When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154

MEETING OF THE DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

June 17, 2024
7:00 PM

AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for an exterior modification for a single-family home of "Jeffrey & Carolyn Horowitz" located at 1231 98 Street, Lot 12 of Block 28. The owners are applying for an "after the fact" proposal for the front facade modification to their existing home. The portion of the eastern exterior front facade was altered from a faux brick material to a vertical "wood" composite material. Enclosed please find the elevations and site plan. (Item #1)

   * *Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

2. Request for approval for an exterior renovation for "Shani Kagan & Beaujon Davidson" located at 1231 101 Street, Lot 15 of Block 25. On April 16, 2024, the Board deferred the project. The owners have submitted the revised plan. The owners are proposing to renovate the existing exterior house facade with a raised front entry & foyer / wood-appearing stucco siding and new doors and window locations. Enclosed please find the site plan and elevations. Item #2.

   * *Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

3. Request for approval for a new single-family home for "Yonaton Almagor & Ahuva Greisman" located at 1280 95 Street, Lot 7 of Block 28. The owners are proposing to construct a new two-story single-family home. The proposed new two-story home has approximately 6,593 sq. ft. of a/c living space. The residence will have 7 bedrooms, 7 full bathrooms, and two half bathrooms. The applicant is proposing a pool, pool deck, Jacuzzi, an outdoor kitchen and a covered terrace in the rear of the property. Enclosed please find the site plan and elevations. (Item #3)

   * *Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

4. Request for a revision for a new multi-family dwelling for "PPG BHT Owner, LLC" located at 10141-10143 E. Bay Harbor Drive, Lots 9-12 of Block 4. On December 6, 2022, the Board approved the site development plan. The developer is proposing to construct a new forty-four (44) dwelling unit mid-rise development. On March 27, 2024, a revised site plan application was submitted for several revisions to the previously approved plans. The developer is proposing several revisions to include the following. Revisions to the size of some of the dwelling units. Modification to the Breezeway Garden. Some exterior balconies have been enlarged for better circulation. The parking garage has been modified to accommodate a large (700 sq. ft.) FPL vault room, causing a parallel space to be removed due to a column and 8 lifts being added. Enclosed please find the previously approved and proposed site plan and elevations. (Item #4)

   ** Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10143 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Approval of the minutes of the Design Review Board meeting held on August 15, 2023. (Item #5)

ADJOURNMENT: Approximately 8:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT
June 17, 2024

ITEM NUMBER: 1.

ITEM: Request for approval for an exterior modification for a single-family home of "Jeffrey & Carolyn Horowitz" located at 1231 98 Street, Lot 12 of Block 28. The owners are applying for an "after the fact" proposal for the front facade modification to their existing home. The portion of the eastern exterior front facade was altered from a faux brick material to a vertical "wood" composite material. Enclosed please find the elevations and site plan. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:
The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1231 98 St SFR Front Facade DRB Staff Report June 5 2024
2.	1231 98 Street Narrative 5.30.2024
3.	1231 98 Street DRB Set 6.17.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: June 5th, 2024

Subject: Single-Family Residence – After-The-Fact Front Façade Modification
1231 98th Street
Bay Harbor Islands Acct. No.: SPR24-000014
MMPA Acct. No.: 01-0702-1192

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the Site Development Plans (dated 5/30/24) & narrative, and if felt to be acceptable, **APPROVE** the application as submitted or with modifications as deemed appropriate, to allow for an after-the-fact front facade modification to an existing single-family home located at 1231 98 Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1231 98th Street
Legal Description:	Lot 12 of Block 28 "Bay Harbor Island" according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Dean Kotzen Architect, as agent for the property owners, Jeffrey & Carolyn Horowitz, has submitted an after-the-fact application to obtain Town approval of a front façade modification made recently to their existing home located at 1231 98th Street. According to the MDPA website the existing 3 BR / 3 Bath / 2,436 sq. ft. single-story home (interior lot) was built in 1954. Over the past 2+/- years the owners have been making a number of renovations to the house (interior / pool / driveway & walks). However, a portion of the eastern exterior front façade

was altered from a faux brick material to a vertical "wood" composite material, without prior Town approval. The Town's Code Enforcement Officers noticed this exterior change and issued a Notice of Violation (NOV) for doing work without a building permit or proper prior Town approval. The owners stated that they were not aware that a Town architectural approval by the DRB was necessary, or a permit was required for the front building façade changes. This Site Development Plan application is intended to obtain the Town's approval of the already completed front façade modification. The other site renovation work was reviewed / approved administratively and building permits were issued, as allowed by the Code / Town Policy for the interior work, pool renovation, etc. Town Resolution No. 1077 sets forth the types of physical changes to building that require DRB approval and those that Town staff can handle administratively.

The house has a "Ranch" style per the Town's 2006 Historic Structure Survey.

PROJECT HISTORY

As stated above over the past 2+/- years the owners have been making a number of renovations to the house (interior / pool / driveway & walks). A portion of the eastern front façade was altered from a faux brick material to a vertical "wood" composite material. The Town's Code Enforcement Officers noticed this exterior change / other work items and issued a Notice of Violation (NOV) for doing work without a building permit or proper prior Town approval. This Site Development Plan application is intended to obtain the Town's approval of the already completed front façade modification. MMPA / Town staff coordinated with the owner's / architect on the DRB submission. Due to the limited nature of the request the Site Development Plan package was narrowed to focus on the altered front facade area. The applicant submitted a set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements (meets min. Codes). The request is primarily an architectural design compatibility issue for the DRB.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Low Density Residential". The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, building material regulations, and other items.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The Site Development Plans submitted for the after-the-fact approval of an already built front façade modification at an existing single-family home located at 1231 98th Street meets or exceeds all Town Land Development Code requirements. This request is primarily an architectural design compatibility issue for the DRB. The applicant submitted appropriate plans that were reviewed by MMPA / Town Staff and signed-off for Code compliance.

The following conditions of approval are recommended:

1) This approval is based on the Site Development Plans prepared by Dean Kotzen Architect, dated May 30th, 2024, with any modifications required by the DRB. Any future modifications to the above plans or construction shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

Private Residence
1231 98th Street
Bay Harbor Island, Florida 33154
Reference permit # B22-00080

RE: Design Review Board narrative

To Whom It May Concern:

Attached is a DRB submittal for an "after-the-fact" approval to remove brick at a portion of the front façade and install vertical composite slats.

The submittal includes pictures of the house "before" this exterior modification, pictures of the house "after" this exterior modification, and pictures of the construction as it relates to the front façade modification. The submittal also includes a site plan and exterior elevations for reference.

This house was recently renovated under permit # B22-00080. The homeowner was not aware that this exterior modification required DRB approval.

Thank you,

Dean Kotzen
Architect
AR# 0017757
954.562.6624
Dean@DKArchitect.net

5000 NORTH 31st COURT
HOLLYWOOD, FL 33021

P/F 954.894.6624 AR#0017757
DEAN@DKARCHITECT.NET

DEAN KOTZEN
architect

LOCATION OF HOUSE

LOCATION MAP

INTERIOR RENOVATIONS TO:

HOROWITZ RESIDENCE

1231 98th STREET
BAY HARBOR ISLANDS, FLORIDA 33154

STATE OF FLORIDA · DEAN KOTZEN · AR 0017757 · REGISTERED ARCHITECT

Dean Kotzen
Digitally signed by Dean Kotzen
Date: 2024.06.06 12:17:08 -04'00'

SCOPE OF WORK

1. "AFTER THE FACT" PERMIT TO REMOVE EXISTING BRICK AT A PORTION OF THE FRONT FACADE AND INSTALL VERTICAL COMPOSITE SLATS

PROJECT DATA

FOLIO NUMBER: 13-2227-001-5520

LEGAL DESCRIPTION
BAY HARBOR ISLAND PB 46-5, LOT 12 BLOCK 28

ZONING CLASSIFICATION RD
SITE SQUARE FOOTAGE 10,000 S.F.

SQ. FOOTAGE		1-STORY
EXISTING	UNDER A/C	2,068 S.F.
	GARAGE	368 S.F.
TOTAL EXISTING (NO CHANGE)		2,436 S.F.

FLOOD ZONE: AE BASE FLOOD ELEVATION +8.0' N.G.V.D.
BASED ON SURVEY & ELEVATION CERTIFICATE BY
GUNTER GROUP, INC - DATED 12-14-21

DRAWING INDEX

ARCHITECTURAL

PHOTO-1 PHOTOS - BEFORE / AFTER / CONSTRUCTION
A-1 EXISTING/ PROPOSED SITE PLAN
A-2 EXISTING & PROPOSED ELEVATIONS

REF. PERMIT # B22-00080
DESIGN REVIEW BOARD
6.17.24

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREIN MAY BE RELEASED WITHOUT WRITTEN PERMISSION OF dk architect INC © 2022

DEAN@DKARCHITECT.NET
AR# 0017757
5000 NORTH 31st COURT
HOLLYWOOD FL 33021
P/F 954.894.6624

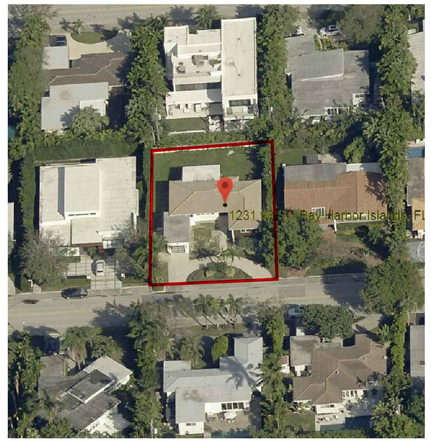
DEAN KOTZEN
architect

STATE OF FLORIDA
DEAN KOTZEN
AR 0017757
REGISTERED ARCHITECT

Dean Kotzen
Digitally signed by Dean Kotzen
Date: 2024.06.06 12:18:01 -04'00'

BEFORE FRONT VIEW

BEFORE FRONT VIEW

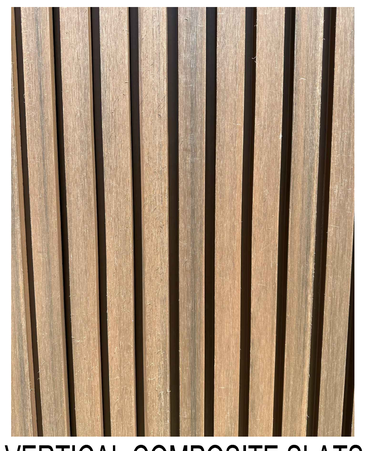


AERIAL - 1231 98th STREET

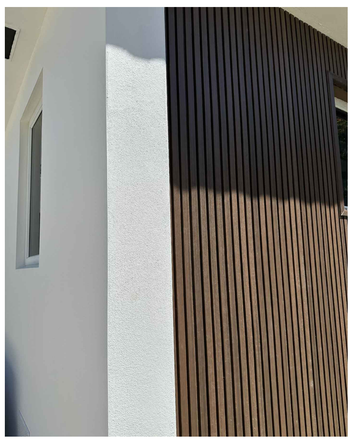
AFTER FRONT VIEW

AFTER FRONT VIEW

CONSTRUCTION PHOTOS



VERTICAL COMPOSITE SLATS



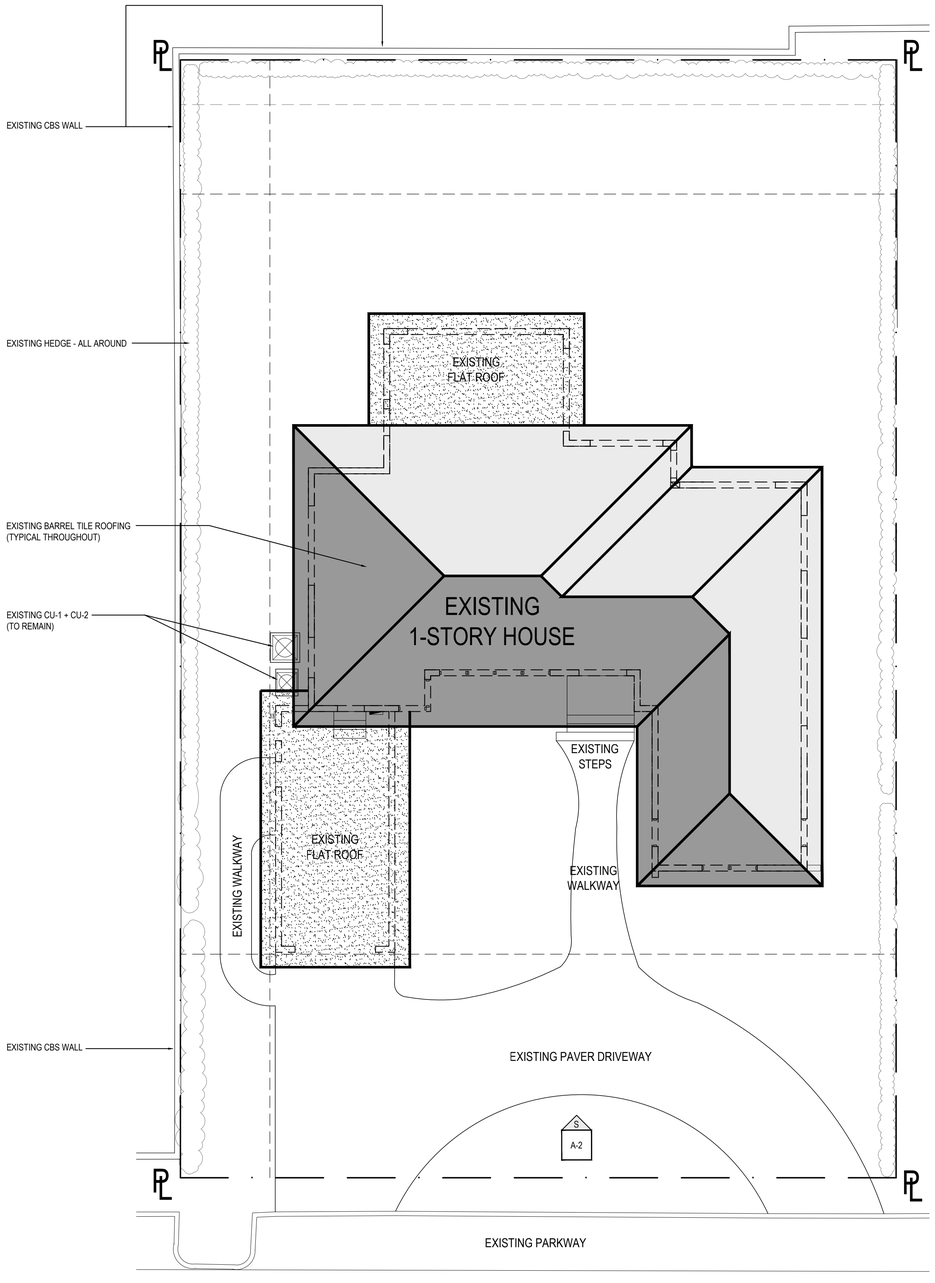
RENOVATIONS TO:
PRIVATE RESIDENCE
1231 98th STREET
BAY HARBOR ISLANDS, FLORIDA 33154

DESIGN REVIEW BOARD

CONTEXT PHOTOGRAPHS

PHOTO-1

REF. PERMIT # B22-00080

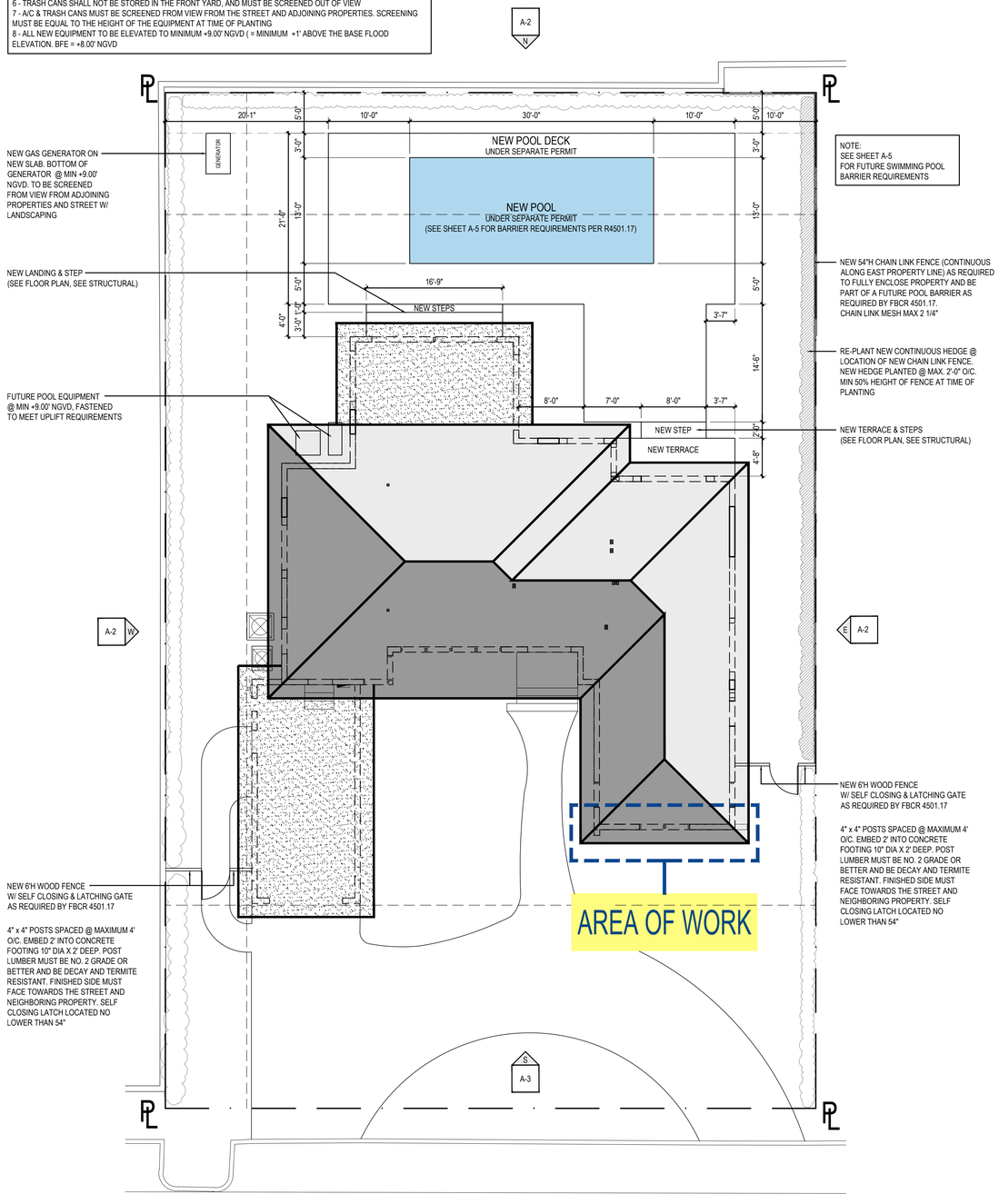


EXISTING SITE PLAN BASED ON SURVEY & ELEVATION CERTIFICATE BY GUNTER GROUP, INC DATED 12.14.21

EXISTING SITE & ROOF PLAN

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

NOTES:
1 - REMOVE ALL EXISTING LANDSCAPE IN CONFLICT WITH SCOPE OF WORK - NOTIFY ARCHITECT & OWNERS LANDSCAPE DESIGNER PRIOR TO REMOVAL FOR POTENTIAL RELOCATION
2 - G.C. TO COORDINATE FUNCTIONALITY/ REDISTRIBUTION OF EXISTING LAWN & LANDSCAPE SPRINKLER SYSTEM - TO BE IN FULL WORKING ORDER AT CONSTRUCTION COMPLETION - PROVIDING 100% COVERAGE - PROVIDE RAIN GAUGE
3 - PAINT ENTIRE HOUSE - COLOR AS APPROVED BY OWNER
4 - NEW POOL & POOL DECK SHOWN FOR LOCATION - CONSTRUCTION DRAWINGS BY OTHERS" UNDER SEPARATE PERMIT. SEE SHEET A-5 FOR POOL BARRIER REQUIREMENTS PER R4501.17
5 - AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE AT OUTDOORS SHALL BE PROTECTED WITH CORROSION RESISTANT SCREENS, LOUVERS OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2" PER FBCR 303.6
6 - TRASH CANS SHALL NOT BE STORED IN THE FRONT YARD, AND MUST BE SCREENED OUT OF VIEW
7 - A/C & TRASH CANS MUST BE SCREENED FROM VIEW FROM THE STREET AND ADJOINING PROPERTIES. SCREENING MUST BE EQUAL TO THE HEIGHT OF THE EQUIPMENT AT TIME OF PLANTING
8 - ALL NEW EQUIPMENT TO BE ELEVATED TO MINIMUM +9.00' NGVD (= MINIMUM +1' ABOVE THE BASE FLOOD ELEVATION. BFE = +8.00' NGVD



NOTE:
SEE SHEET A-5
FOR FUTURE SWIMMING POOL BARRIER REQUIREMENTS

NEW 54"H CHAIN LINK FENCE (CONTINUOUS ALONG EAST PROPERTY LINE) AS REQUIRED TO FULLY ENCLOSE PROPERTY AND BE PART OF A FUTURE POOL BARRIER AS REQUIRED BY FBCR 4501.17. CHAIN LINK MESH MAX 2 1/4"

RE-PLANT NEW CONTINUOUS HEDGE @ LOCATION OF NEW CHAIN LINK FENCE. NEW HEDGE PLANTED @ MAX. 2'-0" O/C. MIN 50% HEIGHT OF FENCE AT TIME OF PLANTING

NEW TERRACE & STEPS (SEE FLOOR PLAN, SEE STRUCTURAL)

NEW 6'H WOOD FENCE W/ SELF CLOSING & LATCHING GATE AS REQUIRED BY FBCR 4501.17

4" x 4" POSTS SPACED @ MAXIMUM 4' O/C. EMBED 2' INTO CONCRETE FOOTING 10" DIA X 2' DEEP. POST LUMBER MUST BE NO. 2 GRADE OR BETTER AND BE DECAY AND TERMITE RESISTANT. FINISHED SIDE MUST FACE TOWARDS THE STREET AND NEIGHBORING PROPERTY. SELF CLOSING LATCH LOCATED NO LOWER THAN 54"

PROPOSED SITE & ROOF PLAN

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

48 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT

CALL SUNSHINE

811 OR 1 (800) 432-4770

IN ORDER TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.

DEAN@DKARCHITECT.NET
AR# 0017757
5200 NORTH 31st COURT
HOLLYWOOD FL 33021
P/F 954.894.6624

DEAN KOTZEN architect

STATE OF FLORIDA · DEAN KOTZEN · AR 0017757 · REGISTERED ARCHITECT

Digitally signed by Dean Kotzen
Date: 2024.06.06 12:18:13 -04'00'

RENOVATIONS TO:

PRIVATE RESIDENCE

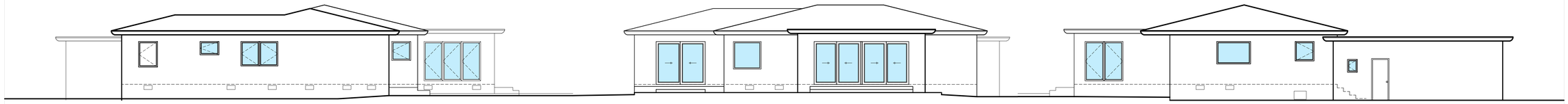
1231 98th STREET
BAY HARBOR ISLANDS, FLORIDA 33154

PERMIT DRAWINGS

EXISTING/ PROPOSED SITE & ROOF PLAN

A-1

REF. PERMIT # B22-00080



EAST (SIDE) ELEVATION

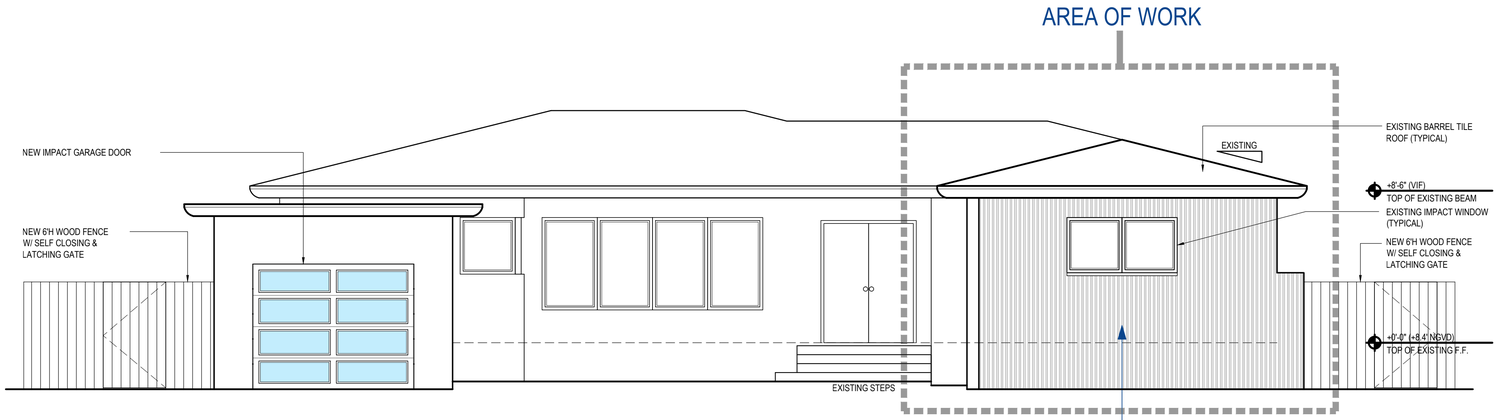
SCALE: 1/8" = 1'-0"

NORTH (REAR) ELEVATION

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

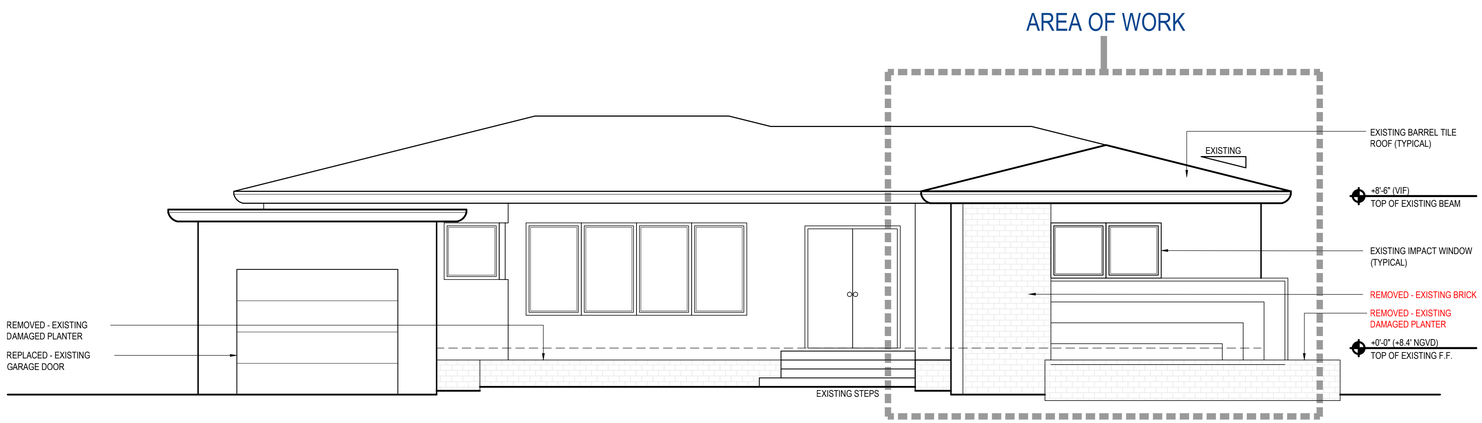
WEST (SIDE) ELEVATION

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



AFTER - SOUTH (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"



BEFORE - SOUTH (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"

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AR# 0017757
5000 NORTH 31st COURT
HOLLYWOOD FL 33021
P/F 954.894.6624

DEAN KOTZEN architect

STATE OF FLORIDA · DEAN KOTZEN · AR 0017757 · REGISTERED ARCHITECT

Dean Kotzen

Digitally signed by Dean Kotzen
Date: 2024.06.06 12:18:27 -04'00'

RENOVATIONS TO:
PRIVATE RESIDENCE
1231 98th STREET
BAY HARBOR ISLANDS, FLORIDA 33154

PERMIT DRAWINGS

EXTERIOR ELEVATIONS

A-2

AGENDA ITEM REPORT
June 17, 2024

ITEM NUMBER: 2.

ITEM: Request for approval for an exterior renovation for "Shani Kagan & Beaujon Davidson" located at 1231 101 Street, Lot 15 of Block 25. On April 16, 2024, the Board deferred the project. The owners have submitted the revised plan. The owners are proposing to renovate the existing exterior house facade with a raised front entry & foyer / wood-appearing stucco siding and new doors and window locations. Enclosed please find the site plan and elevations. Item #2.

DESCRIPTION:

RECOMMENDED ACTION:
The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1231 101 St SFR Reno DRB Staff Report May 29 2024
2.	1231 101 Street DRB Set 6.17.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Town Planner
MMPA - Consultant Town Planner

Date: May 29th, 2024

Subject: Existing Single-Family Residence - Renovation (DRB #2 Review)
1231 101 Street
Bay Harbor Islands Acct. No.: SPR2024-000002
MMPA Acct. No.: 01-0702-1183

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the submitted site plan and architectural plans (last revised dated 05/07/2024) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for renovations to an existing single-family house located at 1231 101 Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1231 101 Street
Legal Description: Lot 15 of Block 25, "Bay Harbor Island" according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the public records of Miami-Dade County.

PROJECT DESCRIPTION

The project consulting engineer, Arshad Viqar, P.E, and Chuni Ram, as agents for the property owner, Shani Kagan, have submitted an application for renovations to an existing single-family residence on an interior dry lot located at 1231 101 Street. The existing one-story home will have approximately 3,239 square feet of A/C living space. The residence will have five (5) bedrooms, six (6) full bathrooms, and a study room.

BACKGROUND / PROJECT HISTORY

In December 2023 the Town received a building permit application for "interior" renovations; however, as staff reviewed the plans considerable exterior renovations were noted that would significantly alter the house facade appearance (raised front entry & foyer / wood appearing stucco siding / door & window location changes). After advising the owner that DRB review / approval was necessary for the "substantial" exterior changes requested, a Site Development Plan application was filed by the owner in January 2024. The applicant submitted an initial set and a revised set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

This project was reviewed by the Design Review Board (DRB) at their meeting on April 16th, 2024, and deferred. The DRB expressed some concerns with the proposed exterior façade design and requested the applicant consider the DRB comments and re-study / revise the drawings. The DRB expressed there was not a consistent architectural appearance. In mid-May 2024 a set of revised exterior house façade elevations were resubmitted. The plans appear to be similar to the original drawings but with more details. The majority of the exterior changes involve (1) a new prominent front covered entry, (2) several window location / size changes, and (3) areas of scored stucco (note of plans states "marked") at various locations.

The existing one-story house has a sloped / tiled roof, that will remain. The proposed new covered / enclosed entry is box-like over an existing courtyard walkway leading to the front door. The Town Code allows the top tie beam to be no more than 22' above BFE + 1' FBC freeboard – the existing tie beam is about 9' above that elevation. The proposed raised entry feature top beam is shown at about 13'-7" above BFE + 1' FBC freeboard, well below the allowed building height. The property has a few non-conforming features, including hardscape setbacks (pool deck / walkways) and landscaping. The plans show the removal of some existing hardscape encroachments to meet current Code requirements and some landscaping improvements (add two (2) Florida Live Oak Street Trees / other). The Miami-Dade County Property Appraiser website lists the structure as being originally built in 1955-56. The Town's 2006 Historic Structure Survey listed the existing architectural style as Masonry Vernacular with some Post-Modern features. The renovated single-family home will be a contemporary architectural design if the DRB approves the project. MMPA has verified that the proposed work appears to comply with minimum Code requirements, including the May 2023 Code changes affecting setback encroachments in the single-family areas. The proposed entry feature is flush with the existing front of house setback and the new stucco scoring will be applied to the existing house facades. This will be verified at the time of building permit. At this point the issue to be decided by the DRB is one of "aesthetics / good design".

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Low Density Residential". The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

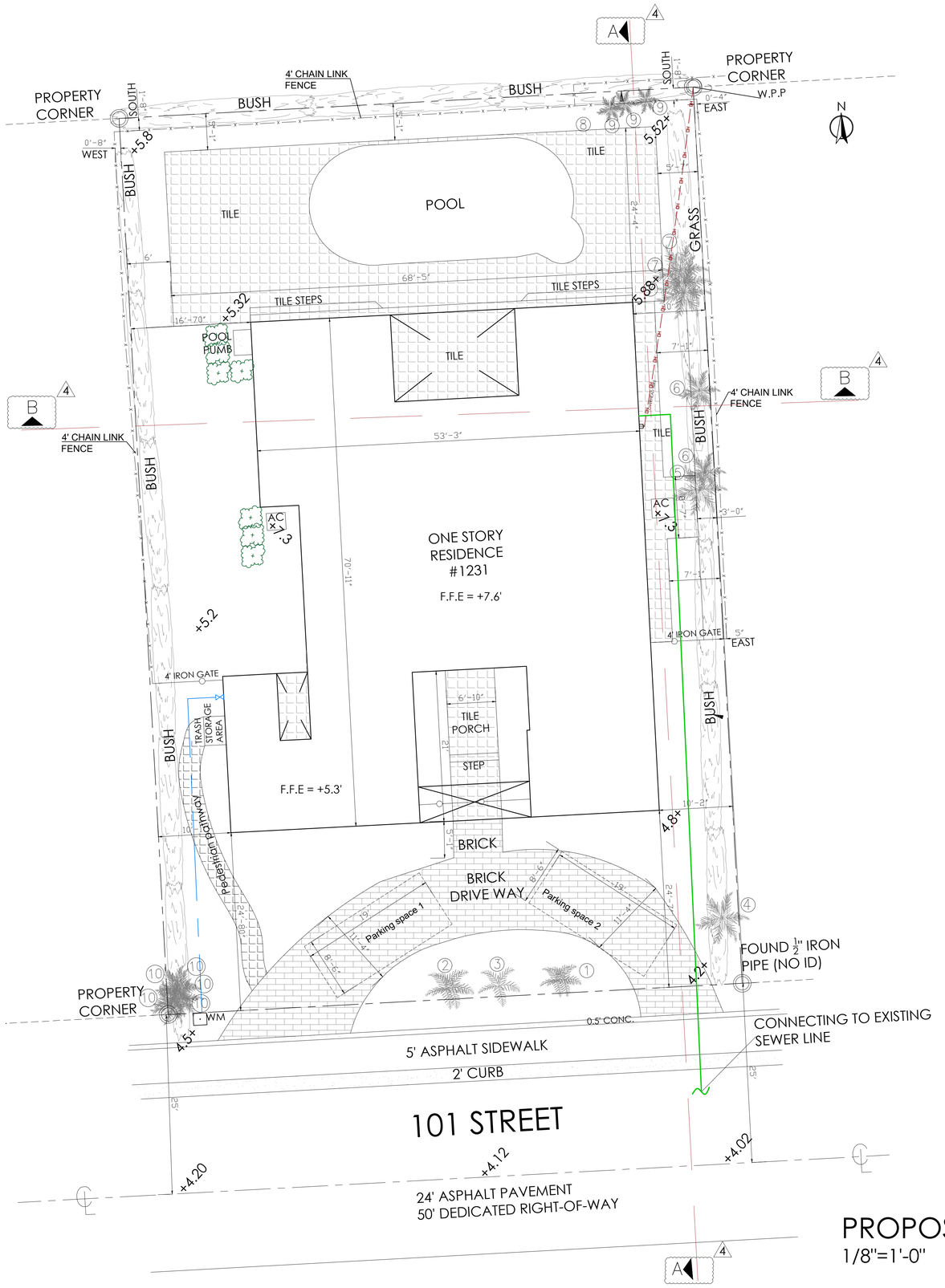
PLATTING

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

SUMMARY / SUGGESTED CONDITIONS &SITE PLAN COMMENTS

The latest site plan & architectural plans submitted for renovations (exterior & interior) of an existing single-family house at 1231 101 Street meet or exceed most current Town Land Development and Landscape Code requirements (limited ability to require complete compliance). The applicant previously submitted plans that were reviewed and commented on by MMPA / Town staff and all previous comments and issues have been addressed by the current plans. As stated above, the DRB initially reviewed this application on April 16th, 2024, but deferred the matter for some suggested revisions. The following conditions of approval are recommended:

1) This approval is based on the revised plans prepared by Consulting Engineer Arshad Viqar, P.E., received by the Town on May 7th, 2024, with any modifications required by the Design Review Board. Any modifications to the above plans shall be reviewed by Town staff and may require re-approval by the DRB if felt to be substantial.



PROPOSED SITE PLAN

1/8"=1'-0"

LEGEND OF SYMBOLOGY

- ELECTRIC METER
- UTILITY POLE
- PROPERTY LINE
- SEWER LINE
- CHAIN LINK FENCE
- WATER METER
- IRON GATE

..\OneDrive\Pictures\Screenshot 2024-03-18 160442.png

NOTE:
ALL ELEVATIONS ARE IN VERTICAL DATUM NGVD 1929

NOTES:

1- EXISTING DRIVEWAY IN LIGHT GREY BRICK PAVERS
2- EXISTING POOL DECK IN TRAVERTINE TILE SAND COLOR.
3- EXISTING WALKWAYS IN TRAVERTINE TILE SAND COLOR.
4- NEW PEDESTRIAN PATHWAY IN LIGHT GREY BRICK PAVERS.
5- EXISTING GATES ON THE SIDE OF THE HOUSE REQUIRED TO BE SELF-LOCKING (CHILD SAFETY-STATE LAW).

LANDSCAPE OPEN SPACE CALCULATION		
LOT SIZE= 10,000 SF= 100%		
a) ALL UNDER ROOF	3792.74 SF	37.92%
b) DRIVEWAY	743 SF	7.43%
c) WALKWAYS	304.3 SF	3.04%
d) POOL	1,233.3 SF	12.33%
e) POOL DECK	428.8 SF	4.28%
f) GREEN SPACE	3,497.9 SF	35%

Landscape open space = (lot size -a-b-c-d-e) * 100 / lot size
= (10,000-3792.74-743-304.3-1233.3-425.8) * 100 / 10,000
= 3,497.9 * 100 / 10,000
= 35% (landscape open space)

LOT COVERAGE CALCULATION		
LOT SIZE= 10,000 SF= 100%		
ALL UNDER ROOF	3792.74 SF	37.92%

GREEN SPACE= ALL UNDER ROOF * 100 / LOT SIZE
= 3,792.74 * 100/ 10,000
= 37.92 % OF LOT COVERAGE

FRONT YARD CALCULATION		
FRONT YARD AREA= 80' Ft * 24.75' Ft= 1,980 SF= 100%		
DRIVEWAY AREA	743 SF	37.53%

GREEN SPACE= (FRONT YARD AREA- DRIVEWAY AREA) * 100 / FORNT YARD AREA
= (1980 - 743) * 100/ 1980
= 62.47 % OF GREEN SPACE IN FRONT YARD

REVISION NO.	DATE
1	
2	4-8-23
3	3-10-24
4	04-05-24

Arshad Viqar

Digitally signed by Arshad Viqar
Date: 2024.04.09 08:41:56 -04'00'

ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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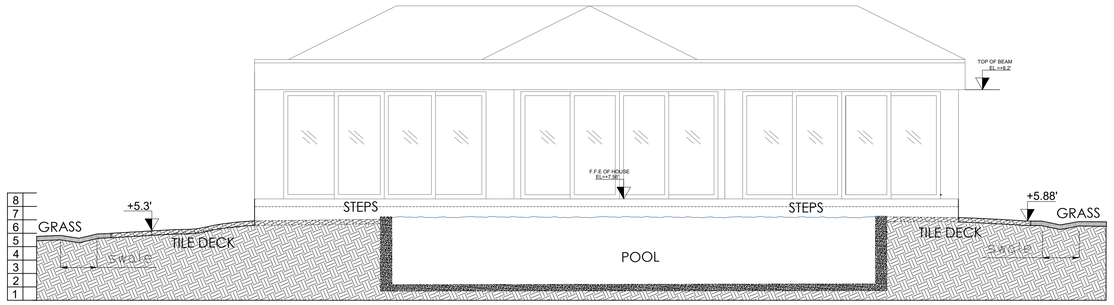
INTERIOR & AMPL
EXTERIOR REMODELING
1231 101 STREET BAY HARBOR ISLAND
MIAMI, FL 33154

DRAWN BY: RBF
CHECKED BY:
DATE: 04-04-24
SCALE:
SHEET:

SP3

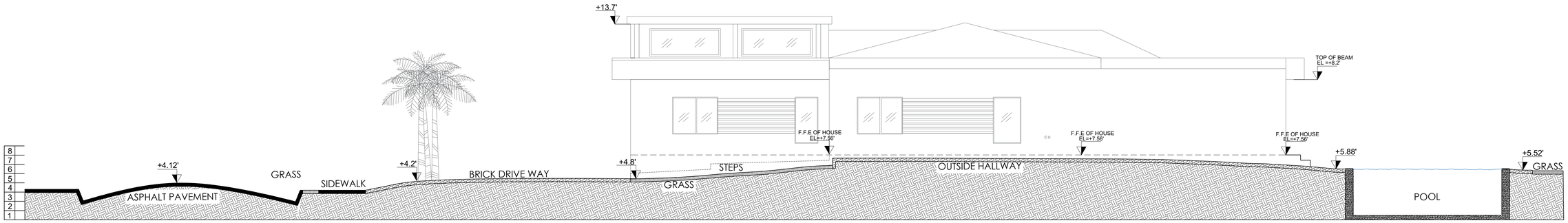
4



SECTION ELEVATION A.A

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

NOTE:
FLOOD ZONE: AE
BFE: 8.0'



SECTION ELEVATION B.B

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

REVISION NO.	DATE
1	02-01-23
2	4/8/23
3	4-25-23
4	

Arshad Viqar

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Date: 2024.04.09 08:41:27 -04'00'

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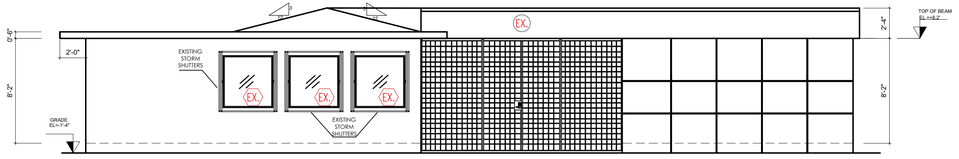
INTERIOR & AMPL. EXTERIOR REMODELING

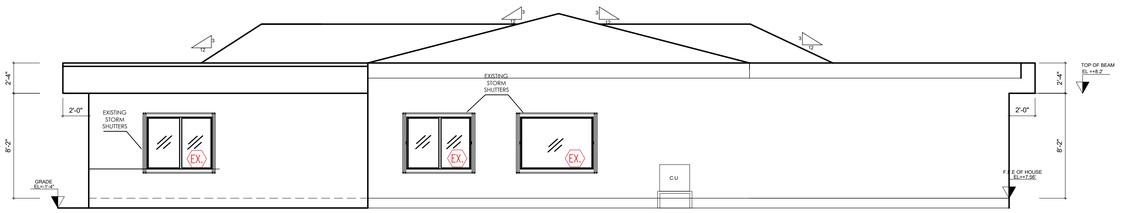
1231 101 ST
BAY HARBOR ISLANDS, FL 33154

DRAWN BY:	RBF
CHECKED BY:	
DATE:	04-04-24
SCALE:	
SHEET:	SP3.1



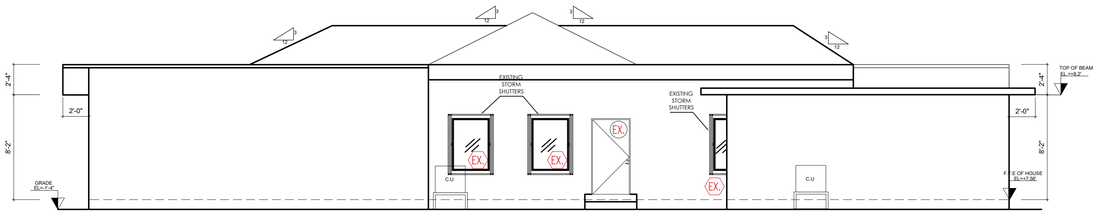
EXISTING FRONT ELEVATION (SOUTH)

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



EXISTING RIGHT ELEVATION (EAST)

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



EXISTING LEFT ELEVATION (WEST)

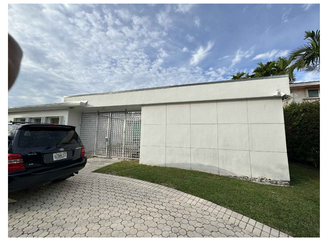
SCALE: 3/16"= 1'-0"

EXISTING BACK ELEVATION (NORT)

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

FRONT ELEVATION (SOUTH)

4



SIDE ELEVATIONS (EAST & WEST)

4

REAR ELEVATION (NORTH)

4

REVISION NO.	DATE
1	2-1-23
2	
3	3-10-24
4	

Arshad Viqar

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Date: 2024.04.09 08:38:13 -04'00'

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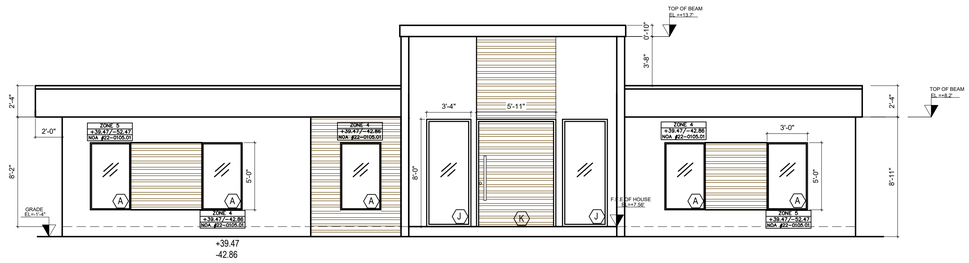
INTERIOR & AMPL. EXTERIOR REMODELING

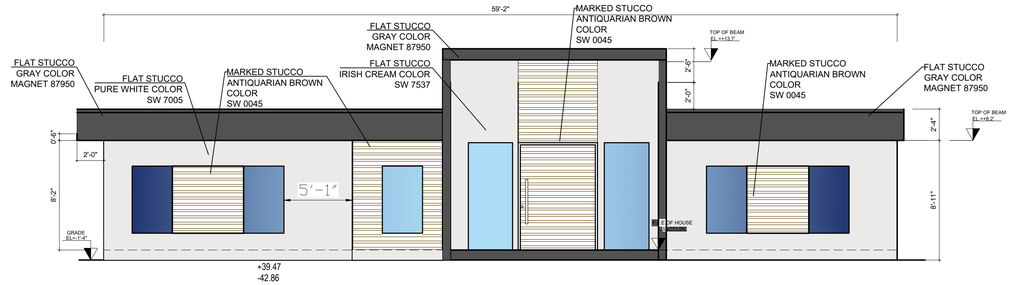
1231 101 ST
BAY HABOR ISLANDS, FL 33154

DRAWN BY:	RBF
CHECKED BY:	
DATE:	04-04-24
SCALE:	
SHEET:	A1.1



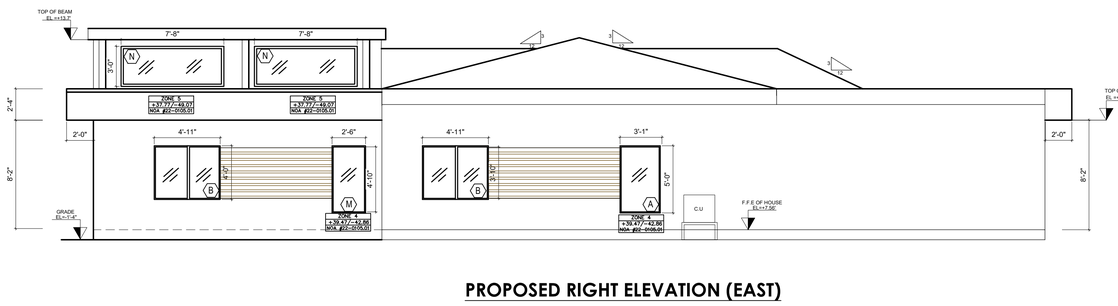
PROPOSED FRONT ELEVATION (SOUTH)

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



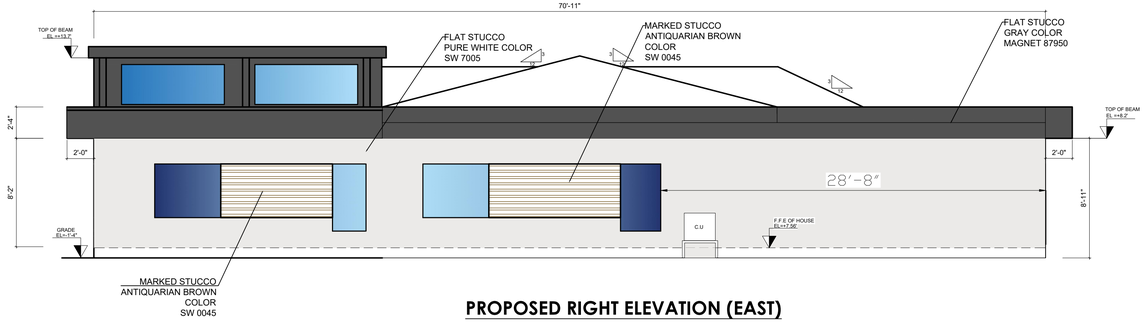
PROPOSED FRONT ELEVATION (SOUTH)

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



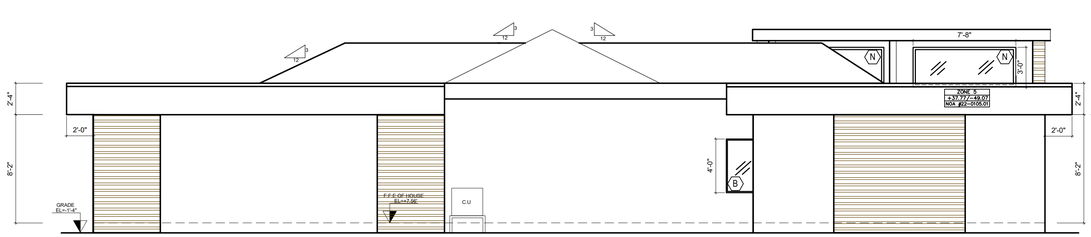
PROPOSED RIGHT ELEVATION (EAST)

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



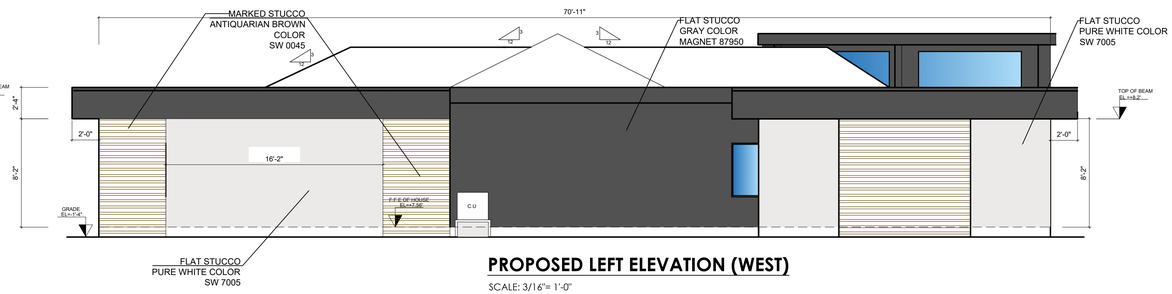
PROPOSED RIGHT ELEVATION (EAST)

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



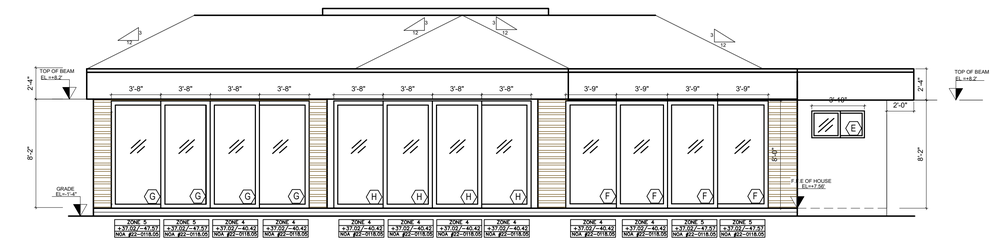
PROPOSED LEFT ELEVATION (WEST)

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



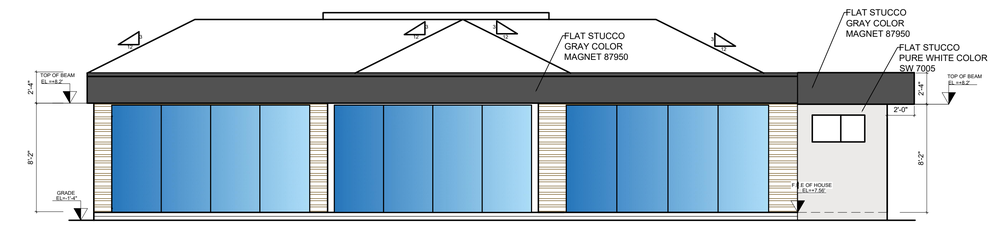
PROPOSED LEFT ELEVATION (WEST)

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



PROPOSED BACK ELEVATION (NORTH)

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



PROPOSED BACK ELEVATION (NORTH)

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

REVISED 5.7.2024

REVISION NO.	DATE
1	2-1-23
2	4-8-23
3	3-10-24
4	

CONSULTING ENGINEER:
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INTERIOR & AMPL.
EXTERIOR REMODELING

1231 101 STREET
BAY HABOR ISLANDS, FL 33154

DRAWN BY: LEO
CHECKED BY:
DATE: 03-18-24
SCALE:
SHEET:

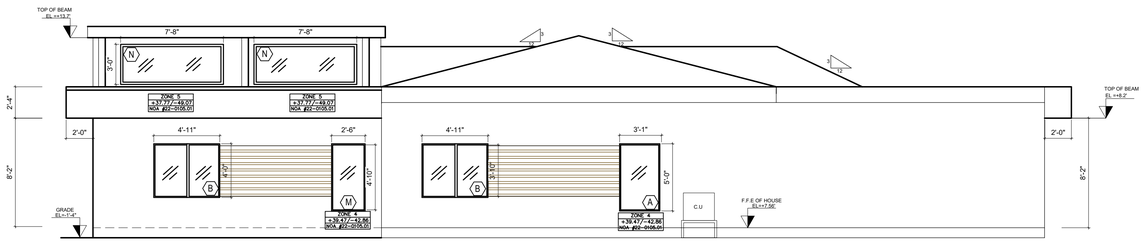
A2.2

PROPOSED FRONT ELEVATION (SOUTH)

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

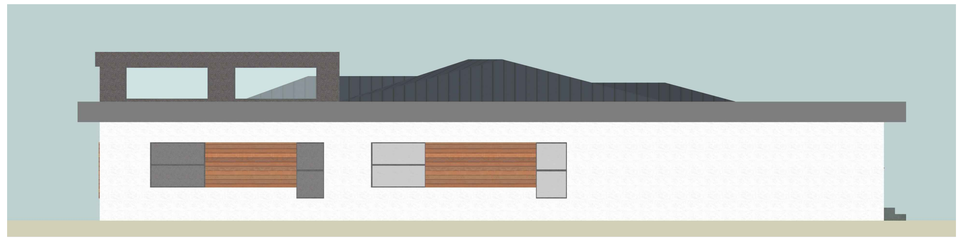
PROPOSED FRONT ELEVATION (SOUTH)

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



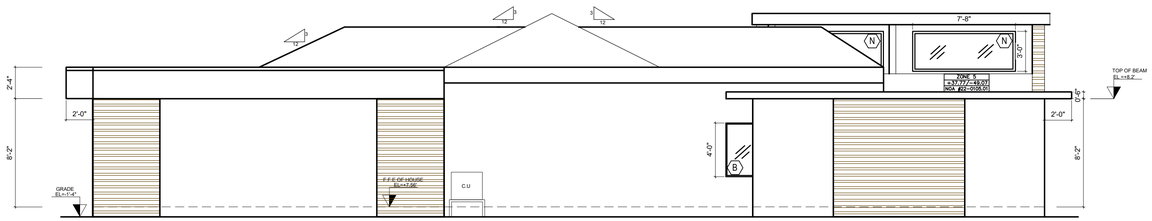
PROPOSED RIGHT ELEVATION (EAST)

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



PROPOSED RIGHT ELEVATION (EAST)

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

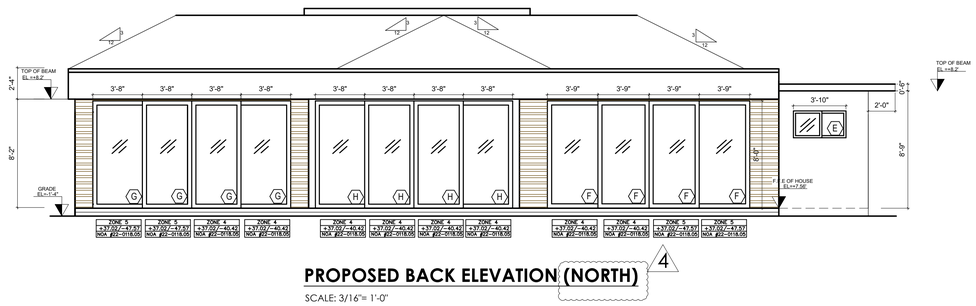


PROPOSED LEFT ELEVATION (WEST)

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

PROPOSED LEFT ELEVATION (WEST)

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



PROPOSED BACK ELEVATION (NORTH) 4

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

PROPOSED BACK ELEVATION (NORTH) 4

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

VOID

REVISION NO.	DATE
1	2-1-23
2	4-8-23
3	3-10-24
4	

Arshad Viqar

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Date: 2024.04.09 08:39:04 -04'00'

ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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INTERIOR & AMPL. EXTERIOR REMODELING

1231 101 STREET
BAY HABOR ISLANDS, FL 33154

DRAWN BY: LEO
CHECKED BY:
DATE: 03-18-24
SCALE:
SHEET:

A2.2

EXISTING VIEW EXTERIOR
DESIGN IN THE CONTEXT

PROPOSED VIEW THE EXTERIOR
DESIGN IN THE CONTEXT

PROPOSED VIEW THE EXTERIOR
DESIGN IN THE CONTEXT

EXISTING VIEW EXTERIOR
DESIGN IN THE CONTEXT

REVISION NO.	DATE
1	04-05-24
2	
3	
4	

Arshad Viqar

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Date: 2024.04.09 08:39:42 -04'00'

ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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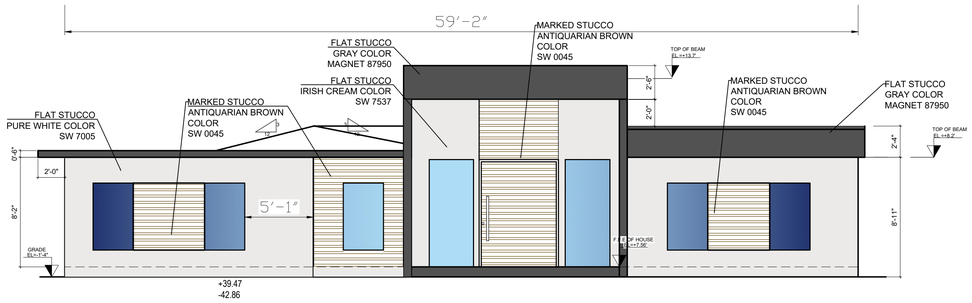
INTERIOR & AMPL EXTERIOR REMODELING

1231 101STREET BAY HARBOR ISLAND
MIAMI, FL 33154

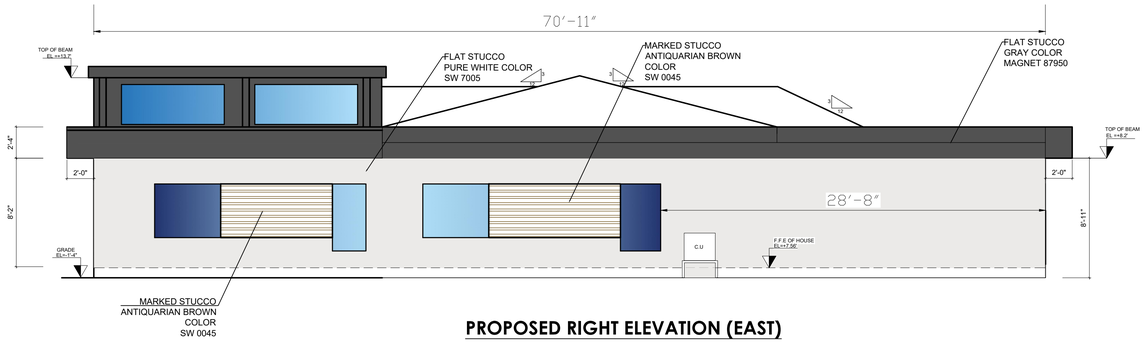
DRAWN BY: RBF
CHECKED BY:
DATE: 04-04-24
SCALE:
SHEET:

A2.3



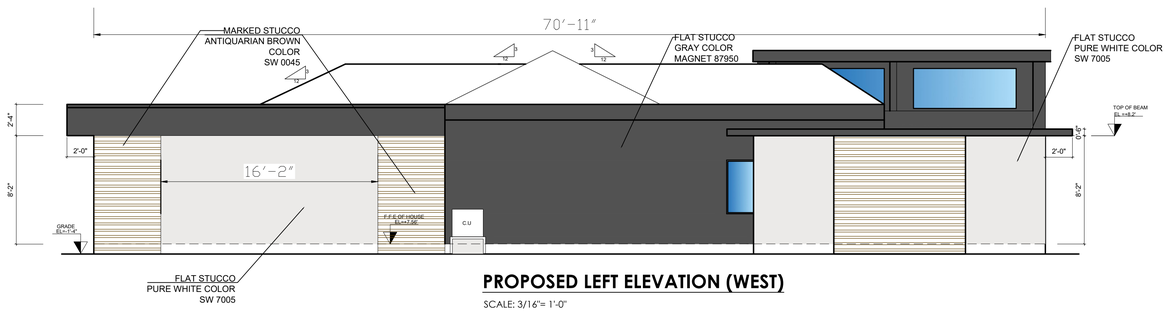
PROPOSED FRONT ELEVATION (SOUTH)

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



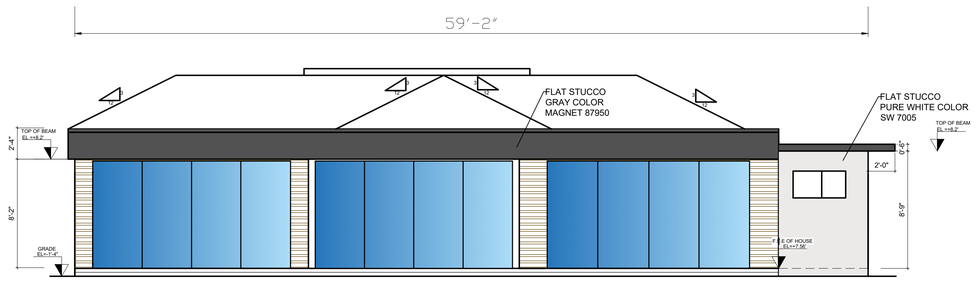
PROPOSED RIGHT ELEVATION (EAST)

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



PROPOSED LEFT ELEVATION (WEST)

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



PROPOSED BACK ELEVATION (NORTH)

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

BUILDING ARTICULATION ANALYSIS SOUTH ELEVATION

SOUTH ELEVATION TOTAL AREA= 696.6 SF
SOUTH ELEVATION TOTAL LENGTH= 59.2 F
UNINTERRUPTED WALL SURFACES= 5.1 F=8.61%<50% OF TOTAL LENGTH

	TYPE OF MATERIAL	SF	%	OBSERVATIONS
MATERIALS	GLASS(WINDOWS & DOORS)	127.0	18.2	GLASS AND WOOD PANELS ARE 50% OF THE FACADE AREA
	MARKED STUCCO(WOOD IMIT)	221.5	31.8	
	STUCCO (PURE WHITE & GRAY	348.1	50	STUCCO 50%
	TOTAL	696.6	100	

BUILDING ARTICULATION ANALYSIS EAST ELEVATION

EAST ELEVATION TOTAL AREA= 807.4 SF
EAST ELEVATION TOTAL LENGTH= 70.11 F
UNINTERRUPTED WALL SURFACES= 25.1 F=35.8%<50% OF TOTAL LENGTH

	TYPE OF MATERIAL	SF	%	OBSERVATIONS
MATERIALS	GLASS(WINDOWS & DOORS)	64.4	8	GLASS AND MARKED STUCCO ARE 21% OF THE FACADE AREA
	MARKED STUCCO(WOOD IMIT)	104.6	13	
	STUCCO (PURE WHITE & GRAY	638.4	79	STUCCO 79%
	TOTAL	807.4	100	

BUILDING ARTICULATION ANALYSIS WEST ELEVATION

WEST ELEVATION TOTAL AREA= 774.8 SF
WEST ELEVATION TOTAL LENGTH= 70.11 F
UNINTERRUPTED WALL SURFACES= 16.2 F=23.1%<50% OF TOTAL LENGTH

	TYPE OF MATERIAL	SF	%	OBSERVATIONS
MATERIALS	GLASS(WINDOWS & DOORS)	8	1.04	GLASS AND MARKED STUCCO ARE 37.1% OF THE FACADE AREA
	MARKED STUCCO(WOOD IMIT)	279.5	36.07	
	STUCCO (PURE WHITE & GRAY	487.3	62.89	STUCCO 62.89%
	TOTAL	774.8	100	

BUILDING ARTICULATION ANALYSIS NORTH ELEVATION

WEST ELEVATION TOTAL AREA= 576.7 SF
SOUTH ELEVATION TOTAL LENGTH= 59.2 F
UNINTERRUPTED WALL SURFACES= N/A

	TYPE OF MATERIAL	SF	%	OBSERVATIONS
MATERIALS	GLASS(WINDOWS & DOORS)	356.3	61.8	GLASS AND MARKED STUCCO ARE 72.3% OF THE FACADE AREA
	MARKED STUCCO(WOOD IMIT)	60.5	10.5	
	STUCCO (PURE WHITE & GRAY	159.9	27.7	STUCCO 27.7%
	TOTAL	774.8	100	

4

TOTAL AREA OF ELEVATIONS= 2,855.5 SF= 100%
TOTAL OF GLASS SURFACES= 555.7 SF= 19.46%
TOTAL OF MARKED STUCCO SURFACES= 666.1 SF= 23.33%
TOTAL OF STUCCO SURFACES= 1,633.7 SF= 57.21%

NOTES:

- THE TOTAL AREA OF SURFACES OCCUPIED BY GLASS AND MATERIAL CHANGES (MARKED STUCCO) REPRESENT 42.79% OF THE TOTAL SURFACE OF THE ELAVATIONS.
- IN ALL ELEVATIONS THE LENGTH OF UNINTERRUPTED WALLS IS LESS THAN 50% OF THE TOTAL LENGTH OF THE ELEVATION

ISOMETRIC A

ISOMETRIC B

REVISION NO.	DATE
1	–
E	–
3	3-10-24
4	

Arshad Viqar

Digitally signed by Arshad Viqar
Date: 2024.04.09 08:40:22 -04'00'

ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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INTERIOR & AMPL.
EXTERIOR REMODELING
1231 101 STREET
BAY HABOR ISLANDS, FL 33154

DRAWN BY:	RBF
CHECKED BY:	
DATE:	04-04-24
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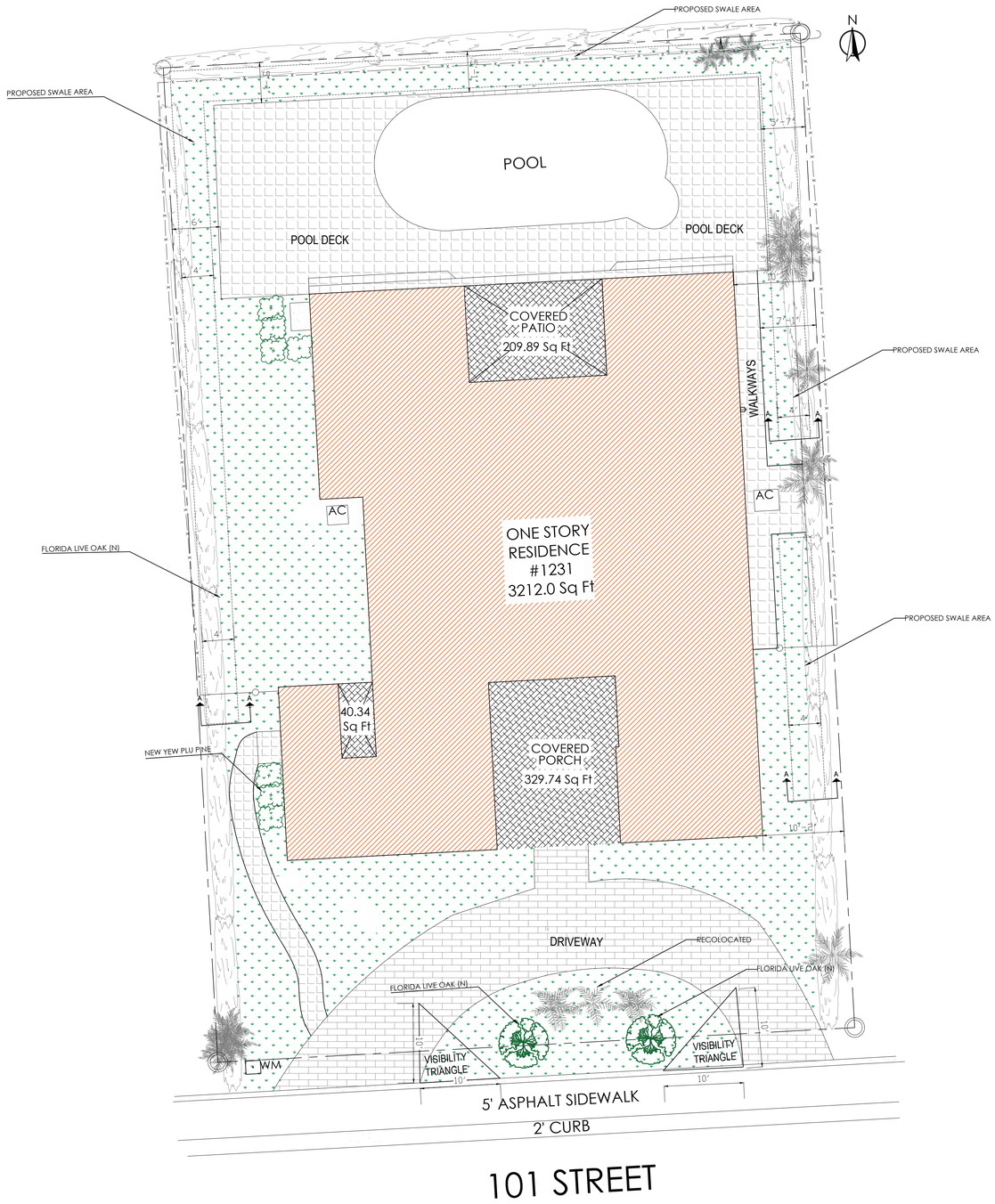
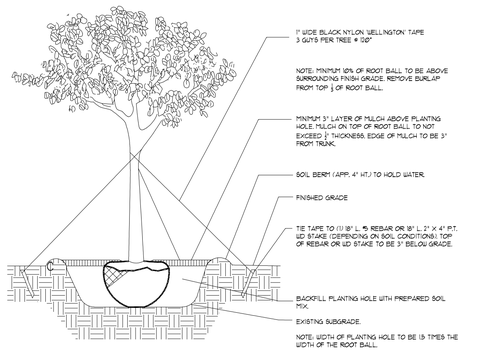
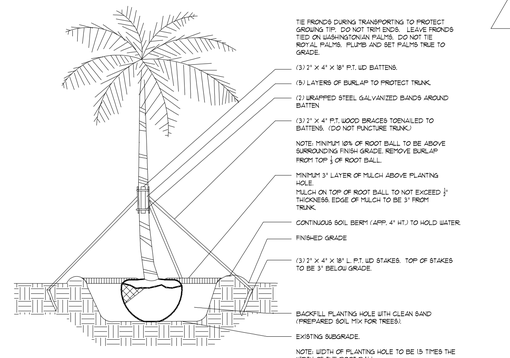
SHEET:	A3





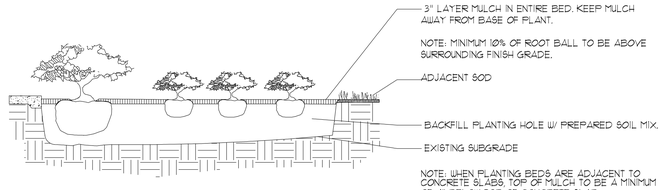
TREE PLANTING DETAIL N.T.S.

TREES WITH 3" CALIPER OR LESS



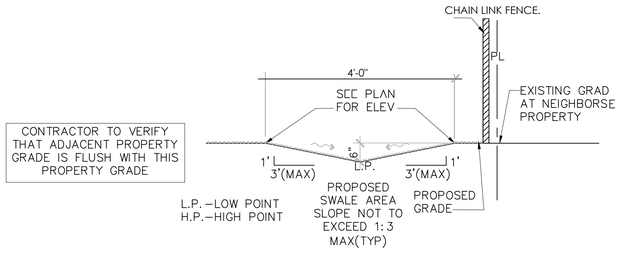
PALM PLANTING DETAIL N.T.S.

LARGE TREE PLANTING DETAIL SIMILAR



SHRUB/GROUND COVER DETAIL N.T.S.

LANDSCAPE LEGEND							
SYMBOL	NEW	EXISTING	COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	HEIGHT RANGE	QUANTITY
		X	FLORATAM GRASS	FLORATAM ST. AGUSTINE	-	---	ALL GREEN AREA
	X	X	YEW PLU PINE	PODOCARPUS MACROPHYLLUS	NO	3'-5'(E)	7
	X		LIVE OAK	QUERCUS VIRGINIANA	YES	2.5"DBH, 15.0'H, 6.0' SPREAD	2
		X	DWARF BURFORD HOLLY HEDGE	ILEX CORNUTA	YES	---	---
		X	PALM	CARPOXYLON MACROSPERMUM	YES	---	10



SECTION A-A

LANDSCAPE OPEN SPACE CALCULATION		
LOT SIZE= 10,000 SF= 100%		
a) ALL UNDER ROOF	3792.74 SF	37.92%
b) DRIVEWAY	743 SF	7.43%
c) WALKWAYS	304.3 SF	3.04%
d) POOL	1,233.3 SF	12.33%
e) POOL DECK	428.8 SF	4.28%
f) GREEN SPACE	3,497.9 SF	35%

Landscape open space = (lot size -a-b-c-d-e) * 100 / lot size
= (10,000-3792.74-743-304.3-1233.3-425.8) * 100 / 10,000
= 3,497.9 * 100 / 10,000
= 35% (landscape open space)

TREE INVENTORY				
NO.	TREE	DBH (INCHES)	HEIGHT (FEET)	WIDTH (FEET)
1	PALM (2)	4.2	6	5
2	PALM (2)	4.2	8	6
3	PALM	4.2	8	5
4	PALM	3.6	18	8
5	PALM	4.8	24	8
6	PALM	3.6	16	6
7	PALM	5.4	20	8
8	PALM	3.6	18	0
9	PALM	3.6	16	4
10	PALM	3.6	17	6

REVISION NO.	DATE
1	02-01-23
2	4/8/23
3	4/25/23
4	

4

Arshad Viqar

Digitally signed by Arshad Viqar
Date: 2024.04.09 08:40:55 -04'00'

ARSHAD VIQAR LICENSED No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.
FL. LIC. No. 38863
12260 SW 8th ST Suite #224
MIAMI, FL 33184
PHONE : (786) 502-2096

INTERIOR & AMPL.
EXTERIOR REMODELING
1231 101 ST
BAY HABOR ISLANDS, FL 33154

DRAWN BY: RBF
CHECKED BY:
DATE: 04/04/24
SCALE:
SHEET:

L1

AGENDA ITEM REPORT
June 17, 2024

ITEM NUMBER: 3.

ITEM: Request for approval for a new single-family home for "Yonaton Almagor & Ahuva Greisman" located at 1280 95 Street, Lot 7 of Block 28. The owners are proposing to construct a new two-story single-family home. The proposed new two-story home has approximately 6,593 sq. ft. of a/c living space. The residence will have 7 bedrooms, 7 full bathrooms, and two half bathrooms. The applicant is proposing a pool, pool deck, Jacuzzi, an outdoor kitchen and a covered terrace in the rear of the property. Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:
The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1280 95 St SFR DRB Staff Report May 24 2024
2.	DRAINAGE REPORT 1280 95 ST BAY HARBOR ISLAND
3.	1280 95 Street DRB Set 6.17.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: May 24th, 2024

Subject: Proposed Single-Family Residence (Replacement)
1280 95th Street
Bay Harbor Islands Acct. No.: SPR24-000010
MMPA Acct. No.: 01-0702-1189

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the latest submitted site plan and architectural plans (dated 5/10/24) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new replacement single-family home located at 1280 95th Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1280 95th Street
Legal Description:	Lot 7 of Block 28, "Bay Harbor Island" according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architects, Fiorella Salamanca / Jorge Gamarra, as agents for the property owner, Yonaton Almagor & Ahuva Greisman, has submitted an application for the construction of a new replacement single-family residence on a non-waterfront lot located at 1280 95th Street. The proposed two-story home will have approximately 6,593 square feet of A/C living space. The applicant is proposing a pool, pool deck, jacuzzi and outdoor kitchen as well as a covered terrace in the rear of the property. The proposed residence will have seven (7) bedrooms, seven (7) full

bathrooms and two (2) half bathrooms. In addition, a gym and sauna are proposed on the first floor. The height of the structure will be 24'-6" above Base Flood Elevation (BFE) + 1' FBC freeboard which is the maximum allowed for a flat roofed structure within the RD Single-Family District. The applicant is proposing two (2) driveway connections to 95th Street. The proposed new residence does not include a garage (not required), but sufficient driveway areas are provided for at least 4 vehicles (plus adjoining parallel paved area within Town right-of-way). Extensive landscaping is proposed that meets / exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The new single-family home is a modern design with grey exterior tile cladding and brown exterior aluminum cladding accents. A prominent feature are curvilinear roof eaves.

The design includes a proposed retaining wall around the rear / sides of the site (not in front yard), as the lot elevation will be raised with fill to avoid steep slopes, particularly in the side yards, due to the required lowest DFE / adjoining lot grades. Per Sec. 23-12(12) the DRB must be made aware of the request and approve the design (DRB assumed TC duties in 2008). A conceptual design is included in the plan set.

PROJECT HISTORY

The applicant submitted an initial set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements and other applicable design requirements. Comments were given to the applicant and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Low Density Residential". The maximum allowable base density is six (6) DUA; however, the existing built density is much lower. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan, architectural plans, preliminary civil engineering and landscaping plans submitted for the construction of a new replacement single-family home located at 1280 95th Street meet or exceed all Town Land Development and Landscape Code requirements or are addressed below. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

1) This approval is based on the plans prepared by Fiorella Salamanca / Jorge Gamarra last revised dated May 10th, 2024 with any modifications required by the DRB Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the DRB if felt to be substantial.

2) Retaining Wall - The design includes a proposed retaining wall around the rear / sides of the site (not in front yard), to adjust to the required lowest DFE / adjoining lot grades. Per Sec. 23-12(12) the DRB must be made aware of the request and approve the design (DRB assumed TC duties in 2008). If the DRB does not approve the applicant's current design or an acceptable alternative, the site design must be modified accordingly.

3) The proposed site design includes a proposed walkway in the front yard connecting the two driveways to the main home entry area. For clarity purposes this proposed parallel walkway may not be constructed within 15' of the front property line (Sec. 23-12(15)(b).

CARLAB, INC.

ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET, MIAMI, FL 33165 TEL: 786 385.4093 | FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM

DRAINAGE CALCULATIONS
1280 95TH ST
BAY HARBOR ISLAND

1280 95 ST ,BAY HARBOR ISLAND, FL 33154
FOLIO: 13-2227-001-6020

May 16th, 2024

DATE:
05/16/24

SERGIO C. LABISTE P.E. # 61733

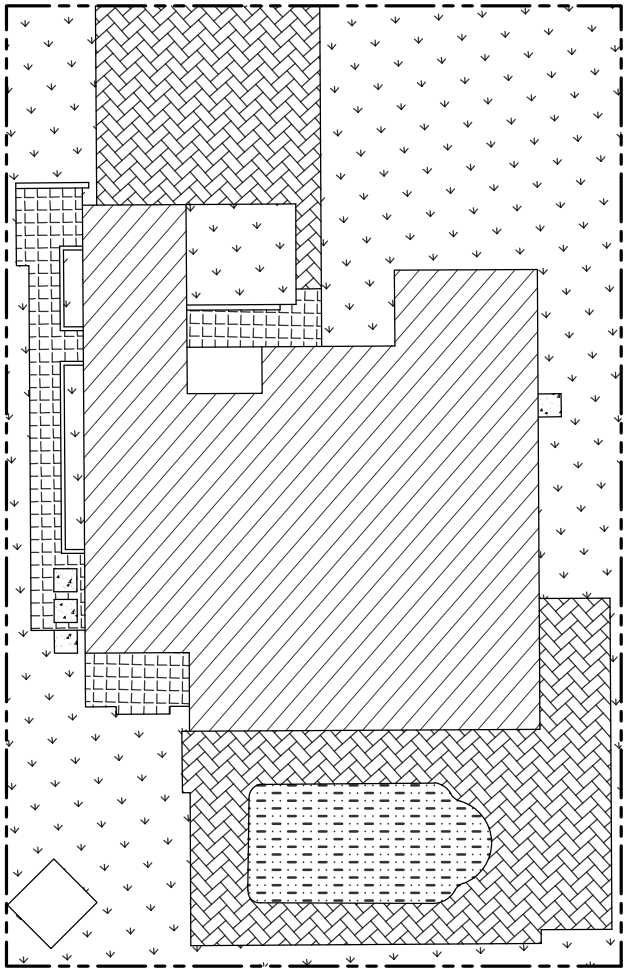
Index of Sheets

Description

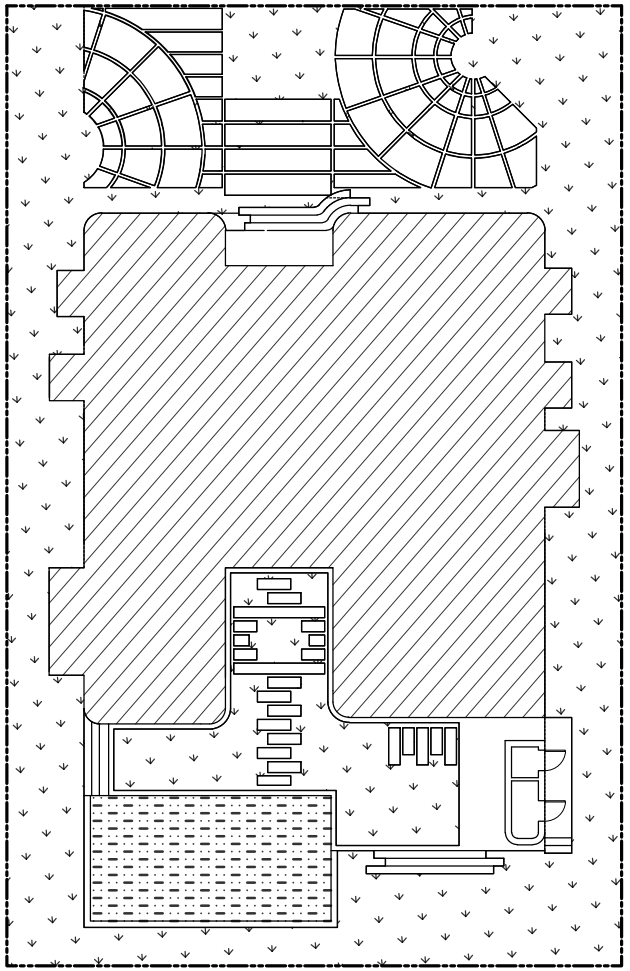
Page No.(S)	Description
3	Area Breakdown
4-6	Drainage Calculation
7	Flood Criteria
8	Average October Ground Water Level
9	FEMA
10	Rainfall Intensity Map 10 Year-48 Hour
11	Percolation Test

AREA BREAKDOWN

(PRE-DEVELOPMENT)



(POST-DEVELOPMENT)



DEVELOPMENT INFORMATION			
PRE-DEVELOPMENT		POST DEVELOPMENT	
TOTAL	10,000.00 SF	TOTAL	10,000.00 SF
PERVIOUS	3,646.72 SF	PERVIOUS	4,066.09 SF
IMPERVIOUS	6,353.28 SF	IMPERVIOUS	5,933.91 SF

* PROPERTY SQUARE FOOTAGE AS PER BOUNDARY SURVEY

LEGEND

- BUILDING FOOTPRINT
- CONCRETE
- BRICK PAVER'S
- GRASS AREA
- POOL
- TILES

PROJECT DESCRIPTION

The project consists of a two story single family residence with a pool, and driveway area. The drainage system has been designed to retain a 10 year - 48 hour storm event of 8.75 inches as per atlas (attached to these calculations). Exfiltration trench provided to retain water from a storm, therefore, no overland retention will be proposed. See civil plans and drainage calculations shown below.

PROJECT CONDITIONS

A = Total Property Area
AP = Property Pervious Area
AI = Property Impervious Area
P = Rainfall depth

$A := 10000\ ft^2$ $P := 8.75\ in$ Rainfall Amount (10 Year - 2 Day)

$AP := 4066.09\ ft^2$ $AE := 6.0\ ft$ Average Elevation of Pervious Areas (NGVD)

$AI := 5933.91\ ft^2$ $GW := 2.0\ ft$ Average October Water Table Elevation (NGVD)

POST DEVELOPMENT VOLUME CALCULATION

Distance between ground water elevation and average elevation of perv. areas = D

$D := AE - GW$ $D = 4.00\ ft$

Distance between groundwater table and average elevation of pervious areas:	S_1
1 ft	0.45 inches
2 ft	1.88 inches
3 ft	4.95 inches
≥4 ft greater	8.18 inches

SFWMD-Management and Storage of Surface Waters Permit Information Manual, Vol. IV sec. 8.4.2

By interpolation when $D = 4.00\ ft$ then $S_1 := 8.18\ in$

$$S := \frac{AP}{A} \cdot S_1 = 3.33\ in$$

$$Q := \frac{(P - 0.2 \cdot S)^2}{(P + 0.8 \cdot S)} = 5.73\ in$$

VOLUME OF RUNOFF REQUIRED TO BE MAINTAINED ON SITE

$$V_{req} := A \cdot Q = 4774 \ ft^3$$

RETENTION VOLUME PROVIDED (V_P)

Swales Retention Capacity:

$$V_{swale} := 0$$

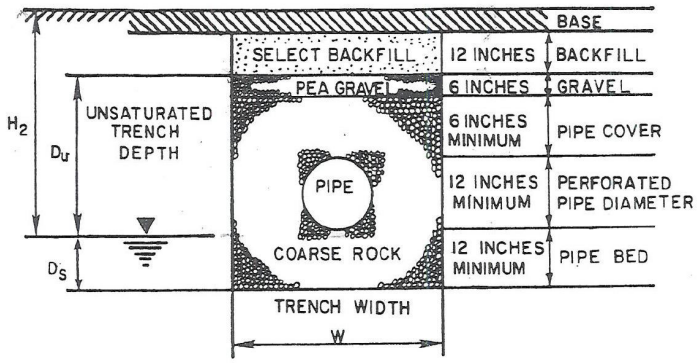
$$V_{swale} = 0$$

Storage Volume Required

$V_{swale} = 0$ **<** $V_{req} = 4774 \ ft^3$

Sufficient Storage is NOT being Provided by retention only, therefore drainage system is required.
(See drainage calculation for required LF Exfiltration trench below)

TRENCH CALCULATION FOR THE STANDARD SFWMD TRENCH



Exfiltration Trench Calculation:

Lowest grade elevation along proposed trench location: $Base := 4.80\ ft$

Trench Depth: $T_d := 6\ ft$

$H_2 := Base - GW = 2.80\ ft$ $\quad W := 4\ ft$

$D_u := Base - 12\ in - GW = 1.80\ ft$ $\quad K := 2.034 \cdot \left(10^{-4}\right)$

$D_s := GW - \left(Base - T_d\right) = 3.20\ ft$

Exfiltration:

if Ds>Du

E= $\left(K \cdot \left(2\ H_2 \cdot D_u - {D_u}^2 + 2\ H_2 \cdot D_s\right) + \left(1.39 \cdot 10^{-4}\right)\ W \cdot D_u\right)$

else

E= $\left(K \cdot \left(H_2 \cdot W + 2 \cdot H_2 \cdot D_u - {D_u}^2 + 2 \cdot H_2 \cdot D_s\right) + \left(1.39 \cdot 10^{-4}\right) \cdot W \cdot D_u\right)$

$E = 0.00077249\ m^2$ cfs/foot of trench

Trench Retention Volume, V_T: $V_T := V_{req} - V_{swale} = 4774\ ft^3$ $V_T = 1.315\ acre \cdot in$

Required Trench Length, L: $L_{req} := \frac{V_T}{E} = 53334\ m^2 \cdot ft$

$V_{swale} = 0\ \frac{1}{L} \cdot ft^3$ (No Retention Volume Provided)

$L_{provided} := 160\ ft$

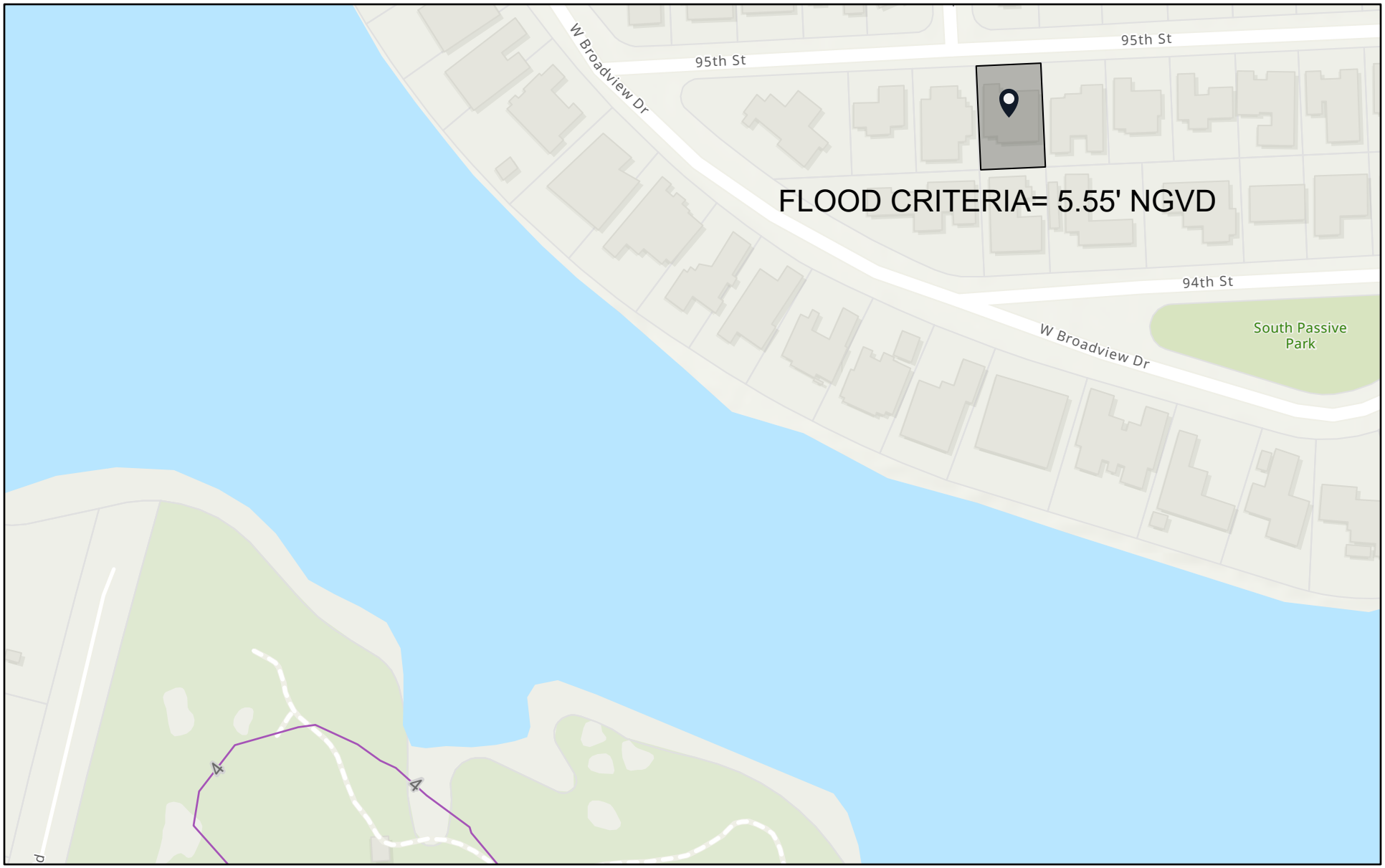
$V_{trench} := L_{provided} \cdot E = 4829\ ft^3$

$V_P := V_{swale} + V_{trench} = 4829\ ft^3$

Retention Volume Provided	>	Storage Volume Required
$V_P = 4829\ ft^3$		$V_{req} = 4774\ ft^3$

Therefore Sufficient Storage is being Provided

FLOOD CRITERIA MAP



3/15/2024

County Flood Criteria 2022

World Hillshade

1:2,257

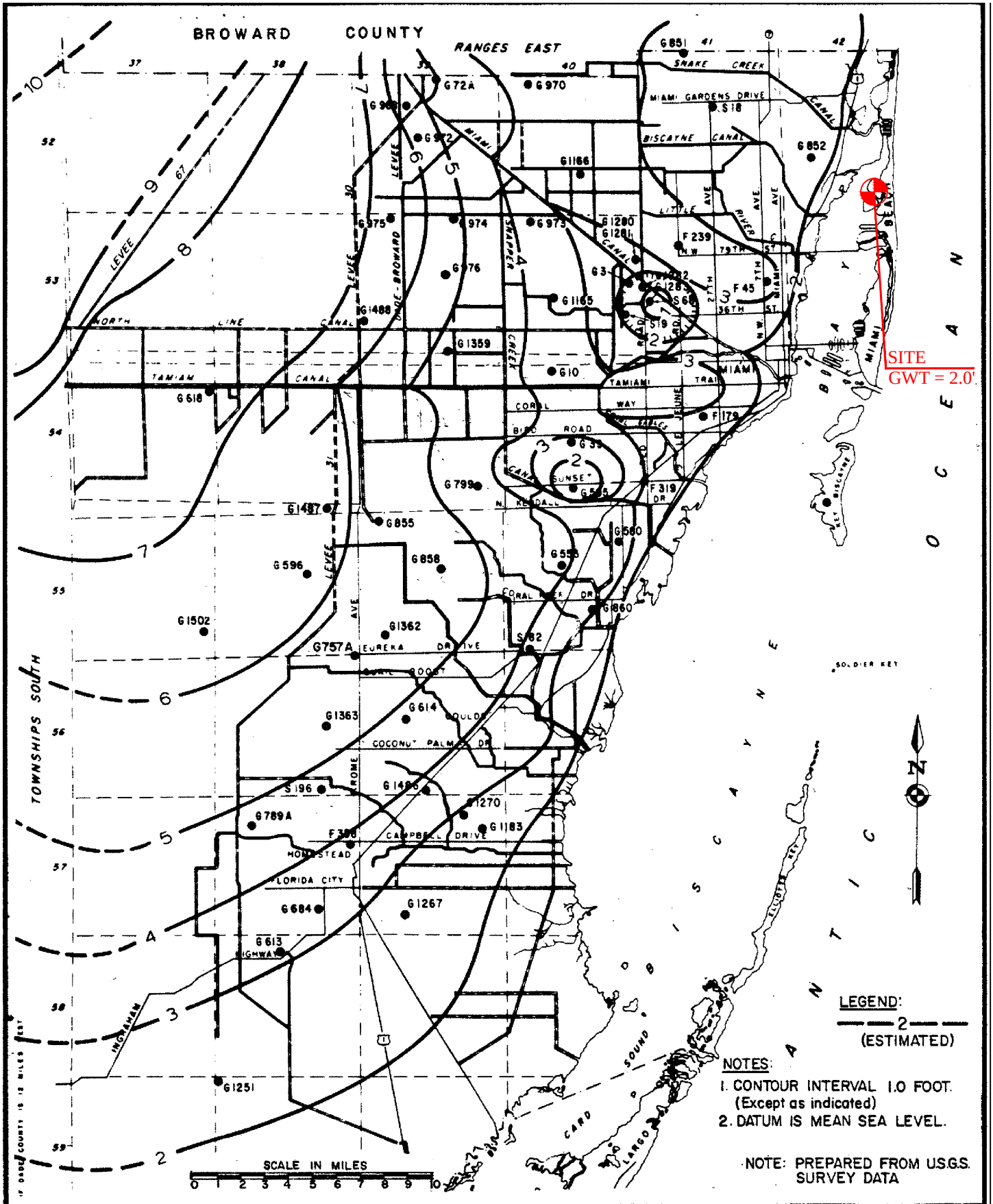
0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

CARLAB, INC

CONTOUR LINES ELEVATIONS SHOWN ARE NAVD



METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 4/5/72	REVISED 2/19/75 4/14/77	DESIGN STANDARDS AVERAGE OCTOBER GROUND WATER LEVEL 1960–75	W.C. 2.2 SHEET 1 OF 1

National Flood Hazard Layer FIRMette

FEMA

80°8'30"W 25°53'24"N

80°7'52"W 25°52'51"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

9

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

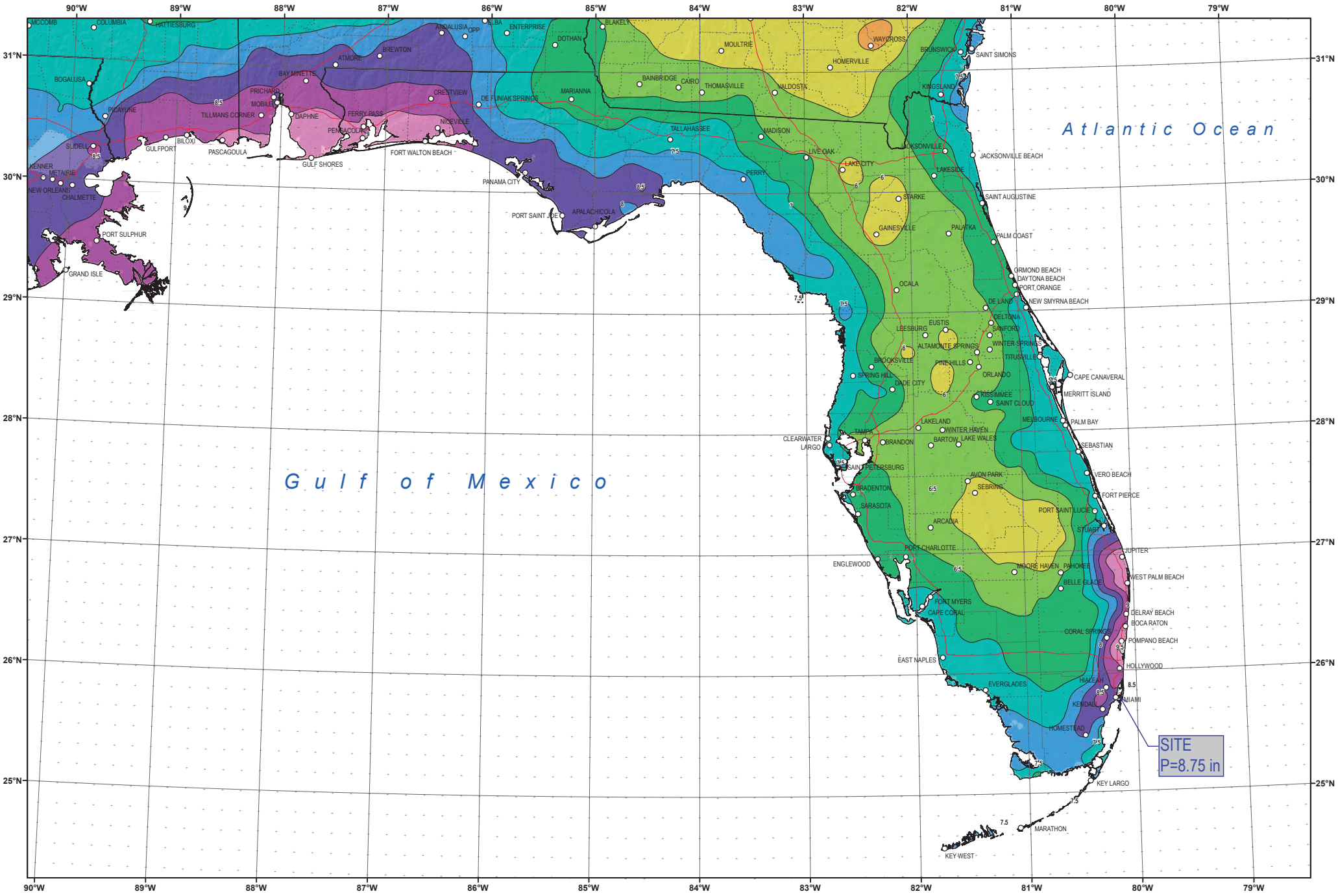
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/15/2024 at 7:51 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



NOAA Atlas 14, Volume 9, Version 2
Southeastern States

Prepared by U.S. DEPARTMENT OF COMMERCE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NATIONAL WEATHER SERVICE
OFFICE OF HYDROLOGIC DEVELOPMENT
HYDROMETEOROLOGICAL DESIGN STUDIES CENTER
April 2013

0 5 10 20 30 40 50 Miles

0 10 20 40 60 80 100 Kilometers

FLORIDA

Isopluvials of 10-year 48-hour precipitation in inches

SCALE 1:2,250,000

10

Projection: Lambert Conformal Conic; Datum NAD83; Standard Parallels: 26°N and 30°N; Central Meridian 84°W.

4.42 - 4.50	5.51 - 6.00	7.01 - 7.50	8.51 - 9.00
4.51 - 5.00	6.01 - 6.50	7.51 - 8.00	9.01 - 9.50
5.01 - 5.50	6.51 - 7.00	8.01 - 8.50	9.51 - 9.69

Legend based on entire Volume 9 project area.

