SUBSTRATE SHEETS OR NON ASBESTOS FIBER-MAT REINFORCED CEMENT SUBSTRATE SHEETS IN COMPLIANCE WITH ASTM C 1178, C 1288 OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
- USE FIBER CEMENT BOARD AT BATHROOMS.
- USE DUROCK CEMENT BOARDS AT WALL AREAS TO RECEIVE CERAMIC TILE.
- USE EPOXY PAINT AT BATHROOMS.
- ALL METAL STUDS AT PERIMETER OF ALL SHOWERS AND TUBS TO BE STRUCTURAL STUDS CAPABLE OF WITHSTANDING LOADS FOR HANDICAP GRAB BARS AS PER F.B.C.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1 (FBCR 307.1)

MATERIALS

	ALUMINUM		STONE
	CONCRETE		BATT INSULATION
	GLASS		PRECAST
	RIGID INSULATION		GRAVEL
	BRICK IN SECTION		SAND
	CONCRETE MASONRY UNIT		WOOD - SOLID
	EARTH		PLYWOOD
	GYPSUM / PLASTER / STUCCO		BRICK
	STEEL		CULTURED STONE
	PEA GRAVEL		EXTERIOR COMPOSITE PANEL

WALL LEGEND

	NEW POURED CONCRETE WALLS
	NEW BLOCK WALLS
	NEW PARTITIONS
	EXISTING TO REMAIN

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SECOND FLOOR PLAN

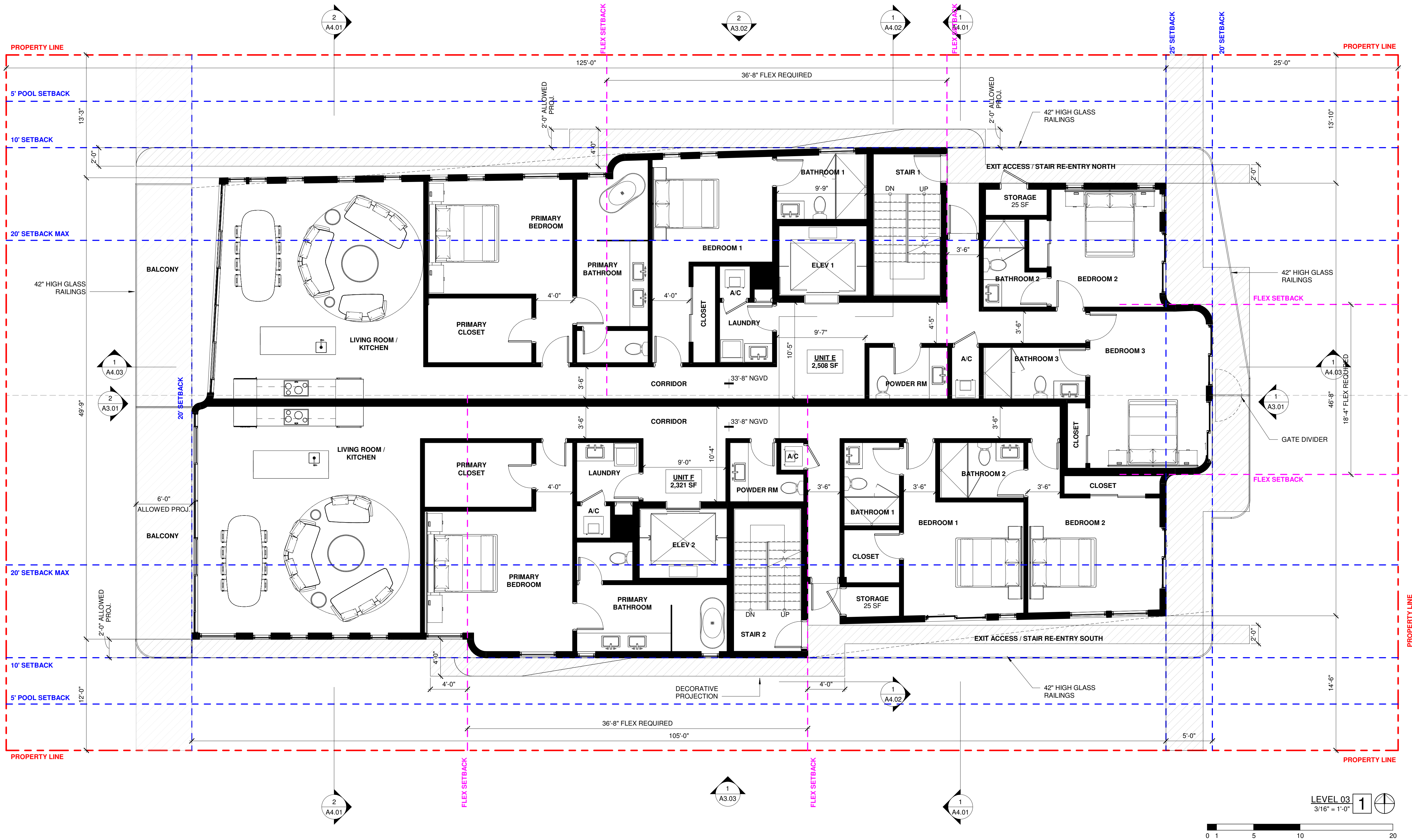
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PLAN NOTES

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MATERIALS

	ALUMINUM		STONE
	CONCRETE		BATT INSULATION
	GLASS		PRECAST
	RIGID INSULATION		GRAVEL
	BRICK IN SECTION		SAND
	CONCRETE MASONRY UNIT		WOOD - SOLID
	EARTH		PLYWOOD
	GYPSUM / PLASTER / STUCCO		BRICK
	STEEL		CULTURED STONE
	PEA GRAVEL		EXTERIOR COMPOSITE PANEL

WALL LEGEND

	NEW POURED CONCRETE WALLS
	NEW BLOCK WALLS
	NEW PARTITIONS
	EXISTING TO REMAIN

La Jolla

10084 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

DESIGNER

MTTR MGMT
7280 NW 15TH CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONTRACTOR

TBD

CIVIL

EA3 CIVIL ENGINEERING, INC.
112 N 46TH AVENUE |

LANDSCAPE

H.L.MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST.

STRUCTURAL

MEP

GEOTECHNICAL

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PROJECT NO 2302

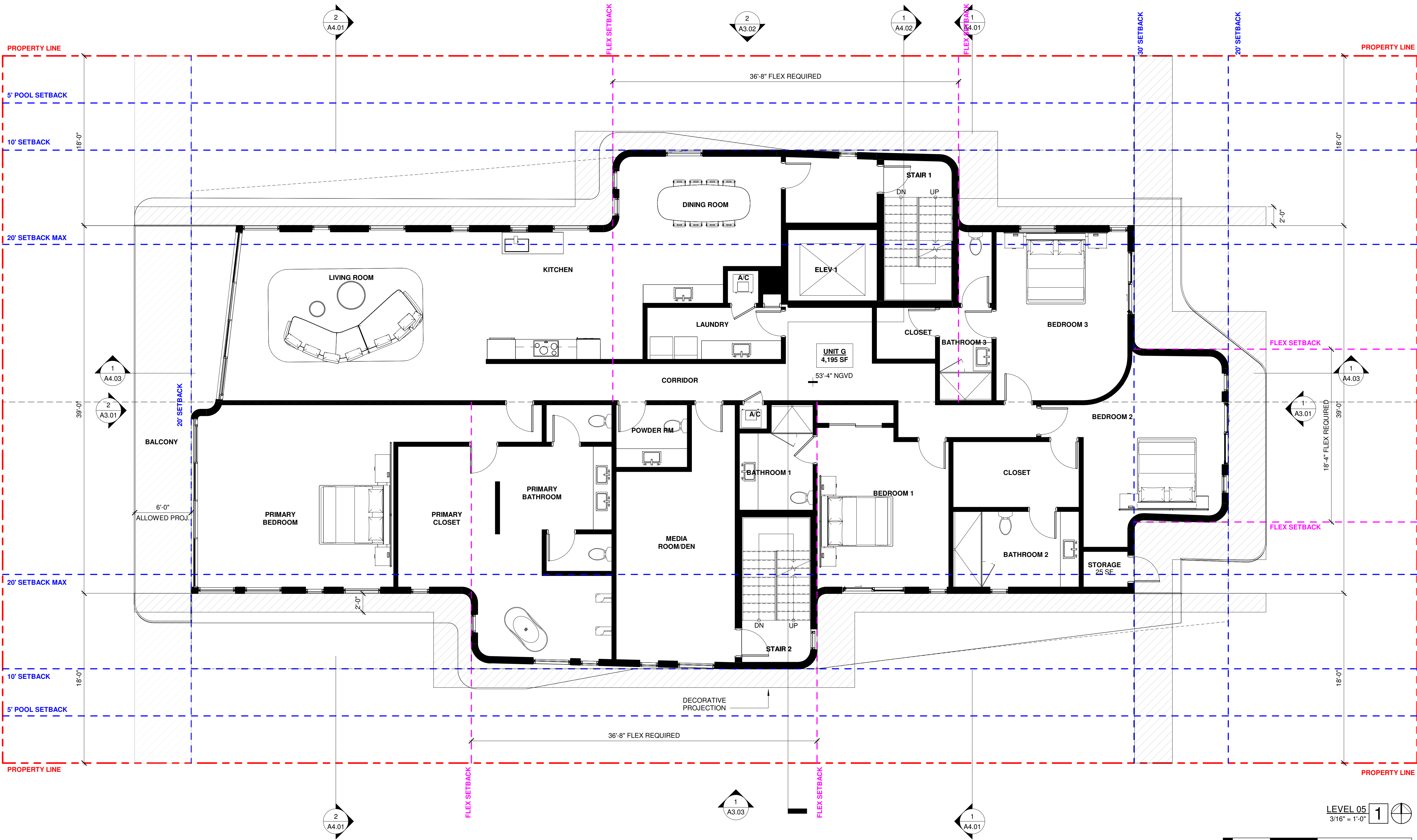
THIRD FLOOR PLAN

SCALE As indicated

A1.03

PLANNING & ZONING
2021.05.10

2024-04-24 14:28:00



PLAN NOTES

- 0'-0" = 9'-0" N.G.V.D.
- ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.
- ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
- FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO DOOR FRAME INSTALLATION.
- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- VERIFY WITH ARCHITECT ALL FIXTURES LAYOUT LOCATED IN CONCRETE SLAB PRIOR TO POUR.
- FINAL SELECTION, LOCATION AND DESIGN OF FINISHES, FIXTURES AND EQUIPMENT TO BE PROVIDED BY OWNER.
- REFER TO SHEETS A5.000 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.
- REFER TO G1.010 FOR WALL TYPES DETAILS.
- REFER TO SHEET A6.003 FOR WINDOW DETAILS AND DOOR DETAILS.
- F.B.C. R307.2 - BATHTUB AND SHOWER SPACES: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
- F.B.C. 2509.2 - BASE FOR TILE: GLASS MAT WATER-RESISTANT GYPSUM BACKING PANELS, DISCRETE NON ASBESTOS FIBER-CEMENT INTERIOR SUBSTRATE SHEETS OR NON ASBESTOS FIBER-MAT REINFORCED CEMENT SUBSTRATE SHEETS IN COMPLIANCE WITH ASTM C 1178, C 1288 OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
- USE FIBER CEMENT BOARD AT BATHROOMS.
- USE DUROCK CEMENT BOARDS AT WALL AREAS TO RECEIVE CERAMIC TILE.
- USE EPOXY PAINT AT BATHROOMS.
- ALL METAL STUDS AT PERIMETER OF ALL SHOWERS AND TUBS TO BE STRUCTURAL STUDS CAPABLE OF WITHSTANDING LOADS FOR HANDICAP GRAB BARS AS PER F.B.C.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1 (FBCR 307.1)

MATERIALS

	ALUMINUM		STONE
	CONCRETE		BATT INSULATION
	GLASS		PRECAST
	RIGID INSULATION		GRAVEL
	BRICK IN SECTION		SAND
	CONCRETE MASONRY UNIT		WOOD - SOLID
	EARTH		PLYWOOD
	GYPSUM / PLASTER / STUCCO		BRICK
	STEEL		CULTURED STONE
	PEA GRAVEL		EXTERIOR COMPOSITE PANEL

WALL LEGEND

	NEW POURED CONCRETE WALLS
	NEW BLOCK WALLS
	NEW PARTITIONS
	EXISTING TO REMAIN

LEVEL 05
3/16" = 1'-0"

La Jolla

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DESIGNER

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CONTRACTOR

TBD

CIVIL

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LANDSCAPE

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STRUCTURAL

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FIFTH FLOOR
PLAN

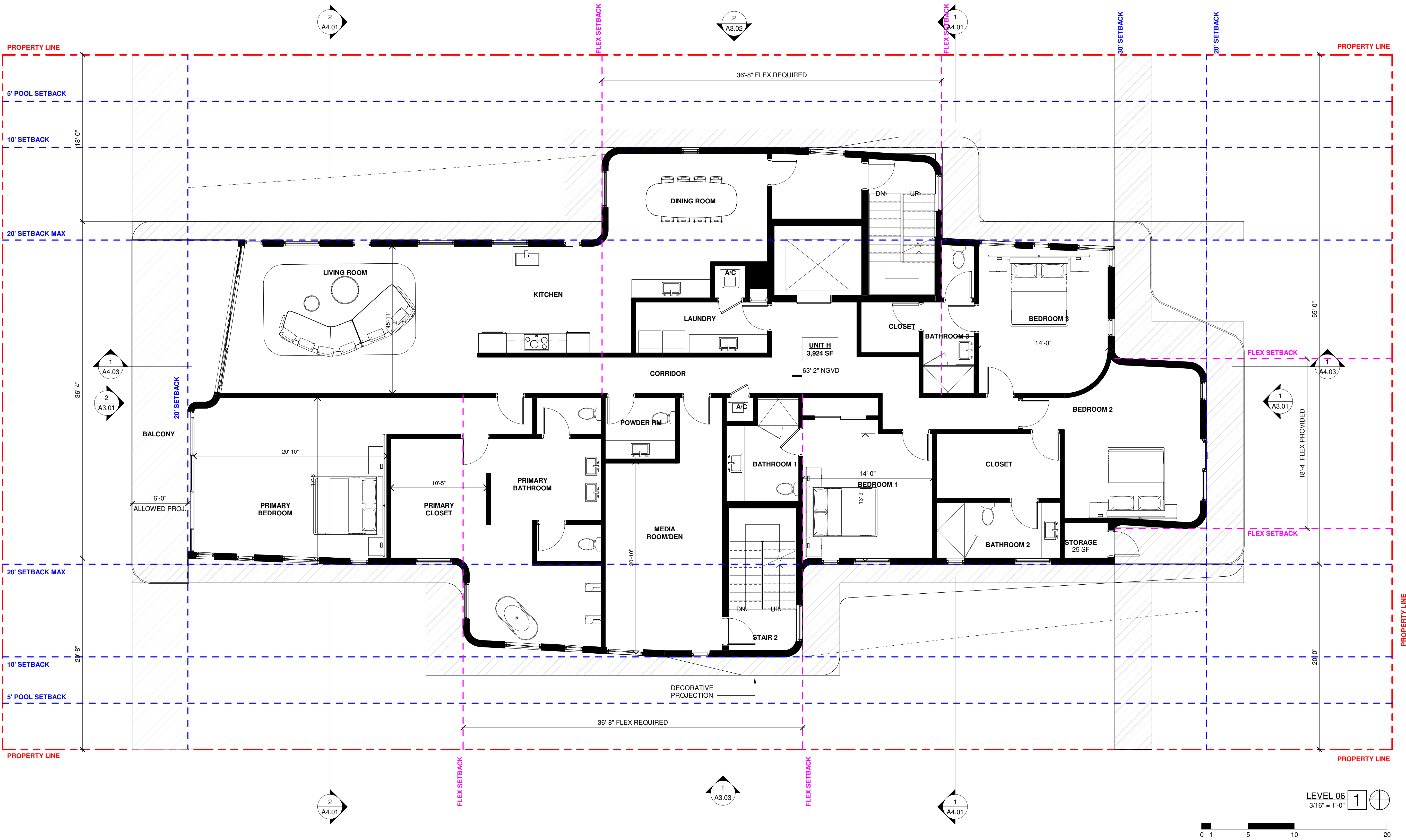
SCALE As indicated

A1.05

PLANNING
& ZONING

2021.05.10

2024-04-24 14:28:29



PLAN NOTES

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- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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MATERIALS