B3 MATERIAL TESTING ENGINEERING
Essence of Perfection
1676 West 31 PL., Hialeah FL, 33012 - Off. 786.773.5871/5889 - Fax. 786.615.5801

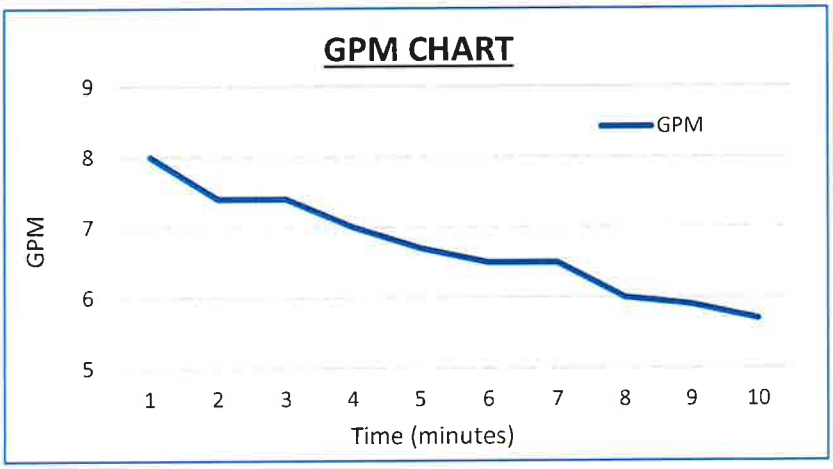
PERCOLATION TEST

USUAL OPEN HOLE TEST (CONSTANT HEAD)

PROJECT NO.	**24-050**	DATE:	**Wednesday, February 7, 2024**
PROJECT	**Existing Property** 1280 95th Street Bay Harbor Islands, Florida 33154		
CLIENT	**Carlab, Inc.** 8730 SW 25th Street Miami, Florida 33165		

LOCATION OF TEST	**Refer to the site map.**				
DIAMETER OF HOLE (IN)	**6.0**	LATITUD:	**25.885575°**	LONGITUD:	**-80.136360°**
DEPTH HOLE (FT)	**15.0**	DATE TEST PERFORMED:		**2/6/2024**	
WATER TABLE BELOW GROUNG SURFACE (FT)	**3.5**	TEST #:		**1**	

No.	TIME (min)	GPM
1	1	8.0
2	2	7.4
3	3	7.4
4	4	7.0
5	5	6.7
6	6	6.5
7	7	6.5
8	8	6.0
9	9	5.9
10	10	5.7



DEPTH (FT)	SOIL DESCRIPTION
0' - 6"	Topsoil with vegetation
6" - 2'6"	Light brown sand with rock fragments
2'6" - 8'	Clay (muck).
8' - 15'	Dark gray sand with shell fragments.

PERCOLATION RATE	**6.7**	Avg. GPM
K-VALUE	**2.034E-04**	cfs/ft^2-ft
	0.73	in/hr

FIELD TECH.	FM/MB
TYPE BY	cm

Report Distribution:
1 Client
1 BIII Office

Respectfully submitted,

2/7/2024

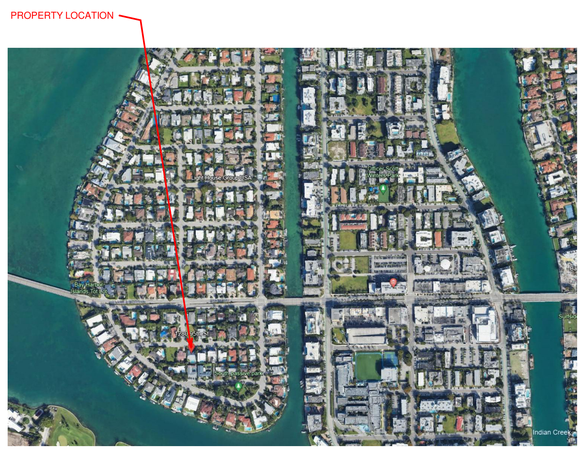
Dario A. Herrero, P.E.
Fla. Reg. #67796

BAY HARBOR RESIDENCE

PROPERTY ADDRESS:
1280 95TH ST, BAY HARBOR ISLANDS, FL 33154

LEGAL DESCRIPTION:
LOT 7, BLOCK 32, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP



DRAWING INDEX

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A-0.0	COVER SHEET
A-0.1	NEIGHBORDHOOD ANALYSIS - EXISTING EXTERIOR
A-0.2	NEIGHBORDHOOD ANALYSIS - CONTEXT
A-0.3	SURVEY
A-1.0	SITE PLAN
A-1.1	ZONING DIAGRAMS & CALCULATIONS
A-1.2	MATERIAL PALETTE
A-2.0	GROUND FLOOR PLAN
A-2.1	SECOND FLOOR PLAN
A-2.2	ROOF PLAN
A-3.0	NORTH & SOUTH ELEVATIONS
A-3.2	EAST & WEST ELEVATION
A-4.0	RENDERINGS
A-4.1	RENDERINGS

TORELLA ALAMANGA

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION	
1	5-10-24

DATE:
DRAFTED BY:
SCALE:

COVER SHEET

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-0.0

DRAWN BY: F.S

TORELLA ALAMANCA

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION	
DATE:	
DRAFTED BY:	
SCALE:	

NEIGHBORDHOOD ANALYSIS CONTEXT

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-0.1

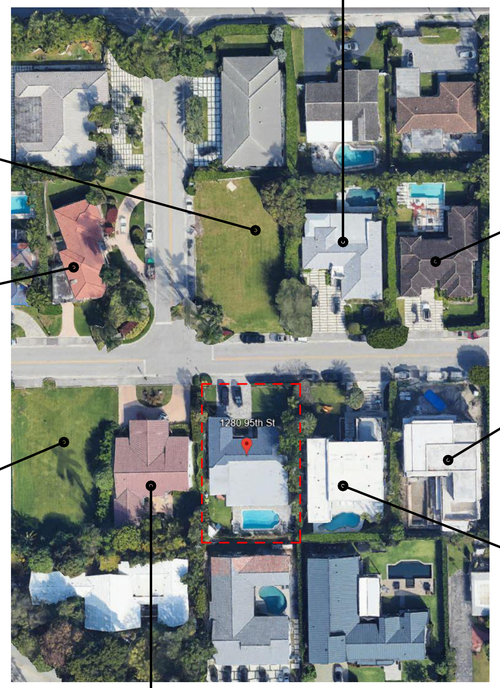
DRAWN BY: F.S

9525 BROADVIEW TERRACE, BAY HARBOR ISLANDS, FL 33154

1271 95TH ST, BAY HARBOR ISLANDS, FL 33154

1261 95TH ST, BAY HARBOR ISLANDS, FL 33154

9500 BROADVIEW TERRACE, BAY HARBOR ISLANDS, FL 33154



1260 95TH ST, BAY HARBOR ISLANDS, FL 33154

1310 95TH ST, BAY HARBOR ISLANDS, FL 33154

1300 95TH ST, BAY HARBOR ISLANDS, FL 33154

1270 95TH ST, BAY HARBOR ISLANDS, FL 33154

TORELLA ALAMANCA

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION	

DATE:
DRAFTED BY:
SCALE:

NEIGHBORDHOOD ANALYSIS CONTEXT

ARCHITECT OF RECORD

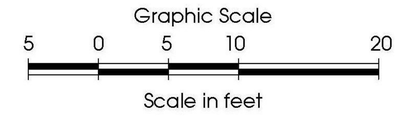
STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

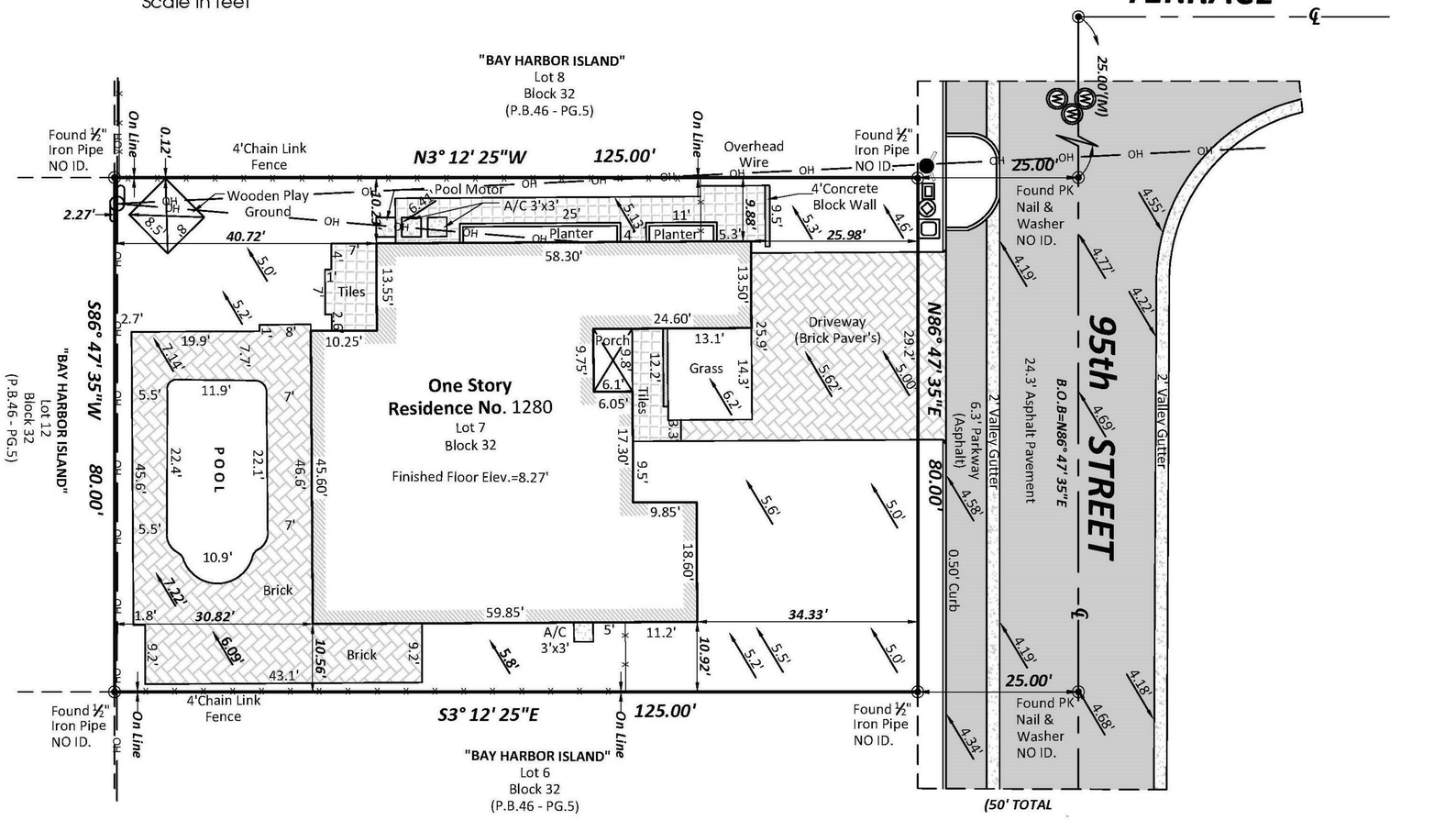
A-0.2

DRAWN BY: F.S

BOUNDARY SURVEY

Scale:1"=20'





LEGAL DESCRIPTION:

LOT 7, BLOCK 32, OF **BAY HARBOR ISLAND**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

- YONATON ALMAGOR
- AHUVA GREISMAN

SURVEYOR'S NOTES:

1. The above captioned property was surveyed and described based on the above legal description furnished by client.
2. This certification is only for the lands as described, it is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
3. There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4. Ownership subject to OPINION OF TITLE.
5. Type of Survey: BOUNDARY SURVEY.
6. Location and identification of utilities on or adjacent to the property were not secured as such information was not requested.
7. Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
8. This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
9. Precision of Closure 1:7500 Suburban Class Survey.
10. Bearings shown are assumed and are based on the Centerline of ***95th STREET,*** Being ***N86° 47' 35"E.***
11. Record and Measurement calls are in substantial agreement, unless noted otherwise.

PROPERTY ADDRESS: *1280 95th STREET BAY HARBOR ISLAND, FL 33154*

FLOOD ZONE INFORMATION:

COMMUNITY NAME: MIAMI-DADE, CITY OF 120635

COMMUNITY MAP:	PANEL NUMBER:	SUFFIX:
12086C	0144	L
MAP REVISED:	FLOOD ZONE:	BASE FLOOD ELEVATION:
09-11-2009	AE	8.00
SHEET: 1 OF 1 SHEET(S)	DRAWN BY: Y. Fernandez	ORIGINAL J.N 240029
	SCALE: 1" - 20'	DATE: 02/04/2024

BENCHMARK INFORMATION

BENCHMARK:	R-243	DESCRIPTION:	US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE
ELEVATION:	6.61'	LOCATION:	96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT

B, A, & K GROUP, INC.
12000 SW 92 ST, MIAMI, FL 33186-2018
T: 786.488.1000
E: ENGINEERCONTRACTOR@GMAIL.COM
C.A. #26913 LB #7887

JOSEPH C. CHAN CERTIFICATE No. 6821 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Joseph C Chan

BY: _____

BY JOSEPH CHOPIU CHAN
Professional Surveyor & Mapper
Certificate No. 6821
STATE OF FLORIDA

The above "BOUNDARY SURVEY", represent the herein described property and it was completed under my supervision and or direction, to the best of my knowledge and belief and it also meets the Minimum Technical Standard set forth by The Florida Board of Land Surveyors and Mappers, pursuant to Section 5J-17.051, Florida Statutes and implementing Rules, Florida Board Administrative Code.

REVISIONS:	PROJECT No.:	DATE:

LEGEND

S	SANITARY MANHOLE	W	WATER VALVE	CB	CATCH BASIN
GV	GAS VALVE	CO	CLEAN OUT	SM	STORM MANHOLE
	WOOD POWER POLE		SIGN	BF	BACK FLOW
	LIGHT POLE		SIGN		FIRE HYDRANT
WM	WATER METER		ANCHOR		F.P.L TRANSFORMER
T	TELEPHONE		HANDICAP	℄	CENTERLINE
TV	TV BOX		POWER TRANSFORMER		
	CONCRETE LIGHT POLE		CONCRETE POLE		

TORELLA ALAMANCA

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1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION

DATE:
DRAFTED BY:
SCALE:

SURVEY

ARCHITECT OF RECORD

STATE OF FLORIDA JORGE A. GAMARRA AR0017394 REGISTERED ARCHITECT

A-0.3

DRAWN BY: F.S

LEGAL DESCRIPTION

LOT 7, BLOCK 32, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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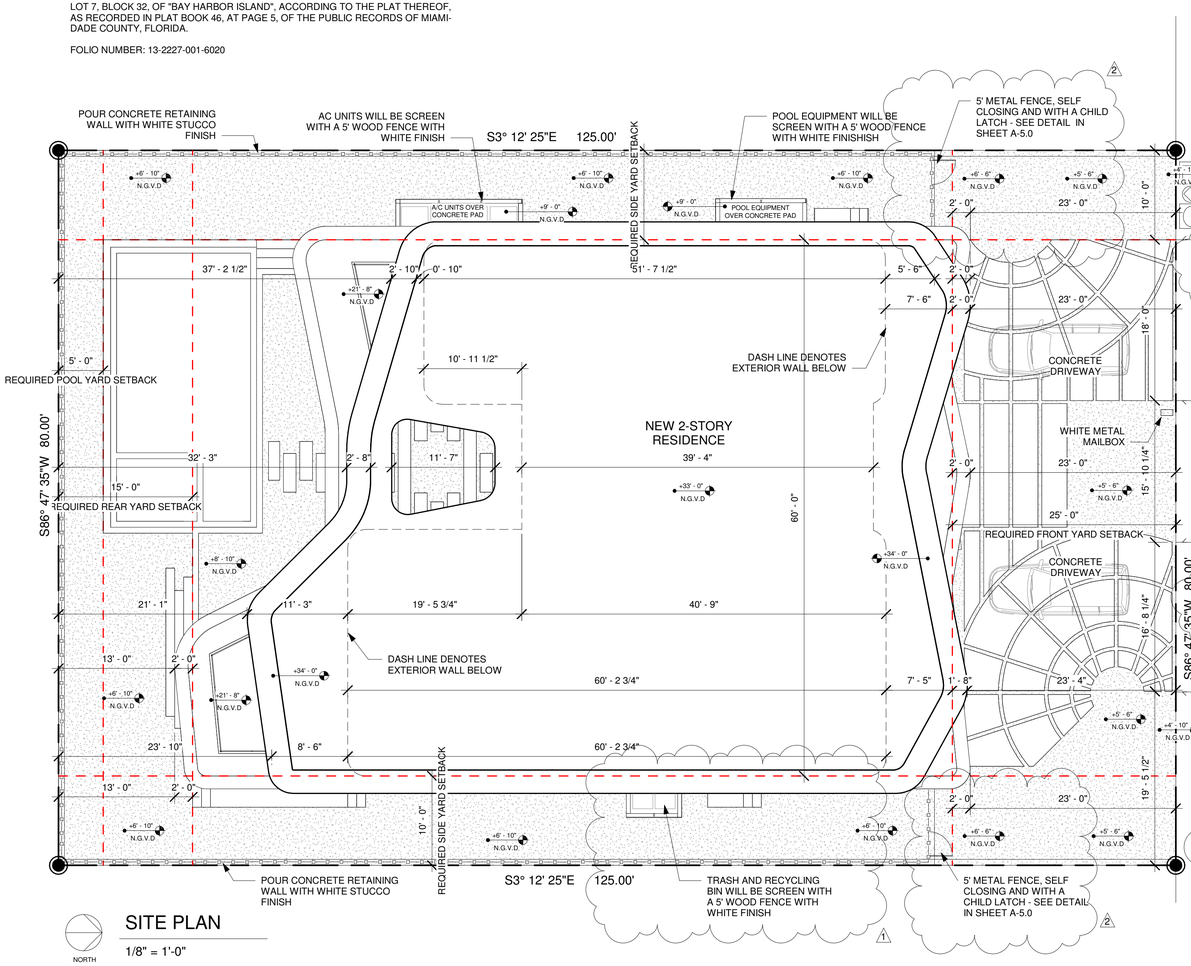


NORTH

SITE PLAN

1/8" = 1'-0"

BROADVIEW TERRACE

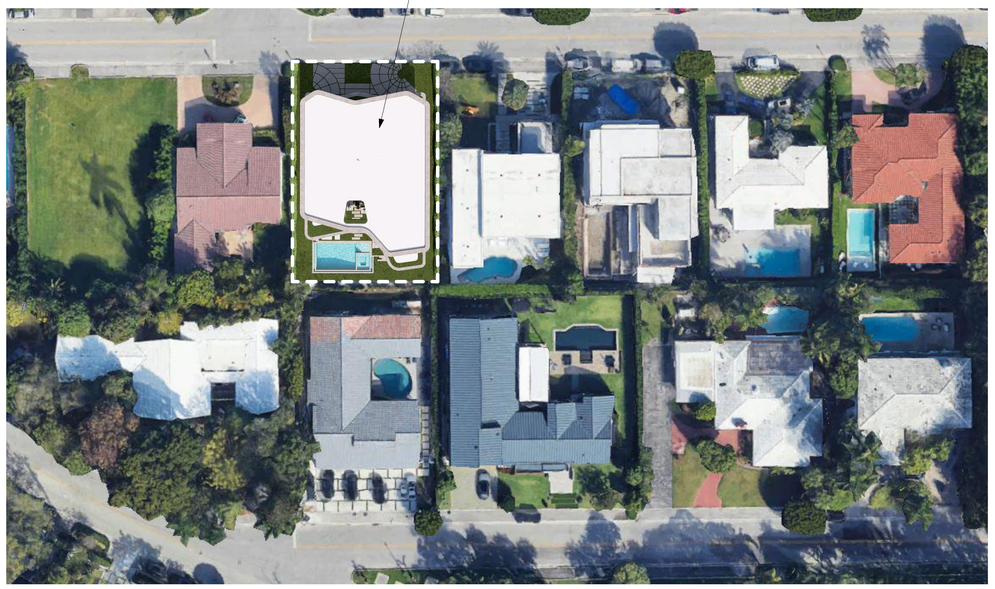
95TH STREET

2' VALLEY GUTTER

EXISTING ZONING DISTRICT:	RD SINGLE FAMILY
FUTURE LAND USE DESIGNATION:	RESIDENTIAL LOW DENSITY

ZONING DATA	ZONING CODE	RD
	REQUIRED/ALLOWED	PROPOSED
DESIGN FLOOD ELEVATION (BFE+1)	+9.00' N.G.V.D.	+9.00' N.G.V.D.
BASE FLOOD ELEVATION (FEMA) (FLOOD ZONE - AE)	+8.00' N.G.V.D.	+8.00' N.G.V.D.
GRADE:	+4.75' N.G.V.D.	+4.75' N.G.V.D.
MAX. ADJUSTED GRADE:	+6.37' N.G.V.D.	+6.37' N.G.V.D.
LOT AREA:	10,000 SQ. FT	10,000 SQ. FT.(0.22 ACRES)
LOT DEPTH:	N/A	125'-0"
MINIMUM LOT WIDTH	50'-0"	80'-0"
MIN. SETBACKS:		
FRONT	25'-0"	25'-0"
REAR	15'-0"	15'-0"
SIDE 1	10'-0"	10'-0"
SIDE 2	10'-0"	10'-0"
MAXIMUM BUILDING HEIGHT: (FROM CROWN OF ROAD)	25'-0" (2.5 STORY HOME)	25'-0" (2 STORY HOME)
MAX. LOT COVERAGE:	N/A.	3,713.79 SQ. FT. (37.13%)
TOTAL FLOOR AREA	N/A.	6,593.89 SQ.FT.
GROUND FLOOR AREA:	N/A.	3,663.32 SQ.FT.
SECOND FLOOR AREA:	N/A	2,930.57 SQ.FT.
1ST TO 2ND FLOOR VOLUMETRIC:	80%	79.99%
MIN. OPEN SPACE LANDSCAPE:	4,000 SQ.FT. (40.0%)	4,067.20 SQ. FT. (40.67%)
FRONT YARD PERVIOUS AREA:	1,000 SQ.FT. (50.0%)	1,086.98 SQ.FT. (54.35%)
PARKING SPACE:	2 PARKING SPACES	2 PARKING SPACES

1280 95TH ST, BAY HARBOR ISLANDS, FL 33154



AERIAL VIEW

TORELLA ALAMANCA

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1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION	
1	5-10-24
2	5-24-24

DATE:
DRAFTED BY:
SCALE:

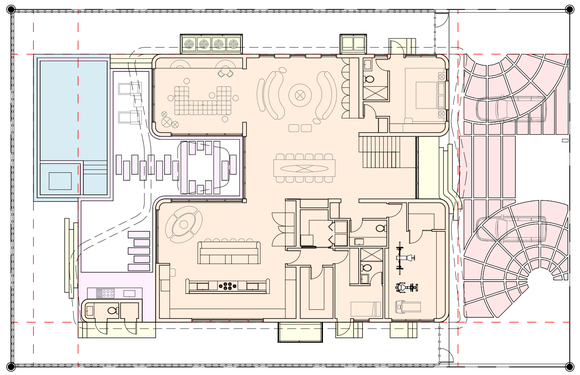
SITE PLAN

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-1.0

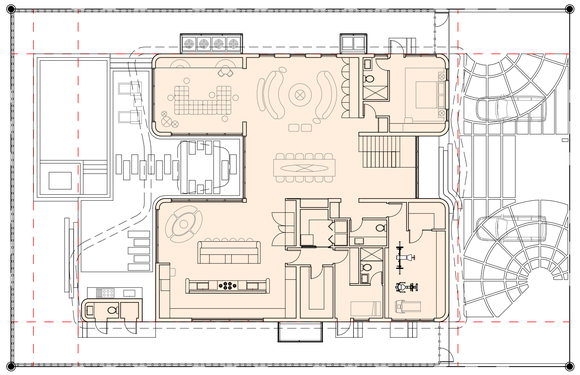
DRAWN BY: F.S



6 BUILDING COVERAGE NEW
1/16" = 1'-0"

BUILDING COVERAGE BREAKDOWN

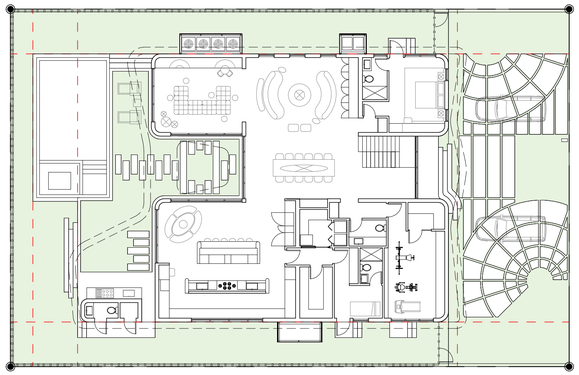
TOTAL LOT	= 10,000.0 SQ.FT
GROUND FLOOR	= 3,663.32 SQ.FT
POOL	= 487.39 SQ.FT
POOL DECK	= 427.32 SQ.FT
WALKAWAY	= 448.33 SQ.FT
DRIVEWAY	= 906.44 SQ.FT
TOTAL	= 5,932.80 SQ.FT



4 GROUND FLOOR AREA
1/16" = 1'-0"

GROUND FLOOR AREA

GROUND FLOOR = 3,663.32 SQ.FT

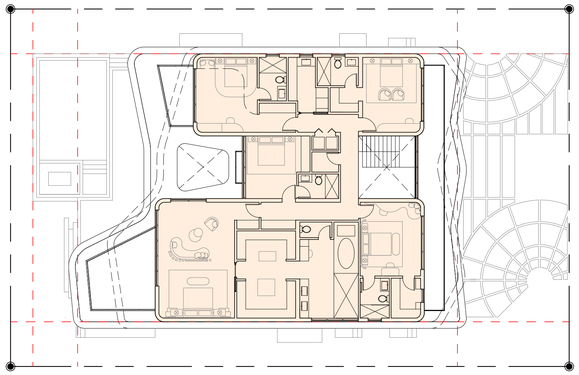


2 SITE - PERVIOUS / IMPERVIOUS CALCULATIONS
1/16" = 1'-0"

SITE - PERVIOUS/ IMPERVIOUS CALCULATIONS

TOTAL LOT	= 10,000.00 SQ.FT
REQUIRED PERVIOUS AREA (40.0% MIN. OF TOTAL LOT AREA)	= 4,000.00 SQ.FT
PROPOSED PERVIOUS AREA	= 4,067.20 SQ.FT (40.67%)
PROPOSED IMPERVIOUS AREA	= 5,932.80 SQ.FT (59.33%)

40.67% OF LOT AREA
(EXCEEDS MIN. REQUIREMENT)

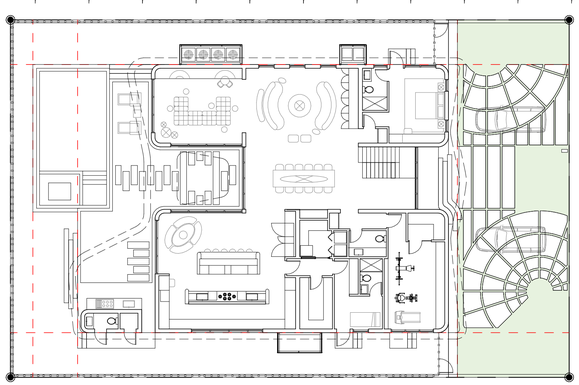


5 SECOND FLOOR AREA PERCENTAGE
1/16" = 1'-0"

SECOND FLOOR AREA PERCENTAGE

REQUIRED: MAINTAIN 80.0% MAX. OF GROUND FLOOR AREA

SECOND FLOOR	= 2,930.57 SQ.FT
FIRST FLOOR	= 3,663.32 SQ.FT
PROPOSED AREA	= 79.99% OF GROUND FLOOR



3 FRONT YARD - PERVIOUS / IMPERVIOUS CALCULATIONS
1/16" = 1'-0"

FRONT YARD - PERVIOUS/ IMPERVIOUS CALCULATIONS

TOTAL FRONT YARD (80'-0"x25'-0")	= 2,000.00 SQ.FT
REQUIRED PERVIOUS AREA (50.0% MIN. FRONT YARD)	= 1,000.00 SQ.FT
PROPOSED PERVIOUS AREA	= 1,086.98 SQ.FT (54.35%)
PROPOSED IMPERVIOUS AREA	= 913.02 SQ.FT (45.65%)

54.35% OF FRONT YARD
(EXCEEDS MIN. REQUIREMENT)

TORRELLA ALAMANCA

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION	
1	5-10-24

DATE:
DRAFTED BY:
SCALE:

ZONING DIAGRAM & CALCULATIONS

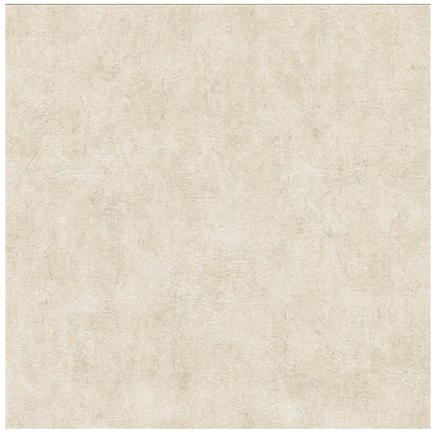
ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

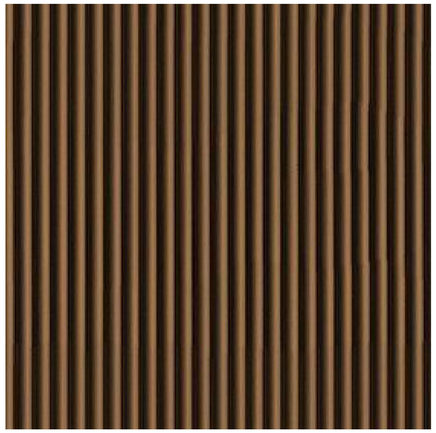
A-1.1

DRAWN BY: F.S

LIME PLASTER STUCCO -
GREY FINISH



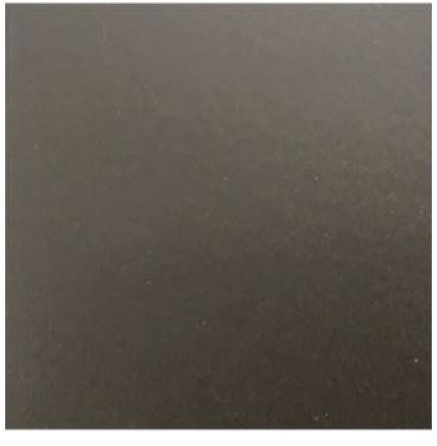
RETAINIG WALL -
LIME PLASTER STUCCO -
WHITE FINISH



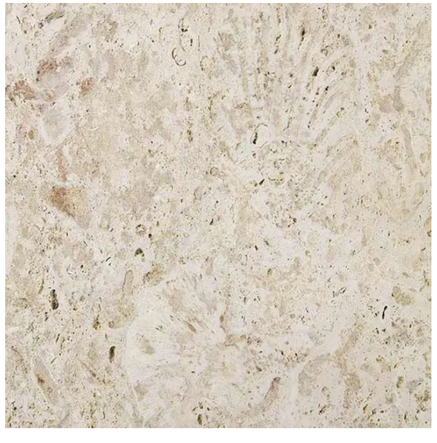
EXTERIOR ALUMINUM CLADDING -
POWDERCOATED PTF FINISH

RIZO TAUPE -
GREY MATTE PORCELAIN
WALL TILE

IMPACT GLAZING - CLEAR



ALUMINUM MULLIONS AND
COLUMNS COVERS - BRONZE
PAINTED FINISH



DRIVEWAY SAND SET PAVERS -
CORAL STONE SELECT WHITE

COMPOSITE WOOD -
WHITE FINISH

TORRELLA ALAMANCA

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BAY HARBOR ISLAND
FL 33154

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13-2227-001-6020

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1	5-10-24

DATE:
DRAFTED BY:
SCALE:

MATERIAL PALETTE

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

1

A-1.2

DRAWN BY: F.S

AC UNITS WILL BE SCREEN WITH A 5' WOOD FENCE WITH WHITE FINISH

S3° 12' 25"E 125.00'

POUR CONCRETE RETAINING WALL WITH WHITE STUCCO FINISH

POOL EQUIPMENT WILL BE SCREEN WITH A 5' WOOD FENCE WITH WHITE FINISH

5' METAL FENCE, SELF CLOSING AND WITH A CHILD LATCH - SEE DETAIL IN SHEET A-5.0

A/C UNITS OVER CONCRETE PAD

POOL EQUIPMENT OVER CONCRETE PAD

REQUIRED SIDE YARD SETBACK

POOL (UNDER SEPARATE PERMIT)

FAMILY ROOM

LIVING ROOM

DINING ROOM

GUEST BATH 01

GUEST SUITE 01

MIDNIGHT KITCHEN

DECORATIVE CONCRETE DRIVEWAY

DECORATIVE CONCRETE WALKWAY

WHITE METAL MAILBOX

REQUIRED POOL YARD SETBACK

JACUZZI

REQUIRED REAR YARD SETBACK

NOTE: POOL DECK MATERIAL WILL BE A LIGHT BEIGE PORCELAIN TILE - ANTI SLIP

OUTDOOR COVERED BBQ

POOL BATH

STORAGE

DISPLAY KITCHEN

B.O.H KITCHEN

LAUNDRY

STORAGE

A/C

W/D

POWDER ROOM

SAUNA

MAID BATH

MAID ROOM

PANTRY

GYM

CL

REQUIRED FRONT YARD SETBACK

S86° 47' 35"W 80.00'

REQUIRED SIDE YARD SETBACK

S3° 12' 25"E 125.00'

POUR CONCRETE RETAINING WALL WITH WHITE STUCCO FINISH

TRASH AND RECYCLING BIN WILL BE SCREEN WITH A 5' WOOD FENCE WITH WHITE FINISH

5' METAL FENCE, SELF CLOSING AND WITH A CHILD LATCH - SEE DETAIL IN SHEET A-5.0

GROUND FLOOR PLAN

1/4" = 1'-0"

NORTH

FIORELLA & ALAMANCA

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GROUND FLOOR PLAN

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
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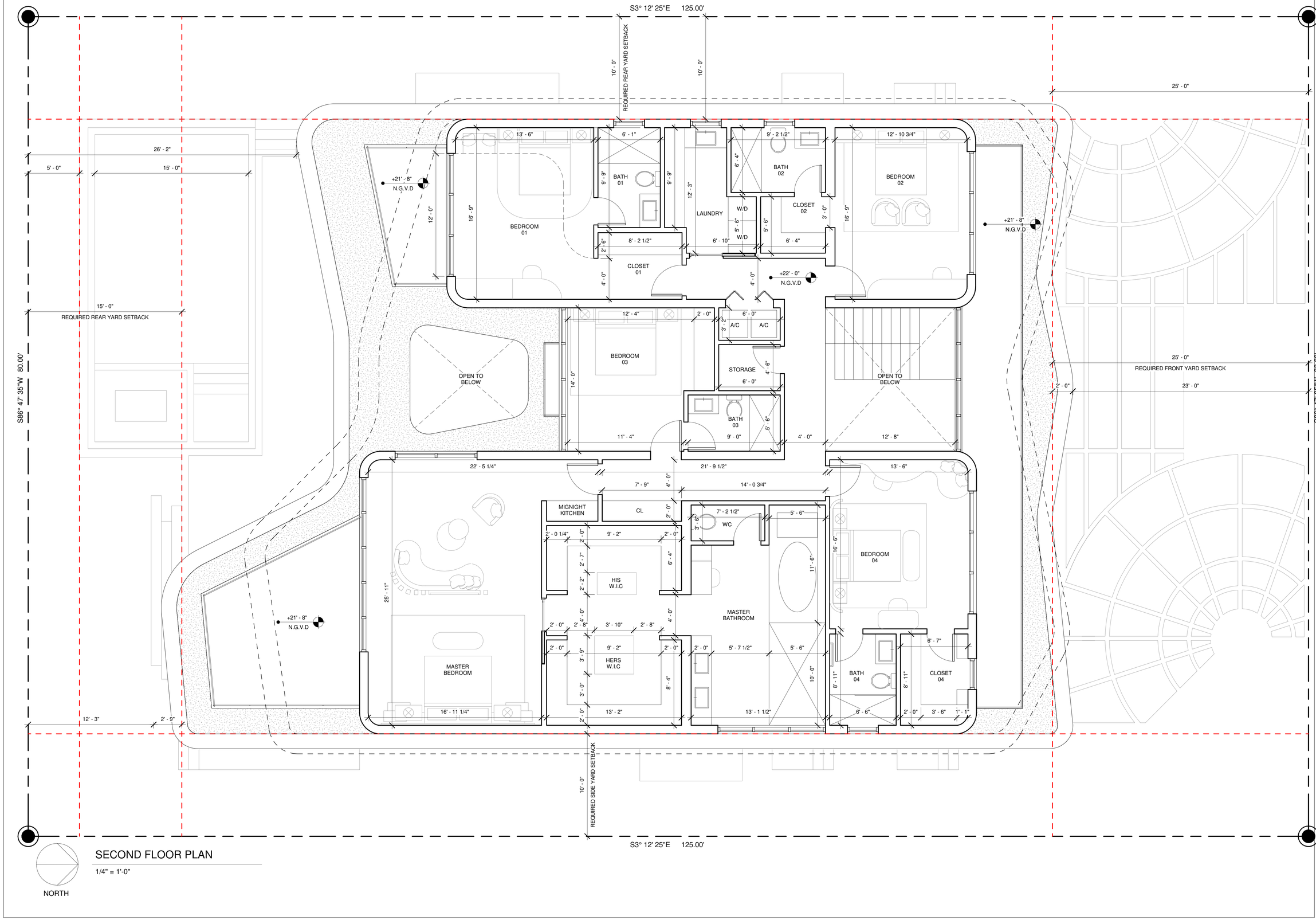
REGISTERED ARCHITECT

A-2.0

DRAWN BY: F.S



SECOND FLOOR PLAN

1/4" = 1'-0"

NORTH

IORELLA ALAMANCA

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SECOND FLOOR PLAN

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
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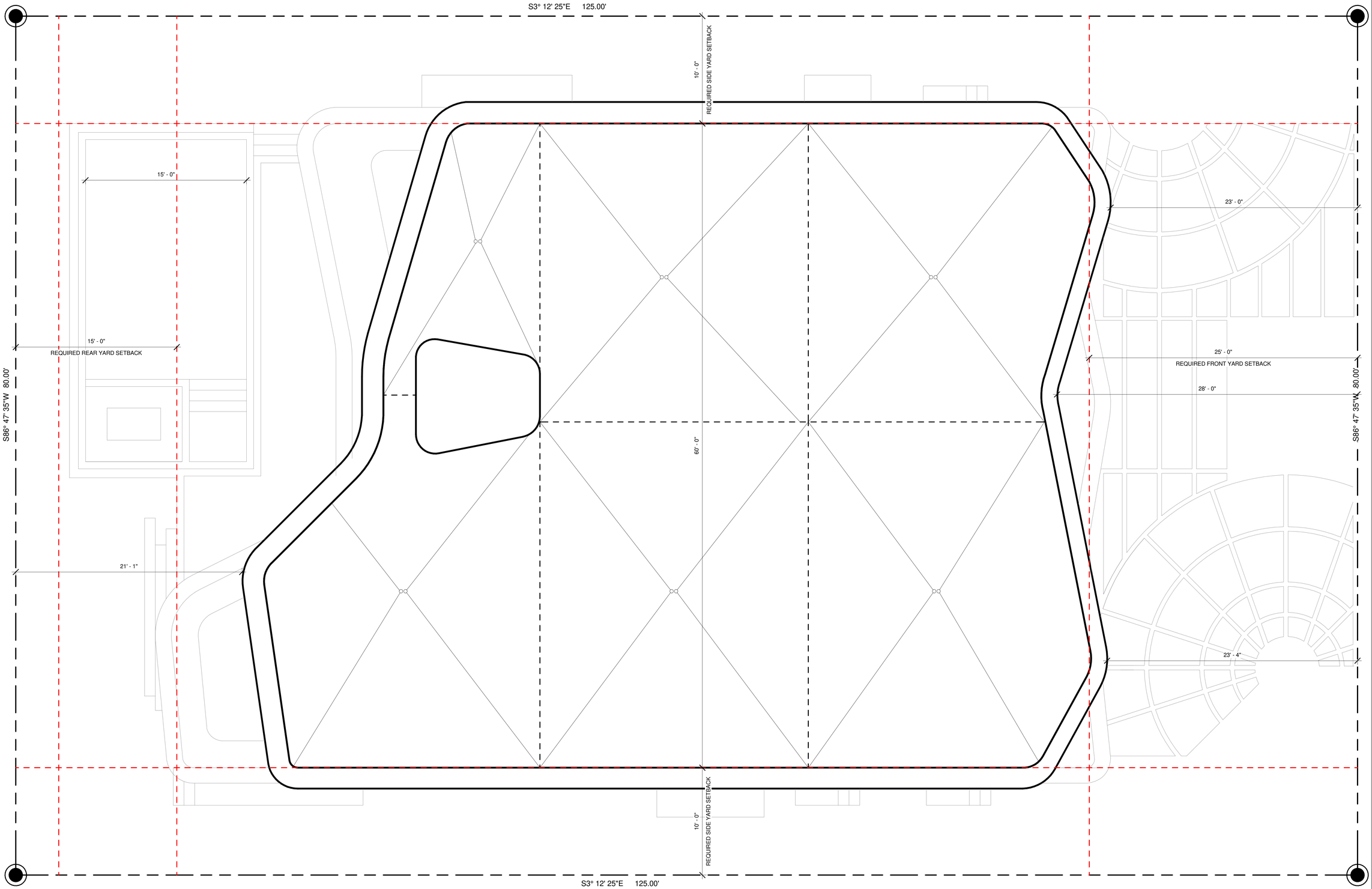
A-2.1

DRAWN BY: F.S



NORTH

ROOF PLAN

1/4" = 1'-0"

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ROOF PLAN

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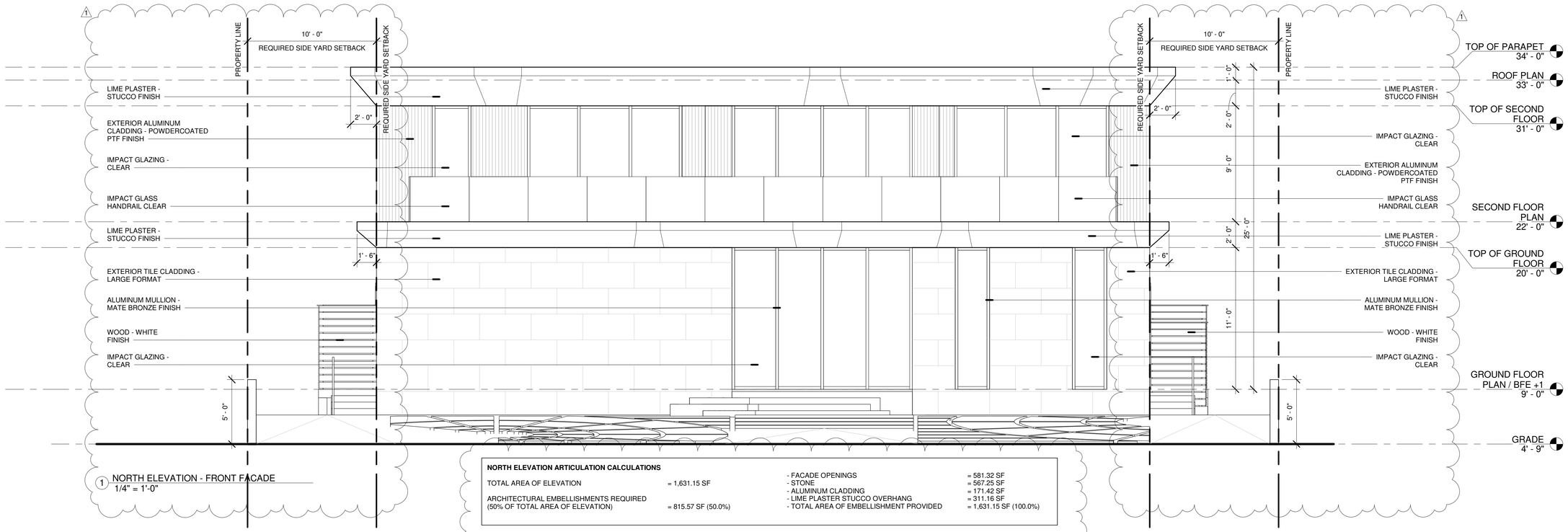
A-2.2

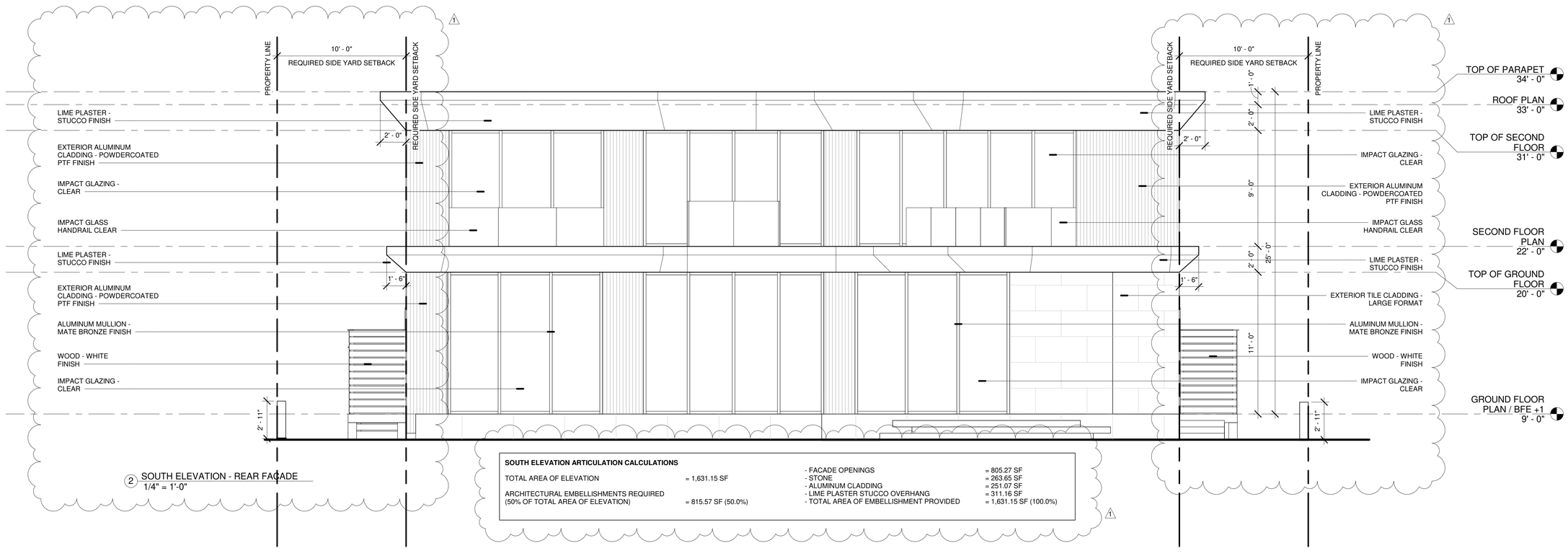
DRAWN BY: F.S



1 NORTH ELEVATION - FRONT FACADE
1/4" = 1'-0"

NORTH ELEVATION ARTICULATION CALCULATIONS

TOTAL AREA OF ELEVATION	= 1,631.15 SF	- FACADE OPENINGS	= 581.32 SF
		- STONE	= 567.25 SF
		- ALUMINUM CLADDING	= 171.42 SF
ARCHITECTURAL EMBELLISHMENTS REQUIRED (50% OF TOTAL AREA OF ELEVATION)	= 815.57 SF (50.0%)	- LIME PLASTER STUCCO OVERHANG	= 311.16 SF
		- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,631.15 SF (100.0%)



2 SOUTH ELEVATION - REAR FACADE
1/4" = 1'-0"

SOUTH ELEVATION ARTICULATION CALCULATIONS

TOTAL AREA OF ELEVATION	= 1,631.15 SF	- FACADE OPENINGS	= 805.27 SF
		- STONE	= 263.65 SF
		- ALUMINUM CLADDING	= 251.07 SF
ARCHITECTURAL EMBELLISHMENTS REQUIRED (50% OF TOTAL AREA OF ELEVATION)	= 815.57 SF (50.0%)	- LIME PLASTER STUCCO OVERHANG	= 311.16 SF
		- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,631.15 SF (100.0%)

TORRELLA SALAMANCA

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE

1280 95TH ST,
BAY HARBOR ISLAND
FL 33154

FOLIO NUMBER:
13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION	
1	5-10-24

DATE:
DRAFTED BY:
SCALE:

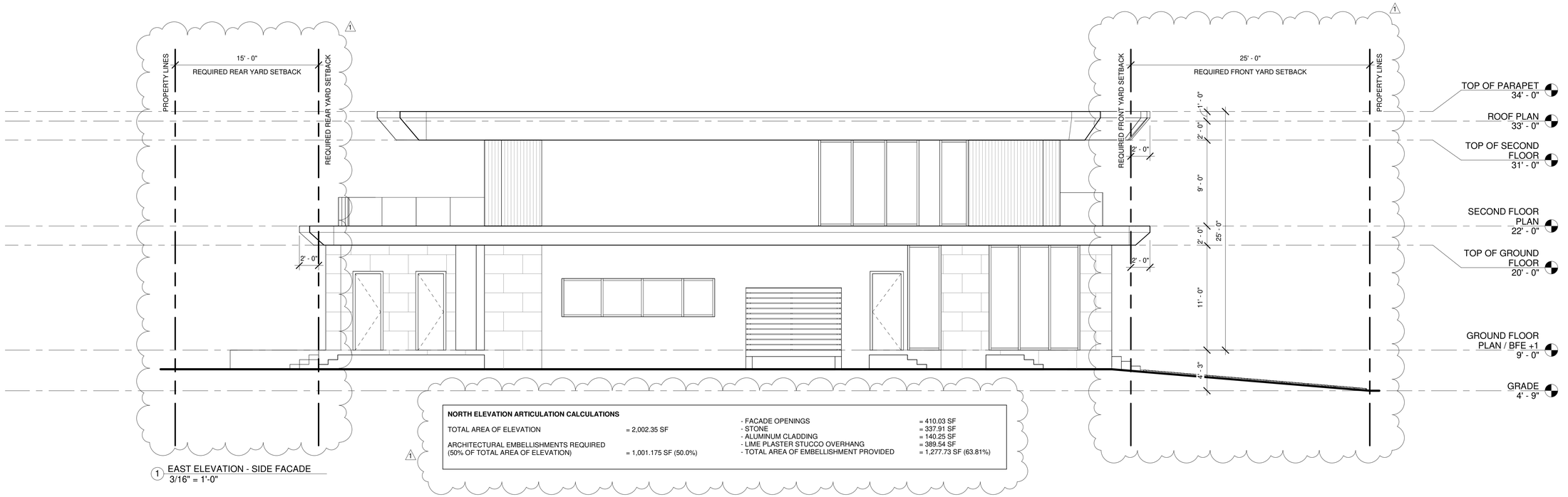
NORTH AND SOUTH ELEVATION

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-3.0

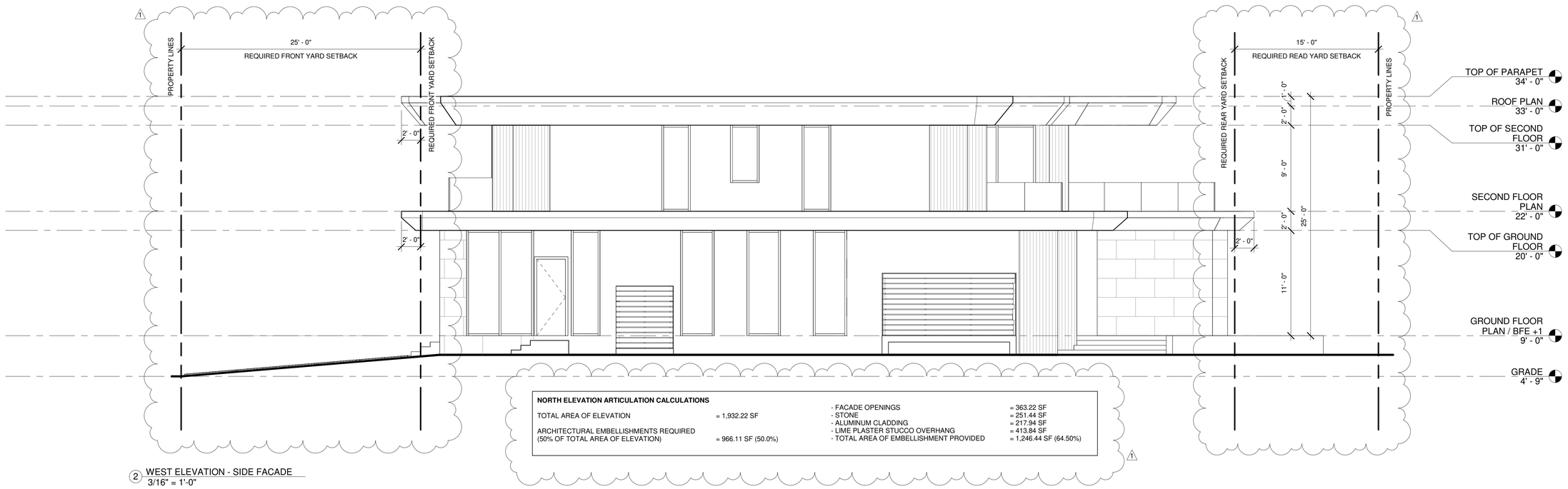
DRAWN BY: F.S



NORTH ELEVATION ARTICULATION CALCULATIONS

TOTAL AREA OF ELEVATION	= 2,002.35 SF	- FACADE OPENINGS	= 410.03 SF
		- STONE	= 337.91 SF
ARCHITECTURAL EMBELLISHMENTS REQUIRED		- ALUMINUM CLADDING	= 140.25 SF
(50% OF TOTAL AREA OF ELEVATION)	= 1,001.175 SF (50.0%)	- LIME PLASTER STUCCO OVERHANG	= 389.54 SF
		- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,277.73 SF (63.81%)

1 EAST ELEVATION - SIDE FACADE
3/16" = 1'-0"



NORTH ELEVATION ARTICULATION CALCULATIONS

TOTAL AREA OF ELEVATION	= 1,932.22 SF	- FACADE OPENINGS	= 363.22 SF
		- STONE	= 251.44 SF
ARCHITECTURAL EMBELLISHMENTS REQUIRED		- ALUMINUM CLADDING	= 217.94 SF
(50% OF TOTAL AREA OF ELEVATION)	= 966.11 SF (50.0%)	- LIME PLASTER STUCCO OVERHANG	= 413.84 SF
		- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,246.44 SF (64.50%)

2 WEST ELEVATION - SIDE FACADE
3/16" = 1'-0"

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BAY HARBOR ISLAND
FL 33154

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13-2227-001-6020

DATE: 5/10/24
PROJECT N0

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1	5-10-24

DATE:
DRAFTED BY:
SCALE:

EAST AND WEST ELEVATION

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-3.1

DRAWN BY: F.S

TORELLA ALAMANCA

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13-2227-001-6020

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REVISION	

DATE:
DRAFTED BY:
SCALE:

RENDERING

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-4.0

DRAWN BY: F.S

TORRELLA SALAMANCA

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DRAFTED BY:
SCALE:

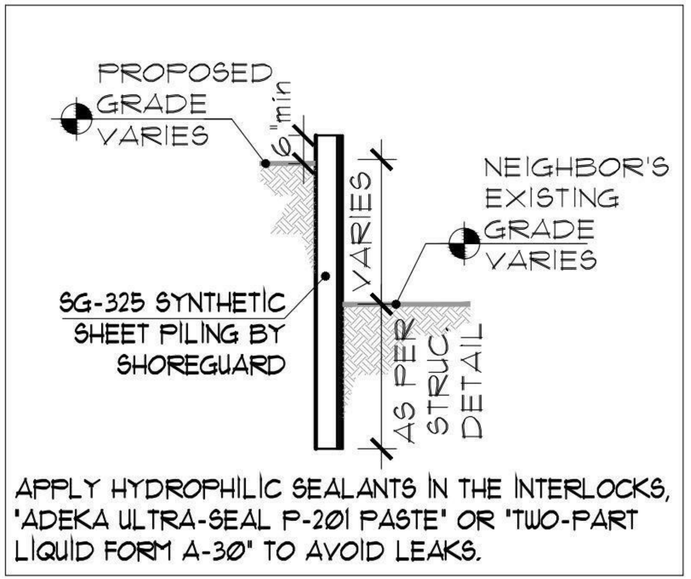
RENDERING

ARCHITECT OF RECORD

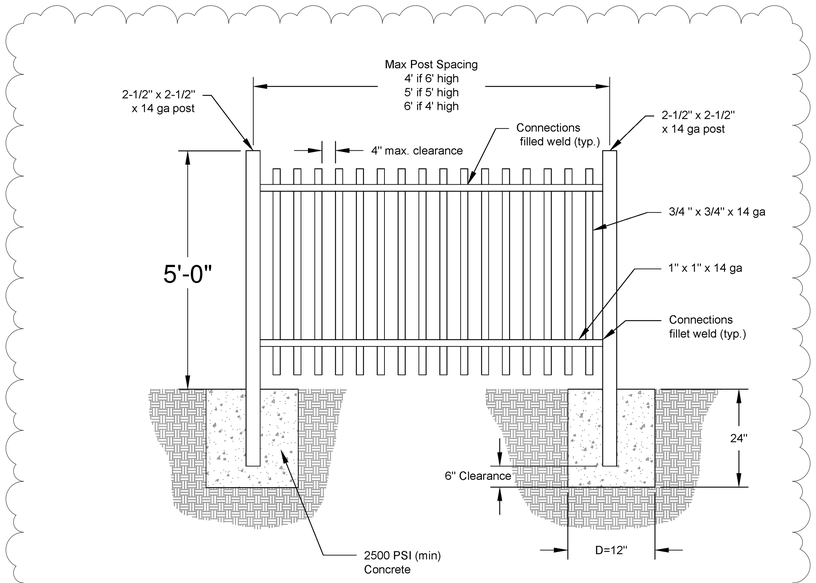
STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

A-4.1

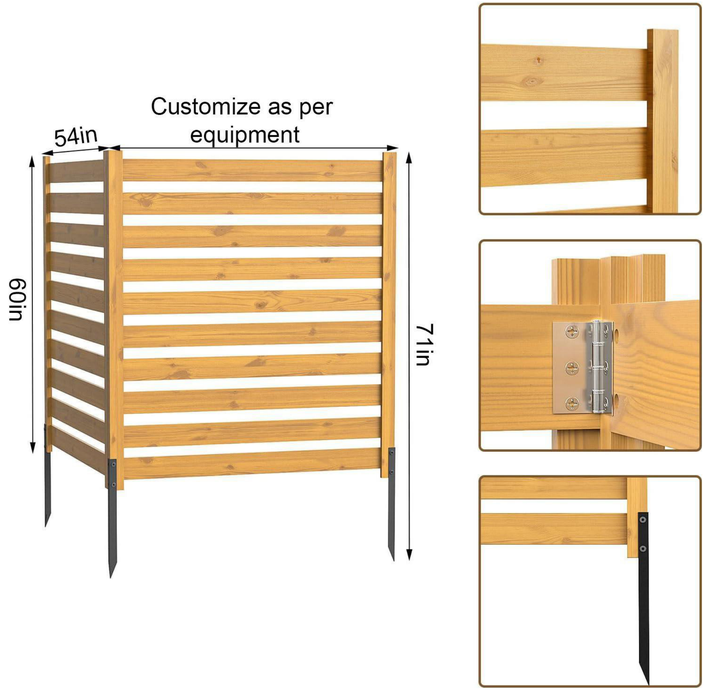
DRAWN BY: F.S



1 RETAINING WALL DETAIL
NTS



2 METAL FENCE DETAIL
NTS



3 A/C EQUIPMENT FENCE DETAIL
NTS

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13-2227-001-6020

DATE: 5/10/24
PROJECT N0

REVISION	
1	5-10-24
2	5-24-24

DATE:
DRAFTED BY:
SCALE:

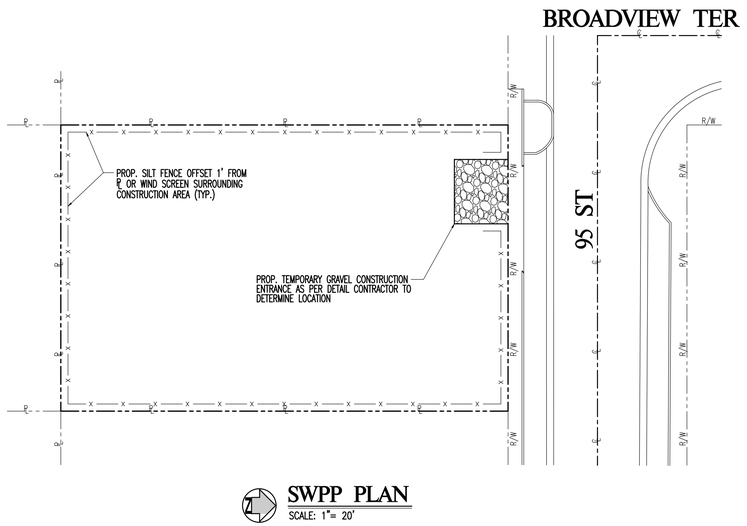
RETAINING WALL AND FENCE DETIAL

ARCHITECT OF RECORD

STATE OF FLORIDA
JORGE A. GAMARRA
AR0017394
REGISTERED ARCHITECT

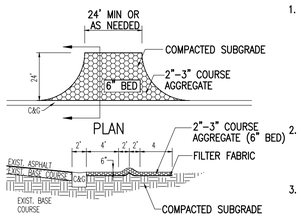
A-5.0

DRAWN BY: F.S



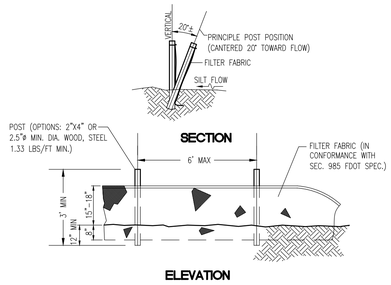
SWPP PLAN
SCALE: 1"= 20'

LOCATION MAP
SCALE 1" = 300' S27-T52-R42



1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



TYPE III SILT FENCE
SCALE: NTS

CONTRACTOR TO PROVIDE SILT FENCE SURROUNDING THE AREA OF CONSTRUCTION. MAINTAIN CONSTRUCTION ENTRANCES AND EXITS CLEAN / CLEAR OF SILT AND DEBRIS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT AND PERFORM THE NECESSARY INSPECTIONS AND REPORTS OF SAID PERMIT, (IF REQUIRED).

LEGAL DESCRIPTION

LOT 7, BLOCK 32, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENGINEER'S NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MIAMI-DADE COUNTY PUBLIC WORKS DEPT. ENGINEERING STANDARDS FOR CONSTRUCTION AND APPLICABLE NORTH MIAMI STANDARDS AND SPECIFICATIONS.
2. ALL SECTIONS INDICATED HEREIN REFER TO THE MIAMI DADE COUNTY AND BAY HARBOR ISLAND PUBLIC WORKS MANUAL OF ENGINEERING STANDARDS FOR DESIGN AND CONSTRUCTION
3. ALL UNDERGROUND INFORMATION SHALL BE VERIFIED WITH THE DIFFERENT UTILITY COMPANIES BEFORE THE START OF ANY CONSTRUCTION OR EXCAVATION, NEITHER THE ENGINEER OR OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THIS ITEM.
4. ALL UNDERGROUND INSTALLATIONS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND EXCAVATION.
5. OCTOBER HIGH WATER TABLE = 2.0' NGVD
6. FLOOD CRITERIA = 5.55' N.G.V.D.
7. ALL ELEVATIONS REFER TO N.G.V.D.
8. SHOULD FIELD CONDITIONS CONFLICT WITH THIS PLAN NOTIFY THE ENGINEER IMMEDIATELY.
9. FLOOD ZONE AE, COMMUNITY 120655; PANEL 0143; MAP NO: 12086C0143L ELEV. 8.0'; SUFFIX L; DATED 9/11/09.
10. SURVEY USED FOR DESIGN BY ERNEST W DUNCAN PSM NO. 5182 (08/31/2023)
11. FOLIO #: 13-2227-001-6020
12. SEE LANDSCAPING PLANS FOR REQUIRED PLANTINGS.
13. EXISTING TREES TO REMAIN SHALL HAVE A MINIMUM OF 10' RADIUS SURROUNDING TRUNK WITH NO DISTURBANCE, SEE LANDSCAPING PLAN FOR MORE DETAILS.
14. CONTRACTOR SHALL PHOTOGRAPH EXISTING ASPHALT CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. SHOULD ANY DAMAGE OCCUR, CITY INSPECTOR SHALL HAVE ULTIMATE SAY IN REQUIRED RESTORATION.

INDEX OF SHEETS:

C-1 CIVIL COVER SHEET AND NOTES
C-2 DRAINAGE AND GRADING PLAN

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CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET, MIAMI, FL 33165
TEL: 786 385.4093 | FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM

PROJECT NAME:
1280 95 ST, BAY HARBOR ISLAND
1280 95 ST, BAY HARBOR ISLAND, FL 33154
FOLIO: 13-2227-001-6020

REVISIONS	DATE	BY

CARLAB,INC PROJECT NUMBER	24-2134
DRAWN	LMM
CHECKED	RMM
DESIGNED	LMM
SCALE	AS SHOWN
DATE	03/29/24

DATE: SEAL
SERGIO C. LABISTE P.E. # 61733

SHEET TITLE
CIVIL COVER SHEET AND NOTES

SHEET NUMBER
C-1

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

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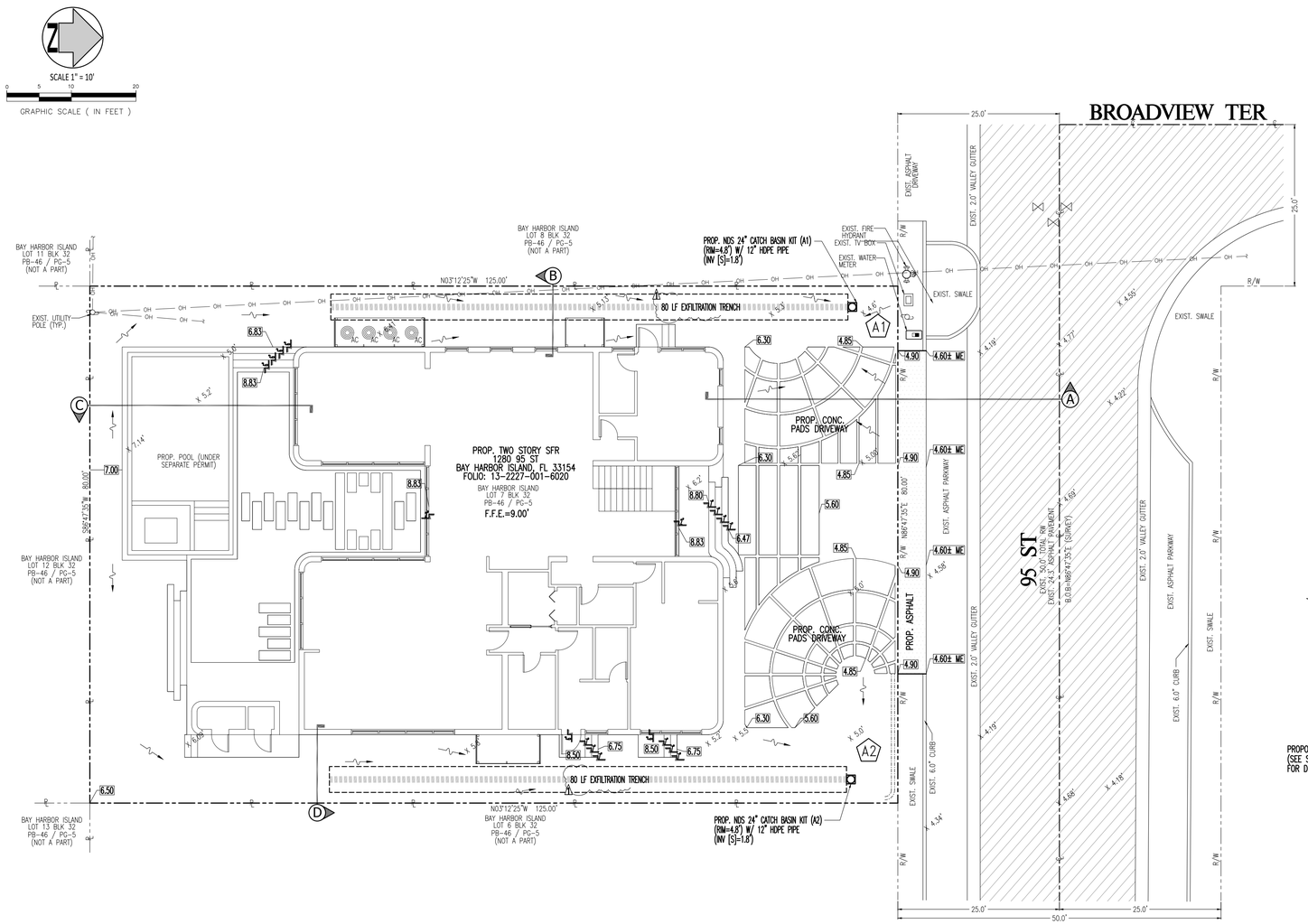
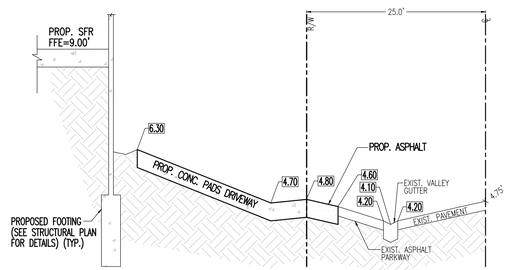


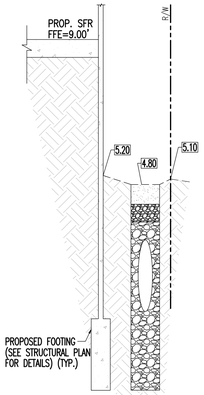
LEGEND

RIGHT-OF-WAY	R/W	EXISTING WATER MANHOLE	WM
MONUMENT LINE	M	EXISTING AT&T MANHOLE	
PROPERTY LINE	P	EXISTING TRAFFIC SIGN	
CENTER LINE	C	EXISTING TELEPHONE UTILITY	
BASE LINE	BSL	EXISTING TRAFFIC SIGN	
EDGE OF PAVEMENT	EOP	EXISTING ELECTRICAL UTILITY	
EXISTING OVERHEAD WIRE	OH	EXISTING TRAFFIC SIGN POLE	
EXISTING CHAIN LINK FENCE	X	PROPOSED CLEAN-OUT	
DENOTES PROPOSED	PROP.	PROPOSED CORPORATION STOP	
DENOTES EXISTING	EXIST.	PROPOSED TEE	
DENOTES SIDEWALK	SWK.	PROPOSED REDUCER	
DENOTES INVERT	INV.	DENOTES EXIST. FLOW DIRECTION	
DENOTES TOP OF PIPE	TOP	PROPOSED TAPPING SLEEVE	
DENOTES TYPICAL	TYP.	PROPOSED BACKFLOW	
TO BE FIELD VERIFIED	TBFV	PROPOSED WATER VALVE	
EXISTING UTILITY BOX		EXISTING WATER VALVE	
PROPOSED WATER METER		EXISTING ELEVATION	X 10.00'
EXISTING WATER METER	WM	PROPOSED ELEVATION	X.XX'
EXISTING SIGN		MATCH EXISTING ELEVATION	ME X.XX±
EXISTING UTILITY POLE		EXISTING CATCH BASIN	
EXISTING SANITARY SEWER MANHOLE	SS	PROPOSED CATCH BASIN AND FRENCH DRAIN	
EXISTING STORM DRAINAGE MANHOLE	SD		
EXISTING ELECTRIC MANHOLE	EM		



SECTION A

SCALE: N.T.S.



SECTION B

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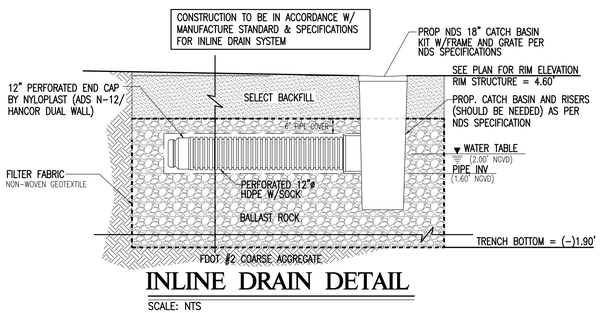
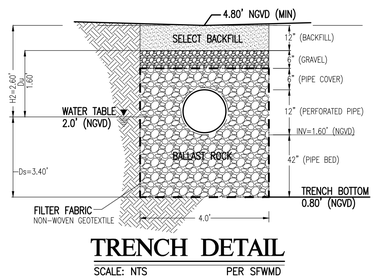


INLINE DRAIN DETAIL

SCALE: NTS



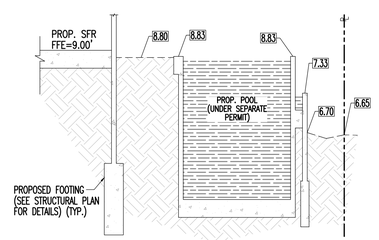
TRENCH DETAIL

SCALE: NTS PER SFWMD

DEVELOPMENT INFORMATION

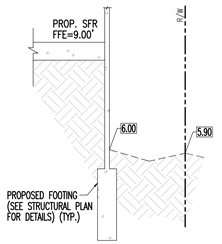
PRE-DEVELOPMENT		POST DEVELOPMENT	
TOTAL	10,000.00 SF	TOTAL	10,000.00 SF
PERVIOUS	3,646.72 SF	PERVIOUS	4,066.09 SF
IMPERVIOUS	6,353.28 SF	IMPERVIOUS	5,933.91 SF

* PROPERTY SQUARE FOOTAGE AS PER BOUNDARY SURVEY



SECTION C

SCALE: N.T.S.



SECTION D

SCALE: N.T.S.

PROPOSED STRUCTURES TABLE

CB #	STRUCT.	RIM ELEV.	PIPE SIZE / DIRECTION / INVERT	TRENCH
A1	NDS 24" CATCH BASIN (OR EQUIVALENT)	4.80'	12" ø HDPE / S / 1.80'	80 LF
A2	NDS 24" CATCH BASIN (OR EQUIVALENT)	4.80'	12" ø HDPE / S / 1.80'	80 LF
			TOTAL	160 LF

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1280 95 ST, BAY HARBOR ISLAND

1280 95 ST, BAY HARBOR ISLAND, FL 33154
FOLIO: 13-2227-001-6020

REVISIONS	DATE	BY
1 TOWN B.H.I - P&Z	05/15/24	DRD

CARLAB,INC PROJECT NUMBER
24-2134

DRAWN	LMM
CHECKED	RMM
DESIGNED	LMM
SCALE	AS SHOWN
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DATE: SEAL

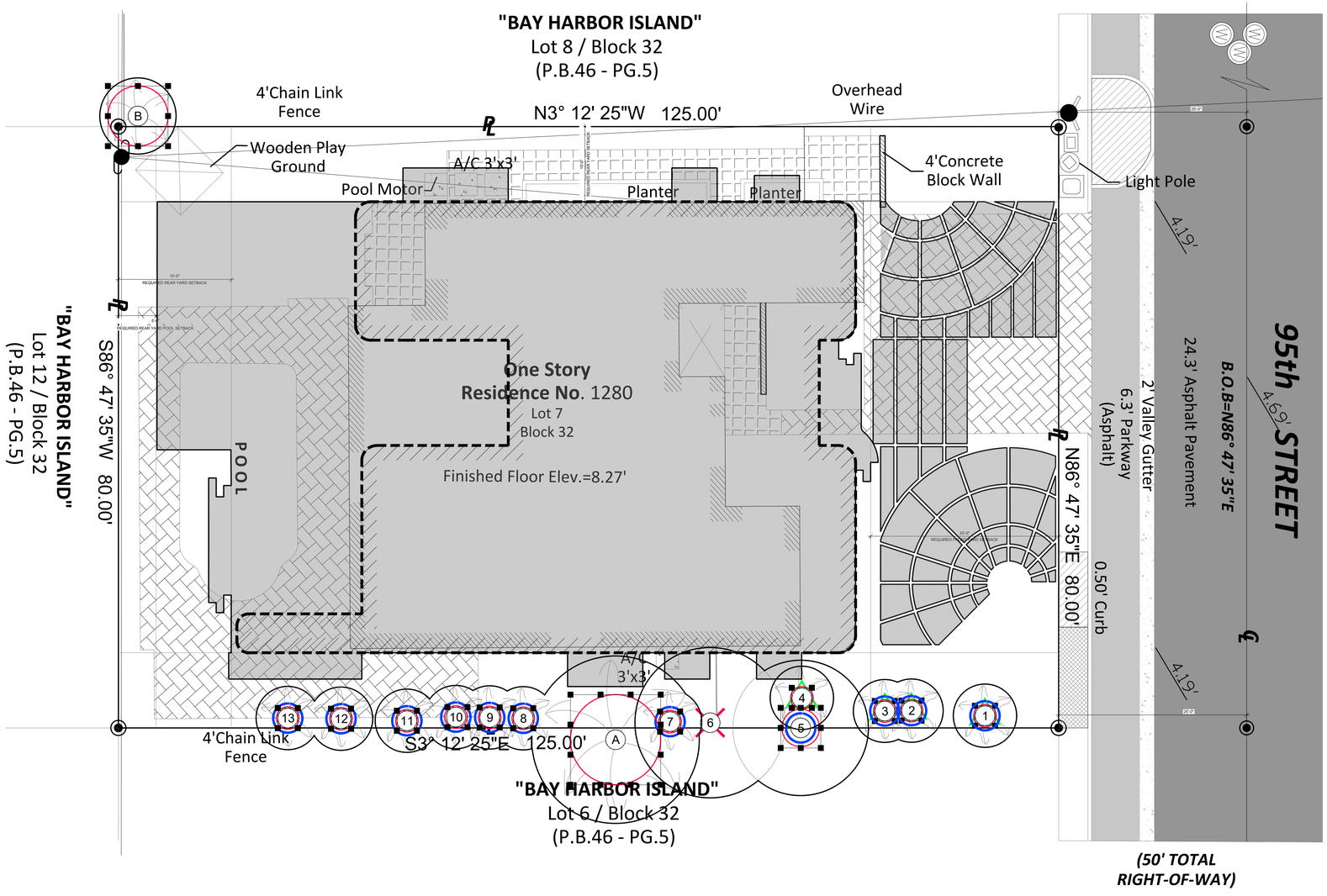
SERGIO C. LABISTE P.E. # 61733

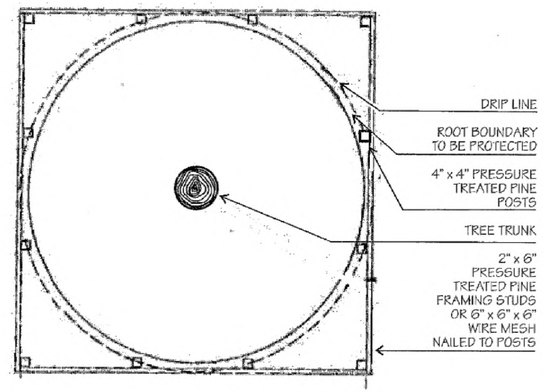
SHEET TITLE

DRAINAGE AND GRADING PLAN

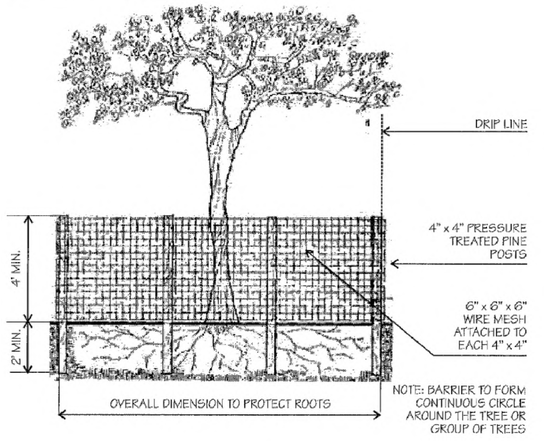
SHEET NUMBER

C-2





IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



EXISTING TREE DISPOSITION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

TREE DISPOSITION LEGEND

- Existing tree or palm to be transplanted
- Existing tree or palm to be removed
- Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.

Tree / Palm

LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

PROPOSED BUILDING & PAVED AREAS

EXISTING SHRUBS TO REMAIN

- Tall Shrubs / Landscape hedge (Buffer more than 36" Tall)
- Medium Shrubs & Ground covers Landscape

EXISTING TREE DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	CANOPY (FT)	DBH (INCH)	CANOPY (SQ.FT)	CANOPY LOSS	Critical Root Zone (FT)	Tree Protection Zone (IN) - Radius	Condition	DISPOSITION	Comments
1	Solitarie Palm	*Ptychosperma elegans*	18	8	4	50		3	32	Fair	Remaind	
2	Solitarie Palm	*Ptychosperma elegans*	18	8	4	50		3	32	Fair	Remaind	Double trunk
3	Solitarie Palm	*Ptychosperma elegans*	18	8	4	50		3	32	Fair	Remaind	Double trunk
4	Solitarie Palm	*Ptychosperma elegans*	22	8	4	50		3	32	Fair	Transplant	
5	Gumbo Limbo	*Bursera simaruba*	22	18	8	254		5	64	Fair	Remaind	
6	Ficus Benjamina	*Ficus benjamina*	20	20	14	314	314	9	112	Fair	Remove	
7	Alexander Palm	*Ptychosperma elegans*	18	8	4	50		3	32	Fair	Remaind	
A	Royal Palm	*Roystenea regia*	30	20	18	314		12	144	Fair		
8	Alexander Palm	*Ptychosperma elegans*	18	8	4	50		3	32	Fair	Remaind	
9	Alexander Palm	*Ptychosperma elegans*	18	8	4	50		3	32	Fair	Remaind	
10	Alexander Palm	*Ptychosperma elegans*	18	8	4	50		3	32	Fair	Remaind	
11	Alexander Palm	*Ptychosperma elegans*	18	8	4	50		3	32	Fair	Remaind	
12	Alexander Palm	*Ptychosperma elegans*	18	8	4	50		3	32	Fair	Remaind	
13	Alexander Palm	*Ptychosperma elegans*	18	8	4	50		3	32	Fair	Remaind	
B	Sabal Palm	*Sabal palmetto*	22	10	12	79		8	96	Fair		
TOTAL PROPOSED CANOPY LOSS (in square feet)							314					
All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed.												

MIAMI-DADE COUNTY TREE MITIGATION SUMMARY CHART

PROPOSED CANOPY LOSS			
314 s.f.	Proposed Canopy Loss (see Existing Tree Disposition List)		
REQUIRED CANOPY MITIGATION			314
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CANOPY CREDIT	CANOPY MITIGATED (Sq.Ft)
10	Shade (Hardwood) Tree 1	12' OAH	500	5000
1	Shade (Hardwood) Tree 2	8' OAH	300	300
0	Palm Tree 1	10' CT	300	0
0	Palm Tree 2	3' CT	100	0
0	Small Tree	6' OAH	200	0
PROVIDED CANOPY MITIGATION				5000
1	Tree required for mitigation	1	Palms allowed (no more than 30%)	
1	Native Trees required 50%	0	Native Trees removed	
5	Native Trees provided	5	Native Trees provided	

Please note if more than ten (10) trees (based on the categories listed above) are required to be planted then a minimum of fifty (50) percent of all replacement trees shall be native to Miami-Dade County and no more than thirty (30) percent of the replacement trees shall be palms. However, when native trees are removed, all replacement trees shall be native species.

TREE PROTECTION NOTES

1. Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
2. The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. THE TRIMMING SHALL BE AS PER ANSI A300 STANDARDS.
3. Fences shall be erected to protect trees to be preserved. Fences define a specific Tree Protection Zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to TREE PROTECTION ZONE (TPZ) DETAIL.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
6. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
7. Additional tree pruning required for clearance during construction must be performed by a ISA qualified arborist AS PER ANSI A300 STANDARDS, and not by construction personnel.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
9. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.
10. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
11. All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone, 2-3 GALLONS OF WATER PER INCH OF TRUNK CALIPER.
12. All trees to remain on-site shall be fertilized three times per year using a granular 8-12-12 "Palm Special" product at standard rates. Fertilizer shall be broadcast on the ground beneath the canopy of each tree and watered in
13. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zones.
14. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
15. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
16. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
17. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
18. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
19. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

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DERICK LANGEL
Landscape Architect LA666705

REVISIONS:
1- City Comments 05-07-2024

PROJET NAME
LANDSCAPE PLAN FOR
1280 95TH STREET
BAY HARBOR , FLORIDA

SHEET INFORMATION:
Drawing Size 24x36
Project #: 2024-03-33 FD
Drawn By: VA
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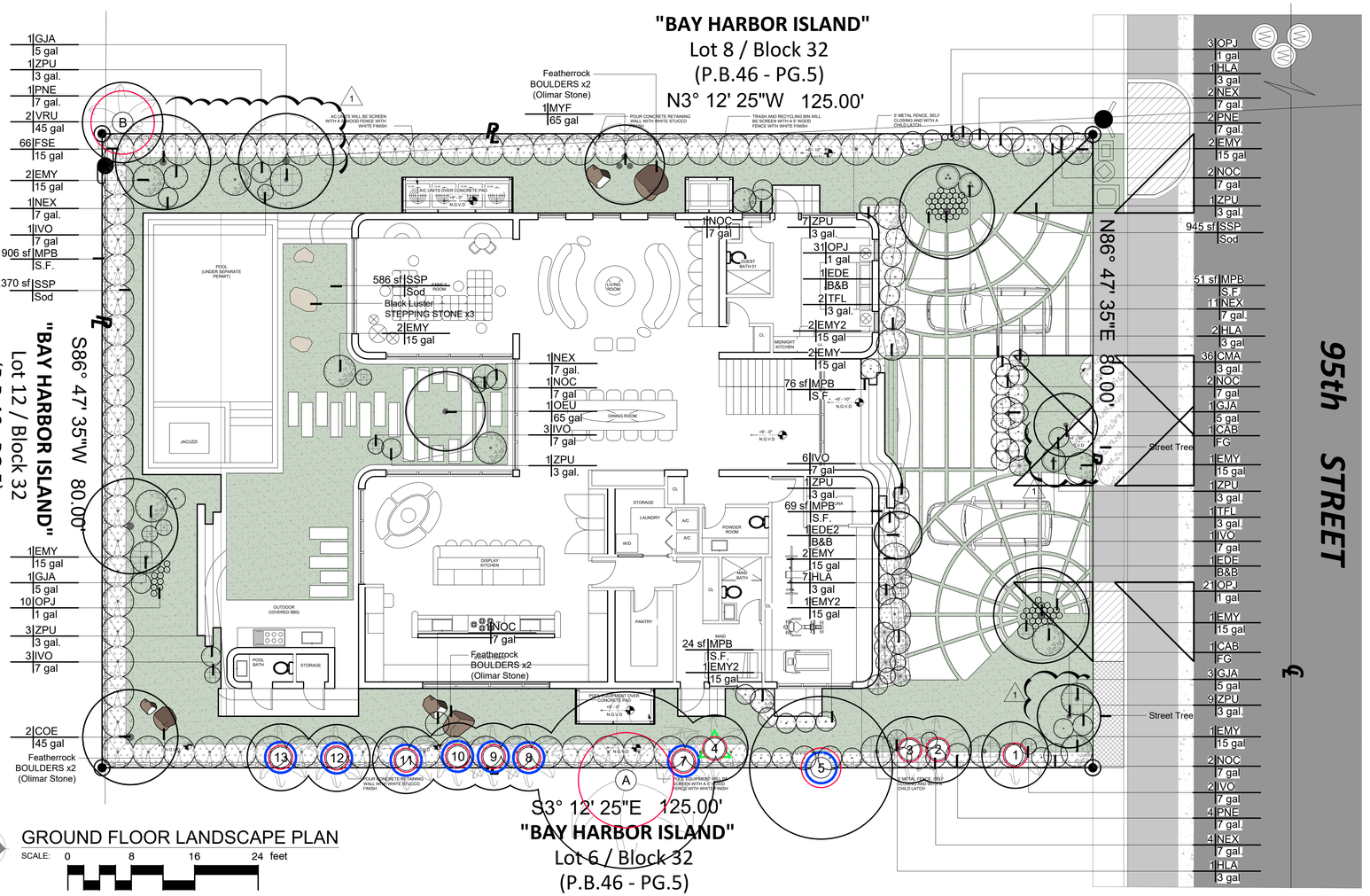
EXISTING TREE DISPOSITION PLAN
Sheet Number:
L-100
Date: - MARCH 26, 2024

Sunshine State One Call of Florida, Inc. 811



GROUND FLOOR LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

EXISTING TREE LEGEND

0 — The Existing trees or palms transplanted, new location

0 — The Existing trees and palms that remained in their original location

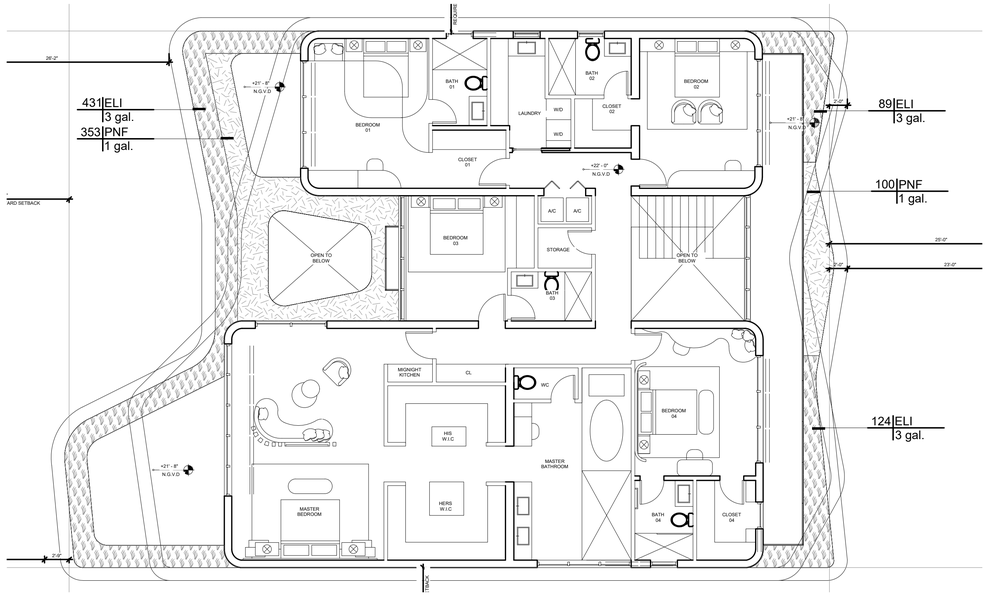
Tree / Palm

10' x 10' Visibility Triangle:
Will not be allowed to contain any objects (landscaping / fence) in a manner as to impair visibility between a height of 2'-6" to 10'-0" (typical throughout)

EXISTING SHRUBS TO REMAIN

Tall Shrubs / Landscape hedge (Buffer more than 36" Tall)

Medium Shrubs & Ground covers Landscape



SECOND FLOOR LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

EXISTING TREES TO REMAIN

NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	CANOPY (FT)	DBH (INCH)
1	Solitarie Palm	*Ptychosperma elegans*	18	8	4
2	Solitarie Palm	*Ptychosperma elegans*	18	8	4
3	Solitarie Palm	*Ptychosperma elegans*	18	8	4
4	Solitarie Palm	*Ptychosperma elegans*	22	8	4
5	Gumbo Limbo	*Bursera simaruba*	22	18	8
7	Alexander Palm	*Ptychosperma elegans*	18	8	4
A	Royal Palm	*Roystenea regia*	30	20	18
8	Alexander Palm	*Ptychosperma elegans*	18	8	4
9	Alexander Palm	*Ptychosperma elegans*	18	8	4
10	Alexander Palm	*Ptychosperma elegans*	18	8	4
11	Alexander Palm	*Ptychosperma elegans*	18	8	4
12	Alexander Palm	*Ptychosperma elegans*	18	8	4
13	Alexander Palm	*Ptychosperma elegans*	18	8	4
B	Sabal Palm	*Sabal palmetto*	22	10	12

Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

	Required	Provided
1. Single-Family Non-Waterfront Lot	5	8
2. Single-Family Waterfront Lot	6	N/A
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	5 (1)
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	8
7. Street Trees Required: Linear street frontage 80' / 35 = 2.28	2	2

B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	50	1,377
2. Single-Family Waterfront Lot	60	N/A
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	1,243
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	887

C. Maximum Lawn Area Allowed* 5,000 s.f(Max)**
50% of Net Lot Area 2,901 s.f (1)

Notes
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

PLANT SCHEDULE 1280 95TH ST BAY HARBOR

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD
TREES							
CAB	2	Calophyllum brasiliense	Brazilian Beautyleaf	FG	4"	16` OA	6`
COE	2	Conocarpus erectus `Sericeus`	Silver Buttonwood	45 gal	2"	12` OA	4`-6`
EDE2	1	Elaeocarpus decipiens TM	Japanese Blueberry Tree	B&B	3"	6` OA	6`-7`
EDE	2	Elaeocarpus decipiens TM	Japanese Blueberry Tree	B&B	6"	10`-12` OA	12`
MYF	1	Myrcianthes fragrans	Simpson Stopper	65 gal	3"-4"	12` OA	8`-10`
OEU	1	Olea europaea	European Olive	65 gal	2"-3"	12`-14` OA	6`-8`
VRU	2	Viburnum rufidulum	Southern Rusty Blackhaw	45 gal	3"-4"	12` - 14` OA	6`-8`

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH
SHRUBS						
EMY2	4	Eugenia myrtifolia	Brush Cherry Topiary	15 gal	2`	3`
EMY	14	Eugenia myrtifolia	Brush Cherry Topiary	15 gal	2`	4`
FSE	66	Forestiera segregata	Florida Privet	15 gal	5` OA	3`
GJA	6	Gardenia jasminoides	Gardenia	5 gal	4`-5`	4`
HLA	11	Hymenocallis latifolia	Spider Lily	3 gal	2`	2`
IVO	16	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	7 gal	1.5`	2`
NEX	19	Nephrolepis exaltata	Boston Fern	7 gal.	3"	2`
NOC	9	Nerium oleander `Calypso`	Calypso Oleander	7 gal	3`-4`	3`
OPJ	65	Ophiopogon japonicus	Mondo Grass	1 gal	6" OA	6"
PNE	7	Psychotria nervosa	Wild Coffee	7 gal.	2.5` OA	3.5`
TFL	3	Tripsacum floridanum	Florida Gamagrass	3 gal.	2`	2`
ZPU	24	Zamia pumila	Coontie	3 gal.	2`	2`

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING
GROUND COVERS							
CMA	36	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Natal Plum	3 gal.	1`	1.5`	18" o.c.
ELI	644	Ernodea littoralis	Golden Creeper	3 gal.			9" o.c.
PNF	453	Phyla nodiflora	Frogfruit	1 gal.			9" o.c.
MULCH & AGGREGATES							
MPB	1,126 sf	Mulch Pine Bark	Pine Bark Mulch	S.F.			
SOD/SEED							
SSP	2,901 sf	Stenotaphrum secundatum `Palmetto`	Palmetto St. Augustine Grass	Sod			

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DERICK LANGEL
Landscape Architect LA666705

REVISIONS:
1 - City Comments 05-07-2024

PROJET NAME

LANDSCAPE PLAN FOR
1280 95TH STREET
BAY HARBOR , FLORIDA

SHEET INFORMATION:

Drawing Size 24x36
Project #: 2024-03-33 FD
Drawn By: VA
Checked By: DL

Title:
LANDSCAPE PLAN, PLANTING NOTES.

Sheet Number:
L-200

Date: - MARCH 26, 2024

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CAB - Brazilian Beautyleaf

COE - Silver Buttonwood

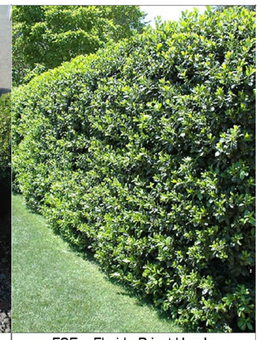
EDE - Japanese Blueberry

MFR - Simpson`s Stopper

OEO - European Olive

VRU- Rusty Blackhaw

EMY - Eugenia Globulus 1 Ball



FSE - Florida Privet Hegde

GJA - Gardenia Augusta

HLA - Spider Lily

IVO - Yaupon Holly

NEX - Boston Fern

NOC - Calypso Oleander

OJA - Mondo Grass

PNE- **Bahama Coffee**

TFL - Florida Gamagrass

ZPU - Coontie

ELI - Golden Creeper

CMA - Natal Plum

PNF - Frogfruit

MPB - Mulch Pine Bark

Black Luster- Stepping Stone

SSF - Palmetto St.Augustine Sod

Featherrock Boulder- Olimar Stone

PLANT SCHEDULE 1280 95TH ST BAY HARBOR

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
TREES									
	CAB	2	Calophyllum brasiliense	Brazilian Beautyleaf	FG	4"	16` OA	6`	Miami-Dade Landscape Manual - 4' CT Minimum
	COE	2	Conocarpus erectus `Sericeus`	Silver Buttonwood	45 gal	2"	12` OA	4`-6`	Drought Tolerant - STD - Florida Native - Miami-Dade Landscape Manual - 4' CT Minimum
	EDE2	1	Elaeocarpus decipiens TM	Japanese Blueberry Tree	B&B	3"	6` OA	6`-7`	Drought Tolerant - Florida-Friendly Landscaping - Tree Collection
	EDE	2	Elaeocarpus decipiens TM	Japanese Blueberry Tree	B&B	6"	10`-12` OA	12`	Drought Tolerant - Florida-Friendly Landscaping - Tree Collection
	MYF	1	Myrcianthes fragrans	Simpson Stopper	65 gal	3"-4"	12` OA	8`-10`	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - 5` CT
	OEU	1	Olea europaea	European Olive	65 gal	2"-3"	12`-14` OA	6`-8`	Drought Tolerant - Tree Collection
	VRU	2	Viburnum rufidulum	Southern Rusty Blackhaw	45 gal	3"-4"	12` - 14` OA	6`-8`	Florida Native - Drought Tolerant - Salt Toletant - Florida-Friendly Landscapeing

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	REMARKS
SHRUBS								
	EMY2	4	Eugenia myrtifolia	Brush Cherry Topiary	15 gal	2`	3`	Topiary - Sphere/Globe
	EMY	14	Eugenia myrtifolia	Brush Cherry Topiary	15 gal	2`	4`	Topiary - Sphere/Globe
	FSE	66	Forestiera segregata	Florida Privet	15 gal	5` OA	3`	Native - Drought Tolerant - Florida-Friendly Landscaping
	GJA	6	Gardenia jasminoides	Gardenia	5 gal	4`-5`	4`	Drought tolerant - Florida-Friendly Landscaping
	HLA	11	Hymenocallis latifolia	Spider Lily	3 gal	2`	2`	Florida Native - Drought Tolerant - Florida-Friendly Landscaping
	IVO	16	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	7 gal	1.5`	2`	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - Topiary - Sphere/Globe
	NEX	19	Nephrolepis exaltata	Boston Fern	7 gal.	3"	2`	Florida Native - Miami-Dade Landscape Manual
	NOC	9	Nerium oleander `Calypso`	Calypso Oleander	7 gal	3`-4`	3`	Drought Tolerant - Florida-Friendly Landscaping - Bush
	OPJ	65	Ophiopogon japonicus	Mondo Grass	1 gal	6" OA	6"	Drought Tolerant - Florida-Friendly Landscaping
	PNE	7	Psychotria nervosa	Wild Coffee	7 gal.	2.5` OA	3.5`	Florida Native - Drought Tolerant - Florida-friendly Landscaping
	TFL	3	Tripsacum floridanum	Florida Gamagrass	3 gal.	2`	2`	Florida Native - Drought Tolerant - Florida-Friendly Landscaping
	ZPU	24	Zamia pumila	Coontie	3 gal.	2`	2`	Florida Native - Drought Tolerant - Miami-Dade Landscape Manual

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
GROUND COVERS									
	CMA	78 sf	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Natal Plum	3 gal.	1`	1.5`	18" o.c.	Drought Tolerant
	ELI	348 sf	Ernodea littoralis	Golden Creeper	3 gal.			9" o.c.	Native Ground Cover - Drought Tolerant
	PNF	245 sf	Phyla nodiflora	Frogfruit	1 gal.			9" o.c.	Florida Native
MULCH & AGGREGATES									
	MPB	1,126 sf	Mulch Pine Bark	Pine Bark Mulch	S.F.				3" Layer
SOD/SEED									
	SSP	2,901 sf	Stenotaphrum secundatum `Palmetto`	Palmetto St. Augustine Grass	Sod				Shade tolerant

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REVISIONS:
1- City Comments 05-07-2024

PROJET NAME

LANDSCAPE PLAN FOR
1280 95TH STREET
BAY HARBOR , FLORIDA

SHEET INFORMATION:

Drawing Size 24x36
Project #: 2024-03-33 FD
Drawn By: VA
Checked By: DL

Title:
LANDSCAPE SCHEDULE & IMAGES

Sheet Number:
L-201

Date: - MARCH 26, 2024

Sunshine State One Call of Florida, Inc. 811

SOUTH ELEVATION (REAR)

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

NORTH ELEVATION (FRONT)

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

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1- City Comments 05-07-2024

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1280 95TH STREET
BAY HARBOR , FLORIDA

SHEET INFORMATION:
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Project #: 2024-03-33 FD
Drawn By: VA
Checked By: DL
Title:
ELEVATIONS
PLAN
Sheet Number:
L-202
Date: - MARCH 26, 2024

Sunshine State One Call of Florida, Inc. 811

WEST ELEVATION (RIGHT SIDE)

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

EAST ELEVATION (LEFT SIDE)

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

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REVISIONS:

1- City Comments 05-07-2024

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1280 95TH STREET
BAY HARBOR , FLORIDA

SHEET INFORMATION:

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Project #: 2024-03-33 FD

Drawn By: VA

Checked By: DL

Title:
ELEVATIONS
PLAN

Sheet Number:

L-203

Date: - MARCH 26, 2024

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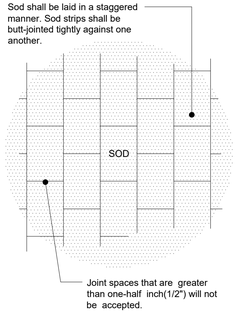
GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
9. All permitting and fees to be the responsibility of the Contractor.