- | | |
|---------------------------|--------------------------|
| ALUMINUM | STONE |
| CONCRETE | BATT INSULATION |
| GLASS | PRECAST |
| RIGID INSULATION | GRAVEL |
| BRICK IN SECTION | SAND |
| CONCRETE MASONRY UNIT | WOOD - SOLID |
| EARTH | PLYWOOD |
| GYPSUM / PLASTER / STUCCO | BRICK |
| STEEL | CULTURED STONE |
| PEA GRAVEL | EXTERIOR COMPOSITE PANEL |

WALL LEGEND

- NEW POURED CONCRETE WALLS
- NEW BLOCK WALLS
- NEW PARTITIONS
- EXISTING TO REMAIN

La Jolla

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CONTRACTOR

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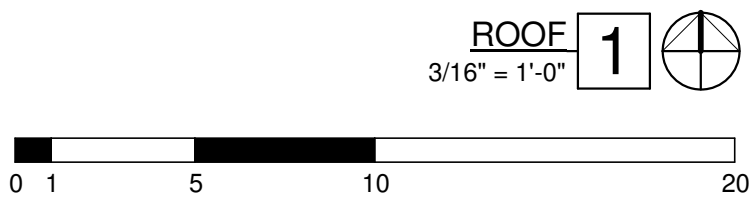
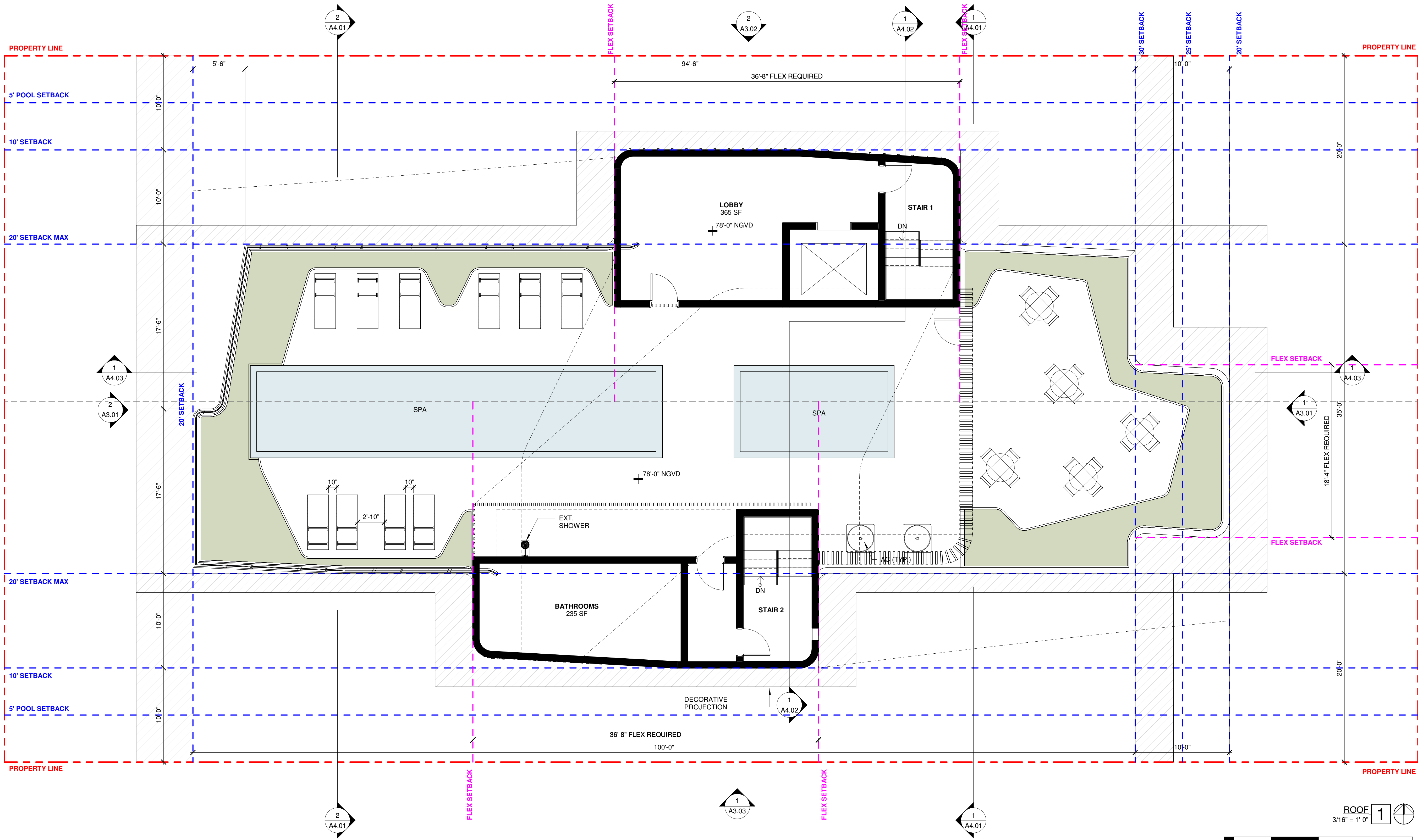
SIXTH FLOOR PLAN