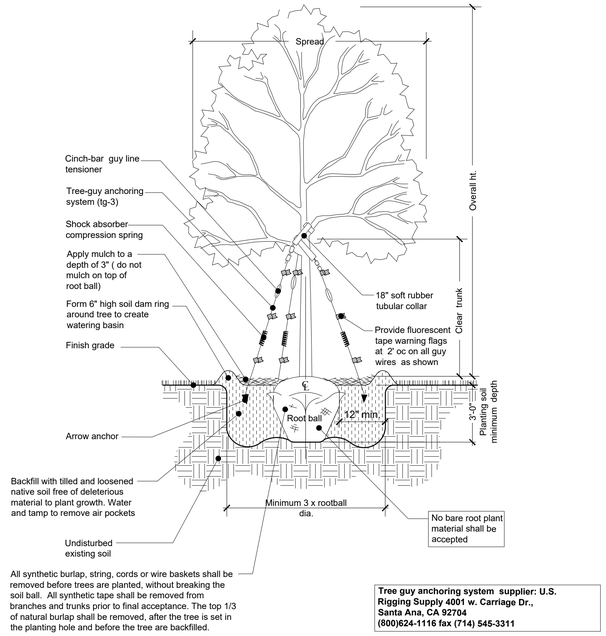
PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratam' sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floratam' sod.
19. St. Augustine 'Floratam' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.

1 General Planting Notes
SCALE: N.T.S.



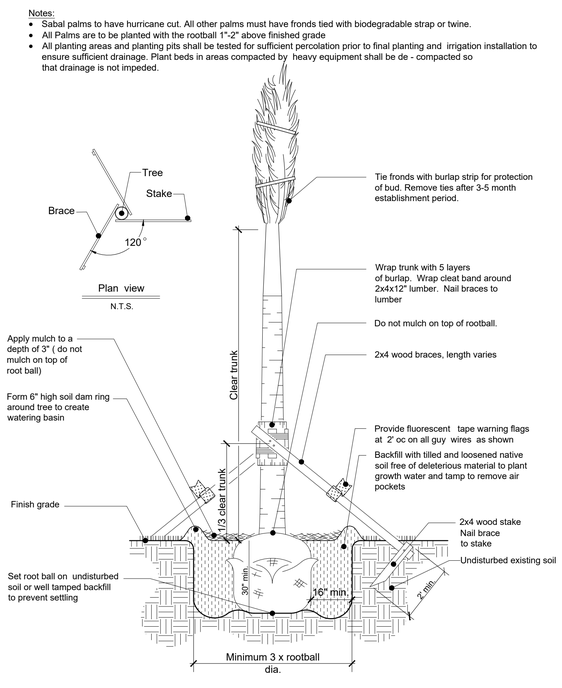
2 Sod Planting Detail
SCALE: N.T.S.



Tree guy anchoring system supplier: U.S. Rigging Supply 4001 w. Carriage Dr., Santa Ana, CA 92704 (800)624-1116 fax (714) 545-3311

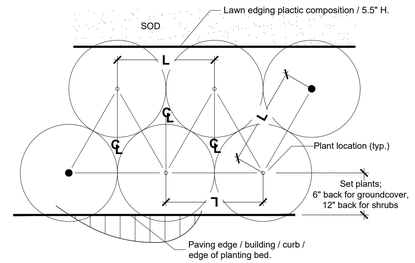
3 Tree Planting Detail
SCALE: N.T.S.

Notes:
- Sabal palms to have hurricane cut. All other palms must have fronds tied with biodegradable strap or twine.
- All Palms are to be planted with the rootball 1"-2" above finished grade
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure sufficient drainage. Plant beds in areas compacted by heavy equipment shall be de - compacted so that drainage is not impeded.

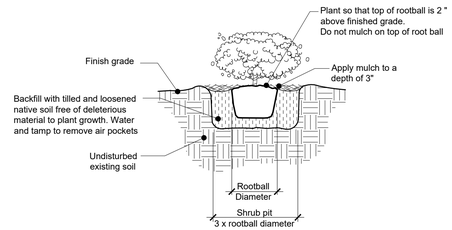


4 Palm Planting Detail
SCALE: N.T.S.

Notes:
- Spacing diagram refers to all planting unless noted otherwise
- L= Spacing as called for in planting plan and plant list



5 Shrubs Planting Detail
SCALE: N.T.S.



6 Shrubs Planting Detail
SCALE: N.T.S.

ONE YEAR - TREE MAINTENANCE PLAN
All newly planted trees to be guaranteed for a period of one year and in accordance with the following:

Planting Day:
- Keep roots moist; **do not** allow the roots to dry out.
- Remove turf from planting area.
- Dig planting hole wide and shallow. The hole should be 2-3 times wider in all directions than the root spread.
- Prune only dead or broken branches.
- Remove all twine or rope from trunk and branches.
- Remove planting container and burlap (any material that would constrict growth of roots; wire, plastic, wooden basket)
- Make sure that root flare is at soil level. (Rule of thumb first root closest to soil should be an inch below soil surface).
- Do not use amendments in the planting hole.
- Water tree at planting to remove air pockets. After backfilling gently firm soil, do not pack soil. Heavy packing will remove air space in -soil.
- Do not mound soil against trunk of tree.
- Mulch over entire rooting area with 2-4" of mulch (wood chips, shredded bark, etc.) Keep mulch 2-4" from trunk of tree since this could create a favorable environment for fungi.
- Fertilizer is not recommended for newly planted trees. (Consider time-released fertilizer, if there is a need to fertilize).

After Planting:
- Plants shall be watered in accordance with specification as provided on the irrigation plans.
- All lawn areas shall be mowed weekly during growing season and bi-weekly in non-growing season.
- Fertilizer shall be applied in the fall or early spring. Although it is not harmful to apply fertilizer at any time during the year.
- Inspect trees for disease or insect problems.
- Monitor health and vigor of trees.
- Pruning of all shrubs shall be done regularly to control shape and form.All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.

After One Year:
- Continue to monitor trees health and vigor. Inspect for disease and insect problems. Inspect evergreen trees for winter injury and fruit trees for rodent damage.
- Remove tree wrap from thin bark trees in spring.
- Remove stakes from trees planted previous year.
- All plants shall be mulched on a yearly basis or as needed to maintain healthy grown and reduce weed growth.
- Begin corrective pruning trees one year after trees are planted (general rule of thumb is to remove no more than $\frac{1}{4}$ of the foliage at one time). All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.
- Continue watering trees when needed.
- Replace dead trees as needed, If trees have died in first year notify nursery that planted trees. They should guarantee trees for at least one year.

°ONE YEAR - TREE MAINTENANCE PLAN°

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Doral, FL 33178
www.alllandscapedata.net
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DERICK LANGEL
Landscape Architect LA666705

REVISIONS:

PROJET NAME

LANDSCAPE PLAN FOR
1280 95TH STREET
BAY HARBOR , FLORIDA

SHEET INFORMATION:

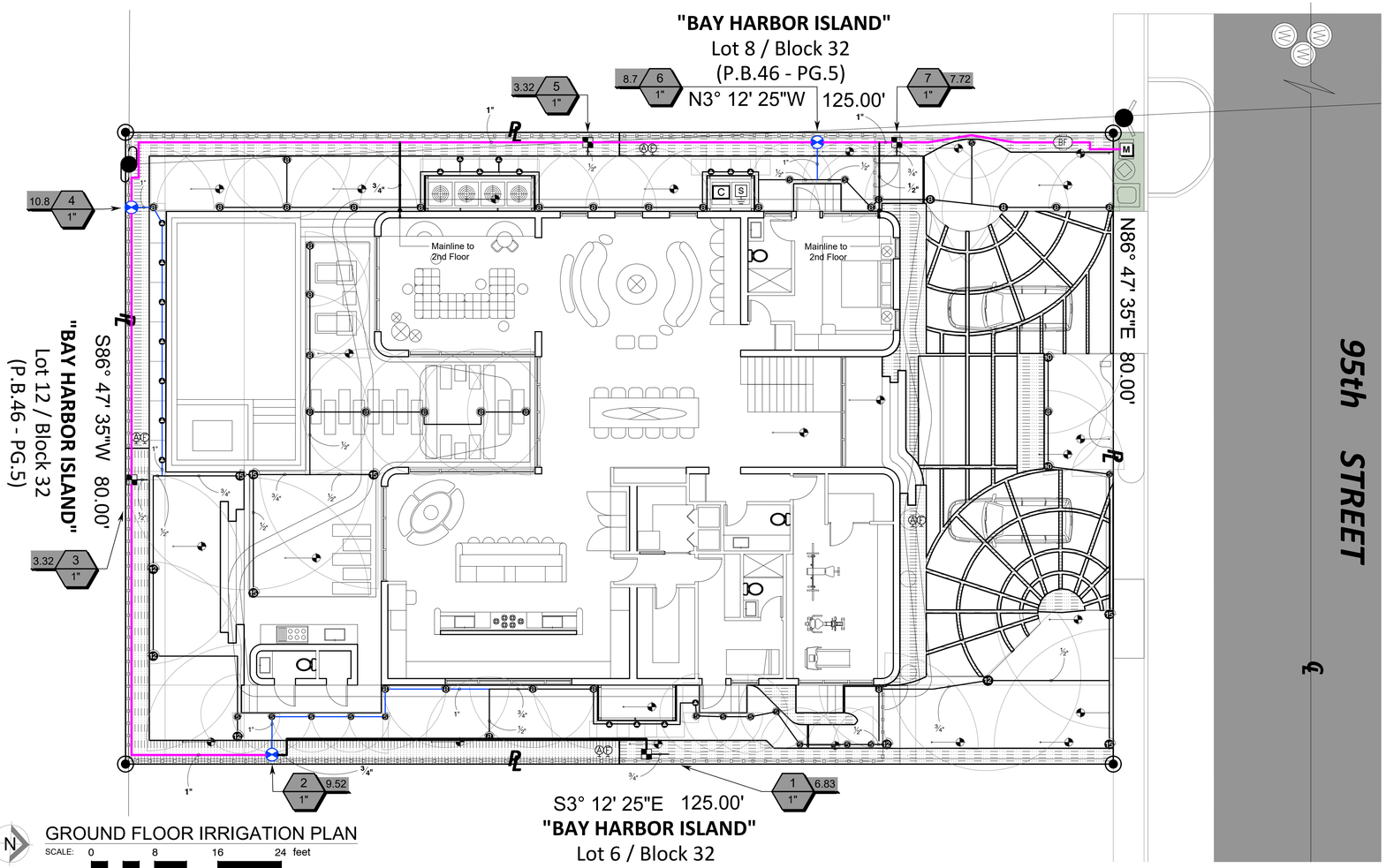
Drawing Size 24x36
Project #: 2024-03-33 FD
Drawn By: VA
Checked By: DL

Title:
LANDSCAPE NOTES & DETAILS

Sheet Number:
L-300

Date: - MARCH 26, 2024

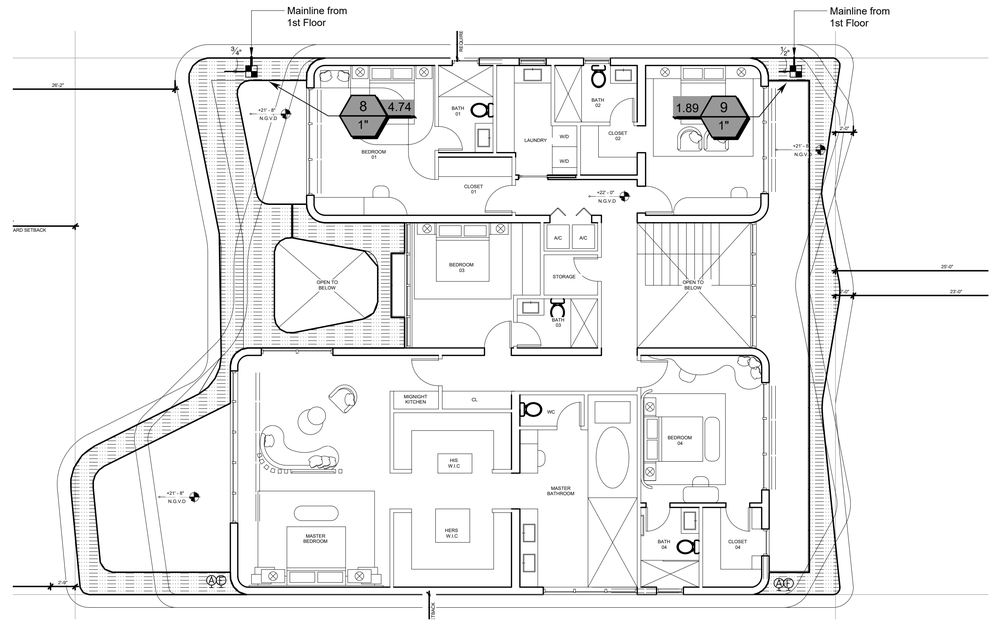
Sunshine State One Call 811 of Florida, Inc.



GROUND FLOOR IRRIGATION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"



NOTES:

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASD.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

SECOND FLOOR IRRIGATION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

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Landscape Architect LA666705

REVISIONS:
1- City Comments 05-07-2024

PROJET NAME

LANDSCAPE PLAN FOR
1280 95TH STREET
BAY HARBOR , FLORIDA

SHEET INFORMATION:

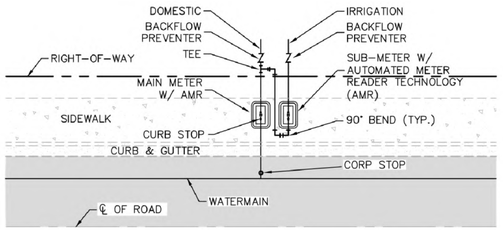
Drawing Size 24x36
Project #: 2024-03-33 FD
Drawn By: VA
Checked By: DL

Title:
GROUD FLOOR & SECOND FLOOR IRRIGATION PLAN

Sheet Number:
IR-100

Date: - MARCH 26, 2024

Sunshine State One Call of Florida, Inc. 811

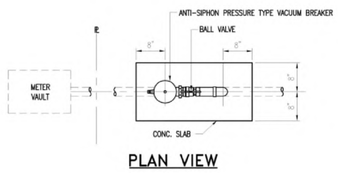


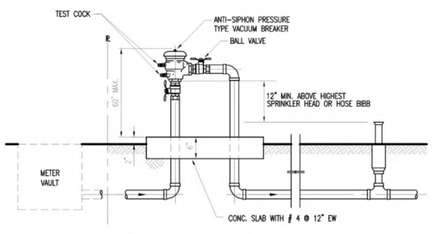
NOTES:

1. MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
2. MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
3. MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
4. MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
5. SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

1 SUB-METER INSTALLATION DETAIL

SCALE: N.T.S.





2 VACUUM BREAKER

N.T.S.

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15". (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TEED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

3 IRRIGATION NOTES

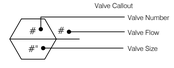
SCALE: NTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TQ F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	16	30
Q T H TT TQ F	Toro 570Z-6LP-PC 8` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	30	30
Q T H TT TQ F	Toro 570Z-6LP-PC 10` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
Q T H TT TQ F	Toro 570Z-6LP-PC 12` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30
Q T H TT TQ F	Toro 570Z-6LP-PC 15` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	6	30
S 18 12 15	Toro 570Z-6LP-PC ADJ Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	3	30
2SST 4SST 4CST 4CST 4S-SST 2SST	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	19	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro DZK-EZF-1-MF 1" Medium Flow Drip Control Valve Kit. With 1" EZ-Flo Plus Valve, Toro Y-Filter, and Medium-Flow Pressure Regulator and Fittings. 5gpm-20gpm.	6
P	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	6
A	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	6
	Area to Receive Dripline Toro RGP-412 Sub-Surface Pressure Compensating Landscape Dripline with ROOTGUARD technology. 1.00 GPH emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.	1,666 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro 252-26 Globe 1" Electric, 1", 1-1/2", and 2" In-Line Plastic Remote Control Valve. Includes Flow Control. Globe Body Configuration. Debris-Resistant Valve.	3
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. above highest downstream outlet and the highest point in the downstream piping.	1
C	Toro EVO-04OD with (01) EMOD-04 8 Station Outdoor Controller. Includes one 4-station Expansion Module. Ideal for residential and light-commercial applications.	1
S	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	372.5 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	108.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	78.8 l.f.
	Irrigation Mainline: PVC Schedule 40 1/2"	210.1 l.f.
	Irrigation Mainline: PVC Schedule 40 3/4"	261.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1"	222.3 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	16.6 l.f.



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro DZK-EZF-1-MF	1"	Area for Dripline	6.83	240.3	44.0	53.2	1.07 in/h
2	Toro 252-26 Globe	1"	Turf Spray	9.52	188.9	38.9	48.8	0.84 in/h
3	Toro DZK-EZF-1-MF	1"	Area for Dripline	3.32	136.3	39.6	43.6	1.07 in/h
4	Toro 252-26 Globe	1"	Turf Spray	10.82	101.8	37.2	46.0	0.75 in/h
5	Toro DZK-EZF-1-MF	1"	Area for Dripline	3.32	35.8	39.5	43.2	1.07 in/h
6	Toro 252-26 Globe	1"	Turf Spray	8.7	35.8	37.0	41.9	0.95 in/h
7	Toro DZK-EZF-1-MF	1"	Area for Dripline	7.72	45.9	45.9	50.3	1.07 in/h
8	Toro DZK-EZF-1-MF	1"	Area for Dripline	4.74	269.7	39.9	48.9	1.07 in/h
9	Toro DZK-EZF-1-MF	1"	Area for Dripline	1.89	253.8	39.1	46.1	1.07 in/h
	Common Wire				693.9			

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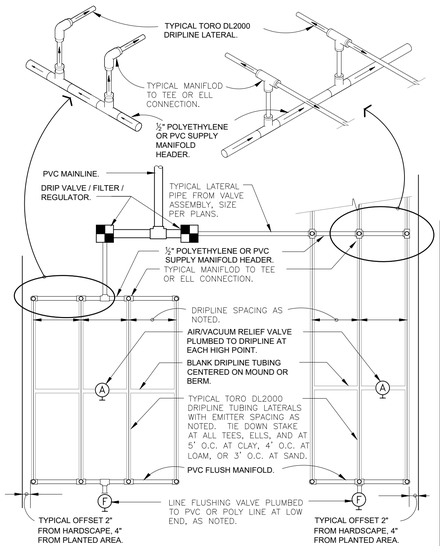
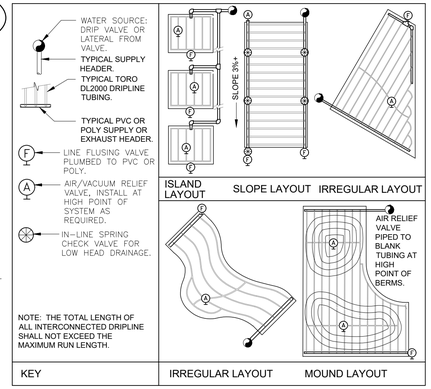


END FEED EXAMPLE

CENTER FEED EXAMPLE

MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE							
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	15 PSI	25 PSI	30 PSI	40 PSI	
RPG212	0.53 GPH	12"	250'	360'	400'	460'	
RPG218	0.53 GPH	18"	350'	515'	565'	650'	
RPG412	1.0 GPH	12"	160'	240'	260'	300'	
RPG418	1.0 GPH	18"	240'	340'	375'	430'	

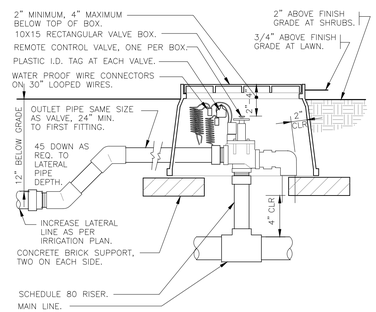
FLOW RATE PER 100 LINEAR FEET @ 20 PSI				
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPH	GPM
RPG212	0.53 GPH	12"	53.00	0.88
RPG218	0.53 GPH	18"	35.33	0.59
RPG412	1.0 GPH	12"	102.00	1.70
RPG418	1.0 GPH	18"	67.99	1.13



NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.

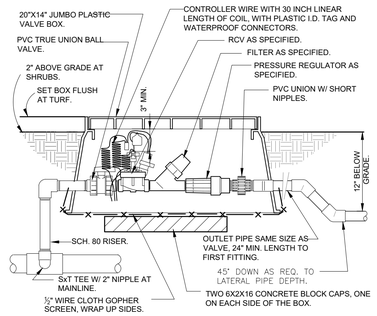
1 TORO DL2000 DRIPLINE

3" = 1'-0" 328413.56-49



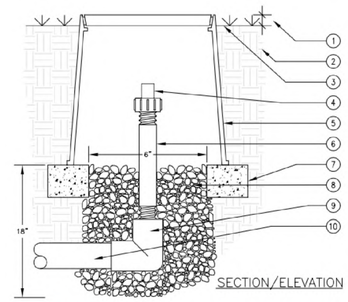
2 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" 328406.13-02



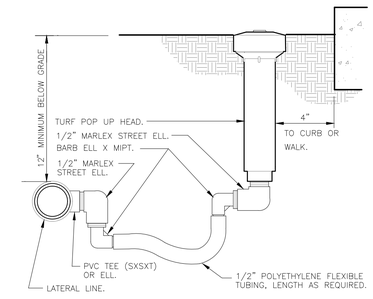
3 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" 328413.76-23



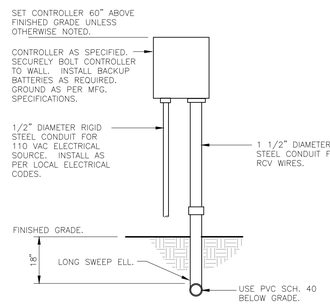
4 AUTOMATIC FLUSH VALVE

N.T.S.



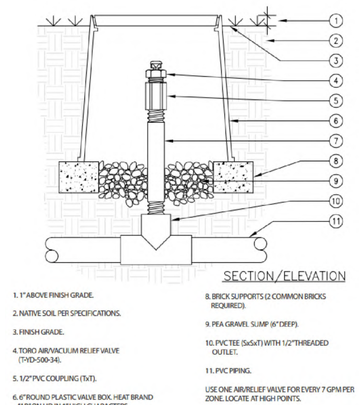
5 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0" 328403.13-02



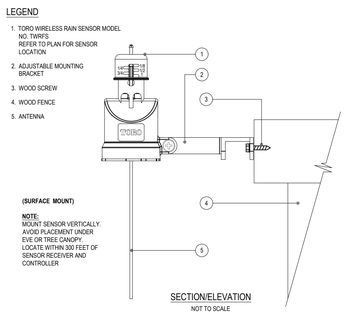
6 WALL MOUNT CONTROLLER

1" = 1'-0" 328409.13-01



7 1/2" AIR/VACUUM RELIEF VALVE

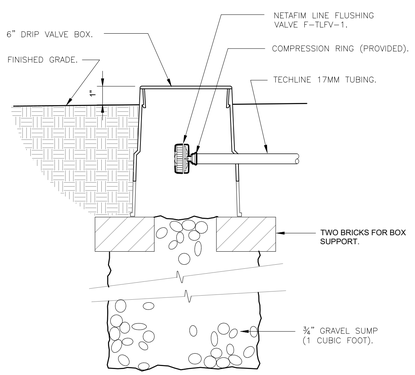
N.T.S.



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 065-2506.

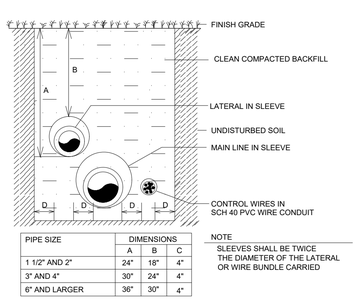
8 TORO - TWRS WIRELESS RAIN SENSOR

N.T.S. DETAIL-FILE



9 NETAFIM TECHLINE FLUSH VALVE

3" = 1'-0" 328413.49-33



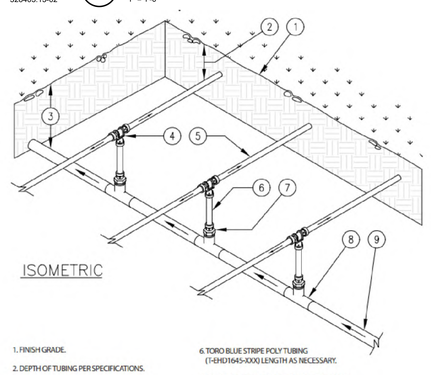
PIPE SIZE	DIMENSIONS A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

NOTE
SLEEVES SHALL BE TWICE THE DIAMETER OF THE LATERAL OR WIRE BUNDLE CARRIED

TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS

10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS

NTS 10



11 CENTER-FEED SUPPLY-MANIFOLD

N.T.S. DETAIL-FILE

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(305) 303 7059 / 4459 NW 97 CT.
Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com
DERICK LANGEL
Landscape Architect LA666705

REVISIONS:
1- City Comments 05-07-2024

PROJET NAME
LANDSCAPE PLAN FOR
1280 95TH STREET
BAY HARBOR , FLORIDA

SHEET INFORMATION:
Drawing Size 24x36
Project #: 2024-03-33 FD
Drawn By: VA
Checked By: DL
Title: IRRIGATION DETAILS
Sheet Number: **IR-200**
Date: - MARCH 26, 2024

Sunshine State One Call of Florida, Inc. 811

AGENDA ITEM REPORT
June 17, 2024

ITEM NUMBER: 4.

ITEM: Request for a revision for a new multi-family dwelling for "PPG BHT Owner, LLC" located at 10141-10143 E. Bay Harbor Drive, Lots 9-12 of Block 4. On December 6, 2022, the Board approved the site development plan. The developer is proposing to construct a new forty-four (44) dwelling unit mid-rise development. On March 27, 2024, a revised site plan application was submitted for several revisions to the previously approved plans. The developer is proposing several revisions to include the following. Revisions to the size of some of the dwelling units. Modification to the Breezeway Garden. Some exterior balconies have been enlarged for better circulation. The parking garage has been modified to accommodate a large (700 sq. ft.) FPL vault room, causing a parallel space to be removed due to a column and 8 lifts being added. Enclosed please find the previously approved and proposed site plan and elevations. (Item #4)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 10143 East Bay Harbor Drive.

RECOMMENDED ACTION:
The design meets the Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 10141-43 EBHD MFR Rev DRB Staff Report June 5 2024
2.	05-03-2024 Application
3.	05-03-2024 Letter of Intent
4.	Geotechnical report - 10143 EBHD
5.	10143 Bay Harbour Drive Traffic Letter_April 2024
6.	05.16.2024_10143 Bay Harbor Towers_NARRATIVE TO MESA & MILLER
7.	04.03.2024_10143 Bay Harbor Towers - DRB Revision comments

8.	05-03-2024 Response Narrative
9.	SPR24-000009 Building Review 5.13.2024 w Arch Responses
10.	10143 EBHD DRB 6.17.2024
11.	04.03.2024 SHEET COMPARISON
12.	05-03-2024 Updated survey

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Development Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: June 5th, 2024

Subject: Site Development Plan Application – Revisions to Approved DRB Plans
Proposed Revisions to Multiple-Family Development (44 DU)
10141-10143 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR24-000009
MMPA Acct. No. 01-0702-1142B

BACKGROUND

On December 6th, 2022, the Design Review Board (DRB reviewed and approved a site Development Plan for the above referenced project (7-0 vote), subject to recommended conditions. Subsequently the architects / developer prepared the construction plans for the Building Permit submittal. Upon review of the Building Permit plans by the Town a number of modifications were noted that varied "substantially" from the DRB approved plans. After several conversations with the project architect, it was explained that FPL had demanded an internalized vault room, the Fire Department had requested revisions for escape corridors, and a few other refinements. This caused the need to modify the ground level layout (parking lot / entry / etc.). Town staff / MMPA reviewed the modifications and determined the modifications were too significant for staff to handle administratively; therefore, a Site Development Plan revision was necessary by the DRB.

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated revised April 3rd, 2024, and if found acceptable **APPROVE** the proposed Site Development Plan application, as submitted or with any changes required by the DRB, subject to the suggested conditions listed in the summary section of this report, and a finding by the Board of the following:

1. The DRB approves the applicant's request to provide a modified alternative parking lot design arrangement by utilizing mechanical lifts for 22 proposed parking spaces and (11 x 2 spaces), 20 tandem parking spaces (10 x 2 spaces), 1 parallel space, and 4 ADA

spaces, in addition to the 41 conventional parking spaces per to Sec. 23-30(f) to provide the required quantity of parking spaces for the project.

2. The DRB finds the proposed revisions do not significantly alter the DRB's original Site Development Plan design granted on December 6th, 2022, via Resolution No. 2291.

3. This DRB approval of revisions includes the conditions of approval in Resolution No. 2291, unless amended herein or by the DRB.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	10141–10143 East Bay Harbor Drive
Legal Description:	Lots 9, 10, 11 and 12, Block 4, "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida. Containing approx. 45,000 sq. ft. / 1.033 acres (per survey).

PROJECT DESCRIPTION

Beginning in August 2022 the Town received / reviewed / processed a Site Development Plan application for the above referenced land re-development project. The Town's Design Review Board (DRB) approved the Site Development Plan on December 6th, 2022, subject to conditions. This project proposes the construction of a 7-story / forty-four (44) dwelling unit mid-rise residential development. This waterfront site is comprised of four (4) platted lots that is 45,000 sq. ft. / 1.033 acres in size. Nine (9) TDR units are required to obtained before a building permit can be issued for the project. On August 8th, 2023, the Town Council approved four (4) private TDR applications totaling nine (9) DU. The status of those private TDR transactions closings is unknow. Prior to a building permit being issued copies of the recorded TDR deeds must be provided to the Town as evidence that the developer owns the development rights to the number of DU requested (35 base DU + 9 TDR DU = 44 DU). Finally, all conditions of approval included in the DRB approval must be satisfied prior to the issuance of building permits.

It is noted that in May 2023 the Town (Town staff / MMPA) was contacted by the project architect inquiring about some modification to the breezeway / other approved design features. The Town reviewed the request and responded that the Code requires that Building Permit plans must be in "substantial consistency" with the approved DRB plans. Staff has little latitude to approve "substantial" modifications. Building Permit plans dated December 15th, 2023 were submitted to the Town. The plans were found to have significant modifications and comments were provided to the applicant dated January 4th, 2024, stating that a revised site plan application was required because of the many substantial revisions and the site development application would require re-review and re-approval by the Design Review Board (DRB). MMPA communicated with the project architect about the need for the submission of a revised Site Development Plan.

Subsequently a revised Site Development Plan application was filed with the Town on March 29th, 2024, for the desired site plan revisions, along with a narrative letter from the project architect (Kobi Karp Architecture & Interior Design, Inc.) dated March 27th, 2024. Per the architect's letter the requested changes include:

- Revisions to the DU mix matrix / DU sizes / DUs per floor / and DU sizes.
- The stair cores have been modified to meet M-D Fire Dept. requirements.
- Level 2 amenities areas have been modified to accommodate a resistant swimming pool.
- The Breezeway Garden was modified.
- Some of the exterior balconies were modified / enlarged for better circulation.
- A few of the Master Bedrooms were modified (sq. ft.) to achieve a better room layout.
- Breezeway Section A-A height elevation on Level 2 increased for lap pool / amenities.
- Parking garage modifications (parallel space removed die to columns / 8 lifts added).
- In addition to the architect's letter, it appears a primary cause of the parking garage layout changes is related to the addition of a large (700 sq. ft.) FPL Vault Room (not shown on any previous site plans drawings). The proposed location is partially within the northern 2-way inbound driveway. This is deemed a major modification to the parking lot design.

The approved DRB plans showed each two-way driveway connection circulating through the parking garage (22' driveway width in some cases / 13'-6" width maneuvering areas in some cases near some proposed parallel valet spaces. One of the significant proposed 2024 plan revisions is to make the northern driveway inside the parking garage a 12'-8" one-way driveway with some angled parking along its northern edge – as 23' is typically necessary for backout at a 90-degree design. This is being caused by a request to install a large FPL vault room in this area.

The project needs at least 88 parking spaces. The original 2022 parking garage / parking layout was designed with some mechanical lifts (20 spaces), some tandem parking spaces (20 spaces), drive-aisle valet parallel spaces (15 spaces) and traditional parking spaces (37 spaces). The DRB approved this unique alternative parking arrangement parking scheme in the original design. The 2024 revised plans now include 34 regular parking spaces (decrease of 10 spaces), 20 tandem spaces (same), 22 mechanical lifts = 44 spaces (2 increase), 2 ADA spaces (same), but 12 drive-aisle valet only parallel spaces (increase of 10 spaces). The plans call for all parking to be by valet 24/7. MMPA had and continues to have reservations about the site design and valet operations. The proposed FPL Vault location is not acceptable to MMPA, as it interferes with proper parking lot design and operation. Some of the parking spaces are shown around the perimeter of the site partially under the building and/or extending out into the rear / side yards, which is allowed. Four (4) guest parking / loading spaces are required as there are four (4) lots. There are four (4) guest / loading spaces shown in the front yard area adjoining the driveways, and the lobby drop-off driveway could accommodate several additional spaces. On the building rooftop is a recreational facility with swimming pools, sundeck areas, and men's & women's restrooms. These facilities are on a raised deck above the main roof deck. In addition, at grade level two (2) private terraces with a small pool are shown at the outer edges of the site along the waterfront.

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

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code – The property has a zoning district classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this district is 75 feet (measured from BFE + 1' FBC freeboard to top of main roof deck) – proposed main building height is 75' to the main roof deck. As allowed a raised pool deck, mechanical equipment and elevator / stair tower will extend above the main roof deck. The proposed use of the property is consistent with this zoning classification.

PLATTING

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

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

SUMMARY / SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval and/or comments based on the latest revised plans dated April 3rd, 2024, submitted to the Town for consideration:

1. This approval is based on the latest revised Site Development Plans prepared by Kobi Karp Architecture & Interior Design, Inc., dated April 3rd, 2024, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. The DRB approves the applicant's request to provide a modified alternative parking lot design arrangement by utilizing mechanical lifts for 22 proposed parking spaces and (11 x 2 spaces), 20 tandem parking spaces (10 x 2 spaces), 1 parallel space, and 4 ADA spaces, in addition to the 41 conventional parking spaces per to Sec. 23-30(f) to provide the required quantity of parking spaces for the project.

3. The DRB finds the proposed revisions do not significantly alter the DRB's original Site Development Plan design granted on December 6th, 2022, via Resolution No. 2291.

4. This DRB approval of revisions includes the conditions of approval in Resolution No. 2291, unless amended herein or by the DRB.

TOWN OF BAY HARBOR ISLANDS

Design Review Board

(APPLICATION FOR PLAN REVISION)

"PLEASE FILL OUT COMPLETELY"

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

PROCESS/PERMIT NUMBER B23-000682

APPLICANT INFORMATION

Company PPG BHT Owner LLC

Name c/o Matt Amster Contact Number 305-753-7064

Address 200 S. Biscayne Boulevard, Suite 300,

City Miami State FL Email Address mamster@brzoninglaw.com

OWNER / PROPERTY INFORMATION

Name Ari Pearl Address 501 Diplomat Parkway Hallandale Beach, FL 33154

Folio# 13-2227-088-0001 Lot 9-12 Block

Contact Number 305-747-6408 Email Address ari.pearl@ppgdevelopment.com

DATE OF ORIGINAL APPROVAL ~ DRC: 12/6/2022 P&Z:

REVISION # 1 REVISION DATE: 3/27/24

ENTER SHEET # A2.00, A3.00,A3.01, A3.02, A3.03, A3.04, A3.05, A3.06, A3.07, A3.08, various landscape, civil and photometrics. Revised Traffic Statement.

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

REVISION REVIEW FEE: $350.00 Please make payment payable to The Town of Bay Harbor Islands - paid on 3/29/24

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

INCOMPLETE SUBMISSIONS WILL NOT BE PLACED ON THE AGENDA

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

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

May 3, 2024

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

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

Dear Ms. Lasday:

This law firm represents PPG BHT Owner LLC (the "Applicant"), the owner of the property located at 10141 - 10143 East Bay Harbor Drive, Bay Harbor Islands, FL 33154 (collectively, the "Property"). See Exhibit A, Property Appraiser Records. Please accept this letter as the Applicant's required letter of intent in support of a modified site development plan approval application for the Property. Previously, the Applicant secured Design Review Board Approval ("DRB") for its site plan, identified by Resolution No. 2291. See Exhibit B, DRB Resolution.

Figure 1

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

Approved Development. Through the previously approved site development plan application the Applicant proposed to enhance and improve the Property with a modern and

elegant, seven-story residential building, with a parking garage at the ground level and a roof pool deck (the "Project"). The ground floor still includes the main lobby, mail room, and two semi-private pool areas. The roof pool deck includes a central swimming pool and spa, four additional private pool decks, outdoor kitchen spaces, cabana areas, and a lounging area. Lush landscaping remains incorporated along the ground floor and roof top deck, and luxury balconies with semi-glass railings are still incorporated throughout the Project. The overall design and thoughtful details of the Project create a pleasant and beautiful street frontage, resulting in an enjoyable view for Town residents. The approved site plan also proposed efficient connectivity to the boating dock at the rear of the Property. Nearly all the previously approved features of the project remain unchanged, but several factors have necessitated a few modifications that require approval.

Modifications to Approved Development. Through this application to modify the approved site development plan, the Applicant seeks to further enhance and improve the Property. The Applicant proposes minor modifications to each floor of the development.

For the ground floor, where the parking garage is located, the Applicant proposes twenty-two (22) mechanical lifts which will create a stacking 90-degree parking system. The mechanical lifts will be anchored to the floor. This innovative solution maximizes the efficient use of limited space by vertically stacking vehicles providing a practical solution while optimizing space utilization. Vehicular access to the garage will be provided via one, two-way driveway located along East Bay Harbor Drive and one, one-way outbound only driveway also located along East Bay Harbor Drive, just north of the two-way driveway. Both driveways provide access to and from the ground floor parking garage. Ingress to the one-way, northbound internal roadway leading to the drop-off / pick-up area is also provided via the southern two-way driveway located on East Harbor Drive. The Applicant has added two (2) separate 400 square foot corridors. Each corridor connects two (2) elevator lobbies on either side of the ground floor lobby. Finally, the Applicant has added a Florida Power and Light vault, connected to the northernmost elevator lobby. Despite all the modifications, the ground floor maintains the previously approved 88 parking spaces and the traffic statement included with the application indicates that vehicular flow and maneuverability work without issue.

For the second level, the amenity level, the Applicant adds a spa and lap pool in the center of the building. Minor adjustments have been made to the unit sizes on the east and west sides of the building.

Floors three (3) through eight (8) have all been similarly modified. Each floor has gained minor amounts of living and balcony space. The living space has been added to the units that

front East Bay Harbor Drive. The increase in balcony space has been achieved by adding to the corners along the exterior of building fronting East Bay Harbor Drive. Balcony space is also proposed on the northern and southern sides of the building, nearest the corners fronting the waterway. Floors five through eight gain additional balcony space facing the waterway.

The rooftop has been slightly reorganized to address fire life safety access to and from the central common area and the rooftop penthouse areas. In total, 755 square feet of space has been added to the rooftop, made up by removing 730 square feet of space from stairwell and bulkhead areas, and adding 1,485 square feet in other areas of the penthouse, stairwells, and bulkhead areas. The revised rooftop will still have plentiful landscaping.

Notably, the Project includes a Code compliant breezeway, with slight modifications. Pursuant to Code Section 23-11 (B1)(6), a building may exceed 120 feet in length if a breezeway divides such a building into parts not exceeding 120 feet in length. Furthermore, the breezeway must have a minimum unobstructed width, completely through the building, of 20 feet. Here, the Project fully complies with the Code, through the incorporation of a breezeway completely through the building with a 20'-1.5" width at the front and 24'-10" width at the rear. The widths of the breezeway remain unchanged. The breezeway height elevation has changed due to the modification of the amenity level, the overall height elevation is slightly reduced from the previous approval. The breezeway is still located within the third through eighth floor levels, and also includes landscaping on top the amenity level. Although the Town's zoning regulations permit development of up to 35 dwelling units for the Property, the Project is comprised of 44 units. The Applicant has already obtained approval of all 9 TDR units needed for the Project.

Where the Code requires a minimum of 9,000 square feet of open space on the ground floor, the Applicant maintains the approved 9,764.12 square feet. Additionally, where the Code requires a minimum of 1,200 square feet of open space on the roof deck, the Applicant maintains the previously approved 1,246.54 square feet.

As required, a total of 88 parking spaces have been provided, including four (4) ADA parking spaces. The parking will be valet operated 24/7 and will include standard parking as well as alternative parking arrangements, including mechanical lifts, and tandem parking. Notably the previously approved eight (8) internal parallel parking spaces are no longer needed, providing a more streamlined and efficient parking arrangement. While previously grandfathered from the mechanical lift parking ordinance, the revision complies with the Code requirements. The 22 lifted cars are only 25% of the amount of required parking.

The proposed Project with the minor revisions will enhance the Property and be compatible with the adjacent and nearby multi-story apartment buildings.

Conclusion. The Project has been designed with the Town's vision and resiliency in mind. The Code compliant breezeway and beautiful street frontage further compliment the Town's vision for the neighborhood. The proposed development is compatible with and further enhances the neighborhood aesthetics. The modifications are minimal and do not substantially change the project. All modifications are Code compliant and in line with the prior approval. We look forward to your favorable recommendation and the Board's approval of this application.

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

Very truly yours,

Matthew Amster

Attachment

cc: Michael Mesa
Michael Miller
Peter Shoemaker, Esq.

EXHIBIT A

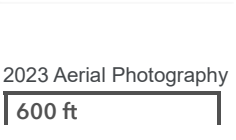
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 04/22/2024

PROPERTY INFORMATION

Folio	13-2227-088-0001 **(Reference)**
Property Address	0 , FL
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	4700 MULTI-FAMILY - CO-OPS
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2023	2022	2021
Land Value	$0	$0	$0
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$0	$0	$0
Assessed Value	$0	$0	$0

BENEFITS INFORMATION

Benefit	Type	2023	2022	2021

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

SHORT LEGAL DESCRIPTION

BAY HARBOR TOWERS CONDO
BAY HARBOR ISLAND PB 46-5
LOTS 9 TO 12 INC LESS ELY11FT
AS DESC IN DECL OR 13577-266
LOT SIZE 41700 SQFT M/L

TAXABLE VALUE INFORMATION

Year	2023	2022	2021
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

EXHIBIT B

RESOLUTION NO. 2291

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING THE SITE DEVELOPMENT PLAN APPLICATION FOR PPG BHT OWNER, LLC FOR PROPERTY LOCATED AT 10141-10143 EAST BAY HARBOR DRIVE; PROVIDING FOR INCORPORATION OF RECITALS; AND SETTING AN EFFECTIVE DATE.

WHEREAS, on August 25th, 2022, PPG BHT Owner, LLC (hereinafter the "Applicant") filed an application for site development plan approval for the construction of a proposed 7-story, forty-four (44) dwelling unit mid-rise residential development to be located at 10141-10143 East Bay Harbor Drive:

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

WHEREAS, a site development plan for new construction requires approval by the Design Review Board (DRB) pursuant to Section 5-23.1(a) and 23-11(B1)(6)of the Town of Bay Harbor Islands' Code of Ordinances (hereinafter the "Code"); and

WHEREAS, on October 27, 2022, the project architect, Kobi Karp Architecture & Interior Design, Inc., submitted a site development plan (the "Site Plan") for approval of a 7-story, forty-four (44) dwelling unit mid-rise residential development; and

WHEREAS, on December 6, 2022, the Town's Design Review Board approved the October 27, 2022, Site Plan pursuant to Sections 5-23.1(a) and 23-11(B1)(6) of the Code, subject to the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. Recitals. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. Finding. The Design Review Board finds that the Site Plan is consistent with the criteria set forth in Section of 5-23.1 and 23-11(B1)(6) of the Code and approves the October 27, 2022, Site Plan, subject to the below conditions for approval.

3. Conditions of Approval:

a. This approval is based on the latest revised Site Plan prepared by Kobi Karp Architecture & Interior Design, Inc., dated October 27, 2022, as well as any required modifications stated herein. Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.
b. The DRB approved the Applicant's request to provide an alternative parking arrangement pursuant to Section 23-30(f) of the Code. This includes mechanical vehicle lifts (20 spaces), tandem parking spaces (20 spaces), drive-aisle valet-only parallel parking spaces (12 spaces).
c. The Applicant must acquire nine (9) TDR Dwelling Units prior to issuance of building permit from either private or public sources in accordance with the procedures set forth in Section 23-22.2 of the Code. If the applicant is unable to acquire the necessary TDR units, the Site Plan must be redesigned to comply with the Code.
d. The DRB approved the Applicant's request for an alternative screening method for the parking garage utilizing some openings with substantial louvered screening panels in lieu of fully enclosing the structure as required by Section 23-24(d)(4) of the Code. .
e. The DRB approved the Applicant's proposed Code compliant "breezeway" pursuant to Section 23-11(B1)(6) of the Code.
f. Prior to issuance of the building permit, the Applicant shall submit final lighting plans that comply with the Code footcandle limitations / requirements in Section 23-19 of the Code.
g. Prior to the issuance of the building permit, the Applicant shall pay all Miami-Dade County and Town impact fees.
h. Prior to issuance of the building permit, the Applicant shall comply with Public School Concurrency, including payment of impact fees and/or mitigation as required.
i. Prior to the issuance of the building permit, the Applicant shall obtain approval of the final staging areas shown on the plans from the Miami-Dade County Fire Department. Any significant changes required by the Fire Department may require separate approvals from the Town staff and/or DRB as specified by the Code.
j. Prior to the issuance of building permit, a Unity of Title in a form found to be acceptable by the Town Attorney shall be executed and recorded in the Public Records of Miami-Dade County.
k. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences painted to match.
l. Due to FPL's objection to incremental undergrounding of overhead lines, pursuant to Section 18-22 of the Code, the Applicant shall install conduits for the future undergrounding of overhead utilities, as opposed to the removal of all existing overhead lines and placement underground
m. For the building permit plans, the Applicant shall include a pedestrian walkway that leads to the front of the lobby and balcony dividers for adjacent units.

4. Severability. If any provision, section, phrase, or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases, or words of this Resolution shall remain in full force and effect.

5. Effective Date. This Resolution shall become effective immediately upon its adoption unless a timely appeal is filed with the Town Council.

PASSED this 6th day of December 2022.

DESIGN REVIEW BOARD
TOWN OF BAY HARBOR ISLANDS

By: Steven Hurwitz
Steven Hurwitz, Chairperson

ATTEST:

YVONNE P. HAMILTON, TOWN CLERK

APPROVED AS TO FORM:

GREENSPOON MARDER LLP
TOWN ATTORNEYS
BY: Joseph S. Geller, Esq.

March 28, 2024

Mr. Ari Pearl
Bay Harbor Towers Owner LLC
501 Diplomat Parkway
Davie, FL 33331

Re: Update No. 1 - Report of Subsurface Exploration & Geotechnical Engineering Study
Proposed 8-Level Building
10141 – 10143 East Bay Harbour Drive
Miami, Florida
NV5 Project No.: 17858

Dear Mr. Pearl:

NV5, Inc. submits this report in partial fulfillment of the scope of services described in our Proposal No. 24-0187REV1 dated March 12, 2024. The work was authorized by acceptance of our Professional Services Agreement. This report describes our understanding of the project, presents our evaluations, and provides our professional opinions and preliminary recommendations for foundation design and construction for the project. NV5 previously performed a due diligence geotechnical study for the project and presented results in a report titled *Due Diligence Report of Subsurface Exploration & Geotechnical Engineering Study, Proposed 75-Foot-Tall Building, 10141 Bay Harbour Drive, Miami, Florida, NV5 Project No.: 17858* dated June 31, 2022. The results of that study have been incorporated into this report.

This report should be read in its entirety. Further, the user of this report is encouraged to contact NV5 to discuss the findings and to ensure clarity regarding the evaluations and recommendations contained herein.

Sincerely,
NV5, Inc.

This item has been digitally signed and sealed by Garfield L. Wray on 03/28/2024 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GARFIELD L. WRAY LICENSE No. 49734 STATE OF FLORIDA PROFESSIONAL ENGINEER

Garfield Wray

Digitally signed by Garfield Wray
DN: E=Garfield.Wray@nv5.com, CN=Garfield Wray, O="NV5 Global, Inc", L=Hollywood, S=FL, SERIALNUMBER=MAS20230601777880, C=US
Date: 2024.03.28 17:04:08-04'00'

Garfield L. Wray, P.E., BC.GE.
Vice President
Florida License No. 49734

Enclosures/

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

f:\doc\nv5 reports\Update No. 1_17858_GEO_Proposed 8-Level Building_10141 East Bay Drive_Bay Harbour Islands_PPG Development LLC_ACIP_03-28-24.doc

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FIGURES

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

APPENDICES

Appendix A Boring Log Data (A-1 through A-12)
Appendix B Permeability Test Data (B-1)

1.0 SITE AND PROJECT INFORMATION

We were provided with the following documents as background information for the project:

- A set of civil drawings titled *Bay Harbour Towers* prepared by Ocean Engineering, dated September 22, 2022
- A set of structural drawings titled *Bay Harbour Towers* prepared by Youssef Hachem Consulting Engineer, Inc, dated October 20, 2023.
- A permit set of architectural drawings titled *Bay Harbour Towers* prepared by Kobi Karp Architects and dated December 15, 2023

The project site is located at 10141 East Bay Harbour Drive in Bay Harbour Islands, Florida. It is bounded by mid-rise residential developments to the north and south, the Intracoastal Waterway to the east, and by East Bay Harbour Drive to the west. According to the Miami-Dade County Property Appraiser's webpage, the site corresponds to Folio Number 13-2227-088-0010. The site is roughly trapezoidal with mean dimensions of about 145 by 290 feet. The site is currently vacant but was occupied by a 3-level residential building through late 2022. Based on survey data in the set of civil drawings, site grades range between about elevations +4.9 and +5.7 feet relative to the 1929 National Geodetic Vertical Datum (NGVD).

The drawings indicate the site will be developed with an 8-level building with a roof height of 85 feet above ground level. The development will occupy the majority of the site area except for required setbacks. The drawings do not indicate any basement construction. The seawall existing at the east property boundary will be re-built as part of the development.

We were not provided with structural loads but estimate maximum column loads will be on the order of 700 to 1,000 kips. We assume ground floor slabs will be loaded to around 150 pounds per square foot. When structural loading is available that information should be provided to us.

2.0 PURPOSE AND SCOPE OF WORK

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

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

existing foundations, and impacts for adjacent structures.

3.0 FIELD EXPLORATION

Our field exploration consisted of performing borings and field permeability testing as described below. The test locations depicted on Drawing 1 were marked and identified in the field by NV5. It should be noted that the test locations shown are approximate. If accurate as-built test locations are required, they should be surveyed. The test data reported herein reflect our interpretation of conditions at the specific test locations only, and at the time the tests were performed.

3.1 BORINGS

NV5 performed Five (5) test borings to depths of 50, 70 and 75 feet below existing grade at the locations shown on Drawing 1. The borings were drilled in accessible locations with a truck-mounted drill rig utilizing the rotary wash method.

Samples of the subsurface materials were recovered at roughly 2-foot intervals within the upper 10 feet of the borings and at approximately 5-foot intervals thereafter using a Standard Penetration Test split-spoon sampler (SPT) in substantial accordance with ASTM D-1586, "Standard Test Method for Standard Penetration Test and Split-Barrel Sampling of Soils." This test procedure drives a 1.4-inch inner-diameter split-tube sampler into the subsurface using a 140-pound hammer falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments is the SPT N-value, in blows per foot, and is an indication of material strength. Upon completion of the borings, the boreholes were backfilled with soil cuttings and the upper few feet closed with cement grout.

A geotechnical engineer classified the soil/rock samples recovered from the borings. The collected samples were later re-examined to confirm field classifications. Visual soil classifications were made in accordance with ASTM D2487 and ASTM D2488. The results of the classification and consequent generalized stratification are shown in Drawing 2, the boring summary sheet, and in the records of test borings in Appendix A (sheets A-1 through A-12). Strata contacts shown on these drawings are approximate.

3.2 FIELD PERMEABILITY TESTS

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

4.0 LOCAL GEOLOGY

4.1 LOCAL GEOLOGY

Miami-Dade County is located on the southern flank of a stable carbonate platform on which thick deposits of limestones, dolomites and evaporites have accumulated. The upper two hundred feet of the subsurface profile is composed predominantly of limestone and quartz sand. These sediments

were deposited during several glacial and interglacial stages when the ocean was at elevations higher than present.

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

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

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

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

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

4.2 GEOLOGIC HAZARDS

The South Florida area is relatively free of geologic hazards. The region is not considered seismically active. Consequently, hazards such as ground shaking, liquefaction, lateral spreading, and ground rupture that are normally associated with earthquakes and other seismic activity are generally not a factor for the design of structure foundations in South Florida.

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

5.0 SUBSURFACE CONDITIONS

5.1 BORINGS

In general, the subsurface conditions encountered in our borings are consistent with the geology described above. The detailed subsurface conditions are presented graphically in the attached boring summary sheet in Drawing 2, and in more detail on the records of test boring sheets in Appendix A. It should be noted that the ground surface elevations shown for the borings have been estimated. If accurate elevations are required, the boring locations should be surveyed. The subsurface conditions disclosed by the borings can be generalized as described below.

Layer 1 – Sand/Limestone Fragments (Fill)
This layer consists of approximately five (5) to six (6) feet of sand and limestone fragments. SPT N-values recorded in the layer range from less than one (1) to 15 blows per foot (bpf) with an average value of 7 bpf indicating the material is on average loose.

Layer 2 – Silt/Peat/Silty Sand
This layer comprises gray silt, dark brown peat and gray silty sand and extends to depths of about 13 and 18 feet below grade and is five (5) to 12 feet thick in the borings. The average recorded SPT N-value is three (3) bpf, and the values range from one (1) to 6 bpf.

Layer 3 – Sand:
Below layer 2 there is dark gray sand and shelly sand with silt encountered at 13 and 18 feet below grade. The thickness of the sand is about 5 feet. The SPT N-values range from two (2) to 20 bpf with an average value of about 9 bpf.

Layer 4 – Limestone:
This layer comprises light gray limestone and extends to 40 and 45 feet below grade with a thickness of 22 to 27 feet. The average of the SPT N-values for the is at least 35 bpf, and the values range from 14 to greater than 50 bpf.

Layer 5 – Sand:
Below the limestone is a layer of light gray sand encountered at 40 and 45 feet below grade. The thickness of the sand is about 13 feet. The SPT N-values range from less than one (1) to greater than 31 bpf with an average of about 15 bpf.

Layer 6 – Sandstone and Interbedded Sand :
This layer comprises gray sandstone and interbedded encountered at 53 and 58 feet below grade, and extending to the maximum boring termination depth of 75 feet below grade. The sand layers are 5 to 8 feet thick in the borings. The stratum is very soft to very hard with recorded SPT N-values ranging from 4 to greater than 50 bpf. The average SPT N-value recorded in the stratum is at least 35 bpf.

TABLE 1 - SUMMARY OF ESTIMATED PERTINENT ENGINEERING PARAMETERS

Layer ID	Description	Thickness (ft.)	SPT N-values		Modulus of Elasticity (ksf)	Unconfined Compressive Strength (ksf)	Allowable Side Shear (ksf)
			Range	Avg.			
1	Sand and Limestone Fragments (Fill)	5 - 6	<1– 15	7	300	-	-
2	Peat/Silt/Silty Sand	5 – 12	1 – 6	3	100	-	-
3	Sand	5	2 – 20	9	300	-	
4	Limestone	22 - 27	14 – 50+	35+	10,000 – 15,000	300 – 500	3 – 5
5	Sand	13	<1 – 31	15	300	-	-
6	Sandstone	17+	4 – 50+	35+	15,000	500	5

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

Groundwater

Groundwater was encountered in the borings at depths of about 4.0 to 4.7 feet below the existing ground surface. It should be noted that groundwater readings during drilling might not represent stabilized groundwater levels. Stabilized water levels would be best obtained by installing groundwater monitoring devices and taking readings over an extended period. NV5 can provide these services if they are of interest to the project development team.

The water depths reported above correspond to approximate elevations of +0.3 to +2.0 feet NGVD based on our assumed elevations at the boring locations. On average, stabilized groundwater levels in the general vicinity of the project are expected to vary between elevations 0 and +4 feet NGVD, the variations being primarily the result of seasonal rainfall and tidal fluctuation in the nearby Intracoastal Waterway. Nonetheless, it should be noted that groundwater levels outside of this range could be encountered during construction. Storm and hurricane events and construction activities could also result in variations in the groundwater levels. Notwithstanding the variations acknowledged, we anticipate that groundwater at the site will generally be encountered within the upper five or so feet of the existing ground surface.

5.2 FIELD PERMEABILITY

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

TABLE 2 – SUMMARY OF FIELD PERMEABILITY TEST RESULTS

Test ID	Test Depth (ft.)	Hydraulic Conductivity (cfs/ft^2-ft. head)
P-1	15	1.06×10^{-04}

It should be noted that the above result is un-factored and represents the conditions at the test location at the time of the test. To account for potential variations in hydraulic conductivity across

the site the designer should apply an appropriate safety factor to the reported value. The permeability test data is presented in Appendix B.

6.0 EVALUATION AND DISCUSSION

6.1 GENERAL

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

6.2 FOUNDATION SUPPORT

Given the subsurface conditions encountered in the borings, and the anticipated structure loads, we conclude that deep foundation support is appropriate for the proposed 8-level building. Consistent with current practice in the South Florida area we consider augered, cast-in-place (ACIP) piles to be the most feasible foundation type to support the tower. Other deep foundation systems such as driven piles and drilled shafts are not considered feasible. In addition to the noise nuisance, vibrations from driven pile foundations could adversely impact existing buildings on the site as well as those on adjacent properties. Additionally, it would be difficult to penetrate the hard zones in the limestone and sandstone rock at the site to sufficient depths to provide adequate uplift capacity on the driven piles. Drilled shafts are typically economically feasible and attractive only where they are used to carry very large loads that sufficiently justify the slower installation rates and other installation difficulties attendant with such foundations.

We conclude the proposed building can be supported on 16-inch-diameter piles on the order 55 to 60 feet long below existing grade. Low capacity 14-inch diameter piles around 30 feet long can be used for miscellaneous structures and for mid-span slabs.

6.3 GROUND LEVEL SLABS

Due to the presence of the compressible soils within the subsurface, the ground level slab for the building should be structurally supported.

6.4 ESTIMATED SETTLEMENT

Assuming overall base pressures of around 1.8 ksf for the proposed building, we estimate that foundation settlement of piles 55 to 60 feet long below existing grade will be on the order of 1 inch, with edge-to-center differential settlements on the order of 50 percent of the total settlement.

The granular nature of the subsurface materials at the site will result in the majority of the building settlement occurring during construction and for a short time period (typically less than two months) following substantial completion of the top level. Additional small settlements of the building could occur after structural completion as interior walls, cladding, finishes etc. are added to the building. The settlements of the structure are expected to be relatively uniform. As the structure height increases, the tower should become stiffer, thereby reducing the potential for differential edge-to-

center settlements. Differential movements of the pile cap system will result in redistribution of loads in the superstructure and among the pile caps.

At the ground level, the settlements will manifest as an areal drop in grade rather than abrupt differential movement between the pile caps and the immediately adjacent soil grade. As a result, lightly loaded structures that are close to the building foundations could be impacted by this areal drop in grade. The zone of influence and the rate of settlement attenuation away from the tower footprint is determined by the magnitude of the settlement, and the geometry and layout of the tower foundations, in particular the location of heavy cores with respect to the edges of the footprint.

6.5 IMPACTS OF PEAT AND SILTY SAND LAYERS

It is noteworthy that the borings encountered near-surface peat and silty sand. The peat and silty sand are weak and therefore compressible. Stresses due to new fill could reach the compressible materials and cause settlement, especially where the materials are closer to the ground surface. Such settlement from filling could cause downdrag loads on adjacent pile foundations, and could adversely impact any pavements/pavers or miscellaneous structures supported on shallow foundations over these fills. Therefore, filling beneath new structures and pavements/pavers should be kept to a minimum. Depending on the importance of the structures that could be potentially impacted by these settlements, it may be prudent to consider pile support of such structures.

6.6 IMPACTS TO ADJACENT STRUCTURES

Potential adjacent structures of concern for the proposed development include the existing mid-rise residential developments to the north and south of the site. The drawings indicate the new foundations could be around 5 or so feet from the north property line, and a street view Google image suggests that the north building wall could be another five or so feet to the north. The excavations at the south end of the proposed development will be about 5 feet from the property line which abuts an existing surface parking lot. The building on that property is about 12 feet further south.

The seawall bulkheads at the east property line will be replaced as part of the project. The proposed project limits approach these walls within about 15 to 20 feet. We do not know the wall design details. Depending on the schedule of the seawall modification work, there could be impacts to the seawalls. Planned foundation excavations could interfere with tie-back anchors if they are present. NV5 should review seawall design plans to further evaluate potential impacts.

Impacts to adjacent structures during construction generally come from one of three sources, namely settlement, ground movement due to nearby excavations, or vibrations and these are discussed below.

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

6.6.1 Settlement Impacts

Given the settlement estimates provided herein, we do not anticipate any significant settlement impacts due to settlement of the new construction. Settlement at the property lines is estimated to be less than ½ inch.

Settlements can also derive from drawdown of groundwater levels due to dewatering. This is usually an issue for long-term dewatering by well-points. Given the depths to groundwater recorded in the borings, some dewatering will be required to construct foundations. However, we do not anticipate that long-term site-wide dewatering will be performed for foundation construction. Rather, it is likely that isolated coffer dams will be created around deeper excavations and those will be individually dewatered with pumps and sumps. As such, we do not expect offsite dewatering drawdown impacts. Notwithstanding, a detailed dewatering plan will nonetheless be required to be developed by the contractor.

6.6.2 Excavation & Ground Movement Impacts

Given the separation distances described above, and the relatively shallow foundations depths expected, we do not anticipate any offsite impacts from ground movement due to excavation.

6.6.3 Vibration Impacts

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

7.0 RECOMMENDATIONS

Our recommendations for geotechnical design and construction of the proposed project are provided below in the following sections.

7.1 SITE PREPARATION AND GRADING

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

   We are not aware of the development history of the site beyond that described herein. If old subsurface structures are encountered, they should be removed and replaced with compacted fill if they interfere with new foundations or utilities. If the old foundations do not interfere with new construction, they could be left in place.

Backfilling of old foundation excavations should be performed in accordance with the recommendations provided in this report.

After preparation as described above, areas for structures that will have slabs on grade or pavements should be densified with at least five overlapping passes of a 20-ton roller as it operates at its maximum vibrational frequency, and a travel speed of not more than 2 feet per second. The densification should be observed by NV5 to identify and mitigate any weak subgrade conditions evidenced by yielding or rutting at the wheels of the roller. Proof-rolling should include planned development footprints plus a five-foot perimeter.

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

   Based on our boring data some of the near-surface granular materials should satisfy the fill criteria. However, other materials might require localized sorting and moisture-conditioning prior to re-use. The organic and fine-grained silty materials encountered at the site should not be used for fill. In any event, representative samples of the fill soils should be collected for classification and compaction testing. The maximum dry density, optimum moisture content, gradation, and plasticity should be determined. These tests are needed for quality control of the compacted fill.

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

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

7.2 FOUNDATION SUPPORT

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

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

TABLE 3 – SUMMARY OF PILE ALLOWABLE CAPACITIES

Pile Diameter (in)	Minimum Pile Tip Elevation (ft. NGVD)	Allowable Compression (kips)	Allowable Tension (kips)	Allowable Lateral Load (kips)	Minimum Grout Strength (ksi)
8-Level Building					
16	-53	330	165	7	5.0
Miscellaneous Structures and Slab Support					
14	-25	80	40	4	5.0

Notes:
1. *Minimum pile tip elevation based on an average site grade of +5 feet NGVD at the time of the borings.*
2. *Required grout strength is for 28-day test.*

2. For computer structural modeling of the building initial vertical spring constants of 330 kips per inch (kpi) may be used for the 16-inch-diameter ACIP piles. The vertical spring constant is the working pile load divided by the estimated pile settlement and is based on our experience and a review of available pile load test data in similar subsurface conditions. The initial spring constant value should be refined as the structural model is developed. The design value used should match the settlement estimates. For analysis of transient loads, a value of 1,000 kpi may be used for the piles.

3. To evaluate the lateral capacity of the piles, we performed lateral load analyses using the LPILE computer program to estimate the performance of the piles under lateral loading. In the analyses, we have considered the simultaneous application of about 25 percent of the compression loads along with the lateral loads recommended in Table 3 above along. A fixed head condition was assumed for the pile in order to establish the lateral capacity. Our recommendations for allowable pile lateral capacities for the fixed head condition are presented in Table 4 below.

TABLE 4 - SUMMARY OF PILE LATERAL LOADS AND BENDING MOMENTS

Pile Diameter (in)	Allowable Lateral Load (kips)	Maximum Bending Moment (in-kips)	Depth to Zero Moment (ft.)
14	4	260	21
16	7	570	21

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

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

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

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

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

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

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

4. We recommended that a load test program be performed for the project prior to the start of production piling for the 16-inch piles. This will allow for the test results to be analyzed, and for pile recommendations to be revised if necessary. Based on load test results pile capacities and/or lengths may be adjusted. The pile load test program should consist of one (1) compression load test (ASTM D 1143), one (1) tension load test (ASTM D 3689) and one (1) lateral load test (ASTM D 3966) for each pile diameter and pile tip chosen. Load tests should be performed, and results interpreted in accordance with the most current edition of the Florida Building Code. We recommend the use of strain gauge pairs in all test piles to evaluate pile load transfer. Upon final selection of the load test location, NV5 will provide recommendations for the locations (w.r.t. to elevation) of the pile instrumentation.

   The minimum test loads should be twice the pile working capacity. We recommend the compression load test(s) be designed to allow overloading of the test pile(s) to 2.5 times the design working load after completion of the standard compression test loading and unloading procedure.

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

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

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

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

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

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

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

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

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

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

7.3 GROUND FLOOR SLABS

1. Ground floor slabs should be structurally supported.

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

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

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

7.4 EXCAVATION AND DEWATERING

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

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

2. Average groundwater elevation is expected to be approximately between Elevation +0 and +4 feet NGVD for this site. As stated above, groundwater levels outside of this range could be encountered during construction. Some dewatering is expected for foundations and the installation of elevator shafts, and deeper utilities and appurtenances such as sewers, storm drains, catch basins, and manholes. We judge that if required, localized dewatering of foundation excavations could be accomplished using pumps and sumps. Dewatering of larger excavations and larger volumes could require the installation of well points or other dewatering systems.

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

testing or analysis to determine if dewatering is feasible or if adequate discharge is available. Ultimately, dewatering of the site to facilitate construction is the contractor's responsibility.

During dewatering, the adjacent properties must be monitored for adverse impacts from dewatering drawdown. The dewatering subcontractor should submit a proposed design for dewatering operations to the owner for review and approval prior to commencing work.

7.5 OTHER RECOMMENDATIONS

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

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

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

8.0 REPORT LIMITATIONS

This report has been prepared pursuant to Consultant Service Agreement between Bay Harbor Towers Owner LLC ("client") and NV5 dated May 9, 2022 and in general accordance with the standard of care ordinarily practiced by members of Consultant's profession performing similar services on similar projects in similar localities; no other warranty is expressed or implied. The report should be read in its entirety. NV5 is not responsible for misinterpretations arising from reading sections of the report only.

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

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

In the event changes are made in the nature, design, or location(s) of the proposed project construction, the conclusions and recommendations contained in this report cannot not be relied upon unless the changes are reviewed by NV5, and the conclusions and recommendations herein

are either verified or modified as needed in writing by NV5. Therefore, NV5 must be informed of any such changes if those changes are not addressed in this report.

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

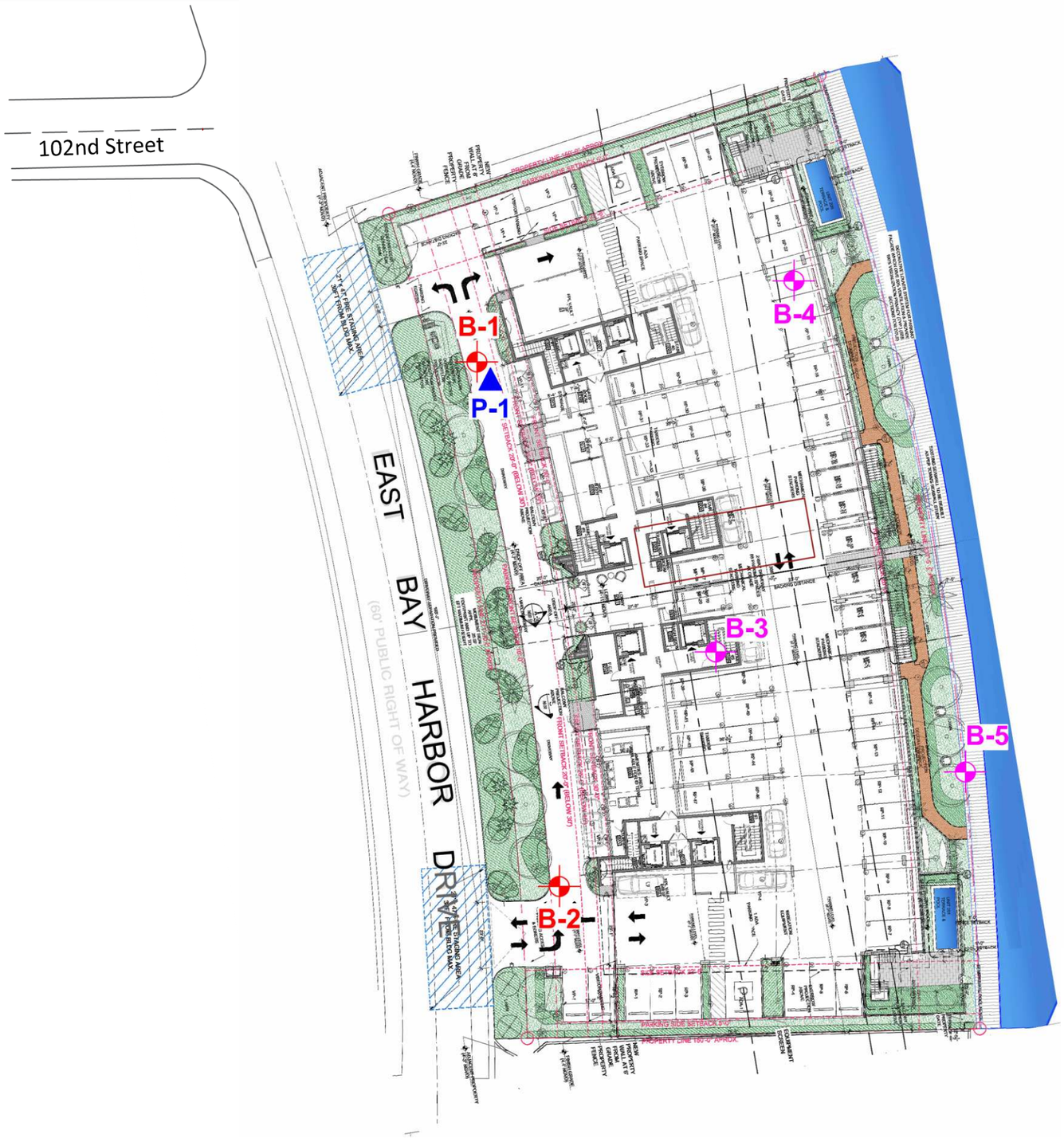
NV5 should be retained to provide consultation to the ownership and design team during the design development phase of the project, to review final foundation specifications and review foundation design drawings in order to ascertain that its recommendations have been properly interpreted and implemented.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

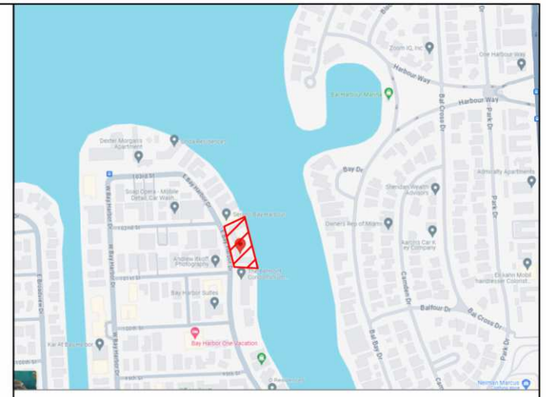
9.0 CLOSURE

We appreciate the opportunity to provide specialized engineering services on this project and look forward to an opportunity to participate in construction related aspects of the development. If you have questions about information contained in this report contact the writer at 305.901-1891.

****

DRAWINGS





Site Vicinity Map

0 40

Approximate Scale in Feet

LEGEND:

B-1 - Number & Approximate Location of Test Boring (2022).

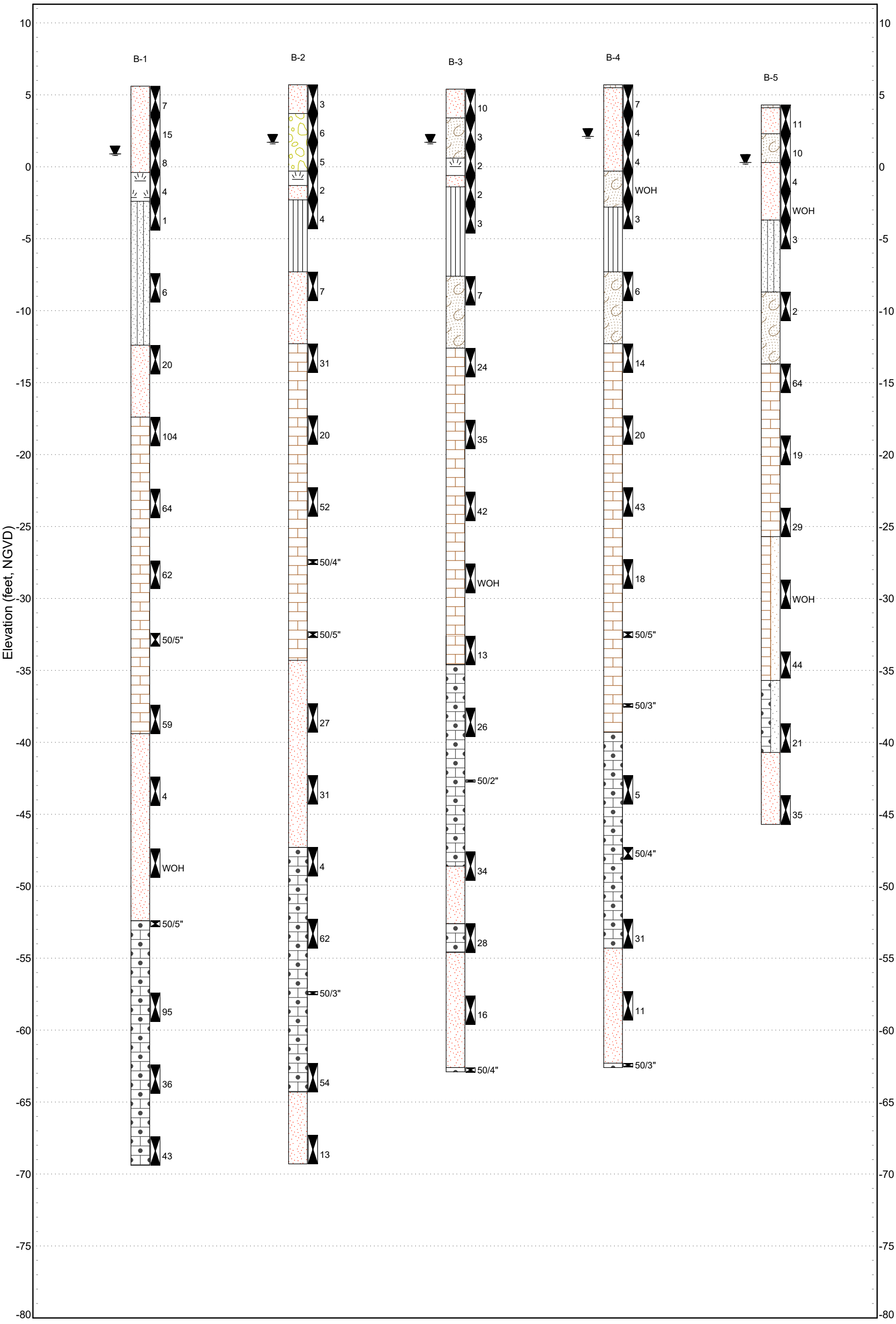
B-1 - Number & Approximate Location of Test Boring.

P-1 - Number & Approximate Location of Percolation Test (2022).

NOTES:

1. Test locations shown are approximate.
2. Test location symbols are not to scale.
3. Base drawing was taken from Sheet A2.00, *Bay Harbor Towers, Site Plan*, prepared by Kobi Karp Architecture and Interior Design, Inc., dated 12/15/2023.

NV5	**DRAWING TITLE:** *Site Vicinity Map & Test Location Plan*				**DWN BY:** CR
	PROJECT NAME: *Bay Harbor Tower – 8-Level Tower with Roof Terrace*				**CKD BY:** GLW
	PROJECT LOCATION: *10141 Bay Harbour Drive, Miami, Florida*	**PROJECT NO:** *17858.01*	**DATE:** *03/28/2024*	**DWG NO:** *1*	**APD BY** —



Note: Boring top elevations have been estimated

BORING SUMMARY SHEET

PROJECT NAME: Bay Harbor Tower – 8-Level Tower with Roof Terrace

PROJECT LOCATION: 10141 Bay Harbour Drive, Miami, Florida

PROJECT NUMBER: 17858.01

DATE: 03/28/2024

DRAWN BY: CR

CHECKED BY: GLW

DRAWING NO: 2

LEGEND

- Topsoil
- Sand
- Silt
- Silty Sand
- Shelly Sand
- Limestone
- Sandstone
- Limestone and Sand
- Limestone Fragments
- Standard Penetration Test & SPT N-value
- Water Level

APPENDIX A

BORING LOG DATA

BORING NUMBER B-1

PROJECT NAME Bay Harbor Tower – 8-Level Tower with Roof Terrace

PROJECT NUMBER 17858.01 **PROJECT LOCATION** 10141 Bay Harbour Drive, Miami, Florida

DATE STARTED 6/21/22 **COMPLETED** 6/21/22 **GROUND ELEVATION** 5.6 ft NGVD est. **HOLE SIZE** 3 inches

DRILLING CONTRACTOR F.G.D. INC **GROUND WATER LEVELS:** 4.7 ft / Elev 0.9 ft

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY J&R **CHECKED BY** N.Vieira

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							5
	SPT	13	1-4-3-8 (7)	SP		SAND, loose, coarse, brown, with shells	
	SPT	20	7-8-7-7 (15)			SAND, medium dense, fine, brown, with shells	
5	SPT	16	3-5-3-3 (8)			SAND, loose, coarse, gray	0
					6.0		-0.4
	SPT	18	1-2-2-2 (4)	PT		PEAT, soft, dark brown	
					8.0		-2.4
10	SPT	10	1-WOH-1-1 (1)	SM		SILTY SAND, very loose, gray	-5
15	SPT	20	1-1-5-7 (6)			SILTY SAND, loose, gray	-10
					18.0		-12.4
20	SPT	10	9-11-9-5 (20)	SP		SAND, medium dense, fine, dark gray, with shells	-15
					23.0		-17.4
25	SPT	22	32-54-50-43 (104)	LS		LIMESTONE, hard, light gray	-20
30	SPT	20	19-26-38-29 (64)			LIMESTONE, hard, light gray	-25
35	SPT	20	48-27-35-50/5" (62)			LIMESTONE, hard, light gray	

(Continued Next Page)

BORING NUMBER B-1

PROJECT NAME Bay Harbor Tower – 8-Level Tower with Roof Terrace

PROJECT NUMBER 17858.01 **PROJECT LOCATION** 10141 Bay Harbour Drive, Miami, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35							-30
40	SPT	7	8-50/5" (100)	LS		LIMESTONE, hard, light gray	-35
45	SPT	12	13-23-36-22 (59)			LIMESTONE, moderately hard, light gray	-39.4
					45.0		
50	SPT	24	2-2-2-2 (4)	SP		SAND, very loose, fine, light gray, with shells	-40
55	SPT	8	WOH-WOH-WOH-1 (WOH)			SAND, very loose, fine, light gray, with shells	-45
					58.0		-50
60	SPT	6	50/5" (100)	SS		SANDSTONE, hard, gray	-52.4
65	SPT	16	20-46-49-22 (95)			SANDSTONE, hard, gray	-55
70	SPT	13	17-23-13-5 (36)			SANDSTONE, medium hard, gray	-60
75	SPT	15	14-38-5-4 (43)			SANDSTONE, medium hard, gray	-65
					75.0		-69.4

Boring terminated at 75.0 feet.

BORING NUMBER B-2

PROJECT NAME Bay Harbor Tower – 8-Level Tower with Roof Terrace
PROJECT NUMBER 17858.01 **PROJECT LOCATION** 10141 Bay Harbour Drive, Miami, Florida
DATE STARTED 6/20/22 **COMPLETED** 6/20/22 **GROUND ELEVATION** 5.7 ft NGVD est. **HOLE SIZE** 3 inches
DRILLING CONTRACTOR F.G.D. INC **GROUND WATER LEVELS:** 4.0 ft / Elev 1.7 ft
DRILLING METHOD Rotary drill with mud, wash & casing
LOGGED BY J&R **CHECKED BY** N.Vieira
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							5
	SPT	13	2-2-1-3 (3)	SP		SAND, very loose, coarse, brown, with shells	3.7
	SPT	10	2-2-4-4 (6)	GP		LIMESTONE FRAGMENTS, loose, brown	
5	SPT	10	4-4-1-3 (5)			LIMESTONE FRAGMENTS, loose, brown	0
					6.0		-0.3
	SPT	18	1-1-1-3 (2)	PT	7.0	PEAT, very soft, dark brown	-1.3
				SP	8.0	SAND, very loose, fine gray	-2.3
10	SPT	17	3-3-1-2 (4)	ML		SILT, soft, gray, with limestone fragments	-5
					13.0		-7.3
15	SPT	16	3-3-4-4 (7)	SP		SAND, loose, fine, dark gray, with shells	-10
					18.0		-12.3
20	SPT	24	10-14-17-17 (31)	LS		LIMESTONE, medium hard, light gray	-15
25	SPT	16	15-12-8-9 (20)			LIMESTONE, very soft, light gray	-20
30	SPT	15	17-18-34-42 (52)			LIMESTONE, moderately hard, light gray	-25
35	SPT	10	50/4" (100)			LIMESTONE, hard, light gray	

(Continued Next Page)

BORING NUMBER B-2

PROJECT NAME Bay Harbor Tower – 8-Level Tower with Roof Terrace

PROJECT NUMBER 17858.01 **PROJECT LOCATION** 10141 Bay Harbour Drive, Miami, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35							-30
40	SPT	5	50/5" (100)	LS		LIMESTONE, hard, brown	-34.3
						40.0	-35
45	SPT	17	15-16-11-11 (27)	SP		SAND, medium dense, fine, light gray, with limestone fragments	-40
50	SPT	20	32-22-9-3 (31)			SAND, medium dense, fine, light gray, with limestone fragments	-45
						53.0	-47.3
55	SPT	4	3-2-2-15 (4)	SS		SANDSTONE, very soft, gray	-50
60	SPT	0	15-22-40-49 (62)			No Recovery (Possible Sandstone)	-55
65	SPT	3	50/3" (100)			SANDSTONE, hard, gray	-60
70	SPT	24	27-9-45-12 (54)			SANDSTONE, moderately hard, light gray	-64.3
						70.0	-65
75	SPT	18	7-8-5-4 (13)	SP		SAND, medium dense, fine, light gray, with sandstone fragments	-69.3
						75.0	

Boring terminated at 75.0 feet.

BORING NUMBER B-3

PROJECT NAME Bay Harbor Tower – 8-Level Tower with Roof Terrace
PROJECT NUMBER 17858.01 **PROJECT LOCATION** 10141 Bay Harbour Drive, Miami, Florida
DATE STARTED 3/20/24 **COMPLETED** 3/20/24 **GROUND ELEVATION** 5.4 ft NGVD est. **HOLE SIZE** 3 inches
DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 3.7 ft / Elev 1.7 ft
DRILLING METHOD Rotary drill with mud, wash & casing
LOGGED BY T. Carson/ H. Morales **CHECKED BY** C. Rausseo
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							5
	SPT	24	6-6-4-3 (10)	SP		SAND, loose, fine to medium, brown, with a trace of roots SAND, loose, fine to medium, tan, with shells	
						2.0	3.4
	SPT	15	3-2-1-2 (3)	SP		SHELLY SAND, very loose, fine to coarse, tan	
5	SPT	18	2-1-1-1 (2)			4.8 SHELLY SAND, very loose, fine to coarse, gray to tan	0.6
				PT		FIBROUS PEAT, very soft, dark brown	0
						6.0	-0.6
	SPT	15	1-1-1-1 (2)	SP		6.8 SAND, very loose, coarse, tan	-1.4
	SPT	12	1-2-1-2 (3)			SILT, very soft, dark gray, with shells	
10				ML		SILT, soft, gray, with shells	-5
						13.0	-7.6
15	SPT	18	3-4-3-3 (7)	SP		SHELLY SAND, loose, coarse, dark gray	-10
						18.0	-12.6
20	SPT	12	13-14-10-12 (24)	LS		LIMESTONE, soft, light gray, with sand	-15
25	SPT	14	13-18-17-17 (35)			LIMESTONE, medium hard, light gray with sand	-20
30	SPT	14	21-19-23-28 (42)			LIMESTONE, medium hard, light gray, with a trace of sand	-25
35	SPT	0	WOH-WOH-WOH-			NO RECOVERY (Possible: LIMESTONE)	

(Continued Next Page)

BORING NUMBER B-3

PROJECT NAME Bay Harbor Tower – 8-Level Tower with Roof Terrace

PROJECT NUMBER 17858.01 **PROJECT LOCATION** 10141 Bay Harbour Drive, Miami, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35			WOH (WOH)	LS			-30
40	SPT	1	7-7-6-3 (13)	LS		LIMESTONE, very soft, light gray	-34.6
					40.0		-35
45	SPT	18	15-11-15-15 (26)	SS		SANDSTONE, soft, light gray, with sand and shells	-40
50	SPT	2	50/2" (100)			SANDSTONE, hard, light gray, with shells	-45
55	SPT	19	27-17-17-15 (34)				
					54.0	SANDSTONE, medium hard, light gray, with sand	-48.6
				SP		SAND, dense, fine, gray, with sandstone	-50
60	SPT	14	21-14-14-16 (28)	SS			
					58.0		-52.6
					60.0	SANDSTONE, soft, gray	-54.6
							-55
65	SPT	15	7-7-9-12 (16)	SP		SAND, medium dense, fine, gray, with sandstone	-60
					68.0		-62.6
	SPT	4	50/4" (100)	SS	68.3	SANDSTONE, hard, gray, with a trace of sand	-62.9

Boring terminated at 68.3 feet.

BORING NUMBER B-4

PROJECT NAME Bay Harbor Tower – 8-Level Tower with Roof Terrace
PROJECT NUMBER 17858.01 **PROJECT LOCATION** 10141 Bay Harbour Drive, Miami, Florida
DATE STARTED 3/19/24 **COMPLETED** 3/19/24 **GROUND ELEVATION** 5.7 ft NGVD est. **HOLE SIZE** 3 inches
DRILLING CONTRACTOR NV5
GROUND WATER LEVELS: 3.6 ft / Elev 2.1 ft
DRILLING METHOD Rotary drill with mud, wash & casing
LOGGED BY T. Carson/ H. Morales **CHECKED BY** C. Rausseo
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0						0.2 2" of Topsoil	5 5.5
	SPT	20	5-4-3-4 (7)	SP		SAND, loose, fine, brown, with a trace of shells	
	SPT	14	3-2-2-2 (4)			SAND, very loose, fine to medium, brown to gray, with shells	
5	SPT	14	2-2-2-3 (4)			SAND, very loose, fine to coarse, brown to gray, with shells	0
	SPT		1-WOH-WOH-1 (WOH)	SP		6.0 SHELLY SAND, very loose, fine to coarse, dark gray, with a trace of limestone fragments	-0.3
	SPT	13	2-1-2-1 (3)			8.5 SHELLY SAND, very loose, fine, dark gray	-2.8
10				ML		SANDY SILT, soft, dark gray, with a trace of shells	-5
						13.0	-7.3
15	SPT	13	3-3-3-6 (6)	SP		SHELLY SAND, loose, coarse, dark gray, with silt	-10
						18.0	-12.3
20	SPT	17	6-2-12-25 (14)	LS		LIMESTONE, very soft, light gray, with sand	-15
25	SPT	15	13-10-10-11 (20)			LIMESTONE, very soft, light gray, with sand	-20
30	SPT	14	14-16-27-22 (43)			LIMESTONE, medium hard, light gray, with a trace of sand	-25
35	SPT	12	7-6-12-4 (18)			LIMESTONE, very soft, light gray, with a trace of sand	

(Continued Next Page)

BORING NUMBER B-4

PROJECT NAME Bay Harbor Tower – 8-Level Tower with Roof Terrace

PROJECT NUMBER 17858.01 **PROJECT LOCATION** 10141 Bay Harbour Drive, Miami, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35							-30
40	SPT	4	50/5" (100)	LS		LIMESTONE, hard, yellowish gray, with a trace of sand	-35
45	SPT	3	50/3" (100)			LIMESTONE, hard, light gray	-39.3
					45.0		-40
50	SPT	9	5-2-3-3 (5)	SS		SHELLY SANDSTONE, very soft, light gray, with sand	-45
55	SPT	10	21-50/4" (100)			SANDSTONE, hard, gray, with sand	-50
60	SPT	14	12-13-18-17 (31)			SANDSTONE, medium hard, gray, with sand	-54.3
					60.0		-55
65	SPT	14	2-2-9-16 (11)	SP		SAND, medium dense, fine, gray, with a trace of sandstone	-60
					68.0		-62.3
	SPT	3	50/3" (100)	SS	68.3	SANDSTONE, hard, gray, with sand	-62.6

Boring terminated at 68.3 feet.

BORING NUMBER B-5

PROJECT NAME Bay Harbor Tower – 8-Level Tower with Roof Terrace
PROJECT NUMBER 17858.01 **PROJECT LOCATION** 10141 Bay Harbour Drive, Miami, Florida
DATE STARTED 3/18/24 **COMPLETED** 3/18/24 **GROUND ELEVATION** 4.3 ft NGVD est. **HOLE SIZE** 3 inches
DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 4.0 ft / Elev 0.3 ft
DRILLING METHOD Rotary drill with mud, wash & casing
LOGGED BY T. Carson/ H. Morales **CHECKED BY** C. Rausseo
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							
	SPT	20	6-6-5-7 (11)	SP		0.2 2" of Topsoil	4.1
						2.0 SAND, medium dense, fine, brown, with a trace of shells	2.3
	SPT	20	8-5-5-3 (10)	SP		4.0 SHELLY SAND, loose, medium, tan to light brown	0.3
5	SPT	17	1-2-2-1 (4)	SP		SAND, very loose, fine, light brown to gray, with shells	0
	SPT	18	1-WOH-WOH-2 (WOH)			8.0 SAND, very loose, fine to medium, gray to light brown, with shells	-3.7
10	SPT	16	2-2-1-2 (3)	SM		SILTY SAND, very loose, fine to coarse, dark gray, with shells	-5
						13.0	-8.7
15	SPT	13	3-1-1-2 (2)	SP		SHELLY SAND, very loose, coarse, dark gray	-10
						18.0	-13.7
20	SPT	24	23-43-21-28 (64)	LS		LIMESTONE, hard, light gray, with sand	-15
25	SPT	18	11-9-10-13 (19)			LIMESTONE, very soft, light gray, with sand	-20
30	SPT	14	14-12-17-31 (29)			30.0 LIMESTONE, soft, light gray, with a trace of sand	-25 -25.7
35	SPT	0	WOH-WOH-WOH-	LS		NO RECOVERY (Possible: LIMESTONE AND SAND)	-30

(Continued Next Page)

BORING NUMBER B-5

PROJECT NAME Bay Harbor Tower – 8-Level Tower with Roof Terrace

PROJECT NUMBER 17858.01 **PROJECT LOCATION** 10141 Bay Harbour Drive, Miami, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35			WOH (WOH)	LS			
40	SPT	16	14-8-36-50/4" (44)			LIMESTONE AND SAND, medium hard, light gray	-35
						40.0	-35.7
				SS			
45	SPT	14	10-8-13-18 (21)			SANDSTONE AND SAND, soft, light gray	-40
						45.0	-40.7
				SP			
50	SPT	17	18-21-14-10 (35)			SAND, medium dense, fine, light gray	-45
						50.0	-45.7

Boring terminated at 50.0 feet.

KEY TO SYMBOLS

Symbol Description

Strata symbols

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

Misc. Symbols

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

Boring continues

End of Boring

Soil Samplers

SPT Standard Penetration Test. 140 lb. hammer dropped 30"

AU Auger Cuttings

RC Rock Core

Notes:

1. Exploratory borings were drilled on 06/20/2022 and 06/21/2022, and between 03/18/2024 and 03/20/2024 using a 3-inch-diameter rotary drill with mud, wash and casing.
2. Groundwater was encountered at depths between 3.6 and 4.7 feet below grade upon boring completion.
3. These logs are subject to the limitations, conclusions, and recommendations in this report.
4. Results of tests conducted on samples recovered are reported on the logs.

NOTES RELATED TO RECORDS OF TEST BORING AND GENERALIZED SUBSURFACE PROFILE

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

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

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

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

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

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

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

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

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

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

10. Grain size descriptions are as follows:

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

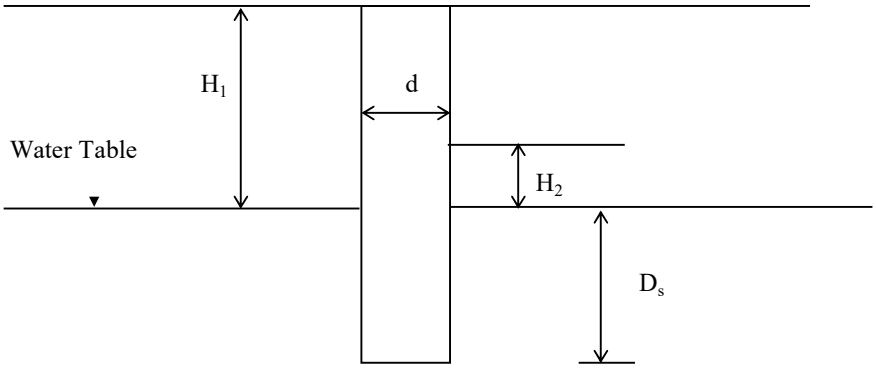
11. Definitions related to adjectives used in soil/rock descriptions:

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

APPENDIX B

FIELD PERMEABILITY TEST RESULTS

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



HYDRAULIC CONDUCTIVITY

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

1.06E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	3.80
2	3.00
3	2.00
4	2.00
5	2.00
6	1.90
7	1.90
8	1.90
9	1.90
10	1.90

Q = Average Flow Rate = 0.004968 CFS

d = Diameter of Test Hole = 3.0 inches

H_2 = Head on Water Table = 4.7 feet

D_s = Depth below Ground Water Table = 10.3 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+5.6'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	4.7'	Below Existing Grade
DEPTH OF TEST HOLE :	15.0'	Below Existing Grade
AVERAGE FLOW RATE:	2.23	GPM

SOIL PROFILE :

0.0 - 6.0'	Brown to gray Sand with shells
6.0' - 8.0'	Dark brown Peat
8.0' - 15.0'	Gray Silty Sand

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

PERCOLATION TEST

NV5

PROJECT NAME: Bay Harbor Tower – 8-Level Tower with Roof Terrace

PROJECT LOCATION: 10141 Bay Harbour Drive, Miami, Florida

PROJECT NO: 17858.01 **TEST DATE:** 6/21/2022 **TEST NO:** P-1

TESTED BY: J&R **CHECKED BY:** AB

DAVID PLUMMER & ASSOCIATES
TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

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

October 14, 2022
Revised: April 23, 2024

Mr. Ari Pearl
Member
Bay Harbor Towers Owner, LLC
501 Diplomat Pkwy
Hallandale Beach, FL 33009
(305) 747-6408
apearl@ppgdevelopment.com

RE: 10143 Bay Harbor Drive Traffic Statement - #22175

Dear Ari,

The proposed project is located at 10143 East Bay Harbor Drive, Bay Harbor Islands, Florida (see Exhibit 1 for the project location). The project proposes to replace a three-story, 30-unit residential building with an eight story, 44-unit residential building. Vehicular access to the site will be provided via one, two-way driveway located along East Bay Harbor Drive and one, one-way outbound only driveway also located along East Bay Harbor Drive, just north of the two-way driveway. Both driveways provide access to / from the ground floor parking garage. Ingress to the one-way, northbound internal roadway leading to the drop-off / pick-up area is also provided via the southern two-way driveway located on East Harbor Drive. See Attachment A for the project site plan.

Project Location

Exhibit 1

Location Map

NORTH
MAP NOT TO SCALE

Trip Generation

The proposed and existing project trip generation was calculated based on the rates / equations published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual,* 11th Edition. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends at a free-standing site's driveway. (Trip generation worksheets are available in Attachment B).US census data states that 7.4% of the area uses alternative modes of transportation (4.5% transit, 2.9% walk, and 0% bike). As such, a 7.4% deduction was taken for other modes of transportation. Trip generation calculations were performed for the AM and PM peak hours of the adjacent street of a typical weekday. The existing and proposed project trip generation calculations are summarized in Exhibit 2. Trip generation documentation is available in Attachment B.

Exhibit 2: Project Trip Generation Summary

Proposed Uses

Proposed ITE Land Use Designation[1]	Number of Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise) *Land Use Code: 221 (Not near*	44 DU	4	13	17	11	7	18
Total Gross Trips		**4**	**13**	**17**	**11**	**7**	**18**
Other Modes of Transportation[2]	7.4%	0	-1	-1	-1	-1	-2
Net Proposed Trips		**4**	**12**	**16**	**10**	**6**	**16**

[1]Based on ITE Trip Generation, 11th Edition.

[2]Based on US Census Tract 38.01 And Local Characteristics.

Existing

Existing ITE Land Use Designation[1]	Number of Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise) *Land Use Code: 220 (Not near*	30 DU	3	9	12	7	5	12
Total Gross Trips		**3**	**9**	**12**	**7**	**5**	**12**
Other Modes of Transportation[2]	7.4%	0	-1	-1	-1	0	-1
Net Existing Trips		**3**	**8**	**11**	**6**	**5**	**11**

[1]Based on ITE Trip Generation, 11th Edition.

[2]Based on US Census Tract 38.01 And Local Characteristics.

dpa Since 1978

Net Trip Difference

	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Proposed	4	12	16	10	6	16
Existing	3	8	11	6	5	11
Net New External Trips	1	4	5	4	1	5

Project Trip Distribution and Assignment

Project traffic was distributed and assigned to the study area using the Cardinal Distribution for TAZ 616, shown in Exhibit 3. The Cardinal Distribution gives a generalized distribution of trips from a TAZ to other parts of Miami-Dade County. The TAZ can be summarized as 36% to the northwest, 38% to the southwest, 12% to the northeast, and 14% to the southwest.

Exhibit 3: Cardinal Distribution Trips (TAZ 616)

DIRECTION	2015	2045	2024
NNE	7.7%	6.2%	7.25%
ENE	5.1%	4.0%	4.77%
ESE	0.0%	0.0%	0.00%
SSE	14.8%	11.6%	13.84%
SSW	19.8%	20.7%	20.07%
WSW	17.4%	20.1%	18.21%
WNW	11.2%	13.3%	11.83%
NNW	24.0%	24.1%	24.03%

For estimating the trip distribution for the project location, consideration was given to conditions such as the roadway network accessed by the project, driveway placement and land uses, minimal number of trips, roadways available to travel in the desired direction, and attractiveness of traveling on a specific roadway. Project traffic was distributed and assigned to the proposed driveways. Project trip distribution and assignment for the proposed project are shown in Exhibit 4.

Project Trip Distribution

Project Trip Assignment

00 AM
(00) PM

Inbound

Outbound

Project Location

Exhibit 4

Project Trip Distribution & Assignment

NORTH
MAP NOT TO SCALE

Maneuverability Analysis

A maneuverability analysis was performed at the project's parking area (see Attachment D). The analysis shows that the passenger vehicles ingress and egress circulation at the driveways and parking spaces show no conflicts.

Conclusions

The results of the trip generation analysis show that the proposed development will generate five (5) more AM peak hour trips and five (5) more PM peak hour trips when compared to the existing use. Therefore, the effects of the project on the adjacent roadway network will be *de minimis*.

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

Sincerely,

Juan Espinosa, PE
Vice-President – Transportation

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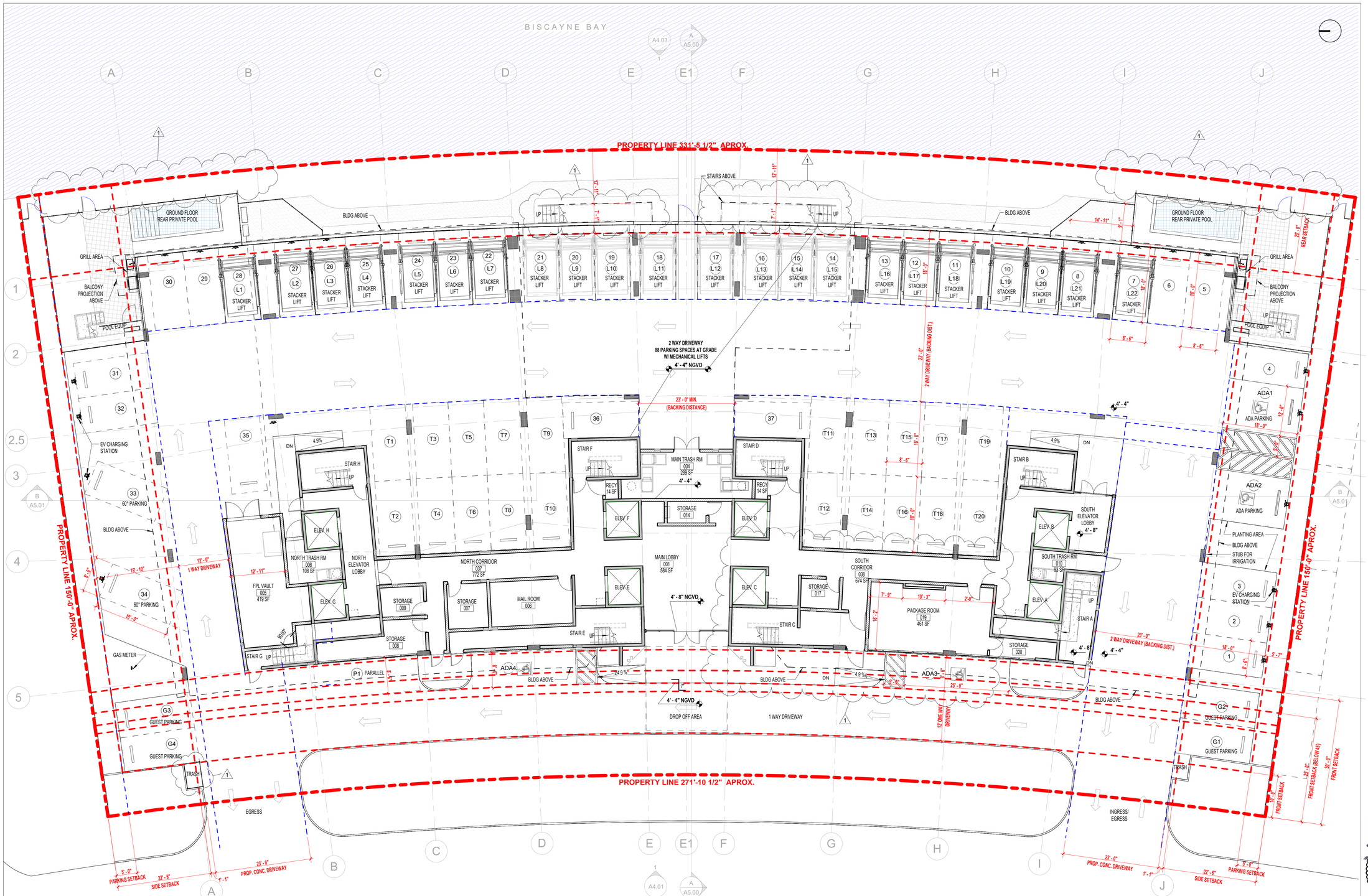
Attachment A



1 LEVEL 1 - GROUND LEVEL
3/32" = 1'-0"

PARKING BREAKDOWN

REGULAR	37
REGULAR	4 (GUEST SPACES)
TANDEM	20
PARALLEL	1
MECHANICAL LIFTS PROVIDED	22 (STACKERS)
ADA	2
ADA	2 (PARALLEL)
SPACES PROVIDED	88
SPACES REQUIRED	*88*
ADA PARKING SPACES REQUIRED	*4*
VISITOR P/S INCLUDED IN THIS CALCULATION	*4*
MECHANICAL LIFT PROVIDED	*22 (22/88 = 25% - 25%MAX.ALLOWED, PER SECTION 23-30.1.)*

G# GUEST SPACE
T# TANDEM SPACE
P# PARALLEL
L# MECH LIFT
ADA# ADA SPACE

Revision	Date
BLDG PERMIT REV# 1	05/16/2024

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BLDG PERMIT REV 1

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner:
Name **PPG Development LLC**
Address 501 Diplomat Parkway
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Tel: 917.439.8717

Civil Engineer:
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Tel: 305.666.3563
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Landscape Architect:
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Pompano Beach, FL 33064
Tel: 954-735-8223 ext 273
Email Jchi@interiorsbysteveng.com

Structural Engineer:
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Miami, Fl, 33125
Tel: 305.969.9423
Email lperaza@yhce.us

MEP Engineer:
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Address 3035 South 72nd Street
Omaha, NE 68124
Tel: 402.391.7680
Email jmejia@schnackel.com

Lighting Consultant:
Name **Light Plan Design, Inc.**
Address 127 W 30th Street 9th Floor New
York, NY 10001 New York, NY 10001
Tel: T: (646) 952-7019
Email bwhitehouse@lightplan.com

Traffic:
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Address 1750 Ponce De Leon BLVD
Coral Gables, FL 33134
Tel: 305.447.0900
Email

Pool Consultant:
Name **Aquadynamics Design Group, Inc**
Address 5000 SW 75th Avenue, Suite 103
Address Miami, Florida 33155
Tel: 305.667.8975 Ext. 303
Email info@aquadynamics.biz

Life Safety:
Name **SLS Consulting, LLC**
Address 260 Palermo Ave
Address Coral Gables, FL 33134
Tel: O: 888.224.9911
Email www.slsfire.com

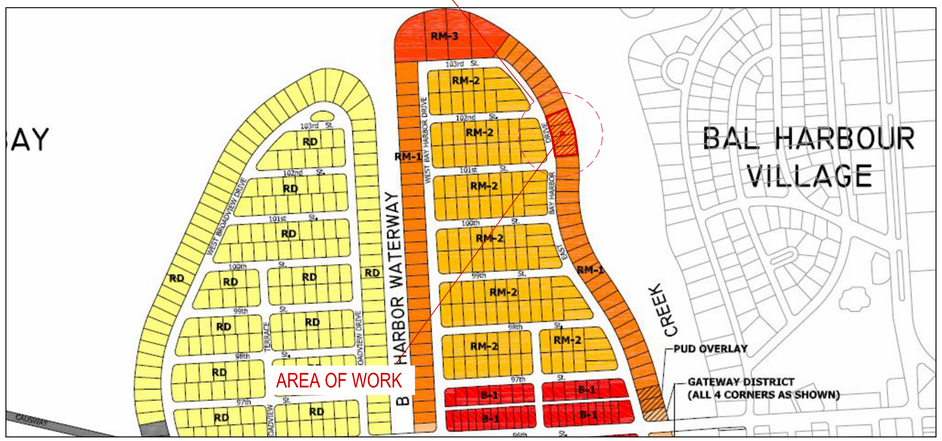
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

LEVEL 1 - GROUND FLOOR

Date: 05.16.24 BLDG PERMIT REV#1		Sheet No.
Scale:	As indicated	A3.00
Project:	2248	

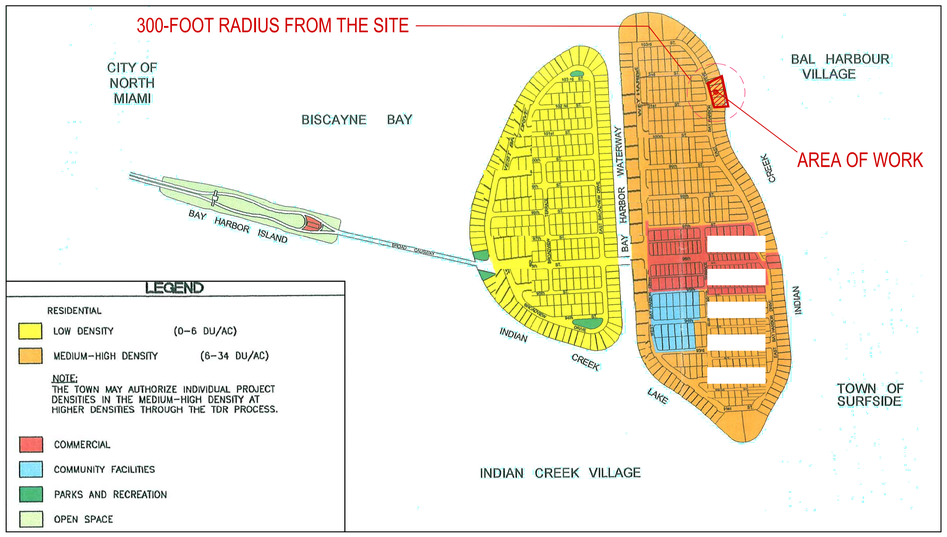
300-FOOT RADIUS FROM THE SITE



1 ZONING DESIGNATIONS MAP

N.T.S

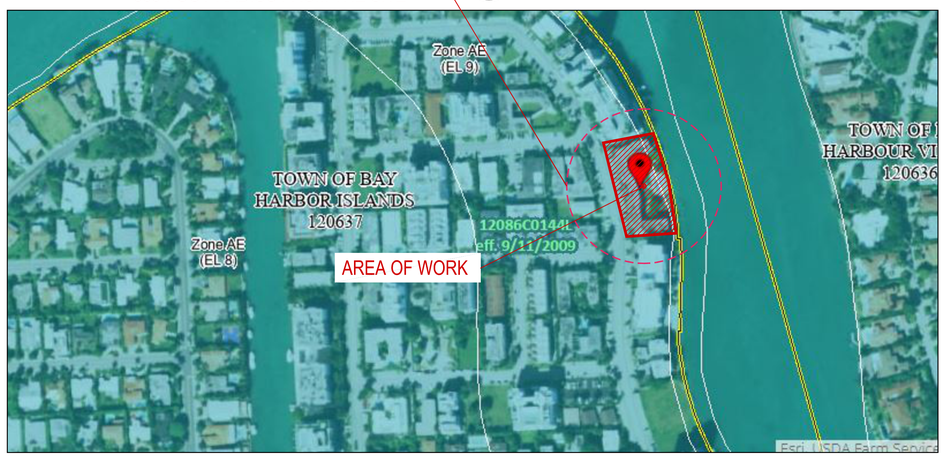
300-FOOT RADIUS FROM THE SITE



2 FUTURE LAND USE MAP

N.T.S

300-FOOT RADIUS FROM THE SITE



3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 10143 BAY HARBOR DRIVE
PROJECT ADDRESS: 10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 45,000 SF (1.03 ACRES)
BASE FLOOD ELEVATION: 9 NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	45,000 SF	45,000 SF (1.03 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 1.03 = 35.02 UNITS MAX = (35 UNITS)	44 UNITS (9 TDR'S)
C) BUILDING HEIGHT	75' (MEASURED FROM BFE+1')	75'-0" + 5'-0" POOL DECK
D) BUILDING LENGTH	205' MAX | ABOVE 45,' 120' MAX 120' & 120' SEPARATED BY CODE COMPLIANT BREEZEWAY.	120'-0"
E) BUILDING ARTICULATION CODE REQ.	CODE REQUIREMENTS: Building Length: The maximum overall length of any single building in a linear shape with no break or angles greater than 15 degrees shall not exceed 205 feet	PROPOSED SOLUTION: deliberated break on the building facade to divide the two bodies a 15.00° degree angle on front (lengths of 110'-3") and a 18.80° degree angle on the back (lengths of 120'-0") is achieve.
F) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 45,00 X 0.2 = 9,000 SF MIN.	9,764,12 SF=21.69%
G) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 8,000 X 0.15 = 1,200 SF MIN.	1,246.54 SF = 15.58%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	30 FEET
C) SIDE YARD SETBACK	10% OF STREET FRONTAGE (240 FT) = 24.0 FT MAXIMUM REQUIRED 22.5 FT (PER SEC.23-11(B1)(3)(C)	22'-5" FEET
D) REAR YARD SETBACK	20 FEET	20 FEET
E) FLEX SETBACKS		
NORTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET
SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET

3

AREA BREAKDOWN

LEVEL	TOTAL GROSS AREA	SELLABLE AREA
LEVEL GROUND (PARKING)	45,000 SF	-
LEVEL 2	26,920 SF	15,656 SF
LEVEL 3	27,471 SF	18,716 SF
LEVEL 4	27,721 SF	18,716 SF
LEVEL 5	25,928 SF	18,920 SF
LEVEL 6	25,732 SF	18,920 SF
LEVEL 7	26,162 SF	18,920 SF
LEVEL 8 - PENTHOUSE	26,016 SF	18,978 SF
ROOF DECK PENTHOUSE	24,874 SF	4,131 SF
GRANDTOTAL	255,824 SF	132,957 SF

4

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS
-	-	-
LEVEL 2	6 RESIDENTIAL UNITS	6 UNITS
LEVEL 3-4	8 RESIDENTIAL UNITS	16 UNITS
LEVEL 5-7	6 RESIDENTIAL UNITS	18 UNITS
LEVEL 8	4 RESIDENTIAL UNITS	4 UNITS
LEVELS 2-8	GRANDTOTAL	TOTAL UNITS = 44 UNITS

5

UNIT MIX CHART

LEVEL	UNIT/TYPE	NUMBER OF ROOMS	MIN. UNIT SF REQUIRED	PROVIDED	LEVEL	UNIT	NUMBER OF ROOMS	MIN. UNIT SF REQUIRED	PROVIDED
GROUND	-	-	-	-		-	-	-	-
2	201 A & 206 AR	4 + DEN	1,550 SF	3,322 SF	5,6,7	501 H & 506 HR 601 H & 606 HR 701 H & 706 HR	4 + DEN	1,550 SF	3,421 SF
	202 B & 205 BR	3 + DEN	1,350 SF	2,650 SF					
	203 C & 204 CR	2 + DEN	1,150 SF	1,857 SF		502 I & 505 IR 602 I & 605 IR 702 I & 705 IR	3 + DEN	1,350 SF	2,815 SF
3-4	301 D & 308 DR 401 D & 408 DR	4 + DEN	1,350 SF	3,221 SF					
	302 E & 307 ER 402 E & 407 ER	2 + DEN	1,150 SF	1,907 SF		503 J & 504 JR 603 J & 604 JR 703 J & 704 JR	3 + DEN	1,550 SF	3,224 SF
	303 F & 306 FR 403 F & 406 FR	2 + DEN	1,150 SF	2,137 SF	8	801 K & 804 KR	4 + DEN	1,750 SF	4,902 SF
	304 G & 305 GR 404 G & 405 GR	2 + DEN	1,150 SF	2,093 SF		802 L & 803 LR	4 + DEN	1,750 SF	4,587 SF

RESIDENTIAL GROSS AREA PER LEVEL	LEVEL 2 7,829 SF LEVEL 3 9,358 SF LEVEL 4 9,358 SF LEVEL 5 4,450 SF LEVEL 6 4,450 SF LEVEL 7 4,450 SF LEVEL 8 3,500 SF
TOTAL RESIDENTIAL AREA	25,137 SF

6

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
RESIDENTIAL	44 UNITS	2 P.S. x UNIT	88 P.S.	84 P.S.
	VISITOR	4 P.S. PER ZONING CODE SEC 23-24 (c)(3).	04 P.S.	04 P.S.
TOTAL PARKING			88 P.S.	88 P.S.

PARKING PER FLOORS — TOTAL OF PARKING

LEVEL 1 84 P.S. + 4 ACCESSIBLE P.S. = 88 P.S. — 88 P.S.

PARKING BREAKDOWN	
REGULAR	37
REGULAR	4 (GUEST SPACES)
TANDEM	20
PARALLEL	1
MECHANICAL LIFTS PROVIDED	22 (STACKERS)
ADA	2
ADA	2 (PARALLEL)
SPACES PROVIDED	88
SPACES REQUIRED	*88*
ADA PARKING SPACES REQUIRED	*4*
VISITOR P/S INCLUDED	*4*
MECHANICAL LIFT PROVIDED	*22*
(22/88=25% - 25% MAX.ALLOWED, PER SECTION 23-30.1.)	

Revision	Date
DRB REV# 1	04/03/2024

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ZONING/DRB PERMIT SET
REVISION #1

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner:
Name **PPG Development LLC**
Address 501 Diplomat Parkway
Hallandale Beach FL, 33009
Tel: 917.439.8717

Civil Engineer:
Name **Ocean Engineering**
Address 8101 Biscayne Blvd, Unit 508
Miami, Florida 33138
Tel: 786.253.5252
Email wlugo@oceanengineeringinc.com

Geotechnical Engineer:
Name **NV5**
Address 14486 Commerce Way, Miami Lakes, FL 33016
Tel: 305.666.3563
Email

Landscape Architect:
Name **Clad Landscape Architecture**
Address 820 NE 4th Ave, Studio 113
Miami Beach, FL 33138
Tel: 786.536.6076
Email Info@cladlandscape.com

Architect:
Name **Kobi Karp**
Address 571 NW 28th St
Miami, FL 33127
Tel: 305.573.1818
Email kobikarp@kobikarp.com

Interior Designer:
Name **Interiors by Steven G. Inc.**
Address 2818 Center Port Circle
Pompano Beach, FL 33064
Tel: 954-735-8223 ext 273
Email Jchi@interiorsbysteveng.com

Structural Engineer:
Name **YHCE**
Address 99 NW 27 Avenue.
Miami, Fl, 33125
Tel: 305.969.9423
Email lperaza@yhce.us

MEP Engineer:
Name **Schnackel Engineers, Inc.**
Address 3035 South 72nd Street
Omaha, NE 68124
Tel: 402.391.7680
Email jmejia@schnackel.com

Lighting Consultant:
Name **Light Plan Design, Inc.**
Address 127 W 30th Street 9th Floor New York, NY 10001 New York, NY 10001
Tel: T: (646) 952-7019
Email bwhitehouse@lightplan.com

Traffic:
Name **David Plummer & Associates**
Address 1750 Ponce De Leon BLVD
Coral Gables, FL 33134
Tel: 305.447.0900
Email

Pool Consultant:
Name **Aquadynamics Design Group, Inc**
Address 5000 SW 75th Avenue, Suite 103
Address Miami, Florida 33155
Tel: 305.667.8975 Ext. 303
Email info@aquadynamics.biz

Life Safety:
Name **SLS Consulting, LLC**
Address 260 Palermo Ave
Address Coral Gables, FL 33134
Tel: O: 888.224.9911
Email www.slsfire.com

STATE OF FLORIDA — KOBI KARP — AR0012578 — REGISTERED ARCHITECT

KOBI KARP

PROJECT DATA

Date:	04/03/2024 - PERMIT REV#1	Sheet No. A1.00
Scale:	1/8" = 1'-0"	
Project:	2248	

Attachment B

Scenario - 1

Scenario Name: Proposed
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method / Rate/Equation	Entry / Split%	Exit / Split%	Total
221(1) - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	44	Weekday, Peak	Average	4	13	17
Data Source: Trip Generation Manual, 11th Ed				Hour of Adjacent	0.37	23%	77%	
221(2) - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	44	Weekday, Peak	Best Fit (LIN)	11	7	18
Data Source: Trip Generation Manual, 11th Ed				Hour of Adjacent	T = 0.39(X) + 0.34	61%	39%	

Scenario - 2

Scenario Name: Existing
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method / Rate/Equation	Entry / Split%	Exit / Split%	Total
221(1) - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	30	Weekday, Peak	Average	3	9	12
Data Source: Trip Generation Manual, 11th Ed				Hour of Adjacent	0.37	23%	77%	
221(2) - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	30	Weekday, Peak	Best Fit (LIN)	7	5	12
Data Source: Trip Generation Manual, 11th Ed				Hour of Adjacent	T = 0.39(X) + 0.34	61%	39%	

COMMUTING CHARACTERISTICS BY SEX

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

	Census Tract 38.01, Miami-Dade County, Florida					
	Total		Male		Female	
Label	Estimate	Margin of Error	Estimate	Margin of Erro	Estimate	Margin of Error
Workers 16 years and over	2,965	±226	1,514	±194	1,451	±292
MEANS OF TRANSPORTATION TO WORK						
Car, truck, or van	73.5%	±8.8	72.9%	±13.4	74.1%	±9.8
Drove alone	63.2%	±8.6	69.9%	±13.2	56.2%	±12.0
Carpooled	10.2%	±5.7	2.9%	±3.7	17.8%	±11.4
In 2-person carpool	9.3%	±4.9	2.9%	±3.7	16.1%	±9.7
In 3-person carpool	0.0%	±1.6	0.0%	±3.1	0.0%	±3.2
In 4-or-more person carpool	0.9%	±1.4	0.0%	±3.1	1.8%	±2.9
Workers per car, truck, or van	1.08	±0.05	1.02	±0.03	1.15	±0.11
Public transportation (excluding taxicab)	4.5%	±3.6	2.9%	±3.2	6.1%	±6.3
Walked	2.9%	±2.8	1.3%	±2.1	4.5%	±4.0
Bicycle	0.0%	±1.6	0.0%	±3.1	0.0%	±3.2
Taxicab, motorcycle, or other means	6.8%	±6.6	12.5%	±12.7	0.8%	±1.2
Worked from home	12.4%	±6.7	10.4%	±6.8	14.5%	±11.4
PLACE OF WORK						
Workers 16 years and over who did not work fror	2,598	±317	1,357	±201	1,241	±374
VEHICLES AVAILABLE						
PERCENT ALLOCATED						

Table Notes

COMMUTING CHARACTERISTICS BY SEX

Survey/Program: American Community Survey
Year: 2020
Estimates: 5-Year
Table ID: S0801

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties.

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

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

2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Means of Transportation.

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

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

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

The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

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

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

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

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

OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/30/2022

	Folio	Sub-Division	Owner	Address
1	13-2227-088-0001 (Reference)	BAY HARBOR TOWERS CONDO	REFERENCE ONLY	Bay Harbor Islands
2	13-2227-088-0010	BAY HARBOR TOWERS CONDO	MICHAEL E LOPEZ	10141 E BAY HARBOR DR UNIT: 1A Bay Harbor Islands
3	13-2227-088-0020	BAY HARBOR TOWERS CONDO	MICHAEL LOPEZ	10141 E BAY HARBOR DR UNIT: 2-A Bay Harbor Islands
4	13-2227-088-0030	BAY HARBOR TOWERS CONDO	JACQUELINE MAMBER	10141 E BAY HARBOR DR UNIT: 3A Bay Harbor Islands
5	13-2227-088-0040	BAY HARBOR TOWERS CONDO	BARAK GROUP LLC	10141 E BAY HARBOR DR UNIT: 4A Bay Harbor Islands
6	13-2227-088-0050	BAY HARBOR TOWERS CONDO	CORINNE A GUILLARD & GILLES P PRADO (JTRS)	10141 E BAY HARBOR DR UNIT: 5A Bay Harbor Islands
7	13-2227-088-0060	BAY HARBOR TOWERS CONDO	RICHARD FINLINSON &W SHARON	10143 E BAY HARBOR DR UNIT: 6A Bay Harbor Islands
8	13-2227-088-0070	BAY HARBOR TOWERS CONDO	CHARLES BURDUMY SR TRS	10143 E BAY HARBOR DR UNIT: 7A Bay Harbor Islands
9	13-2227-088-0080	BAY HARBOR TOWERS CONDO	CHARLES BURDUMY SR TRS KATHERINE BURDUMY	10143 E BAY HARBOR DR UNIT: 8A Bay Harbor Islands
10	13-2227-088-0090	BAY HARBOR TOWERS CONDO	BY MY OWN INVESTMENTS INC	10143 E BAY HARBOR DR UNIT: 9A Bay Harbor Islands
11	13-2227-088-0100	BAY HARBOR TOWERS CONDO	COVE RE BAY HARBOR TOWERS PROPERTY 10A LLC	10143 E BAY HARBOR DR UNIT: 10A Bay Harbor Islands
12	13-2227-088-0110	BAY HARBOR TOWERS CONDO	LISA OWEIS	10141 E BAY HARBOR DR UNIT: 1B Bay Harbor Islands
13	13-2227-088-0120	BAY HARBOR TOWERS CONDO	GERARDO SCHLOSBERG TRS CRYSTAL BROOK REVOCABLE TRUST	10141 E BAY HARBOR DR UNIT: 2B Bay Harbor Islands
14	13-2227-088-0130	BAY HARBOR TOWERS CONDO	COVE RE BAY HARBOR TOWERS LLC	10141 E BAY HARBOR DR UNIT: 3B Bay Harbor Islands
15	13-2227-088-0140	BAY HARBOR TOWERS CONDO	LUIS F BARNEY	10141 E BAY HARBOR DR UNIT: 4B Bay Harbor Islands
16	13-2227-088-0150	BAY HARBOR TOWERS CONDO	VIVIAN HAYDAR	10141 E BAY HARBOR DR UNIT: 5-B Bay Harbor Islands
17	13-2227-088-0160	BAY HARBOR TOWERS CONDO	SUNSET BAY DELAWARE LLC	10143 E BAY HARBOR DR UNIT: 6B Bay Harbor Islands
18	13-2227-088-0170	BAY HARBOR TOWERS CONDO	ANDREW MAMBER &W JACQUELINE	10143 E BAY HARBOR DR UNIT: 7B Bay Harbor Islands
19	13-2227-088-0180	BAY HARBOR TOWERS CONDO	VICTOR NIETO CARMEN NIETO	10143 E BAY HARBOR DR UNIT: 8B Bay Harbor Islands
20	13-2227-088-0190	BAY HARBOR TOWERS CONDO	IAN MORRISON	10143 E BAY HARBOR DR UNIT: 9B Bay Harbor Islands
21	13-2227-088-0200	BAY HARBOR TOWERS CONDO	MICHAEL P LINVILLE & CESAR E MARTINEZ JTRS	10143 E BAY HARBOR DR UNIT: 10-B Bay Harbor Islands

22	13-2227-088-0210	BAY HARBOR TOWERS CONDO	MIDDLESOUND LANDING INC	10141 E BAY HARBOR DR UNIT: 1C Bay Harbor Islands
23	13-2227-088-0220	BAY HARBOR TOWERS CONDO	BARBARA LIDIA MENENDEZ	10141 E BAY HARBOR DR UNIT: 2C Bay Harbor Islands
24	13-2227-088-0230	BAY HARBOR TOWERS CONDO	J D REALTY PALM BEACH	10141 E BAY HARBOR DR UNIT: 3C Bay Harbor Islands
25	13-2227-088-0240	BAY HARBOR TOWERS CONDO	GINETTE M PIRALLO	10141 E BAY HARBOR DR UNIT: 4C Bay Harbor Islands
26	13-2227-088-0250	BAY HARBOR TOWERS CONDO	MARIO EGOZI	10141 E BAY HARBOR DR UNIT: 5C Bay Harbor Islands
27	13-2227-088-0260	BAY HARBOR TOWERS CONDO	MARIE T DAUMY TRS GASTON O DAUMY TRS	10143 E BAY HARBOR DR UNIT: 6C Bay Harbor Islands
28	13-2227-088-0270	BAY HARBOR TOWERS CONDO	SEAN M HANLEY	10143 E BAY HARBOR DR UNIT: 7C Bay Harbor Islands
29	13-2227-088-0280	BAY HARBOR TOWERS CONDO	ITZHAK BARAK MAYA BARAK	10143 E BAY HARBOR DR UNIT: 8-C Bay Harbor Islands
30	13-2227-088-0290	BAY HARBOR TOWERS CONDO	MARY L KENNEFICK TRS	10143 E BAY HARBOR DR UNIT: 9C Bay Harbor Islands
31	13-2227-088-0300	BAY HARBOR TOWERS CONDO	GINETTE P PIRALLO	10143 E BAY HARBOR DR UNIT: 10C Bay Harbor Islands

Attachment C

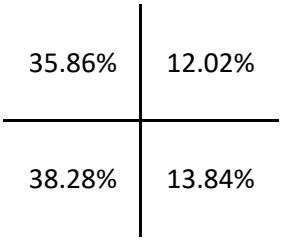
Cardinal Distribution

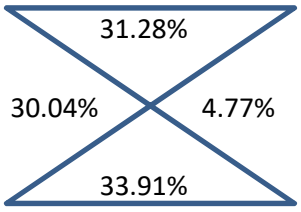
22175

10141 East Bay Harbor Drive

TAZ	616

DIRECTION	2015	2045	2024
NNE	7.7%	6.2%	7.25%
ENE	5.1%	4.0%	4.77%
ESE	0.0%	0.0%	0.00%
SSE	14.8%	11.6%	13.84%
SSW	19.8%	20.7%	20.07%
WSW	17.4%	20.1%	18.21%
WNW	11.2%	13.3%	11.83%
NNW	24.0%	24.1%	24.03%
	100%	100%	100%

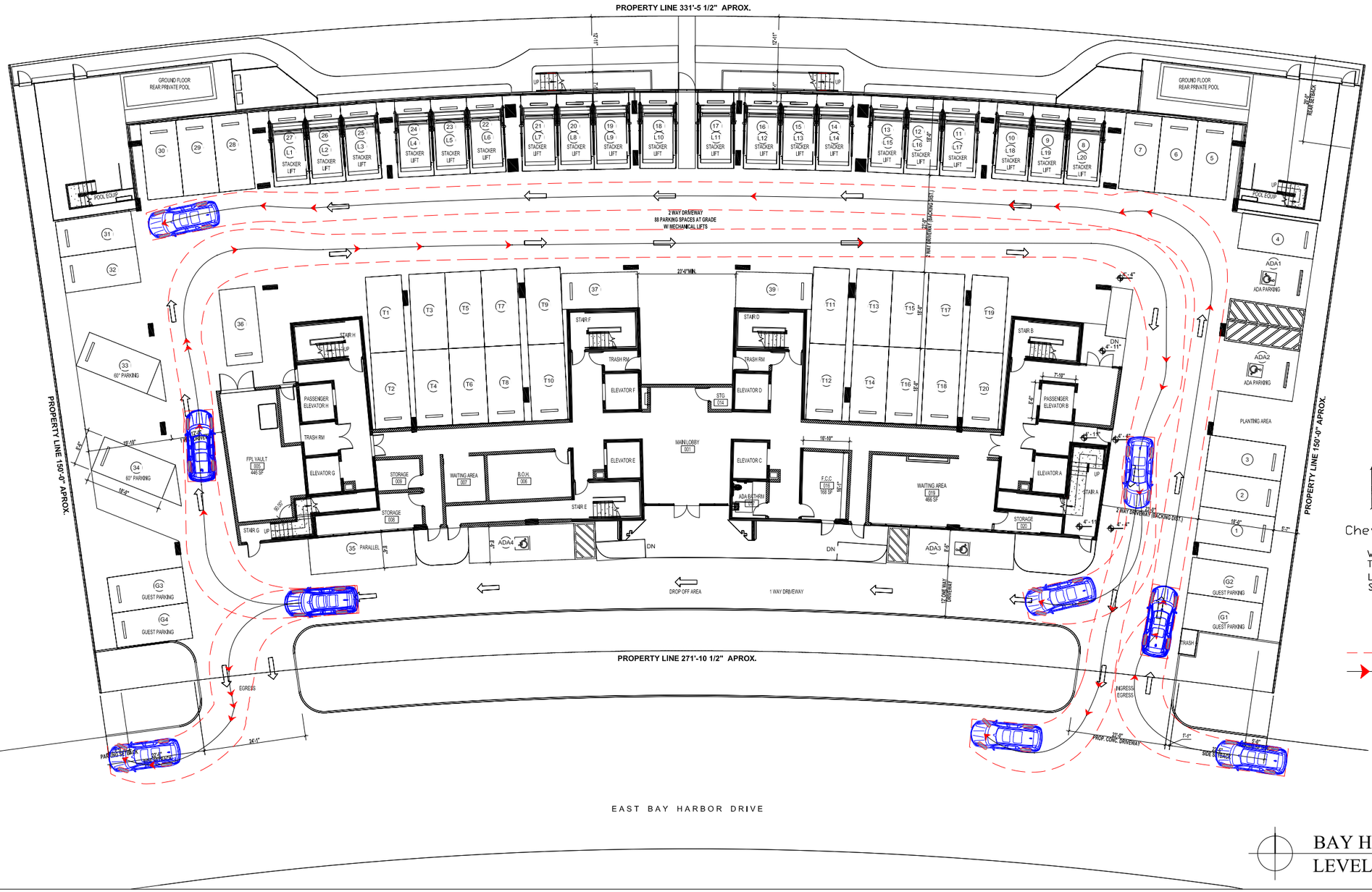




Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
599	3499	Trips	591	34	0	13	16	316	294	397	1,717
599	3499	Percent	35.6	2.0	0.0	0.8	1.0	19.0	17.7	23.9	
600	3500	Trips	1,964	258	20	47	84	1,205	1,079	998	5,795
600	3500	Percent	34.7	4.6	0.4	0.8	1.5	21.3	19.1	17.7	
601	3501	Trips	70	-	-	28	277	290	175	257	1,104
601	3501	Percent	6.4	-	-	2.5	25.3	26.4	15.9	23.5	
602	3502	Trips	67	17	-	103	540	455	472	464	2,181
602	3502	Percent	3.2	0.8	-	4.9	25.5	21.5	22.3	21.9	
603	3503	Trips	27	-	-	3	177	160	92	111	570
603	3503	Percent	4.8	-	-	0.5	31.0	28.1	16.2	19.5	
604	3504	Trips	45	-	-	6	506	334	458	381	1,779
604	3504	Percent	2.6	-	-	0.4	29.3	19.3	26.5	22.0	
605	3505	Trips	136	16	-	144	498	321	433	386	1,958
605	3505	Percent	7.0	0.8	-	7.4	25.7	16.6	22.4	20.0	
606	3506	Trips	830	-	-	845	1,407	1,998	1,040	2,384	9,052
606	3506	Percent	9.8	-	-	9.9	16.5	23.5	12.2	28.0	
607	3507	Trips	197	83	-	165	848	498	671	627	3,154
607	3507	Percent	6.4	2.7	-	5.4	27.5	16.1	21.7	20.3	
608	3508	Trips	109	-	-	17	655	545	562	535	2,497
608	3508	Percent	4.5	-	-	0.7	27.0	22.5	23.2	22.1	
609	3509	Trips	80	-	-	30	482	700	242	744	2,414
609	3509	Percent	3.5	-	-	1.3	21.2	30.7	10.6	32.7	
610	3510	Trips	576	187	-	313	1,639	1,859	1,152	2,527	9,381
610	3510	Percent	7.0	2.3	-	3.8	19.9	22.5	14.0	30.6	
611	3511	Trips	344	38	-	107	861	847	782	1,269	4,444
611	3511	Percent	8.1	0.9	-	2.5	20.3	20.0	18.4	29.9	
612	3512	Trips	102	-	-	38	497	479	354	809	2,324
612	3512	Percent	4.5	-	-	1.7	21.8	21.0	15.5	35.5	
613	3513	Trips	50	-	-	45	147	146	130	221	738
613	3513	Percent	6.8	-	-	6.1	19.9	19.8	17.6	30.0	
614	3514	Trips	107	-	-	231	720	908	522	868	3,436
614	3514	Percent	3.2	-	-	6.9	21.5	27.1	15.6	25.9	
615	3515	Trips	748	321	-	855	1,825	1,774	1,120	2,278	9,551
615	3515	Percent	8.4	3.6	-	9.6	20.5	19.9	12.6	25.5	
616	3516	Trips	631	418	-	1,214	1,619	1,428	921	1,966	9,585
616	3516	Percent	7.7	5.1	-	14.8	19.8	17.4	11.2	24.0	
617	3517	Trips	18	4	17	9	11	16	6	43	125
617	3517	Percent	14.3	3.3	13.7	7.4	9.0	13.1	4.7	34.7	
618	3518	Trips	243	105	-	241	640	556	295	599	2,736
618	3518	Percent	9.1	3.9	-	9.0	23.9	20.8	11.0	22.4	
619	3519	Trips	114	-	-	442	1,579	1,258	675	2,112	6,703
619	3519	Percent	1.8	-	-	7.2	25.6	20.4	10.9	34.2	
620	3520	Trips	85	-	-	385	1,902	1,775	809	2,132	7,584
620	3520	Percent	1.2	-	-	5.4	26.8	25.1	11.4	30.1	
621	3521	Trips	411	-	112	336	917	877	409	774	3,916
621	3521	Percent	10.7	-	2.9	8.8	23.9	22.9	10.7	20.2	
622	3522	Trips	725	-	-	733	1,372	1,695	887	1,623	7,653
622	3522	Percent	10.3	-	-	10.4	19.5	24.1	12.6	23.1	
623	3523	Trips	394	243	139	749	727	1,431	755	921	5,657
623	3523	Percent	7.4	4.5	2.6	14.0	13.6	26.7	14.1	17.2	
624	3524	Trips	1,100	613	112	625	1,542	2,663	1,706	1,821	11,072
624	3524	Percent	10.8	6.0	1.1	6.1	15.2	26.2	16.8	17.9	

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
599	3499	Trips	392	108	7	13	41	341	344	485	1,765
599	3499	Percent	22.6	6.2	0.4	0.8	2.4	19.7	19.9	28.0	
600	3500	Trips	1,603	330	17	42	94	1,157	1,332	1,506	6,163
600	3500	Percent	26.4	5.4	0.3	0.7	1.6	19.0	21.9	24.8	
601	3501	Trips	73	-	-	36	470	342	267	332	1,552
601	3501	Percent	4.8	-	-	2.4	30.9	22.5	17.5	21.8	
602	3502	Trips	62	6	-	148	713	574	523	476	2,566
602	3502	Percent	2.5	0.3	-	5.9	28.5	22.9	20.9	19.0	
603	3503	Trips	14	-	-	1	337	258	161	172	980
603	3503	Percent	1.5	-	-	0.1	35.7	27.4	17.1	18.3	
604	3504	Trips	64	-	-	41	951	737	707	668	3,445
604	3504	Percent	2.0	-	-	1.3	30.0	23.3	22.3	21.1	
605	3505	Trips	99	36	-	135	670	549	585	509	2,652
605	3505	Percent	3.8	1.4	-	5.2	25.9	21.2	22.7	19.7	
606	3506	Trips	643	-	-	754	1,891	2,383	1,151	2,389	9,786
606	3506	Percent	7.0	-	-	8.2	20.5	25.9	12.5	25.9	
607	3507	Trips	188	140	-	182	1,171	780	868	741	4,188
607	3507	Percent	4.6	3.4	-	4.5	28.8	19.2	21.3	18.2	
608	3508	Trips	110	-	-	48	1,108	1,101	706	785	3,985
608	3508	Percent	2.9	-	-	1.2	28.7	28.5	18.3	20.4	
609	3509	Trips	86	-	-	37	718	953	371	839	3,169
609	3509	Percent	2.9	-	-	1.2	23.9	31.7	12.3	27.9	
610	3510	Trips	681	182	-	382	2,239	2,515	1,391	2,792	12,047
610	3510	Percent	6.7	1.8	-	3.8	22.0	24.7	13.7	27.4	
611	3511	Trips	449	13	-	118	1,000	1,197	848	1,206	5,036
611	3511	Percent	9.3	0.3	-	2.4	20.7	24.8	17.6	25.0	
612	3512	Trips	74	-	-	56	640	617	408	906	2,773
612	3512	Percent	2.8	-	-	2.1	23.7	22.9	15.1	33.6	
613	3513	Trips	42	-	-	27	203	188	128	185	774
613	3513	Percent	5.5	-	-	3.5	26.3	24.2	16.5	24.0	
614	3514	Trips	160	-	-	231	1,441	1,400	1,004	1,429	5,961
614	3514	Percent	2.8	-	-	4.1	25.4	24.7	17.7	25.2	
615	3515	Trips	657	228	-	698	1,586	1,570	1,040	1,804	7,950
615	3515	Percent	8.7	3.0	-	9.2	20.9	20.7	13.7	23.8	
616	3516	Trips	663	430	-	1,243	2,224	2,161	1,427	2,581	12,275
616	3516	Percent	6.2	4.0	-	11.6	20.7	20.1	13.3	24.1	
617	3517	Trips	13	10	12	23	29	51	31	41	219
617	3517	Percent	6.4	4.8	5.8	10.9	13.8	24.0	14.9	19.5	
618	3518	Trips	155	54	-	218	768	639	484	831	3,208
618	3518	Percent	4.9	1.7	-	6.9	24.4	20.3	15.4	26.4	
619	3519	Trips	148	-	-	378	1,965	1,591	822	2,087	7,426
619	3519	Percent	2.1	-	-	5.4	28.1	22.8	11.8	29.9	
620	3520	Trips	101	-	-	236	1,860	2,343	1,013	2,177	8,233
620	3520	Percent	1.3	-	-	3.1	24.1	30.3	13.1	28.2	
621	3521	Trips	349	-	81	272	1,070	1,011	417	959	4,287
621	3521	Percent	8.4	-	1.9	6.6	25.7	24.3	10.0	23.1	
622	3522	Trips	552	-	-	687	1,638	2,319	1,127	2,032	8,893
622	3522	Percent	6.6	-	-	8.2	19.6	27.8	13.5	24.3	
623	3523	Trips	475	123	70	728	1,143	1,694	801	1,023	6,274
623	3523	Percent	7.8	2.0	1.2	12.0	18.9	28.0	13.2	16.9	
624	3524	Trips	1,356	409	98	912	2,505	3,276	2,354	2,063	13,940
624	3524	Percent	10.5	3.2	0.8	7.0	19.3	25.3	18.1	15.9	

Attachment D



BAY HARBOR TOWERS
LEVEL 1 FLOOR PLAN

DAVID PLUMMER & ASSOCIATES,INC.
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CORAL GABLES FORT MYERS
1750 PONCE DE LEON BLVD. CORAL GABLES FL 33134 TEL: (305) 447-0900 EMAIL: WWW.DPA@DPLUMMER.COM
CERTIFICATE OF AUTHORIZATION EB 2690

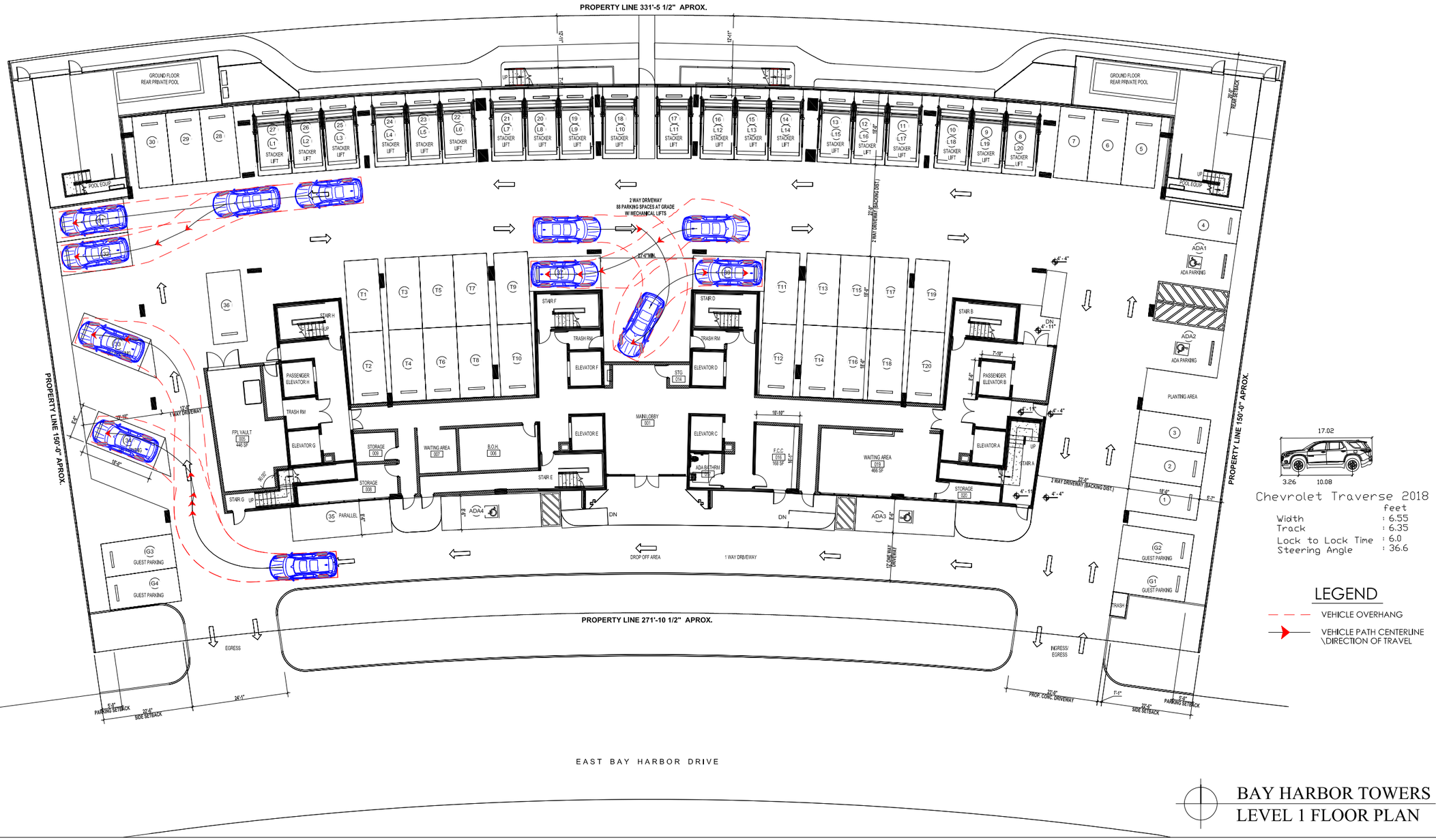
BAY HARBOR TOWERS
10143 East Bay Harbor Drive
Bay Harbor Islands, Florida

Passenger Vehicle Circulation

DATE: 04/23/2024

N

SCALE: N.T.S.



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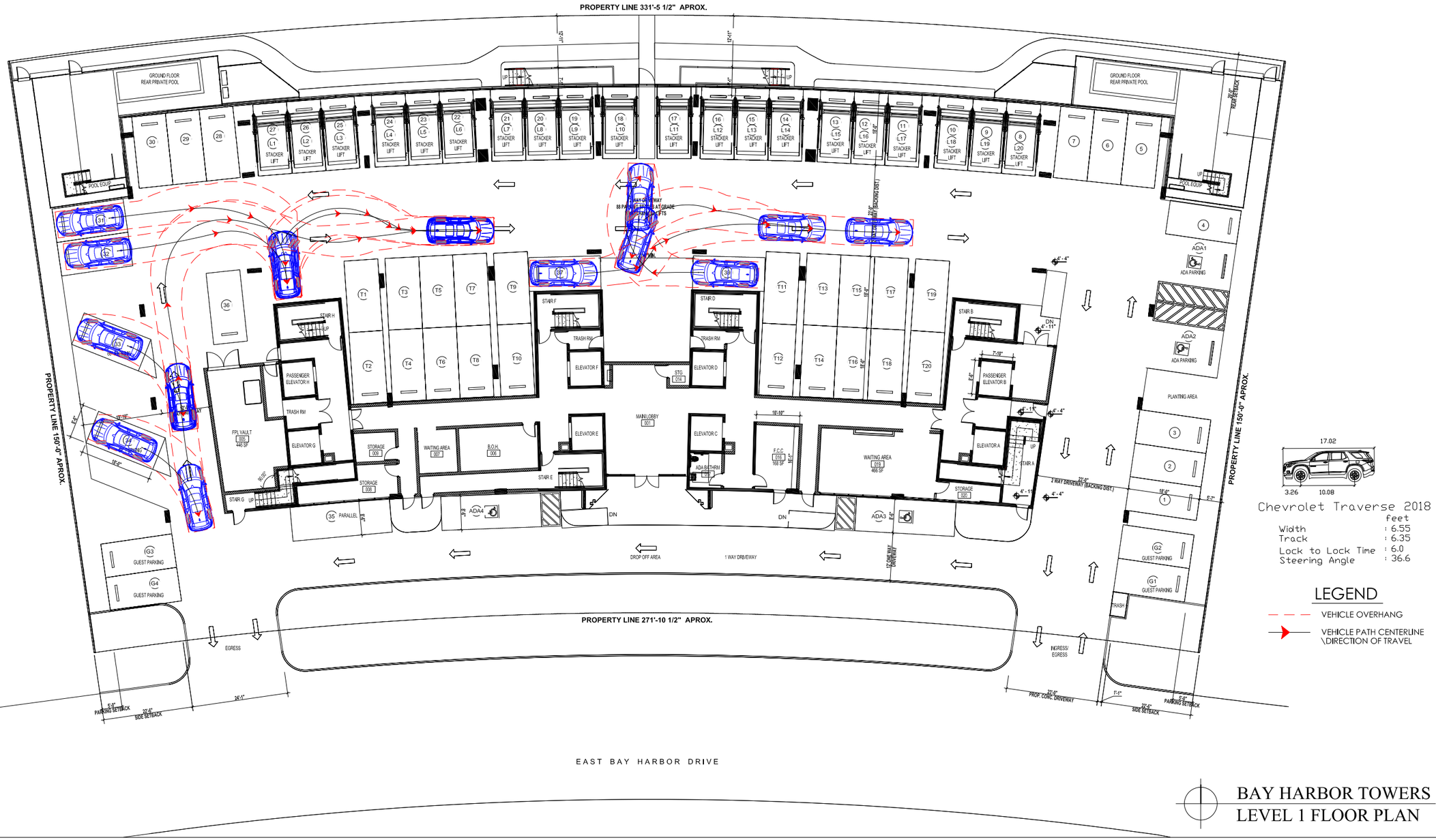
BAY HARBOR TOWERS
10143 East Bay Harbor Drive
Bay Harbor Islands, Florida

Passenger Vehicle
Ingress Circulation

DATE:
04/23/2024

N
SCALE: N.T.S.



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BAY HARBOR TOWERS
10143 East Bay Harbor Drive
Bay Harbor Islands, Florida

Passenger Vehicle Egress Circulation

DATE: 04/23/2024

N

SCALE: N.T.S.

KOBI KARP

ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 05-16-2024

TO: Town of Bay Harbor Islands

RE: Narrative for 10143 Bay Harbor Drive **Permit Rev#1 05.16.2024**

Michael Miller: As per your request from our call yesterday, please find below our revised DRB submittal package addressing the comments that you discussed to us. We have included one link that only has the revised plans, and another link with the full compiled PDF package. Please let us know if you require hardcopy prints at this time. Our narrative response is below:

1. KKAID Response: Landscape & Architecture site plan sheets have been updated to show a 5' landscape buffer immediately adjacent to the seawall, as opposed to the previously shown gravel pathway.
2. KKAID Response: Landscape & Architecture site plan sheets have been updated to show an additional trach receptacle location on the front North portion of the property.

Mike Mesa: Thank you for your time on the call today. The revised sheets reflect the below previous comments issued form your side:

1. SHOW A COMPLETE FLOOD LEGEND (FINISHED FLOOR ELEVATION, LOWEST ELEVATION OF EQUIPMENT, FLOOD ZONE, PANEL NUMBER, BASE FLOOD ELEVATION, HIGHEST CROWN OF ROAD, LOWEST AND HIGHEST ADJACENT GRADE, ETC) AS PER FBC 107.3.5.

KKAID Response: Please see Sheet A2.01. Complete Flood Table legend has been added.

2. PLANS SHOW ENCLOSURES ON GROUND FLOOR THAT ARE BELOW DFE (BFE PLUS 1FT). CLARIFY HOW EACH OF THESE AREAS WOULD COMPLY WITH ASCE 24 (DRY OR WET FLOODPROOFING

MATERIALS BELOW BFE). PLANS SHOW "DRY FLOODPROOFING" WHICH IS PROHIBITED ON RESIDENTIAL STRUCTURES (SEE ASCE 24)

KKAID Response: Please see Sheet A2.01. Wet Floodproofing strategies have been shown. Flood vents and flood resistant materials will be utilized.

3. SHOW ALL PROPOSED ELEVATIONS (INCLUDING FINISHED FLOOR AND EQUIPMENT SERVICING THE BUILDING, GARAGE FFE, ETC), SHALL COMPLY WITH THE REQUIREMENTS IN ASCE 24,FEMA AND FBC.

KKAID Response: Please see Sheet A2.01. Tags for plan and section have been shown.

4. Ground floor (uses not allowed below BFE plus 1 foot) does not comply with ASCE24.

KKAID Response: Please see Sheets A2.01, A3.00. Functions have been rearranged and labeled to meet compliance with ASCE24 functions.

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KOBI KARP

ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 04-03-2024

TO: Town of Bay Harbor Islands

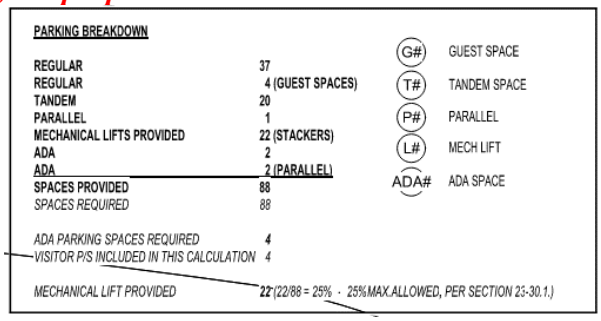
RE: Narrative for 10143 Bay Harbor Drive **DRB Revision #1 04.03.2024**

Architect's Narrative:

- ***Proposed seawall & boat dock over tidal water has been removed from the scope of work.***
- ***See revised unit matrix, units per Level, gross area of Units (sellable area), gross area of units (see area breakdown chart), residential area per level, and total residential area chart on revised sheets A1.00.***
- ***The stairs cores have been modified to comply with fire department requirements.***
- ***Level 2 (1) Amenities areas have been modified to accommodate a resistant swim pool.***
- ***Breezeway Garden has been modified to accommodate a better design for the community of the building.***
- ***Proposed balconies have been enlarged for better circulation.***
- ***A few unit master bedrooms have been increased in square footage, for better circulation and room layout.***
- ***See breezeway section A-A:***
    - ***New Breezeway height elevation is +6'-11" to accommodate a lap pool on Level 2 (1) Amenities***
    - ***Level 2 Amenities height elevation is now +1'1 ½" higher, to allow better head clearance at parking garage below.***
- ***Parking garage changes***
    - ***Parallel parking removed due to column locations.***
    - ***(2) mechanical lifts added, see proposed chart below:***

PARKING BREAKDOWN	
PARKING SPACES	
REGULAR P/S:	34
TANDEM P/S:	20
DRIVE-AISLE VALET ONLY PARALLEL:	12
MECH. STACKERS P/S:	20
ADA PARKING SPACES:	2
TOTAL:	88

(4 VISITOR P/S INCLUDED IN THIS CALCULATION)



PARKING BREAKDOWN

REGULAR	37	
REGULAR	4 (GUEST SPACES)	G# GUEST SPACE
TANDEM	20	T# TANDEM SPACE
PARALLEL	1	P# PARALLEL
MECHANICAL LIFTS PROVIDED	22 (STACKERS)	L# MECH LIFT
ADA	2	ADA# ADA SPACE
ADA	2 (PARALLEL)	
SPACES PROVIDED	88	
SPACES REQUIRED	88	
ADA PARKING SPACES REQUIRED	4	
VISITOR P/S INCLUDED IN THIS CALCULATION	4	
MECHANICAL LIFT PROVIDED	22 (22/88 = 25% · 25% MAX. ALLOWED, PER SECTION 23-30.1.)	

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KOBI KARP

ARCHITECTURE INTERIOR DESIGN PLANNING

Responses to MMPA comments to the modifications to the Approved DRB plans:

1 Site Plan: Sheet A2.00

- 12' driveway in lieu of a 23' wide driveway
  Architect Response: An FPL vault has been added to the building as a requirement from the FPL, FPL has approved the layout and location of such, driveway has been modified from a two way to a single way valet driveway.

- Front yard guest parking space locations
  (4) tandem guest parking spaces at the northern corner
  Architect Response: Tandem guest parking at front has been replaced with perpendicular standard spaces, per MMPA comments.

- 5' Min. Landscape strip width required, add setback dimensions for all areas
  Architect Response: a 5' Min. Landscape strip is provided.

- Setback dimensions ***Architect Response: see revised plans***

- FPL Vault at northern entrance, location not approved by DBR
  Architect Response: An FPL vault has been added to the building as a requirement from the FPL, FPL has approved the layout and location of such, driveway has been modified from a two way to a single way valet driveway.

Floor Plan Layouts:

2 Level 1 Amenities sheet missing.
ARCH RESPONSE: SEE SHEET COMPARISON EXHIBIT DATED 04.25.24

3 Level 2 amenities sheet A3.01 does not match the approved site plan sheet A3.02

4 ***ARCH RESPONSE: SEE SHEET COMPARISON EXHIBIT DATED 04.25.24***
Level 3 sheet A3.02 does not match the approved site plan sheet A3.03
ARCH RESPONSE: SEE SHEET COMPARISON EXHIBIT DATED 04.25.24

5 Level 4 sheet A3.03 does not match the approved site plan sheet A3.04
ARCH RESPONSE: SEE SHEET COMPARISON EXHIBIT DATED 04.25.24

6 Level 5 sheet A3.04 does not match the approved site plan sheet A3.05
ARCH RESPONSE: SEE SHEET COMPARISON EXHIBIT DATED 04.25.24

7 Level 6 sheet A3.05 does not match the approved site plan sheet A3.06
ARCH RESPONSE: SEE SHEET COMPARISON EXHIBIT DATED 04.25.24

8 Level 7 sheet A3.06 does not match the approved site plan sheet A3.07
ARCH RESPONSE: SEE SHEET COMPARISON EXHIBIT DATED 04.25.24

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9 Level 8 penthouses do not match the approved site plan sheet level 7 penthouses.
ARCH RESPONSE: SEE SHEET COMPARISON EXHIBIT DATED 04.25.24

Roof Plan:

10 Roof deck sheet A3.08 does not match the approved site plan sheet A3.08
Response: Roof deck open space has been modified from 1,246.54 SF=15.58 % to 1,018 SF.= 15.14 % to accommodate updates on the layout to work around the elevator cores and equipment areas need it by MEP and Pool Consultant.

11 Upper Roof Deck plan sheet A3.09 does not match the approved site plan sheet A3.08
Response: Roof deck open space has been modified from 1,246.54 SF=15.58 % to 1,018 SF.= 15.14 % to accommodate updates on the layout to work around the elevator cores and equipment areas need it by MEP and Pool Consultant.

12

Floor plan layout

13 Residential DU floor layouts
Response: Open space has changed from 9.764.12 = 21.69% to a 9.009 SF = 20.02% on our proposed site plan due to the accommodation of a new FPL vault and life safety egress requirements.

Consultant plans:

14 MMPA has not yet revised the Landscape, Civil and Photometric plans.

Response: Please see attached revised Landscape, Civil and Photometric plans.

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Town of Bay Harbor Islands
Proposed New Multiple-Family Development (44 DU) — 2024 Revisions
10141-10143 East Bay Harbor Drive
MMPA Site Plan Review Comments #1
April 15th, 2024

Applicant Responses 5/3/2024

1. **In general, the submittal package is not in the format required by the Town for desired changes to a previously approved Site Development Plans. The DRB mandates each sheet must have a side-by-side plan comparison of "approved" versus "proposed" changes. Revise the plan set accordingly.**

   See revised set with approved and proposed sheets collated throughout as well as a separate 10-page series of comparison sheets (approved and proposed on same sheet).

2. **As recommended during the initial project review, as the designer is having difficulties providing the required number / design of required parking spaces, the applicant should consider making a portion of the 2nd Level into a parking garage like many others have done to avoid lifts / tandem / drive aisle design. The DU are quite large but could be reduced in size slightly without losing density and accommodate the parking.**

   The project provides the full amount of required parking and improves the layout over the approved version.

3. **Site Plan Sheet A2.00 has the following issues:**

   a. **MMPA BP Comment 01/04/24: The northern driveway design into the parking garage has been revised from a two-way 23' wide driveway to an outbound only one-way 12' driveway. This is proposed to accommodate a large FPL vault room (not shown on original plans). This FPL Vault location is not acceptable to MMPA. MMPA is opposed to this design, and it would need to be approved by the DRB.**

      FPL has reviewed the vault location with no objects and the revised Traffic Statement dated April 23, 2024 shows no issues with this location and the revised vehicular circulation and parking.

      MMPA Comment 04-15-24: Since the BP comment the applicant revised the parking lot design to include angled parking spaces and the northern driveway connection to EBHD to an outbound-only drive one-way driveway. Plans are not clearly drawn.

      See revised Traffic Statement dated April 23, 2024.

   b. **MMPA BP Comment 01-04-24: Along with the above revision there are proposed revisions to the front yard guest parking space locations — some of which do not meet Code. As this site has four (4) lots and TDRs were requested four (4) guest spaces are required — and must be located in the "front" yard per Code Sec. 23-24(c)(7). The approved DRB plans show 2 guest parking spaces (90-degree to street & building) at the northern corner of the building and *southern* corner of the building which meets Code. The BP plans show four (4) tandem guest parking spaces at the northern corner - but they are placed partially in the side yard area — which is prohibited. Alternative parking lot designs (Tandem / Mechanical / Other) require specific approval by the Design Review Board (DRB). The DRB approved a specific parking lot layout for this complex including some mechanical lifts and tandem spaces — but not at this location. Functionally, backing out of these parking spaces could be awkward /**

unsafe, as odd maneuvers would be required, and will not be approved by MMPA / possibly other staff. Any such modifications would require specific DRB approval, and as mentioned above guest spaces are not permitted within side setbacks areas.

See revised guest parking on A3.00 and revised Traffic Statement.

MMPA Comment 04-15-24: The application has submitted a revised site plan Sheet A200, but this sheet has no drawing scale, and it is not clear as to the exact and type of parking spaces. Please provide details on the type of parking spaces provided and number the parking spaces. Add dimensions to all parking spaces & number.

See revised parking table, dimensions and number of spaces on revised A3.00.

c. **MMPA BP Comment 01-04-24:** The minimum landscape strip width between a side lot line and any driveway I parking space pavement is 5'. The approved DRB plans show complaint setbacks on the plan set — none are shown on the BP plans. Add setback dimensions for all areas.

See revised parking with all compliant setbacks on revised A3.00.

MMPA Comment 04-15-24: Plans not modified as requested. Please dimension the landscape strip widths along the south & west boundaries.

See revised A3.00.

d. **MMPA BP Comment 01-04-24:** Within the parking garage at the northern entrance a new large internalized FPL vault room has been added where the DRB approved 2-way 123' wide driveway was approved. Remove the FPL vault from this location and position it back where the DRB approved it. This should have been thought out better at the time the Town was reviewing the application. If there is not enough room in the garage / elsewhere consider deleting DUs & parking spaces - that seems to be causing this problem.

FPL has reviewed the vault location with no objects and the revised Traffic Statement shows no issues with vehicular circulation or parking.

MMPA Comment 04-15-24: This comment has not been addressed nor has the plans been revised as requested.

See response to comment immediately above.

For many of the comments below, see the 10 page sheet comparison exhibit and also the following Floor Level Reference Guide:

Floor Level Reference Guide

Sheet Number	2022 DRB **Approved** Floor Levels	May 2024 **Modified** Floor Levels
A3.00	Ground Floor	Level 1 – Ground Floor
A3.01	Level 1 – Amenities	Level 2 (1)
A3.02	Level 2	Level 3 (2)
A3.03	Level 3	Level 4 (3)
A3.04	Level 4	Level 5 (4)
A3.05	Level 5	Level 6 (5)
A3.06	Level 6	Level 7 (6)
A3.07	Level 7 – Penthouses	Level 8 – Penthouses (7)
A3.08	Roof Deck	Roof Deck

* To cross-reference the DRB Approved levels on the Modified Plans, the labelling convention on the Modified Plans includes the Modified level name followed by the DRB Approved level in parentheses, for example Level 2 (1).

4. **MMPA BP Comment 01-04-24:** Level 1— Amenities sheet is missing from the site plan package.

Approved Level 1 Amenities/A3.01 is now called Level 2 on A3.01, same general layout

MMPA Comment 04-15-24: The applicant states "See Sheet A301" is now Level 2 Sheet A302" but does not match the original approved Site Plan Sheet A3.02.

Approved Level 1 Amenities/A3.01 is now called Level 2 on A3.01, same general layout.

Approved Level 2/A3.02 is now called Level 3 on A3.02, same general layout

5. **MMPA BP Comment 01-04-24:** Level 2 Amenities Sheet A3.01 does not match the approved site plan Sheet A3.02.

Approved Level 2/A3.02 is now called Level 3 on A3.02, same general layout

MMPA Comment 04-15-24: The applicant states "See Sheet A302, Level 2 is now Level 3". Sheet A302 does not match the original approved Site Plan Sheet A3.03.

Approved Level 2/A3.02 is now called Level 3 on A3.02, same general layout

6. **MMPA BP Comment 01-04-24:** Level 3 Sheet A3.02 does not match the approved Site Plan Sheet A3.03.

Approved Level 3/A3.03 is now called Level 4 on A3.03, same general layout

MMPA Comment 04-15-24: The applicant states "See revised Sheet A303 is now Level 4". Sheet A303 does not match the approved Site Plan Sheet A3.04.

Approved Level 3/A3.03 is now called Level 4 on A3.03, same general layout

7. **MMPA BP Comment 01-04-24:** Level 4 Sheet A3.03 does not match the approved site

plan Sheet A3.04.

Approved Level 3/A3.03 is now called Level 4 on A3.03, same general layout

MMPA Comment 04-15-24: The applicant states "See revised Sheet A304, Level 5 is now level 6". Sheet A304 does not match the approved Site Plan Sheet A0-3.6.

See above Floor Level Reference Guide.

8. **MMPA BP Comment 01-04-24:** Level 5 Sheet A3.04 does not match the approved site plan Sheet A3.05.

Approved Level 4/A3.04 is now called Level 5 on A3.04, same general layout

Approved Level 5/A3.05 is now called Level 6 on A3.05, same general layout

MMPA Comment 04-15-24: The applicant states "See revised Sheet A305 is now Level 6". Sheet A305 does not match the approved site plan sheet A3.06.

Approved Level 5/A3.05 is now called Level 6 on A3.05, same general layout

9. MMPA BP Comment 01-04-24: Level 6 Sheet A3.05 does not match the approved Site Plan Sheet A3.06.

Approved Level 6/A3.06 is now called Level 7 on A3.06, same general layout

MMPA Comment 0415-24: The applicant states "Revised Sheet A306 is now Level 7". Sheet A3.06 does not match the approved Site Plan Sheet A3.07.

Approved Level 6/A3.06 is now called Level 7 on A3.06, same general layout

Approved Level 7/A3.07 is now called Level 8 on A3.07, same general layout

10. MMPA BP Comment 01-04-24: Level 7 Sheet A3.06 does not match the approved Site Plan Sheet A3.07. The original Level 7 sheet is listed as "Level 7 Penthouses".

Approved Level 6/A3.06 is now called Level 7 on A3.06, same general layout
Approved Level 7/A3.07 is now called Level 8 on A3.07, same general layout

MMPA Comment 04-15-24: The applicate states "Revised Sheet A307 is now Level 8". Sheet A3.07 does not match the approved Site Plan Sheet A3.07.

Approved Level 6/A3.06 is now called Level 7 on A3.06, same general layout

Approved Level 7/A3.07 is now called Level 8 on A3.07, same general layout

11. MMPA BP Comment 01-04-24: Level 8 — Penthouses. This sheet does not match the approved Site Plan Sheet "Level 7- Penthouses.

Approved Level 7/A3.07 is now called Level 8 on A3.07, same general layout

MMPA Comment 04-15-24: The applicant states "See revised Sheet A307, Level 8 is now the Penthouses". Sheet A307 does not match the original approved Site Plan Sheet A3.07.

Approved Level 7/A3.07 is now called Level 8 on A3.07, same general layout

12. **MMPA BP Comment 01-04-24: Roof Deck Sheet A3.08 does not match the approved Site Plan Sheet A3.08.**

Approved Roof Deck/A3.08 is still called Roof Deck on A3.08, same general layout

13. **MMPA BP Comment 01-04-24: Upper Roof Deck Plan Sheet A3.09 does not match the approved Site Plan Sheet A3.08.**

No upper roof deck plan part of Approved or Modified sets.

14. **MMPA BP Comment 01-04-24: (Below comments on revised sheets were not included in this submittal March 29th, 2024.**

- **Building Elevation — West Sheet A4.00 does not match the approved Site Plan Sheet A4.01.**

  Sheet A4.00 is Materials. See revised sheet A4.01 West Bldg elevation matching same sheet in approved set

- **Building Elevation — South Sheet A4.01 does not match the approved Site Plan Sheet A4.02.**

  See attached revised sheet A4.02 South Bldg elevation matching same sheet in approved sets

- **Building Elevation — East Sheet A4.02 does not match the approved Site Plan Sheet A4.03.**

  See revised sheet A4.03 East Bldg elevation matching same sheet in approved set

- **Building Elevation — North Sheet A4.03 does not match the approved Site Plan Sheet A4.04.**

  See revised sheet A4.04 North Bldg elevation matching same sheet in approved set

15. **In most cases the DU floor layouts are much different than the Town reviewed and DRB approved. The floor plan layouts for MFR projects are a component of the Town's Site Development Plan submittal requirements. One cannot make major changes after the Town reviews & approves a project. Include all requested changes.**

Entire plans package includes all proposed modifications. See letter of intent for more details.

16. MMPA has only reviewed the Architectural plans submitted at this time. Not reviewed at this time are the following plans that were part of the Design Review Board (ORB) approval plans: Landscape Plans, Civil Engineering Plans and Photometric plans. MMPA will review separately and issue comments as needed.

All required plans have been updated and are included in the plans package.

TOWN OF BAY HARBOR ISLANDS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786

Plan Review Report

Permit Number: **SPR24-000009**

Applicant:
Name: PPG BHT Owner, LLC Phone:

Project Description:
Revisions to Approved Site Plan - Master Permit B23-000682

Parcel:
Parcel Number: 1322270880001 Zoning:
Address: 10143 East Bay Harbor Drive
Lot(s): 9-12 Block: 4

Owner:
Name: PPG BHT Owner, LLC Phone:

Contractor:
Contractor Type:
Name: Phone:

Approvals:

Building Inspector Review: Mike Mesa, Status: Disapproved Start Date: 05/03/2024 Completed Date: 05/13/2024

1. 1. SHOW A COMPLETE FLOOD LEGEND (FINISHED FLOOR ELEVATION, LOWEST ELEVATION OF EQUIPMENT, FLOOD ZONE, PANEL NUMBER, BASE FLOOD ELEVATION, HIGHEST CROWN OF ROAD, LOWEST AND HIGHEST ADJACENT GRADE, ETC) AS PER FBC 107.3.5. 2. PLANS SHOW ENCLOSURES ON GROUND FLOOR THAT ARE BELOW DFE (BFE PLUS 1FT). CLARIFY HOW EACH OF THESE AREAS WOULD COMPLY WITH ASCE 24 (DRY OR WET FLOODPROOFING? MATERIALS BELOW BFE). PLANS SHOW "DRY FLOODPROOFING" WHICH IS PROHIBITED ON RESIDENTIAL STRUCTURES (SEE ASCE 24) 3. SHOW ALL PROPOSED ELEVATIONS (INCLUDING FINISHED FLOOR AND EQUIPMENT SERVICING THE BUILDING, GARAGE FFE, ETC), SHALL COMPLY WITH THE REQUIREMENTS IN ASCE 24,FEMA AND FBC. 4. Ground floor (uses not allowed below BFE plus 1 foot) does not comply with ASCE24. -DO NOT REMOVE VOID SHEETS. CLOUD-IN ALL CHANGES. PROVIDE RESPONSE SHEET ADDRESSING EACH OF THE COMMENTS AND INDICATE THE SHEET IN WHICH CORRECTION IS FOUND. -ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.

Town Engineer Plan Review: Rodney Carrero-Santana, Status: Pending Start Date: 05/03/2024 Completed Date:

Town Planner Review: Michael Miller, Status: Pending Start Date: 05/03/2024 Completed Date:

ARCH RESPONSE: ***ON 05.16.24***
- (Please see attached A2.01 FLOOD PROOFING PLAN dated DBR REV#1 05.16.24 with flood management chart)
- THIS BUILDING IS WITHIN FEMA FLOOD ZONE AE (MODERATE TO HIGH FLOODING RISK),
- BASE FLOOD ELEVATION (BFE) IS SET AT 10.00' NGVD.
- DESIGN FLOOD ELEVATION (DFE) = BFE 10.00' NGVD + 1' = DFE 11.00' NGVD
- ALL CONSTRUCTION WILL BE WET FLOODPROOFING UP TO DESIGN FLOOD ELEVATION (D.F.E.)+10'-0"+1'-0", DESIGNED IN ACCORDANCE WITH ASCE 24, TABLE 6-1&TABLE 1-1&FBC, SECTION 1612.5 THROUGH THE USE OF FLOOD VENTS AND FLOOD DAMAGE RESISTANT MATERIALS.
- ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +10'-0" NGVD AND OUTSIDE THE WET FLOOD PROOFED AREA SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION.AND FEMA TECHNICAL BULLETIN 2-2008

10143 BAY HARBOR DRIVE

10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DESIGN REVIEW BOARD MODIFICATION
DATE: 04.03.2024

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

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

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

CIVIL ENGINEER
OCEAN ENGINEERING
8101 BISCAYNE BLVD, UNIT 508,
MIAMI, FLORIDA 33138
786.253.5252

STRUCTURAL ENGINEER
YOUSSEF HACHEM
CONSULTING ENGINEERING
99 NW 27 Avenue.
Miami, Fl, 33125
305.969.9423

LAND ATTORNEY
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300,
Miami, FL 33131
305.377.6236

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

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

GEOTECH ENGINEER
NV5
14486 Commerce Way,
Miami Lakes, FL 33016
305.666.3563

LIFE SAFETY
SLS Consulting, LLC
260 Palermo Ave
Coral Gables, FL 33134
888.224.9911

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

1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.

2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.

3- THE NEW BUILDING WILL BE ABOVE GRADE (4'-3") WITH GROUND FLOOR AT 4'-3" NGVD.

4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.

5- TOTAL CONSTRUCTION AREA: 210,160 SF.

6- TOTAL RESIDENTIAL AREA: 140,454.46 SF.

7- 88 TOTAL PARKING SPACES, INCLUDING 2 ADA PARKING SPACE.

8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

AREA OF WORK : TOTAL AREA OF WORK : 210,160 SF.
THIS SUBMISSION INCLUDES MINOR MODIFICATIONS TO BALCONIES AND LAYOUT OF GROUND LEVEL PARKING AREA.

DRAWING INDEX
PROJECT:2248 10143 Bay Harbor Dr
DRB SUBMITTAL DATE: 11-15-2022
Delta (Revision):

Discipline	Sheet	Description	DRB SUBMITTAL 11-15-2022	DESIGN REVIEW BOARD DATED 4.4.03.2024		
Arch. EKAID	A0.00	COVER	X	X		
		SURVEY	X			
	A1.00	PROJECT DATA	X	X		
	A1.01	OPEN AREA CALCULATIONS	X			
	A1.02	BUILDING ARTICULATION DIAGRAM	X			
	A1.03	CONTEXT SITE MAP	X			
	A1.04	CONTEXT PHOTOS	X			
	A1.05	SURROUNDING BUILDINGS	X			
	A1.06	RENDERING_VIEW FROM THE STREET	X			
	A1.07	RENDERING_VIEW FROM THE BAY	X	X		
	A1.08	RENDERING _BREEZEWAY VIEW	X	X		
	A2.00	SITE PLAN	X	X		
	A3.00	GROUND FLOOR	X	X		
	A3.01	FLOOR PLAN - LEVEL 1	X	X		
	A3.02	FLOOR PLAN - LEVEL 2	X	X		
	A3.03	FLOOR PLAN - LEVEL 3	X	X		
	A3.04	FLOOR PLAN - LEVEL 4	X	X		
	A3.05	FLOOR PLAN - LEVEL 5	X	X		
	A3.06	FLOOR PLAN - LEVEL 6	X	X		
	A3.07	FLOOR PLAN - LEVEL7	X	X		
	A3.08	FLOOR PLAN - ROOF DECK	X	X		
	A4.00	MATERIALS BOARD	X	X		
	A4.01	BUILDING COLOR ELEVATION - WEST	X	X		
	A4.02	BUILDING COLOR ELEVATION - SOUTH	X	X		
	A4.03	BUILDING COLOR ELEVATION - EAST	X	X		
	A4.04	BUILDING COLOR ELEVATION - NORTH	X	X		
	A5.00	BUILDING SECTION "A"	X	X		
	A5.01	BUILDING SECTION "B"	X	X		
	A6.00	MECHANICAL LIFT SPECS				
	A2.01	FLOOD PROOFING PLAN		X		
LANDSCAPE CLAD	L-0	COVER SHEET + INDEX	X	X		
	L1	TREE DISPOSITION PLAN	X	X		
	L1.1	TREE DISPOSITION SCHEDULE	X	X		
	L1.2	TREE MITIGATION PLAN AND SCHEDULE	X	X		
	L-2	ILLUSTRATIVE PLAN GROUND FLOOR	X	X		
	L-2.1	ILLUSTRATIVE PLAN ~~ROOFTOP~~ 3RD FLOOR	X	X		
	L-5	CANOPY PLANTING PLAN GROUND FLOOR	X	X		
	L-5.1	UNDERSTOY PLANTING PLAN GROUND FLOOR	X	X		
	L-5.2	~~PLANTING PLAN ROOFTOP~~ OVERALL PLANTING PLAN - 3RD FLOOR	X	X		
	L-5.3	~~PLANTING SCHEDULE + LANDSCAPE LEGEND~~ OVERALL PLANTING PLAN - ROOFTOP	X	X		
	L-5.4	PLANTING ~~DETAILS~~ SCHEDULES	X	X		
	L-5.5	GENERAL LANDSCAPE ~~NOTES~~ LEGEND	X	X		
	L-2.2	OVERALL SITE PLAN - ROOFTOP		X		
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	X		
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X		
	C201	PAVING GRADING AND DRAINAGE PLAN	X	X		
	C300	WATER AND SEWER PLAN	X	X		
	C301	WATER AND SEWER PLAN	X	X		
	C400	DRAINAGE DETAILS	X	X		
	C500	SEDIMENT AND EROSION CONTROL PLAN		X		
	C600	SEDIMENTATION & EROSION CONTROL NOTES		X		
PHOTOMETRICS	PH-100	LANDSCAPE PHOTOMETRIC PLAN	X	X		
	PH-200	ROOF PHOTOMETRIC PLAN	X	X		
	PH-300	PARKING GARAGE PHOTOMETRIC PLAN	X	X		
	PH-400	LIGHTING CUT SHEETS	X	X		
	PH-4.10	LIGHTING CUT SHEETS	X	X		
	PH-4.20	LIGHTING CUT SHEETS	X	X		
	PH-4.30	LIGHTING CUT SHEETS	X	X		
	PH-4.40	LIGHTING CUT SHEETS	X	X		
	PH-4.50	LIGHTING CUT SHEETS	X	X		

Revision	Date
DRB REV# 1	04/03/2024

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ZONING/DRB PERMIT SET
REVISION #1

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

Owner:
Name **PPG Development LLC**
Address 501 Diplomat Parkway
Hallandale Beach FL, 33009
Tel: 917.439.8717

Civil Engineer:
Name **Ocean Engineering**
Address 8101 Biscayne Blvd, Unit 508
Miami, Florida 33138
Tel: 786.253.5252
Email wlugo@oceanengineeringinc.com

Geotechnical Engineer:
Name **NV5**
Address 14486 Commerce Way, Miami Lakes, FL 33016
Tel: 305.666.3563
Email

Landscape Architect:
Name **Clad Landscape Architecture**
Address 820 NE 4th Ave, Studio 113
Miami Beach, FL 33138
Tel: 786.536.6076
Email Info@cladlandscape.com

Architect:
Name **Kobi Karp**
Address 571 NW 28th St
Miami, FL 33127
Tel: 305.573.1818
Email kobikarp@kobikarp.com

Interior Designer:
Name **Interiors by Steven G. Inc.**
Address 2818 Center Port Circle
Pompano Beach, FL 33064
Tel: 954-735-8223 ext 273
Email Jchi@interiorsbysteveng.com

Structural Engineer:
Name **YHCE**
Address 99 NW 27 Avenue.
Miami, Fl, 33125
Tel: 305.969.9423
Email lperaza@yhce.us

MEP Engineer:
Name **Schnackel Engineers, Inc.**
Address 3035 South 72nd Street
Omaha, NE 68124
Tel: 402.391.7680
Email jmejia@schnackel.com

Lighting Consultant:
Name **Light Plan Design, Inc.**
Address 127 W 30th Street 9th Floor New York, NY 10001 New York, NY 10001
Tel: T: (646) 952-7019
Email bwhitehouse@lightplan.com

Traffic:
Name **David Plummer & Associates**
Address 1750 Ponce De Leon BLVD
Coral Gables, FL 33134
Tel: 305.447.0900
Email

Pool Consultant:
Name **Aquadynamics Design Group, Inc**
Address 5000 SW 75th Avenue, Suite 103
Address Miami, Florida 33155
Tel: 305.667.8975 Ext. 303
Email info@aquadynamics.biz

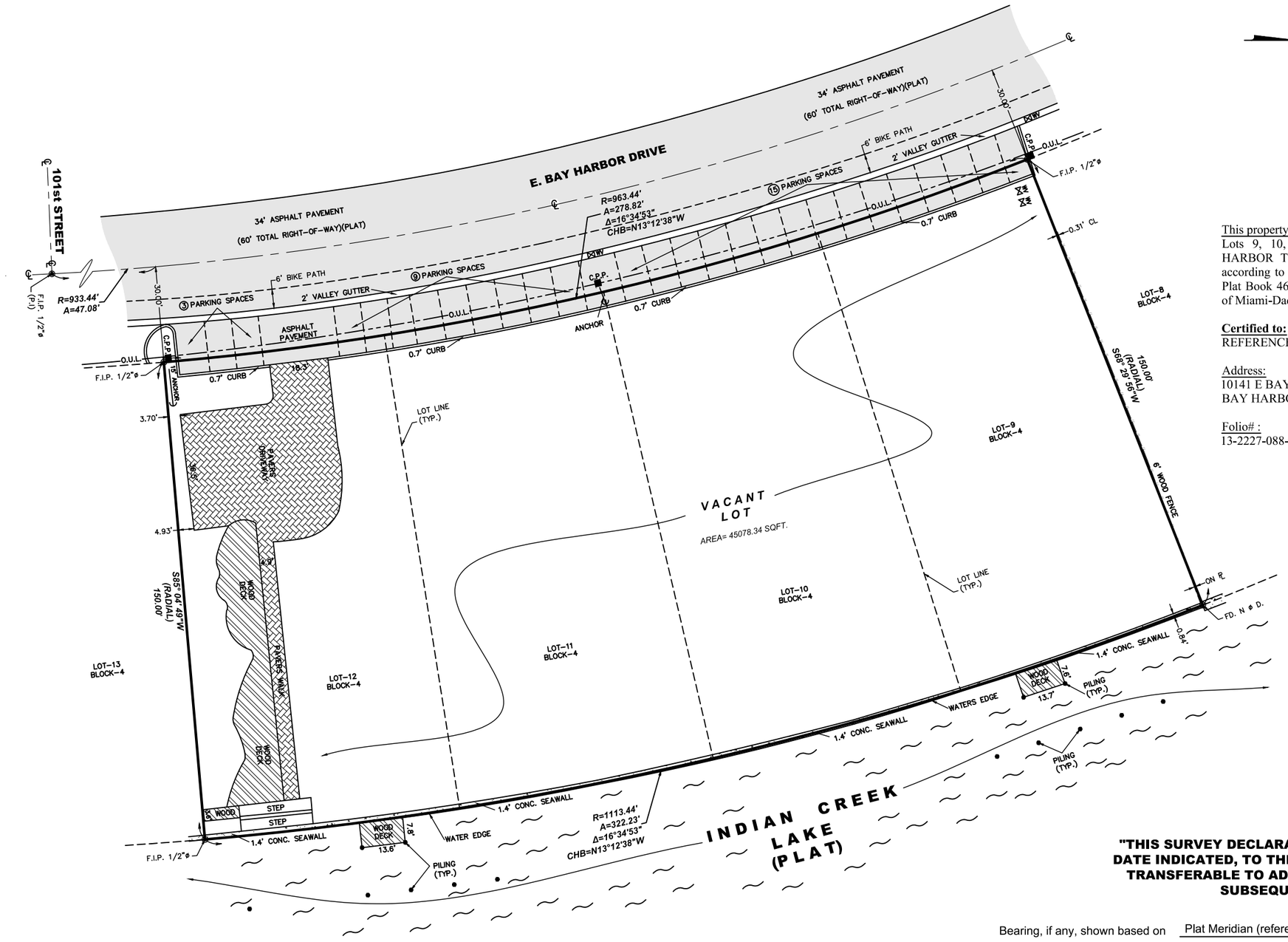
Life Safety:
Name **SLS Consulting, LLC**
Address 260 Palermo Ave
Address Coral Gables, FL 33134
Tel: O: 888.224.9911
Email www.slsfire.com

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

COVER SHEET

Date:	04/03/2024 - DRB REV#1	Sheet No. A0.00
Scale:	As indicated	
Project:	2248	



This property described as:
Lots 9, 10, 11 and 12, Block 4, BAY HARBOR TOWERS A CONDOMINIUM, according to the Plat thereof as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

Certified to:
REFERENCE ONLY

Address:
10141 E BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FL 33154

Folio# :
13-2227-088-0001 (REFERENCE)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on Plat Meridian (reference) WEST ℄ ***N13°12'38"W*** (CHORD)

f) Lands depicted hereon were surveyed per legal description show in Public Records or provided by client and no claims as to ownership or matters of title are made or implied.
g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displeyed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as classified in the minimum technical standards (5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
l) This notice is required by the Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey and there may be legal restrictions on the Subject Property that are not shown on the Survey Map.
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.

LEGEND

A	= Arc
A/C	= Air condicioner
BM	= Bench Mark
BRG	= Bearing
CATV	= Catch basin
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
C.P.P.	= Concrete power pole
℄	= Center Line
CLF	= Chain Link Fence
CL.	= Clear
CONC.	= Concrete
C.O.	= Clean-out
D	= Deed
ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Encr.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD.	= Found
L.A.	= Limited Access
L.P.	= Light Pole
L.M.E.	= Lake Maintenance Easement
M	= Measured
M.L.P.	= Metal light Pole
M.H.	= Manhole
ℳ	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
℞	= Property Line
PL	= Planter
P.P.	= Power Pole
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.O.T.	= Point of Termination
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
W.S.	= Water Service

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

REVISIONS:

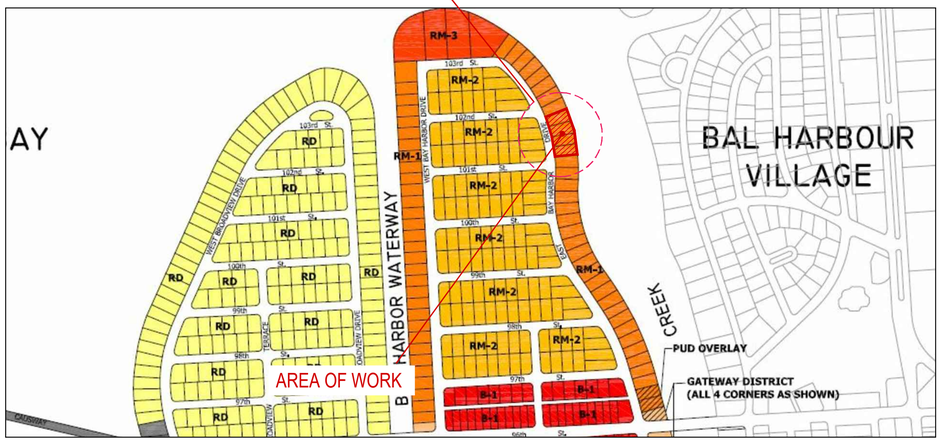
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	
AE	120637	0144	L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 9'FT N.G.V.D.		

BOUNDARY SURVEY.
I HEREBY CERTIFY: that this survey meets the STANDARDS OF PRACTICE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 04/18/2024
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

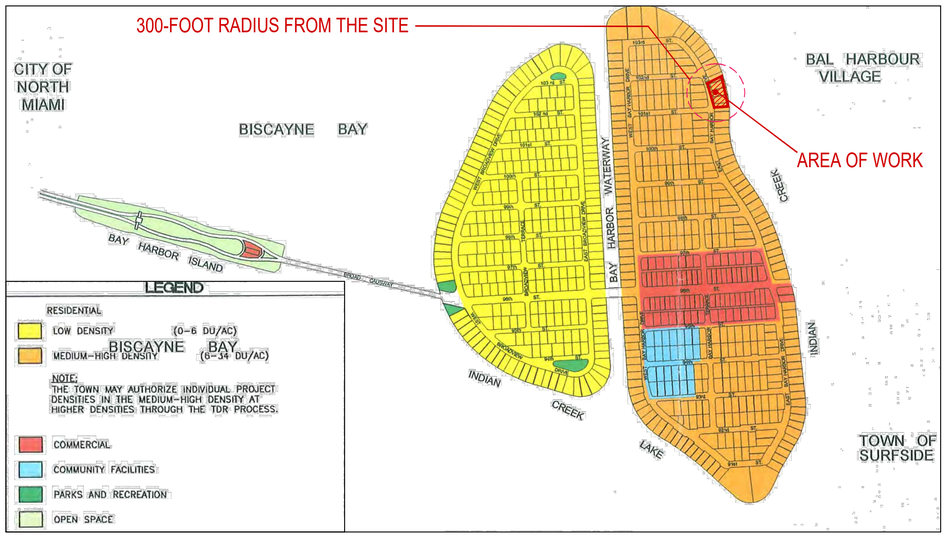
Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
04/17/24	1"= 35'	J.A.	24-24818



1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S

3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 10143 BAY HARBOR DRIVE
PROJECT ADDRESS: 10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 45,000 SF (1.03 ACRES)
BASE FLOOD ELEVATION: 9 NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	45,000 SF	45,000 SF (1.03 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 1.03 = 35.02 UNITS MAX = (35 UNITS)	44 UNITS (9 TDR'S)
C) BUILDING HEIGHT	75' (MEASURED FROM BFE+1')	75'-0" + 5'-0" POOL DECK
D) BUILDING LENGTH	205' MAX | ABOVE 45,' 120' MAX 120' & 120' SEPARATED BY CODE COMPLIANT BREEZEWAY.	120'-0"
E) BUILDING ARTICULATION CODE REQ.	CODE REQUIREMENTS: Building Length: The maximum overall length of any single building in a linear shape with no break or angles greater than 15 degrees shall not exceed 205 feet	PROPOSED SOLUTION: deliberated break on the building facade to divide the two bodies a 15.00° degree angle on front (lengths of 110'-3") and a 18.80° degree angle on the back (lengths of 120'-0") is achieve.
F) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 45,00 X 0.2 = 9,000 SF MIN.	9,764,12 SF=21.69%
G) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 8,000 X 0.15 = 1,200 SF MIN.	1,246.54 SF = 15.58%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	30 FEET
C) SIDE YARD SETBACK	10% OF STREET FRONTAGE (240 FT) = 24.0 FT MAXIMUM REQUIRED 22.5 FT (PER SEC.23-11(B1)(3)(C)	22'-5" FEET
D) REAR YARD SETBACK	20 FEET	20 FEET
E) FLEX SETBACKS		
NORTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET
SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
LEVEL GROUND (PARKING)	45,000 SF	-
LEVEL 1	24,625 SF	16,225 SF
LEVEL 2	24,682 SF	18,894 SF
LEVEL 3	24,682 SF	18,894 SF
LEVEL 4	22,528 SF	19,010 SF
LEVEL 5	22,528 SF	19,010 SF
LEVEL 6	22,528 SF	19,010 SF
LEVEL 7	22,524 SF	19,077SF
LEVEL ROOF DECK	21,381 SF	10,331SF
GRANDTOTAL	210,160 SF	140,454 SF

4

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS
-	-	-
LEVEL 1	6 RESIDENTIAL UNITS	6 UNITS
LEVEL 2-3	8 RESIDENTIAL UNITS	16 UNITS
LEVEL 4-6	6 RESIDENTIAL UNITS	6 UNITS x 3 LEVELS = 18 UNITS
LEVEL 7	4 RESIDENTIAL UNITS	4 UNITS
	GRANDTOTAL	TOTAL UNITS = 44 UNITS

5

UNIT MIX CHART

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
GROUND	-	-	-	-		-	-	-	-
1	1A&1D	4	1,550 SF	3,444.28 SF	4-6	4A&4D	4	1,550 SF	3,393.22 SF
	1B&1E	3	1,350 SF	2,658.80 SF		4B&4E	3	1,350 SF	2,807.44 SF
	1C&1F	2	1,150 SF	1,933.78 SF		4C&4F	4	1,550 SF	3,260.83 SF
2-3	2A&2E	3	1,350 SF	2,699.72 SF	7	7A&7C	5	1,750 SF	4,210.94 SF
	2B&2F	2	1,150 SF	2,381.87 SF		7B&7D	5	1,750 SF	5,278.68 SF
	2C&2G	2	1,150 SF	2,207.77 SF					
	2D&2H	2	1,150 SF	2,094.30 SF					

6

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
RESIDENTIAL	44 UNITS	2 P.S. x UNIT	88 P.S.	84 P.S.
	VISITOR	4 P.S. PER ZONING CODE SEC 23-24 (c)(3).	04 P.S.	04 P.S.
TOTAL PARKING			88 P.S.	88 P.S.

PARKING PER FLOORS

LEVEL 1 86 P.S. + 2 ACCESSIBLE P.S. = 88 P.S.

TOTAL OF PARKING
88 P.S.

PARKING BREAKDOWN

PARKING SPACES

REGULAR P/S:	34
TANDEM P/S:	20
DRIVE-AISLE VALET ONLY PARALLEL:	12
MECH. STACKERS P/S:	20
ADA PARKING SPACES:	2
TOTAL:	88

(4 VISITOR P/S INCLUDED IN THIS CALCULATION)

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ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

DRB APPROVED 12.06.2022

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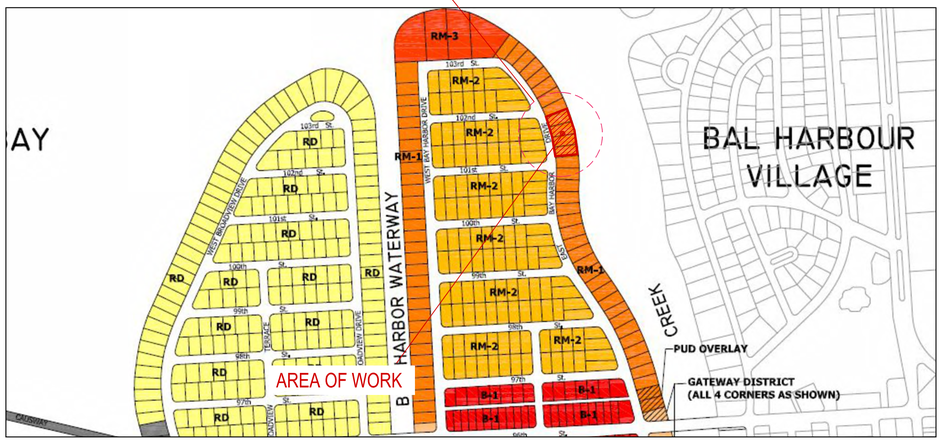
KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROJECT DATA

Date	11-11-2022	Sheet No.	A1.00
Scale			
Project	0000		

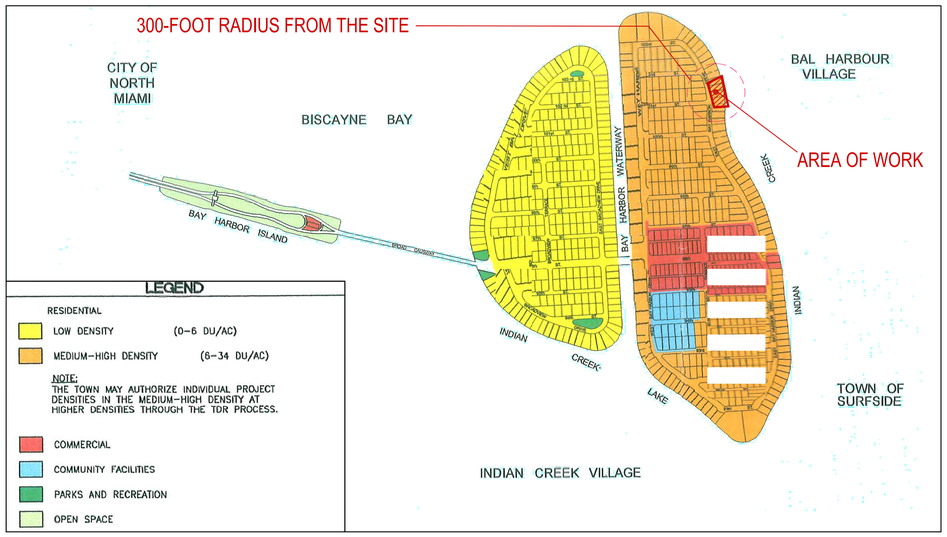
300-FOOT RADIUS FROM THE SITE



1 ZONING DESIGNATIONS MAP

N.T.S

300-FOOT RADIUS FROM THE SITE



2 FUTURE LAND USE MAP

N.T.S

300-FOOT RADIUS FROM THE SITE

3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 10143 BAY HARBOR DRIVE
PROJECT ADDRESS: 10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 45,000 SF (1.03 ACRES)
BASE FLOOD ELEVATION: 9 NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	45,000 SF	45,000 SF (1.03 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 1.03 = 35.02 UNITS MAX = (35 UNITS)	44 UNITS (9 TDR'S)
C) BUILDING HEIGHT	75' (MEASURED FROM BFE+1')	75'-0" + 5'-0" POOL DECK
D) BUILDING LENGTH	205' MAX | ABOVE 45,' 120' MAX 120' & 120' SEPARATED BY CODE COMPLIANT BREEZEWAY.	120'-0"
E) BUILDING ARTICULATION CODE REQ.	CODE REQUIREMENTS: Building Length: The maximum overall length of any single building in a linear shape with no break or angles greater than 15 degrees shall not exceed 205 feet	PROPOSED SOLUTION: deliberated break on the building facade to divide the two bodies a 15.00° degree angle on front (lengths of 110'-3") and a 18.80° degree angle on the back (lengths of 120'-0") is achieve.
F) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 45,00 X 0.2 = 9,000 SF MIN.	9,764,12 SF=21.69%
G) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 8,000 X 0.15 = 1,200 SF MIN.	1,246.54 SF = 15.58%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	30 FEET
C) SIDE YARD SETBACK	10% OF STREET FRONTAGE (240 FT) = 24.0 FT MAXIMUM REQUIRED 22.5 FT (PER SEC.23-11(B1)(3)(C)	22'-5" FEET
D) REAR YARD SETBACK	20 FEET	20 FEET
E) FLEX SETBACKS		
NORTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET
SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET

3

AREA BREAKDOWN

LEVEL	TOTAL GROSS AREA	SELLABLE AREA
LEVEL GROUND (PARKING)	45,000 SF	-
LEVEL 2	26,920 SF	15,656 SF
LEVEL 3	27,471 SF	18,716 SF
LEVEL 4	27,721 SF	18,716 SF
LEVEL 5	25,928 SF	18,920 SF
LEVEL 6	25,732 SF	18,920 SF
LEVEL 7	26,162 SF	18,920 SF
LEVEL 8 - PENTHOUSE	26,016 SF	18,978 SF
ROOF DECK PENTHOUSE	24,874 SF	4,131 SF
GRANDTOTAL	255,824 SF	132,957 SF

4

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS
-	-	-
LEVEL 2	6 RESIDENTIAL UNITS	6 UNITS
LEVEL 3-4	8 RESIDENTIAL UNITS	16 UNITS
LEVEL 5-7	6 RESIDENTIAL UNITS	18 UNITS
LEVEL 8	4 RESIDENTIAL UNITS	4 UNITS
LEVELS 2-8	GRANDTOTAL	TOTAL UNITS = 44 UNITS

5

UNIT MIX CHART

LEVEL	UNIT/TYPE	NUMBER OF ROOMS	MIN. UNIT SF REQUIRED	PROVIDED	LEVEL	UNIT	NUMBER OF ROOMS	MIN. UNIT SF REQUIRED	PROVIDED
GROUND	-	-	-	-		-	-	-	-
2	201 A & 206 AR	4 + DEN	1,550 SF	3,322 SF	5,6,7	501 H & 506 HR 601 H & 606 HR 701 H & 706 HR	4 + DEN	1,550 SF	3,421 SF
	202 B & 205 BR	3 + DEN	1,350 SF	2,650 SF					
	203 C & 204 CR	2 + DEN	1,150 SF	1,857 SF		502 I & 505 IR 602 I & 605 IR 702 I & 705 IR	3 + DEN	1,350 SF	2,815 SF
3-4	301 D & 308 DR 401 D & 408 DR	4 + DEN	1,350 SF	3,221 SF		503 J & 504 JR 603 J & 604 JR 703 J & 704 JR	3 + DEN	1,550 SF	3,224 SF
	302 E & 307 ER 402 E & 407 ER	2 + DEN	1,150 SF	1,907 SF	8	801 K & 804 KR	4 + DEN	1,750 SF	4,902 SF
	303 F & 306 FR 403 F & 406 FR	2 + DEN	1,150 SF	2,137 SF		802 L & 803 LR	4 + DEN	1,750 SF	4,587 SF
	304 G & 305 GR 404 G & 405 GR	2 + DEN	1,150 SF	2,093 SF					

RESIDENTIAL GROSS AREA PER LEVEL	LEVEL 2 7,829 SF LEVEL 3 9,358 SF LEVEL 4 9,358 SF LEVEL 5 4,450 SF LEVEL 6 4,450 SF LEVEL 7 4,450 SF LEVEL 8 3,500 SF
TOTAL RESIDENTIAL AREA	25,137 SF

6

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
RESIDENTIAL	44 UNITS	2 P.S. x UNIT	88 P.S.	84 P.S.
	VISITOR	4 P.S. PER ZONING CODE SEC 23-24 (c)(3).	04 P.S.	04 P.S.
TOTAL PARKING			88 P.S.	88 P.S.

PARKING PER FLOORS — TOTAL OF PARKING

LEVEL 1 84 P.S. + 4 ACCESSIBLE P.S. = 88 P.S. — 88 P.S.

PARKING BREAKDOWN

REGULAR	37
REGULAR	4 (GUEST SPACES)
TANDEM	20
PARALLEL	1
MECHANICAL LIFTS PROVIDED	22 (STACKERS)
ADA	2
ADA	2 (PARALLEL)
SPACES PROVIDED	88
SPACES REQUIRED	*88*
ADA PARKING SPACES REQUIRED	*4*
VISITOR P/S INCLUDED	*4*
MECHANICAL LIFT PROVIDED	*22*

(22/88=25% - 25% MAX.ALLOWED, PER SECTION 23-30.1.)

Revision	Date
DRB REV# 1	04/03/2024

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ZONING/DRB PERMIT SET
REVISION #1

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KOBI KARP

PROJECT DATA

Date:	04/03/2024 - PERMIT REV#1	Sheet No.
Scale:	1/8" = 1'-0"	A1.00
Project:	2248	

2 RENDERING_VIEW FROM THE STREET
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ZONING

100% Submission

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

DRB APPROVED
12.06.2022

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KOBI KARP

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1 RENDERING_VIEW FROM THE BAY
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RENDERING_VIEW FROM THE BAY

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ZONING DRB PERMIT SET

REVISION #1

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RENDERING_VIEW FROM BAY

Date: 04/03/2024 - DRB REV#1	Sheet No.
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2 RENDERING_BREEZEWAY VIEW

SCALE: N.T.S.