SCALE As indicated

A1.06

PLANNING & ZONING
2021.05.10

2024-04-24 14:28:41



PROJECT | OWNER

ARCHITECT

CONSULTANTS

SEAL

DRAWING TITLE

SHEET #

STATUS

La Jolla

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CONTRACTOR

TBD
TBD

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MEP

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1

A0.09

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PROJECT NO

2302

ROOF PLAN

SCALE

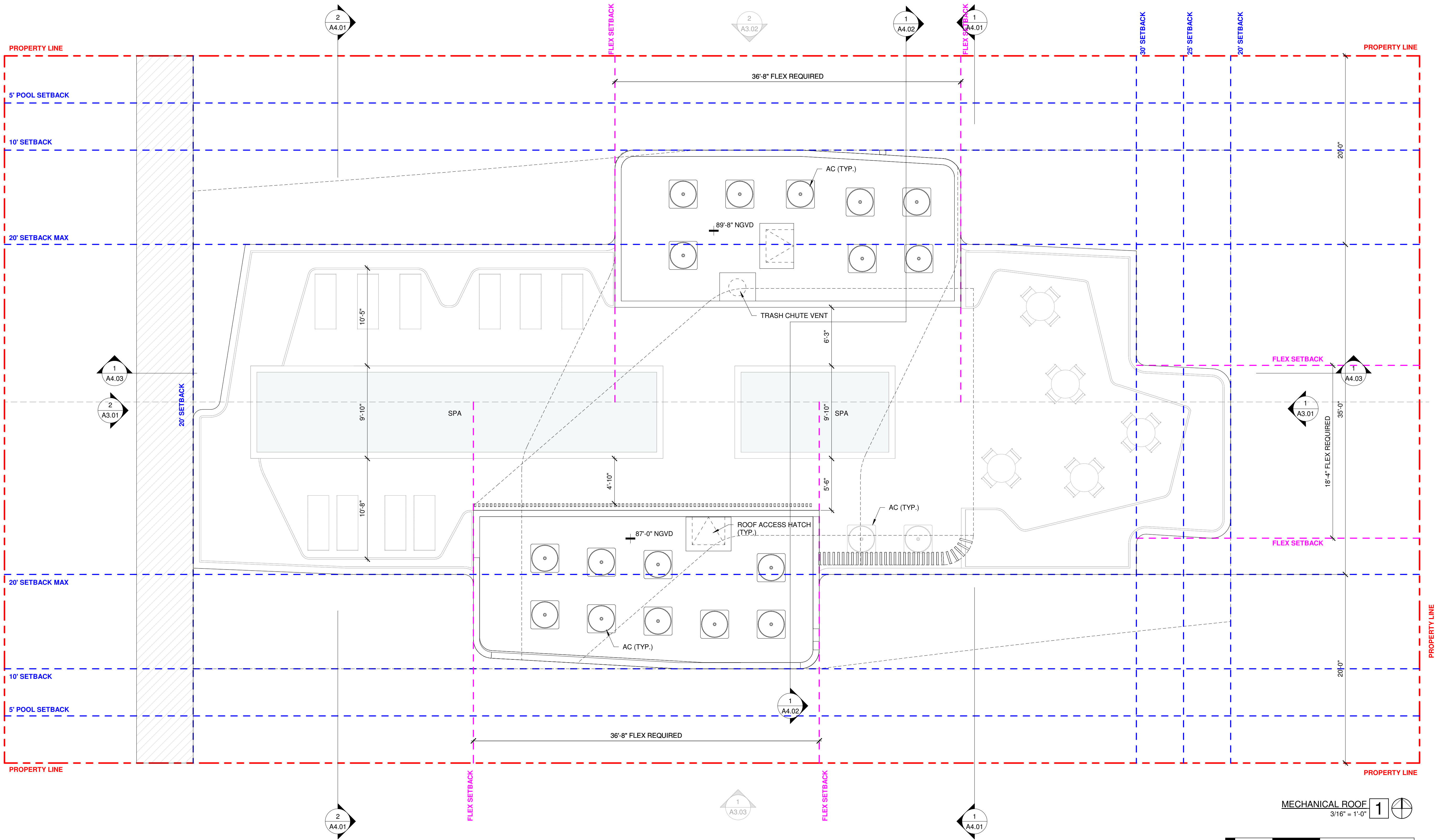
3/16" = 1'-0"

A1.07

PLANNING
& ZONING

2021.05.10

2024-04-24 14:28:42



MECHANICAL ROOF
3/16" = 1'-0"

1

0 1 5 10 20

PROJECT | OWNER

ARCHITECT

CONSULTANTS

REVISIONS

SEAL

DRAWING TITLE

SHEET #

STATUS

La Jolla

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CONTRACTOR

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TBD

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STRUCTURAL

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PROJECT NO 2302

MECHANICAL
ROOF

SCALE 3/16" = 1'-0"