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RENDERING _BREEZEWAY VIEW

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ZONING DRB PERMIT SET

REVISION #1

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RENDERING_BREEZEWAY VIEW

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Revision	Date
DRB REV# 1	04/03/2024

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ZONING DRB PERMIT SET

REVISION #1

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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K O B I
K A R P

RENDERING_EAST AERIAL VIEW

Date: 04/03/2024 - DRB REV#1	Sheet No.
Scale:	A1.09
Project: 2248	

Revision	Date
DRB REV# 1	04/03/2024

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RENDERING_BAYSIDE AERIAL VIEW 1

Date: 04/03/2024 - DRB REV#1	Sheet No. A1.10
Scale:	
Project: 2248	

Revision	Date
DRB REV# 1	04/03/2024

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STATE OF FLORIDA
KOBI KARP
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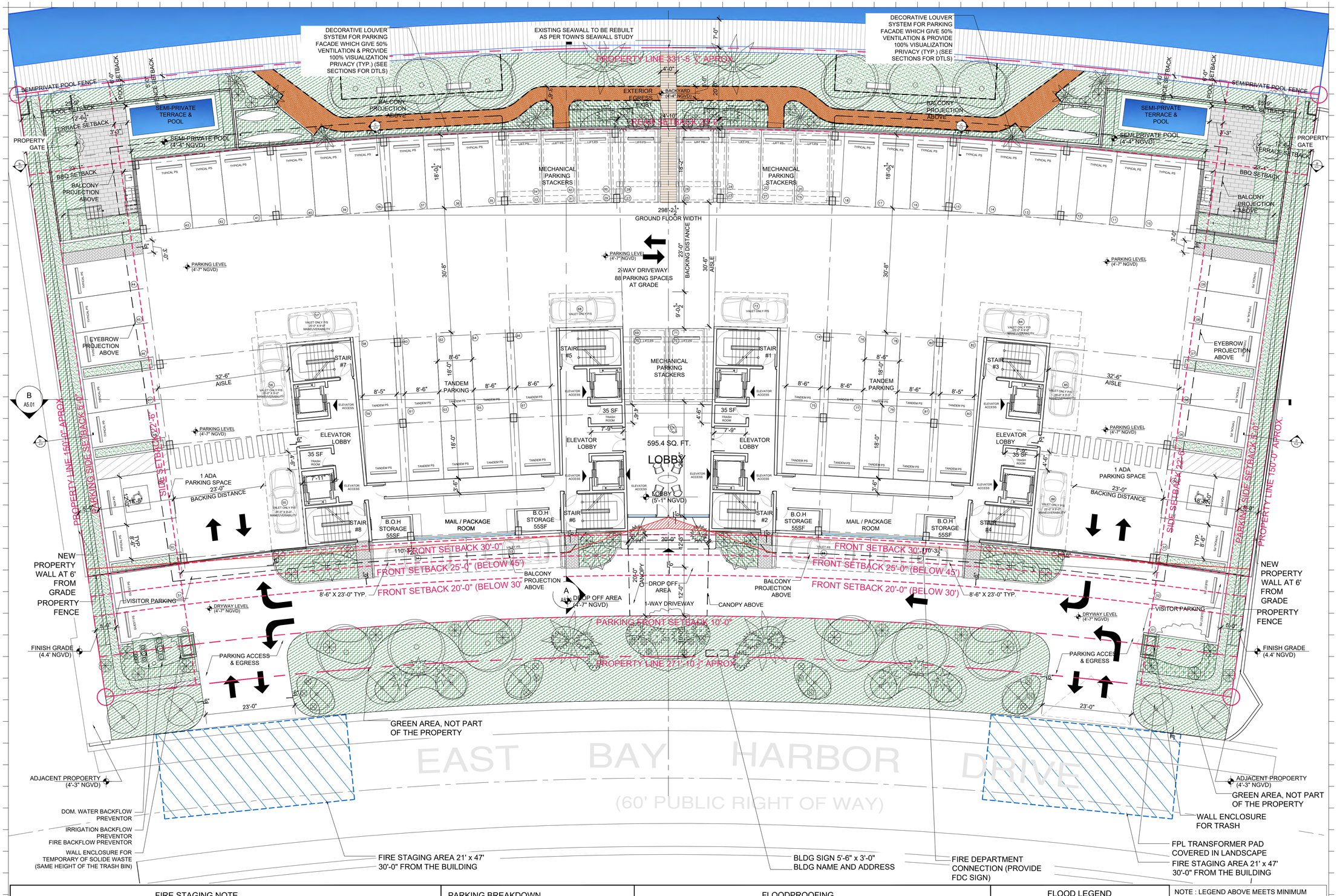
REGISTERED ARCHITECT

KOBI KARP

RENDERING_BAYSIDE AERIAL VIEW 2

Date: 04/03/2024 - DRB REV#1	Sheet No.
Scale:	A1.11
Project: 2248	



FIRE STAGING NOTE

FIRE STAGING AREA DIM.

21' MIN. × 47' MIN.

GENERAL NOTES:

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

*FIRE ACCESS ROADS TO BE DESIGNED WITH A CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

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

PARKING BREAKDOWN

PARKING SPACES

REGULAR P/S:	34
TANDEM P/S:	20
DRIVE-AISLE VALET ONLY PARALLEL:	12
MECH. STACKERS P/S:	20
ADA PARKING SPACES:	2
TOTAL:	88

(4 VISITOR P/S INCLUDED IN THIS CALCULATION)

FLOODPROOFING

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

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

3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +11'-0" NGVD SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION.AND FEMA TECHNICAL BULLETIN 2-2008

4. ENCLOSED AREAS TO BE EQUIPPED AUTOMATIC NON-POWERED FLOOD VENTS, INSTALLED ON OPPOSITE WALLS TO EACH OTHER. 2 PER 200 SF

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (5'-1" NGVD)
F.F.E (Level 2) = 10'-10" (14'-4" NGVD)
EQUIP. LEVEL = 10'-10" (16'-2" NGVD)
FLOOD ZONE = ZONE AE (EL 9'NGVD)
B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD
MAX. CROWN OF ROAD = 4.57' NGVD
MAX. ADJACENT GRADE (NORTH) = 4.57' NGVD
MIN. ADJACENT GRADE (SOUTH) = 3.85' NGVD

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

PLAN NORTH

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

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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

DRB APPROVED 12.06.2022

Owner: PPG Development LLC.
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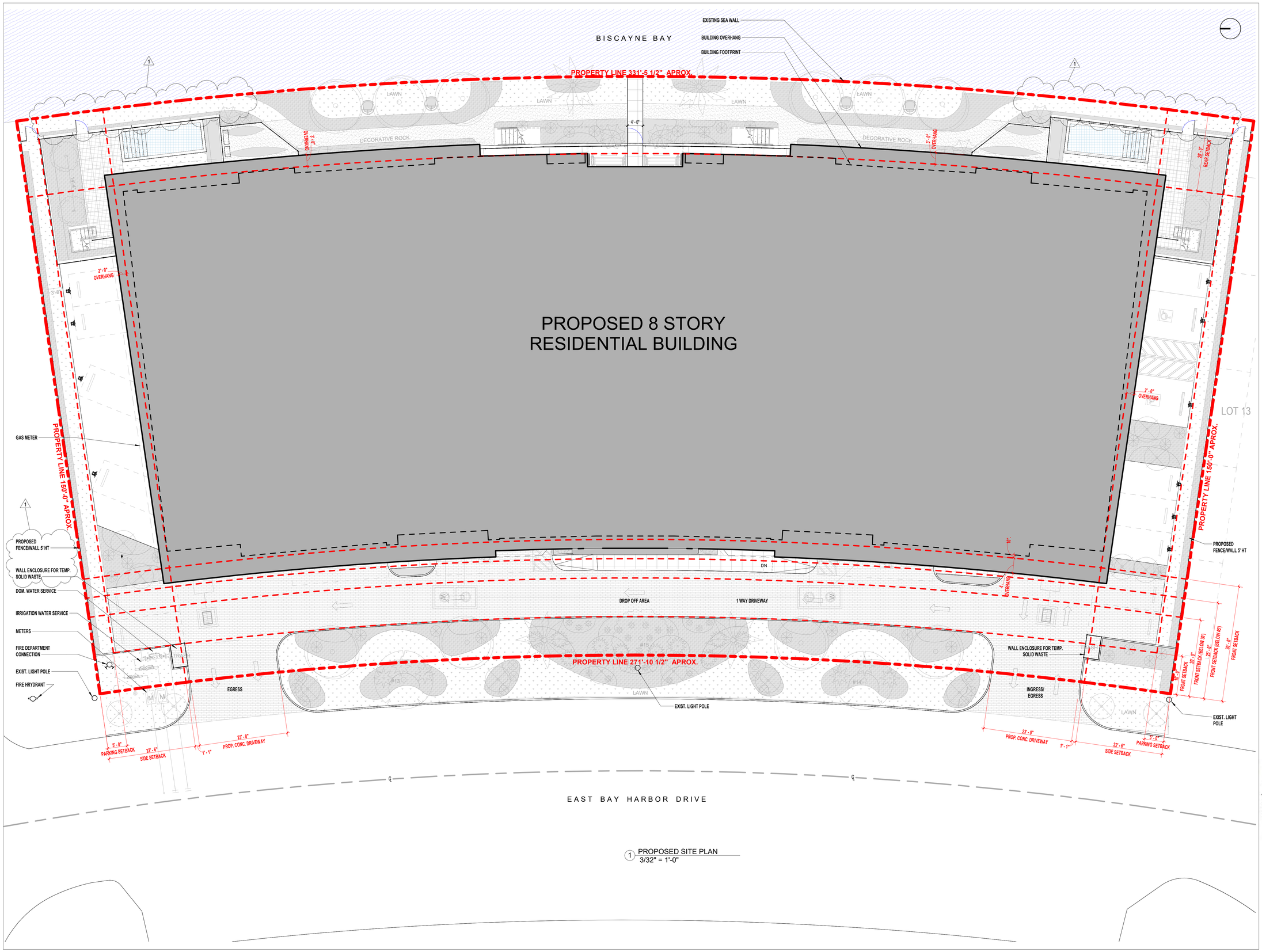
STATE OF FLORIDA REGISTERED ARCHITECT KOBI KARP AR0012578

KOBI KARP
Lic. # AR0012578

K O B I K A R P

SITE PLAN

Date	11-11-2022	Sheet No.	A2.00
Scale			
Project	0000		



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

Revision	Date
BLDG PERMIT REV# 1	05/16/2024

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BLDG PERMIT REV 1

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BAY HARBOR ISLANDS, FL 33154

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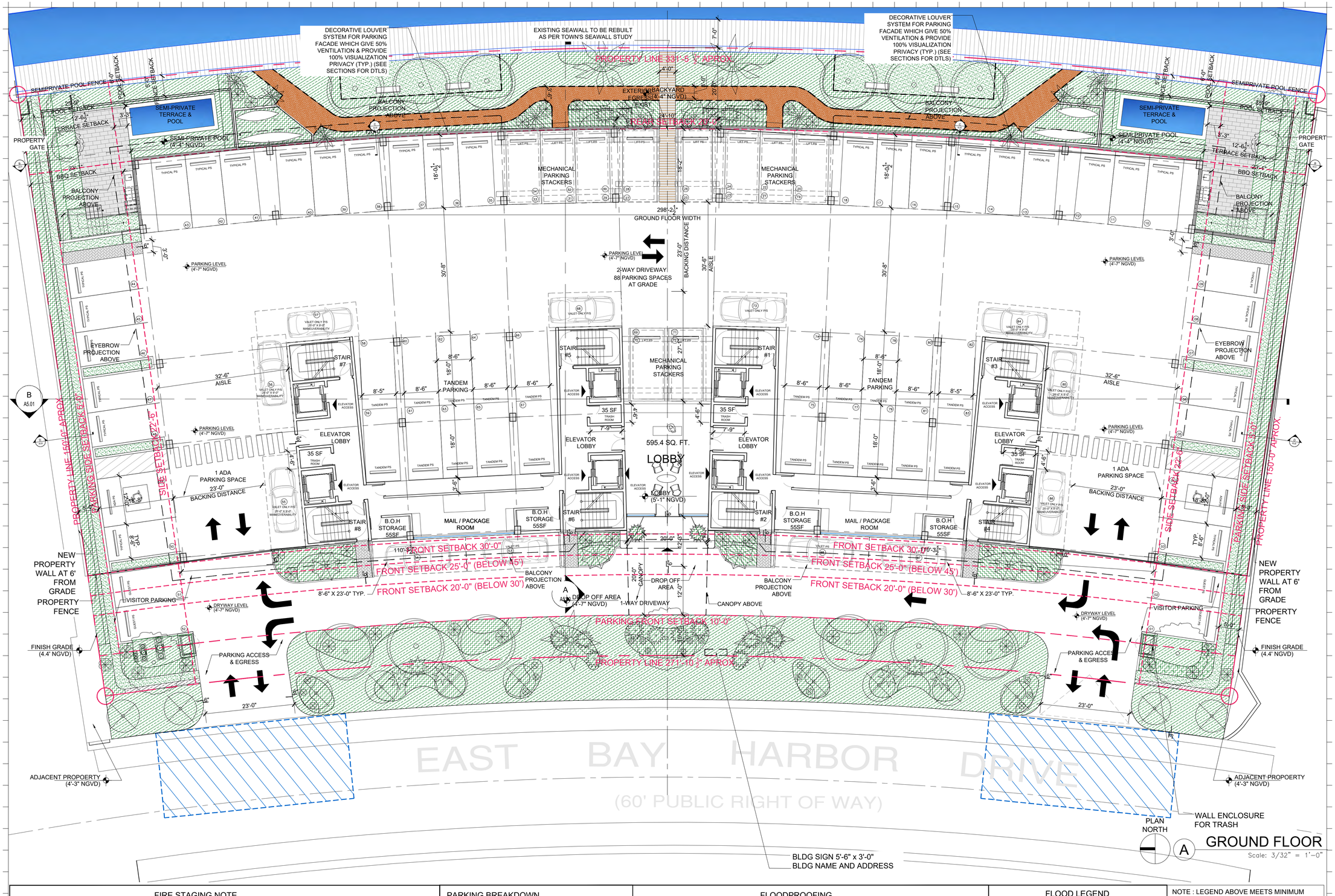
KOBI KARP

PROPOSED SITE PLAN

Date: 05.16.24 BLDG PERMIT REV#1		Sheet No.
Scale:	As indicated	A2.00
Project:	2248	



A GROUND FLOOR

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

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Lic. # AR0012578

GROUND FLOOR

Date	11-11-2022	Sheet No.	A3.00
Scale			
Project	0000		

BISCAYNE BAY

7 MECHANICAL LIFTS ADDED

2 MECHANICAL LIFTS & 2 SURFACE SPACES REMOVED

7 MECHANICAL LIFTS ADDED

ADA PARKING SPACE RELOCATED

ADA PARKING SPACE RELOCATED

LANDSCAPE AREA

(2) 60 DEGREE PARKING

ONE WAY DRIVE AISLE

FPL VAULT 700 SF ADDED

4 PARALLEL PARKING REMOVED

1 PARALLEL SPACE ADDED

CORRIDOR 400 SF ADDED

2 PARALLEL ADA SPACES ADDED

CORRIDOR 400 SF ADDED

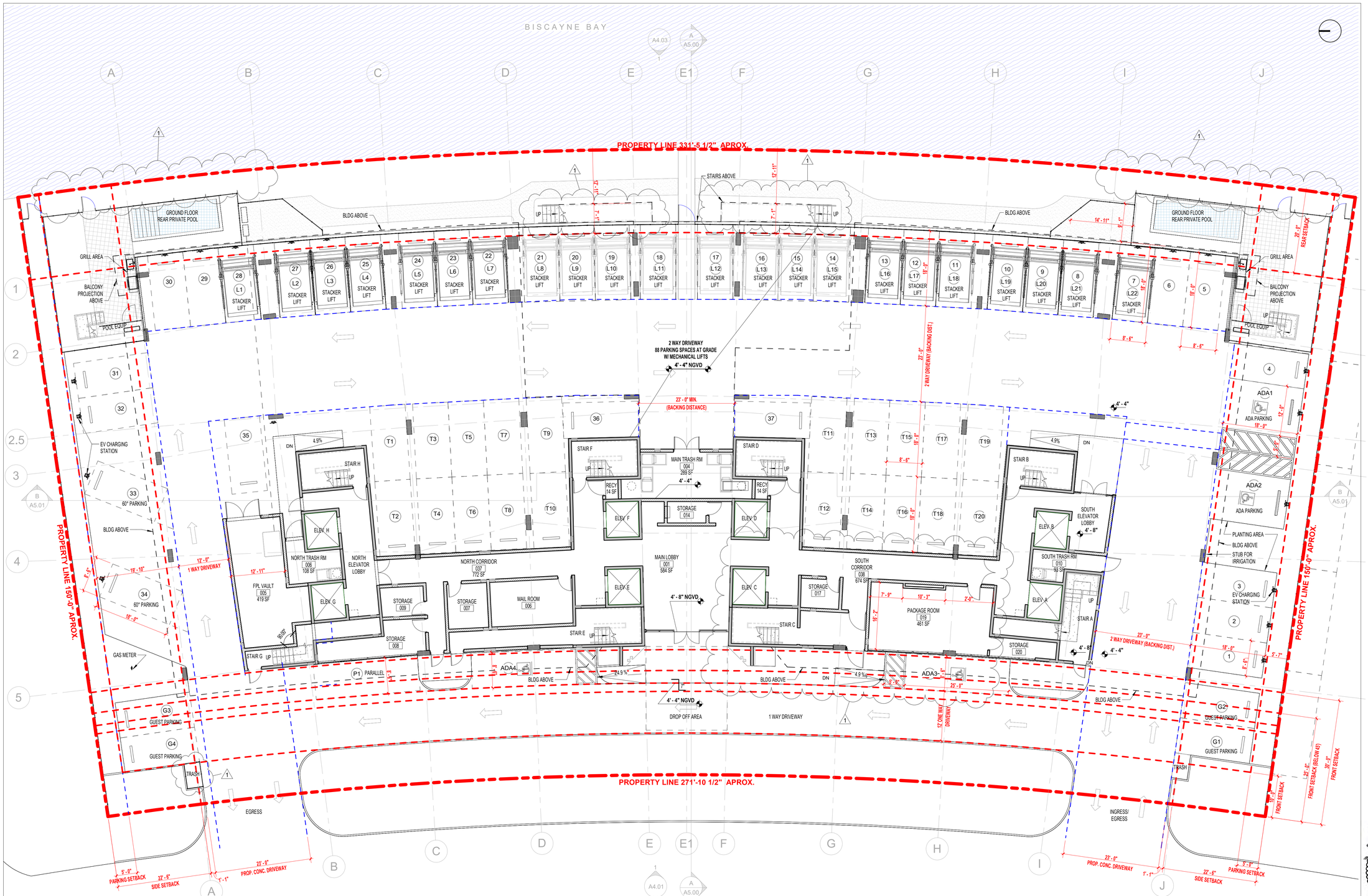
4 PARALLEL PARKING REMOVED

EAST BAY HARBOR DRIVE

LEVEL 1 - GROUND FLOOR

SCALE 3/32"=1'-0"

04.03.2024



1 LEVEL 1 - GROUND LEVEL
3/32" = 1'-0"

Revision	Date
BLDG PERMIT REV# 1	05/16/2024

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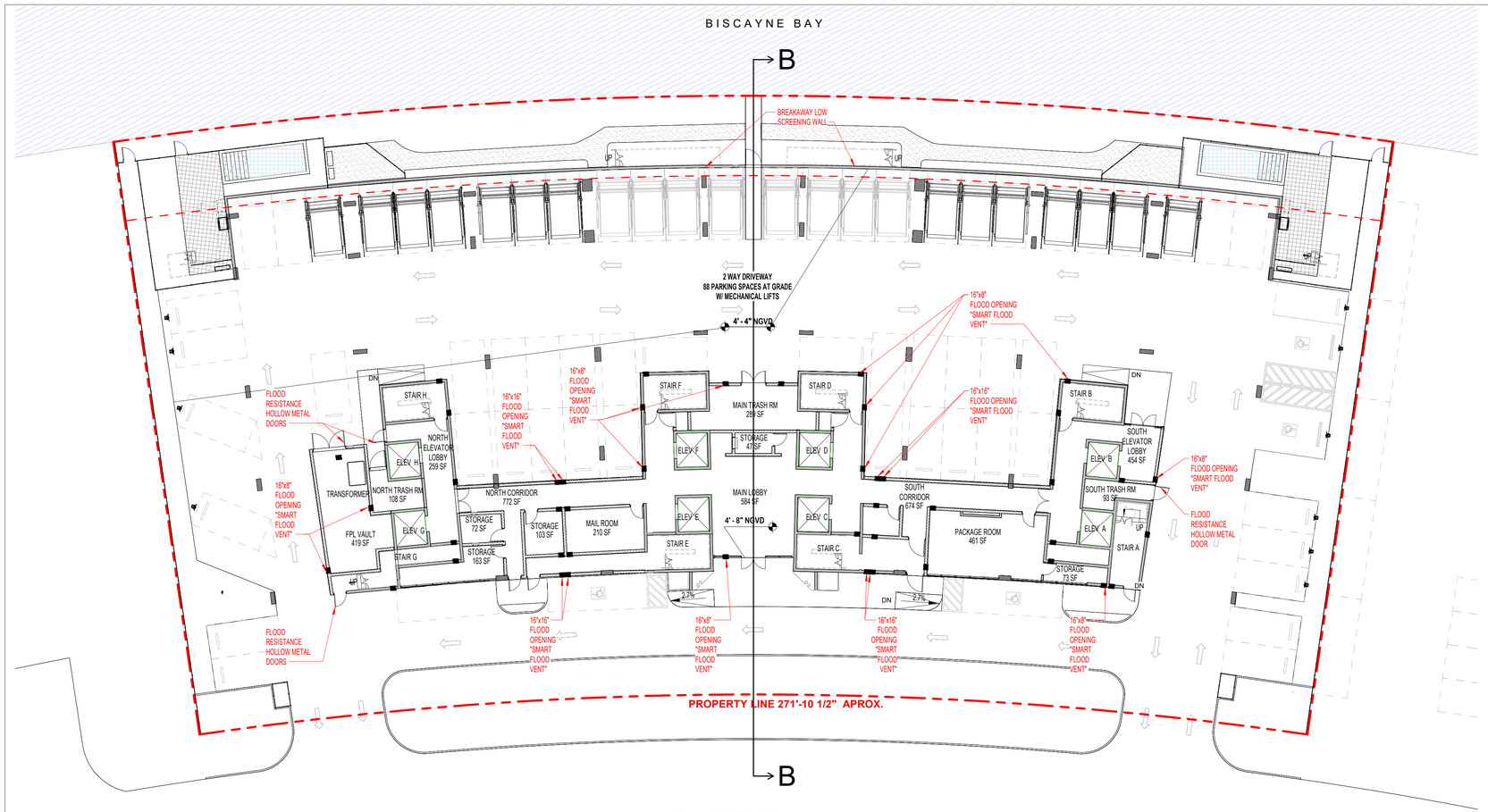
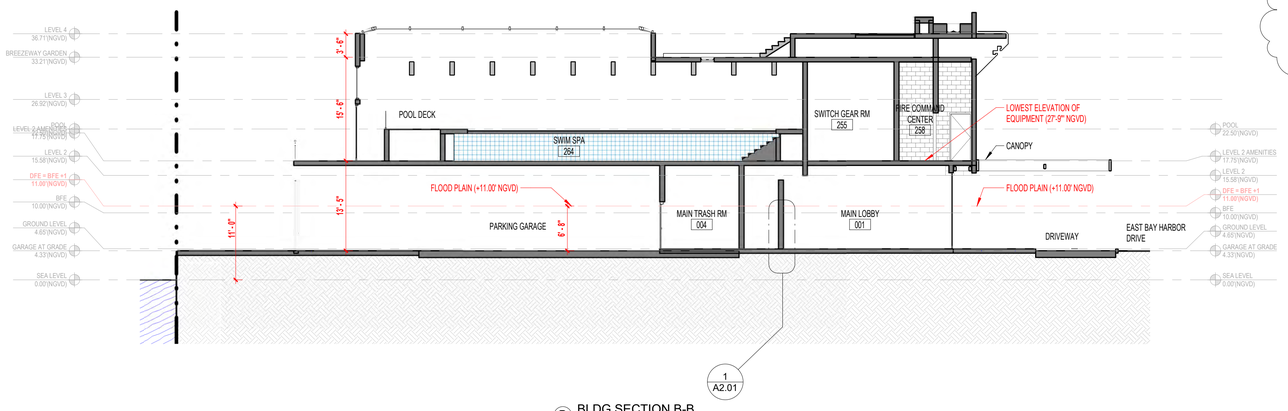
KOBI KARP

LEVEL 1 - GROUND FLOOR

Date: 05.16.24 BLDG PERMIT REV#1		Sheet No.
Scale:	As indicated	A3.00
Project:	2248	



3 LEVEL 1 - FLOOD PROOFING PLAN
1/16" = 1'-0"

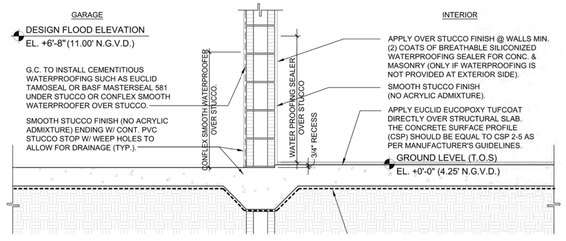


B BLDG SECTION B-B
3/32" = 1'-0"

FLOOD MAMAGEMENT INFORMATION

ITEM

A	FLOOD ZONE	AE	
B	BASE FLOOD ELEVATION (BFE)	10.00'	NGVD
C	**DESIGN FLOOD ELEVATION (DFE)**	**11'.00**	**NGVD**
D	GARAGE TOP OF SLAB ELEV. (LP)	4.10'	NGVD
E	GARAGE TOP OF SLAB ELEV. (HP)	4.48'	NGVD
F	NEXT HIGHER FL (TOS) ELEV. OF HABITABLE SPACE	11.00'	NGVD
G	LOWEST FL (STORAGE) (TOS) ELEV	4.65'	NGVD
H	LOWEST GRADE ELEVATION ADJACENT TO BLDG	4.08'	NGVD
I	HIGHEST GRADE ELEVATION ADJACENT TO BLDG	4.82'	NGVD
J	LOWEST ELEV. OF EQUIPMENT SERVICING THE BLDG	11.00'	NGVD
K	CROWN OF ROAD ELEVATION	4.57'	NGVD
L	**FIRM MAP NUMBER**	**12086C0144L**	



1 TYP. EXTERIOR WALL @ FLOOD PROOFING
3/4" = 1'-0"

LEVEL 1 FLOOR FINISHES & WATERPROOFING SCHEDULE

WALLS AND FLOORS, SHALL BE DESIGNED AND CONSTRUCTED TO RESIST HYDROSTATIC, HYDRONINAMIC, AND OTHER FLOOD-RELATED LOADS.

TRASH ROOM
- THE CONC. SLAB AT TRASH ROOM SHALL BE HEAVY BROOM FINISH.
- TO CONTAIN ANY WATER WITHIN THESE ROOMS AFTER HOSE CLEANING IS MADE , THE WALLS SHOULD BE COATED W/ AN EPOXY PAINT UP TO 48" FROM THE FLOOR AS PER OPTIONS BELOW:
- EPOXY PAINT EUCLID DURALKOTE 240.
- 2 COAT SH WM PROTECTIVE & MARINE TILE-CLAD HS EPOXY COATING.

FOR THE FLOOR SURFACES APPLY WATERPROOFING TRAFFIC EPOXY COATING SYSTEM TYPE EUCLID CHEMICAL EUCOPOXY TUFCOAT WITH 5-YEAR WARRANTY. (APPLY 48" UP ON VERTICAL WALLS)

COMMON AREAS: EXTERIOR CONC. WALKWAYS & NON-FINISHED CONC. LANDINGS
- THE CONC. SLAB SHALL HAVE A LIGHT BROOM FINISH.
- APPLY A SOLVENT-BASED, NON-YELLOWING CURING & SEALING COMPOUND TYPE EUCLID CHEMICAL DIAMOND CLEAR.

COVERED PARKING GARAGE
- THE CONC. SLAB SHALL HAVE A HEAVY BROOM FINISH.
- APPLY A TRAFFIC CONCRETE WATERPROOFING COATING AS PER OPTIONS BELOW:
- TREMCO VULKEM 350NF/ 346 / 346 MODIFIED POLYURETHANE TRAFFIC DECK COATING SYSTEM (5 YEAR WARRANTY).
- SIKA SIKALASTIC 720 / 745 /745 ELASTOMERIC POLYURETHANE TRAFFIC COATING SYSTEM (5 YEAR WARRANTY).

FINISH FLOOR NOTES:
ALL FINISH WALKING SURFACES SHALL BE SLIP RESISTANT AND SHALL BE LEVEL. (TYP. @ ALL LEVELS).

LEVEL 1 FLOOR WATERPROOFING SCHEDULE BELOW FLOOD ELEVATION

- ALL ELEVATOR PITS AND AREAS BELOW FLOOD ELEVATION SUBJECTED TO HYDROSTATIC PRESSURE SHALL BE WATERPROOFED WITH A BENTONITE WATERPROOFING SYSTEM AS PER OPTIONS BELOW:
- CETCO ULTRASEAL XP WATERPROOFING MEMBRANE (10 YEAR LABOR AND WARRANTY)

NOTE:

1. G.C. TO PROVIDE GROUND WATER SAMPLES TO BE TAKEN AND SEND TO THE WATERPROOFING MANUFACTURER FOR COMPATIBILITY TESTING AND SYSTEM PRODUCT RECOMMENDATIONS & APPROVAL.
2. WATERPROOFING MEMBRANE IS TO BE BROUGHT TO GRADE LEVEL.
3. APPLY AT INTERIOR OF ELEVATOR PIT (NEGATIVE SIDE WATERPROOFING) A TWO COAT XYPEX CRYSTALLINE CEMENTITIOUS WATERPROOFING APPLICATION (CONCENTRATE AND MODIFIED).
4. G.C. TO PROVIDE WATER STOPS AT COLD JOINTS.
5. FOR ADDITIONAL INFORMATION REFER TO FLOOD WATERPROOFING PLANS & DETAILS, AND STAIR'S / ELEVATOR'S ENLARGED PLANS & SECTIONS.
6. FOR ALL OTHER WATERPROOFING CONDITIONS BELOW GRADE ; G.C. SHALL CONTACT SELECTED WATERPROOFING'S ASSISTANCE DESIGN TEAM TO PROVIDE OPTIONS FOR THESE CONDITIONS.

FLOOD MANAGEMENT NOTES

1. ALL CONSTRUCTION MATERIAL AND FINISHES BELOW DESIGN FLOOD ELEVATION (+11.00' NGVD) AND OUTSIDE THE DRY FLOOD PROOFED AREAS, SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (FEMA TECHNICAL BULLETING 2).
2. ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SERVICING THE RESIDENTIAL AREAS AND OUTSIDE THE DRY FLOOD PROOFED AREAS SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (+11.00' NGVD). (AS PER 2020 FBC-BUILDING 7TH EDITION, SECTION 107.2.6)
3. THE STRUCTURE WILL BE DESIGNED AND CONSTRUCTED ACCORDING TO 2020 FBC CHAPTER 16, ASCE 7, AND ASCE 24 SO THAT ANY STRUCTURE OR AREA BELOW DESIGN FLOOD ELEVATION (+10.00' NGVD), TOGETHER WITH ATTENDANT UTILITY AND SANITARY FACILITIES, IS FLOOD RESISTANT WITH WALLS THAT ARE SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER AND STRUCTURAL COMPONENTS HAVING THE CAPABILITY OF RESISTING HYDROSTATIC, HYDRODYNAMIC, AND OTHER FLOOD-RELATED LOADS, INCLUDING THE EFFECTS OF BUOYANCY . (AS PER ASCE/SEI 24-14 CHAPTER 6 UNDER 6.2)
4. PROPOSED ELEVATOR WILL BE INSTALLED ACCORDING TO ASCE 24-05 SECTION 7.5 AND FEMA TECHNICAL BULLETIN 4.
5. CONTRACTOR SHALL SUBMIT AN UNDER-CONSTRUCTION ELEVATION CERTIFICATE AND FLOODPROOFING CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. (AS PER 2020 FBC-BUILDING 7TH EDITION SECTION 110.3.1.1
6. USE FLOOD RESISTANCE HOLLOW METAL DOORS, TYP.

FLOOD HAZARD

THIS BUILDING IS WITHIN FEMA FLOOD ZONE AE (MODERATE TO HIGH FLOODING RISK).
BASE FLOOD ELEVATION (BFE) IS SET AT 10.00' NGVD.
DESIGN FLOOD ELEVATION (DFE) = BFE 10.00' NGVD + 1' = DFE 11.00' NGVD

FLOOD LEGEND

EQUIP. LEVEL = 4'-7" (0'-0" NGVD)
FLOOD ZONE = ZONE AE (EL 9'NGVD)
B.F.E. = 10'-0" NGVD
D.F.E. = 10'-0" + 1'-0" = 11'-0" NGVD
F.F.E (Level 1) = 4'-11" (14'-11" NGVD)
F.F.E (Level 2) = 15'-7" (25'-7" NGVD)

MAX. CROWN OF ROAD = 4.57' NGVD
MAX. ADJACENT GRADE (NORTH) = 4.57' NGVD
MIN. ADJACENT GRADE (SOUTH) = 3.58' NGVD

FLOOD REQUIRED OPENINGS NOTE & CALCULATIONS:

1. ALL CONSTRUCTION WILL BE WET FLOODPROOFING UP TO BASE FLOOD ELEVATION (D.F.E.)+ 10'-0" +1'-0" ELEVATION, DESIGNED IN ACCORDANCE WITH ASCE 24, TABLE 6-1 AND TABLE 1-1 AND FBC, SECTION 1612.5 THROUGH THE USE OF FLOOD VENTS AND FLOOD DAMAGE RESISTANT MATERIALS.
2. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +10'-0" NGVD AND OUTSIDE THE WET FLOOD PROOFED AREA SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION AND FEMA TECHNICAL BULLETIN 2-2008

FLOOD VENT CALCULATION

GROUND FLOOR = 7,300 SF / 200SF (SMART VENT FLOOD COVERAGE) = REQ. 36 VENTS

FLOOD VENT SPECIFICATION:

MODELS:
- INSULATED / 1540-520 SINGLE
- INSULATED / 1540-511 STACKER
MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED.

TYPE:

Insulated / 1540-520
16"W X 8"H X 3"D

Flood door has an insulated core with an R-Value of 8.34 & felt stripping.

Revision	Date
BLDG PERMIT REV# 1	05/16/2024

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BLDG PERMIT REV 1

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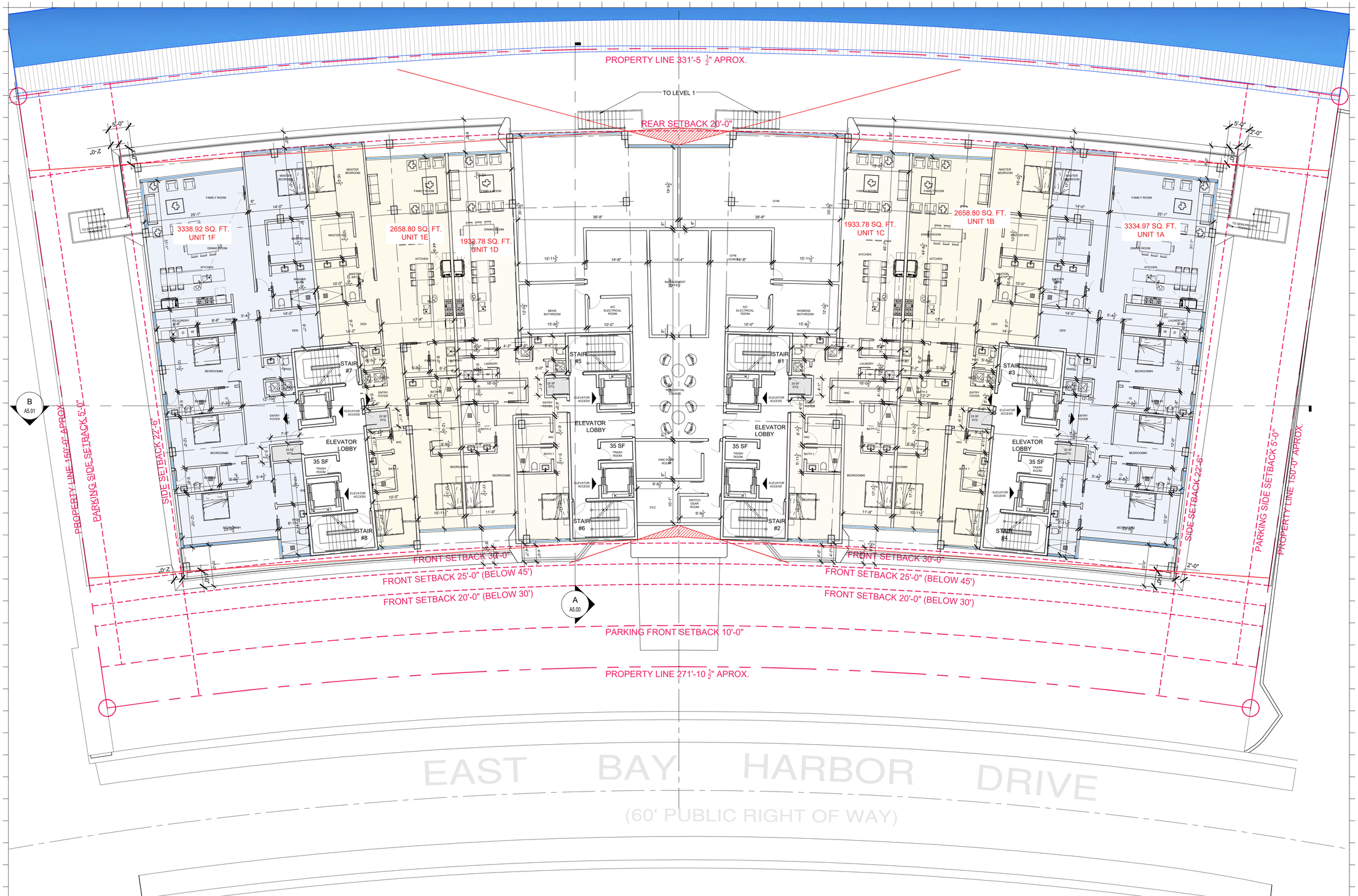
KOBI KARP

1

FLOOD PROOFING PLAN

Date: 05.16.24 BLDG PERMIT REV#1		Sheet No.
Scale:	As indicated	A2.01
Project:	2248	



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
1	1A&1D	4	1,550 SF	3,444.28 SF	25 SF
	1B&1E	3	1,350 SF	2,658.80 SF	25 SF
	1C&1F	2	1,150 SF	1,933.78 SF	25 SF

PLAN NORTH

A LEVEL 1

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

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ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
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DRB APPROVED 12.06.2022

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STATE OF FLORIDA KOBI KARP AR0012578 REGISTERED ARCHITECT

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Lic. # AR0012578

LEVEL 1 - AMENITIES

Date	11-11-2022	Sheet No.	A3.01
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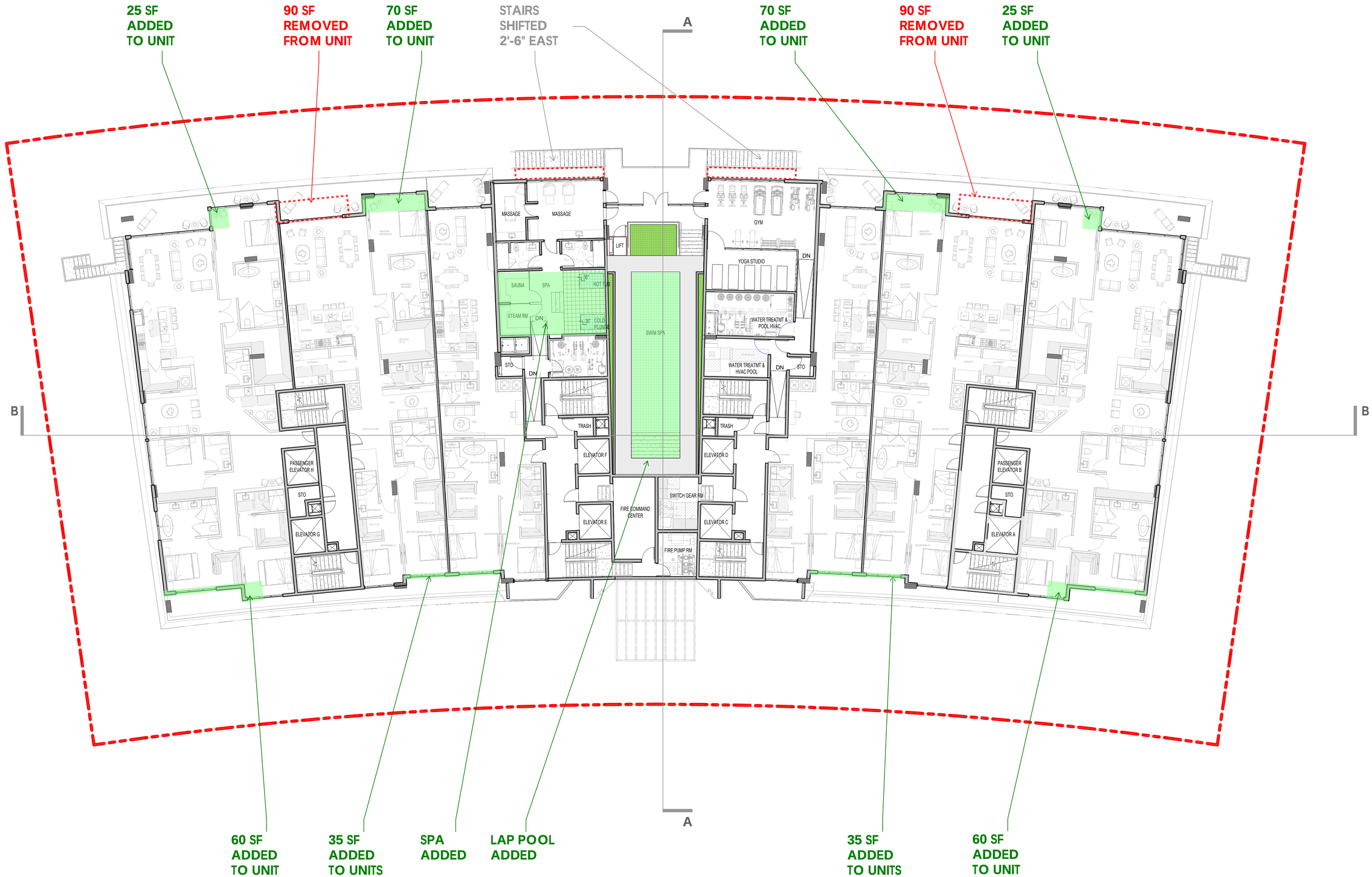
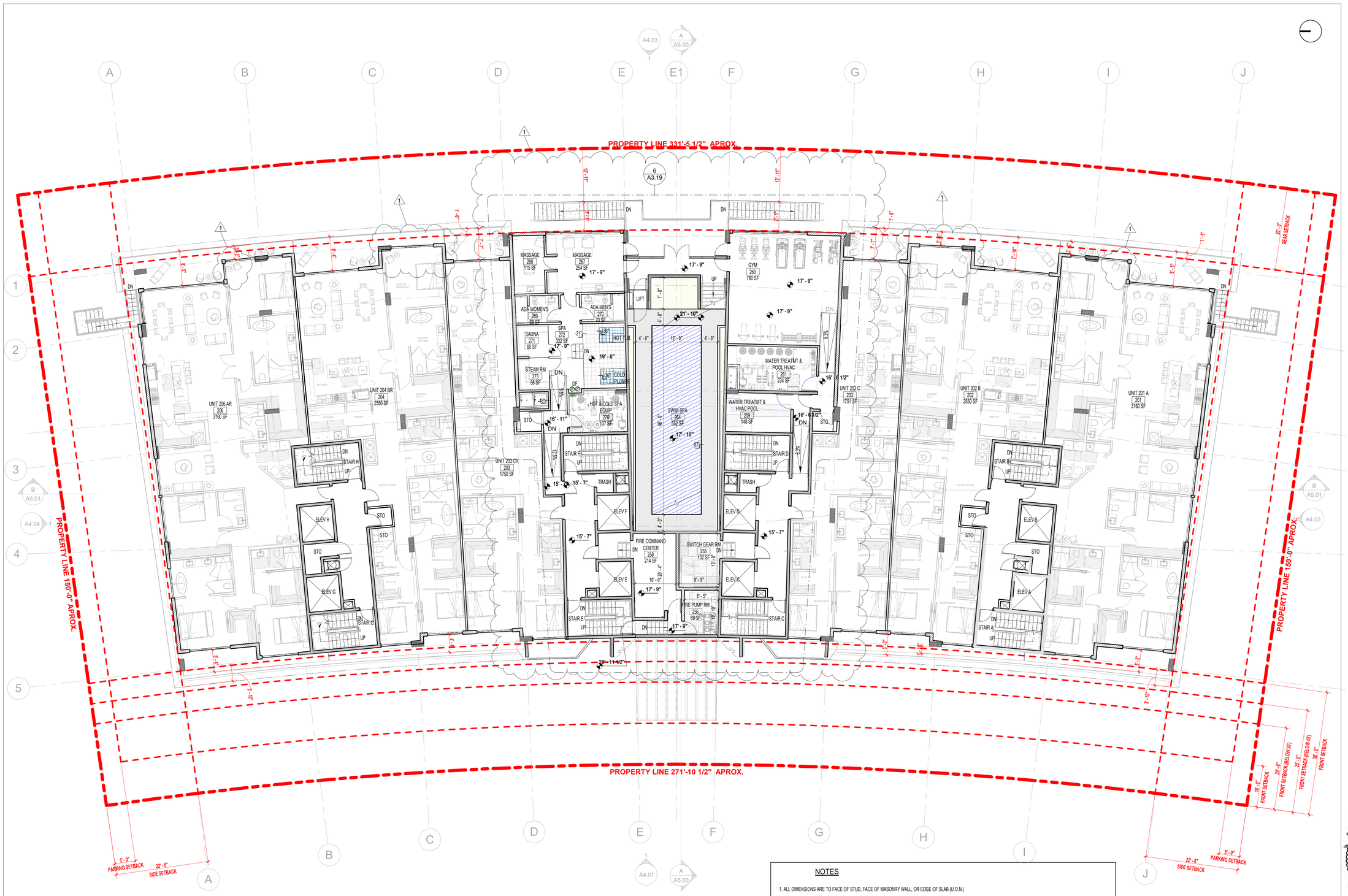


LEVEL 2 (1) - AMENITIES

SCALE 3/32"=1'-0"

04.03.2024



1 LEVEL 2 (1)
3/32" = 1'-0"

NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY WALL, OR EDGE OF SLAB (U.O.N.)
2. GC TO PROVIDE SOUND INSULATION IN ALL UNITS, BATHROOMS & DEMISING PARTITIONS TO ACHIEVE A STC & IIC OF 50 MINS
3. ALL PLUMBING FIXTURES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE FBC 7TH EDITION PLUMBING - CHAPTER 4.
4. G.C. TO PROVIDE DADE COUNTY APPROVED WATERPROOFING FOR EXPOSED SLABS, WALKWAYS, BALCONIES & STAIRS. AT BALCONIES, WATERPROOFING MEMBRANE SHALL EXTEND UNDER SLIDING DOOR TRACK AND 12" UP CMU OR CONCRETE WALLS
5. ALL COVERED BALCONY SLABS OVER NON-HABITABLE AREAS ARE SLOPED A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE NOTED.
6. REFER TO DRAWINGS A3.22-A3.33 FOR ENLARGED UNIT PLANS & REFLECTED CEILING PLANS.
7. ALL METAL STUDS ARE STANDARD 3 5/8" GALV. G90 x 25 GAUGE METAL STUDS UNLESS OTHERWISE NOTED.
8. ALL DRYWALL FRAMING FROM CONCRETE OR BLOCK WALL IS WITH 1 5/8" GALV. G90 x 25 GAUGE METAL STUDS AT 24" O.C. UNLESS OTHERWISE NOTED WITH R5 R. FOIL INSULATION

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LEVEL 2

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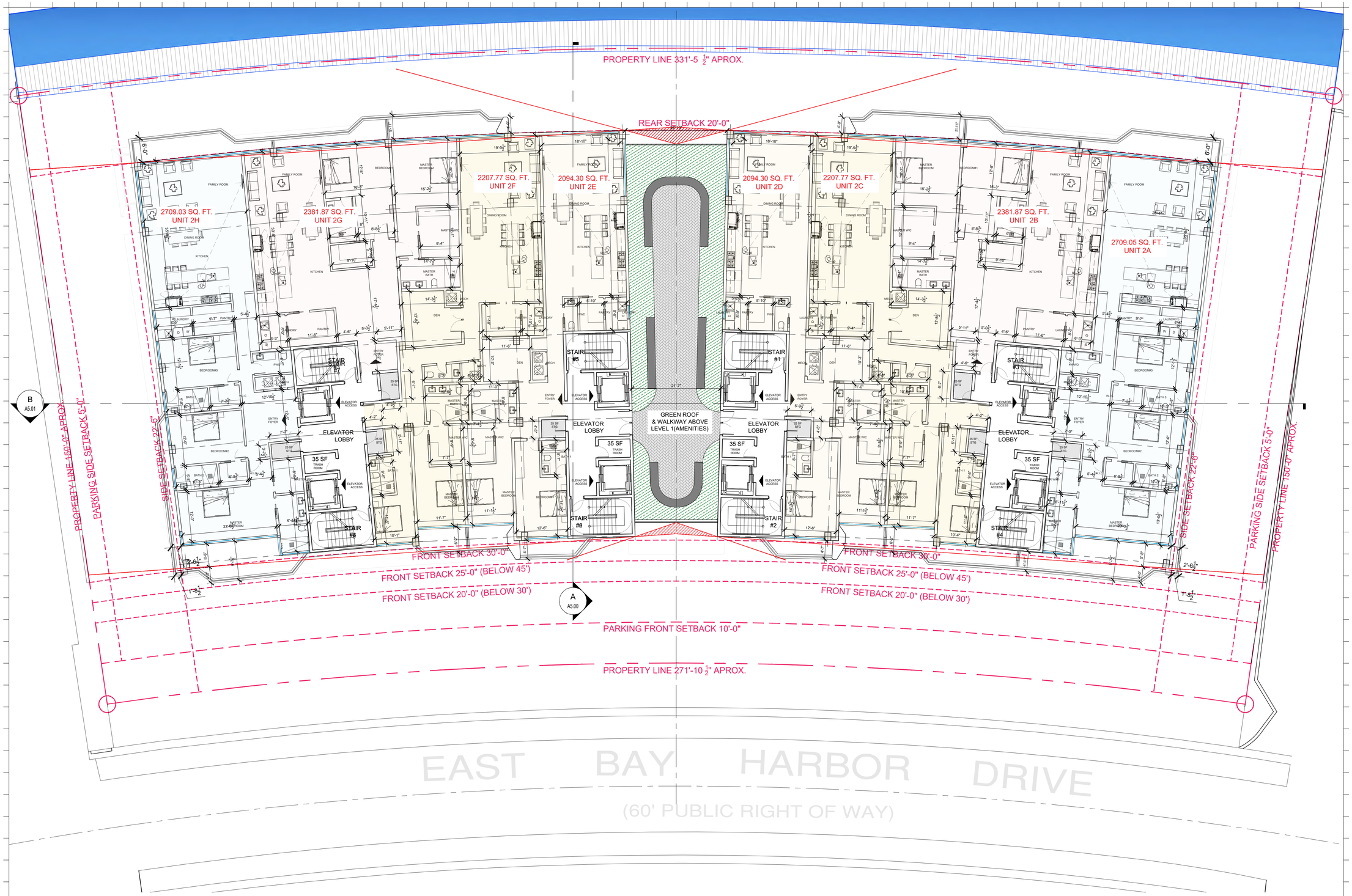
Project:	2248	



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
2	2A&2E	3	1,350 SF	2,699.72 SF	25 SF
	2B&2F	2	1,150 SF	2,381.87 SF	25 SF
	2C&2G	2	1,150 SF	2,207.77 SF	25 SF
	2D&2H	2	1,150 SF	2,094.30 SF	25 SF

PLAN NORTH

A LEVEL 2

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

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ZONING

100% Submission

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12.06.2022

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LEVEL 2

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NEW WINDOW

NEW WINDOW

60 SF ADDED TO UNIT

35 SF ADDED TO UNITS

70 SF ADDED TO BLDG

35 SF ADDED TO UNITS

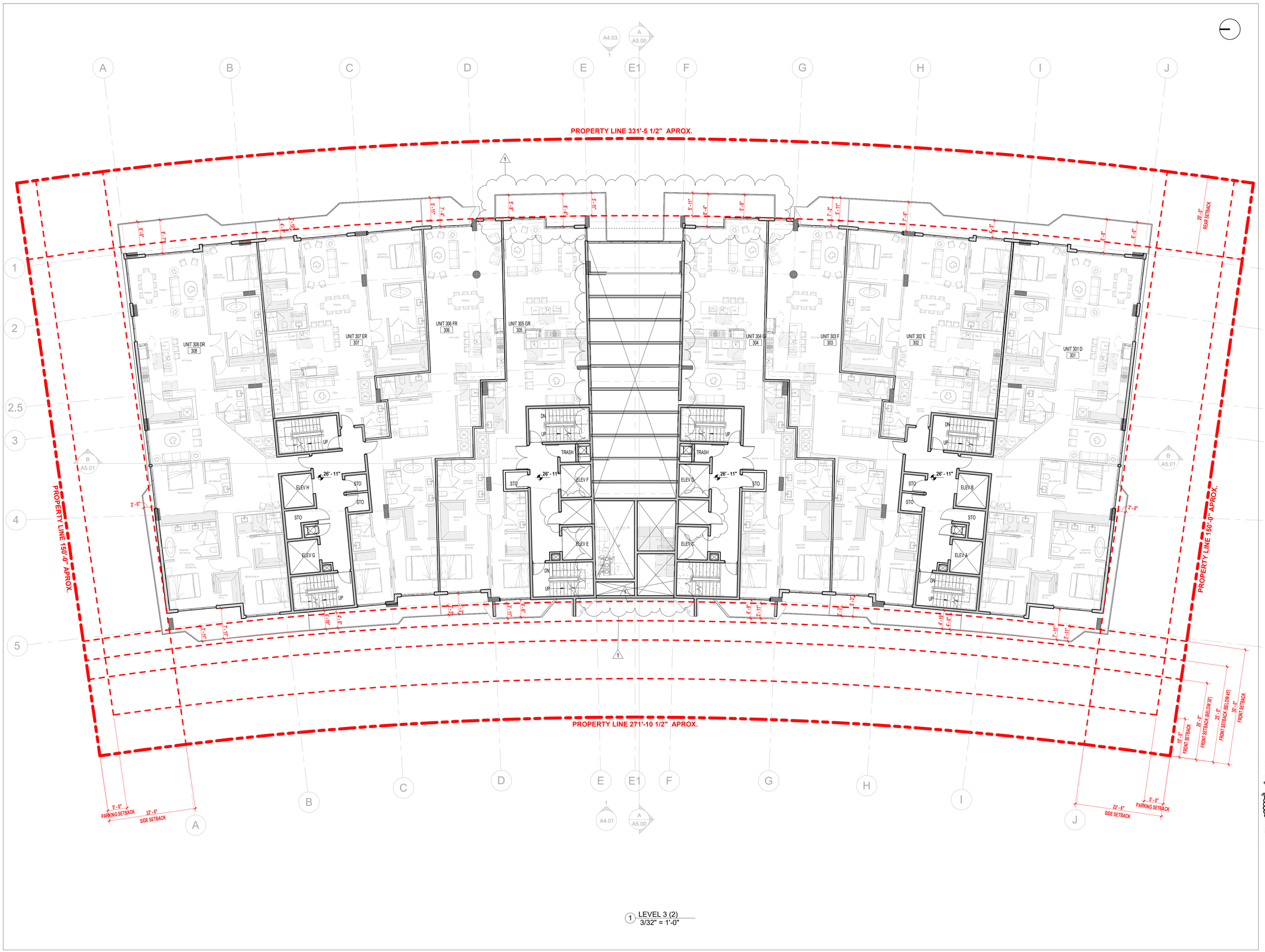
60 SF ADDED TO UNIT

PROPOSED BALCONY INCREASE

LEVEL 3 (2)

SCALE 3/32"=1'-0"

04.03.2024



1 LEVEL 3 (2)
3/32" = 1'-0"

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ZONING/DRB PERMIT SET
REVISION #1

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LEVEL 3 (2)

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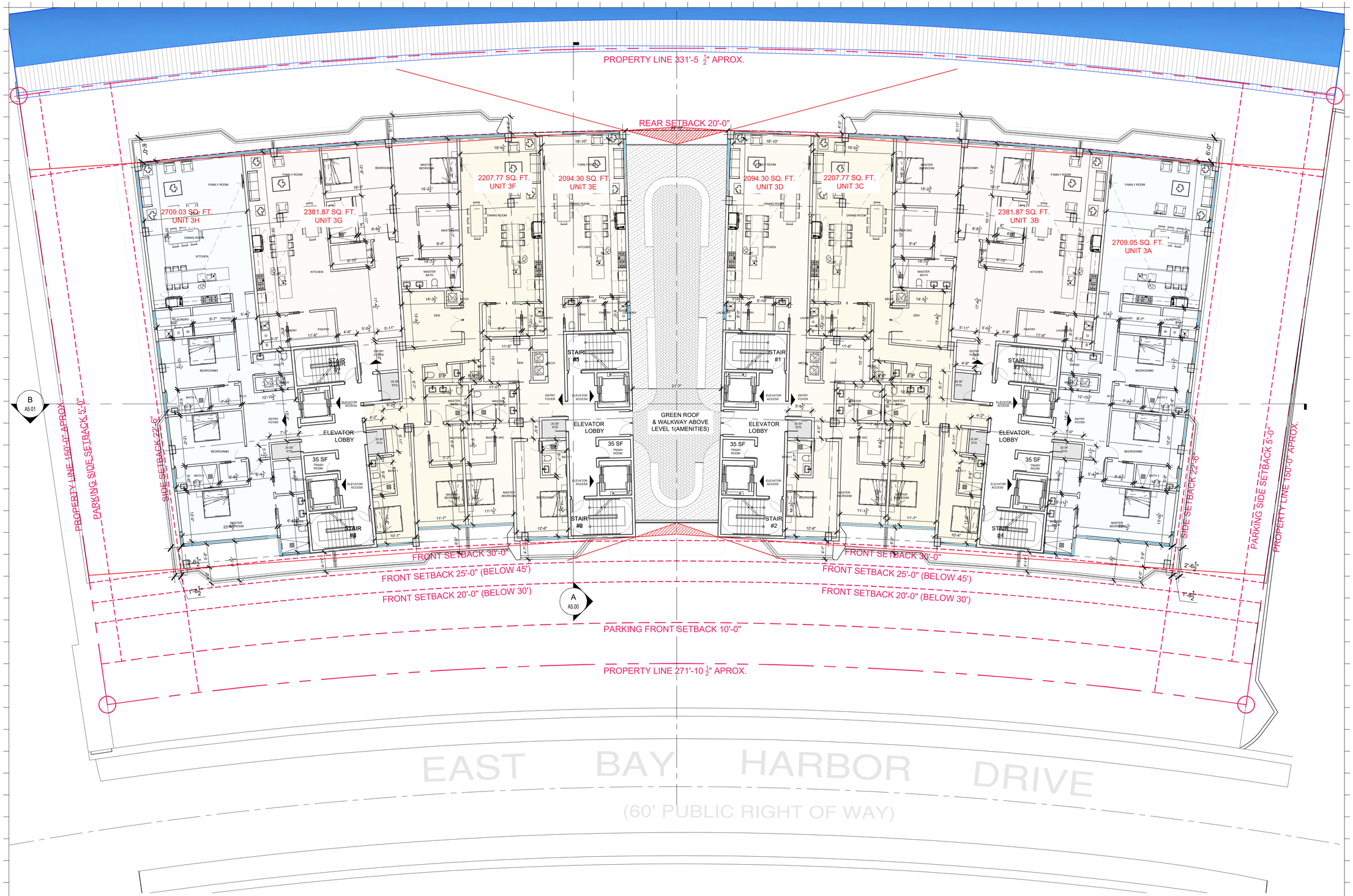
Project:	2248	



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
3	3A&3E	3	1,350 SF	2,699.72 SF	25 SF
	3B&3F	2	1,150 SF	2,381.87 SF	25 SF
	3C&3G	2	1,150 SF	2,207.77 SF	25 SF
	3D&3H	2	1,150 SF	2,094.30 SF	25 SF

PLAN NORTH

A LEVEL 3

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

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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

DRB APPROVED
12.06.2022

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

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

Consultant: Photometrics.
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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

STATE OF FLORIDA KOBI KARP AR0012578 REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

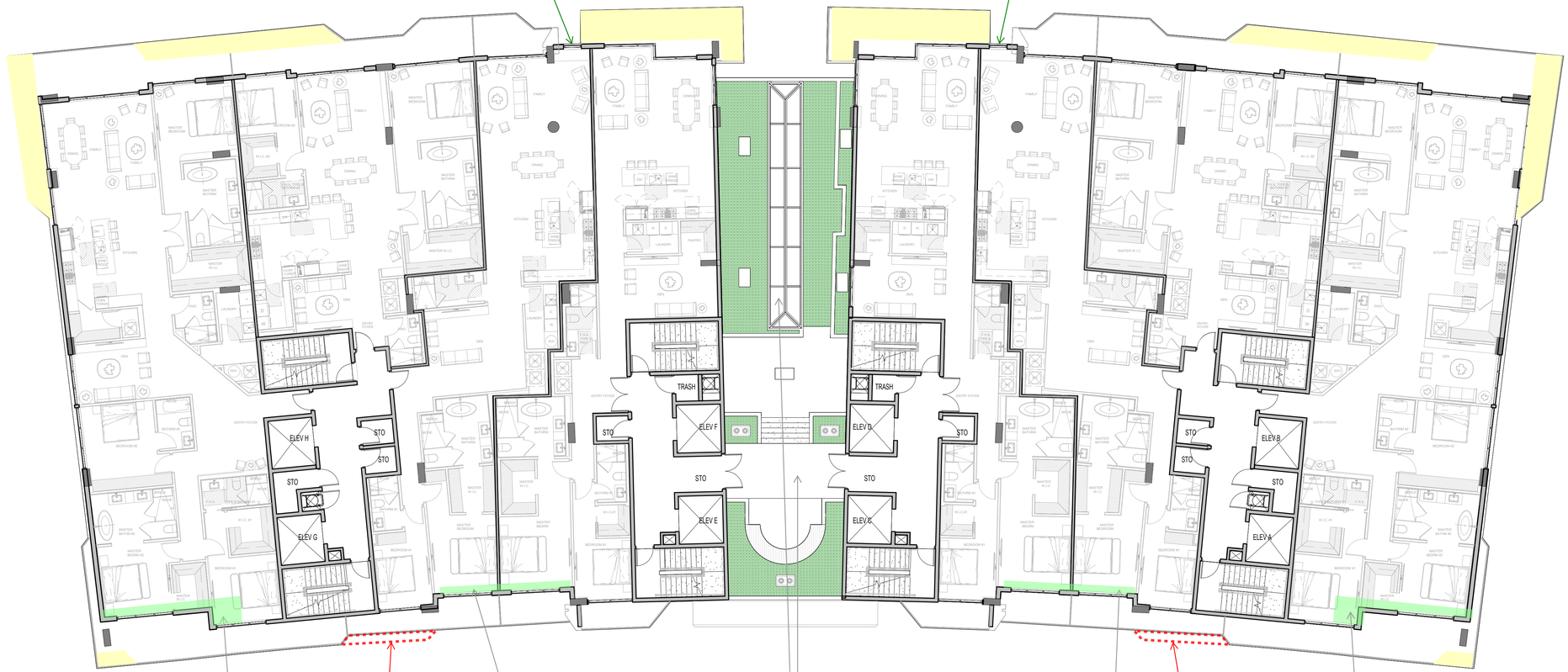
K O B I K A R P

LEVEL 3

Date	11-11-2022	Sheet No.	A3.03
Scale			
Project	0000		

NEW WINDOW

NEW WINDOW



60 SF ADDED TO UNIT

REMOVED FROM BALCONY

35 SF ADDED TO UNITS

NEW BREEZEWAY HEIGHT ELEVATION (+6' -11") WITH NEW SKYLIGHT

35 SF ADDED TO UNITS

REMOVED FROM BALCONY

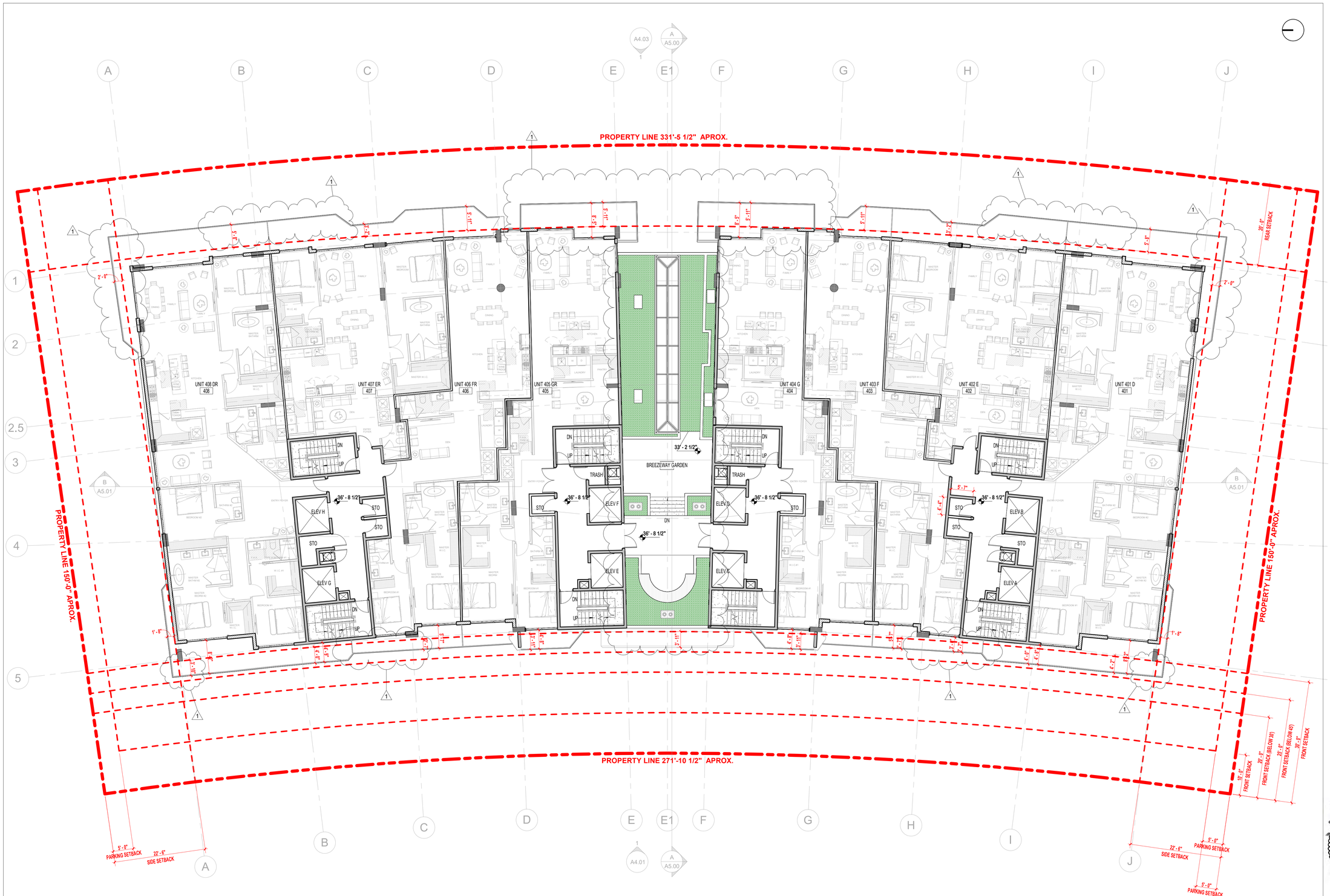
60 SF ADDED TO UNIT

PROPOSED BALCONY INCREASE

LEVEL 4 (3)

SCALE 3/32"=1'-0"

04.03.2024



1 LEVEL 4 (3)
3/32" = 1'-0"

Revision	Date
DRB REV# 1	04/03/2024

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ZONING/DRB PERMIT SET
REVISION #1

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner:
Name **PPG Development LLC**
Address 501 Diplomat Parkway
Hallandale Beach FL, 33009
Tel: 917.439.8717

Civil Engineer:
Name **Ocean Engineering**
Address 8101 Biscayne Blvd, Unit 508
Miami, Florida 33138
Tel: 786.253.5252
Email wlugo@oceanengineeringinc.com

Geotechnical Engineer:
Name **NV5**
Address 14486 Commerce Way, Miami
Lakes, FL 33016
Tel: 305.666.3563
Email

Landscape Architect:
Name **Clad Landscape Architecture**
Address 820 NE 4th Ave, Studio 113
Miami Beach, FL 33138
Tel: 786.536.6076
Email Info@cladlandscape.com

Architect:
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Tel: 305.573.1818
Email kobikarp@kobikarp.com

Interior Designer:
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Pompano Beach, FL 33064
Tel: 954-735-8223 ext 273
Email Jchi@interiorsbysteveng.com

Structural Engineer:
Name **YHCE**
Address 99 NW 27 Avenue.
Miami, Fl, 33125
Tel: 305.969.9423
Email lperaza@yhce.us

MEP Engineer:
Name **Schnackel Engineers, Inc.**
Address 3035 South 72nd Street
Omaha, NE 68124
Tel: 402.391.7680
Email jmejia@schnackel.com

Lighting Consultant:
Name **Light Plan Design, Inc.**
Address 127 W 30th Street 9th Floor New
York, NY 10001 New York, NY 10001
Tel: T: (646) 952-7019
Email bwhitehouse@lightplan.com

Traffic:
Name **David Plummer & Associates**
Address 1750 Ponce De Leon BLVD
Coral Gables, FL 33134
Tel: 305.447.0900
Email

Pool Consultant:
Name **Aquadynamics Design Group, Inc**
Address 5000 SW 75th Avenue, Suite 103
Address Miami, Florida 33155
Tel: 305.667.8975 Ext. 303
Email info@aquadynamics.biz

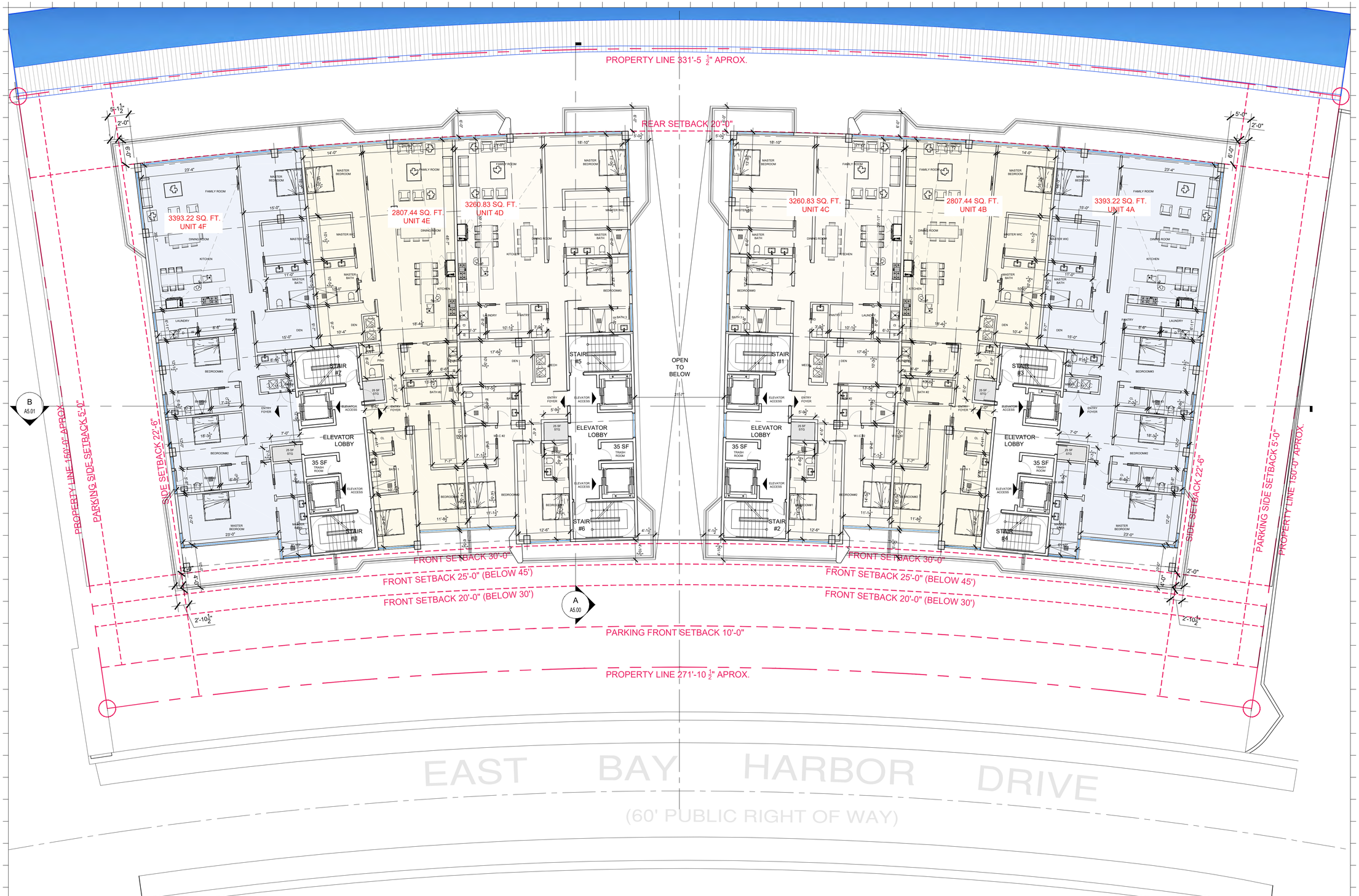
Life Safety:
Name **SLS Consulting, LLC**
Address 260 Palermo Ave
Address Coral Gables, FL 33134
Tel: O: 888.224.9911
Email www.slsfire.com

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

LEVEL 4 (3)

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A3.03
Project:	2248	



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
4	4A&4D	4	1,550 SF	3,393.22 SF	25 SF
	4B&4E	3	1,350 SF	2,807.44 SF	25 SF
	4C&4F	4	1,550 SF	3,260.83 SF	25 SF

PLAN NORTH

A LEVEL 4
Scale: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

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ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

DRB APPROVED 12.06.2022

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

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

Consultant: Photometrics.
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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

STATE OF FL FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

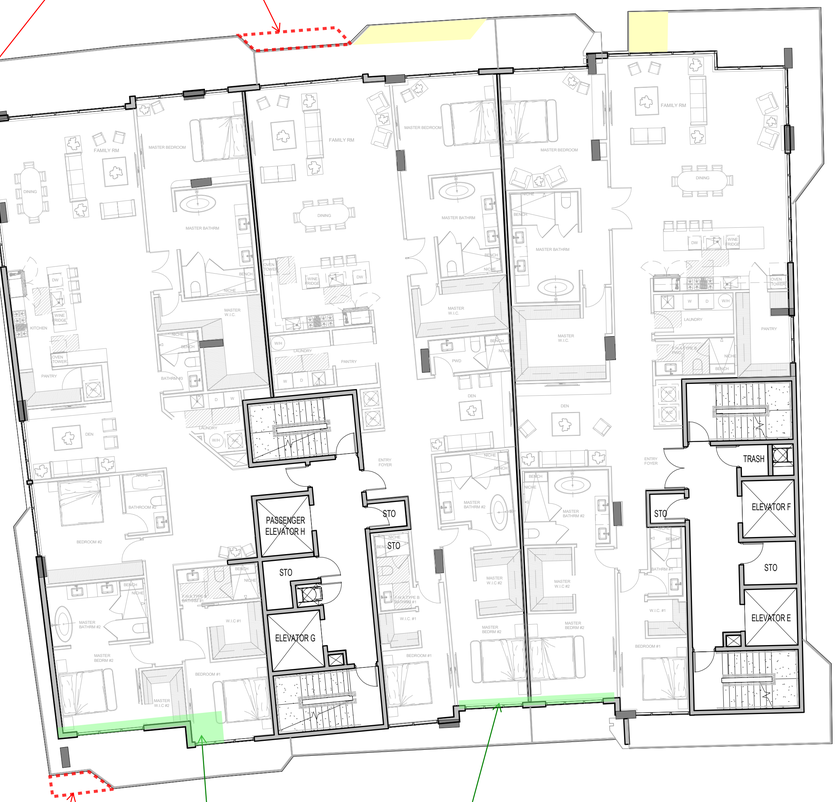
KOBI KARP
Lic. # AR0012578

LEVEL 4

Date	11-11-2022	Sheet No.
Scale		A3.04
Project	0000	

REMOVED FROM BALCONY

REMOVED FROM BALCONY



REMOVED FROM BALCONY

60 SF ADDED TO UNIT

35 SF ADDED TO UNITS

35 SF ADDED TO UNITS

60 SF ADDED TO UNIT

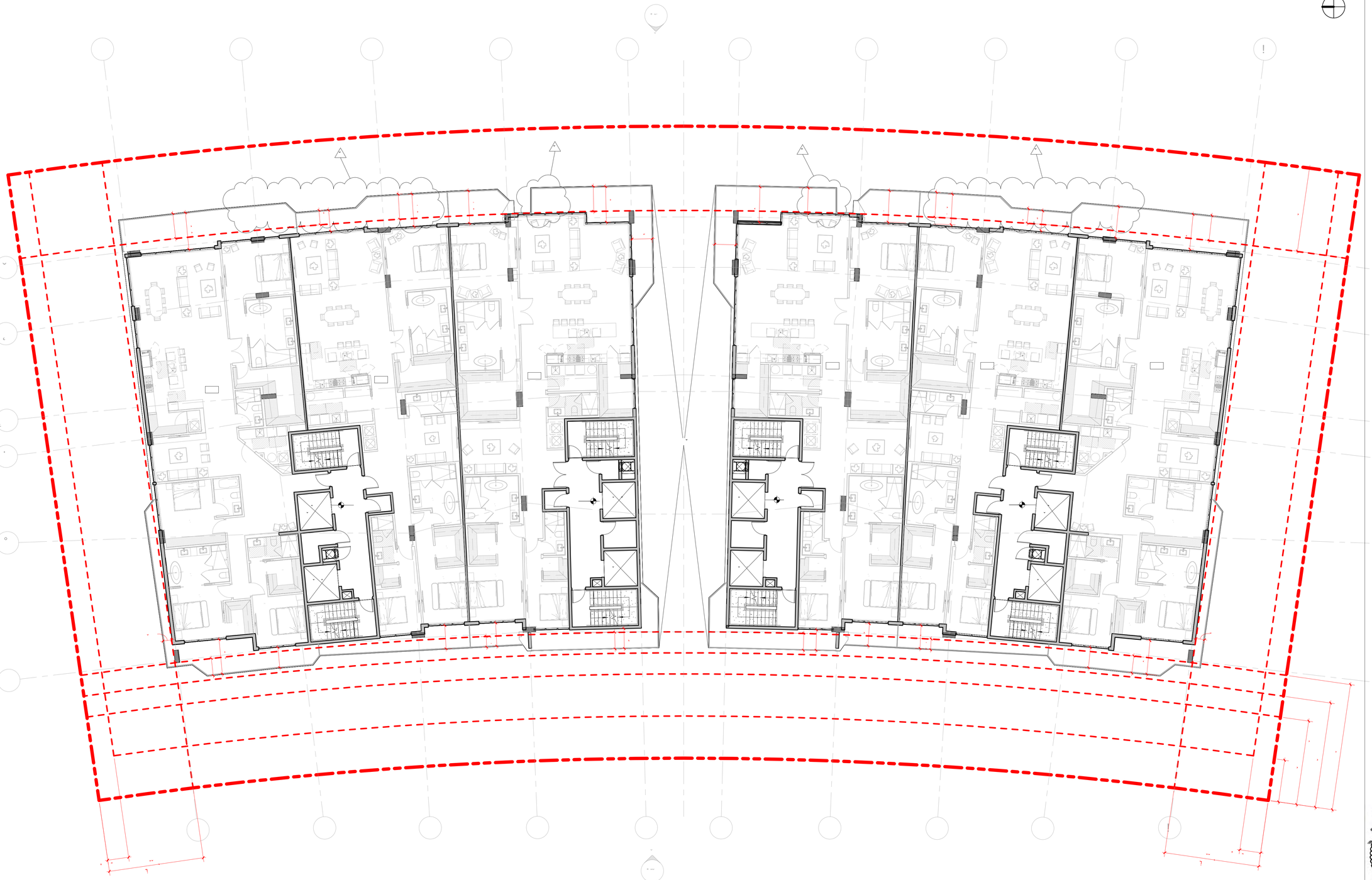
REMOVED FROM BALCONY

PROPOSED BALCONY INCREASE

LEVEL 5 (4)

SCALE 3/32"=1'-0"

04.03.2024



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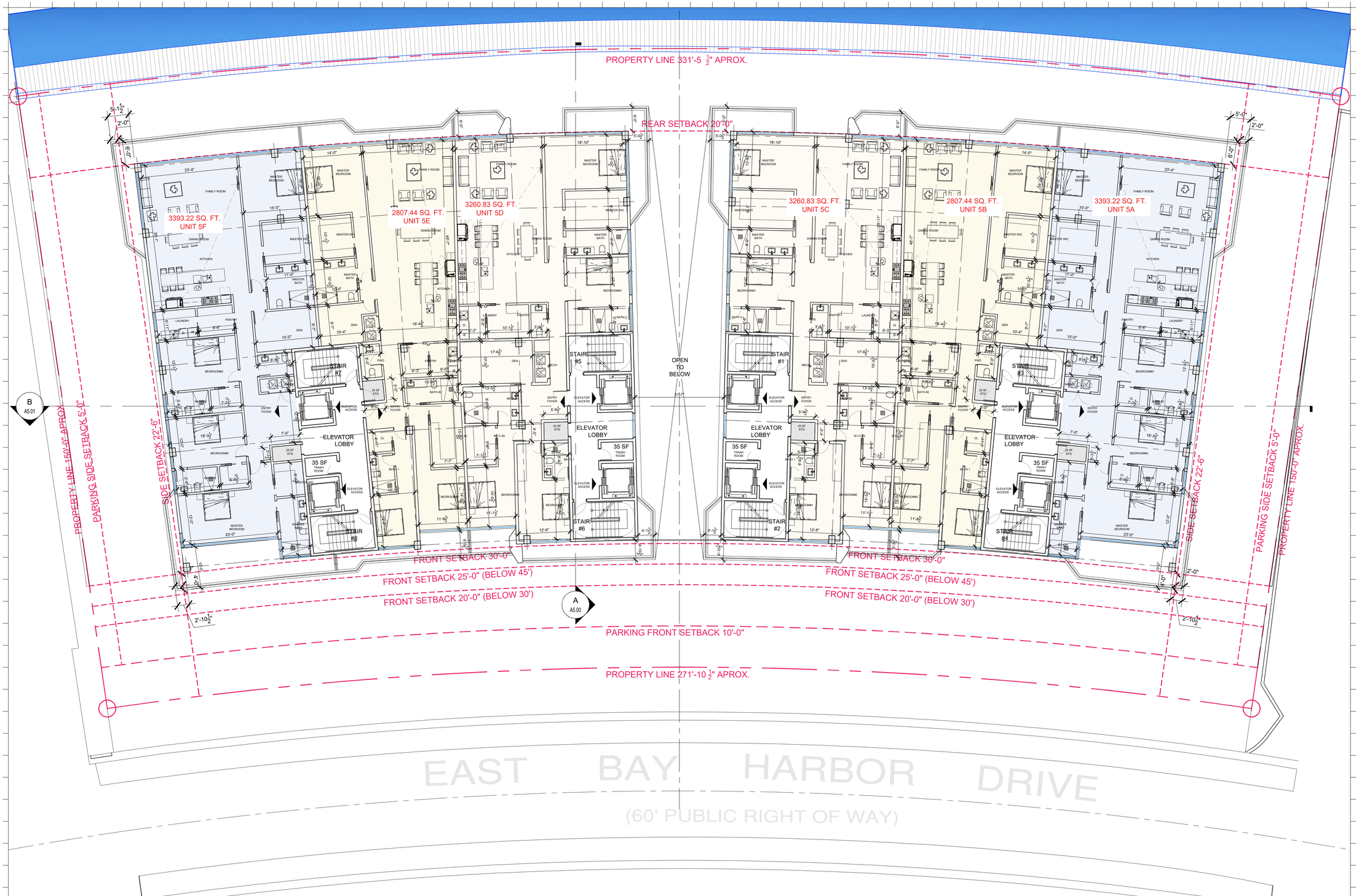

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
5	5A&5D	4	1,550 SF	3,393.22 SF	25 SF
	5B&5E	3	1,350 SF	2,807.44 SF	25 SF
	5C&5F	4	1,550 SF	3,260.83 SF	25 SF

PLAN NORTH

A LEVEL 5
Scale: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

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ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

DRB APPROVED
12.06.2022

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

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

Consultant: Photometrics.
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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

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Lic. # AR0012578

LEVEL 5

Date	11-11-2022	Sheet No.	A3.05
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Project	0000		

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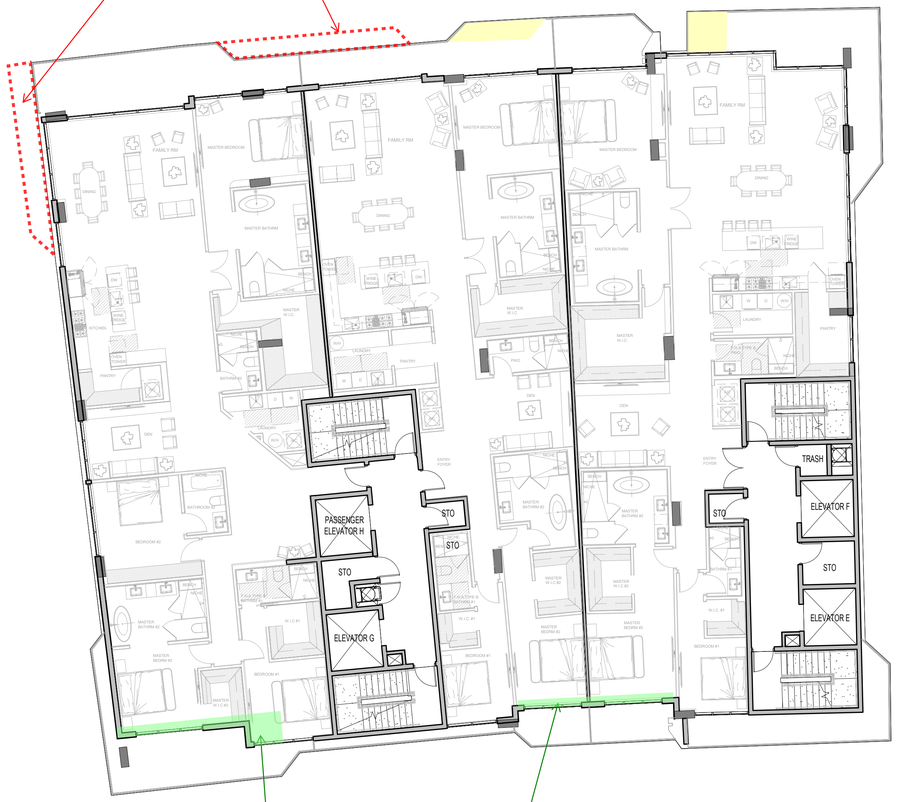
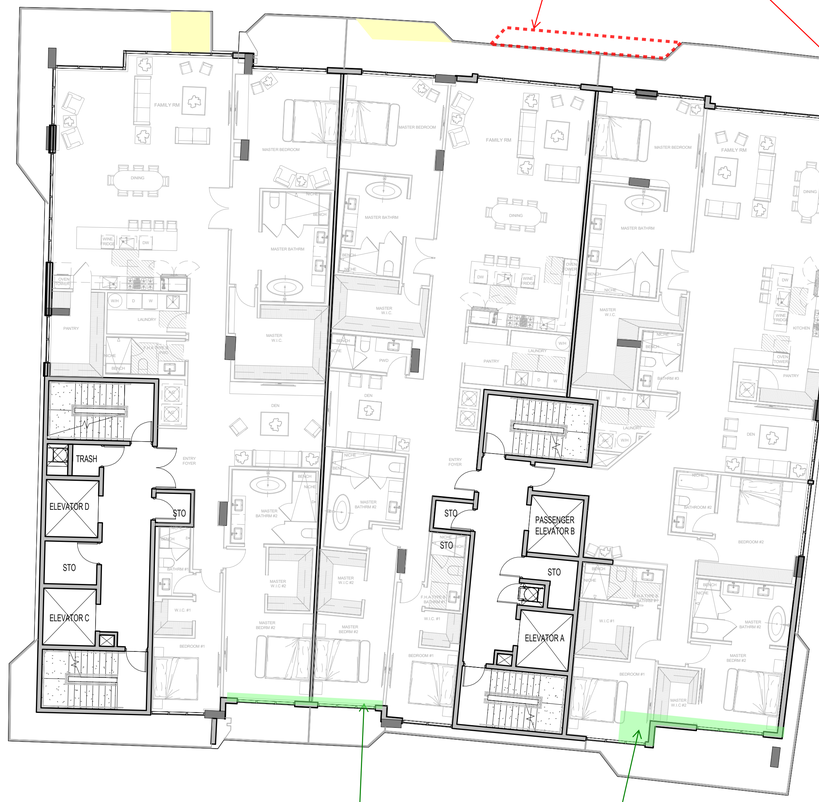
REMOVED FROM BALCONY





60 SF ADDED TO UNIT

35 SF ADDED TO UNITS

35 SF ADDED TO UNITS

60 SF ADDED TO UNIT

PROPOSED BALCONY INCREASE

LEVEL 6 (5)

SCALE 3/32"=1'-0"

04.03.2024

1 LEVEL 6 (5)
3/32" = 1'-0"

Revision	Date
DRB REV# 1	04/03/2024

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ZONING/DRB PERMIT SET
REVISION #1

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner:
Name **PPG Development LLC**
Address 501 Diplomat Parkway
Hallandale Beach FL, 33009
Tel: 917.439.8717

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Address 8101 Biscayne Blvd, Unit 508
Miami, Florida 33138
Tel: 786.253.5252
Email wlugo@oceanengineeringinc.com

Geotechnical Engineer:
Name **NV5**
Address 14486 Commerce Way, Miami
Lakes, FL 33016
Tel: 305.666.3563
Email

Landscape Architect:
Name **Clad Landscape Architecture**
Address 820 NE 4th Ave, Studio 113
Miami Beach, FL 33138
Tel: 786.536.6076
Email Info@cladlandscape.com

Architect:
Name **Kobi Karp**
Address 571 NW 28th St
Miami, FL 33127
Tel: 305.573.1818
Email kobikarp@kobikarp.com

Interior Designer:
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Pompano Beach, FL 33064
Tel: 954-735-8223 ext 273
Email Jchi@interiorsbysteveng.com

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Address 99 NW 27 Avenue.
Miami, Fl, 33125
Tel: 305.969.9423
Email lperaza@yhce.us

MEP Engineer:
Name **Schnackel Engineers, Inc.**
Address 3035 South 72nd Street
Omaha, NE 68124
Tel: 402.391.7680
Email jmejia@schnackel.com

Lighting Consultant:
Name **Light Plan Design, Inc.**
Address 127 W 30th Street 9th Floor New
York, NY 10001 New York, NY 10001
Tel: T: (646) 952-7019
Email bwhitehouse@lightplan.com

Traffic:
Name **David Plummer & Associates**
Address 1750 Ponce De Leon BLVD
Coral Gables, FL 33134
Tel: 305.447.0900
Email

Pool Consultant:
Name **Aquadynamics Design Group, Inc**
Address 5000 SW 75th Avenue, Suite 103
Address Miami, Florida 33155
Tel: 305.667.8975 Ext. 303
Email info@aquadynamics.biz

Life Safety:
Name **SLS Consulting, LLC**
Address 260 Palermo Ave
Address Coral Gables, FL 33134
Tel: O: 888.224.9911
Email www.slsfire.com

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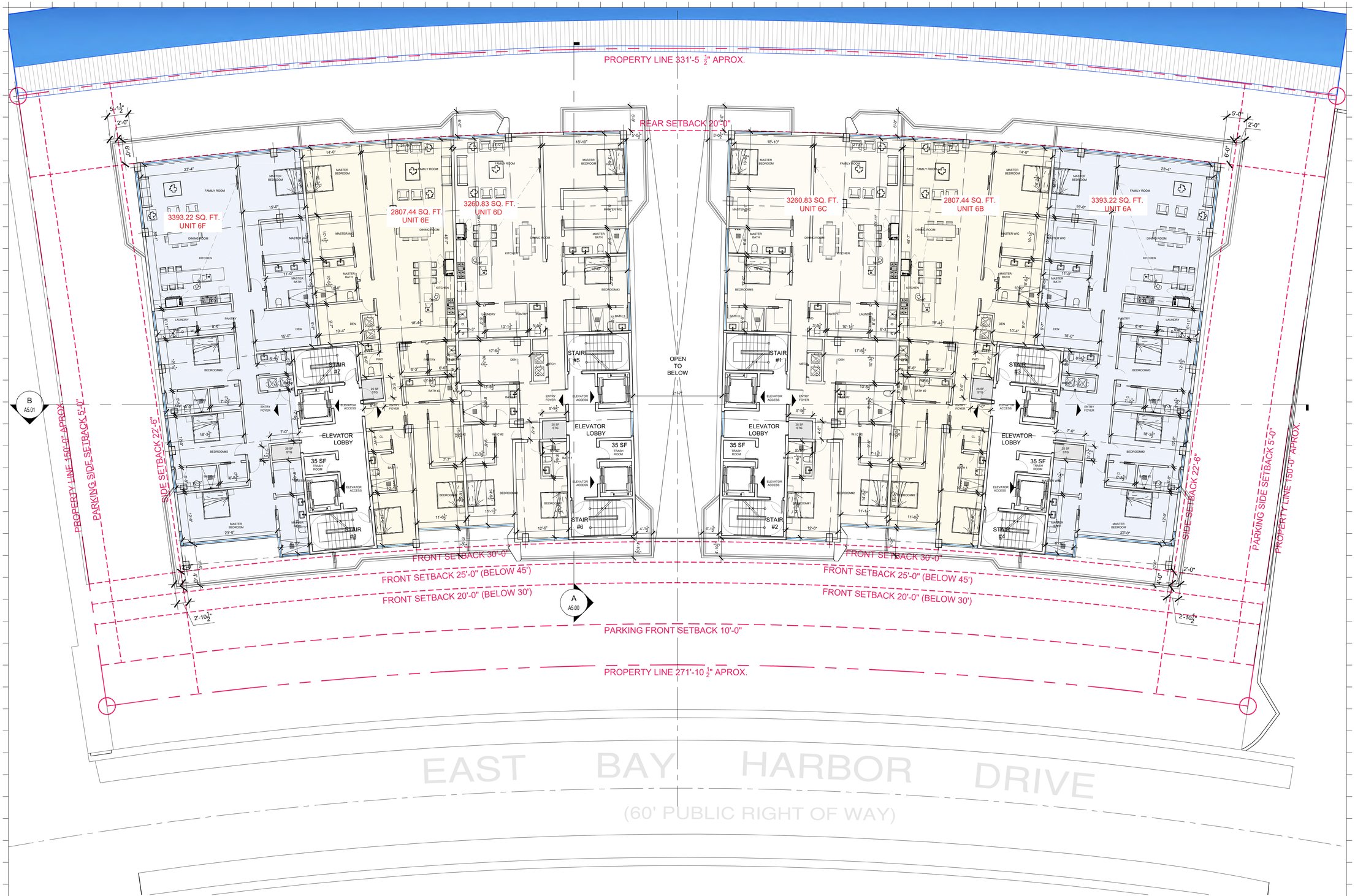
KOBI KARP

LEVEL 6 (5)

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A3.05
Project:	2248	



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
6	6A&6D	4	1,550 SF	3,393.22 SF	25 SF
	6B&6E	3	1,350 SF	2,807.44 SF	25 SF
	6C&6F	4	1,550 SF	3,260.83 SF	25 SF

PLAN NORTH

A LEVEL 6
Scale: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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DRB APPROVED 12.06.2022

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Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

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

Consultant: Photometrics.
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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

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KOBI KARP
Lic. # AR0012578

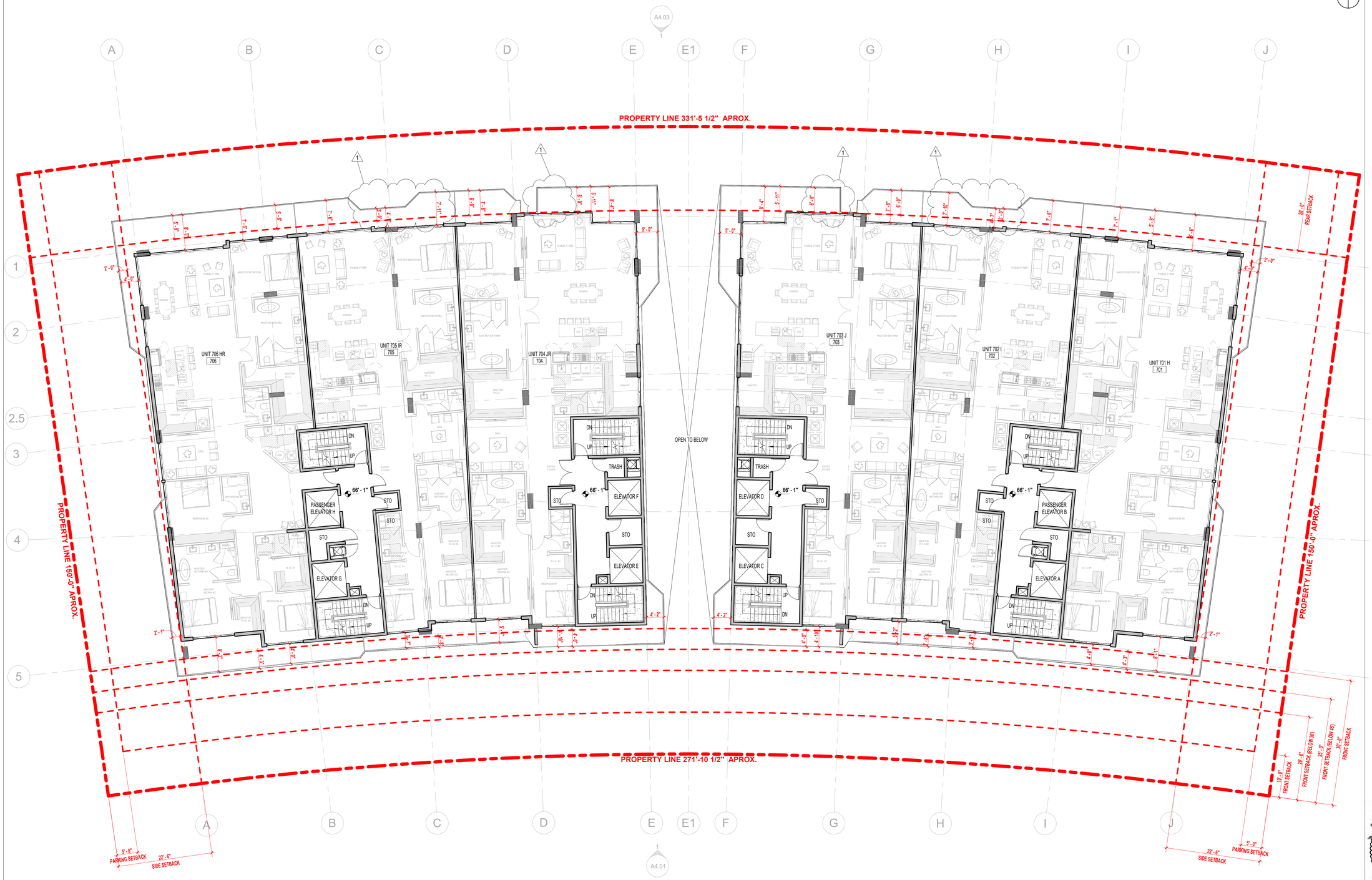
LEVEL 6

Date	11-11-2022	Sheet No.
Scale		A3.06
Project	0000	

LEVEL 7 (6)

SCALE 3/32"=1'-0"

04.03.2024



Revision	Date
DRB REV# 1	04/03/2024

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ZONING/DRB PERMIT SET

REVISION #1

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner:
Name **PPG Development LLC**
Address 501 Diplomat Parkway
Hallandale Beach FL, 33009
Tel: 917.439.8717

Civil Engineer:
Name **Ocean Engineering**
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Miami, Florida 33138
Tel: 786.253.5252
Email wlugo@oceanengineeringinc.com

Geotechnical Engineer:
Name **NV5**
Address 14486 Commerce Way, Miami
Lakes, FL 33016
Tel: 305.666.3563
Email

Landscape Architect:
Name **Clad Landscape Architecture**
Address 820 NE 4th Ave, Studio 113
Miami Beach, FL 33138
Tel: 786.536.6076
Email Info@cladlandscape.com

Architect:
Name **Kobi Karp**
Address 571 NW 28th St
Miami, FL 33127
Tel: 305.573.1818
Email kobikarp@kobikarp.com

Interior Designer:
Name **Interiors by Steven G. Inc.**
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Tel: 954-735-8223 ext 273
Email Jchi@interiorsbysteveng.com

Structural Engineer:
Name **YHCE**
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Miami, Fl, 33125
Tel: 305.969.9423
Email lperaza@yhce.us

MEP Engineer:
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Email jmejia@schnackel.com

Lighting Consultant:
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Tel: T: (646) 952-7019
Email bwhitehouse@lightplan.com

Traffic:
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Coral Gables, FL 33134
Tel: 305.447.0900
Email

Pool Consultant:
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Address Miami, Florida 33155
Tel: 305.667.8975 Ext. 303
Email info@aquadynamics.biz