A1.08

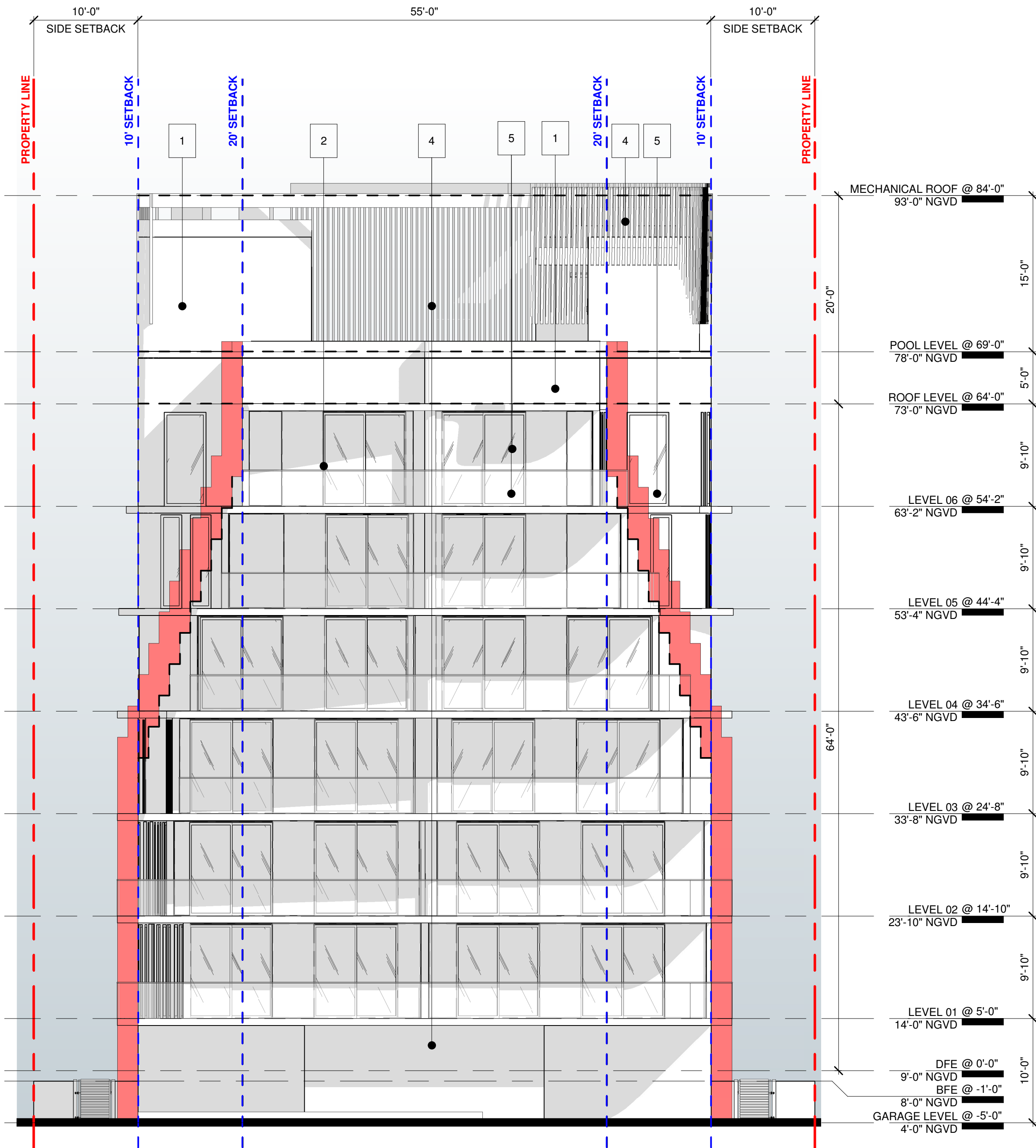
PLANNING
& ZONING

2021.05.10

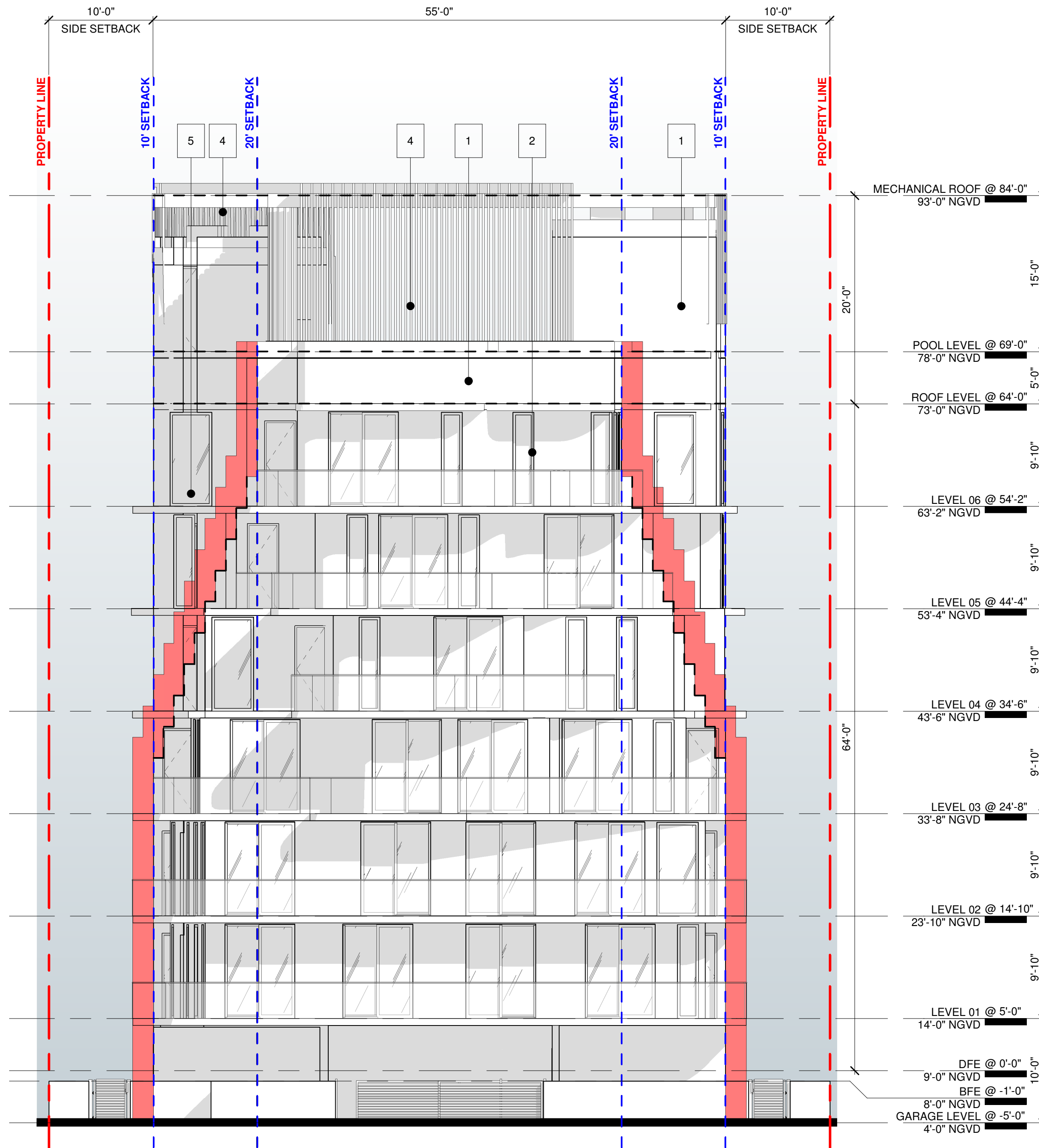
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MATERIALS LEGEND

- | | |
|---|----------------------------------|
| 1 | BOARD FORMED CONCRETE WALL |
| 2 | BLACK ALU WINDOW FRAME |
| 3 | HARDWOOD CEILING & DECKING |
| 4 | HARDWOOD SCREEN |
| 5 | GLASS |
| 6 | CONCRETE PORCELAIN FLOORING TILE |



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



EAST ELEVATION
1/8" = 1'-0"

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EAST & WEST
ELEVATIONS

SCALE As indicated

A3.01
PLANNING
& ZONING
2021.05.10



NORTH ELEVATION 2
1/8" = 1'-0"

- MATERIALS LEGEND**
- 1 BOARD FORMED CONCRETE WALL
 - 2 BLACK ALU WINDOW FRAME
 - 3 HARDWOOD CEILING & DECKING
 - 4 HARDWOOD SCREEN
 - 5 GLASS
 - 6 CONCRETE PORCELAIN FLOORING TILE

PROJECT / OWNER

ARCHITECT

CONSULTANTS

REVISIONS

SEAL

DRAWING TITLE

SHEET #

STATUS

La Jolla

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CONTRACTOR

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LANDSCAPE

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STRUCTURAL

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PROJECT NO 2302

NORTH
ELEVATION

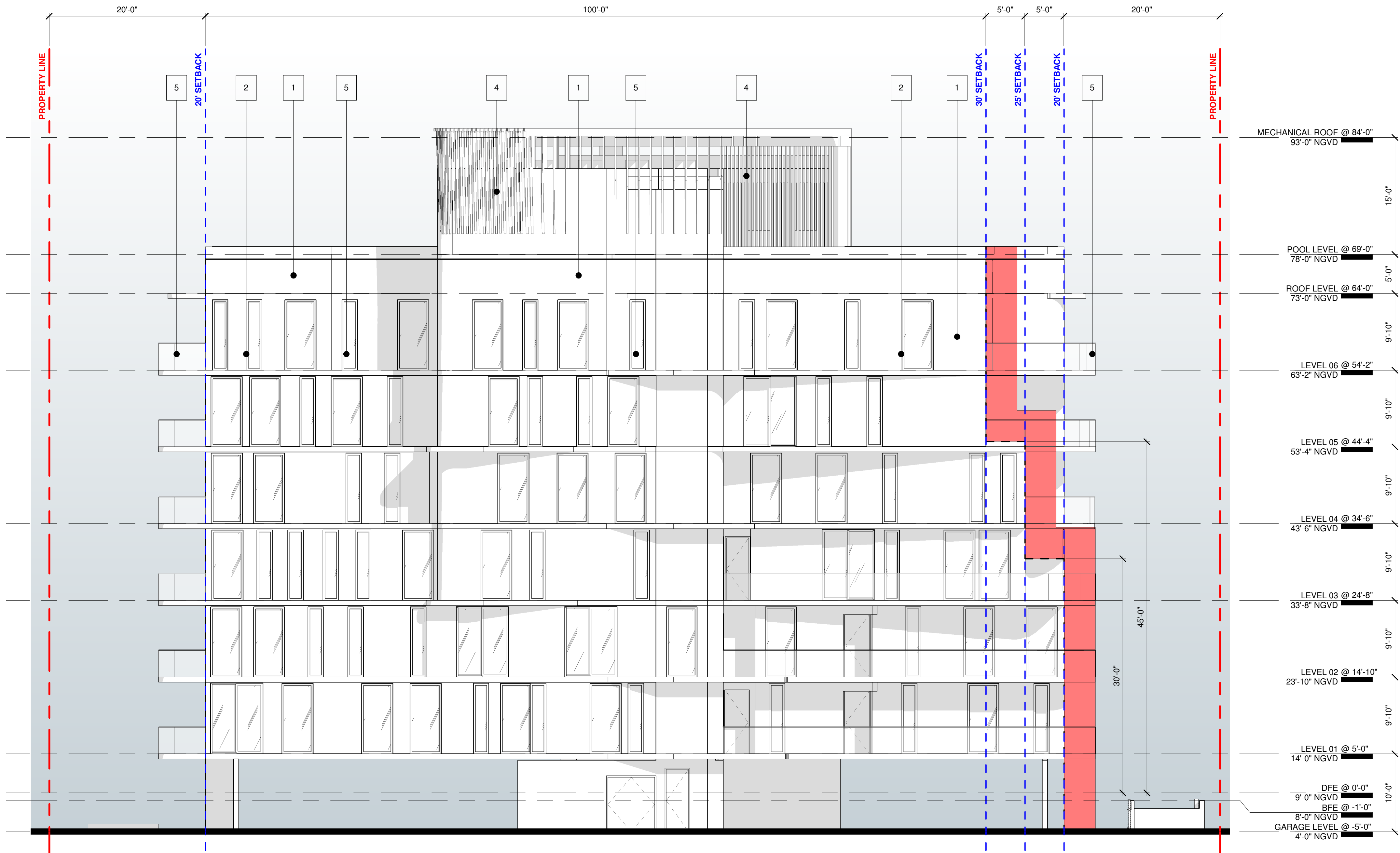
SCALE As indicated

A3.02

PLANNING
& ZONING

2021.05.10

2024-04-24 14:29:11



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

- MATERIALS LEGEND**
- 1 BOARD FORMED CONCRETE WALL
 - 2 BLACK ALU WINDOW FRAME
 - 3 HARDWOOD CEILING & DECKING
 - 4 HARDWOOD SCREEN
 - 5 GLASS
 - 6 CONCRETE PORCELAIN FLOORING TILE

La Jolla
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ISLANDS | FL | 33154

DESIGNER

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CONTRACTOR

TBD

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LANDSCAPE
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STRUCTURAL

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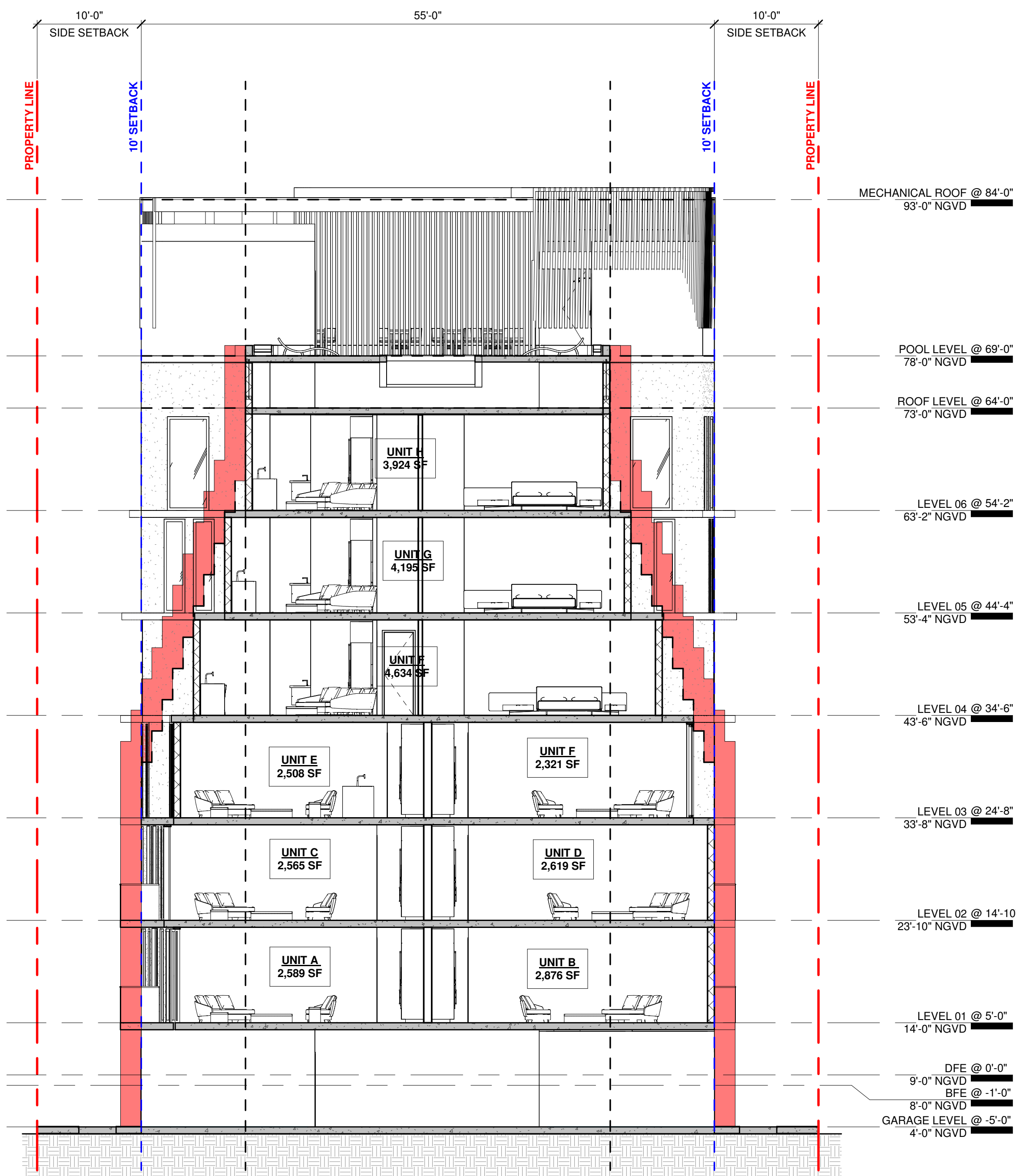
**SOUTH
ELEVATION**

SCALE As indicated

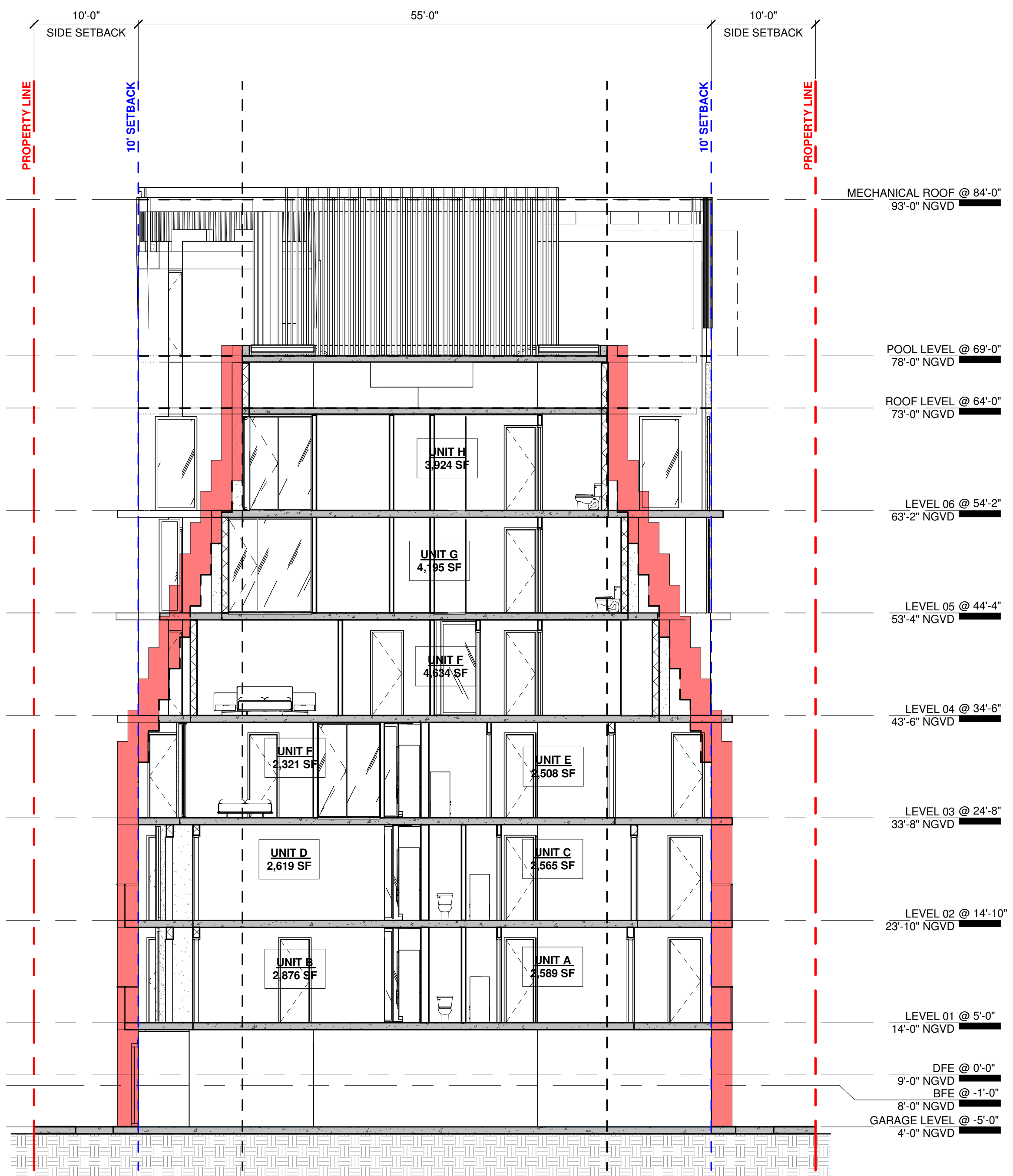
A3.03
**PLANNING
& ZONING**

2021.05.10

2024-04-24 14:29:22



CROSS SECTION 2
1/8" = 1'-0" 2



CROSS SECTION 1
1/8" = 1'-0" 1

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ISLANDS | FL | 33154

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CONTRACTOR

TBD
TBD

CIVIL

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112 N 46TH AVENUE |

LANDSCAPE

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5965 SW 38TH ST.