Life Safety:
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Address Coral Gables, FL 33134
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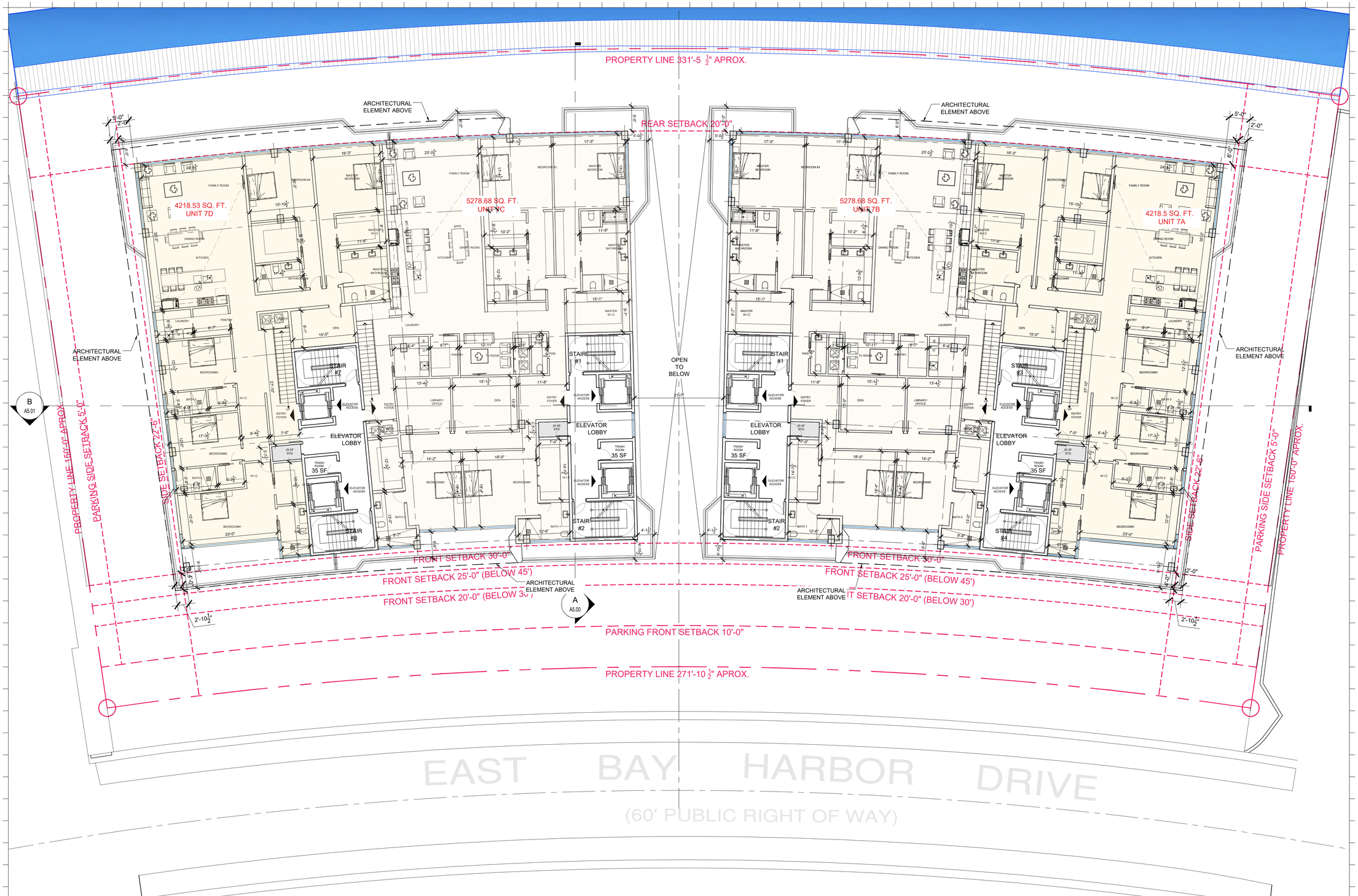
KOBI KARP

LEVEL 7 (6)

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A3.06
Project:	2248	



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
7	7A&7C	5	1,750 SF	4,210.94 SF	25 SF
	7B&7D	5	1,750 SF	5,278.68 SF	25 SF

PLAN NORTH

A LEVEL 7 - PENTHOUSES

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

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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

DRB APPROVED 12.06.2022

Owner: PPG Development LLC.
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Email

Consultant: Landscape Architecture.
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Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

Consultant: Photometrics.
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Address
Tel:
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Consultant:
Name
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Address
Tel:
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Architect:
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STATE OF FLORIDA KOBI KARP AR0012578 REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

LEVEL 7 - PENTHOUSES

Date	11-11-2022	Sheet No.	A3.07
Scale			
Project	0000		

60 SF ADDED TO UNIT

35 SF ADDED TO UNITS

35 SF ADDED TO UNITS

60 SF ADDED TO UNIT

PROPOSED BALCONY INCREASE

LEVEL 8 (7) PENTHOUSES

SCALE 3/32"=1'-0"

04.03.2024

1 LEVEL 8 (7) - PENTHOUSES
3/32" = 1'-0"

Revision	Date
DRB REV# 1	04/03/2024

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ZONING/DRB PERMIT SET
REVISION #1

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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KOBI KARP
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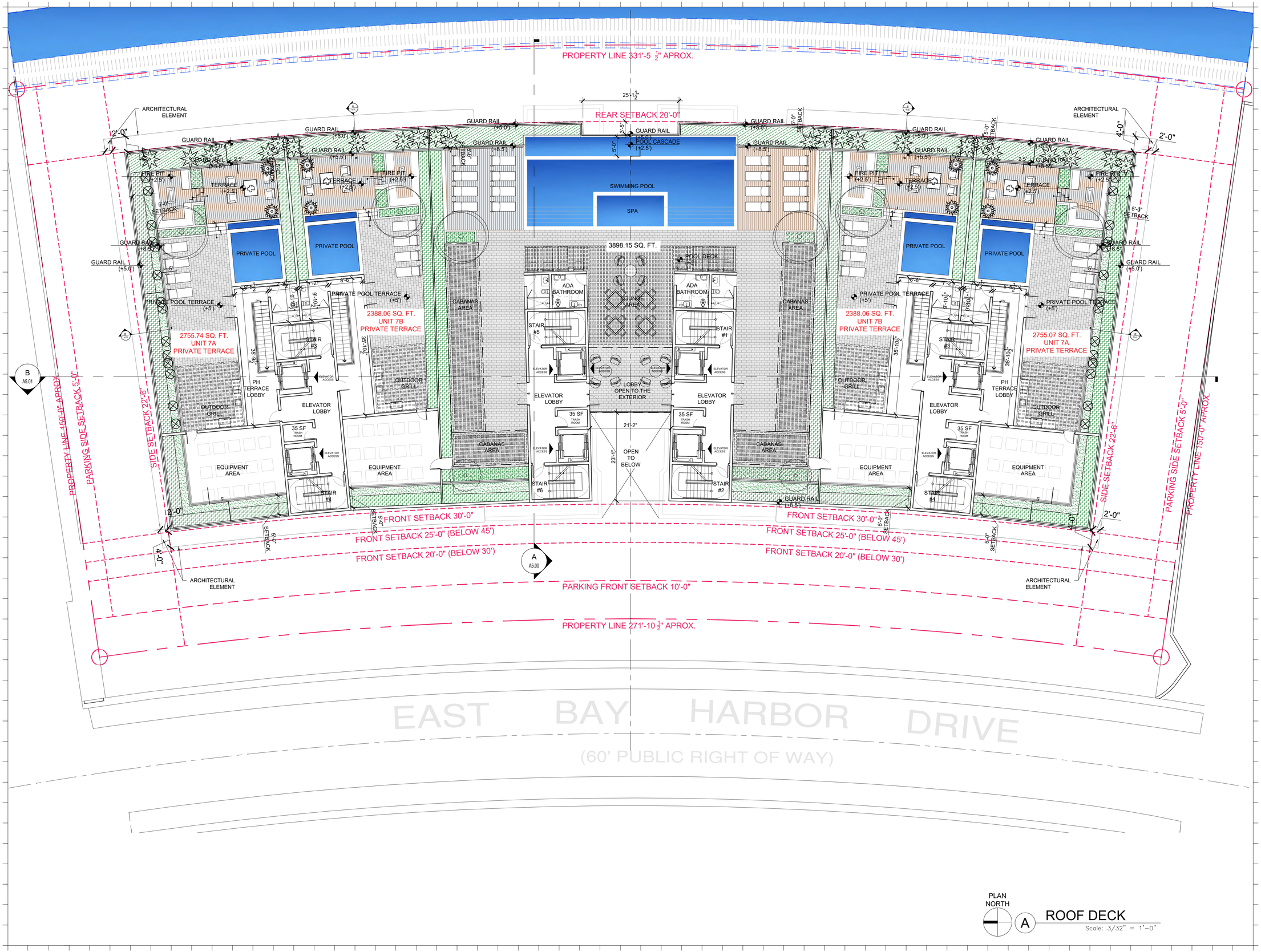
REGISTERED ARCHITECT

KOBI KARP

LEVEL 8 - PENTHOUSES (7)

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A3.07
Project:	2248	



PLAN NORTH

A ROOF DECK

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

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

DRB APPROVED
12.06.2022

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Consultant: Landscape Architecture.
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Address 820 NE 4th Ave, Studio 113
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Lic. # AR0012578

K O B I K A R P

ROOF DECK

Date	11-11-2022	Sheet No.	A3.08
Scale			
Project	0000		

RELOCATED PRIVATE POOL

RELOCATED FIRE PIT

195 SF REMOVED FROM ROOFTOP PENTHOUSE

RELOCATED PRIVATE POOL

RAMP ADDED

340 SF REMOVED FROM ROOFTOP BULKHEAD

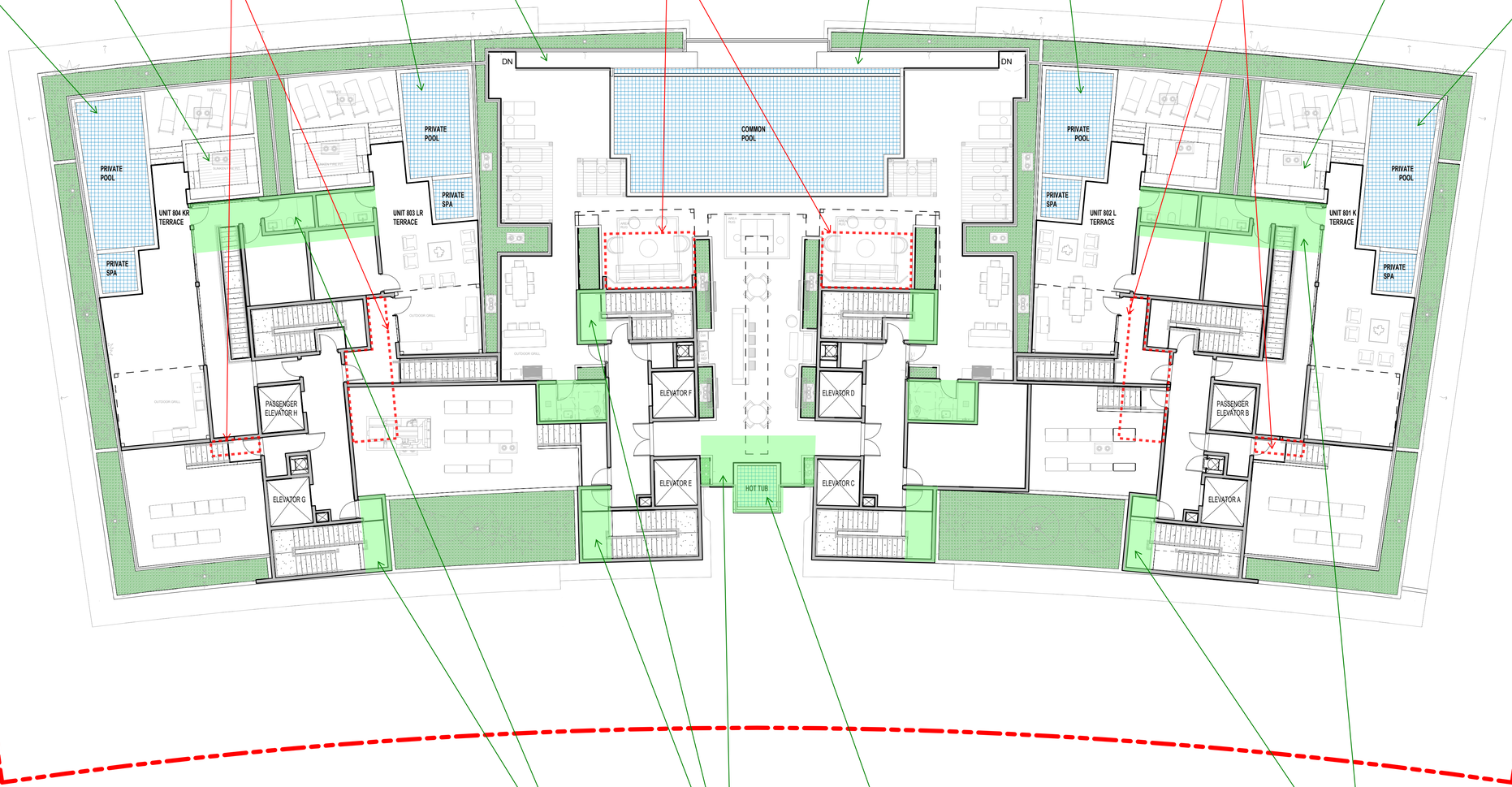
RAMP ADDED

RELOCATED PRIVATE POOL

195 SF REMOVED FROM ROOFTOP PENTHOUSE

RELOCATED FIRE PIT

RELOCATED PRIVATE POOL



385 SF ADDED TO ROOFTOP PENTHOUSE

715 SF ADDED TO ROOFTOP BULKHEAD

HOT TUB ADDED

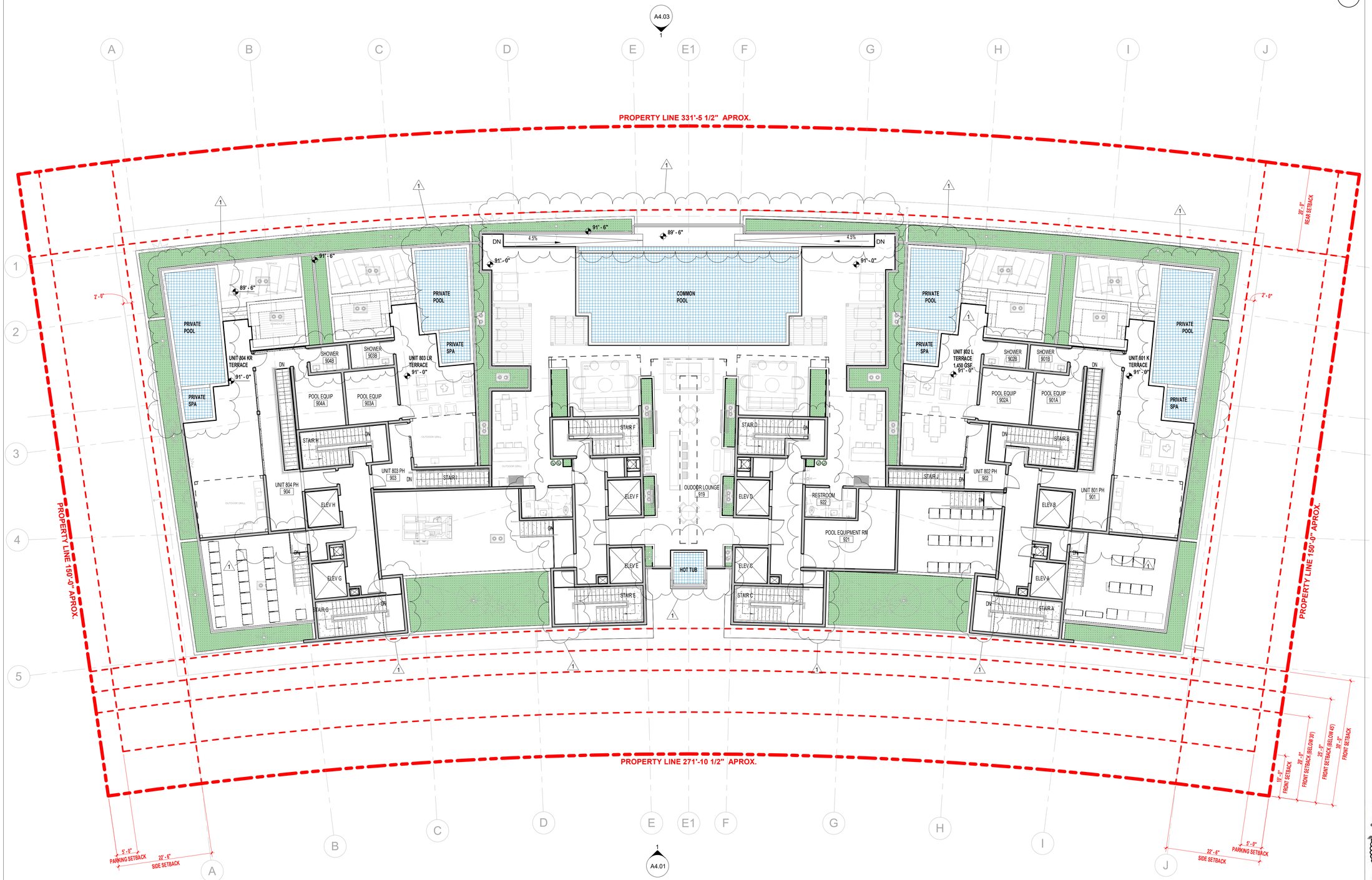
385 SF ADDED TO ROOFTOP PENTHOUSE

ROOFTOP TOTAL

730 SF REMOVED
1,485 SF ADDED
755 SF

ROOF DECK

SCALE 3/32"=1'-0"
04.03.2024



1 ROOFDECK
3/32" = 1'-0"

Revision	Date
DRB REV# 1	04/03/2024

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ZONING/DRB PERMIT SET
REVISION #1

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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KOBI KARP

ROOF DECK

Date:	04/03/2024 - DRB REV#1	Sheet No. A3.08
Scale:	As indicated	
Project:	2248	

A GREY STUCCO

B WHITE STUCCO

C ALUM. FRAMING
DARK
METALLIC COLOR

D TRANSPARENT
GLAZING

E ALUM LOUVERS & PRIVATE
FENCES
DARK METALLIC COLOR

Rev.	Date	Rev.	Date

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ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

DRB APPROVED
12.06.2022

Owner:
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Tel: Tel: (305) 534-9099
Email

Consultant: Landscape Architecture.
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Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

Consultant: Photometrics.
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Address
Address
Tel:
Email

Consultant:
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Address
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Email

Architect:
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Fax: +1(305) 573 3766

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

MATERIALS BOARD

Date	11-11-2022	Sheet No.	A4.00
Scale			
Project	0000		

FACADE FINISHES REMAIN AS SHOWN ON INITIAL
APPROVED DBR SUBMITTAL ON 12.06.2022

Revision	Date
DRB REV# 1	04/03/2024

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ZONING DRB PERMIT SET
REVISION #1

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner:
Name **PPG Development LLC**
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Tel: 305.666.3563
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Landscape Architect:
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Email Info@cladlandscape.com

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K O B I K A R P

MATERIAL BOARD

Date: 04/03/2024 - DRB REV#1	Sheet No. A4.00
Scale:	
Project: 2248	

A GREY STUCCO

B WHITE STUCCO

C ALUM. FRAMING DARK METALLIC COLOR

D TRANSPARENT GLAZING

E ALUM LOUVERS & PRIVATE FENCES
DARK METALLIC COLOR

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

Rev.	Date	Rev.	Date

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ZONING

100% Submission

BAY HARBOR TOWERS

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DRB APPROVED
12.06.2022

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Consultant:
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Architect:
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Lic. # AR0012578

K O B I K A R P

BUILDING COLOR ELEVATION - WEST

Date	11-11-2022	Sheet No.	A4.01
Scale			
Project	0000		

1 BLDG ELEVATION - WEST
3/32" = 1'-0"

FACADE FINISHES REMAIN AS SHOWN ON INITIAL APPROVED DBR SUBMITTAL ON 12.06.2022

Revision	Date
BLDG PERMIT REV# 1	05/16/2024

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BLDG PERMIT REV 1

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STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP

BLDG ELEVATION - WEST

Date: 05.16.24 BLDG PERMIT REV#1	Sheet No. A4.01
Scale: 3/32" = 1'-0"	
Project: 2248	

A GREY STUCCO

B WHITE STUCCO

C ALUM. FRAMING DARK METALLIC COLOR

D TRANSPARENT GLAZING

E ALUM LOUVERS & PRIVATE FENCES
DARK METALLIC COLOR

2 BUILDING COLOR ELEVATION - SOUTH

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

Rev.	Date	Rev.	Date

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ZONING

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DRB APPROVED 12.06.2022

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Consultant: Photometrics.
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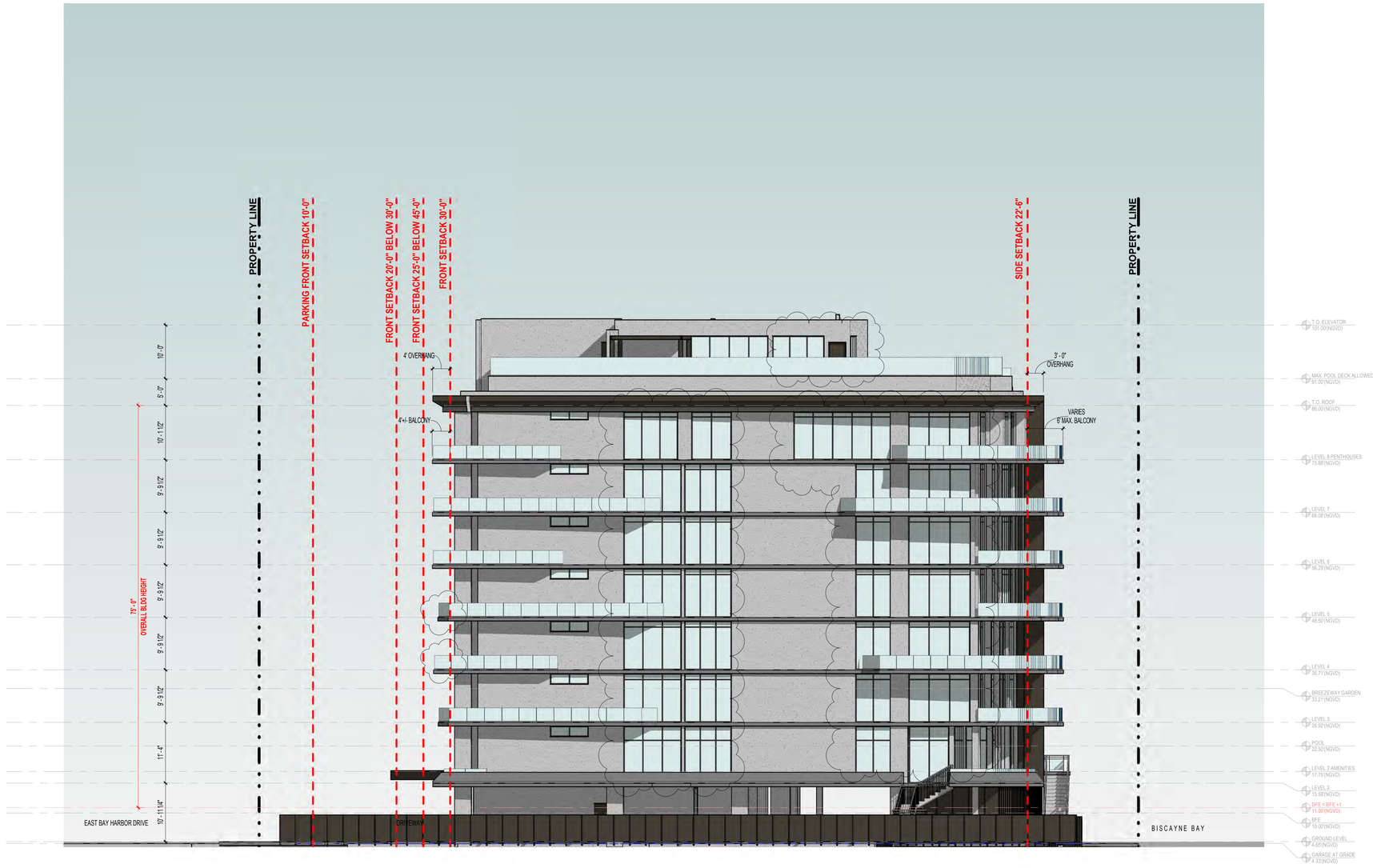
KOBI KARP
Lic. # AR0012578

K O B I K A R P

BUILDING COLOR ELEVATION - SOUTH

Date	11-11-2022	Sheet No.	A4.02
Scale			
Project	0000		



1 BLDG ELEVATION - SOUTH
3/32" = 1'-0"

FACADE FINISHES REMAIN AS SHOWN ON INITIAL APPROVED DBR SUBMITTAL ON 12.06.2022

Revision	Date
BLDG PERMIT REV# 1	05/16/2024

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BLDG PERMIT REV 1

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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Address 501 Diplomat Parkway
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KOBI KARP

BLDG ELEVATION - SOUTH

Date: 05.16.24 BLDG PERMIT REV#1	Sheet No. A4.02
Scale: 3/32" = 1'-0"	
Project: 2248	

A GREY STUCCO

B WHITE STUCCO

C ALUM. FRAMING DARK METALLIC COLOR

D TRANSPARENT GLAZING

E ALUM LOUVERS & PRIVATE FENCES
DARK METALLIC COLOR

3 BUILDING COLOR ELEVATION - EAST
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

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ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

DRB APPROVED
12.06.2022

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Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

Consultant: Photometrics.
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Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect:
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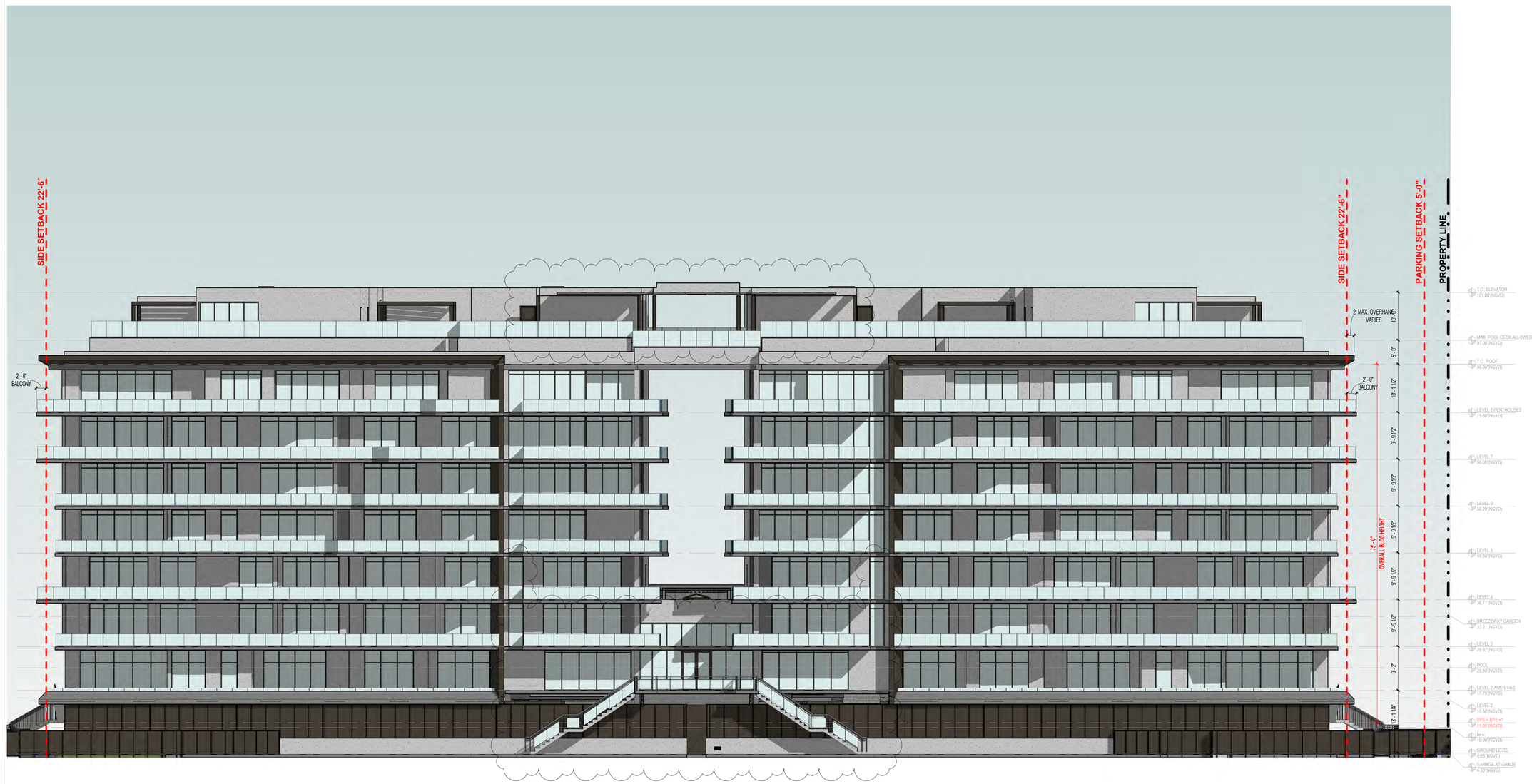
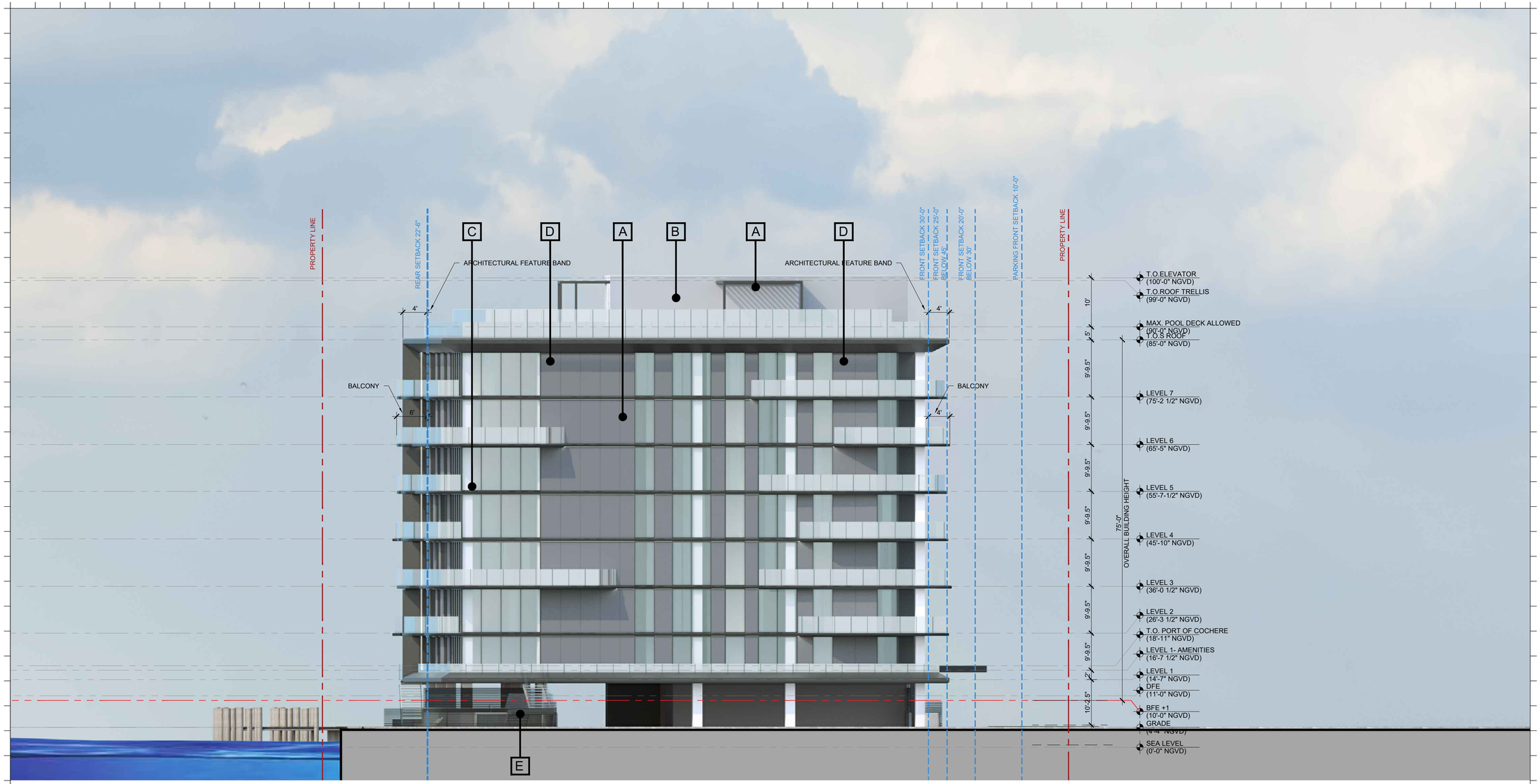
KOBI KARP
Lic. # AR0012578

BUILDING COLOR ELEVATION - EAST

Date	11-11-2022	Sheet No.	A4.03
Scale			
Project	0000		


SIDE SETBACK 22'-6"
SIDE SETBACK 22'-6"
PARKING SETBACK 5'-0"
PROPERTY LINE
2' - 0" BALCONY
2' MAX. OVERHANG VARIES
2' - 0" BALCONY
75' - 0" OVERALL BLDG HEIGHT
10' - 0"
5' - 0"
10' - 11 1/2"
9' - 1 1/2"
9' - 1 1/2"
9' - 1



A GREY STUCCO

B WHITE STUCCO

C ALUM. FRAMING DARK METALLIC COLOR

D TRANSPARENT GLAZING

E ALUM LOUVERS & PRIVATE FENCES DARK METALLIC COLOR

4 BUILDING COLOR ELEVATION - NORTH

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

Rev.	Date	Rev.	Date

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DRB APPROVED
12.06.2022

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Email Email:Info@cladlandscape.com

Consultant: Photometrics.
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Lic. # AR0012578

K O B I K A R P

BUILDING COLOR ELEVATION - NORTH

Date	11-11-2022	Sheet No.	A4.04
Scale			
Project	0000		

1 BLDG ELEVATION - NORTH
3/32" = 1'-0"

FACADE FINISHES REMAIN AS SHOWN ON INITIAL APPROVED DBR SUBMITTAL ON 12.06.2022

Revision	Date
BLDG PERMIT REV# 1	05/16/2024

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BLDG PERMIT REV 1

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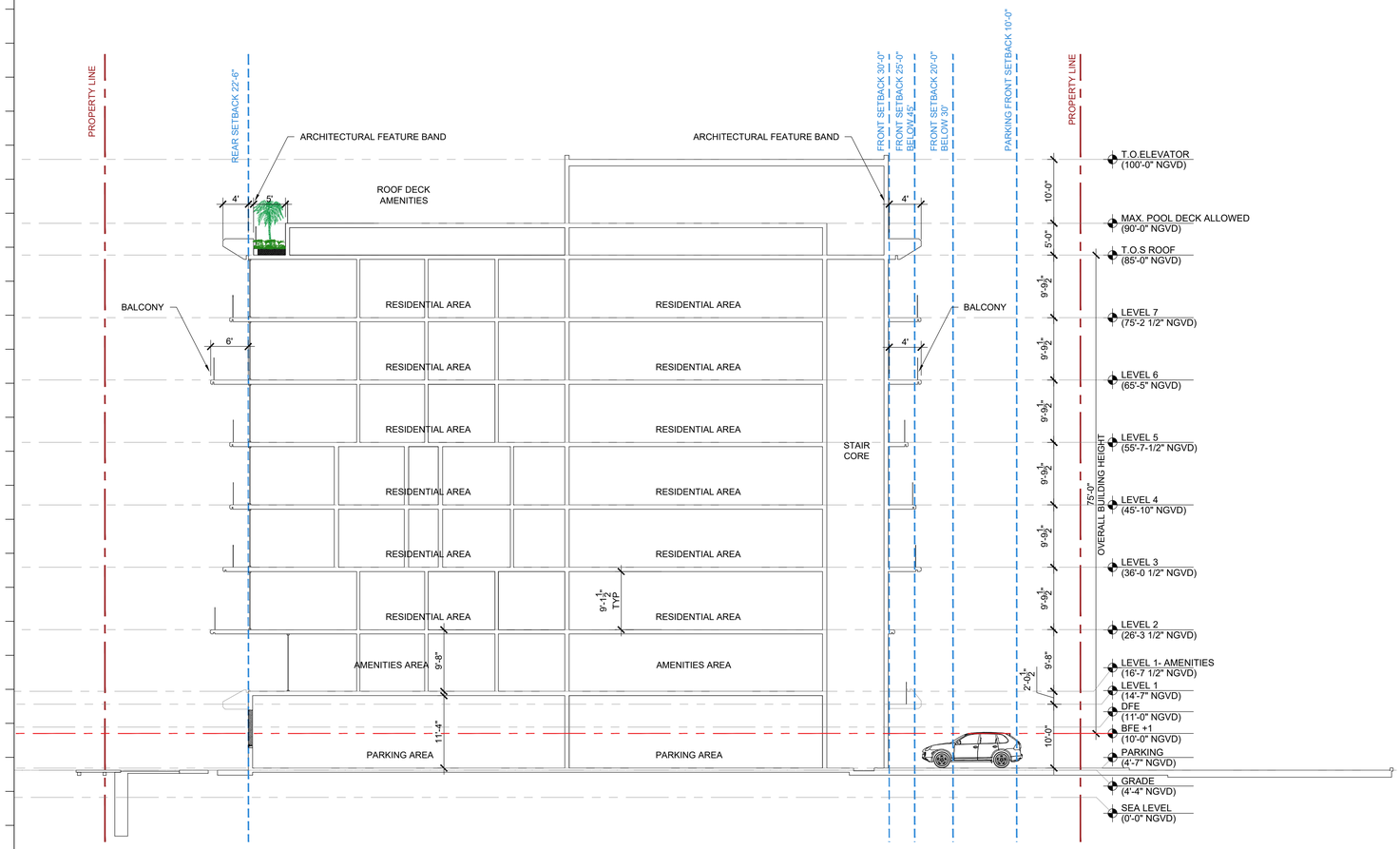
KOBI KARP

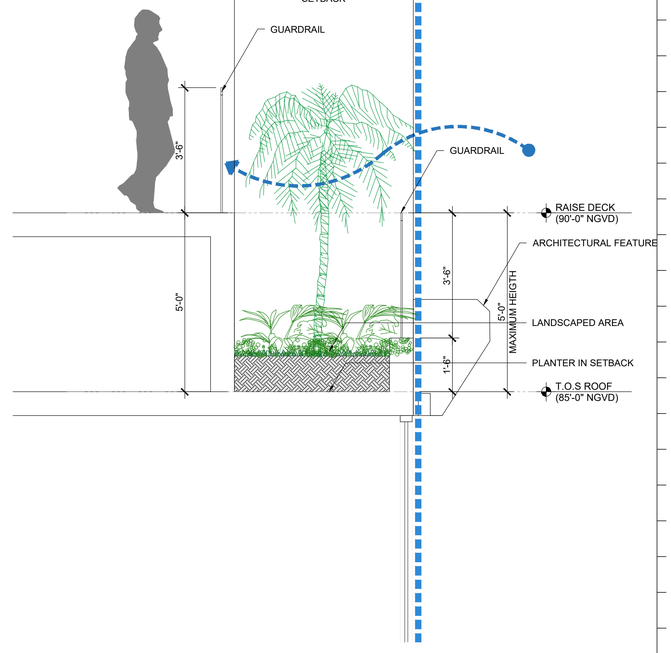
BLDG ELEVATION - NORTH

Date: 05.16.24 BLDG PERMIT REV#1	Sheet No. A4.04
Scale: 3/32" = 1'-0"	
Project: 2248	



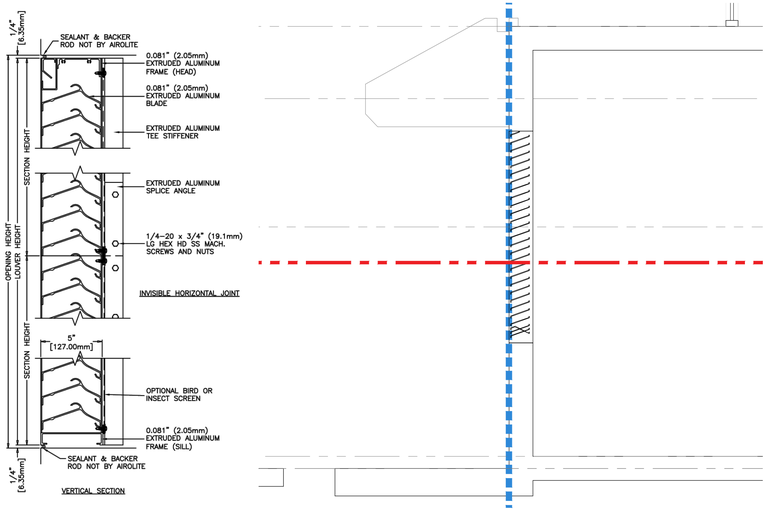
A BUILDING SECTION

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



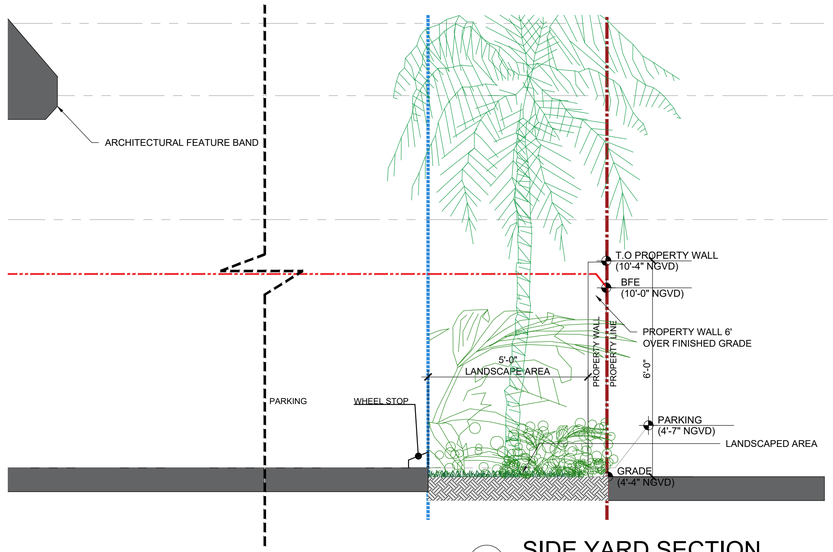
B POOL DECK DETAIL

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



C LOUVERS DETAIL @ BACKYARD

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



D SIDE YARD SECTION

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

Rev.	Date	Rev.	Date

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ZONING

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BAY HARBOR TOWERS

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BAY HARBOR ISLANDS, FL 33154

DRB APPROVED 12.06.2022

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Consultant: Photometrics.
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Consultant:
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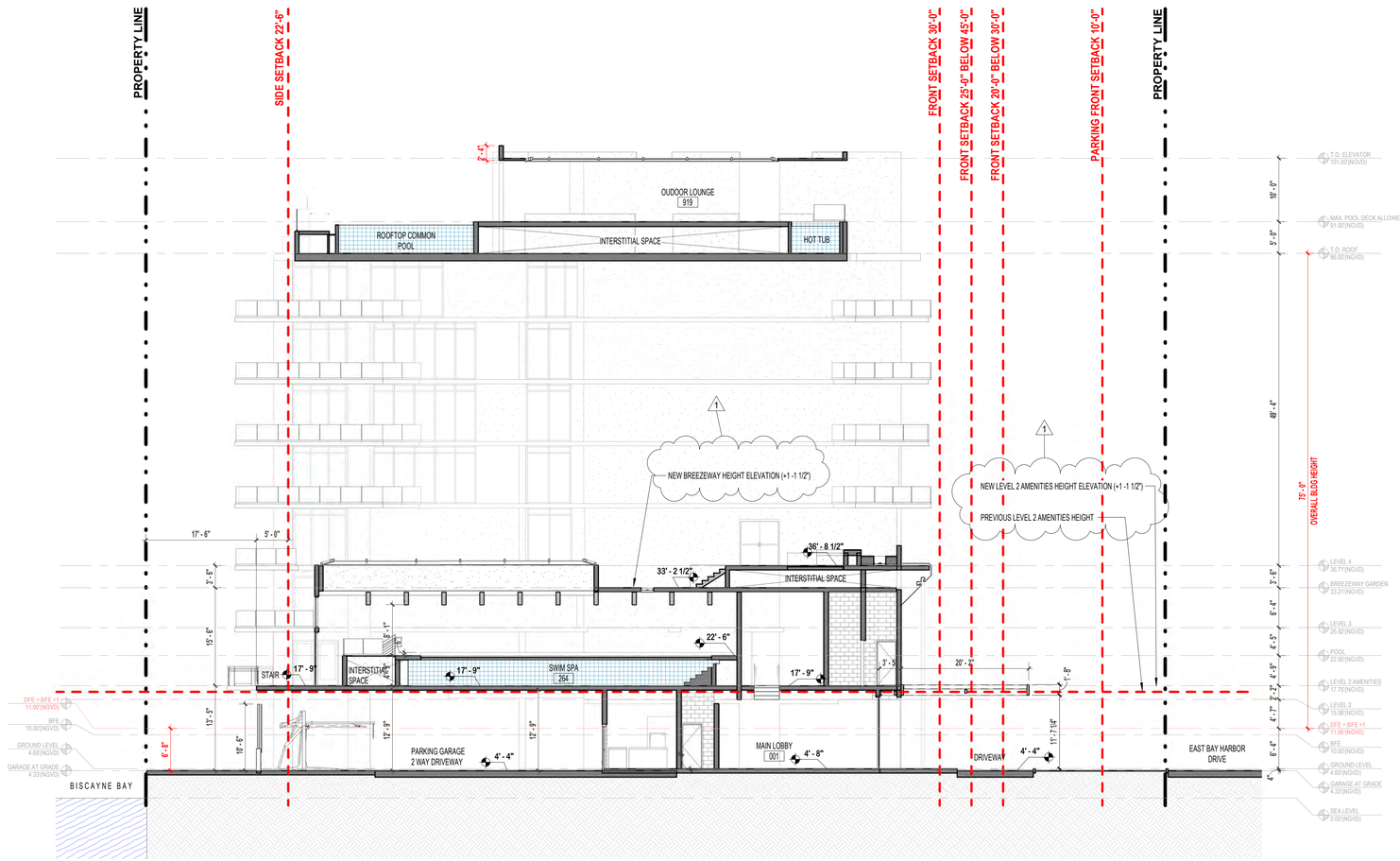
BUILDING SECTION "A"

Date	11-11-2022	Sheet No.	A5.00
Scale			
Project	0000		



A BLDG SECTION "A"
3/32" = 1'-0"

Revision	Date
BLDG PERMIT REV# 1	05/16/2024

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BLDG PERMIT REV 1

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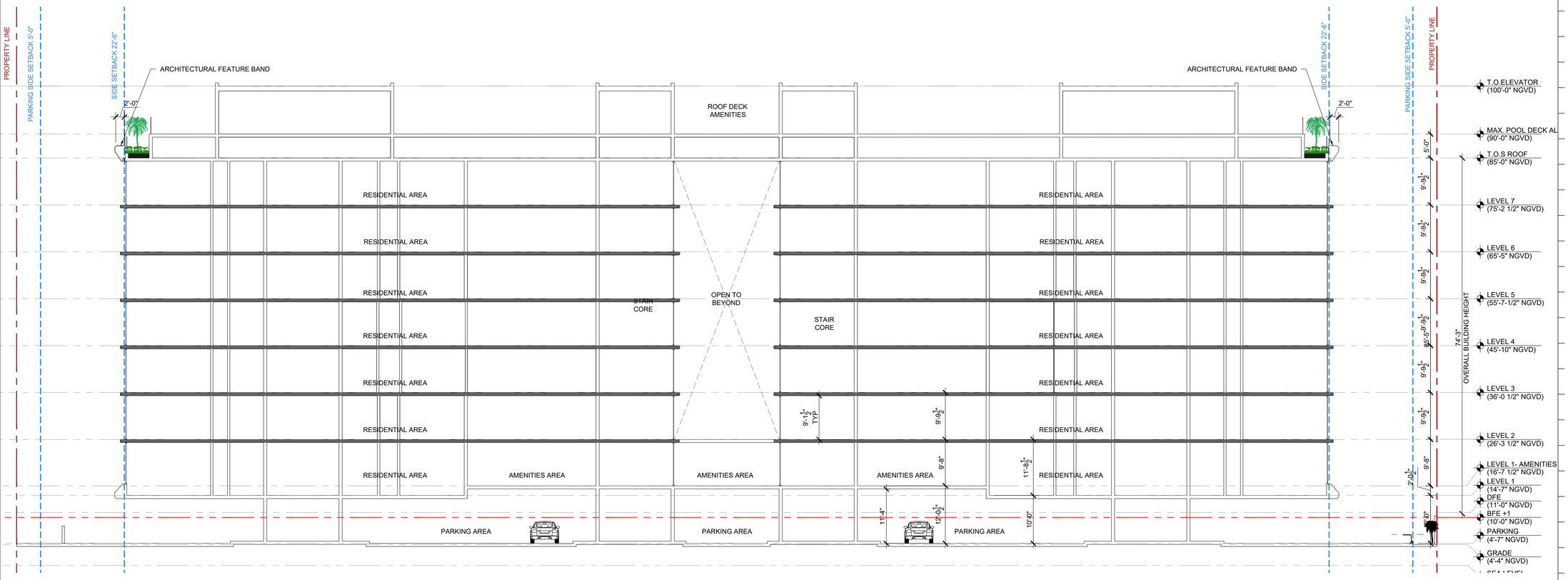
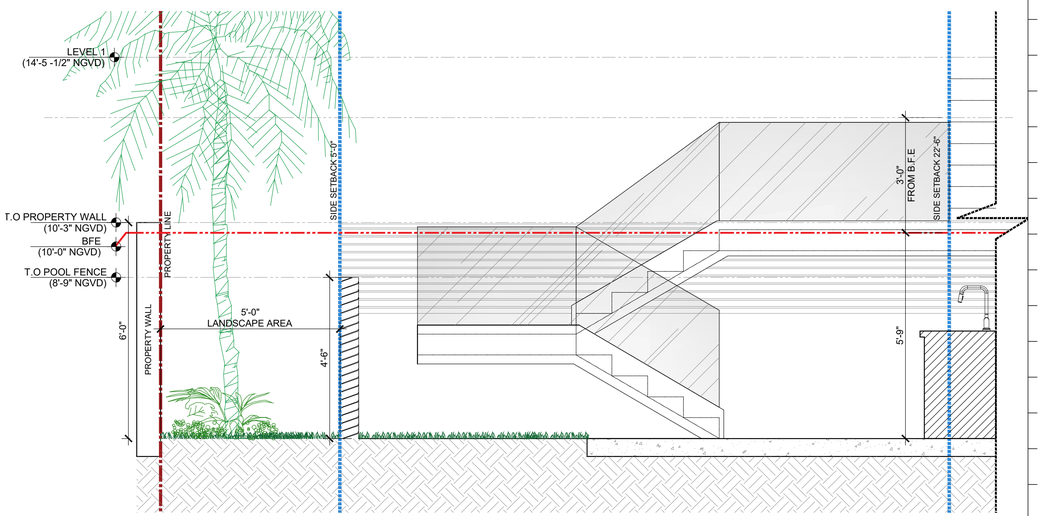
BLDG SECTION "A"

Date: 05.16.24 BLDG PERMIT REV#1		Sheet No.
Scale:	3/32" = 1'-0"	A5.00
Project:	2248	



A BUILDING SECTION

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



B ENLARGE SEMIPRIVATE POOL DTL

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

Rev.	Date	Rev.	Date

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100% Submission

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APPROVED 12.06.2022

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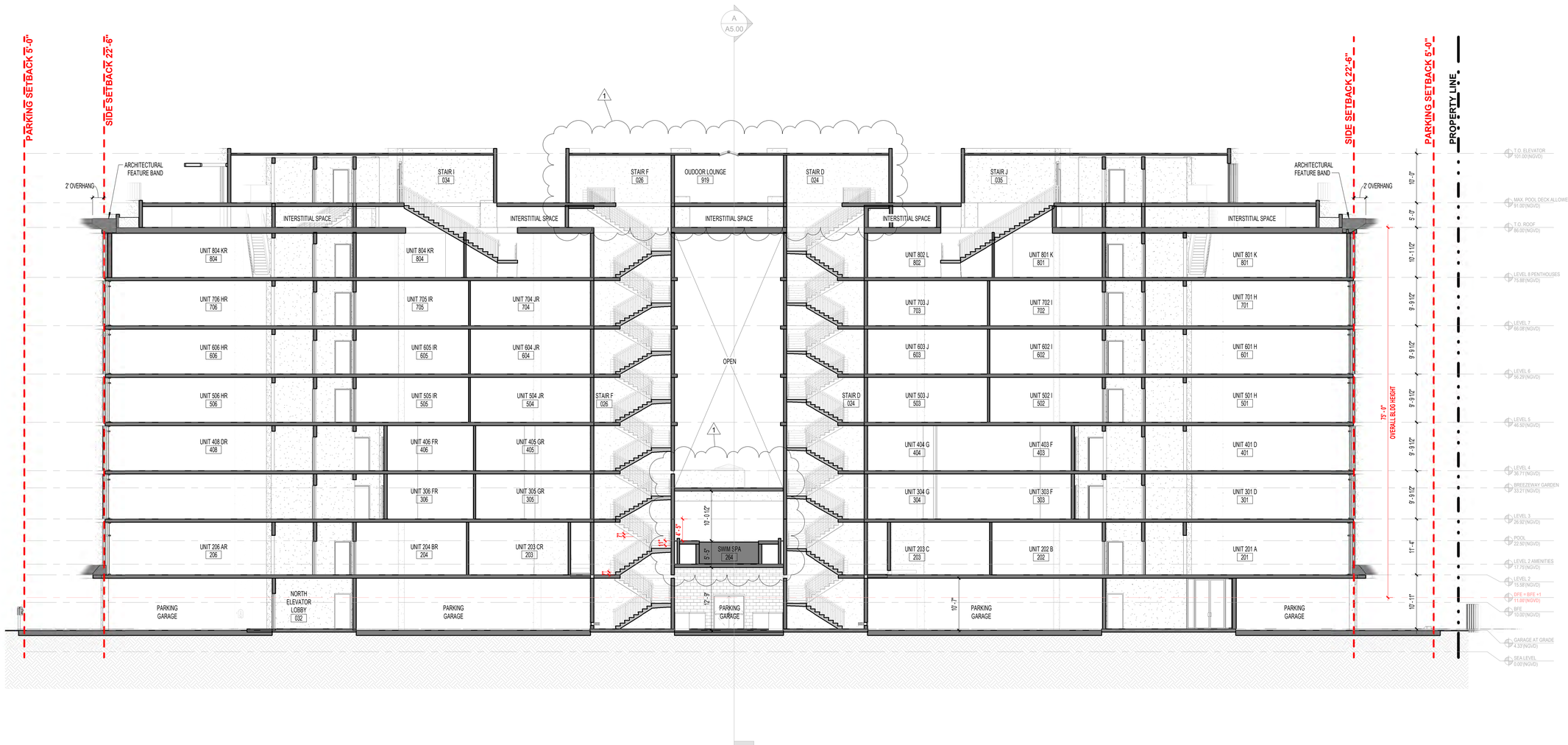
KOBI KARP
Lic. # AR0012578

BUILDING SECTION "B"

Date	11-11-2022	Sheet No.	A5.01
Scale			
Project	0000		



B BLDG SECTION "B"
3/32" = 1'-0"

Revision	Date
DRB REV# 1	04/03/2024

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ZONING DRB PERMIT SET
REVISION #1

BAY HARBOR TOWERS

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STATE OF FLORIDA
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K O B I
K A R P

BLDG SECTION "B"

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	3/32" = 1'-0"	A5.01
Project:	2248	

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154
DRB REVISION 1

SHEET INDEX

10143 E BAY HARBOR DR		X = SHEET SUBMITTED				• = SHEET REVISED			
SHEET #		DRB REVISION 1 05/20/2024							
L-0	COVER SHEET + SHEET INDEX	X							
L-1	TREE DISPOSITION PLAN	X							
L-1.1	TREE DISPOSITION SCHEDULE	X							
L-1.2	TREE MITIGATION PLAN AND SCHEDULE + TREE RELOCATION/PROTECTION PLAN	X							
L-2	OVERALL SITE PLAN - GROUNDFLOOR	X							
L-2.1	OVERALL SITE PLAN - 3RD FLOOR	X							
L-2.2	OVERALL SITE PLAN - ROOFTOP	X							
L-2.3	OVERALL LAYOUT PLAN	X							
L-2.4	HARDSCAPE MATERIALS PLAN - GROUND FLOOR	X							
L-2.5	HARDSCAPE MATERIALS PLAN - 3RD FLOOR	X							
L-2.6	HARDSCAPE MATERIALS PLAN - ROOFTOP	X							
L-2.7	HARDSCAPE MATERIALS SCHEDULES	X							
L-3	SITE SECTIONS - 3RD FLOOR	X							
L-4	HARDSCAPE DETAILS	X							
L-4.1	HARDSCAPE DETAILS	X							
L-4.2	HARDSCAPE DETAILS	X							
L-5	CANOPY PLANTING PLAN - GROUND FLOOR	X							
L-5.1	UNDERSTORY PLANTING PLAN - GROUND FLOOR	X							
L-5.2	OVERALL PLANTING PLAN - 3RD FLOOR	X							
L-5.3	OVERALL PLANTING PLAN - ROOFTOP	X							
L-5.4	PLANTING SCHEDULES	X							
L-5.5	LANDSCAPE LEGEND	X							
L-5.6	PLANTING DETAILS	X							
L-5.7	PLANTING DETAILS	X							
L-5.8	GENERAL LANDSCAPE NOTES	X							

CLAD
Landscape Architecture and Design

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BAY HARBOR, FL

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LANDSCAPE ARCHITECT:

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

SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO
LA 6667311
STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

DRB REVISION 1 05.20.2024

COVER SHEET + SHEET INDEX

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REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

SCALE:

PROJ. N°:
2229

SHEET N°:
L-0

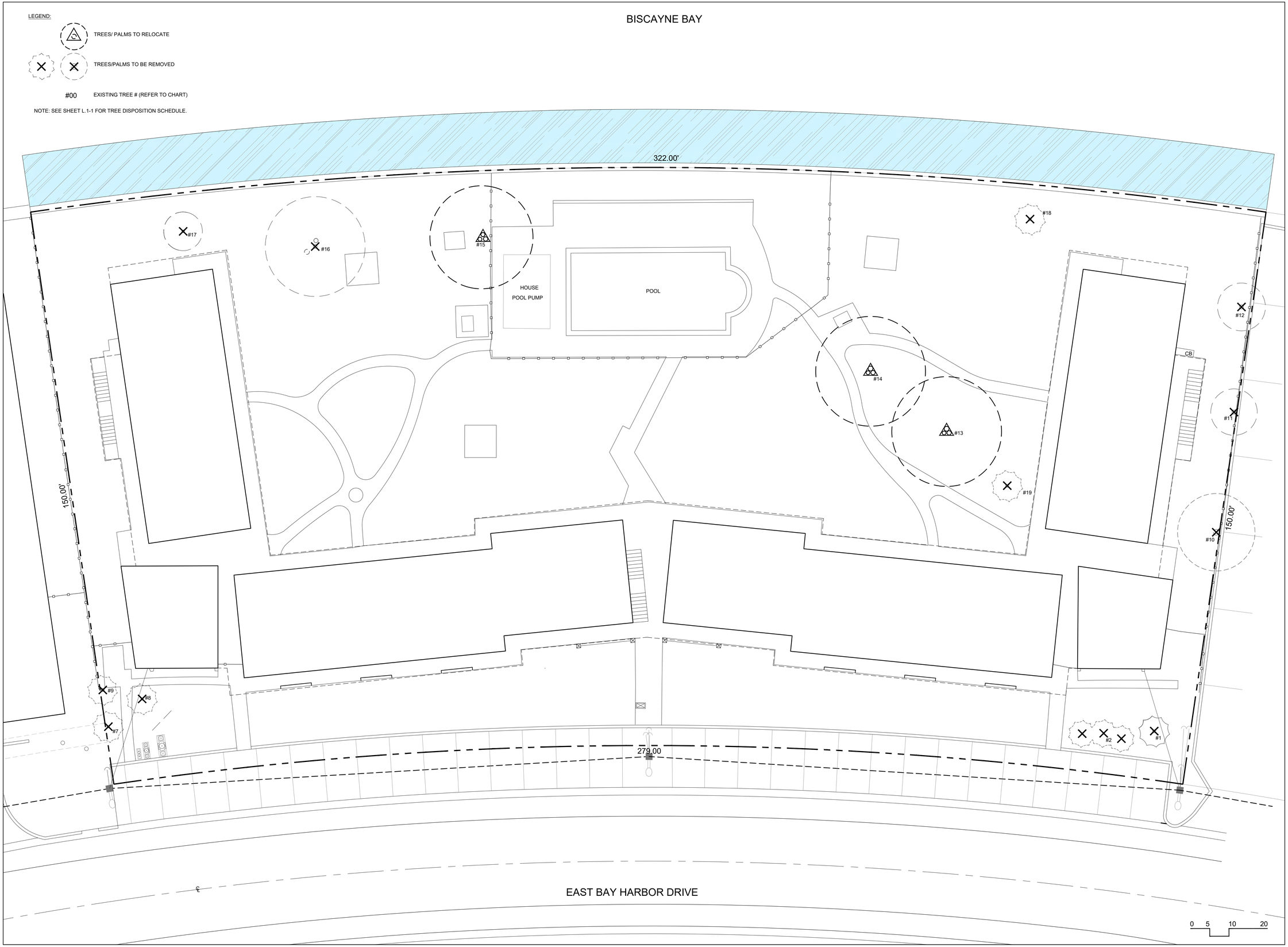
LEGEND:

TREES/ PALMS TO RELOCATE

TREES/PALMS TO BE REMOVED

#00 EXISTING TREE # (REFER TO CHART)

NOTE: SEE SHEET L.1-1 FOR TREE DISPOSITION SCHEDULE.



CLAD
Landscape Architecture and Design

BAY HARBOR TOWERS

BAY HARBOR, FL

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

LANDSCAPE ARCHITECT:

CLAD
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LA 6667311
STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

DRB REVISION 1 05.20.2024

TREE DISPOSITION PLAN

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REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

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

PROJ. N°:
2229

SHEET N°:
L-1

TREE DISPOSITION SCHEDULE - 10143 E BAY HARBOR DR										
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CRZ (ft)	TPZ (ft)	DISPOSITION	CONDITION	CANOPY TO MITIGATE (sqft)
1	*Sabal palmetto*	SABAL PALM	10.7	25	8	10	10	REMOVE	FAIR	51
2	*Adonidia merrillii*	TRIPLE CHRISTMAS PALM	5.9, 6.1, 6.3	20	7	10	6	REMOVE	GOOD	39
7	*Sabal palmetto*	SABAL PALM	10.1	35	8	10	TREE BOX	REMOVE	FAIR	51
8	*Sabal palmetto*	SABAL PALM	7.9	30	8	8	TREE BOX	REMOVE	FAIR	51
9	*Sabal palmetto*	SABAL PALM	8.8	30	8	9	TREE BOX	REMOVE	FAIR	51
10	*Bischofia japonica*	BISCHOFIA	23	45	20	23	TREE BOX	REMOVE	INVASIVE	NOT REGULATED
11	*Bischofia japonica*	BISCHOFIA	13	45	12	13	TREE BOX	REMOVE	INVASIVE	NOT REGULATED
12	*Bischofia japonica*	BISCHOFIA	13	45	12	13	TREE BOX	REMOVE	INVASIVE	NOT REGULATED
13	*Ficus lyrata*	FIDDLE LEAF FIG	11, 13.4, 8	25	15	34	TREE BOX	RELOCATE	GOOD	
14	*Ficus lyrata*	FIDDLE LEAF FIG	11, 13.4, 8	25	15	34	TREE BOX	RELOCATE	GOOD	
15	*Coccoloba uvifera*	TRIPLE SEA GRAPE	12.7, 8, 13.4	25	15	33	TREE BOX	RELOCATE	GOOD	
16	*Ficus lyrata*	FIDDLE LEAF FIG	13.4, 15.4	25	15	28	TREE BOX	REMOVE	GOOD	177
17	*Callistemon citrinus*	BOTTLE BRUSH	8.1	12	10	8	8	REMOVE	FAIR	79
18	*Ptychosperma elegans*	SOLITAIRE PALM	3	20	6	5	5	REMOVE	FAIR	29
19	*Ptychosperma elegans*	SOLITAIRE PALM	3	20	6	5	5	REMOVE	FAIR	29
								TOTAL REQUIRED MITIGATION POINTS:		557

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BAY HARBOR TOWERS

BAY HARBOR, FL

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BAY HARBOR ISLANDS, FL 33154

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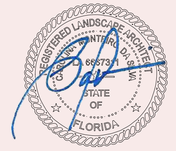

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

DRB REVISION 1 05.20.2024

TREE DISPOSITION SCHEDULE

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REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

SCALE:

PROJ. N°:
2229

SHEET N°:
L-1.1

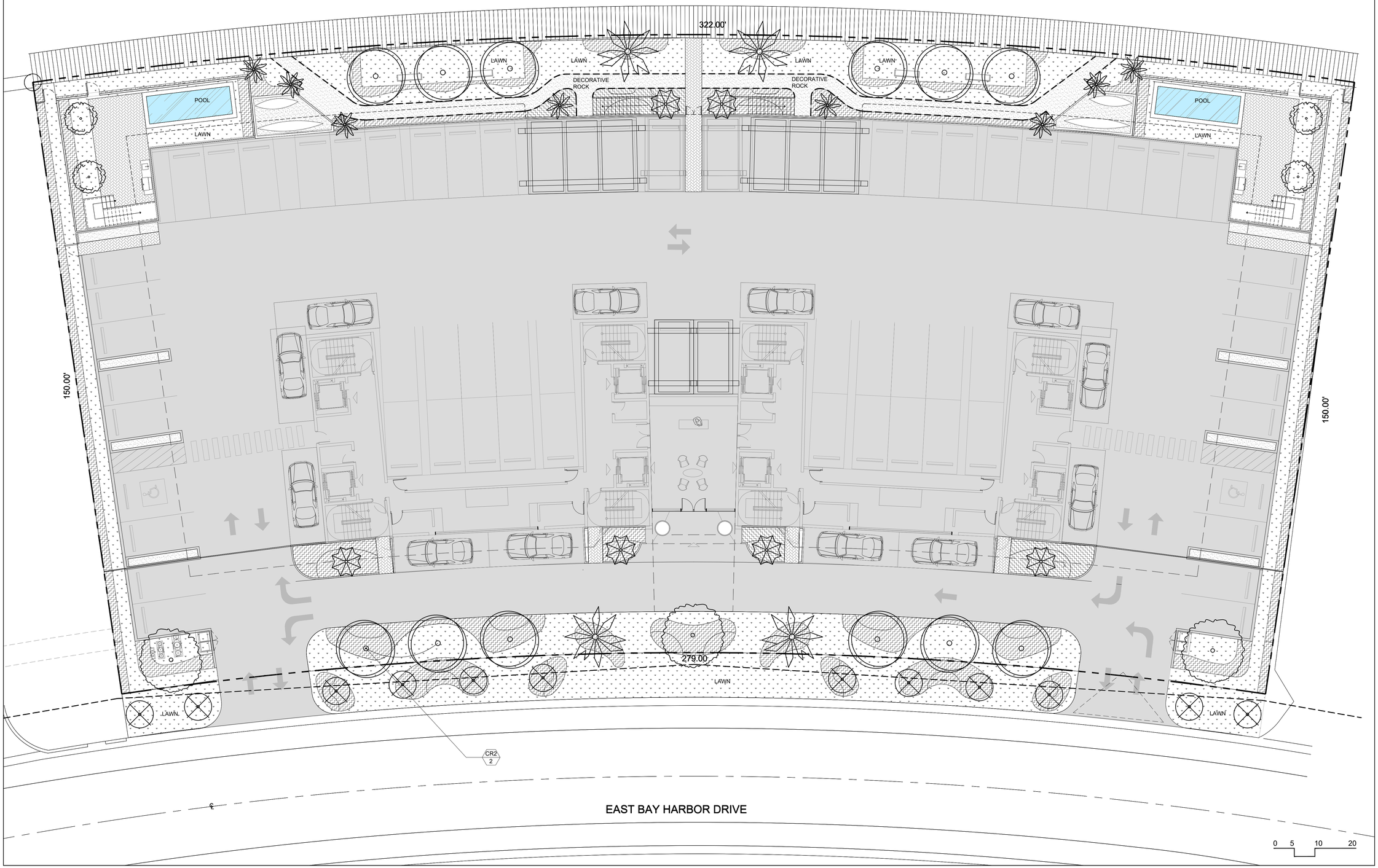
LEGEND:

XX
XX PROPOSED TREES FOR MITIGATION

CANOPY MITIGATION SCHEDULE					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	CREDIT (SQFT) PER TREE	TOTAL CREDIT OBTAINED:
TREES					
CR2	2	*Clusia rosea*	16' HT, 14' SP	500	**1000**
		AUTOGRAPH TREE	FG		
				TOTAL CREDITS OBTAINED:	**1000**

MITIGATION SUMMARY:

TOTAL MITIGATION TREES PROVIDED: 2
TOTAL MITIGATION SPECIES PROVIDED: 1
% OF NATIVE MITIGATION TREES PROVIDED: 100%



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10143 E BAY HARBOR DR RESIDENCE

BAY HARBOR, FL

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

LANDSCAPE ARCHITECT:

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CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

10/19/22

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

APPROVED 12.06.2022

TREE MITIGATION PLAN AND SCHEDULE

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REVISIONS:

ISSUE	DATE
DEMO PERMIT	08/04/2022
DRC SUBMISSION	08/25/2022
DRC REVISION 1	09/29/2022
DRC REVISION 2	10/25/2022

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

PROJ. N°:
2229

SHEET N°:
L-1.2

LEGEND:

XX XX PROPOSED TREES FOR MITIGATION

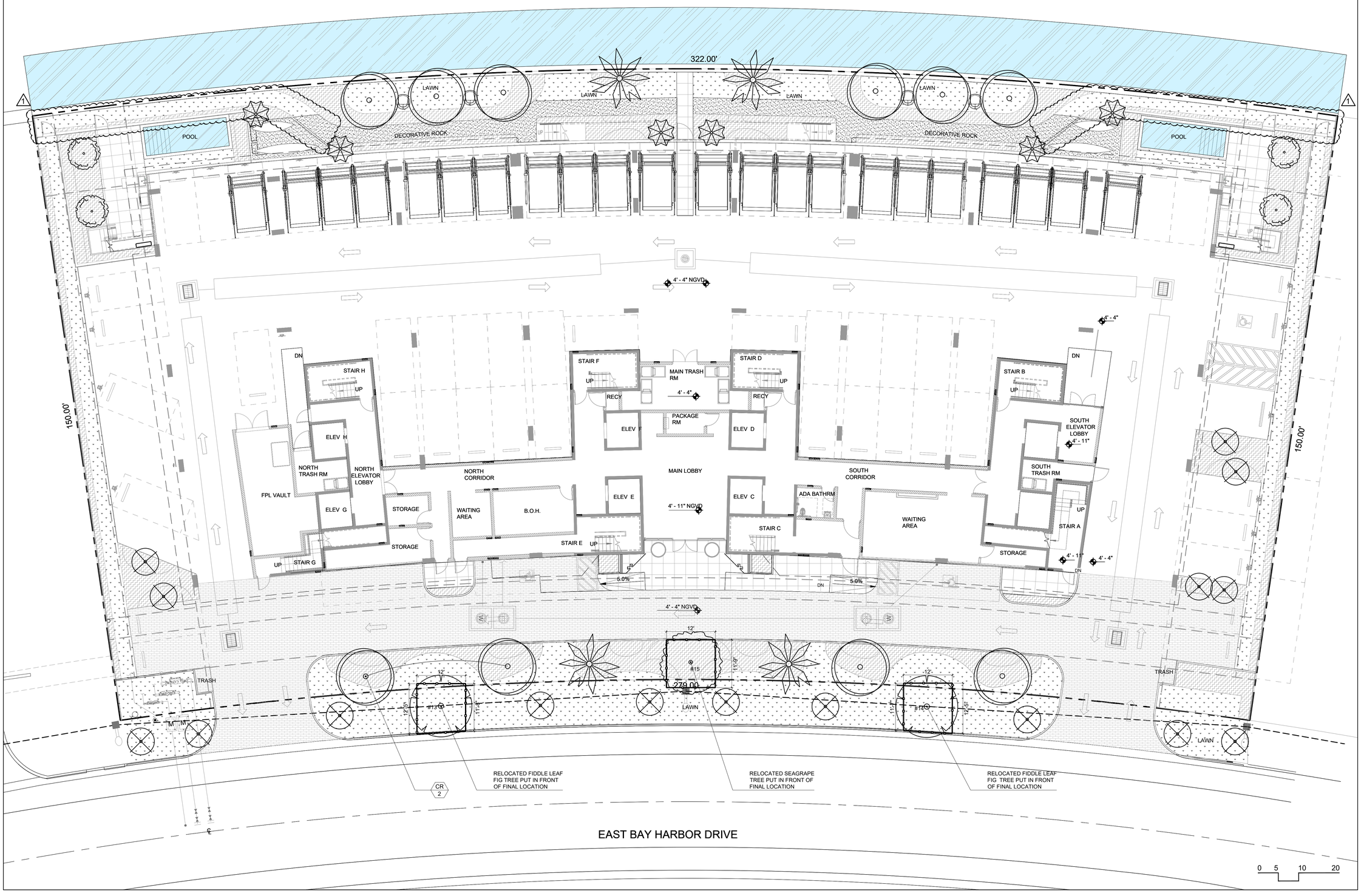
TREE PROTECTION FENCE

BISCAYNE BAY

CANOPY MITIGATION SCHEDULE					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	CREDIT (SQFT) PER TREE	TOTAL CREDIT OBTAINED:
TREES					
CR	2	*Clusia rosea*	16' HT, 14' SP	500	1000
		AUTOGRAPH TREE	FG		
				TOTAL CREDITS OBTAINED:	1000

MITIGATION SUMMARY:

TOTAL MITIGATION TREES PROVIDED: 2
TOTAL MITIGATION SPECIES PROVIDED: 1
% OF NATIVE MITIGATION TREES PROVIDED: 100%



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BAY HARBOR TOWERS

BAY HARBOR, FL

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

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STATE OF FLORIDA

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LA6667311

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TREE MITIGATION PLAN AND SCHEDULE + TREE RELOCATION/PROTECTION PLAN

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REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

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

PROJ. N°: 2229

SHEET N°: L-1.2

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10143 E BAY HARBOR DR RESIDENCE

BAY HARBOR, FL

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

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LA 6667311
STATE OF FLORIDA

10/19/22

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

APPROVED 12.06.2022

ILLUSTRATIVE PLAN GROUND FLOOR

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REVISIONS:

ISSUE	DATE
DEMO PERMIT	08/04/2022
DRC SUBMISSION	08/25/2022
DRC REVISION 1	09/29/2022
DRC REVISION 2	10/25/2022

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

PROJ. N°:
2229

SHEET N°:
L-2

BISCAYNE BAY

THATCH PALM
SILVER SAW PALMETTO ACCENT
CLUSIA NANA
WATER CRAFT STORAGE
PRIVACY GATE
SKY VINE ON TRELLIS/FENCE
CLUSIA HEDGE
LIGUSTRUM TREE
LILYTURF
THATCH PALM
AUTOGRAPH TREE
FOUNTAIN GRASS
SEABREEZE BAMBOO
CLUSIA NANA
SILVER SAW PALMETTO ACCENT
PHILODENDRON HOPE
THATCH PALM
AMERICAN OIL PALM
MUHLY GRASS
WART FERN
CLUSIA NANA
AUTOGRAPH TREE
FOUNTAIN GRASS
CLUSIA NANA
THATCH PALM
SILVER SAW PALMETTO ACCENT
WATER CRAFT STORAGE
SKY VINE ON TRELLIS/FENCE
PRIVACY GATE

322.00'

LAWN
LAWN
LAWN
LAWN
POOL
DECORATIVE ROCK
DECORATIVE ROCK
POOL

SHORELINE 45'-0" WATER SIDE SETBACK

4' - 4" NGVD

150.00'

DN
STAIR H
UP
ELEV H
NORTH TRASH RM
NORTH ELEVATOR LOBBY
NORTH CORRIDOR
FPL VAULT
ELEV G
STORAGE
WAITING AREA
B.O.H.
STAIR G
UP
STORAGE
STAIR F
UP
MAIN TRASH RM
STAIR D
UP
RECY
RECY
4' - 4"
PACKAGE RM
ELEV F
ELEV D
MAIN LOBBY
ELEV E
ELEV C
4' - 11" NGVD
ADA BATHRM
STAIR C
SOUTH CORRIDOR
WAITING AREA
4' - 4"
DN
STAIR B
UP
SOUTH ELEVATOR LOBBY
4' - 11"
SOUTH TRASH RM
UP
STAIR A
STORAGE
4' - 11"
4' - 4"
DN

1 PROPOSED FENCE ; 5' HT

CLUSIA NANA
CRABWOOD HEDGE
SILVER SAW PALMETTO ACCENT
SILVER BUTTONWOOD TREE
GROUND ORCHID

STAIR E UP
5.0%
5.0%
DN
GIANT DIOON WITH ASIATIC JASMINE IN POT
4' - 4" NGVD
LICUALA PALM ACCENT + GREEN ISLAND FICUS

TRASH
#13
#15
279.00'
LAWN
#11
TRASH
LAWN

1 PROPOSED FENCE; 5' HT

GREEN ISLAND FICUS
CRABWOOD HEDGE
SILVER SAW PALMETTO ACCENT
CLUSIA NANA
SILVER BUTTONWOOD TREE
GROUND ORCHID
CLUSIA NANA
SILVER SAW PALMETTO ACCENT
SILVER BUTTONWOOD TREE

150.00'

SILVER BUTTONWOOD TREE

SHORELINE 20'-0" VISUAL CORRIDOR

SHORELINE 25'-0" SIDE SETBACK

AUTOGRAPH TREE
SILVER SAW PALMETTO ACCENT
RELOCATED FIDDLE LEAF FIG TREE

SILVER BROMELIAD ACCENT
OYSTER PLANT
RELOCATED SEAGRAPE TREE

EAST BAY HARBOR DRIVE

AMERICAN OIL PALM
GIANT DIOON ACCENT
PHILODENDRON HOPE
PHILODENDRON BURLE MARX

GROUND ORCHID
CLUSIA NANA
AUTOGRAPH TREE

RELOCATED FIDDLE LEAF FIG TREE
SILVER BUTTONWOOD TREE

SHORELINE 25'-0" SIDE SETBACK

0 5 10 20

CLAD
Landscape Architecture and Design

BAY HARBOR TOWERS

BAY HARBOR, FL

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

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
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INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

DRB REVISION 1 05.20.2024

OVERALL SITE PLAN - GROUND FLOOR

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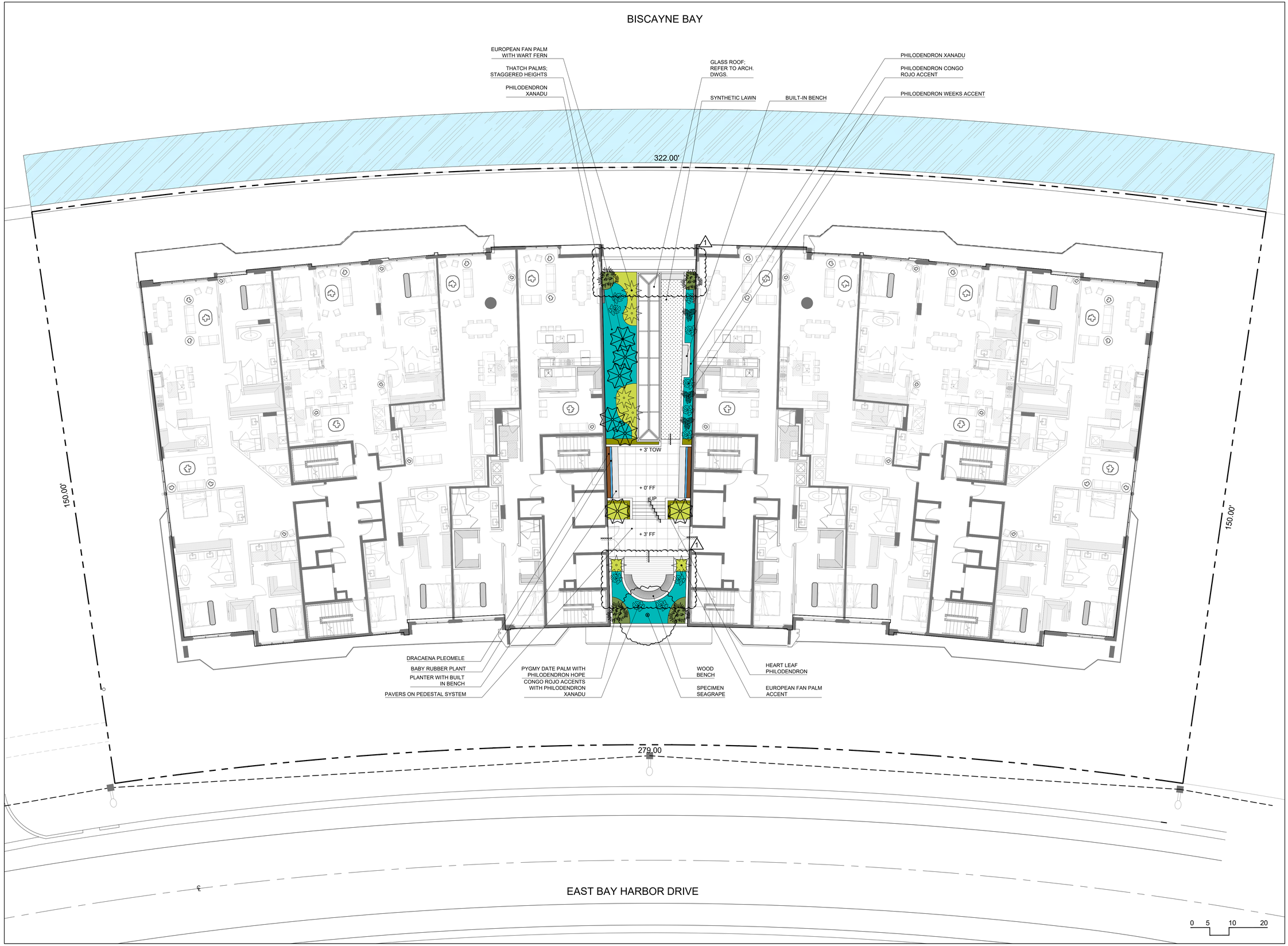
REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

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

PROJ. N°: 2229

SHEET N°: L-2



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Landscape Architecture and Design

BAY HARBOR TOWERS

BAY HARBOR, FL

SITE ADDRESS:
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BAY HARBOR ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

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LA6667311
STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
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LA6667311

DRAWING TITLE:

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OVERALL SITE PLAN - 3RD FLOOR

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REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

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

PROJ. N°:
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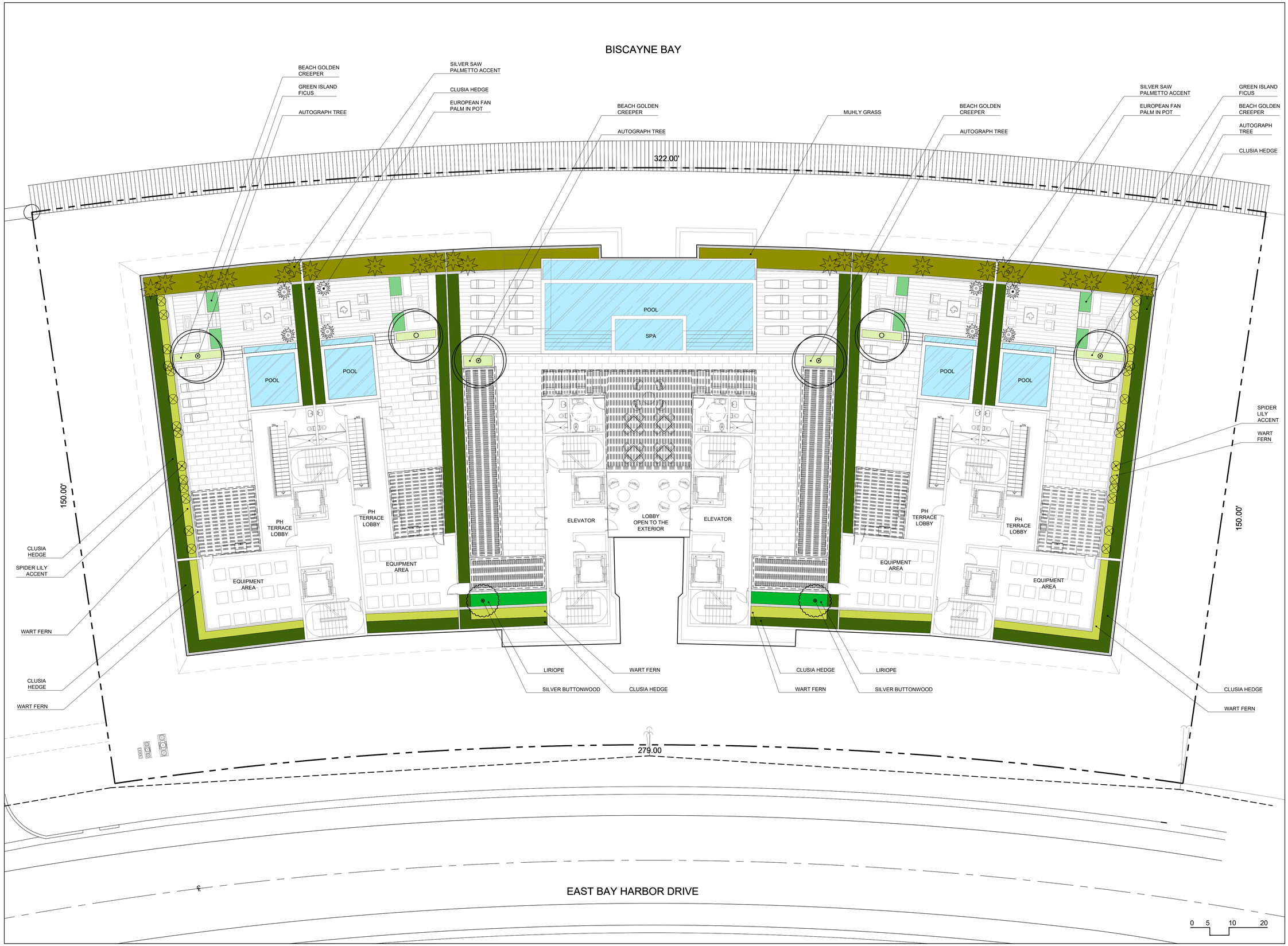
SHEET N°:
L-2.1



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10143 E BAY HARBOR DR RESIDENCE

BAY HARBOR, FL

SITE ADDRESS:
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SEAL:

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CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

10/19/22

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

APPROVED 12.06.2022

ILLUSTRATIVE PLAN ROOFTOP

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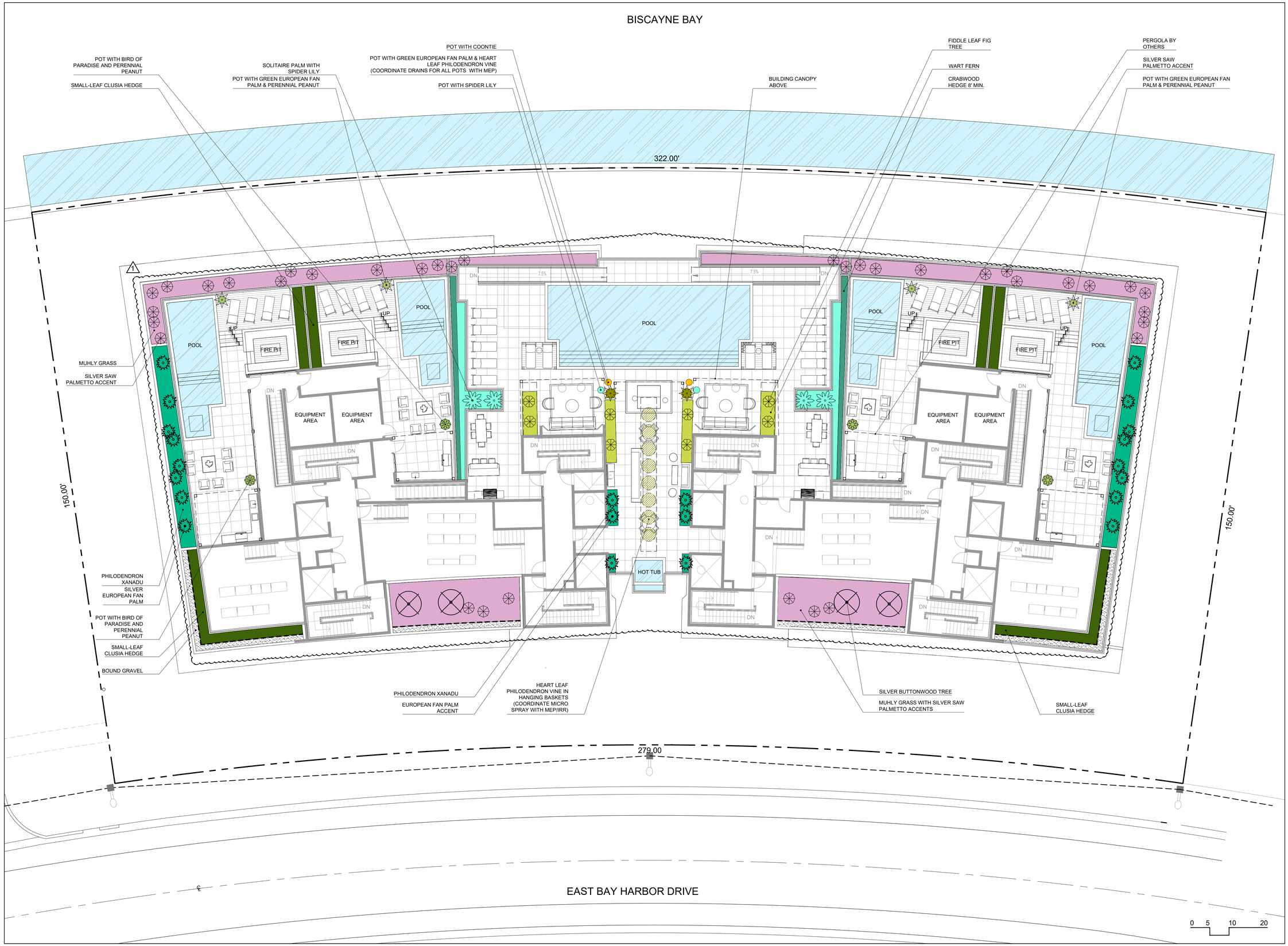
REVISIONS:

ISSUE	DATE
DEMO PERMIT	08/04/2022
DRC SUBMISSION	08/25/2022
DRC REVISION 1	09/29/2022
DRC REVISION 2	10/25/2022

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

PROJ. N°:
2229

SHEET N°:
L-2.1



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BAY HARBOR TOWERS

BAY HARBOR, FL

SITE ADDRESS:
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LA6667311
STATE OF FLORIDA

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OVERALL SITE PLAN - ROOFTOP

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REVISIONS:

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

PROJ. N°:
2229

SHEET N°:
L-2.2

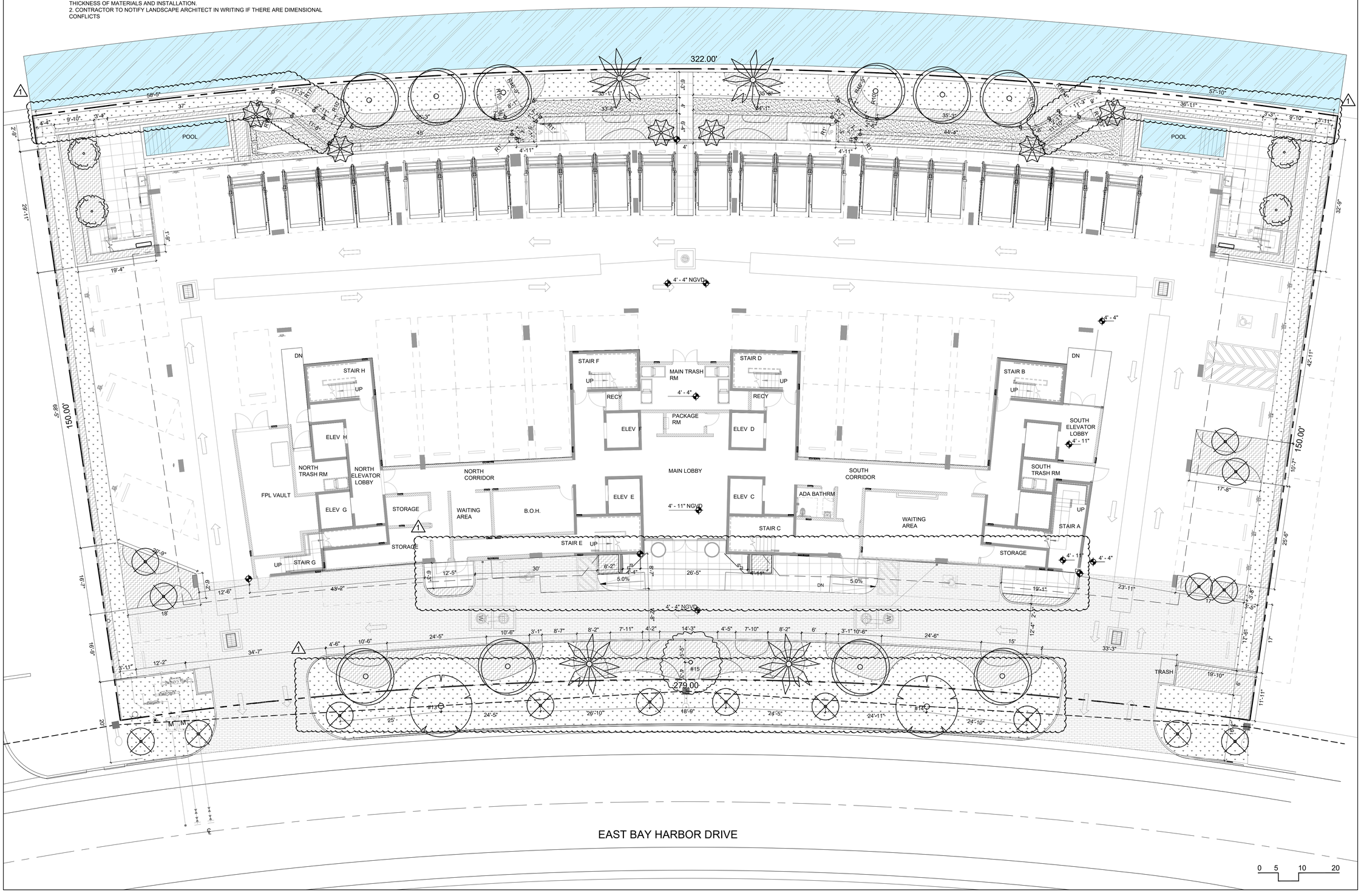
PREVIOUSLY L-2.1

SYMBOL LEGEND

- POINT OF REFERENCE/ POINT OF BEGINNING (P.O.B)
- POINT OF TANGENCY
- DIMENSION LABEL
- ARC RADIUS / DIMENSION LABEL

NOTE:
1. ALL DIMENSIONS SHOWN ARE TO FINISHED SURFACES. CONTRACTOR SHALL ACCOUNT FOR THICKNESS OF MATERIALS AND INSTALLATION.
2. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF THERE ARE DIMENSIONAL CONFLICTS

BISCAYNE BAY



0 5 10 20

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Landscape Architecture and Design

BAY HARBOR TOWERS

BAY HARBOR, FL

SITE ADDRESS:
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BAY HARBOR ISLANDS, FL 33154

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STATE OF FLORIDA

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LA6667311

DRAWING TITLE:

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OVERALL LAYOUT PLAN

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REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

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

PROJ. N°: 2229

SHEET N°: L-2.3

SYMBOL LEGEND:

DECORATIVE ROCK	1	PAVERS	7
LANDSCAPE METAL EDGING	2	DRIVEWAY PAVERS	8
		METAL FENCE - PROPERTY	9a
WATERCRAFT STORAGE FENCE + PRIVATE POOL FENCE	4	METAL FENCE - POOL EQUIP.	9b
POT TYPE C	5	METAL FENCE - TRASH ENCLOSURE	9c
TRAY TYPE C	6		

BISCAYNE BAY

LANDSCAPE METAL EDGING 1 L-4

GRAVEL PAVING 1 L-4

322.00'

150.00'

LAWN

POOL

DECORATIVE ROCK

4' - 4" NGVD

4' - 11" NGVD

DN

UP

STAIR H

STAIR F

STAIR D

STAIR B

STAIR G

STAIR E

STAIR C

STAIR A

MAIN TRASH RM

RECY

PACKAGE RM

ELEV F

ELEV D

ELEV H

ELEV G

ELEV E

ELEV C

NORTH TRASH RM

NORTH ELEVATOR LOBBY

NORTH CORRIDOR

MAIN LOBBY

SOUTH CORRIDOR

SOUTH ELEVATOR LOBBY

SOUTH TRASH RM

FPL VAULT

STORAGE

WAITING AREA

B.O.H.

ADA BATHRM

5.0%

POT AND TRAY 2-3 L-4

TRASH

279.00

DRIVEWAY PAVERS 1 L-4.2

EAST BAY HARBOR DRIVE

0 5 10 20

CLAD
Landscape Architecture and Design

BAY HARBOR TOWERS

BAY HARBOR, FL

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LA6667311

DRAWING TITLE:

DRB REVISION 1 05.20.2024

HARDSCAPE MATERIALS PLAN - GROUND FLOOR

© 2024 CLAD, LLC

REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

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

PROJ. N°: 2229

SHEET N°: L-2.4

SYMBOL LEGEND:

- FLOATING WOOD BENCH TYPE 1 — 1a
- FLOATING WOOD BENCH TYPE 2 — 1b
- FLOATING WOOD BENCH TYPE 3 — 1c
- SEMI-CIRCULAR WOOD BENCH — 2
- WOOD DECK ON PEDESTAL SYSTEM — 3
- PEDESTRIAN PAVERS — 4
- SYNTHETIC LAWN — 5
- 1

BISCAYNE BAY

GLASS ROOF BY ARCHITECT

FLOATING WOOD BENCH — 4 / L-4.1

SYNTHETIC LAWN TO PAVER TRANSITION — 2 / L-4.1

PLANTER WALL AT 3RD FLOOR — 3 / L-4.1

322.00'

150.00'

150.00'

+ 3' TOW

+ 0' FF

UP

+ 3' FF

PAVERS ON PEDESTALS

WOOD DECK TO PAVER TRANSITION — 1 / L-4.1

SEMI-CIRCULAR WOOD BENCH — 5 / L-4.1

279.00

℄

EAST BAY HARBOR DRIVE

0 5 10 20

CLAD
Landscape Architecture and Design

BAY HARBOR TOWERS

BAY HARBOR, FL

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INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT — CAROLINA MONTEIRO DA SILVA — LA6667311 — STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

DRB REVISION 1 05.20.2024

HARDSCAPE MATERIALS PLAN - 3RD FLOOR

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REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

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

PROJ. N°: 2229

SHEET N°: L-2.5

SYMBOL LEGEND:

HANGING BASKETS	1	FIRE PIT	6	FIRE PIT VENEER	11
POT - TYPE A	2	GRAVEL PAVING	7	POOL & SPA COPING	12
POT - TYPE B	3	GRAVEL BINDER	8	1 WOOD DECK	13
TRAY - TYPE A	4	LANDSCAPE METAL EDGING	9		
TRAY - TYPE B	5	PEDESTRIAN PAVERS	10		

1

BISCAYNE BAY

PROVIDE GAS PROVISION FOR FIREPITS

POTS WITH TRAYS 2-3 L-4

HANGING BASKETS 6 L-4.1

322.00'

150.00'

150.00'

POOL

FIRE PIT

EQUIPMENT AREA

EQUIPMENT AREA

HOT TUB

DN

7.5%

UP

279.00

℄

EAST BAY HARBOR DRIVE

0 5 10 20

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Landscape Architecture and Design

BAY HARBOR TOWERS

BAY HARBOR, FL

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

LANDSCAPE ARCHITECT:

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(786) 536-6076
INFO@CLADLANDSCAPE.COM

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STATE OF FLORIDA

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DRAWING TITLE:

DRB REVISION 1 05.20.2024

HARDSCAPE MATERIALS PLAN - ROOFTOP

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REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

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

PROJ. N°: 2229

SHEET N°: L-2.6

HARDSCAPE MATERIALS SCHEDULE - GROUND LEVEL

SYM	MATERIAL	DESCRIPTION	QTY	LOCATION	DETAIL REFERENCE	SUBMITTAL REQUIREMENT	SOURCE (OR APPROVED EQUAL)	IMAGE
1	DECORATIVE ROCK	MATERIAL: SLATE SIZE: 3/8" COLOR: BLACK NOTE: MANUALLY REMOVE LIGHTER COLOR ROCKS	1 1,105 SF	EAST BAY WALK	1/L-4	SAMPLE FOR APPROVAL	OLIMAR STONE 6200 NW 72nd Avenue Miami, FL 33166 (305) 477-7426	
2	LANDSCAPE METAL EDGING	MATERIAL: ALUMINUM SIZE: 16' X 3/16" X 5.5" COLOR: BLACK DURAFLEX MODEL: CLEAN LINE	1 395 LF	EAST BAY WALK	1/L-4	SAMPLE FOR APPROVAL	PERMALOC 616.399.9600 info@permaloc.com	
4	WATERCRAFT STORAGE FENCE + PRIVATE POOL FENCE	MATERIAL: ALUMINUM FINISH: POWER COATED SIZE: 1" X 4" X 5' HT (3" GAPS) COLOR: TBD *75% VISIBILITY	1 285 LF	EAST BAY WALK			BY G.C.	
5	POT TYPE C	MATERIAL: CLAY TEXTURE: T8 COLOR: GRAY SIZE: 21.6" X 70.8" MODEL: CBH180	2	FRONT ENTRANCE	2/L-4		CLAD LANDSCAPE ARCHITECTURE INFO@CLADLANDSCAPE.COM 786-536-6076	
6	TRAY TYPE C	MATERIAL: ALUMINUM SIZE: 44" DIAM. FINISH: POWER COATED COLOR: SUEDE BRONZE	2	FRONT ENTRANCE	3/L-4		CLAD LANDSCAPE ARCHITECTURE INFO@CLADLANDSCAPE.COM 786-536-6076	
7	PEDESTRIAN PAVERS	MATERIAL: PORCELAIN FINISH: SHELLSTONE ANTISLIP SIZE: 32" x 32" x 3/4"	930 SF	FRONT ENTRANCE PRIVATE DECKS EAST BAY WALK ROOFTOP			HARDSCAPE.COM 6401 EAST ROGERS CIRCLE #2 BOCA RATON, FL, (888) 513 -6374	
8	VEHICULAR PAVERS	MATERIAL: TBD MODEL: TBD SIZE: TBD FINISH: TBD COLOR: TBD	5,680 SF	DRIVEWAY			CLAD LANDSCAPE ARCHITECTURE INFO@CLADLANDSCAPE.COM 786-536-6076	
9a	POOL EQUIPMENT FENCE	MATERIAL: ALUMINUM FINISH: POWER COATED SIZE: 1" X 4" X 3.5' HT (1-2" GAPS) COLOR: TBD	52 LF	PRIVATE POOL DECK			BY G.C.	
9b	TRASH ENCLOSURE FENCE	MATERIAL: ALUMINUM FINISH: POWER COATED SIZE: 1" X 4" X 6' HT (1-2" GAPS) COLOR: TBD	20 LF	DRIVEWAY ENTRANCE			BY G.C.	
9c	PROPERTY FENCE	MATERIAL: ALUMINUM FINISH: POWER COATED SIZE: 1" X 4" X 5' HT (1-2" GAPS) COLOR: TBD	300 LF	PROPERTY LINE			BY G.C.	