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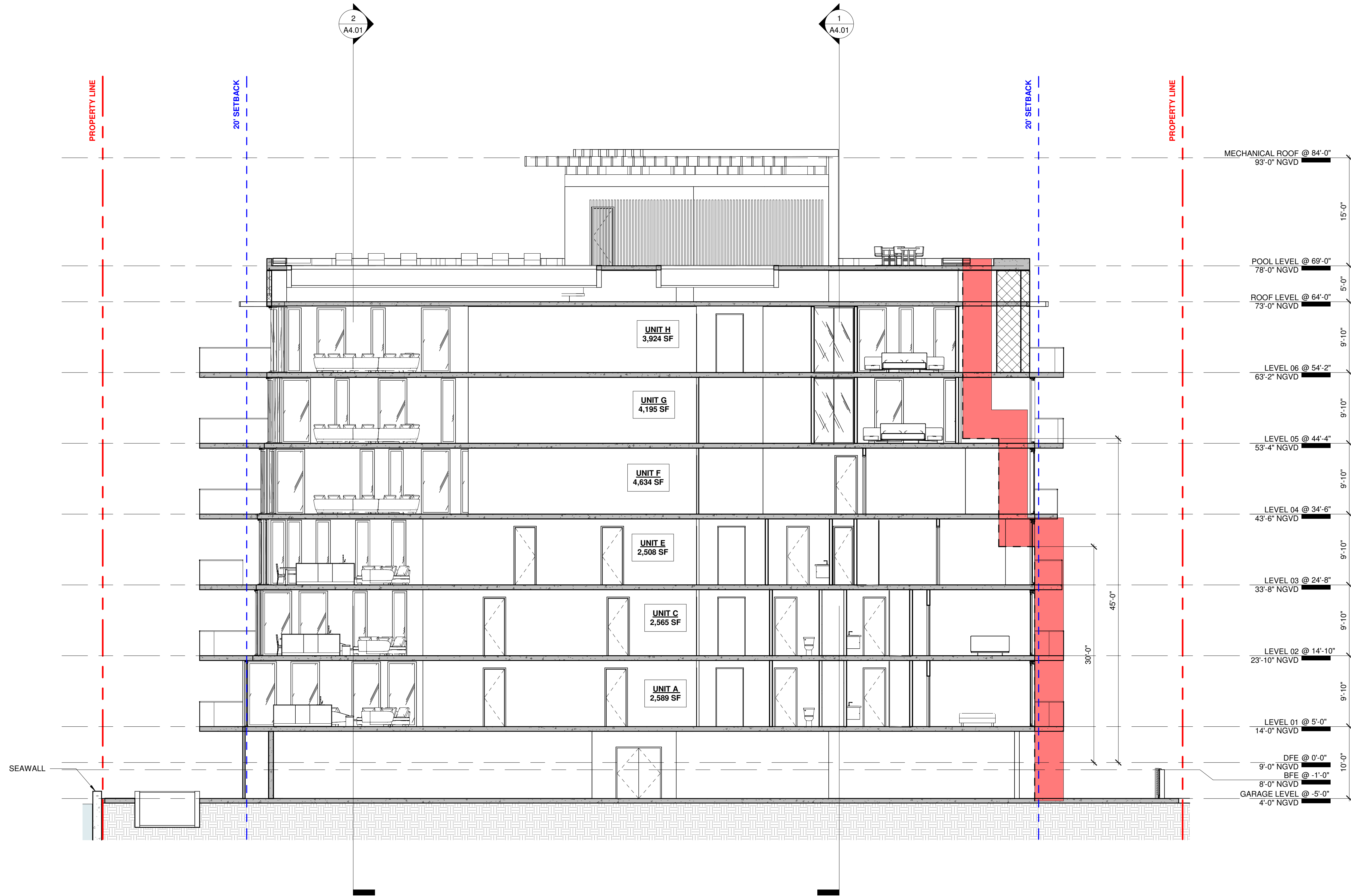
SECTIONS

SCALE 1/8" = 1'-0"

A4.01
PLANNING
& ZONING

2021.05.10

2024-04-24 14:29:35



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

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CONTRACTOR

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TBD

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SECTIONS

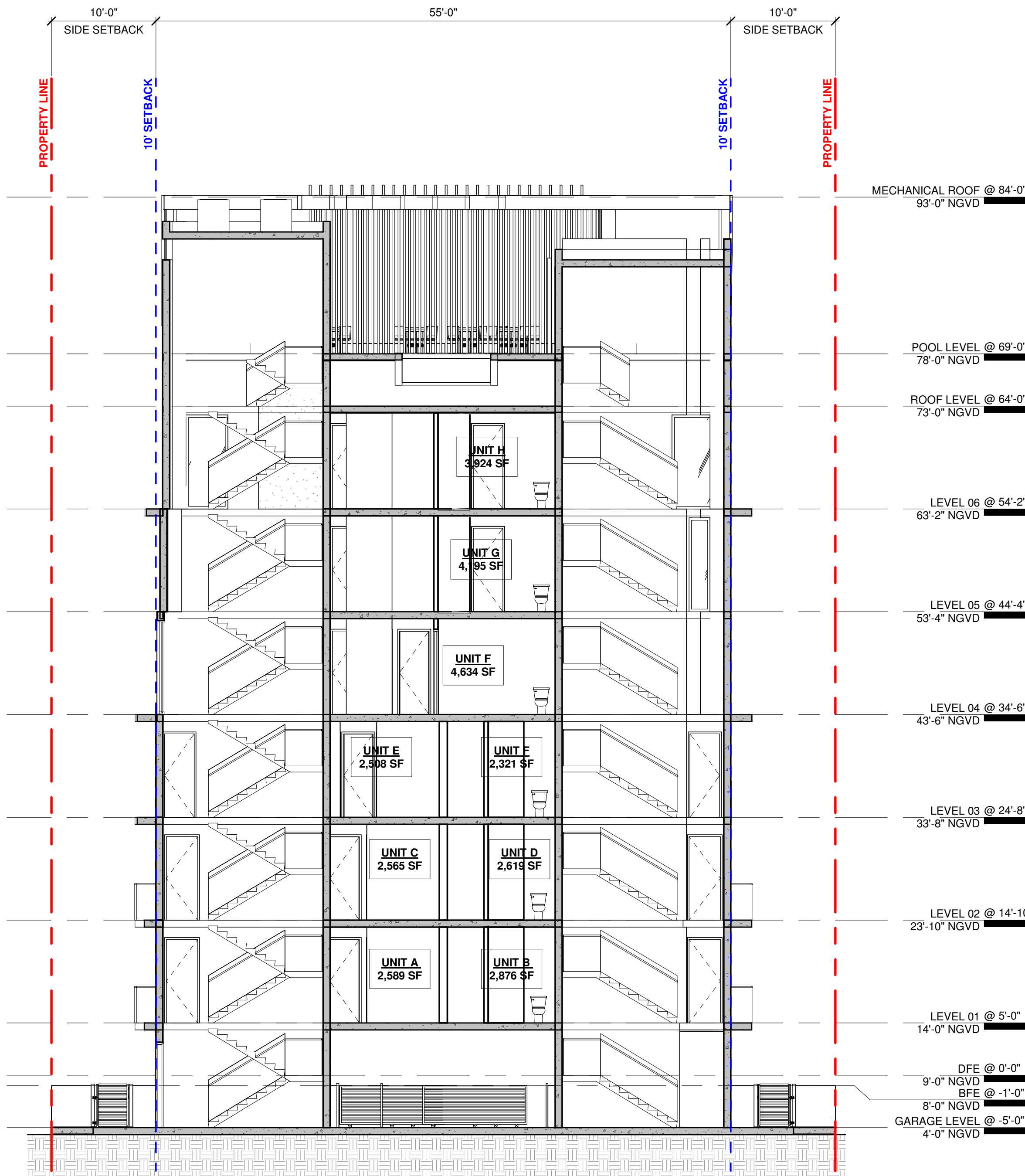
SCALE 1/8" = 1'-0"