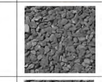
* QUANTITIES DO NOT INCLUDE WASTE

HARDSCAPE MATERIALS SCHEDULE - THIRD LEVEL

SYM	MATERIAL	DESCRIPTION	QTY	LOCATION	DETAIL REFERENCE	SUBMITTAL REQUIREMENT	SOURCE (OR APPROVED EQUAL)	IMAGE
1a	FLOATING WOOD BENCH TYPE 1	MATERIAL: IPE SIZE: 75" X 18" X 32" H, 2" SLATS SEALANT: N/A FINISH: NATURAL	1	EAST TERRACE	3/L-4.1		BY G.C.	
1b	FLOATING WOOD BENCH TYPE 2	MATERIAL: IPE SIZE: 96" X 18" X 32" H, 2" SLATS SEALANT: N/A FINISH: NATURAL	1	EAST TERRACE	3/L-4.1		BY G.C.	
1c	FLOATING WOOD BENCH TYPE 3	MATERIAL: IPE SIZE: 153" X 18" X 32" H, 2" SLATS SEALANT: N/A FINISH: NATURAL	2	CENTRAL TERRACE	3/L-4.1		BY G.C.	
2	SEMI-CIRCULAR WOOD BENCH	MATERIAL: IPE SIZE: SEE DETAIL SEALANT: N/A FINISH: NATURAL	1	WEST LEVEL 3 TERRACE	4/L-4.1		BY G.C.	
3	1 WOOD DECK	MATERIAL: COMPOSITE MODEL: ANTIQUE 2397 SIZE: LENGTH VARIES, 6" SLATS	1 95 SF	CENTRAL LEVEL 3 TERRACE	1/L-4.1		TARIMATEC USA 11000 BISCAYNE BLVD MIAMI, FL 33161 (305) 699-9901	
4	1 WALL VENEER	MATERIAL: PORCELAIN FINISH: SHELLSTONE ANTISLIP SIZE: 32" x 32" x 3/4"	1 550 SF	PLANTER WALLS			HARDSCAPE.COM 6401 EAST ROGERS CIRCLE #2 BOCA RATON, FL, (888) 513 -6374	
5	1 SYNTHETIC LAWN	MANUFACTURER: EASY GRASS MODEL: BERMUDA PLATINUM COLOR: SUMMER GREEN MATERIAL: 100% POLYETHYLENE	1 250 SF	EAST TERRACE	2/L-4.1		EASY GRASS INFO@EASYGRASS.NET 305-234-5800	

* QUANTITIES DO NOT INCLUDE WASTE

HARDSCAPE MATERIALS SCHEDULE - ROOF LEVEL

SYM	MATERIAL	DESCRIPTION	QTY	LOCATION	DETAIL REFERENCE	SUBMITTAL REQUIREMENT	SOURCE (OR APPROVED EQUAL)	IMAGE
1	HANGING BASKETS	MATERIAL: METAL MODEL: SKU: B-HB-XL SIZE: 42" DIAM. COLOR: BLACK	1 8	CENTRAL OUTDOOR LOUNGE	5/L-4.1		PLANTERS UNLIMITED PLANTERSUNLIMITED.COM 888-320-0626	
2	POT - TYPE A	MATERIAL: CLAY TEXTURE: T0 SIZE: 39.4" X 26.8" COLOR: GRAY MODEL: UF100	6	TERRACE, OUTDOOR LOUNGE AND OUTDOOR GRILL	2/L-4		CLAD LANDSCAPE ARCHITECTURE INFO@CLADLANDSCAPE.COM 786-536-6076	
3	POT - TYPE B	MATERIAL: CLAY TEXTURE: T8 SIZE: 25.6" X 11.8" X 19.7" COLOR: GRAY MODEL: DCL50	8	TERRACE, OUTDOOR LOUNGE AND OUTDOOR GRILL	2/L-4		CLAD LANDSCAPE ARCHITECTURE INFO@CLADLANDSCAPE.COM 786-536-6076	
4	TRAY - TYPE A	MATERIAL: ALUMINUM SIZE: 44" DIAM. X 2" HT FINISH: POWER COATED COLOR: SUEDE BRONZE	6	TERRACE, OUTDOOR LOUNGE AND OUTDOOR GRILL	1/L-4		CLAD LANDSCAPE ARCHITECTURE INFO@CLADLANDSCAPE.COM 786-536-6076	
5	TRAY - TYPE B	MATERIAL: ALUMINUM SIZE: 24" DIAM. X 2" HT FINISH: POWER COATED COLOR: SUEDE BRONZE	8	TERRACE, OUTDOOR LOUNGE AND OUTDOOR GRILL	1/L-4		CLAD LANDSCAPE ARCHITECTURE INFO@CLADLANDSCAPE.COM 786-536-6076	
6	FIRE PIT	MATERIAL: ALUMINUM AND CONCRETE SIZE: 60" X 36" X 18" H MODEL: FRT6036 COLOR: N/A	4	FIRE PIT			FIREPITS DIRECT 2810 STONER COURT, SUITE 1 NORTH LIBERTY, IA 52317 877.374.6777	
7	GRAVEL PAVING	MATERIAL: SLATE GRANITE SIZE: 3/8" COLOR: BLACK NOTE: MANUALLY REMOVE LIGHTER COLOR ROCKS	1 260 SF	WEST SIDE GARDEN	1/L-4	SAMPLE FOR APPROVAL	OLIMAR STONE 6200 NW 72nd Avenue Miami, FL 33166 (305) 477-7426	
8	GRAVEL BINDER	MATERIAL: GRAVEL BINDER COLOR: CLEAR BOND NOTE: INSTALL AS PER THE MANUFACTURER'S SPECIFICATIONS	1 260 SF	WEST SIDE GARDEN	1/L-4	SAMPLE FOR APPROVAL	OLIMAR STONE 6200 NW 72nd Avenue Miami, FL 33166 (305) 477-7426	
9	LANDSCAPE METAL EDGING	MATERIAL: ALUMINUM SIZE: 16' x 3/16" x 6" COLOR: BLACK MODEL: CLEAN LINE	1 170 LF	WEST SIDE GARDEN	1/L-4	SAMPLE FOR APPROVAL	PERMALOC 616.399.9600 info@permaloc.com	
10	PEDESTRIAN PAVERS	MATERIAL: PORCELAIN FINISH:SHELLSTONE SIZE: 32" x 32" x 3/4"	6,000 SF	POOL DECK AND ALL EXTERIOR SPACES			HARDSCAPE.COM 6401 EAST ROGERS CIRCLE #2 BOCA RATON, FL, (888) 513 -6374	
11	FIRE PIT VENEER	MATERIAL: PORCELAIN FINISH:SHELLSTONE SIZE: 32" x 32" x 3/4"	60 SF	FIRE PITS			HARDSCAPE.COM 6401 EAST ROGERS CIRCLE #2 BOCA RATON, FL, (888) 513 -6374	
12	POOL & SPA COPING	MATERIAL: PORCELAIN FINISH: SHELLSTONE ANTISLIP SIZE: 32" x 32" x 2"	410 SF	POOL AND SPAS			HARDSCAPE.COM 6401 EAST ROGERS CIRCLE #2 BOCA RATON, FL, (888) 513 -6374	
13	WOOD DECK	MATERIAL: COMPOSITE MODEL: ANTIQUE 2397 SIZE: LENGTH VARIES, 6" SLATS	366 SF	FIRE PIT AREAS + POOL CABANAS	1/L-4.1		TARIMATEC USA 11000 BISCAYNE BLVD MIAMI, FL 33161 (305) 699-9901	

QUANTITIES DO NOT INCLUDE WASTE

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HARDSCAPE MATERIALS SCHEDULES

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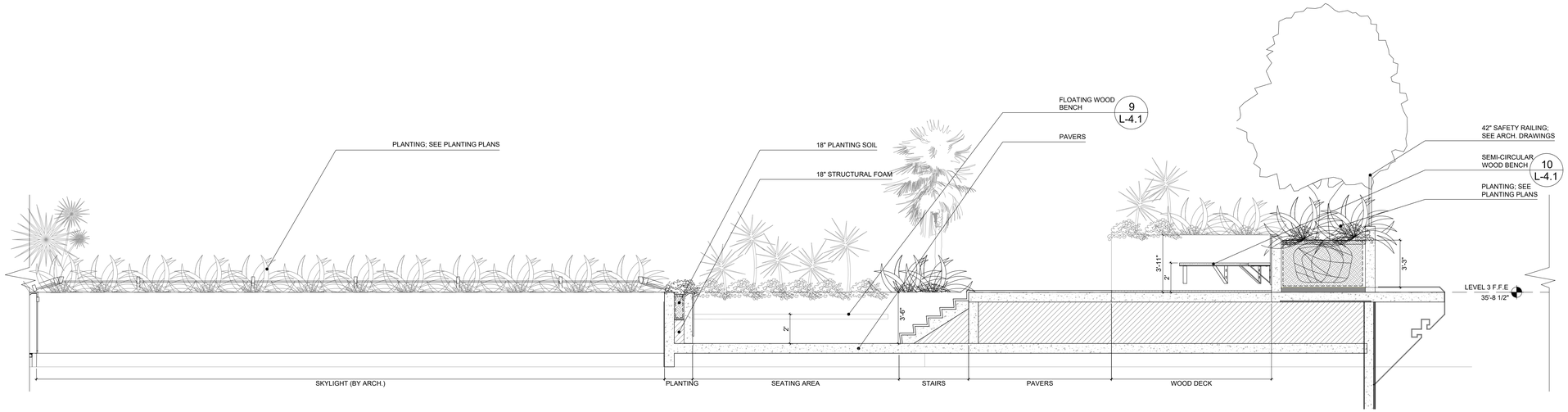
REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

SCALE:

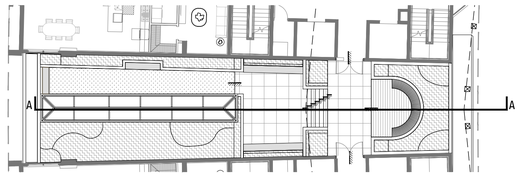
PROJ. N°: 2229

SHEET N°: L-2.7



1 SECTION THROUGH 3RD FLOOR

SCALE: 1/4"=1'-0"



KEY PLAN

0 2 4 8

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SITE SECTIONS - 3RD FLOOR

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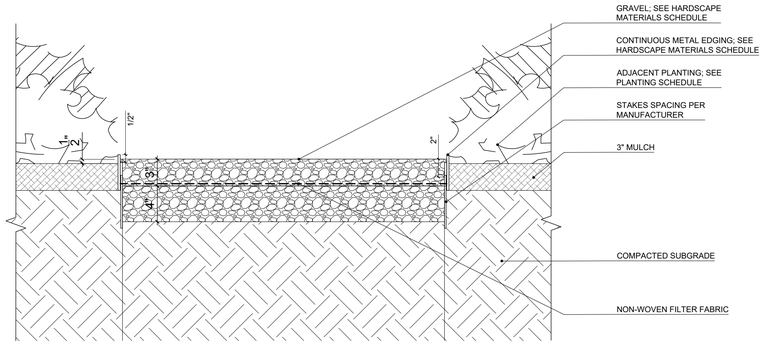
SCALE: 1/4" = 1'-0"

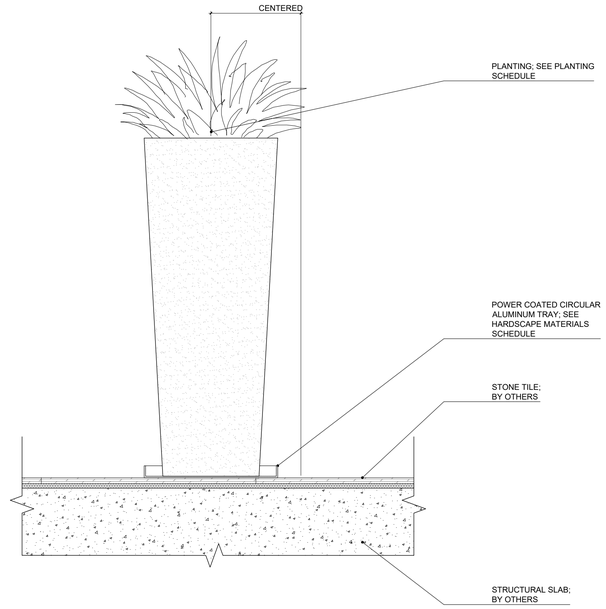
PROJ. N°: 2229

SHEET N°: L-3



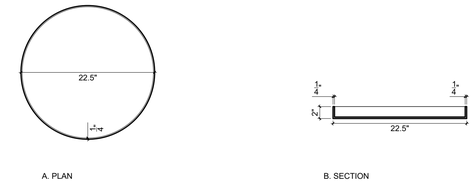
1 GRAVEL PAVING

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



2 POT WITH TRAY (TYP.)

SCALE: 1" = 1'-0"



A. PLAN

B. SECTION

3 TRAY PLAN AND SECTION (TYP.)

SCALE: 1" = 1'-0"

1

REMOVED FROM SET

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BAY HARBOR TOWERS

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HARDSCAPE DETAILS

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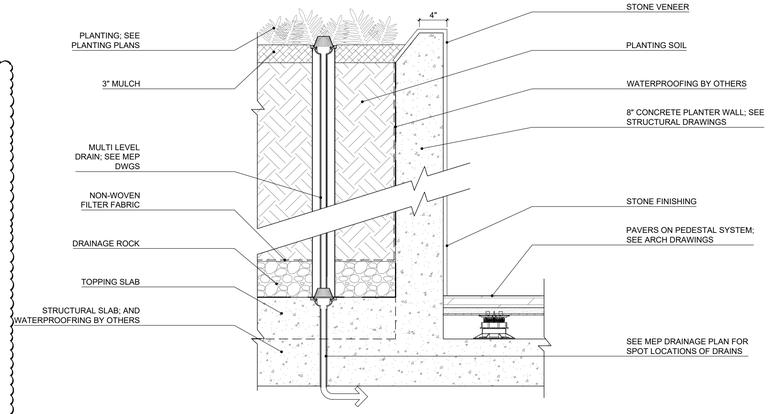
SCALE:
AS SHOWN

PROJ. N°:
2229

SHEET N°:
L-4

1

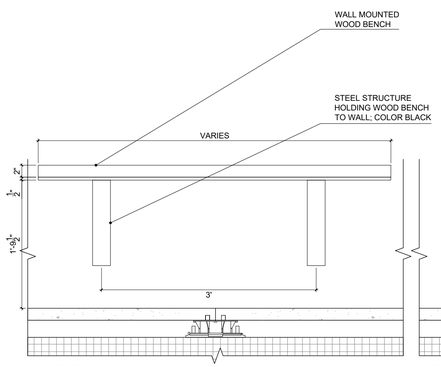
REMOVED FROM SET



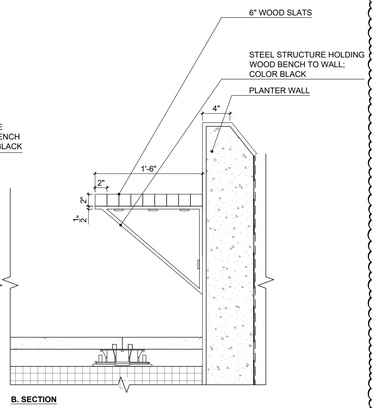
NOTE:
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR DRAIN SPECIFICATIONS AND DIMENSIONS
- SEE WATERPROOFING DWGS. FOR WATERPROOFING AND WATERPROOFING TO DRAINAGE INLET CONNECTIONS
- SEE MEP DWGS. FOR ALL DRAINAGE INLET + INLET TO PODIUM DRAINAGE SYSTEM

3 PLANTER WALL AT 3RD FLOOR

SCALE: 1" = 1'-0"



A. ELEVATION



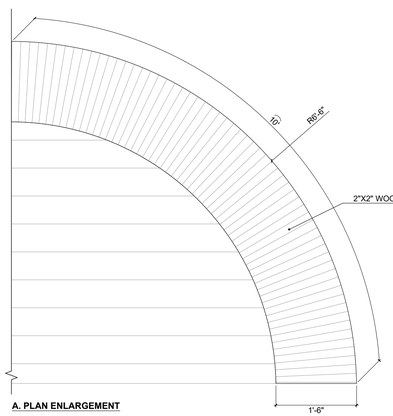
B. SECTION

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. PROVIDE RAL COLOR SAMPLE TO LA PRIOR TO FABRICATION.
3. SEE CIVIL DRAWING FOR GRADING.
4. SPECIALTY ENGINEER TO VERIFY SPACING FOR WIND AND LOAD REQUIREMENTS

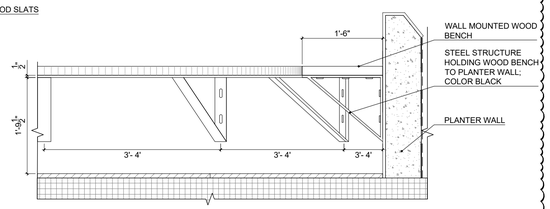
4 FLOATING WOOD BENCH

SCALE: 1" = 1'-0"

1



A. PLAN ENLARGEMENT

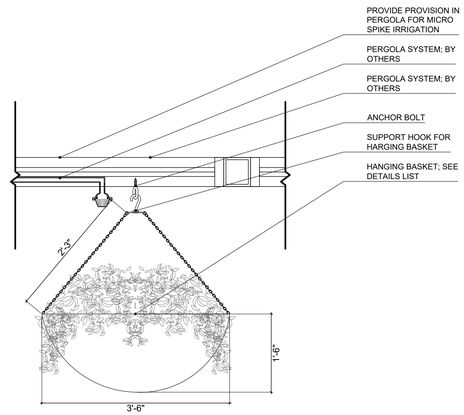


B. SECTION AND ELEVATION

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. PROVIDE RAL COLOR SAMPLE TO LA PRIOR TO FABRICATION.
3. SEE CIVIL DRAWING FOR GRADING.
4. SPECIALTY ENGINEER TO VERIFY SPACING FOR WIND AND LOAD REQUIREMENTS

5 SEMI-CIRCULAR WOOD BENCH

SCALE: 3/4" = 1'-0"



6 HANGING BASKETS

SCALE: 3/4" = 1'-0"

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SCALE: AS SHOWN

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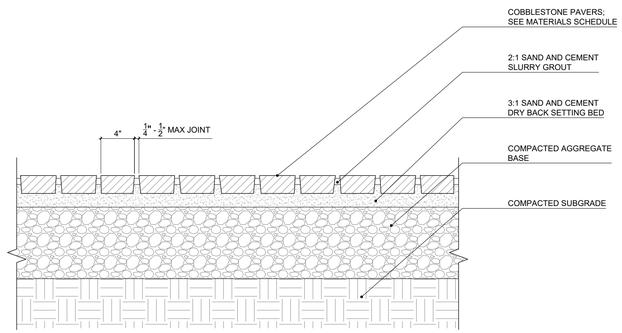
1



1 DRIVEWAY PAVERS

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

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HARDSCAPE DETAILS

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SCALE:
AS SHOWN

PROJ. N°:
2229

SHEET N°:
L-4.2

LEGEND:

XX / XX — PROPOSED TREES/PALMS

XX / XX — RELOCATED TREES/PALMS

BISCAYNE BAY

322.00'

150.00'

150.00'

279.00

EAST BAY HARBOR DRIVE

POOL

POOL

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

DECORATIVE ROCK

DECORATIVE ROCK

18' CT

18' CT

18' CT

14' CT

14' CT

LJ 2

CR 3 / TR 2

TR 1 / AM 1

TR 1 / AM 1

CR 3 / TR 2

LJ 2

4' - 4" NGVD

4' - 11" NGVD

STAIR H

STAIR F

MAIN TRASH RM

STAIR D

STAIR B

ELEV H

ELEV G

ELEV F

PACKAGE RM

ELEV D

ELEV E

ELEV C

NORTH TRASH RM

NORTH ELEVATOR LOBBY

NORTH CORRIDOR

MAIN LOBBY

SOUTH CORRIDOR

SOUTH ELEVATOR LOBBY

SOUTH TRASH RM

FPL VAULT

STORAGE

STORAGE

WAITING AREA

B.O.H.

ADA BATHRM

WAITING AREA

STAIR G

STAIR E

STAIR C

STAIR A

STORAGE

RECY

RECY

UP

DN

5.0%

5.0%

TRASH

TRASH

#13

#15

#17

CE2 2

CE1 3

FL 1

CR 2

CE1 1

AM 1

CU 1

CE1 2

AM 1

CE1 1

CR 2

FL 1

CE1 3

CE2 2

CE2 2

0 5 10 20

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CANOPY PLANTING PLAN - GROUND FLOOR

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REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

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

PROJ. N°: 2229

SHEET N°: L-5

LEGEND:

XX / XX — PROPOSED PLANTS

BLACK METAL EDGING 4" = 395 L.F.

BLACK SLATE GRAVEL 3/8" = 1,105 SQFT

322.00'

150.00'

279.00'

LAWN

DECORATIVE ROCK

POOL

4' - 4" NGVD

4' - 11" NGVD

MAIN LOBBY

NORTH CORRIDOR

SOUTH CORRIDOR

NORTH ELEVATOR LOBBY

SOUTH ELEVATOR LOBBY

NORTH TRASH RM

SOUTH TRASH RM

MAIN TRASH RM

PACKAGE RM

FPL VAULT

B.O.H.

WAITING AREA

STORAGE

ADA BATHRM

STAIR A

STAIR B

STAIR C

STAIR D

STAIR E

STAIR F

STAIR G

STAIR H

ELEV C

ELEV D

ELEV E

ELEV F

ELEV G

ELEV H

TRASH

RECY

UP

DN

5.0%

M

W

CGU 5	LMU 14	TGR 41
SRE 1	CRO 17	
BMA 13	CRO 8	
SOD 287SF	PAL 141	
SOD 168SF	PSE 5	CRO 48
MCA 21	PSC 17	SRE 4
PSC 6		
MCA 21	PSC 17	PSE 5
PSC 6		
SRE 4	CRO 48	SOD 168SF
SOD 297SF	PAL 143	
BMA 13	CRO 8	
SRE 1	CRO 16	
CGU 5	LMU 14	TGR 41
SOD 207SF	TGR 12	
TGR 12	SOD 250SF	
LMU 216	CGU 15	GLU 53
LMU 221	CGU 15	GLU 53
SOD 715 SF	SPL 35	CRO 56
SPL 35	SRE 4	
SPL 35	CRO 49	SPL 35
SOD 455 SF	CRO 8	SRE 2
SPL 28	CRO 7	FMI 15
CRO 65	SRE 4	SOD 125 SF
SOD 255 SF	FMI 10	
SOD 215 SF	SPL 21	SRE 2
CRO 115	SOD 386 SF	SPL 23
SRE 2	DSP 2	PBU 25
PSE 13	DSP 2	AOD 4
PBU 16	TSP 325	AOD 1
SOD 960 SF	DSP 2	PBU 26
PSE 13	DSP 2	AOD 4
PBU 16	SPL 22	SRE 2
SOD 365 SF	CRO 113	SPL 21
SRE 2	TSP 121	AOD 3
TSP 121	AOD 3	FMI 13
LGR 1	DSP 2	TAS 54
LGR 1	FMI 13	

0 5 10 20

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Landscape Architecture and Design

BAY HARBOR TOWERS

BAY HARBOR, FL

SITE ADDRESS:
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STATE OF FLORIDA

CAROLINA MONTEIRO DA SILVA
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DRAWING TITLE:

DRB REVISION 1 05.20.2024

UNDERSTORY PLANTING PLAN - GROUND FLOOR

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REVISIONS:

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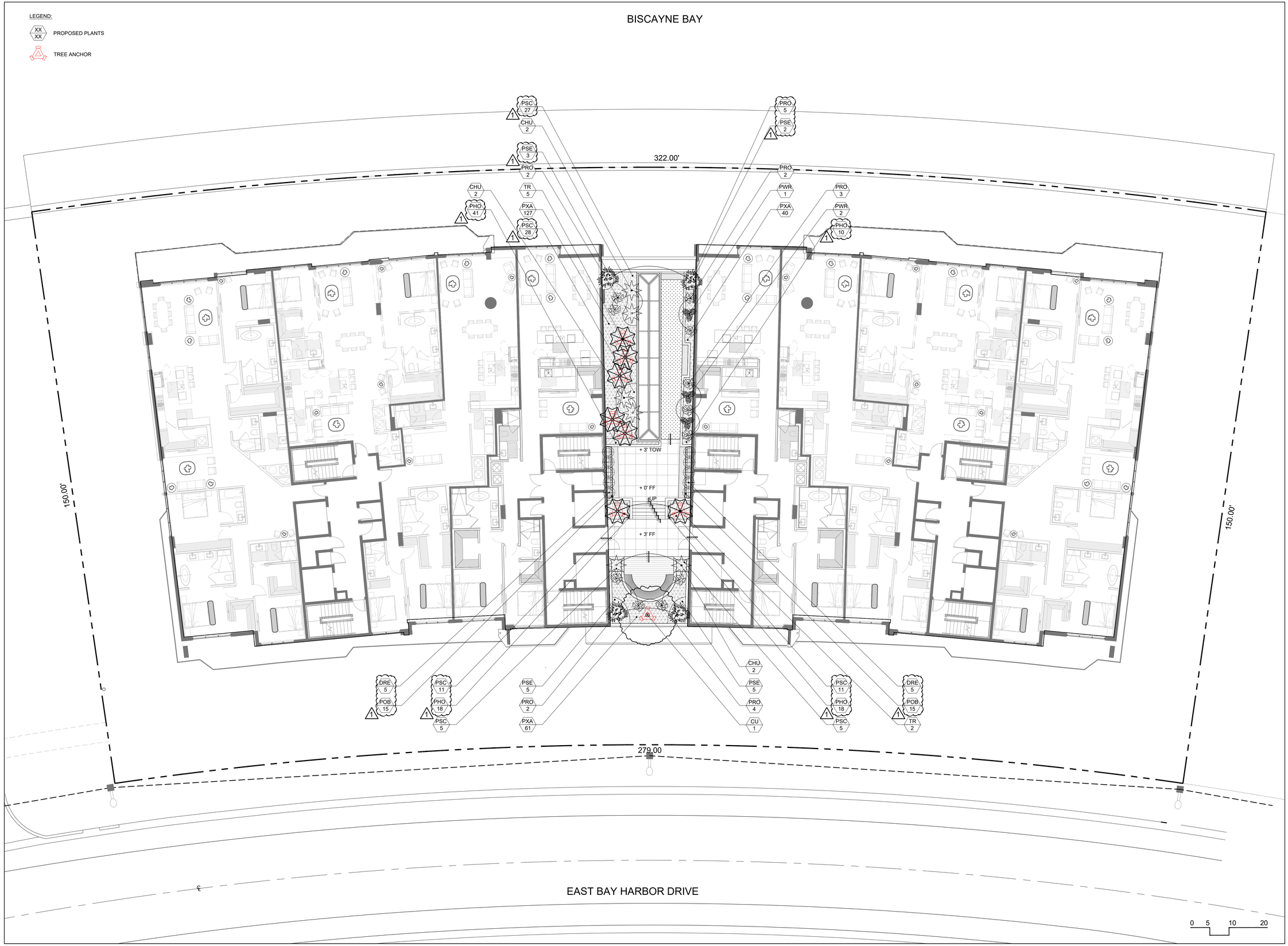
PROJ. N°: 2229

SHEET N°: L-5.1

LEGEND:

XX XX PROPOSED PLANTS

TREE ANCHOR



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DRAWING TITLE:

DRB REVISION 1 05.20.2024

OVERALL PLANTING PLAN - 3RD FLOOR

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REVISIONS:

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

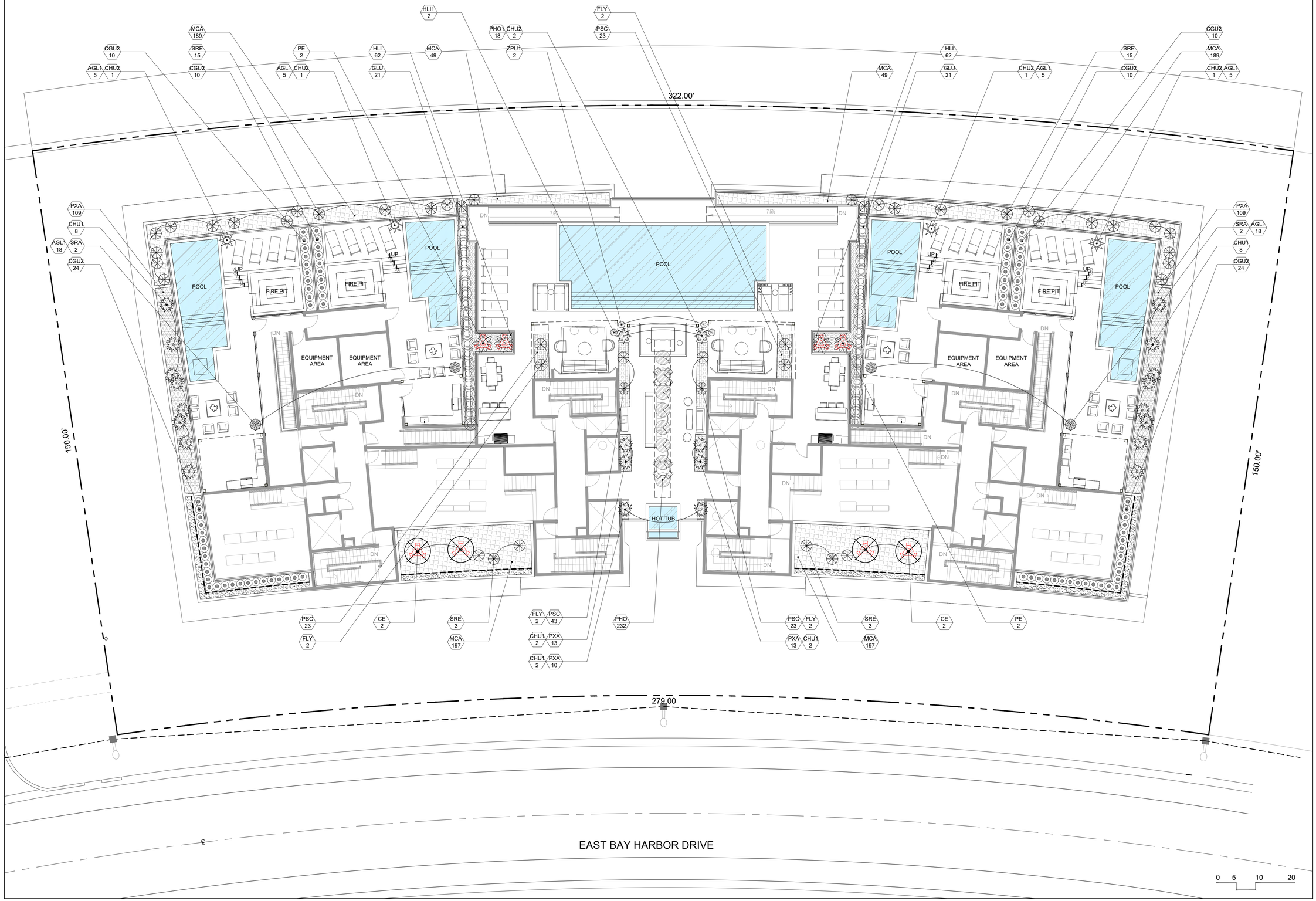
PROJ. N°: 2229

SHEET N°: L-5.2

LEGEND:

XX XX PROPOSED PLANTS

TREE ANCHOR



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STATE OF FLORIDA

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DRAWING TITLE:

DRB REVISION 1 05.20.2024

OVERALL PLANTING PLAN - ROOFTOP

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REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

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

PROJ. N°: 2229

SHEET N°: L-5.3

LANDSCAPE SCHEDULE - GROUND FLOOR

SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
		STREET TREES		
CE1	10	*Conocarpus erectus 'Sericeus'*	12'-14' HT, 5' SP	Y
		SILVER BUTTONWOOD	45G	
		RELOCATED TREES		
CU	1	*Coccoloba uvifera*	SEE TREE DISPOSITION SCHEDULE FOR SPECS	Y
		SEAGRAPE TREE	#15	
FL	2	*Ficus lyrata*	SEE TREE DISPOSITION SCHEDULE FOR SPECS	N
		FIDDLE LEAF FIG	#13, #14	
		PALMS		
AM	4	*Attalea maripa*	28' HT, 15' SP	N
		AMERICAN OIL PALM	FG	
TR	6	*Thrinax radiata*	14' CT (2), 18' CT (4), 6' SP, STAGGERED HT.	Y
		THATCH PALM	200G	
		TREES		
CR	10	*Clusia rosea*	16' HT, 14' SP	Y
		AUTOGRAPH TREE	FG	
LJ	4	*Ligustrum japonicum*	12' HT, 10' SP	N
		JAPANESE PRIVET	FG	
CE2	6	*Conocarpus erectus 'Sericeus'*	12'-14' HT, 5' SP	Y
		SILVER BUTTONWOOD	45G	
		SHRUBS		
BMA	26	*Bambusa malingensis*	12' HT, 30" O.C.	N
		SEABREEZE BAMBOO	15G	
GLU	106	*Gymnanthes lucida*	8' HT, 30"O.C.	Y
		CRABWOOD	15G	
CGU1	40	*Clusia guttifera*	6' HT, 24"O.C.	N
		SMALL LEAF CLUSIA	15G	
PSE	36	*Philodendron selloum*	3' HT, 30" O.C	N
		PHILODENDRON HOPE	7G	
PAL	284	*Pennisetum alopecuroides*	24" HT, 18" O.C	N
		FOUNTAIN GRASS	3G	
MCA	42	*Muhlenbergia capillaris*	24" HT, 18" O.C	Y
		MUHLY GRASS	3G	
CRO	558	*Clusia rosea 'Nana'*	24" HT, 18" O.C	Y
		DWARF PITCH APPLE	3G	
FMI	51	*Ficus microcarpa 'Green island'*	24" HT, 18" O.C.	N
		GREEN ISLAND FICUS	7G	
PBU	83	*Philodendron burle-marxii*	18" HT, 18" O.C	N
		PHILODENDRON BURLE MARX	3G	
PSC	46	*Phymatosorus scolopendria*	18" HT, 18" O.C	N
		WART FERN	3G	
		ACCENTS		
LGR	2	*Licuala grandis*	6' HT	N
		RUFFLED FAN PALM	45G	
DSP	10	*Dioon spinulosum*	4' HT, 4' SP	N
		GIANT DIOON	15G, IN POT	
		REMOVED FROM SET		
SRE	32	*Serenoa repens 'Cinera'*	3' HT, 3' SP, 36" O.C	N
		SILVER SAW PALMETTO	15G	
		REMOVED FROM SET		
AOD	15	*Alcantarea 'Odorata'*	15" HT	N
		SILVER BROMELIAD	3G	
		GROUNDCOVERS		
SPL	255	*Spathoglottis plicata*	15" HT, 15" O.C.	N
		GROUND ORCHID	3G	
LMU	465	*Liriope muscari*	12" HT, 12" O.C	N
		LILYTURF	1G	
TSP	567	*Tradescantia spathacea*	6" HT, 8" O.C.	N
		OYSTER PLANT	1G	
TAS	54	*Trachelospermum asiaticum*	4" HT, 6" O.C.	N
		ASIATIC JASMINE	1G, IN POT	
		VINES		
TGR	106	*Thunbergia grandiflora 'Alba'*	4' HT, 10" O.C., TRELLIS	N
		WHITE SKY VINE	3G	
		SOD		
SOD	5,853 SF	*Zoysia spp.*	STAGGERED AND BUTTED JOINTS	N
		EMPIRE ZOYSIA		

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

LANDSCAPE SCHEDULE - 3RD FLOOR

SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
		PALMS		
TR	7	*Thrinax radiata*	10' CT (4), 14' CT (6), 6' SP, STAGGERED HT.	Y
		THATCH PALM	200G	
PR	7	*Phoenix roebelenii*	10-12' HT, 5' SP	N
		PYGMY DATE PALM	FG	
		TREES		
CU	1	*Coccoloba uvifera*	14' HT, 12' SP, MULTI-TRUNK	Y
		SEAGRAPE TREE	100G	
		SHRUBS		
PSE	15	*Philodendron selloum*	3' HT, 30" O.C	N
		PHILODENDRON HOPE	7G	
PXA	228	*Philodendron 'Xanadu'*	18" HT, 18" O.C	N
		PHILODENDRON XANADU	3G	
PSC	87	*Phymatosorus scolopendria*	18" HT, 18" O.C	N
		WART FERN	3G	
PHO	87	*Philodendron hederaceum oxycardium*	6" HT, 8" O.C.	N
		HEART LEAF PHILODENDRON	1G	
POB	30	*Peperomia obtusifolia*	6" HT, 8" O.C.	Y
		BABY RUBBER PLANT	1G	
DRE	10	*Dracaena reflexa*	4' HT, 36" O.C	N
		DRACAENA PLEOMELE	15G	
		ACCENTS		
CHU	6	*Chamaerops humilis*	3' HT, 3' SP	N
		EUROPEAN FAN PALM	15G	
PRO	8	*Philodendron 'Rojo Congo'*	2' HT, 24" SP	N
		PHILODENDRON RED CONGO	7G	
PWR	3	*Philodendron 'Weeks Red Hybrid'*	2' HT, 24" SP	N
		PHILODENDRON WEEKS	7G	

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

LANDSCAPE SCHEDULE - ROOFTOP

SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
		TREES		
CE	4	*Conocarpus erectus 'Sericeus'*	12'-14' HT, 5' SP	Y
		SILVER BUTTONWOOD	45G	
		PALMS		
PE	4	*Ptychosperma elegans*	12'-14' HT	N
		SOLITAIRE PALM	25G	
		SHRUBS		
CGU2	88	*Clusia guttifera*	5' HT, 2' SP, 24" O.C.	N
		SMALL LEAF CLUSIA	15G	
MCA	870	*Muhlenbergia capillaris*	24" HT, 18" O.C	Y
		MUHLY GRASS	3G	
PSC	112	*Phymatosorus scolopendria*	18" HT, 18" O.C	N
		WART FERN	3G	
PXA	254	*Philodendron 'Xanadu'*	18" HT, 18" O.C	N
		PHILODENDRON XANADU	3G	
GLU	42	*Gymnanthes lucida*	8' HT, 30"O.C.	Y
		CRABWOOD	15G	
HLI	124	*Hymenocallis littoralis*	15" HT, 18" O.C	N
		BEACH SPIDER LILLY	3G	
		ACCENTS		
SRE	36	*Serenoa repens 'Cinera'*	3' HT, 3' SP, 36" O.C	N
		SILVER SAW PALMETTO	15G	
CHU1	22	*Chamaerops humilis cerifera*	3' HT, 3' SP	N
		SILVER EUROPEAN FAN PALM	15G	
SRA	4	*Strelitzia nicolai*	18" HT, 36" O.C	N
		WHITE BIRD OF PARADISE	15G	
FLY	8	*Ficus lyrata*	5'-6' HT,	N
		FIDDLE LEAF FIG	7G	
		GROUNDCOVERS		
PHO	232	*Philodendron hederaceum oxycardium*	6" HT, 8" O.C.	N
		HEART LEAF PHILODENDRON	1G	
		POTTED PLANTS		
HLI1	2	*Hymenocallis littoralis*	15" HT	N
		BEACH SPIDER LILLY	3G	
AGL1	56	*Arachis glabrata*	6" HT, 8" O.C.	N
		PERENNIAL PEANUT	1G	
PHO1	18	*Philodendron hederaceum oxycardium*	6" HT, 8" O.C.	N
		HEART LEAF PHILODENDRON	1G	
ZPU1	2	*Zamia pumila*	6" HT	-
		COONTIE	1G	
CHU2	6	*Chamaerops humilis*	3' HT, 3' SP, 3'SP IN POT	N
		EUROPEAN FAN PALM	15G	

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

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CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

DRB REVISION 1 05.20.2024

PLANTING SCHEDULES

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REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

SCALE:

PROJ. N°: 2229

SHEET N°: L-5.4

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 10143 E BAY HARBOR DR **Legal Description** LOTS 9, 10, 11 AND 12, BLOCK 4

Net Lot Area **1.03** **Acres /** **45,000** **SF**

				Required		Provided	
I. Open Space Requirement							
1. Net Lot Area = 45000 SF x 20% = 9000 SF (BHI - Sec. 23-11)			20% /	9000	SF	21.69% / 9,764.12	SF
2. Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))							
a. Req. open space	9000	SF x 60% = 5400 SF	60% Max /	5400	SF	38% / 3,423	SF
II. Shade Trees							
A. Required							
1. 28 shade trees/acre:	28 x 1.03	acres = 28.84		29		29	
(Min. 12' in height / 4' clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16						21 trees (ground floor) + 4 trees (rooftop) + 12 palms (ratio 3:1)	
2. Native Species Required - 50% Min.				15		15	
# of shade tree req. (BHI - Sec. 24-16(a)(2))	29	x 50% = 15					
3. Drought Tolerant and Low Maintenance Species Require - 50% Min.				15		15	
# of shade tree req. (MDC - Sec. 18A-6(C)(11)(b))	29	x 50% = 15					
B. Tree Species							
1. Number of shade trees required (from Sec. (II)(A)(1) above)				29			
2. Number of shade species required (BHI - Sec. 24-16(a)(2))				6		6	

* See Following Table.

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building 7
2. Number of shade trees required 29
(from Sec. (II)(A)(1) above)
3. Shade tree heights required:

12 ft. -	25	% or	8	shade trees
14-16 ft. -	0	% or	0	shade trees
16-18 ft. -	50	% or	19	shade trees
18-20 ft.	25	% or	0	shade trees

Size of Tree Species in Relationship to Building Height

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

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

	Required	Provided
III. Street Trees		
1. Street Trees @ 1:35'	8	8
Width of lot 279 / 35'= 8		
(Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI - Sec. 24-16(a)(2)(a))		
IV. Shrubs Required		
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))	290	1,272
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	87	706
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	145	706
VII. Right Tree Right Place (BHI - Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)		12

VIII. Florida friendly Landscaping
(MDC - Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potablewater supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

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DRAWING TITLE:

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LANDSCAPE LEGEND

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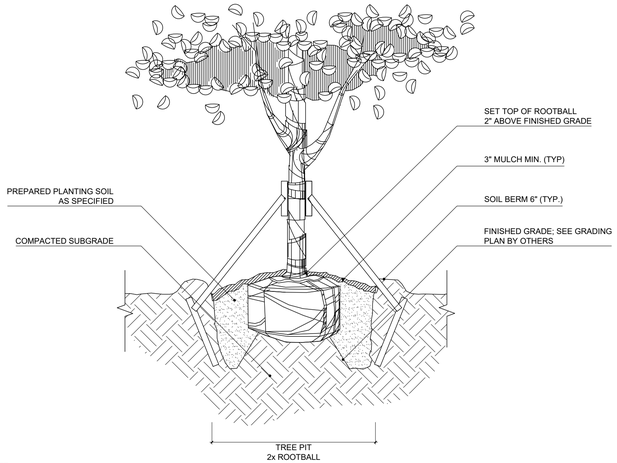
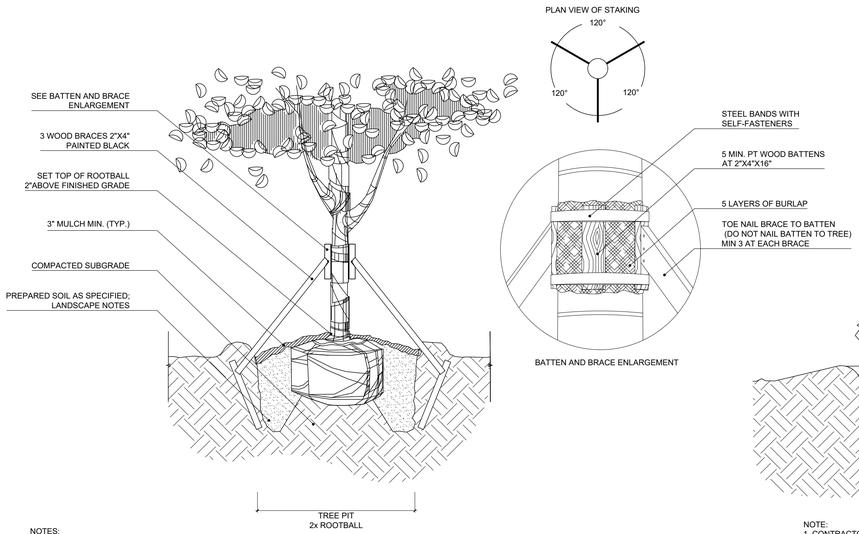


NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

1 TREE PLANTING DETAIL

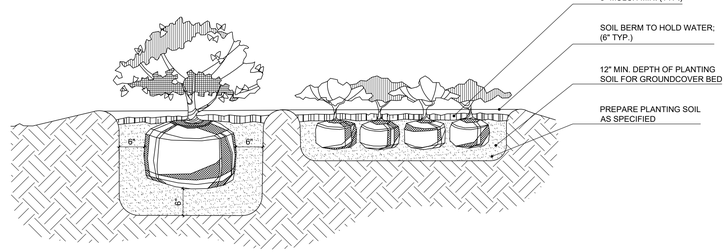
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. STAKING COMPONENTS SHALL BE MANUFACTURED BY ARBORBRACE STAKING SYSTEMS INC. OR APPROVED EQUAL.

2 TREE STAKING DETAIL

SCALE: N.T.S.



NOTE:
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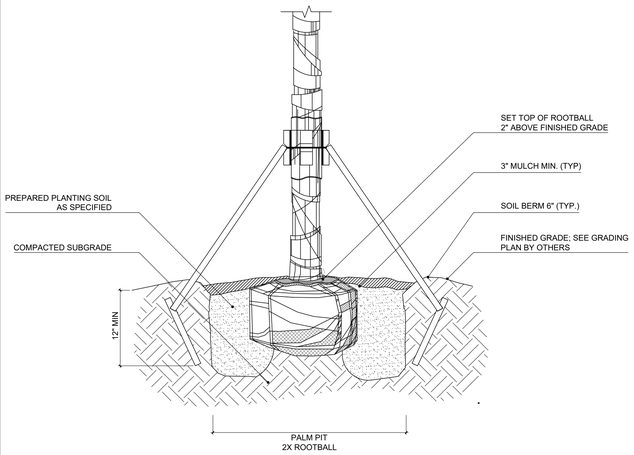
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

3 SHRUB AND GROUNDCOVER PLANTING DETAIL

SCALE: N.T.S.



NOTE:
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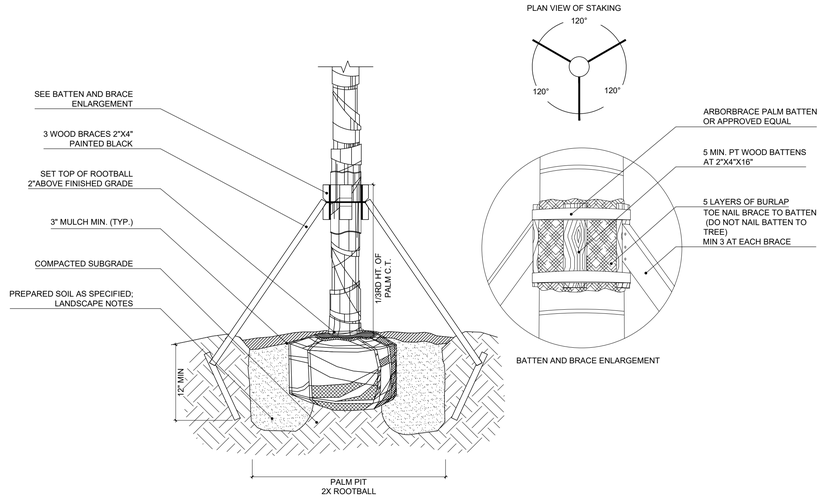
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

4 PALM PLANTING DETAIL

SCALE: N.T.S.



NOTES:
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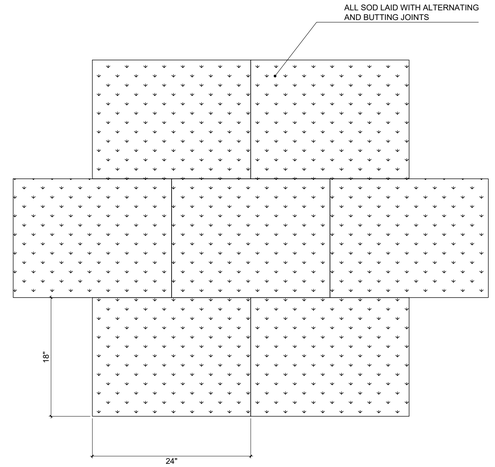
2. STAKING COMPONENTS SHALL BE MANUFACTURED BY ARBORBRACE STAKING SYSTEMS INC. OR APPROVED EQUAL.

5 PALM STAKING DETAIL

SCALE: N.T.S.



NOTE:
PROVIDE 2"-3"OF TOP SOIL FOR FINAL GRADING PRIOR TO LAY DOWN SOD

6 SOD PLANTING DETAIL

SCALE: N.T.S.

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BAY HARBOR TOWERS

BAY HARBOR, FL

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

LANDSCAPE ARCHITECT:

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8020 NE 4TH AVE, STUDIO 113
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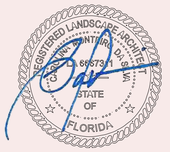
SEAL:



CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

DRB REVISION 1 05.20.2024

PLANTING DETAILS

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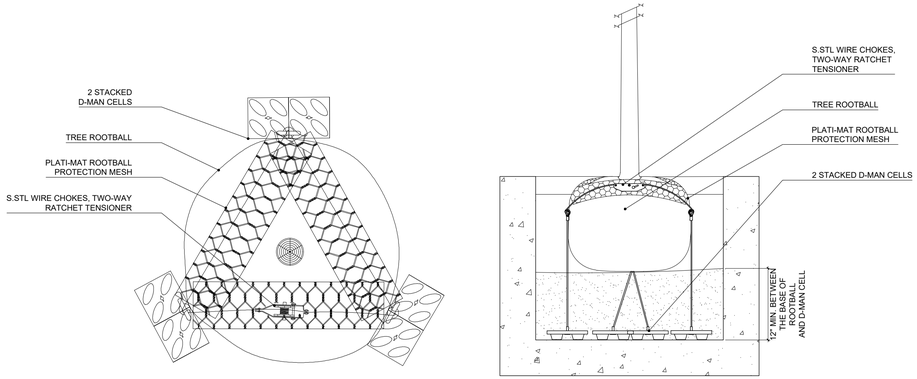
REVISIONS:

ISSUE	DATE
DRB SET REV1	05/20/2023

SCALE: AS SHOWN

PROJ. N°: 2229

SHEET N°: L-5.6



RF#IP D-MAN 3 LEG

PLAN VIEW

RF#IP D-MAN 3 LEG

ELEVATION VIEW

NOTE:
1.DUE TO SETTLEMENT, ALL TREES SHOULD BE RE-TENSIONED AFTER PLANTING.
2. SOIL MUST BE COMPACTED PROPERLY FOR DEADMAN SYSTEM TO WORK EFFECTIVELY.

1 BELOW GRADE TREE ANCHOR SYSTEM

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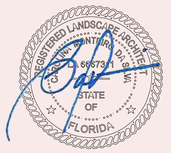

CAROLINA MONTEIRO DA SILVA
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PLANTING DETAILS

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SCALE:
AS SHOWN

PROJ. N°:
2229

SHEET N°:
L-5.7

LANDSCAPE NOTES

1. SCOPE OF WORK
i. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR AND INCIDENTAL TO THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
ii. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS DRAWING SET UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
iii. PROTECTION OF EXISTING STRUCTURES, ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER WITH COSTS BY CONTRACTOR.
iv. ALL WORK SHALL BE PERFORMED TO SPECIFICATIONS WRITTEN IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE ANSI A-300, ANSI Z-133, GOVERNMENT, AND LOCAL STANDARDS.

2. TREE PROTECTION:
i. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE AND PROTECT THE EXISTING TREES TO REMAIN ON SITE.
ii. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE, PER ANSI A-300, ON THE EXISTING TREES TO REMAIN INCLUDING REMOVAL OF DEAD AND DECAYED WOOD, REMOVAL OF ATTACHED BRANCHES AND STRUCTURALLY UNSOUND LIMBS, AND SUBORDINATE BRANCHES WHERE INCLUDED BARK IS PRESENT AND REMOVAL OF BRANCHES TO INCREASE LIGHT AND AIR PENETRATION WITHIN THE CANOPY.
iii. DO NOT REMOVE MORE THAN 25% OF THE CANOPY WITHIN A TWELVE-MONTH PERIOD.
iv. ROOT PRUNING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES. THE ROOT SYSTEM SHALL NOT BE SUBJECT TO TEARING, RIPPING OR ANY OTHER METHOD EXCEPT CLEAN CUTS AS DESCRIBED IN ANSI A-300.
v. PROTECTIVE BARRIERS SHALL BE PLACED AT THE DRIP LINE OF EACH TREE, CLUSTER OF TREES, OR PRESERVATION AREA, AND IN NO CASE LESS THAN TEN (10) FEET FROM THE TRUNK OF ANY PROTECTED TREE, TREE CLUSTER OR PRESERVATION AREA.
vi. ALL PROTECTIVE BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR SITE DEVELOPMENT, INCLUDING TREE REMOVAL, DEMOLITION OR LAND-CLEARING ACTIVITIES, AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION.
vii. ANY TREE WHOSE ROOT SYSTEM IS IMPACTED SHALL BE WATERED ACCORDING TO THE TREE RELOCATION SPECIFICATIONS.
viii. WHERE CONSTRUCTION ACTIVITY IMPACTS THE EXISTING TREE ROOT SYSTEM, THE CONTRACTOR, UNDER THE GUIDANCE OF AN ASCA ARBORIST, SHALL ONLY ROOT PRUNE IN THE IMPACTED AREAS PER SPECIFICATIONS WRITTEN IN ACCORDANCE WITH ANSI A-300 STANDARDS.
ix. NATURAL GRADE SHALL BE MAINTAINED ON AREAS SURROUNDED BY PROTECTIVE BARRIERS IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED.
x. UNDERGROUND UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION, PLUMBING, ELECTRICAL, OR TELECOMMUNICATION LINES, SHALL BE PLACED OUTSIDE THE AREAS ENCLOSED BY PROTECTIVE BARRIERS
xi. NO VEHICLES, EQUIPMENT, OR STOCKPILING/STORAGE OF MATERIALS SHALL BE PERMITTED WITHIN AREAS SURROUNDED BY PROTECTIVE BARRIERS
xii. FENCES, WALKWAYS, AND WALLS SHALL BE CONSTRUCTED TO AVOID DISTURBANCE TO ANY PROTECTED TREE.

3. TREE RELOCATION:
3.a. RELOCATIONS, GENERAL: TRANSPLANTING SHALL CONSIST OF ON-SITE TRANSPLANTING OF EXISTING PLANT MATERIALS FROM PROPOSED CONSTRUCTION AREAS TO PERMANENT POSITIONS AS NOTED ON DRAWINGS.
i. ALL PLANTING, TRANSPLANTING AND RELOCATING OF TREES OR PALMS SHALL, AT MINIMUM, BE DONE IN COMPLIANCE WITH STANDARDS SET FORTH IN THE MOST RECENTLY PUBLISHED EDITION OF ANSI A-300 STANDARDS.
ii. VERIFY THE PRESENCE OF VIGOROUS FEEDER ROOTS PRIOR TO RELOCATION OPERATIONS.
iiik TREE ROOT BALLS TO THE FULL DEPTH DAILY FOR SEVEN CONSECUTIVE DAYS PRIOR TO RELOCATING
iv. LOCATE POSITION AND ELEVATION WHERE TREES ARE INTENDED TO BE PLANTED FOR VERIFICATION BY THE LANDSCAPE ARCHITECT
v. NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT 24 HRS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF PROCEDURES.
vi. MATERIALS TO BE TRANSPLANTED SHALL BE ROOT PRUNED A MINIMUM OF SIX MONTHS PRIOR TO RE-LOCATION.
vii. CONTRACTOR SHALL MAINTAIN TRANSPLANTED MATERIALS DURING CONSTRUCTION PERIOD BY WATERING, WEEDING, MOWING, SPRAYING, FERTILIZING, PRUNING, AND OTHER HORTICULTURAL PRACTICES.
viii. OWNER AND/OR LANDSCAPE ARCHITECT SHALL REGULARLY INSPECT THE RELOCATED MATERIALS TO ENSURE THAT ALL HORTICULTURAL PRACTICES ARE BEING ADHERED TO. OWNER SHALL SUBMIT A WRITTEN REPORT TO LANDSCAPE CONTRACTOR NOTIFYING HIM OF ANY DEFICIENCIES FOUND DURING THE MAINTENANCE PERIOD. ANY LOSS OF PLANT MATERIALS DUE TO THE NEGLIGENCE OF THE LANDSCAPE CONTRACTOR SHALL RESULT IN THE REPLACEMENT OF THE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. SAID PLANT MATERIALS SHALL BE REPLACED WITH THE SAME SPECIES OF EQUAL SIZE.
3B. QUALITY ASSURANCE:
i. THE SUPERVISORS FOR TRANSPLANTING EXISTING TREES, PALMS AND/ OR SHRUBS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF RELOCATION OF SIMILAR TYPE PLANT MATERIALS AND SHALL BE A MEMBER OF THE AMERICAN ASSOCIATION OF NURSERYMAN.
ii. CONTRACTOR MUST VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND PLANT MATERIAL
iii. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF WORK
iv. CONTRACTOR SHALL VERIFY THAT TREES IN THE FIELD MATCH TREES DESIGNATED IN THE DRAWINGS.
v. VERIFY PERCOLATION RATES AND SOILS ACCEPTABILITY AT LOCATIONS TO WHICH THE TREES ARE TO BE TRANSPLANTED.
vi. ALL TREES SHALL BE PRE-TIED IN OR TIED BACK TO PREVENT BREAKAGE AND SCRAPING OF LIMBS IN ORDER TO FACILITATE MACHINERY MOVEMENT
3C. PREPARATION:
i. FERTILIZATION AND WATERING:
a. INJECT FERTILIZER MIXTURE WITHIN 24 HRS AFTER CROWN PRUNING, AND AT A MINIMUM OF 14 DAYS PRIOR TO RELOCATION
b. INJECT THE DEEP ROOT FERTILIZER MIXTURE AT A RATE RECOMMENDED BY THE MANUFACTURER INTO THE PLANT MATERIAL TO BE RELOCATED
ii. CROWN PRUNING:
a. DO NOT REDUCE CROWN DIMENSIONS; TRIM TREES TO BE RELOCATED BY THINNING THE CROWN ONLY
b. REMOVE SEED PODS FROM SABAL PALMS, AND ALL BUT THE YOUNGEST FRONDS. TRIM BOOTS TO A CLEAN REGULAR PATTERN.
c. THERE SHOULD BE NO CANOPY PRUNING OR A MINIMUM OF CANOPY PRUNING BEFORE OR AFTER ROOT PRUNING. ONLY DEAD, DISEASED OR DAMAGED BRANCHES SHALL BE PRUNED AT THIS TIME
iii. ROOT PRUNING:
a. PERFORM ROUGH PRUNING AT NO LESS THAN HALF THE DISTANCE BETWEEN THE DRIP LINE AND THE TRUNK.
b. PROVIDE A MIN OF 10" OF ROOT BALL DIAMETER FOR EVERY 1" OF TRUNK CALIPER MEASURED AT 12" ABOVE GRADE.
c. TREES WITH A CALIPER MORE THAN 12" SHALL BE ROOT PRUNED BY HAND.
d. PRIOR TO TRANSPLANTING, PRUNE ROOT SYSTEMS IN THIRDS, 8 WEEKS APART.
3D. SUBMITTALS:
i. SUBMIT A LIST OF EQUIPMENT, PROCEDURES AND LABOR FORCE USED FOR TRANSPLANTING THE WORK.
ii. ARBORIST MUST PROVIDE TO THE OWNER WEEKLY REPORTS INCLUDING:
a. SITE ACTIVITIES SUMMARY AND CONDITIONS RELATING TO ALL TREES ON SITE
b. EVALUATION OF EACH TREE'S CONDITION
c. RECOMMENDATIONS FOR SURVIVABILITY OF RELOCATED TREES
iii. SUBMIT MANUFACTURER'S LITERATURE ON WETTING AGENTS, FERTILIZERS, CONDITIONERS AND INJECTION EQUIPMENT INFORMATION.
3E. WATER AND IRRIGATION:
i. CONTRACTOR SHALL PROVIDE WATER FROM A LEGAL SOURCE
ii. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED PLANT MATERIAL
iii. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE. RATE OF WATER APPLICATION: A MINIMUM OF 20 GALLONS/ INCH CALIPER PER APPLICATION.
iv. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
v. THE WATER SHALL BE CLEAN, FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS VIGOROUS PLANT GROWTH
vi. FOR TREES THAT WILL BE RELOCATED, IRRIGATION MUST BE PRESENT AND APPLIED EFFECTIVELY FOR TWO TO FOUR WEEKS PRIOR TO ROOT PRUNING, THROUGH THE PERIOD OF ROOT PRUNING, AND AFTER ROOT PRUNING AND TRANSPLANTATION UNTIL THE TREE HAS BEEN COMPLETELY REESTABLISHED AT THE NEW PLANTING SPACE.
vii. A TENSIOMETER SHALL BE USED TO MEASURE AND MONITOR AVAILABLE MOISTURE IN THE GROUND. WEEKLY OBSERVATION SHALL BE NOTED IN ARBORIST'S REPORT.
3F. TRANSPLANTING OPERATIONS:
i. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MINIMIZE SHOCK OF ROOT PRUNING AND TRANSPLANTING IN ACCORDANCE WITH NURSERY TRADE PROCEDURES INCLUDING THE FOLLOWING:
a. ROOT PRUNE ONE THIRD OF BALL AT A TIME.
b. THIN OUT THE INTERIOR CROWN OF DICOTS, IN A SIMILAR SEQUENCE, TO COMPENSATE FOR ROOT LOSS, LEAVING THE ENTIRE CANOPY INTACT.
c. LEAVE MONOCOT LEAVES ALONE, ALLOWING PLANT TO BALANCE ITSELF. PROTECT GROWING POINT AS REQUIRED.
d. AFTER ROOT PRUNING, BACKFILL WITH GOOD ORGANIC ROOTING MEDIUM. FERTILIZE WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH AND USE 'ROOT STIMULATOR AND STARTER' BY GREEN LIGHT OR APPROVED EQUAL.
e. MULCH TO REDUCE WEEDS, DISCOURAGE FOOT TRAFFIC AND ITS COMPACTING EFFECT, CONSERVE MOISTURE AND MINIMIZE TEMPERATURE FLUCTUATION.
f. BRACE TRUNK AND LEAVE IN PLACE UNTIL TREES ARE WIND FORM (+/-1 YEAR).
g. AT THE TIME OF PLANTING, FILL AIR POCKETS TO KEEP ROOTS, ESPECIALLY FEEDER ROOTS MOIST, ALIVE AND HEALTHY. USE SOIL NEEDLE FOR WATERING NEW TRANSPLANT. DIRECT FINE SPRAY AT FOLIAGE TO HELP HARDEN OFF NEW LEAVES.
3G. EQUIPMENT:
i. ALL TRANSPLANTING MACHINES WILL HAVE CLEAN, TIGHT FITTING AND SHARP BLADES.
ii. TREES TO BE RELOCATED IN EXCESS OF 12" CALIPER SHALL BE RELOCATED VIA BOX OR OTHER APPROVED METHOD.
3H. DIGGING AND MOVING:
i. DIG PITS TO A MINIMUM OF 42" DEEP WITH VERTICAL SIDES AND BOTTOMS.
ii. HANDLE TREES TO AVOID DAMAGE TO BARK AND LIMBS. ATTACH SUPPORT STRAPS, CABLES, OR CHAIN AT MULTIPLE POINTS FOR WEIGHT DISTRIBUTION.
iii. DO NOT FORCE TREE FROM GROUND PRIOR TO UNDERCUTTING ROOT BALLS. DETERMINE FINAL BALL DEPTH UPON ASSESSING CONDITIONS AT TIME OF TRENCHING. NOTIFY LANDSCAPE ARCHITECT IF BALL DEPTH VARIES FOR SPECIFIED DEPTH.
iv. PLACE TREES IN HEAVY GRADE BASKETS LINED WITH TWO LAYERS OF BURLAP FOR RELOCATION PROCEDURES.
v. PLANT TOP OF ROOT BALL 3" ABOVE FINISH GRADE.
vi. ALL TRANSPLANTED TREES SHALL BE WATERED IN, SANDED, MULCHED, AND UNTIED ON THE SAME DAY.
vii. STAKE OR BRACE RELOCATED TREES/ PALMS AS SHOWN ON THE DRAWINGS.
viii. SUPPORT TREE WITH MACHINERY UNTIL BRACING IS COMPLETE.
3I. POST RELOCATION:
i. THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED MATERIAL IN A HEALTHY CONDITION UNTIL FINAL ACCEPTANCE
ii. THE CONTRACTOR SHALL PREPARE ALL OPERATIONS NECESSARY TO ENSURE THAT PLANTS ARE HEALTHY, VIGOROUS AND UNDAMAGED.
3J. GUARANTEE:
i. DEATH OF ANY RELOCATED PLANT MATERIAL SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES AND APPROVED BY THE LANDSCAPE ARCHITECT. DETERMINATION OF SURVIVABILITY SHALL BE MADE AT THE END OF THE WARRANTEE PERIOD
ii. RELOCATED PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED IN WRITING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

4. MATERIALS
4A. SUBMITTALS:
i. GENERAL SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER OR LANDSCAPE ARCHITECT, AT LEAST FOURTEEN (14) WORKING DAYS PRIOR TO ITS INTENDED DELIVERY TO THE SITE. UPON APPROVAL OF SUBMITTALS, DELIVERY OF MATERIALS MAY BEGIN.
a. MULCH - ONE (1) CUBIC FOOT
b. ROOT STIMULATOR - ONE (1) CONTAINER
c. FERTILIZER - ONE (1) CONTAINER
d. TOPSOIL - ONE (1) CUBIC YARD
e. PLANTS - ONE (1) REPRESENTATIVE PHOTOGRAPH OF EACH SHRUB AND GROUNDCOVER FOR APPROVAL PRIOR TO TAGGING.
f. TREES - ONE PHOTOGRAPH W/ CLEARLY LEGIBLE MEASURING ROD OF ACTUAL CONTRACTOR PRE-TAGGED TREES. UPON APPROVAL OF TREE SUBMITTAL, LANDSCAPE CONTRACTOR SHALL PROVIDE AT LEAST ONE WEEK NOTICE TO SCHEDULE TREE TAGGING.
g. BI SANTHRIX - ONE (1) CUBIC YARD
4B. MULCH:
i. MULCH TYPE: PINE BARK MINI NUGGETS
ii. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION.
iii. ALL TREES, SHRUBS, AND GROUND COVER BEDS SHALL RECEIVE A MINIMUM OF 2" OF MULCH IMMEDIATELY AFTER PLANTING.
iv. MULCH SHALL BE MAINTAINED BELOW THE ELEVATION OF ADJACENT FINISHED SURFACES AND SWEPT CLEAR OF PATHS.
4C. FERTILIZER:
i. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
ii. FERTILIZER SHALL BE ORGANIC IN MATERIAL CONTAINING NITROGEN, PHOSPHORIC ACID AND POTASH IN EQUAL PERCENTAGES OF PLANT FOOD BY WEIGHT, IN THE FOLLOWING FORM:
iii. CONTAINERIZED MATERIAL (I.E. SHRUBS, VINES, GROUND COVERS) SHALL RECEIVE A GRANULAR SUCH AS 'TRI-NITE' OR APPROVED EQUAL.
iv. SPECIMENS SHALL RECEIVE TIME-RELEASED FERTILIZER, SUCH AS OSMOCOTE, OR APPROVED EQUAL.
v. THIS INSTRUCTION SHALL SUPERSEDE OTHER NOTES REGARDING FERTILIZERS ON THE DRAWINGS OR DETAILS.
4D. PLANTS:
i. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS AND CITED HEREIN. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS.
ii. ALL PLANTS SHALL BE FLORIDA GRADE NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. TREES AND SHRUBS SHALL HAVE PRONOUNCED SYMMETRY OF FOLIAR CROWN. PLANTS JUDGED TO BE NOT IN ACCORDANCE WITH THESE STANDARDS WILL BE REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE SITE OF THE WORK AND REPLACED AT THE CONTRACTOR'S EXPENSE.
iii. ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF THEIR RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO FINAL BID ACCEPTANCE.
4E. PLANTING MIX:
i. PLANTING MIX SHALL BE 70/30 MIX. 70% CRUSHED OOLITIC LIMESTONE OR SAND, AND 30% ORGANIC MATERIAL (COMPOSED OF 15% DECOMPOSED WOOD CHIPS AND 15% EVERGLADES PEAT).
ii. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTING MIX UTILIZED THAT FAILS TO MEET THE SPECIFICATION AT ANY TIME DURING EXECUTION OF WORK.
4F. SOD:
i. SELECTION:
a. GRASS SPECIES: *Zoysia japonica.*
b. AMERICAN SOD PRODUCERS ASSOCIATION GRADE: NURSERY GROWN OR APPROVED. FIELD GROWN SOD IS NOT ACCEPTABLE.
c. FURNISHED IN PADS: 18" X 24" X 1" THICK EXCLUDING TOP GROWTH AND THATCH.
d. NOT STRETCHED, BROKEN OR TORN.
e. UNIFORMLY MOWED HEIGHT WHEN HARVESTED.
f. INSPECTED AND FOUND FREE OF DISEASES, NEMATODES, PESTS, AND PEST LARVAE.
g. UNIFORM IN COLOR, LEAF TEXTURE, AND DENSITY.
h. DO NOT DELIVER MORE SOD THAN CAN BE INSTALLED WITHIN 24 HOURS.
i. BEGIN INSTALLATION OF SOD AFTER COMPLETION OF PRECEDING WORK (I.E. EARTH WORK, UNDERGROUND SPRINKLER SYSTEM, SOIL PREPARATION, INSTALLATION OF TREES, SHRUBS AND GROUND COVERS, ETC.)
ii. INSTALLATION:
a. TRANSPLANT SOD WITHIN 48 HOURS AFTER HARVESTING
b. CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS HEREIN
c. BEGIN SODDING AT BOTTOM OF SLOPES
d. LAY FIRM ROW OF SOD IN STRAIGHT LINE WITH LONG DIMENSION OF PADS PARALLEL TO SLOPE CONTOURS
e. LAY ALL ROWS WITH ALTERNATING AND ABUTTING JOINTS.
f. DO NOT STRETCH OR OVERLAP ROWS
g. ROLL SOD, EXCEPT PEGGED AREAS, WITH ROLLER WEIGHING NO MORE THAN 100LBS PER FOOT OF ROLLER WIDTH.
h. DURING ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE RE-GRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
iii. SOIL PREPARATION:
a. PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS.
b. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED.
iv. SOIL WATERING:
a. WATER SOD AND SOIL TO DEPTH OF 6" WITHIN FOUR HOURS AFTER ROLLING.
b. KEEP SOD MOIST DURING FIRST WEEK AFTER PLANTING.
c. AFTER FIRST WEEK, SUPPLEMENT RAINFALL TO PRODUCE A TOTAL OF 2" PER DAY.
d. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL PLANT MATERIAL.

5. TREES:
i. TREES AND PALMS SHALL BE FRESHLY DUG, BALLED AND BURLAPPED. ALL PLANT MATERIAL SHALL BE FREE OF BROKEN OR DAMAGED ROOT BALLS OR ROOT BOUND CONDITIONS. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS.
ii. TREES ARE NOTED ON PLANS AND HEREIN AS APPROVED BY THE LANDSCAPE ARCHITECT.
iii. LANDSCAPE ARCHITECT SHALL TAG ALL TREES. TAGS SHALL NOT BE REMOVED. ABSENCE OF TAG AT DELIVERY TO PROJECT SITE WILL BE GROUNDS FOR REJECTION OF THE TREE
iv. SUBSTITUTIONS IN PLANT SPECIES OR SIZES SHALL BE MADE ONLY AFTER WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
v. THE HEIGHT AND OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TOP OF CANOPY. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH.
vi. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
vii. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
viii. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER AND/OR LANDSCAPE ARCHITECT, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
ix. CALIPER MEASUREMENT (DBH, 54" ABOVE CROWN OF ROOT BALL), HEIGHT AND SPREAD MEASUREMENTS, ROOT BALL DIMENSIONS, AND CONTAINER SIZE WHEN APPLICABLE, SHALL CONFORM TO THE APPLICABLE STANDARDS ESTABLISHED WITHIN REFERENCE DOCUMENTS CITED HEREIN, AND THE REQUIREMENTS FOR THIS PROJECT.

6. EXECUTION
6A. INSPECTION:
i. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT IN WRITING.
ii. DO NOT PROCEED WITH INSTALLATION OF MATERIALS OR PLANTS IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED TO THE SATISFACTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
6B. PREPARATION:
i. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRICAL, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
ii. STAKE OR MARK WITH PAINT THE PROPOSED LOCATION OF ALL TREES AND PALMS TO BE PLANTED.
iii. EXCAVATE PLANT BEDS.
iv. ENSURE ALL PLANTING AREAS ARE FREELY DRAINING.
v. PROVIDE PLANT MATERIALS, FERTILIZER, SOD, PLANTING MIX, AND INCIDENTAL MATERIALS AS SPECIFIED.
vi. SET PLANTS, BACKFILL, AND GUY OR BRACE PLANTS AS REQUIRED.
vii. COMPLETE INCIDENTAL WORK RELATED TO PLANTING OPERATIONS, AND AS SPECIFIED.
6C. APPLICATION:
i. FINISH SUB-GRADE: UPON ACCEPTANCE OF ROUGH GRADING ELEVATIONS, ESTABLISH FINE SUB-GRADE WITH SMOOTH AND EVEN FINISH. REMOVE ROCKS EXCEEDING ONE (1) INCH DIAMETER, STICKS, DEBRIS, DELETERIOUS MATERIAL, GRASS AND SOIL CLODS, AND VEGETATION.
6D. EXCAVATION:
i. EXCAVATIONS IDENTIFIED AS HAVING POTENTIAL UTILITY OR SERVICE LINE CONFLICTS SHALL BE EXCAVATED WITH HAND TOOLS TO DETERMINE THE LOCATION OF, AND AVOID DAMAGE TO, SUCH UTILITIES.
ii. EXCAVATE TREE AND PALM PLANTING PITS A MINIMUM OF 24" GREATER IN DIAMETER THAN THE ROOT BALL, AND MINIMUM OF 12" DEEPER THAN VERTICAL DEPTH OF THE ROOT BALL. TEST SOIL FOR QUALITY OF PERCOLATION. IF DRAINAGE IS INADEQUATE, CREATE UNDERGROUND SEEPAGE/DRAINAGE. NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL. BUDGET SHOULD ALLOCATE AN ALLOWANCE TO COVER THIS POSSIBILITY AND SHOULD BE PART OF THE ORIGINAL BID.
iii. BARRICADE OR MARK EXCAVATIONS TO PREVENT HAZARDS TO MECHANICAL EQUIPMENT, VEHICLES, AND PEDESTRIANS.
6E. PLANTING:
i. SET TREES IN VERTICAL POSITION WITH THE TOP OF THE ROOT BALL FLUSH WITH THE ADJACENT, FINISH GRADE. AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE.
ii. SET PLANT IN UPRIGHT POSITION IN CENTER OF PLANTING PIT AND PLACE SPECIFIED PLANTING MIX UNDER AND AROUND THE ROOT BALL. FOR BURLAPPED ROOT BALLS, CUT TOP 1/3 OF BURLAP AWAY FROM ROOT BALL, AND TURN DOWN INTO THE SIDE OF THE PLANTING PIT, BEFORE PLACING PLANTING MIX AROUND THE ROOT BALL.
iii. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. 'JET STICK' OR EQUAL IS RECOMMENDED.
iv. PRUNE TREES, REMOVING NO MORE THAN 1/3 OF TWIGS AND BRANCHES, WHILE MAINTAINING THE UNIFORM CHARACTER AND SHAPE OF THE TREE. REMOVE ALL DEAD, DISEASED, RUBBING, AND DYING BRANCHES. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS AFTER PRUNING.
v. EARTH SHALL BE BANKED AT EDGE OF EACH PLANTING PIT TO FORM A WATERING SAUCER APPROXIMATELY 6" IN DEPTH. FLUSH PLANTING SOIL INTO PLACE WITH SLOW HOSE STREAM UNTIL AIR POCKETS ARE ELIMINATED AROUND ROOT BALL, AND PIT IS FILLED WITH PLANTING MIX TO TOP OF ROOT BALL.
vi. PLACE MULCH IN LOOSE MEASURE 2" MIN. LAYER WITHIN EACH WATERING SAUCER.
vii. IF PLANTING IS PERFORMED AFTER SOD PLACEMENT, PROPER PROTECTION SHALL BE PROVIDED AND DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
viii. TREE GUYING: FOR MATERIALS TO 12' IN HEIGHT, A MINIMUM OF FOUR WOVEN ANCHOR STRAP LINES EACH AT NINETY DEGREES FROM AND CONNECTED TO TREE TRUNK AND ANCHORED BELOW GRADE WITH PRESSURE TREATED STAKES. SECURE TREE AGAINST MOVEMENT IN WIND.
ix. TREE BRACING: FOR MATERIALS GREATER THAN 12' IN HEIGHT, A MINIMUM OF THREE 2X4 APPEARANCE GRADE BRACES, SET AT 60 DEGREES TO THE GROUND PLANE, EQUIDISTANT AROUND THE TRUNK OF THE TREE, AND SECURED INTO THE GROUND PLANE WITH ONE, 12" #4 REBAR OR ½" GALVANIZED PIPE PASSING THROUGH EACH SUCH 2X4 BRACE, DRIVEN INTO THE GROUND, AND SET FLUSH WITH THE TOP OF THE BRACE. SECURE EACH ANGLED BRACE TO ONE 12" LONG 2X4 VERTICAL BLOCK OVER FOUR LAYERS OF BURLAP. SECURE BLOCKS WITH TWO METAL OR PLASTIC STRAPS, ONE 3" FROM THE TOP AND ONE 3" FROM THE BOTTOM OF EACH BLOCK. NAIL BRACE TO BLOCK WITH FOUR 16D NAILS. SEE PLANTING DETAILS SHEET FOR ADDITIONAL INFORMATION AND BRACING DETAILS. BRACES TO BE PAINTED WITH BENJAMIN MOORE 2118-10 UNIVERSAL BLACK, FLAT/MATTE EXTERIOR.
x. THERE WILL BE NO PLANT MATERIAL PLANTED INTO ROOT BALLS OF TREES AND PALMS.
xi. SHRUBS AND GROUND COVERS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWING AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE OF ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
6F. WATER AND IRRIGATION:
i. CONTRACTOR SHALL PROVIDE WATER FROM A LEGAL SOURCE.
ii. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE.
iii. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
iv. THE WATER SHALL BE CLEAN, FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS VIGOROUS PLANT GROWTH
v. ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WHICH SHALL UTILIZE WELL AND/OR DOMESTIC WATER SUPPLY. IF DOMESTIC WATER IS USED, A BACKFLOW PREVENTER SHALL BE INSTALLED.
vi. IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE WITH MINIMUM 50% OVERLAP.
vii. IRRIGATION SYSTEM SHAL

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

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

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

   A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

   B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

   C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

   A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

   B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

   C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

   A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

   B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

   C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

   D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

   E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

   A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

   B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

   A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

   B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

   C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

   D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

   E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

   F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

   G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

   A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

   B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

   C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

   A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

   B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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Rev.	Date	Rev.	Date
⚠ DRB COMMENTS	5/24/2024		

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ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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Email			

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Consultant:	Photometrics.
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Consultant:	
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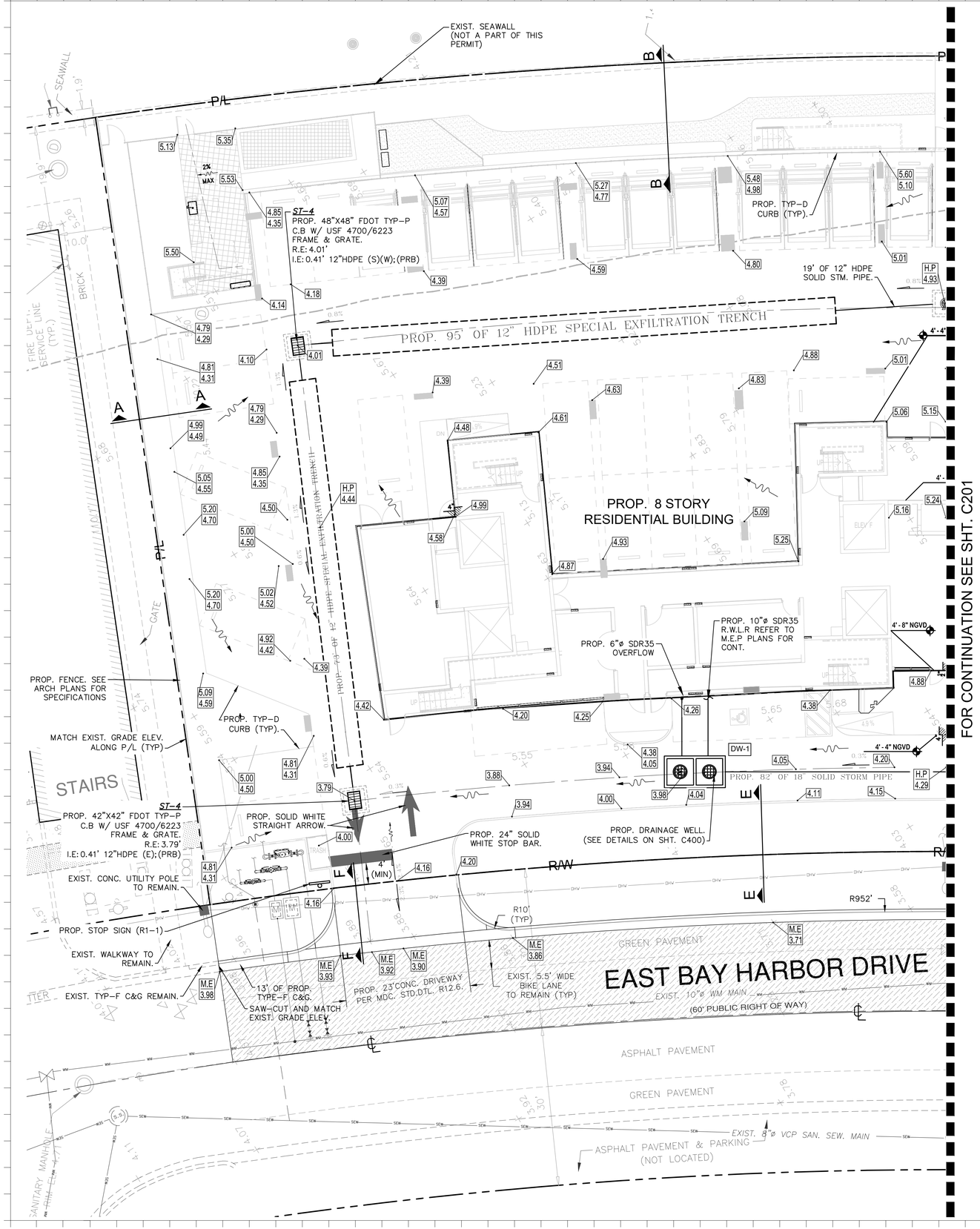
WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

Date	05/24/2024 PERMIT REV #1	Sheet No. C100
Scale		
Project	0000	



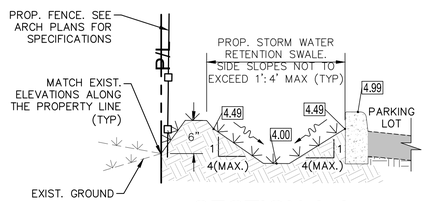
LEGEND:

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

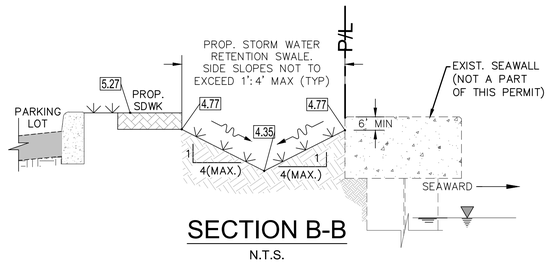
GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

NOTES

1. AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FL LICENSED SURVEYOR FOR ALL THE WORK IN THE PUBLIC RIGHT OF WAY (ROW) ARE TO BE PROVIDED AT THE COMPLETION OF CONSTRUCTION ACTIVITY PRIOR TO CLOSING OUT OF THE PROJECT AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
2. ROADWAY PAVEMENT MARKERS AND ROADWAY THERMAL STRIPPING SHALL BE COMPLETELY RESTORED TO THEIR ORIGINAL CONDITIONS.
3. 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 UNDER GROUND FACILITIES. ANY USE MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR.



SECTION A-A
N.T.S.



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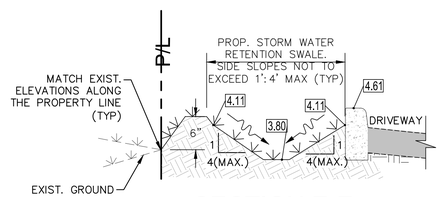

SECTION E-E
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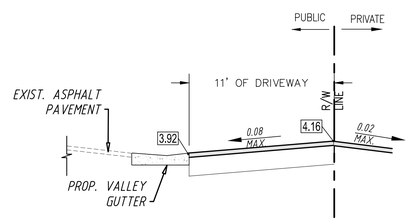

DRIVEWAY SECTION F-F
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CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIAMI FL. 33138
Phone: 786-253-5230 (Cell) , 786-518-3509 (Office)
Email: wlugo@oceanengineersgroup.com

Rev.	Date	Rev.	Date
CITY COMMENTS	8/15/22		
⚠ DRB COMMENTS	5/24/2024		

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ZONING

100% Submission

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

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

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

Consultant: Photometrics.
Name
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Address
Tel:
Email

Consultant:
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Address
Tel:
Email

Architect:
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Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN (1 OF 2)

Date	05/24/2024 PERMIT REV #1	Sheet No.	C200
Scale			
Project	0000		

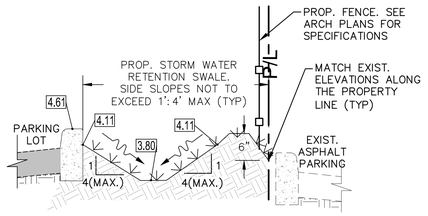
GRAPHIC SCALE

0 5 10 20

(IN FEET)
1" = 10'

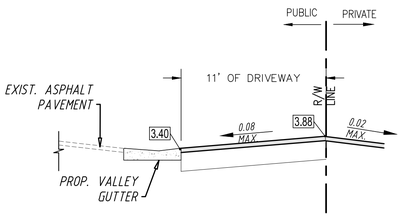
LEGEND:

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



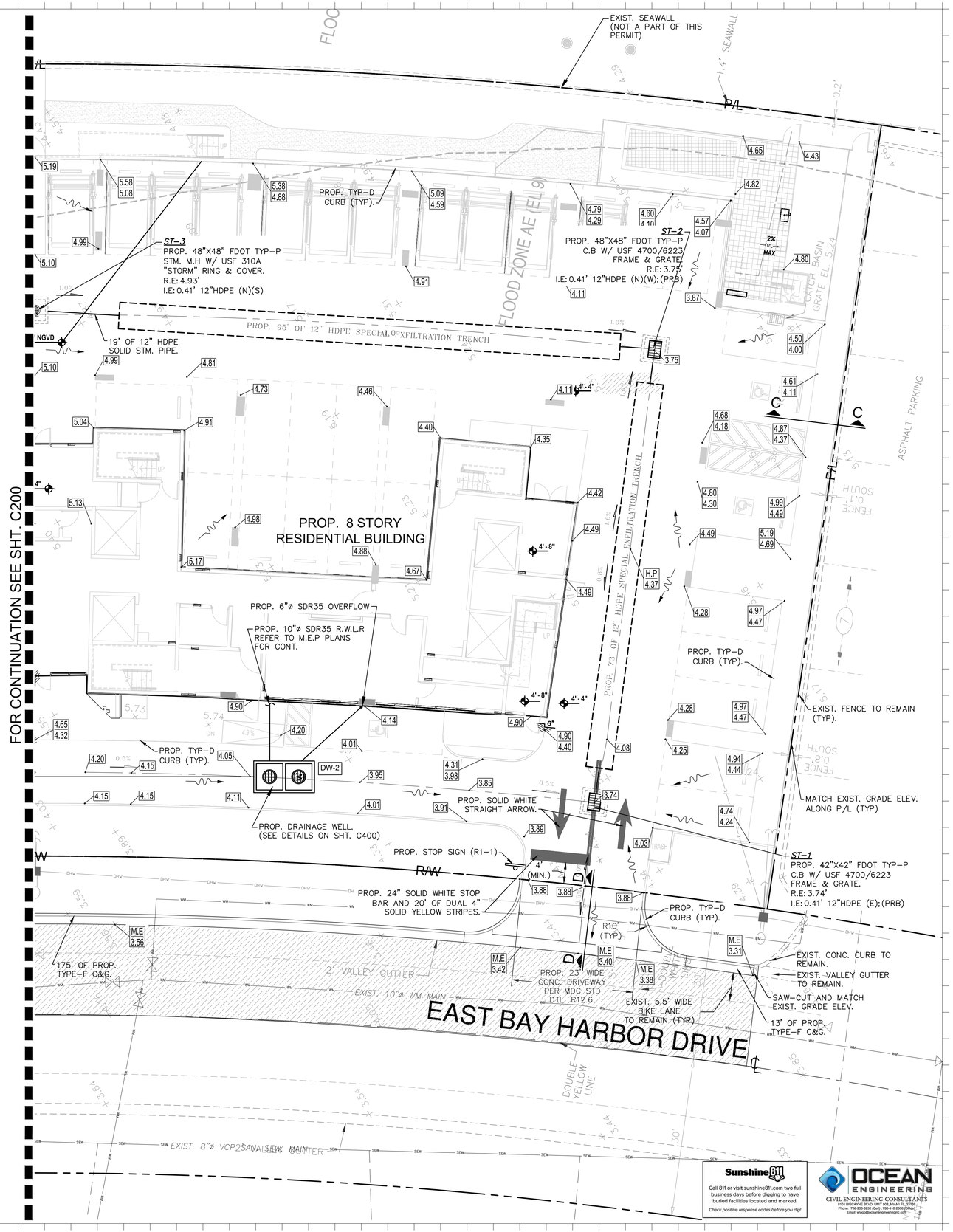
SECTION C-C

N.T.S.



DRIVEWAY SECTION D-D

N.T.S



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Architect:
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KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN (2 OF 2)

Date	05/24/2024 PERMIT REV #1	Sheet No.	C201
Scale			
Project	0000		

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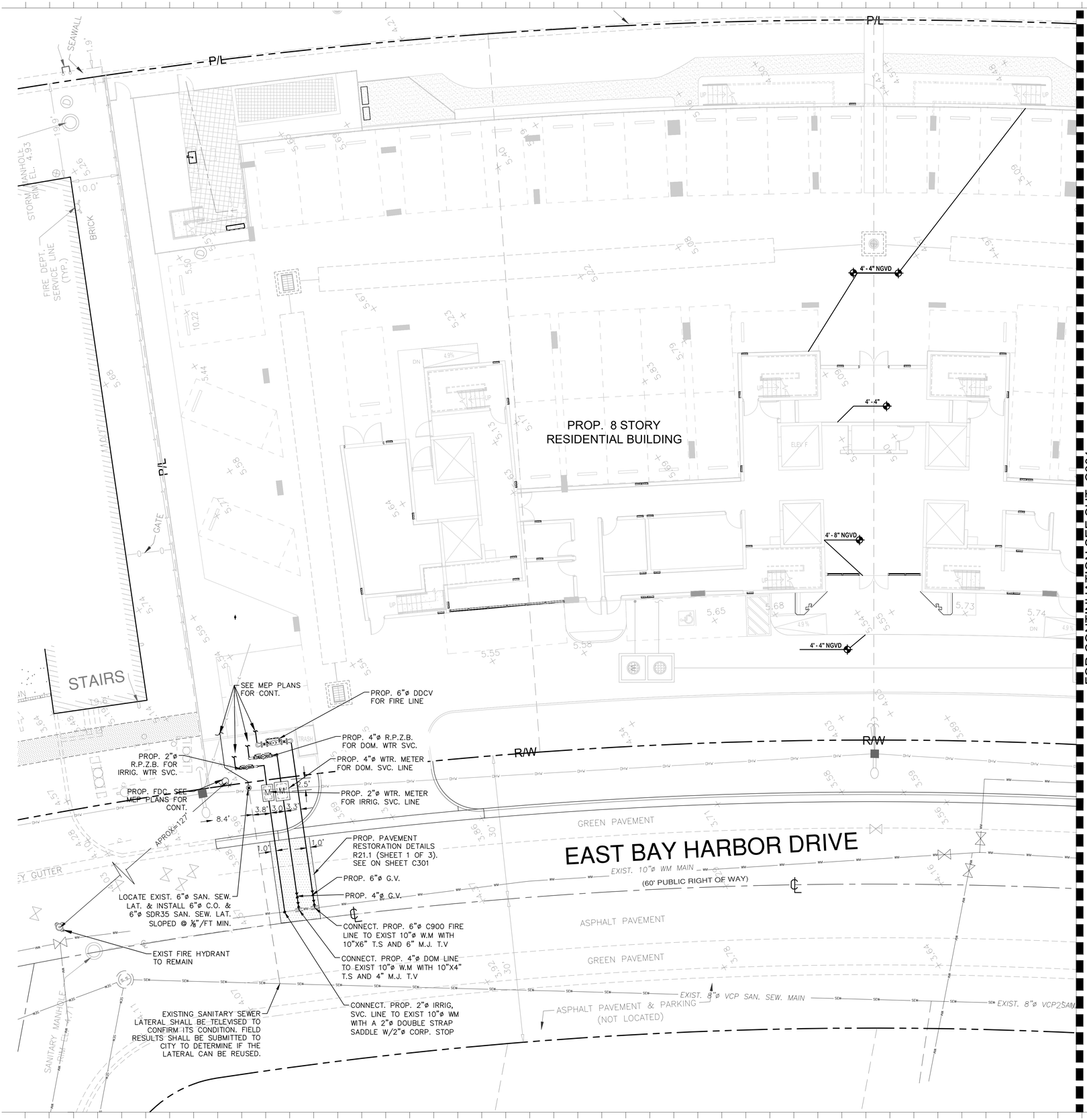
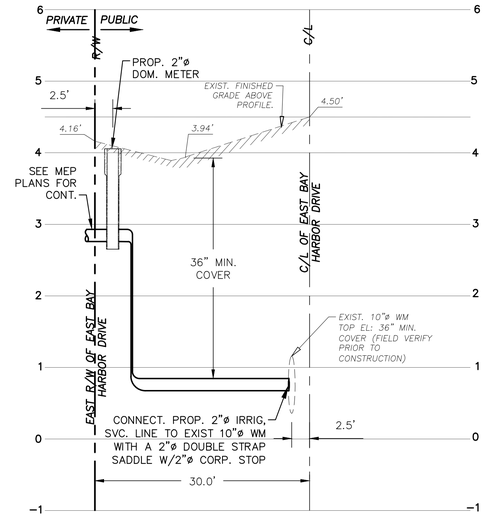


GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

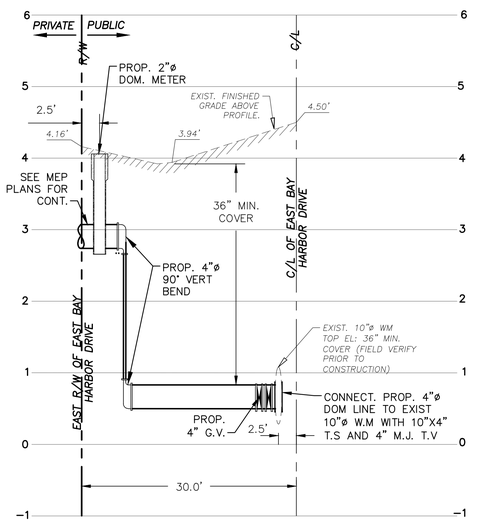
LEGEND:

- R/W — P — R/W LINE / PROPERTY LINE
- —— ℄ —— CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)



PROP. 2"Ø IRRIG. SVC. LINE PROFILE @ EAST BAY HARBOR DRIVE

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL



PROP. 4"Ø DOM. SVC. LINE PROFILE @ EAST BAY HARBOR DRIVE

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL

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Rev.	Date	Rev.	Date
⚠ DRB COMMENTS	5/24/2024		

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BAY HARBOR ISLANDS, FL 33154

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WALTER M. LUGO P.E.
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KOBI KARP

WATER AND SEWER PLAN AND PROFILES

Date	05/24/2024 PERMIT REV #1	Sheet No.	C300
Scale			
Project	0000		

LEGEND:

R/W — — P.L. R/W LINE / PROPERTY LINE

— — — — — ℄ — — — — — CENTER LINE

EXISTING CURBING

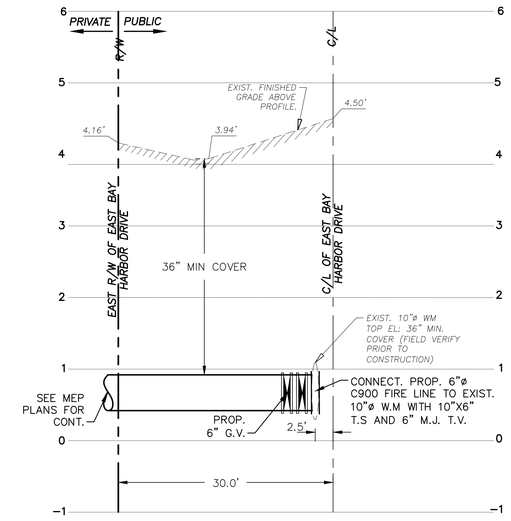
4.1 EXISTING ELEVATIONS (NGVD)

GRAPHIC SCALE

0 5 10 20

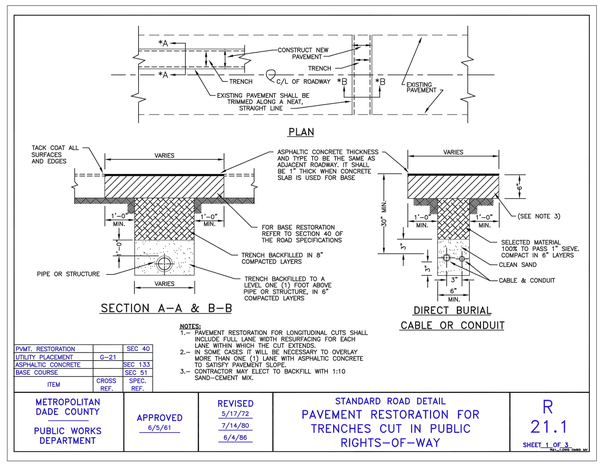
(IN FEET)

1" = 10'



PROP. 6"Ø FIRE SVC. LINE PROFILE @ EAST BAY HARBOR DRIVE

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL



NOTES:
1.– PAVEMENT RESTORATION FOR LONGITUDINAL CUTS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN WHICH THE CUT EXTENDS. IN SOME CASES IT WILL BE NECESSARY TO OVERLAY MORE THAN ONE (1) LANE WITH ASPHALTIC CONCRETE TO SATISFY PAVEMENT SLOPE.
2.– CONTRACTOR MAY ELECT TO BACKFILL WITH 1:10 SAND–CEMENT MIX.

ITEM	CROSS REF.	SPEC. REF.
PVMT. RESTORATION		SEC 40
UTILITY PLACEMENT	G–21	
ASPHALTIC CONCRETE		SEC 133
BASE COURSE		SEC. 51

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 5/17/72 7/14/80 6/4/86	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR TRENCHES CUT IN PUBLIC RIGHTS–OF–WAY	R 21.1 SHEET 1 OF 3

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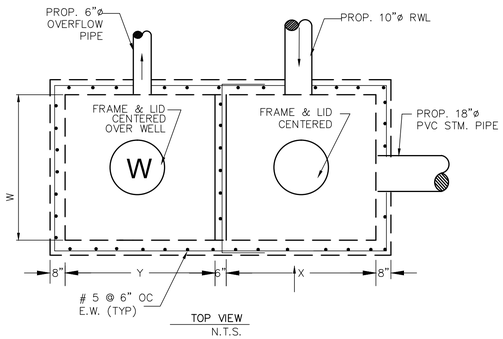
FL PE# 61747

KOBI KARP

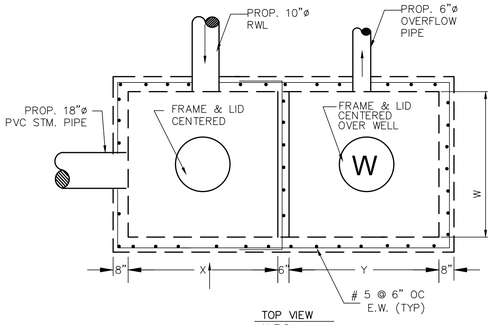
WATER AND SEWER PLAN AND PROFILES

Date	05/24/2024 PERMIT REV #1	Sheet No.	C301
Scale			
Project	0000		



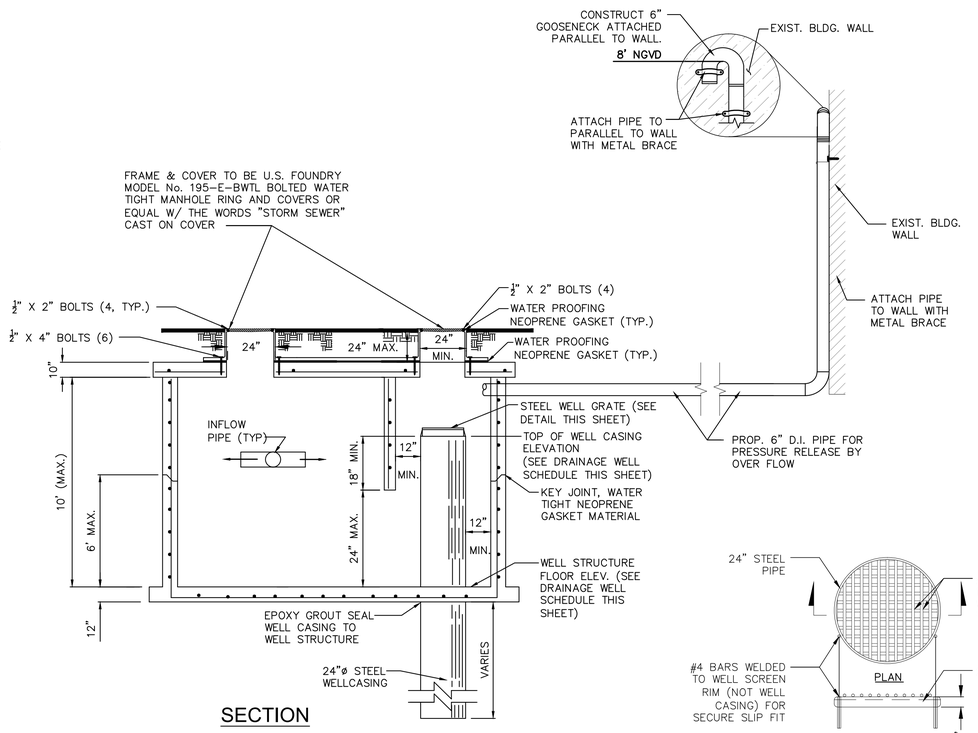
TOP VIEW
N.T.S.