A4.03

PLANNING & ZONING

2021.05.10

2024-04-24 14:29:41



CROSS SECTION 3
1/8" = 1'-0" 1

PROJECT | OWNER

ARCHITECT

CONSULTANTS

REVISIONS

SEAL

DRAWING TITLE

SHEET #

STATUS

La Jolla

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DESIGNER

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CONTRACTOR

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TBD

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SECTIONS

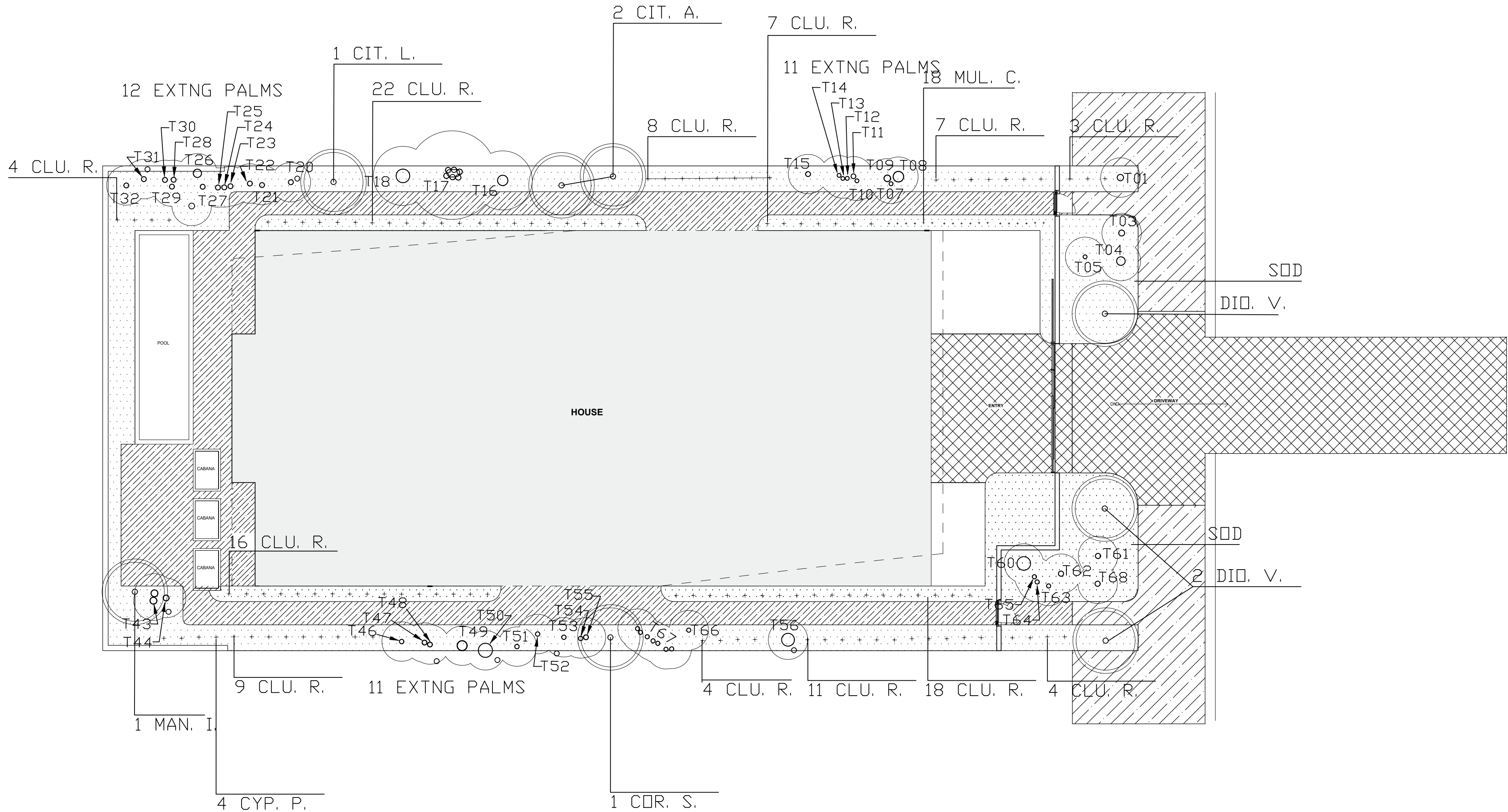
SCALE 1/8" = 1'-0"

A4.02

PLANNING
& ZONING

2021.05.10

2024-04-24 14:29:43



KEY

- SOD (GRASS)
- HARDSCAPE / WALKWAY
- HARDSCAPE / DECK
- HARDSCAPE / PEBBLES
- HARDSCAPE / DRIVEWAY

LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES-- ROUGH GRADES BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO.1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS,MARCH 1998
- PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
- TREES & PALMS GUARANTEED FOR 180 DAYS-- SHRUBS 90 DAYS.
- APPLY 2" MELALEUCA/EUCALYTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES,PLANT NAMES,SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST,THE PLAN TAKES PREFERENCE. * THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS.
- ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.

NEW TREE AND PLANT LIST

TREES & PALMS				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DIO.V.	3	DIOSPYROS VIRGINIANA	AMERICAN PERSIMMON	12"/MIN. 1"CT
COR.S.	1	CORDIA SEBESTENA	GEIGER TREE	12" X 6"/MIN. 1"CT
MAN.I.	1	MANGIFERA INDICA	MANGO	12-18' X 6-7"/MIN
CIT.L.	1	CITRUS X LIMON	LEMON TREE	8"-10' X 6-7"/MIN
CIT.L.	2	CITRUS X AURANTIUM	ORANGE TREE	8"-10' X 6-7"/MIN

SHRUBS & GROUND COVERS

CLU.R.	92	CLUSIA ROSEA	CLUSIA HEDGE	2-3'X18"
CYP.P.	4	CYPRESS PAPHYRUS	GIANT PAPHYRUS	2-3'X18"
MUL.C.	36	MULENBERGIA CAPILLARIS	MUHLI GRASS	18-24"SPR @ 24"OC.

EXISTING TREE AND PLANT LIST

TREES & PALMS				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
T1-T16	11	PALMS		
T4	1	TREE		
T8	1	TREE		
T16	1	TREE		
T17-T32	12	PALMS		
T26	1	TREE		
T43	1	TREE		
T44	1	TREE		
T46-T56	11	PALMS		
T60-T68	9	PALMS		

REQUIRED / PROVIDED TREES

SHADE TREES	REQUIRED 6	PROVIDED 7
SHADE TREES IN FRONT YARD	REQUIRED 2	PROVIDED 2
NATIVE SPECIES 50%	REQUIRED 3	PROVIDED 3
DROUGHT TOLERANT & LOW MAINTENANCE 50%	REQUIRED 3	PROVIDED 3

REQUIRED / PROVIDED SHRUBS

SHRUBS	REQUIRED 60	PROVIDED 60
NATIVE SPECIES 30%	REQUIRED 15-18	PROVIDED 60 (100%)
DROUGHT TOLERANT & LOW MAINTENANCE 50%	REQUIRED 25-30	PROVIDED 60 (100%)

MAXIMUM LAWN AREA ALLOWED

50% OF NET LOT AREA ALLOWED	MAX ALLOWED 6,562.5	PROVIDED 4,056 (31%)
LOT AREA 13,125 SF		

TOTAL TREES

EXISTING TREES	49
NEW TREES	7
TOTAL TREES	56

LANDSCAPE PLAN

SCALE 1" = 12'

W BAY HARBOR

10084 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
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CONTRACTOR

TBD

CIVIL

LANDSCAPE

STRUCTURAL

MEP

GEOTECHNICAL

ALL DRAWINGS AND WRITTEN MATERIALS
HEREIN CONSTITUTE ORIGINAL WORK OF
THE ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN CONSENT

PROJECT NO 2302

LANDSCAPE
PLAN

SCALE

A0.18

PLANNING
& ZONING

2021.05.10

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