DW-1



TOP VIEW
N.T.S.

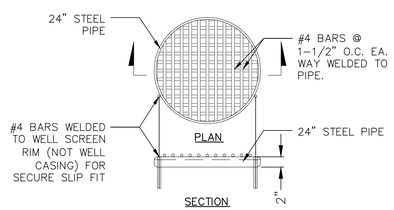
DW-2



SECTION

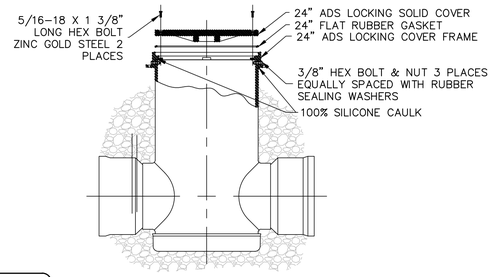
STORM DRAINAGE DISPOSAL WELL

N.T.S.



STEEL WELL GRATE DETAIL

N.T.S.



FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL

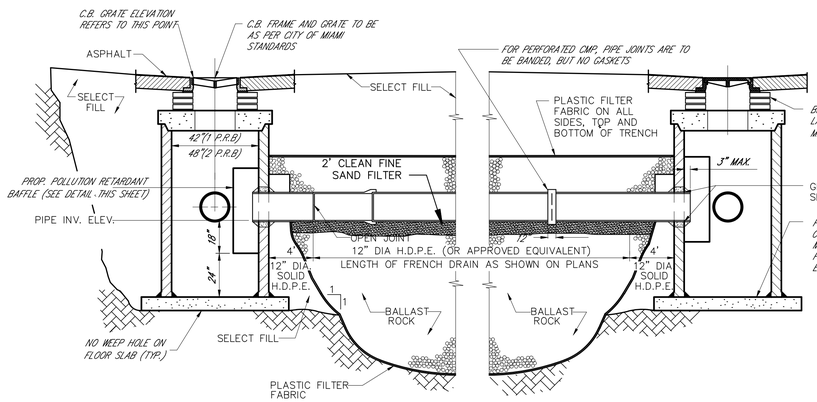
N.T.S.

NOTES FOR DRAINAGE WELL :

1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ..." .
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
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 350 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.
5. THE G.P.S COORDINATES REPRESENTING THE LOCATION OF THE PROPOSED STORMWATER DRAINAGE WELL SHALL BE USED FOR PERMITTING PURPOSES OF LOCATING THE GENERAL LOCATION OF THE WELL. OCEAN ENGINEERING INC. DOES NOT GUARANTEE THE ACCURACY OF THE COORDINATES FOR THE PURPOSE OF CONSTRUCTION OR INSTALLATION. IT IS THE RESPONSIBILITY OF THE WELL DRILLING CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR AND THE DESIGN TEAM TO ENSURE THAT THE WELL IS INSTALLED AT A LOCATION THAT IS NOT IN CONFLICT WITH ANY DESIGN ELEMENTS.

DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERT N	INVERT S	INVERT E	INVERT W	INVERT OVER FLOW	M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
DW-1	USF E-BWTL 3.95'	5.0'	5.0'	5.0'		0.50'	0.95'		1.00'	3.95'	2.00'	-1.50'	
DW-2	USF E-BWTL	5.0'	5.0'	5.0'	0.50'		0.98'		1.00'	3.98'	2.00'	-1.50'	



LONGITUDINAL SECTION

N.T.S.

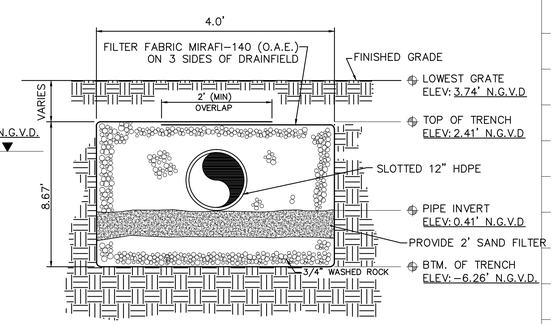
NOTE:

1) 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.

2) INLET STRUCTURES MUST HAVE A MINIMUM DIAMETER OF 3.5 FT. (42") WHEN USING ONE (1) BAFFLE OR 4.0 FT. (48") FOR TWO (2) BAFFLES.

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

AS PER CITY OF MIAMI PUBLIC WORKS STANDARDS



SPECIAL EXFILTRATION TRENCH W/2' CLEAN FINE SAND FILTER FOR 12" SLOTTED HDPE

N.T.S.

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KOBI KARP

DRAINAGE DETAILS

Date	05/24/2024 PERMIT REV #1	Sheet No. C400
Scale		
Project	0000	

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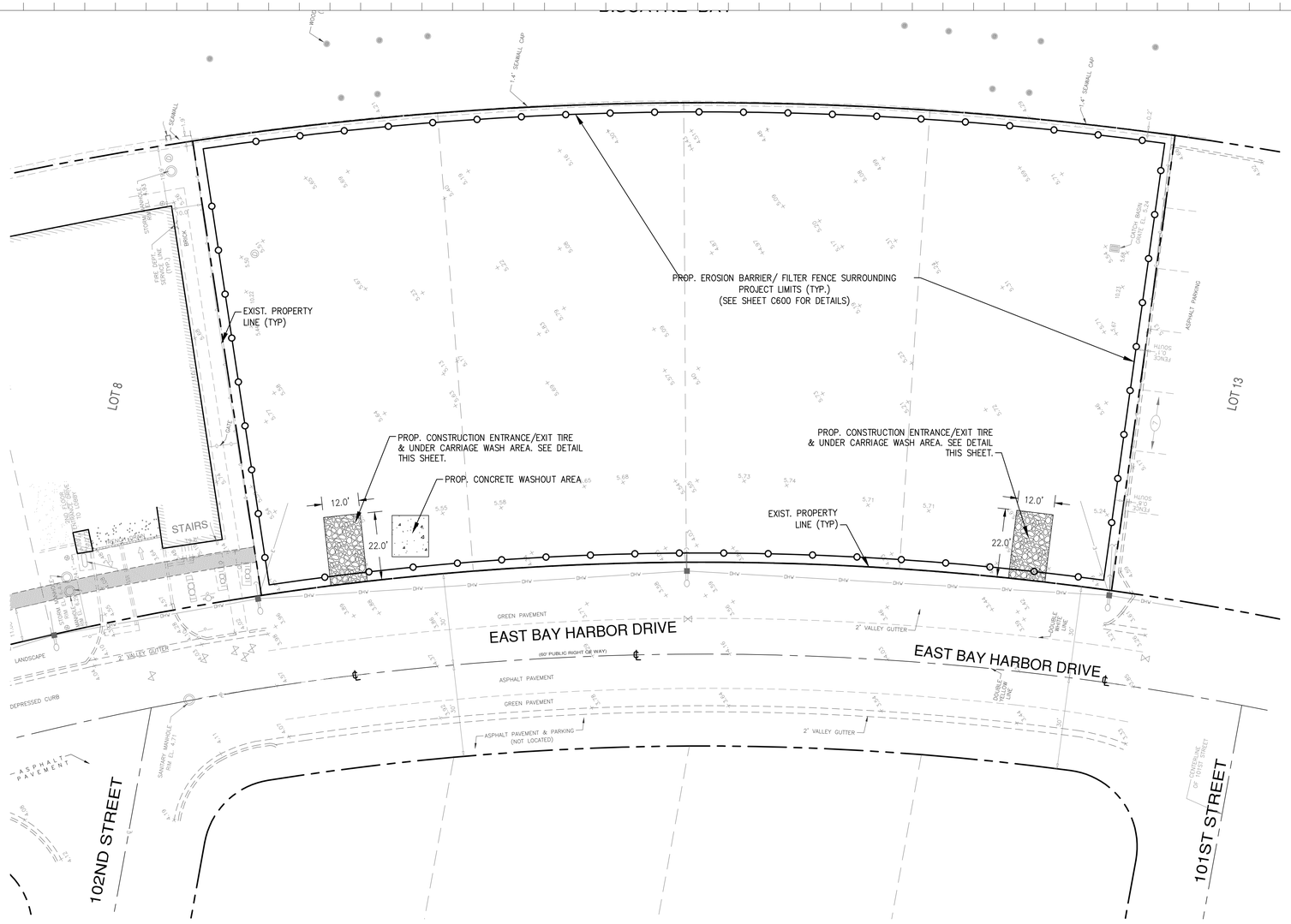


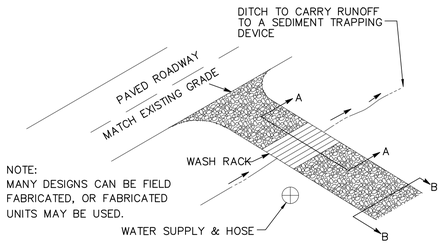
GRAPHIC SCALE
0 10 20 40
(IN FEET)
1" = 20'

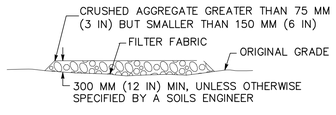
LEGEND:

- R/W — — PL — R/W LINE / PROPERTY LINE
- —·—·—℄—·—·— CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. EROSION BARRIER

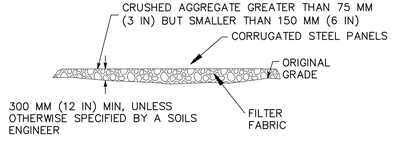
NOTES:

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



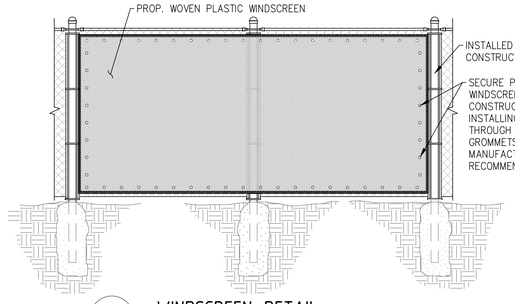


SECTION B–B
NTS



SECTION A–A
NOT TO SCALE

TYPICAL TIRE WASH
NOT TO SCALE



1 WINDSCREEN DETAIL
N.T.S.

NOTES:

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

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

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8181 BISCAYNE BLVD. UNIT 808, MIAMI FL, 33138
Phone: 786-253-5202 (Cell) , 786-516-3006 (Office)
Email: wlugo@oceanengineeringinc.com

Rev.	Date	Rev.	Date
1 DRB COMMENTS	5/2024		
1 DRB COMMENTS	5/24/2024		

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ZONING

100% Submission

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

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Name PPG Development LLC.
Address 501 Diplomat Parkway
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Tel: Tel: (305) 534-9099
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Address 820 NE 4th Ave, Studio 113
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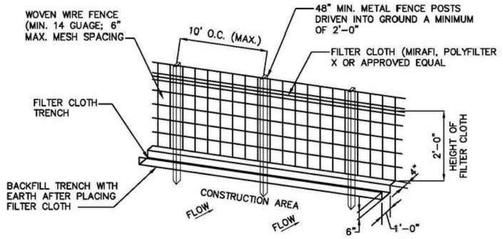
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION AND EROSION CONTROL PLAN

Date	05/24/2024 PERMIT REV #1	Sheet No.	C500
Scale			
Project	0000		



CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

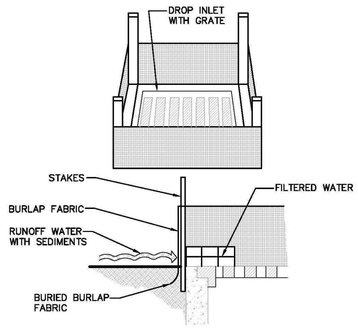
FILTER FENCE
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

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

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

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



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAIINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CON-STRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ -INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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Rev.	Date	Rev.	Date
⚠ DRB COMMENTS	5/24/2024		

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ZONING

100% Submission

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

Owner: PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
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Consultant: Landscape Architecture.
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Architect:
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Tel: +1(305) 573 1818
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WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION & EROSION CONTROL NOTES

Date	05/24/2024 PERMIT REV #1	Sheet No.	C600
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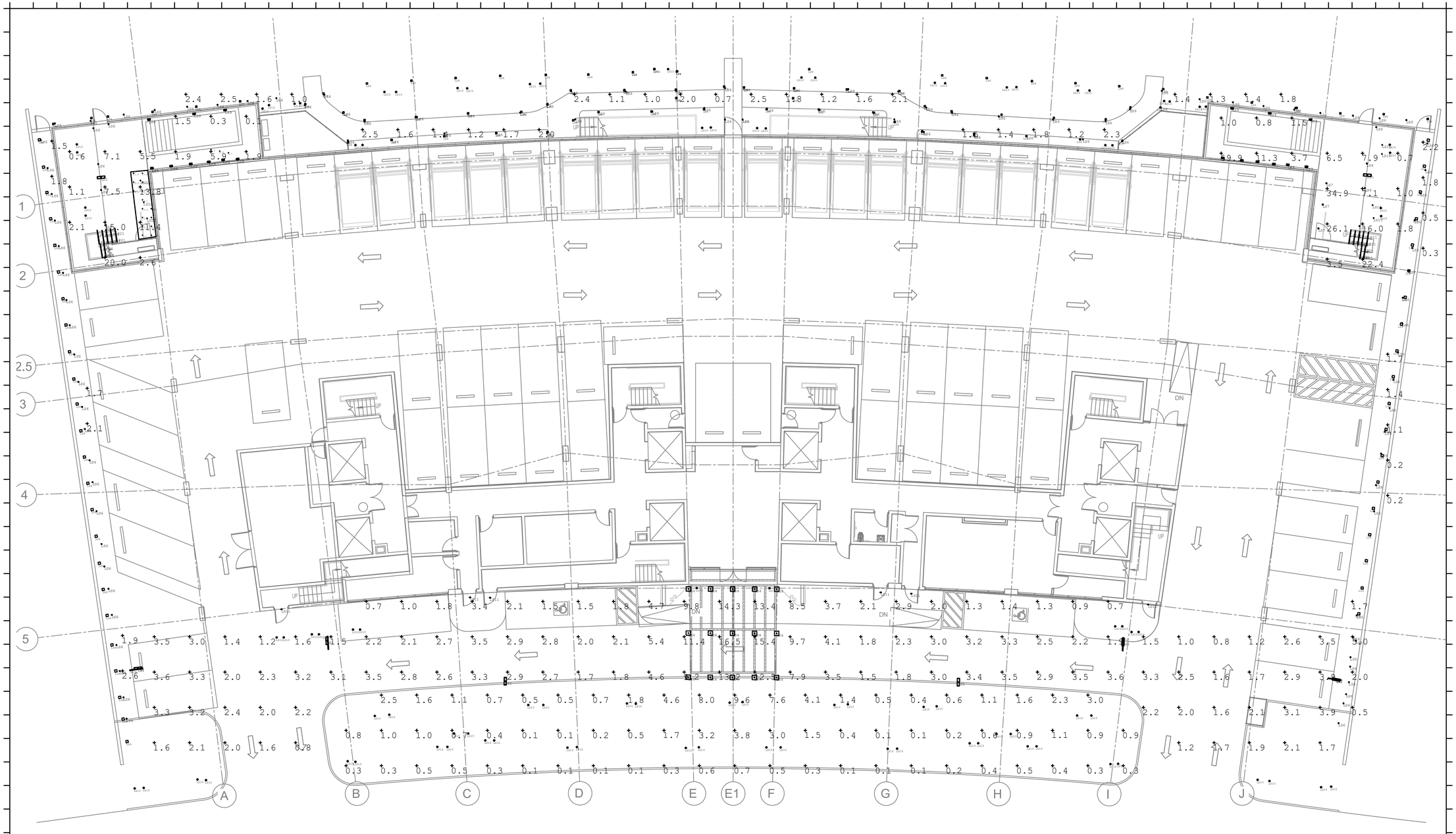

Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3	LS22	HDL11-P1-6-M-30 (6W, 25° OPTIC, 3000K)	0.800	221	6.32246	18.967
	15	LS4	ORO-SPST-P-54-12-DC-30-WFL	0.800	1386	12	180
	18	LS9	BEGA Converted by LUMCat V 09.02.2017 / H.R.	0.800	473	7	126
	3	LS7	DC-CD0517-F930-WT	0.800	1391	16.7275	50.183
	117	LS6	6091-2700K	0.800	79	4.36721	510.964
	4	LS15	5111-30BS(50;8)	0.800	364	8.21124	32.845
	6	LS11	BEGA Converted by LUMCat V 18.09.2015 / H.R.	0.800	173	3	18
	8	LS1	ACPL-R4-XX-M-SQ1350-30-XX-UNV-HS	0.800	4021	42	336
	28	LP21	LED Linear GmbH	0.800	293	4.9	137.2

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
COOKING COUNTER	11.89	13.4	6.7	1.77	2.30
DECK	6.93	8.8	3.3	2.10	2.67
EAST PATH	0.00	2.0	0.0	N.A.	N.A.
EAST SIDE PATH	1.43	5.0	0.2	7.15	25.00
ENTRY	3.42	16.5	0.7	4.89	23.57
NORTH SIDE WATER SIDE	0.00	0.0	0.0	N.A.	N.A.
NORTH SIDE WATER SIDE 1	0.00	0.0	0.0	N.A.	N.A.
PLANTINGS	1.26	9.6	0.1	12.60	96.00
PRIVATE POOL 1	5.78	20.0	0.1	57.80	200.00
PRIVATE POOL 2	12.12	59.9	0.7	17.31	85.57
WATER SIDE PATH	1.67	2.9	0.7	2.39	3.57
WEST PATH	0.00	0.0	0.0	N.A.	N.A.
WEST SIDE PATH	1.93	2.6	1.5	1.29	1.73

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Digitally signed by Gregory R Schnackel
Date: 2024.05.02 11:36:40-05'00'

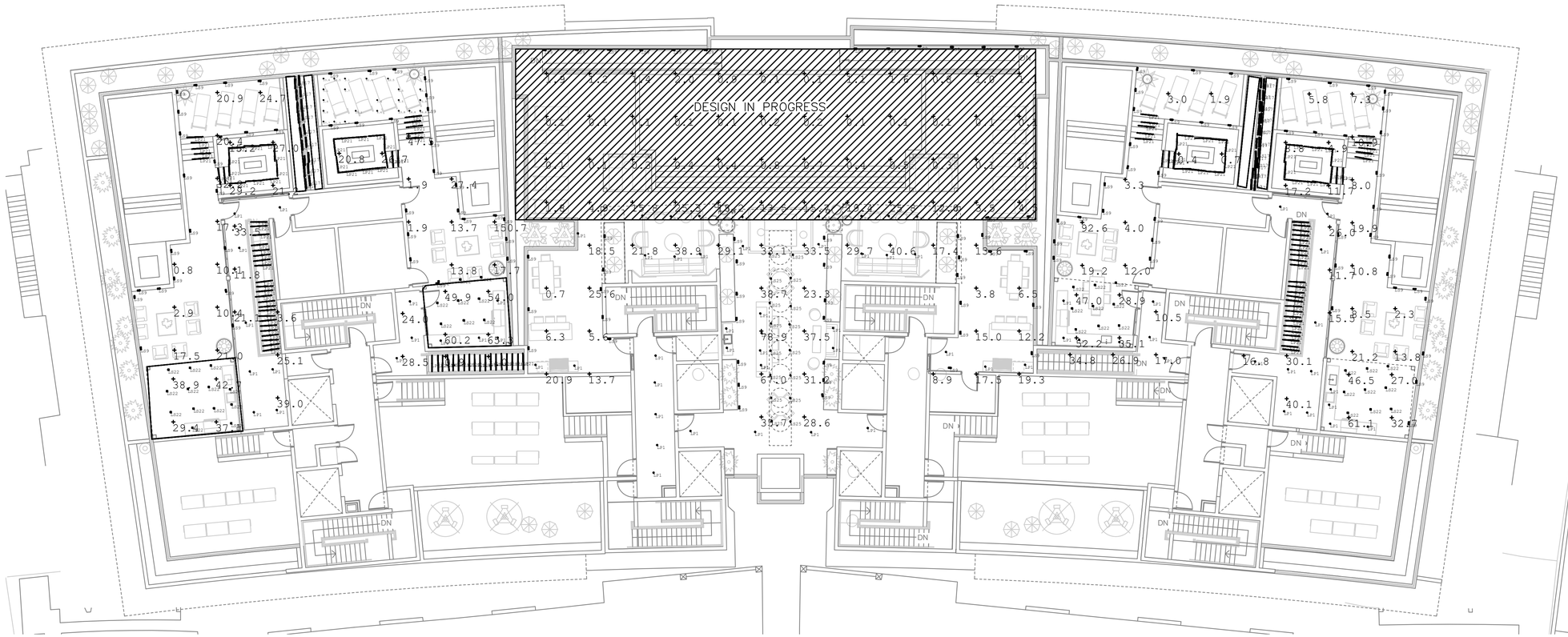
05/02/2024

LANDSCAPE PHOTOMETRIC PLAN

Date	08-24-2022	Sheet No.
Scale	3/32" = 1'-0"	PH-1.00
Project	0000	

Schnackel engineers
800-381-6962 www.schnackel.com

SE JOB#: 220672



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
FIRE PIT 1	23.15	29.2	15.2	1.52	1.92
FIRE PIT 2	23.75	26.7	20.8	1.14	1.28
FIRE PIT 3	9.55	10.7	9.4	1.10	1.15
FIRE PIT 4	10.65	17.2	4.9	2.17	3.51
GRILL 1	37.03	42.7	29.4	1.26	1.45
GRILL 2	57.35	60.3	49.9	1.15	1.21
GRILL 3	40.80	52.2	28.9	1.41	1.81
GRILL 4	41.83	61.1	27.0	1.55	2.26
LOUNGE AREA 1	16.20	32.2	0.8	20.25	40.25
LOUNGE AREA 2	34.33	150.7	1.9	18.07	79.32
LOUNGE AREA 3	19.43	92.6	1.9	10.23	48.74
LOUNGE AREA 4	10.85	21.2	2.3	4.72	9.22
MAIN ROOF AREA	12.06	78.9	0.1	120.60	789.00
ROOF GRILLING Workplane	0.00	0.0	0.0	N.A.	N.A.
STAIRS	13.60	28.5	2.9	15.11	31.67
STAIRS 1	22.35	39.0	3.6	6.21	10.83
STAIRS 3	22.30	34.8	10.5	2.12	3.31
STAIRS 4	23.37	40.1	11.7	2.00	3.43
SUNNING AREA	26.77	88.8	2.6	10.30	34.15

Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	16	LB25	77154 BEGA IES	0.800	1173	21	336
	38	LB17	77154 BEGA IES	0.800	1173	21	798
	40	LB22	S2PD05-1	0.800	1482	17.4991	707.964
	134	LB9	BEGA Converted by LUMCat V 09.02.2017 / U.R.	0.800	473	7	938
	135	LP21	LED Linear GmbH	0.800	293	4.9	661.5
	75	LP1	EVO2 30 20 AR LSS MWD	0.800	1983	31.6634	2374.755

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DRB REV#1	04/03/2024		

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Digitally signed by Gregory R Schnackel
Date: 2024.05.02 11:36:50-05'00'

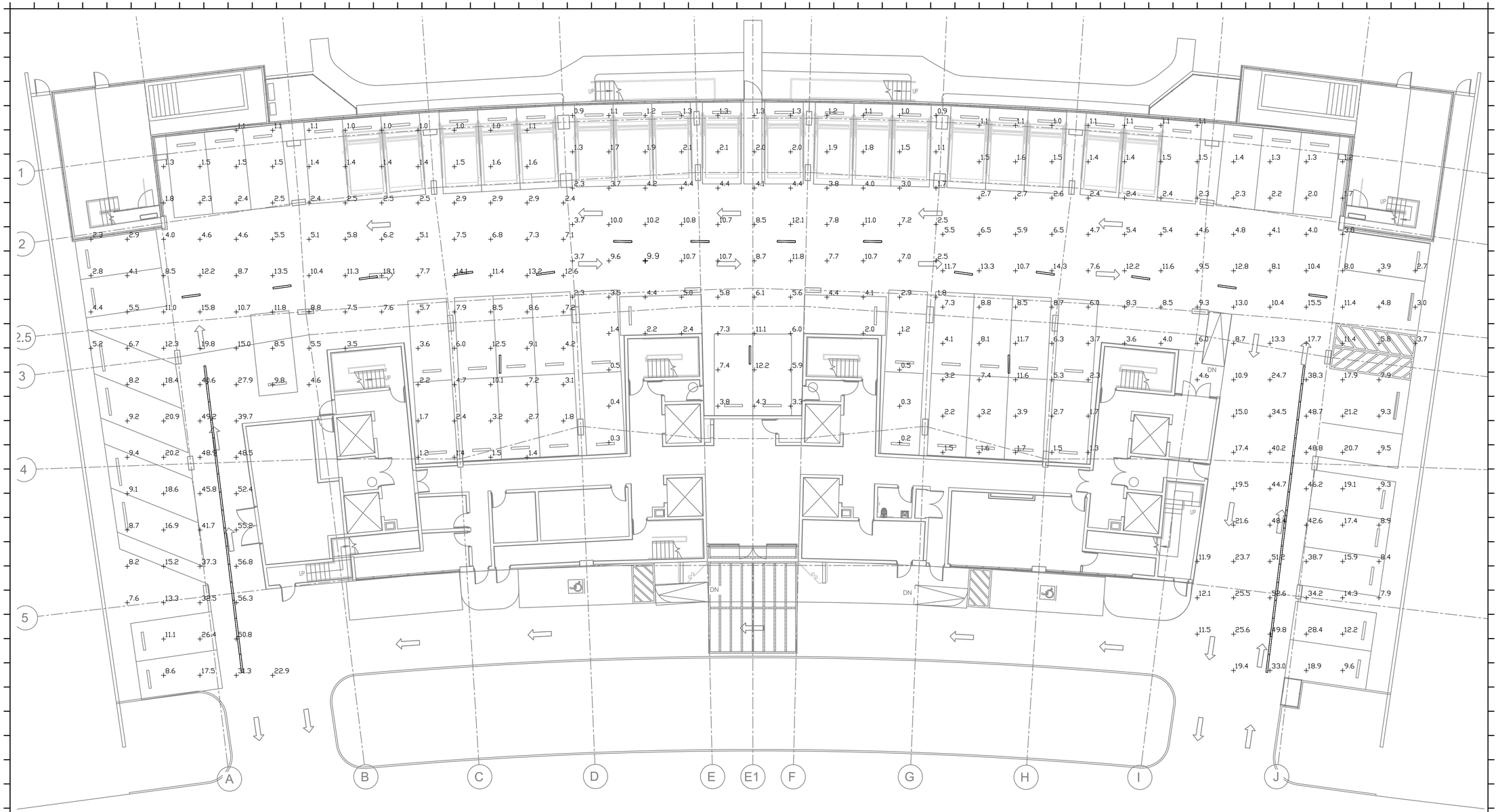
05/02/2024

ROOF PHOTOMETRIC PLAN

Date	08-24-2022	1	Sheet No.
Scale	3/32" = 1'-0"		PH-2.00
Project	0000		

Schnackel engineers
New York ● Miami ● Dallas ● Los Angeles ● Seattle ● Toronto
800-381-6963 www.schnackel.com

BSE JOB#: 220672



Schedule						
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description
	A		51	Lithonia Lighting	CSVT L48 5000LM MVOLT 3500K 80CRI	Contractor Select LED Vapor Tite, 48", 5000LM, 120-277V,3500K, 80 CRI

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Middle	+	4.4 fc	12.2 fc	0.2 fc	61.0:1	22.0:1
Right	+	11.6 fc	52.6 fc	1.0 fc	52.6:1	11.6:1
Left	+	11.2 fc	56.8 fc	1.0 fc	56.8:1	11.2:1

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

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

Consultant:
Name
Address
Address
Tel:
Email

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

GREGORY ROY SCHNACKEL — LICENSE — No PE Stamp Required — STATE OF FLORIDA — PROFESSIONAL ENGINEER — COA# 33403

Digitally signed by Gregory R Schnackel
Date: 2024.05.02 11:36:59-05'00'

05/02/2024

PARKING GARAGE PHOTOMETRIC PLAN

Date	08-24-2022	1	Sheet No.
Scale	3/32" = 1'-0"		PH-3.00
Project	0000		

Schnackel engineers
800-381-0960 www.schnackel.com

SE JOB# 220672

Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Pole Light

selux

Arca LED Gen5

Order Code: ACL

Pole Order Code: _____ - _____ - _____ - HC - _____ - _____ - _____

	Series	Height	Finish	Helicoil Pair	Options	Helicoil Locations

ACL — Series: ACL Arca LED

Optics: R1 Type I; R2 Type II; R3 Type III; R4 Type IV; R5R Type V (Round); R5S Type V (Square)

Mounting: S1 Single; S2 Double; SBX* Banner Mount; W Wall Mount

*Also Available (DM):

Light Engine: SG1350 Single LED 24W/2600lm; SG1530 Single LED 34W/3940lm; SG1800 Single LED 44W/5340lm; SG2350* Double LED 68W/8240lm; SG2530* Double LED 72W/8700lm; SG2800* Double LED 104W/9900lm

* Based on 90 distribution and 5000K CCT. Only available with 8' and 12' mounting.

CCT: 27* 2700K; 30* 3000K; 35* 3500K; 40 4000K; 50* 5000K

* 2700K and 3000K CRI Approved. Consult factory for lead time.

Finish: WH White; BK Black; BL Sand Matte Black; BZ Bronze; SV Silver; SP Specify Premium Color

Voltage: UNV* 120V-277V; 120 120V; 240 240V; 277 277V; 347* 347V; 480* 480V

* Not Found: DM3 9018U, 9018U, 9018G, 9018D. Jump a 15 step down transformer in front of the.
* 9018D/G/U cans will typically not be in stock.

Options: DM* Dimming (0-10V); HS* House Side Shield

* Not 1, 9, 11, and 11 and DM. N/A 1UL, 2 UL, 8 Field Control (ex-emitting). Call for NLaing. Centre to terminate.

Product Modifications
Areas of modification requested for review by factory:

Approvals

Date:

Selux Corporation © 2022, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
It is continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion do not alter the function of the product. Specification sheets found to have details on the most recent versions and supersede all those printed at electronic versions.

Page 1 of 12
(Rev. 06/2022)
ARCA_GEN 5

Bay Harbor Towers Exterior Lighting
Type: LS9
Location: step light

Recessed wall luminaire - shielded

BEGA

Application
Recessed wall luminaire with shielded light distribution for glare-free illumination of ground surfaces, building entrances, stairs and pathways.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.3 lbs

Electrical

Operating voltage	120-277 VAC
Minimum start temperature	-30° C
LED module wattage	4.8 W
System wattage	7.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	418 lumens (4000K)
LED service life (L70)	50,000 hours

LED color temperature
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA UrsaLev® finish, a fluoropolymer technology, provides superior facie protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors
- Black (BLK)
- White (WHT)
- RAL:
- Bronze (BRZ)
- Silver (SLV)
- CUS:

Recessed wall luminaire - shielded

	LED	A	B	D
24 203 NICKEL	4.8 W	7½	7½	8½

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (800) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 11/29/22

Orma Ceiling

LS4

inter•lux

IP65

General: Orma Ceiling is a compact and shallow family of outdoor LED down lights perfect for under canopies, part of the broader Orma family of in-grade and wall fixtures.
The overall height of roughly 3" including the necessary cable clearance makes it one of the most compact fixtures on the market. Multiple beam spreads, color temperatures and the choice to use Constant Current or Constant Voltage make it a flexible solution for any outdoor project.

Fixture Body: Die-Cast Aluminum 6060, anodized black (15 µm)
Trim: Semi-Flush (Stainless Steel or Brass) Trim. Brass is untreated and will patina naturally. Extra-clear, Tempered glass.
Mounting: Springs. Suitable for ceilings from 0.197" to 0.787" thick. Custom solutions available upon request.
Dimensions/Weight: 2.5" (0.44 lbs) – 3.8" (1.1 lbs) – 5.4" (1.98 lbs)

Driver: Remote, 120-277V Dimmable 0-10V or Non-Dim. Available in both Constant Current (CC) and Constant Voltage (CV) to leave flexibility of installation.
CC features: Less susceptible to voltage drop (exceeding 32' distance). Allows for dimming down to 0.1%; Fixtures need to be wired in series.
CV features: Possibility to use higher wattage drivers and feed multiple fixtures with less drivers; fixtures need to be wired in parallel.
Wattages CC/CV: 4W/5W (2.5") – 8W/9W (3.8") – 12W (5.4" - CC Only)
Cable: Fixture comes with 3.28' of power cable and built-in Aquastop® (anti-wicking) system

IP rating: IP67.
IK rating: IK 10
ETL Certification: ETL, wet location

Optics: Fixed or Adjustable (optic adjustability from side of fixture, which avoids having to open the trim). Available in Spot – Flood – Wide Flood – Elliptical. Some variants can also mount Honeycomb and Anti-glare (Dark Light) accessories.
Color temperatures: 2700K – 3000K – 4000K.
CRI: 80+

Lumen Maintenance: L70 projections tested at Tj 65° C and Ta 25°.
Warranty: 5-year Limited Warranty on fixtures. 1-year Limited Warranty on Remote Drivers.

2.5" 4W CC / 5W CV

3.8" 8W CC / 9W CV

5.4" 12W CC

adjustable +/-25°

Fixed Delivered Lumens	2.5" (4 CC)	3.8" (8 CC)	3.8" (5 CV)	5.4" (12 CC)
SP	307	852	953	1455
FL	315	899	990	1380
WFL	299	918	903	1369
EL	335	-	-	-

Fixed Honeycomb Delivered Lumens*	2.5" (4 CC)	3.8" (8 CC)	3.8" (5 CV)	5.4" (12 CC)
SP	224	662	679	1296
FL	187	648	717	1167
WFL	180	698	676	1142

Fixed Dim/Light Delivered Lumens*	2.5" (4 CC)	3.8" (8 CC)	3.8" (5 CV)	5.4" (12 CC)
SP	197	556	617	1178
FL	230	636	693	1125
WFL	230	636	693	1125

Adjustable Delivered Lumens*	2.5" (4 CC)	3.5" (8 CC)	3.8" (8 CV)	5.4" (12 CC)
SP	307	852	953	1345
FL	271	899	990	1368
WFL	269	818	903	1295

Adjustable Honeycomb Delivered Lumens*	2.5" (4 CC)	3.8" (8 CC)	3.8" (5 CV)	5.4" (12 CC)
SP	532	979	873	2432
FL	646	717	936	1867
WFL	658	695	781	1595

*Values shown for 3000K

Ordering Information

ORC	Trim	Type	Diameter	Wattage/Operation	Color Temp	Optic	Driver (Required)
ORC = Orma Ceiling	SFST = Semi-Flush St. Steel Trim SFBT = Semi-Flush Brass Trim	F = Fixed FHC = Fixed HoneyComb FDL = Fixed Dark Light A = Adjustable AHC = Adjustable HoneyComb*	25 = 2.5" 38 = 3.8" 54 = 5.4"	4 CC = 4W / Constant Current (350mA) 5 CV = 5W / Constant Voltage 8 CC = 8W / Constant Current (220mA) 9 CV = 9W / Constant Voltage 12 CC = 12W / Constant Current (350mA)	27 = 2700K 30 = 3000K 40 = 4000K	SP = Spot FL = Flood WFL = Wide Flood EL = Elliptical*	CC: ECO30W XXX SOL050W XXX SOL010W XXX CV OT96-D030 OT96-JBX

* Not available with 2.5".

* See page 2

* 2.5" Fixed ONLY

Project Modifications
Areas of modification requested for review by factory:

Approvals

Date:

linea light LED

410 381 1497 inter-lux.com answers@inter-lux.com
Inter-lux reserves the right to make technical changes without notice.

Updated 5.2023 1

Bay Harbor Towers Interior Lighting
Type: LS11
Location: Wall Mounted

Wall luminaire - Directed light

LS11

BEGA

Application
As individual luminaires with low mounting height, they can be used for marking danger areas or in rows for illuminating corridors and passageways. With high mounting heights they can be used as wall luminaires next to doors or for lighting small wall areas.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Galvanized zinc-plated mounting bracket
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64
Weight: 0.9 lbs

Electrical

Operating voltage	120-277 VAC
Minimum start temperature	-20° C
LED module wattage	2.1 W
System wattage	3.0 W
Controllability	Non-Dimming
Color rendering index	Ra > 90
Luminaire lumens	173 lm
LED service life (L70)	60000 hrs

LED color temperature
- 4000K (K4)
- 3500K (K35)
- 3000K (K3)
- 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA UrsaLev® finish, a fluoropolymer technology, provides superior facie protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
- Black (BLK)
- Silver (SLV)
- RAL:
- Bronze (BRZ)
- White (WHT)
- CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
- CUS Custom finish
- FSC Flatang
- MQU Marine grade undercoat
- RAL RAL finish

Included (available for pre-shipment)
- B19538 Small opening wiring box

Wall luminaire - Directed light

	LED	A	B	C
B22215 NICKEL	2.1 W	3½	3½	2½

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (800) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Extended 01/05/24

QUAD LED PATH LIGHT

6091

WAC LANDSCAPE LIGHTING

Bay Harbor Towers Exterior Lighting
Type: LS6
Location: Pathway Lighting

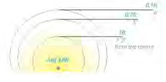
Project:

Location:

PRODUCT DESCRIPTION
Sleek linear design blends seamlessly into pathways while providing soft, even illumination

FEATURES
- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Solid diecast corrosion resistant aluminum alloy
- Recommended spacing for installation: Residential 8 to 10ft; Commercial: 5 to 7ft
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumen output against voltage drop
- UL & cUL 1838 Listed

SPECIFICATIONS
Input: 9.15VAC (Transformer is required)
Power: 3.0W / 4.5VA
Brightness: Up to 100 lm
CRI: 90
Rated Life: 60,000 hours



ORDERING NUMBER

	Color Temp		Finish	
6091 Quad	27	2700K Warm White	BZ	Bronze on Aluminum
	30	3000K Pure White		

6091-____BZ

Example: **6091-30BZ**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

TUBE ARCHITECTURAL DS-CD05

LED Ceiling Mounts

WAC LANDSCAPE LIGHTING

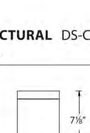
Bay Harbor Towers Interior Lighting
Type: LS7
Location: Roof Bar Lighting

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent lighting, Cornos in various light beam angle options.

FEATURES
- High performance exterior rated LED ceiling light
- Solid aluminum construction
- 39° visual cutoff angle or glare control
- 5 year warranty

SPECIFICATIONS
Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) ; 100% - 5%
0-10V; 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite
Standards: IP65 rated, ETL & cETL wet location listed, Energy Star® 2.2 rated Title 24 JA8-2016 Compliant
Operating Temp: -13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam Angle	Color	Temp	CRI	Reference Output [1] Lumens	Efficacy CBCP	Efficacy (Lm/W)	Light Distribution	Finish
DS-CD05 2.75" / DS-CD0517 1.78"	S Spot	16°	927	2700K	90	1820	10050	73		BK Black
			927	2700K	80	2190	12057	88		WT White
			930	3000K	90	1895	10427	76		BZ Bronze
			30	3000K	80	2300	12644	92		GH Graphite
			35	3500K	80	2350	12937	94		
			40	4000K	80	2375	13062	95		
	N Narrow	25°	927	2700K	90	1810	5280	72		
			27	2700K	80	2170	6335	87		
			930	3000K	90	1880	5478	75		
			30	3000K	80	2275	6643	91		
			35	3500K	80	2330	6797	93		
			40	4000K	80	2350	6857	94		
	F Flood	35°	927	2700K	90	1900	4515	76		
			27	2700K	80	2280	5419	91		
			930	3000K	90	1970	4685	79		
			30	3000K	80	2345	5577	94		
			35	3500K	80	2445	5812	98		
			40	4000K	80	2470	5870	99		

DS-CD05-____-____

[1] Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: **DS-CD05-N927-BK**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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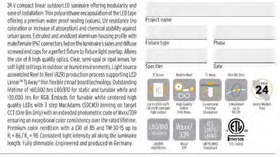
XOOLINE IP67 Static White/Tunable White

Bay Harbor Towers Interior Lighting
Type: LS12
Location: Front Entrance



Project name
Fixture type
Phase
Date
Specifier

24

Ordering Process

Step 1 — Luminaire (Page 3)
Step 2 — Mounting Accessories (Page 6)
Step 3 — Cables and Connectors (Page 6)
Step 4 — Drivers and Controllers (Page 7)

Luminaire Order Code

XOOLINE	Series	Color (package)	Color Temperature	Lumen Output/Power	Optic/Reflectors	Lens	Cord/Connector	Mounting	Ingress
	W								IP67
WSS Static White	W – WSS*				Silver	Round Opal Lens	SS-Side Feed	Mounting Profile 7	
	W – WSS*				B-Black	Round Semi-Opal Lens	TS-End Feed	Mounting Profile 9	
	Increment CB					Low Square Opal Lens	Back Feed	Mounting Clip 0°	
	Increment #0					Low Square Semi-Opal Lens		Mounting Clip 22°	
	Increment #0					High Square Opal Lens		Mounting Clip 45°	
	Increment #0					High Square Semi-Opal Lens		Plastic Clip 0°	
								Adjustable Clip	
								Wall Mounting Profile	
WTW Tunable White		–	–						
2200K - 6000K		–	–						

* Lumen Values represent 3000K (WSS) and with no lens. ** Only available for L20S, H30S and H30. *** Custom Length should be specified in millimeters (mm). See page 4 and 5 for all available lengths based on connector type.

	Color Temperature	CCT (Delivered)*	Low LED Density – Inside Pixelation — L05 (≤5W)	L10 (≤10W)	L20 (≤20W)	L05 (≤5W)	L10 (≤10W)	High LED Density – Less or No Pixelation — H06 (≤6W)	H20 (≤20W)	H05 (≤5W)	H10 (≤10W)
			Lumen/ft*	Lumen/ft*	Lumen/ft*	Lumen/ft*	Lumen/ft*	Lumen/ft*	Lumen/ft*	Lumen/ft*	Lumen/ft*
Static White	W920	2,500 K	87	173	276	450	103	173	276	450	
	W822	2,900 K	100	197	316	514	118	197	316	514	
	W825	3,300 K	112	225	362	587	136	225	362	587	
	W827 (W927)	3,800 K (2,600 K	103	240	383	624	121	203	383	624	
	W830 (W930)	4,300 K (3,350 K	153	255	407	663	179	706	407	663	
	W835 (W935)	5,100 K (4,900 K	164	262	429	697	192	718	429	697	

* The given data are typical values. Due to tolerances of the production process and the electrical components, values for light output and electrical power can vary up to 10%.
* Measured with clear lens. Light output is reduced by 40% with opal and 25% with semi-opal lens options.
* CCT Tolerances occur in IP67 products due to the encapsulation of the fixture.

LED Linear™ USA, Inc. | Edition: 08/09/2022

1 (7)

MINI ACCENT 12V

5111

Bay Harbor Towers Interior Lighting
Type: LS15
Location: Palm Uplight

AC LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Continuously Adjustable Beam Angles, Indexed at 10°, 25°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- IP66 rated, Protected against high pressure water jets
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Mounting stake, detachable shroud, 6' lead wire and direct burial gel filled wire nuts included
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS
Input: 9-15VAC
Power: 1W to 7W / 2VA - 10.5VA
Brightness: 45 lm to 365 lm
Beam Angle: 10° to 50°
CRI: 80
Rated Life: 70,000 hours

ORDERING NUMBER

	Color Temp		Finish	
5111 Mini Accent 12V	27	2,700K Warm White	BK	Black on Aluminum
	30	6,000K Pure White	BZ	Bronze on Aluminum
			BBR	Bronze on Brass
			WT	White on Aluminum

5111-30____

Example: **5111-30BBR**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement programs. MAR 02 2021

Schnackel engineers
800-281-0963 www.schnackel.com

Rev.	Date	Rev.	Date
DRB REV#1	04/03/2024		

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ZONING

100% Submission

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

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

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

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

Consultant:
Name
Address
Address
Tel:
Email

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

STATE OF FLORIDA REGISTERED ARCHITECT KOBI KARP No. PE 0008442 CORP. 29403

Digitally signed by Gregory R Schnackel
Date: 2024.05.02 11:37:07-05'00'

05/02/2024

KOBI KARP

LIGHTING CUT SHEETS

Date	08-24-2022	1	Sheet No.
Scale	NO SCALE		PH-4.00
Project	0000		

SE_JOB# 230672

Bay Harbor Towers Interior Lighting
Type: LP16
Location: Hanging Planter Basket

Project		
Comments		Date
Prepared by		

Lanterra 1002

DESCRIPTION

Lanterra 1002-A1 (one head) and 1002-A2 (2 head) is a small 2.5"O.D., line voltage Accent Flood light with dimmable LED. It is available with adjustable rear center swivel with lock rotation providing 180 degree tilt and 340 degree rotation. The luminaire comes with various mounting, field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material
Housing, hood and mounting stem are precision machined from corrosion resistant billet stock 6061-T6 aluminum, C360 brass, C833 bronze*, C110 copper or 303/304 stainless steel.

Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Natural Metals
Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina naturally over time.

Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Wasp holes prevents water and mineral stains from collecting on the lens, even inthe straight up position.The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket
Housing and hood are sealed with high temperature silicone O-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal shock.

Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

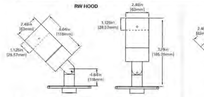
Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC/Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates surge protection. LED's are available in 2700K, 3000K, 3500K at 90CRI and 5YCRI, 4500K at 80CRI and 5YCRI, 5000K at 80CRI and are industry leading high output with 88% lumen maintainance at 60,000hrs.

Compliance
Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS* compliant. IP66 Rated. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.

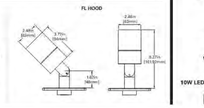
Warranty
Lanterra warrants this Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

DIMENSIONS

RW HOOD



FL HOOD



LED
INTERIOR / EXTERIOR
ACCENT FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS* Compliant
10W LED, L70/86,000 H 25° Celsius

ORDERING INFORMATION

SERIES	NUMBER OF HEADS	MANUAL STYLE	HOOD	LED CCT & CRI	LED REPLACEABLE OPTICS	FINISH	LUMEN LEVEL	VOLTAGE	MOUNTING	OPTIONS
1002	R1 – 1 Round R2 – 2 Round	RCG Rear Center Swivel with Lock Rotation	RW Standard Recessed Lens with snap-in holes - Outdoor W Recessed Lens with no snap holes - Indoor FL Flush lens hood	**Standard CRI** 827 CRI - 2700K, 80 CRI 830 CRI - 3000K, 80 CRI 835 CRI - 3500K, 80 CRI 840 CRI - 4000K, 80 CRI 845 CRI - 4500K, 80 CRI 850 CRI - 5000K, 80 CRI 927 CRI - 2700K, 90 CRI 930 CRI - 3000K, 90 CRI 935 CRI - 3500K, 90 CRI 940 CRI - 4000K, 90 CRI	**Standard Fixed Lens** BK - Black BR - Bronze DS - Dry Silicon WT - White **Premium Finishes** NBZ "Natural Bronze" NCP "Natural Copper" NSS "Natural Stainless Steel"	11 Light Level 1 (1000 lumens)	120V 12V 277V 24V	Surface Mount - Wall, Ceiling Ground SDM Round Surface Mount - mounts directly to junction box Recessed - Ground Mount MR Ground Mount Recessed Box - Rectangular Housing (Uses 6X8 Box) Remote Driver Housing RHM** Remote Driver Housing – Round Steel Can RMC** Remote Driver Housing – Square Wall Plate TSTC** Tire Strap Mount to attach to (6ft housing wire) Integral Driver Mount WD Wall Integral Driver Plate *Consult factory for availability **Consult factory for availability and dimensions	SVP01 Standalone integral sensor

Notes:
1. Premium finishes not available for 4000 Kelvin fixtures.
2. Only available for single hood option (R1).
3. Only available for integral driver (RT) with 4000 kelvin/90 CRI.
4. All finishes are a multilayer finish.
5. Remote Driver up to 6ft
* ROHS Compliant - For Natural Materials consult factory.

COOPER Lighting Solutions

Specifications and dimensions subject to change without notice.

TD506020EN
11-09-19

Bay Harbor Towers Exterior Lighting
Type: LS17
Location: Hedge Highlighter

LED wall luminaire - light output on one side

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
The LED wall mounted luminaire has light output on one side. Arranged individually or in groups, this is a great design element for a host of lighting applications. For downright applications only.

Materials
Luminaire housing constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) AlSi0.3 aluminum alloy
Matte satiny glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 20.9 lbs

Electrical
Operating voltage 120-277VAC
Minimum start temperature -30° C
LED mode wattage 23W
System wattage 27W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 1208 lumens (3000K)
Lifetime at Ta = 10° C >500,000 h (L70)
Lifetime at Ta = 50° C 182,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☀ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply with LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ✱ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

LED wall luminaire - light output on one side						
	LED	A	B	C	Φ	Photometric data
44418	27W	4ft	4"/3	5	19537	

BEGA 1000 BEGA Way, Carpinteria, CA 93013. (805) 684-0533. info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, Luminous data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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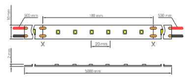
Updated 04/07/16

Bay Harbor Towers Interior Lighting
Type: LS19
Location: Accent Light at Baskets

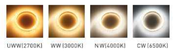
ORIENT LIGHTING

2 Epistar SMD 2835 (CRI>90)

SMD 2835 Constant Voltage Flexible Strip

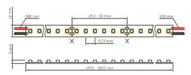


Epistar 2835 | IP65 | IP66 | IP67 | IP68 | 12/24 VDC | CRI>90 | Max TPW/M 36.0W | UWW | WW | NW | CW | 60 LEDs/M | White 3000K-6500K



ITEM No.	CCT	Input Voltage	Watts/M	CRI/RA	LED Qty/M	Luminous flux	Dimension
OL-2835FH-6024-UWW	2700K	12/24VDC	Max.14.4W/M	90 +	60 pcs	950lm/M	W10xH2xL5000mm/Roll
OL-2835FH-6024-WW	3000K	12/24VDC	Max.14.4W/M	90 +	60 pcs	980lm/M	W10xH2xL5000mm/Roll
OL-2835FH-6024-NW	4000K	12/24VDC	Max.14.4W/M	90 +	60 pcs	1050lm/M	W10xH2xL5000mm/Roll
OL-2835FH-6024-CW	6500K	12/24VDC	Max.14.4W/M	90 +	60 pcs	1080lm/M	W10xH2xL5000mm/Roll

SMD 2835 Constant Voltage High Density Flexible Strip



Epistar 2835 | CRI>90 | Max TPW/M 72.0W | 1800-3150 lm/M | 12/24 VDC | CRI RA 90+ | IP65-68 | UWW | WW | NW | CW | 120° | W12x H10mm

ITEM No.	CCT	Input Voltage	Watts/M	CRI/RA	LED Qty/M	Luminous flux	Dimension
OL-2835FH-1224-UWW	2700K	12/24VDC	Max.19W/M	90 +	120 pcs	1260lm/M	W12xH2xL5000mm/Roll
OL-2835FH-1224-WW	3000K	12/24VDC	Max.19W/M	90 +	120 pcs	1880lm/M	W12xH2xL5000mm/Roll
OL-2835FH-1224-NW	4000K	12/24VDC	Max.19W/M	90 +	120 pcs	1900lm/M	W12xH2xL5000mm/Roll
OL-2835FH-1224-CW	6500K	12/24VDC	Max.19W/M	90 +	120 pcs	1950lm/M	W12xH2xL5000mm/Roll

Bay Harbor Towers Exterior Lighting
Type: LS20
Location: Roof accent lighting on columns

DENALI - UPLIGHT FLUSH MOUNT LED

NAME: PROJECT:
CATALOG NUMBER LOGIC

Example: B - UL - F - DE - LED - TR - x99 - FL - WHP - 12 - 11 - INC - 120

MATERIAL	
(Blank) - Aluminum	B - Brass S - Stainless
SERIES	
UL - Recessed Uplight	
INSTALLATION	
F - Flush Mount	
FIXTURE	
DE - Denali Series	
SOURCE	
LED - Chip on Board (COB) Technology	
HOUSING	
TR - Integral Driver	
LED TYPE	
x98 – 1W/2700K/80CRI	x101 - 13W/2700K/90CRI
x99 - 9W/3000K/80CRI	x102 - 15W/3000K/90CRI
x103* - 13W/3500K/80CRI	x104 - 13W/3500K/90CRI
x100 - 13W/4000K/80CRI	x121 - 13W/4000K/90CRI
x122 - 21W/2700K/80CRI	x126 - 21W/2700K/90CRI
x123 - 21W/3000K/80CRI	x127 - 21W/3000K/90CRI
x124 - 21W/3500K/80CRI	x128 - 21W/3500K/90CRI
x125 - 21W/4000K/80CRI	x129 - 21W/4000K/90CRI
OPTICS	
SP - Spot (17°) FL - Flood (45°) WFL - Wide Flood (55°)	
FINISH (See page 2 for full color swatches)	
Standard Finishes (BZY, BZW, BLK, NW, WHP, WHW, SAP, VER)	
Premium Finish (ABP, AMG, AOW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIP)	
Also available in RAL Finishes	
Brass Finishes (MAC, POL, MIT)	
Stainless Steel Finishes (MAC, POL)	
LENS TYPE*	
11 - Clear (Standard)	
12 - Soft Focus 13 - Rectilinear	
SHIELDING*	
11 - Honeycomb Baffle	
CONTROL	
NON - Non Dimming	
ELV Dimming Driver (For use with Electronic Low Voltage Dimmer)**	
INC - Dimming Driver (For use with Incandescent Dimmer)**	
010 - 0-10V Dimming Driver (Dimming 63-100%)	
INPUT VOLTAGE	
120 - 120 VAC	
277 - 277 VAC	

*Accommodates up to 2 lens/shielding media.
**120V only.

TITLE 24, JA8 COMPLIANT

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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10/21/2020 SMO-1368
SUB-2925-00

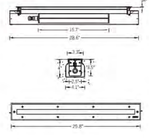
ULA-60001
Light Linear LA 1 Ingrade

Bay Harbor Towers Exterior Lighting
Type: LS21
Location: Roof Screen Accent Lighting

LIGMAN LIGHTING USA

linear fixture portfolio.
round range with multiple
onent options.

28w LED 2847 Lumens
IP67 - Suitable For Wet Locations
IK10 - Impact Resistant (Vandal Resistant)
Weight 10 lbs



6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory reentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10Kv surge suppressor provided with all fixtures.

BUG Rating
B4 - U5 - G5

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.5Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Frame & Hardware
Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 @10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Light Linear LA Inground family is a range of small profile linear product that complements the Light Linear LA recessed wall, surface wall and pendant luminaires. The Inground fixture is available with a selection of optics, as well as a forward throw asymmetric distribution that is achieved with an internally tilted gear tray.

This wallsaver rated luminaire is available with RGBW color changing, as well as static white color in 2700K, 3000K, 3500K and 4000K formats. The Light Linear LA Inground is provided with a concrete pour or dirt mounting recessing box as a standard. This recessing box can be shipped to the jobsite ahead of time, if requested.

The Light Linear LA is suitable for wall grazing, wall washing, column lighting and uplight applications and can be used in many applications including: commercial, historic, or modern architectural interiors and exteriors. Two different lengths are provided allowing the luminaire installation to be tailored exactly to the architectural structure. The luminaire is provided with an integral driver. A remote driver can be provided, please contact the factory for more details.
Options of clear or frosted tempered 8mm thick glass with a load rating of 1,100lb.

NOTE: This fixture is not suitable for recessed ceiling mounting.

Ligman Lighting USA reserves the right to change specifications and drawings as we pursue continuous improvement. Ligman Lighting USA accepts no responsibility for misinterpretation of data or information provided by Ligman Lighting USA in this publication.

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BAY HARBOR ISLANDS, FL 33154

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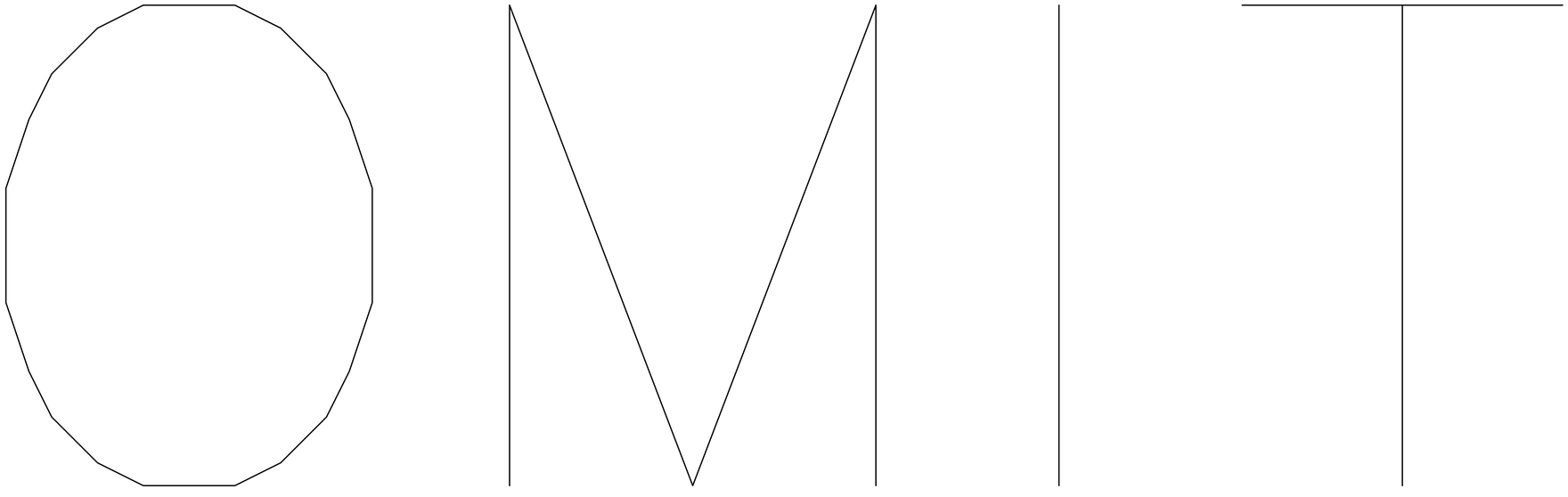

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ROY SCHNACKEL No.PE 0048442 STATE OF FLORIDA PROFESSIONAL ENGINEER COA# 28403

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LIGHTING CUT SHEETS

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Structural Engineers of Florida
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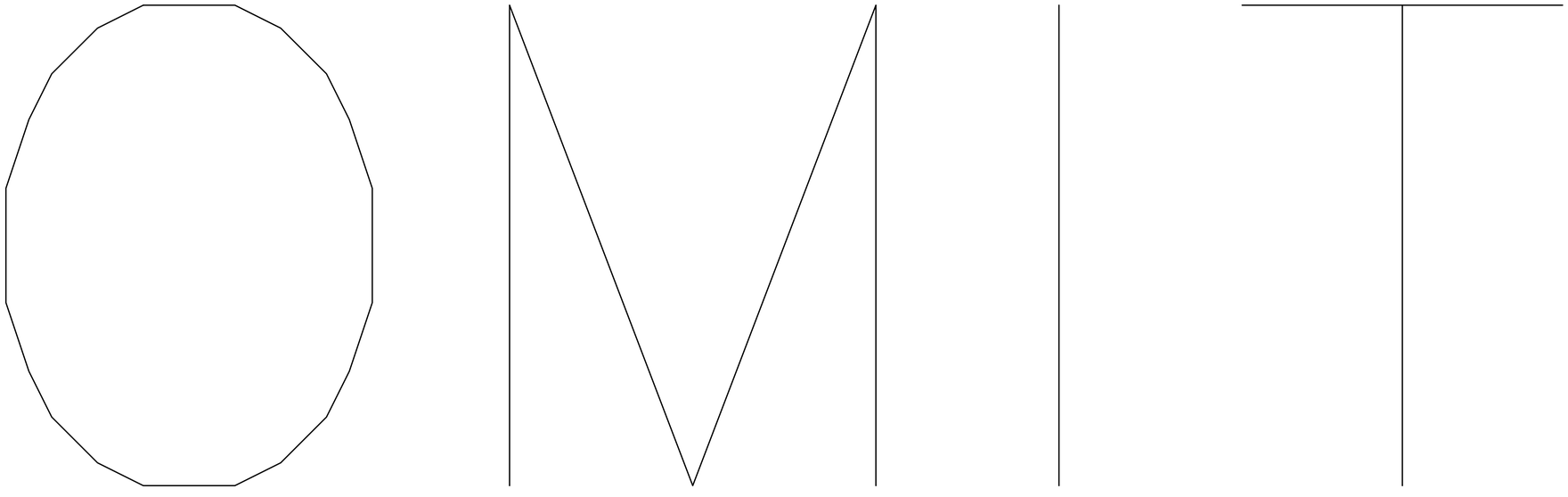

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LIGHTING CUT SHEETS

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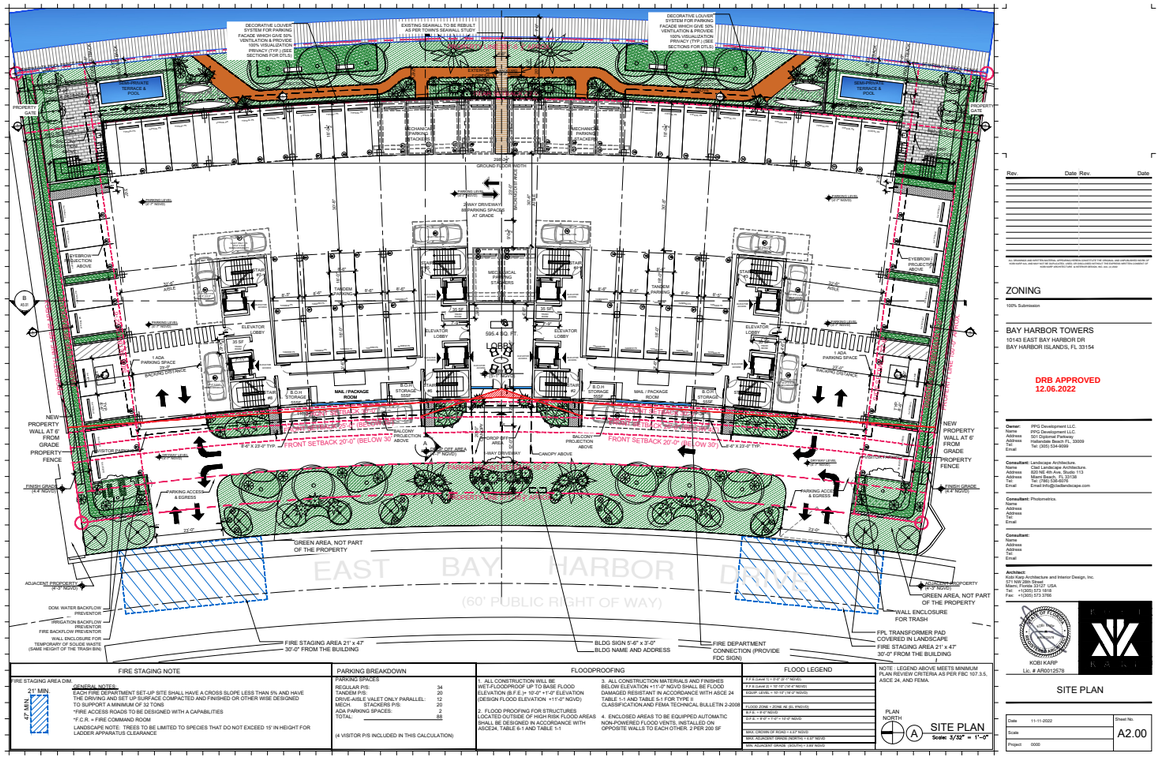
SHEET COMPARISON EXHIBIT
04.25.24

DRB APPROVED
12.06.2022



FIRE STAGING NOTE

FIRE STAGING AREA DIM

21' MIN. / 47' MIN.

GENERAL NOTES:
- EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS
- *FIRE ACCESS ROADS TO BE DESIGNED WITH A CAPABILITIES
- *F.C.R. = FIRE COMMAND ROOM
- LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE

PARKING BREAKDOWN

PARKING SPACES

REGULAR P/S:	34
TANDEM P/S:	20
DRIVE-AISLE VALET ONLY PARALLEL:	12
MECH. STACKERS P/S:	20
ADA PARKING SPACES:	2
TOTAL:	88

(4 VISITOR P/S INCLUDED IN THIS CALCULATION)

FLOODPROOFING

1. ALL CONSTRUCTION WILL BE WET-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.)+ 10'-0" +1'-0" ELEVATION (DESIGN FLOOD ELEVATION +11'-0" NGVD)
2. FLOOD PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH-RISK FLOOD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE/A 7-88 & TABLE 5-1 AND TABLE 5-3
3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +11'-0" NGVD SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION AND FEMA TECHNICAL BULLETIN 2-2008
4. ENCLOSED AREAS TO BE EQUIPPED AUTOMATIC NON-POWERED FLOOD VENTS, INSTALLED ON OPPOSITE WALLS TO EACH OTHER, 2 PER 200 SF

FLOOD LEGEND

- A.E.B Level 5 = 9'-0" (9'-0" NGVD)
- A.E.B Level 5 = 10'-0" (10'-0" NGVD)
- ENTR. LEVEL = 10'-0" (10'-0" NGVD)
- FLOOD ZONE = ZONE AE (EL. 9'NAVD)
- B.F.E. = 9'-0" NGVD
- B.F.E.+ 1'-0" = 10'-0" (10'-0" NGVD)
- MIN. CROWN OF ROAD = 5'-0" NGVD
- MIN. ADJACENT GRADE (NORTH) = 5'-0" NGVD
- MIN. ADJACENT GRADE (SOUTH) = 5'-0" NGVD

NOTE: LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 161.3.5, ASCE 24, AND FEMA.

PLAN NORTH

A SITE PLAN
Scale: 1/32" = 1'-0"

Rev. Date Rev. Date

ZONING
100% Submission

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

DRB APPROVED
12.06.2022

Owner: PPG Development LLC
Name: PPG Development LLC
Address: 500 Diplomat Parkway, Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email:

Consultant: Landscape Architecture,
Name: Ciard Landscape Architecture,
Address: 620 NE 4th Ave, Studio 113, Fort Lauderdale, FL 33304
Tel: Tel: (786) 536-0278
Email: Email:Info@ciardlandscape.com

Consultant: Photometrics
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect:
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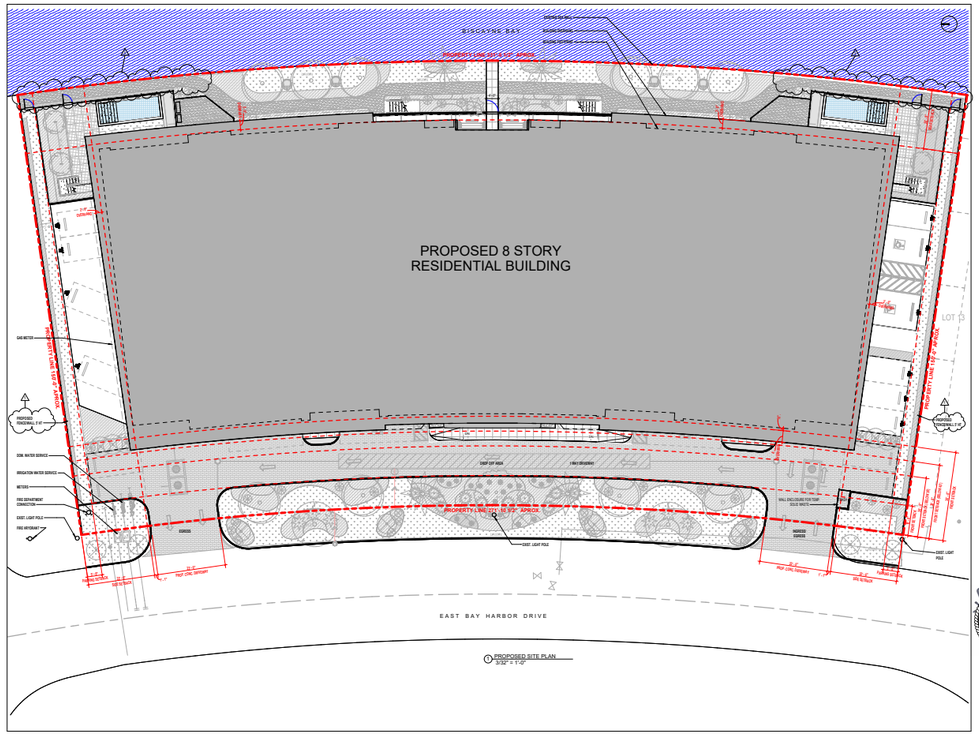
Fax: +1(305) 573 3765

KOBI KARP
Lic. # AR0012579

SITE PLAN

Date: 11-11-2022	Sheet No.
Scale:	A2.00
Project: 0000	

DRB MODIFICATION
04.03.2024



Revision Date
DRB REV#1 04/03/2024

ZONING/DRB PERMIT SET
REVISION #1

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

Owner: PPG Development LLC
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Civil Engineer: Ocean Engineering
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Email: engel@oceanengineerngmc.com

Geotechnical Engineer: Name: Address: Tel: Email:

Landscape Architect: Ciard Landscape Architecture
Name: Ciard Landscape Architecture
Address: 620 NE 4th Ave, Studio 113, Miami Beach, FL 33136
Tel: 786.536.0278
Email: info@ciardlandscape.com

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Name: Kobi Karp
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Tel: 305.573.3766
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Interior Designer: Interiors by Steven G. Inc.
Name: Interiors by Steven G. Inc.
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Tel: 954-735-8023 ext. 272
Email: zoie@interiorsbystevengi.com

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Email: bermejo@yhce.us

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Name: Schnackel Engineers, Inc.
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Tel: (402) 393-1994
Email: phale@schnackel.com

Lighting Consultant: Light Plan Design, Inc
Name: Light Plan Design, Inc
Address: 1 Penn Plaza, 250 West 34th Street Suite, NY 10001 New York, NY 10001
Tel: T: (646) 952-7019
Email: lisethlorenzo@lightplan.com

Traffic: David Plummer & Associates
Name: David Plummer & Associates
Address: 1750 Ponce De Leon BLVD Coral Gables, FL 33134
Tel: 305.447.0900
Email:

Pool Consultant: Aquadynamics Design Group, Inc
Name: Aquadynamics Design Group, Inc
Address: 1200 Brickell Ave, Suite 103 Miami, Florida 33145
Tel: 305.857.8975 Ext. 303
Email: info@aquadynamicsmia.biz

Life Safety: SLS Consulting, LLC
Name: SLS Consulting, LLC
Address: 260 Palermo Ave Coral Gables, FL 33134
Tel: O: 888.224.0671
Email: www.slsfire.com

PROPOSED SITE PLAN

Date: 04/03/2024 - DRB REV#1	Sheet No.
Scale: As indicated	A2.00
Project: 2248	

SITE PLAN

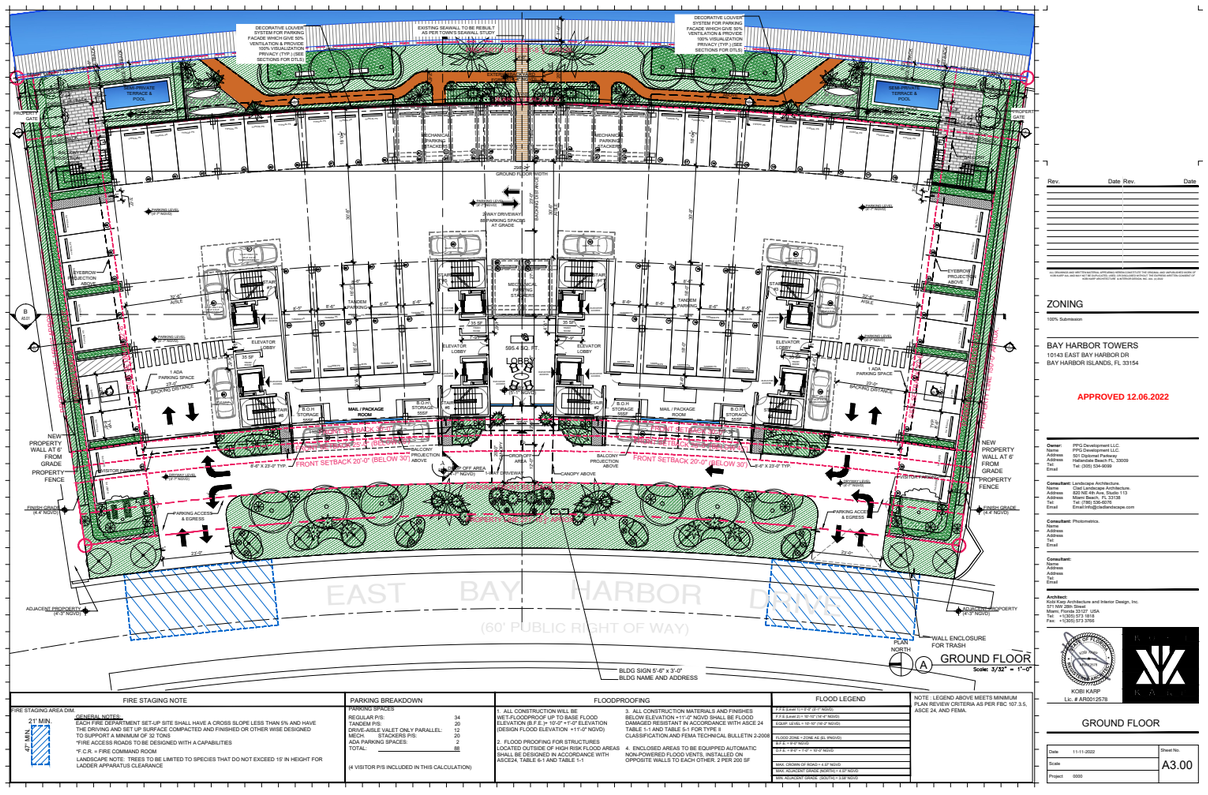
Date	11-11-2022	Sheet No.
Scale		A2.00
Project	0000	

PROPOSED SITE PLAN

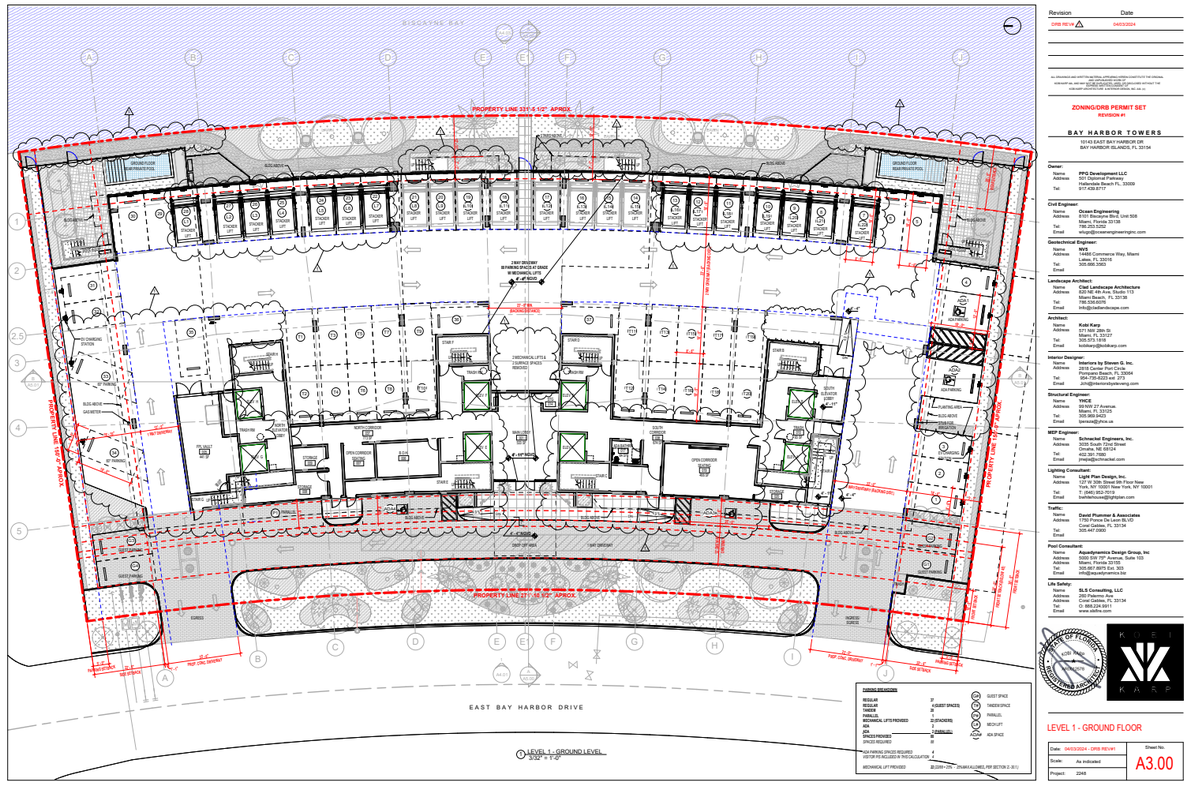
Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A2.00
Project:	2248	

SHEET COMPARISON EXHIBIT
04.25.24

DRB APPROVED
12.06.2022



DRB MODIFICATION
04.03.2024



GROUND FLOOR

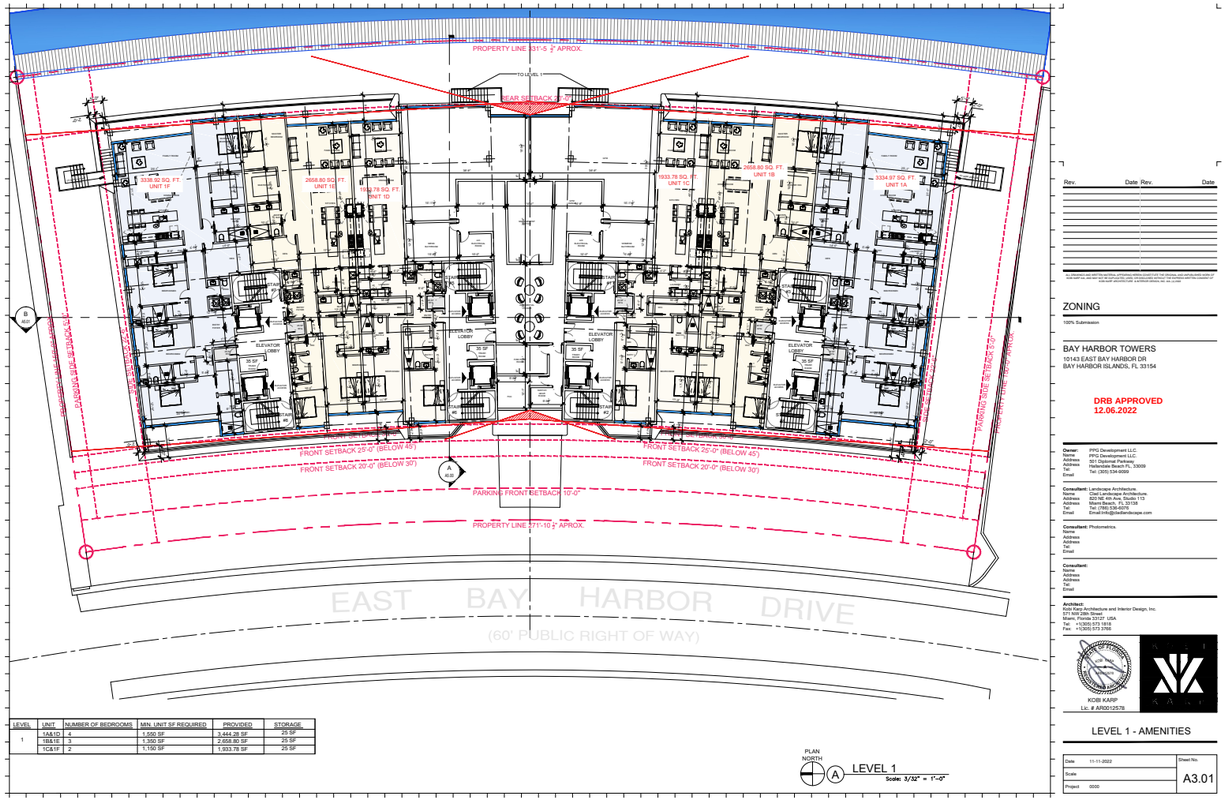
Date	11-11-2022	Sheet No. A3.00
Scale		
Project	0000	

LEVEL 1 - GROUND FLOOR

Date:	04/03/2024 - DRB REV#1	Sheet No. A3.00
Scale:	As indicated	
Project:	2248	

SHEET COMPARISON EXHIBIT
04.25.24

DRB APPROVED
12.06.2022



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
1	1AA/1D	4	1,500 SF	3,444.28 SF	25 SF
	1B&1E	3	1,350 SF	2,658.80 SF	25 SF
	1C&1F	2	1,150 SF	1,933.78 SF	25 SF

Rev. Date Rev. Date

ZONING

100% Submission

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

DRB APPROVED
12.06.2022

Owner: PPG Development LLC
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Email

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Miami Beach, FL 33134
Tel Tel: (786) 536-6076
Email Email:info@ciellandscape.com

Consultant: Photometrics
Name
Address
Tel
Email

Consultant:
Name
Address
Tel
Email

Architect:
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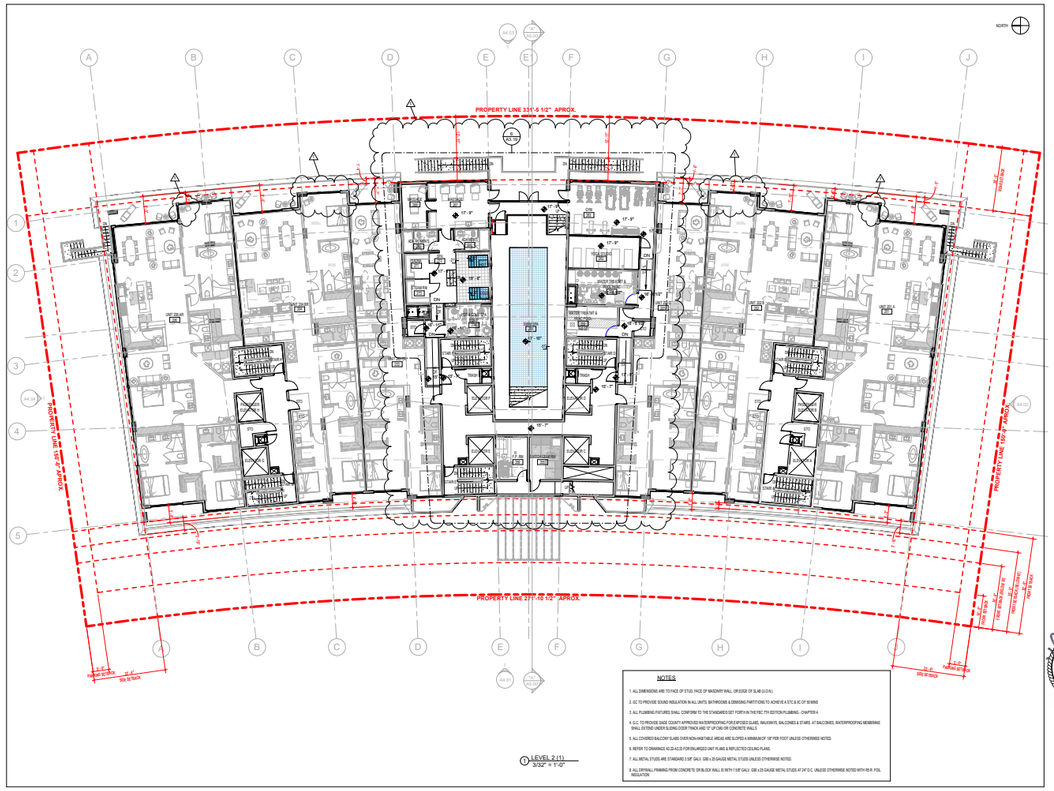
KOBI KARP
Lic. # AR0012578

LEVEL 1 - AMENITIES

Date 11-11-2022
Scale
Project 0000
Sheet No. A3.01

DRB MODIFICATION
04.03.2024



Revision Date
DRB REV#1 04/03/2024

ZONING/DRB PERMIT SET
REVISION #1

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

Owner:
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Tel 305.888.3563
Email

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Email kobikarp@kobikarp.com

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Tel 212.695.6868
Email bwilliamson@lightplan.com

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Tel 305.447.0900
Email

Pool Consultant:
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Tel 305.667.6676 Ext. 305
Email info@aquadynamics.biz

Life Safety:
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Address 350 Palermo Ave
Address Coral Gables, FL 33134
Tel O: 888.224.3911
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LEVEL 2 (1)

Date: 04/03/2024 - DRB REV#1
Scale: As indicated
Project: 2246
Sheet No. A3.01

LEVEL 1 - AMENITIES

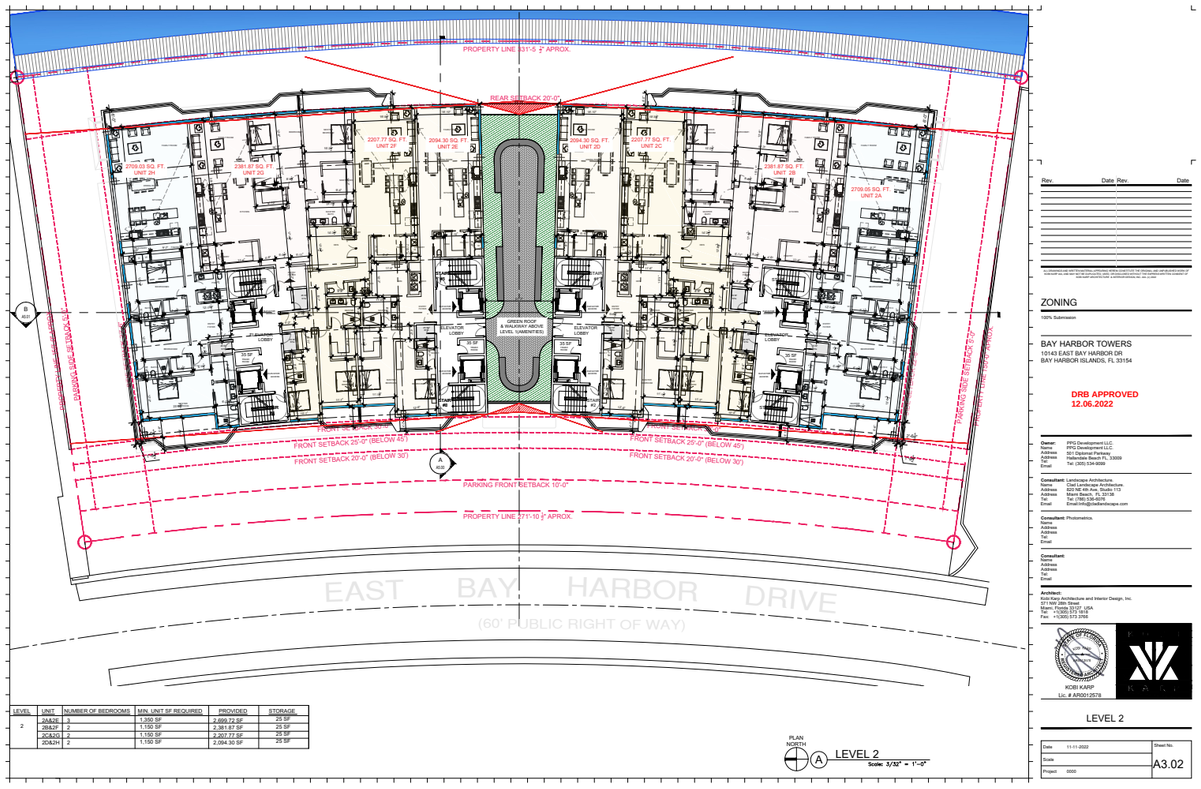
Date	11-11-2022	Sheet No. A3.01
Scale		
Project	0000	

LEVEL 2 (1)

Date:	04/03/2024 - DRB REV#1	Sheet No. A3.01
Scale:	As indicated	
Project:	2246	

SHEET COMPARISON EXHIBIT
04.25.24

DRB APPROVED
12.06.2022



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
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	2B&2F	2	1,150 SF	2,381.87 SF	25 SF
	2C&2G	2	1,150 SF	2,207.77 SF	25 SF
	2D&2H	2	1,150 SF	2,094.30 SF	25 SF

Rev. Date Rev. Date

ZONING

100% Submission

BAY HARBOR TOWERS
10145 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

DRB APPROVED
12.06.2022

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

Consultant: Landscape Architecture, Clad Landscape Architecture, 1111 Lincoln Rd, Suite 510, Miami Beach, FL 33139, Tel: (786) 536-6076, Email:Info@cladlandscape.com

Consultant: Photometrics, Name, Address, Address, Tel, Email

Consultant: Name, Address, Address, Tel, Email

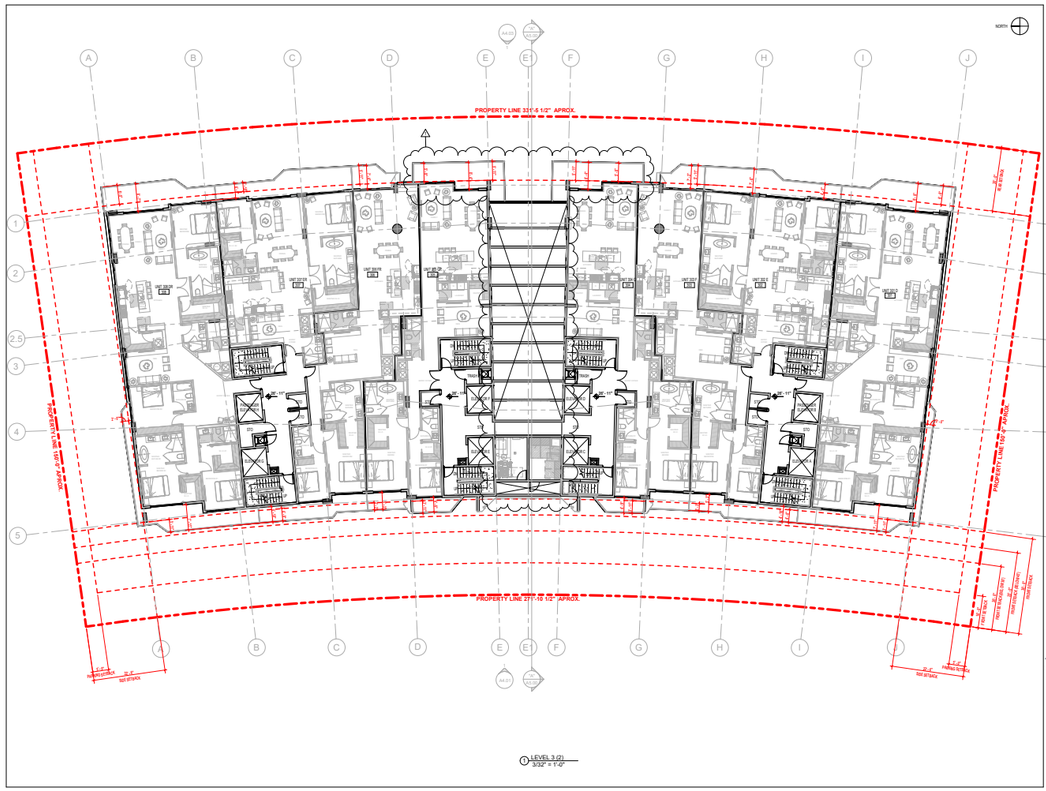
Architect: Arch Very Architecture and Interior Design, Inc., 311 NW 28th Street, Miami, Florida 33127, USA, Tel: +1(305) 573 3766, Fax: +1(305) 573 3765

KOBI KARP
Lic. # AR0012578

LEVEL 2

Date: 11-11-2022
Scale:
Project: 0000
Sheet No. A3.02

DRB MODIFICATION
04.03.2024



Revision Date
DRB REV#1 04/03/2024

ZONING/DRB PERMIT SET
REVISION #1

BAY HARBOR TOWERS
10145 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner: Name: PPG Development LLC; Address: 501 Diplomat Parkway, Hallandale Beach FL, 33009; Tel: 917.439.8717

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Geotechnical Engineer: Name: NV5; Address: 14460 Commerce Way, Miami Lakes, FL 33016; Tel: 305.886.3563; Email:

Landscape Architect: Name: Clad Landscape Architecture; Address: 1111 Lincoln Rd, Miami Beach, FL 33139; Tel: 786.536.6076; Email: info@cladlandscape.com

Architect: Name: Kobi Karp; Address: 571 NW 28th St, Miami, FL 33127; Tel: 305.573.1818; Email: kobikarp@kobikarp.com

Interior Designer: Name: Interiors by Steven G. Inc.; Address: 2918 Cedar Point Circle, Hollywood, Florida, FL 33064; Tel: 954-735-6222 ext 273; Email: JoVi@interiorsbystevensg.com

Structural Engineer: Name: YHCE; Address: 55 NW 27 Avenue, Miami, FL 33125; Tel: 305.541.8820; Email: bernardo@yhce.us

MEP Engineer: Name: Schnackel Engineers, Inc.; Address: 10250 Regency Circle, Omaha, NE 68114; Tel: 402.391.7680; Email: jmejia@schnackel.com

Lighting Consultant: Name: Light Plan Design, Inc.; Address: 127 W 30th Street 9th Floor New York, NY 10001 New York, NY 10001; Tel: T: (646) 852-7919; Email: bethhohnen@lightplan.com

Traffic: Name: David Plummer & Associates; Address: 1750 Ponce De Leon BLVD Coral Gables, FL 33134; Tel: 305.447.0900; Email:

Pool Consultant: Name: Aquadynamica Design Group, Inc; Address: 5550 SW 75th Avenue, Suite 103, Miami, Florida 33155; Tel: 305.667.8878 Ext. 10; Email: info@aquadynamica.biz

Life Safety: Name: SLS Consulting, LLC; Address: 2121 Ponce De Leon Blvd, Coral Gables, FL 33134; Tel: Cr. 888.224.9911; Email: www.slsfire.com

LEVEL 3 (2)

Date: 04/03/2024 - DRB REV#1
Scale: As indicated
Project: 2248
Sheet No. A3.02

LEVEL 2

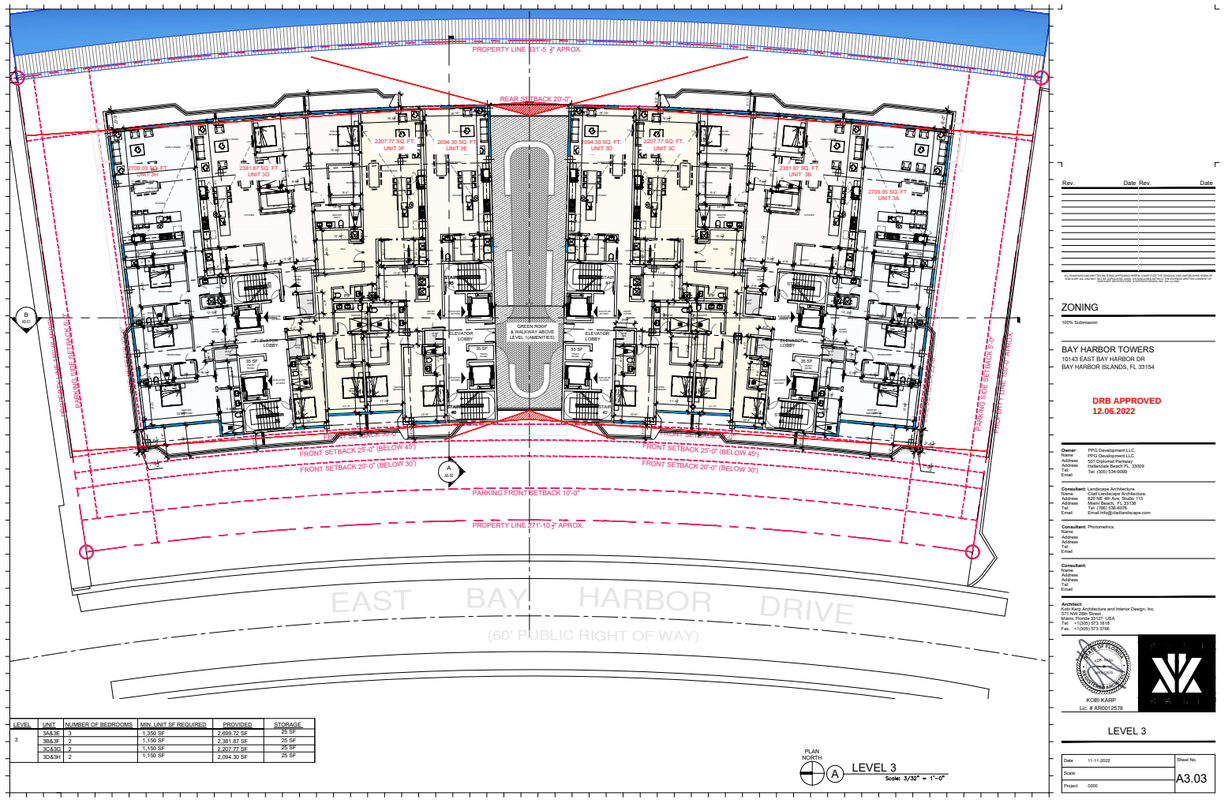
Date	11-11-2022	Sheet No.
Scale		A3.02
Project	0000	

LEVEL 3 (2)

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A3.02
Project:	2248	

SHEET COMPARISON EXHIBIT
04.25.24

DRB APPROVED
12.06.2022



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
3	3A&3E	3	1,350 SF	2,699.72 SF	25 SF
	3B&3F	2	1,150 SF	2,381.87 SF	25 SF
	3C&3G	2	1,150 SF	2,207.77 SF	25 SF
	3D&3H	2	1,150 SF	2,094.30 SF	25 SF

Rev. Date Rev. Date

ZONING

100% Submission

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

DRB APPROVED
12.06.2022

Owner: PPG Development LLC.
Name PPG Development LLC.
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Email:

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

Consultant: Photometrics.
Name
Address
Address
Tel:
Email:

Consultant:
Name
Address
Address
Tel:
Email:

Architect
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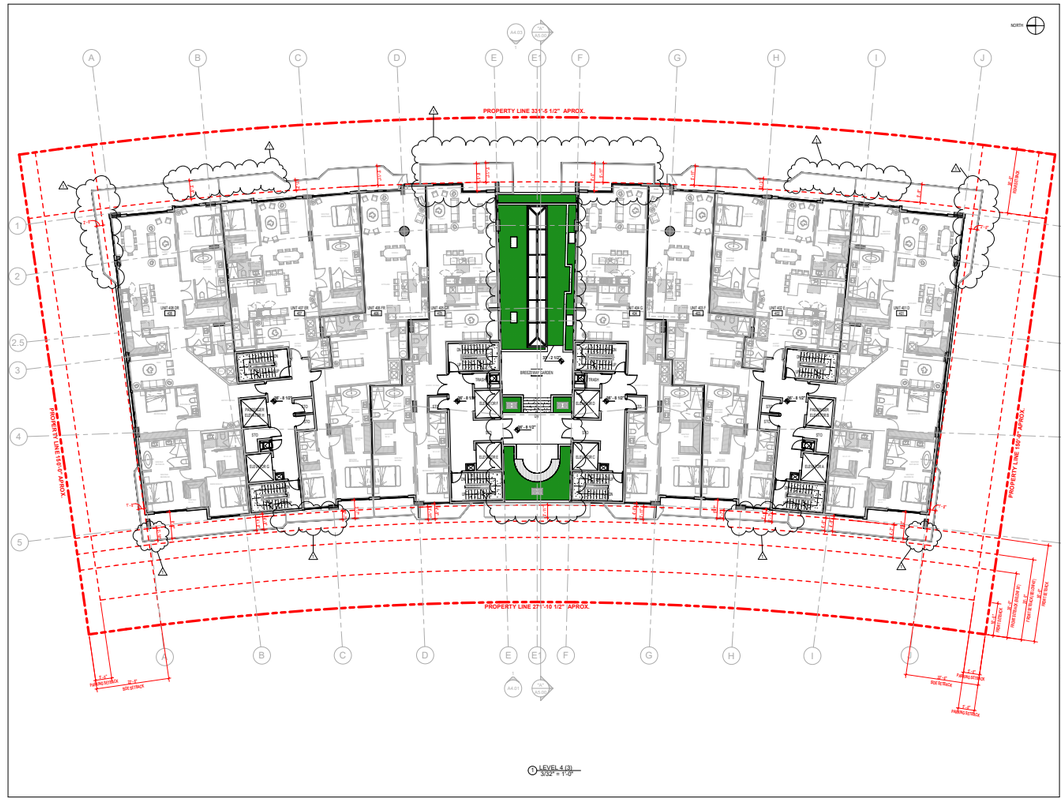
Lic. # AR0010578

LEVEL 3

Date 11-11-2022
Scale
Project 0000
Sheet No. A3.03

DRB MODIFICATION
04.03.2024



Revision Date
DRB REVIS 04/03/2024

ZONING/DRB PERMIT SET
REVISION #1

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

Owner:
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Tel 917.439.8717
Email

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Tel 305.754.4551
Email ebuja@oceanengineeringinc.com

Geotechnical Engineer:
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Address Lakes, FL 33016
Tel 305.666.5063
Email

Landscape Architect:
Name Clad Landscape Architecture
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel 786.536.6076
Email info@cladlandscape.com

Architect:
Name Kobi Karp
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Address Miami, FL 33127
Tel 305.573.1818
Email kobikarp@kobikarp.com

Interior Designer:
Name Interiors by Steven G. Inc.
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Tel 954.782.3770
Email jim@interiorsbystevengroup.com

Structural Engineer:
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Address Miami, FL 33125
Tel 305.969.9423
Email bennas@weoe.us

MEP Engineer:
Name Schnackel Engineers, Inc.
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Address Omaha, NE 68124
Tel 402.397.7600
Email jmaas@schnackel.com

Lighting Consultant:
Name Light Plan Design, Inc.
Address 1123 Broadway, Floor Now
Address York, NY 10001 New York, NY 10001
Tel T: (646) 952-7019
Email bwhitehouse@lightplan.com

Traffic:
Name David Plummer & Associates
Address 1750 Ponce De Leon BLVD
Address Coral Gables, FL 33134
Tel 305.447.0900
Email

Pool Consultant:
Name Aquadynamics Design Group, Inc
Address 5000 SW 75th Avenue, Suite 103
Address Miami, FL 33155
Tel 305.267.8373 Ext. 303
Email info@aquadynamics.biz

Life Safety:
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Address 290 Palermo Ave
Address Coral Gables, FL 33134
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KOBI KARP
Lic. # AR0010578

LEVEL 4 (3)

Date 04/03/2024 - DRB REV#1
Scale As indicated
Project 2248
Sheet No. A3.03

LEVEL 3

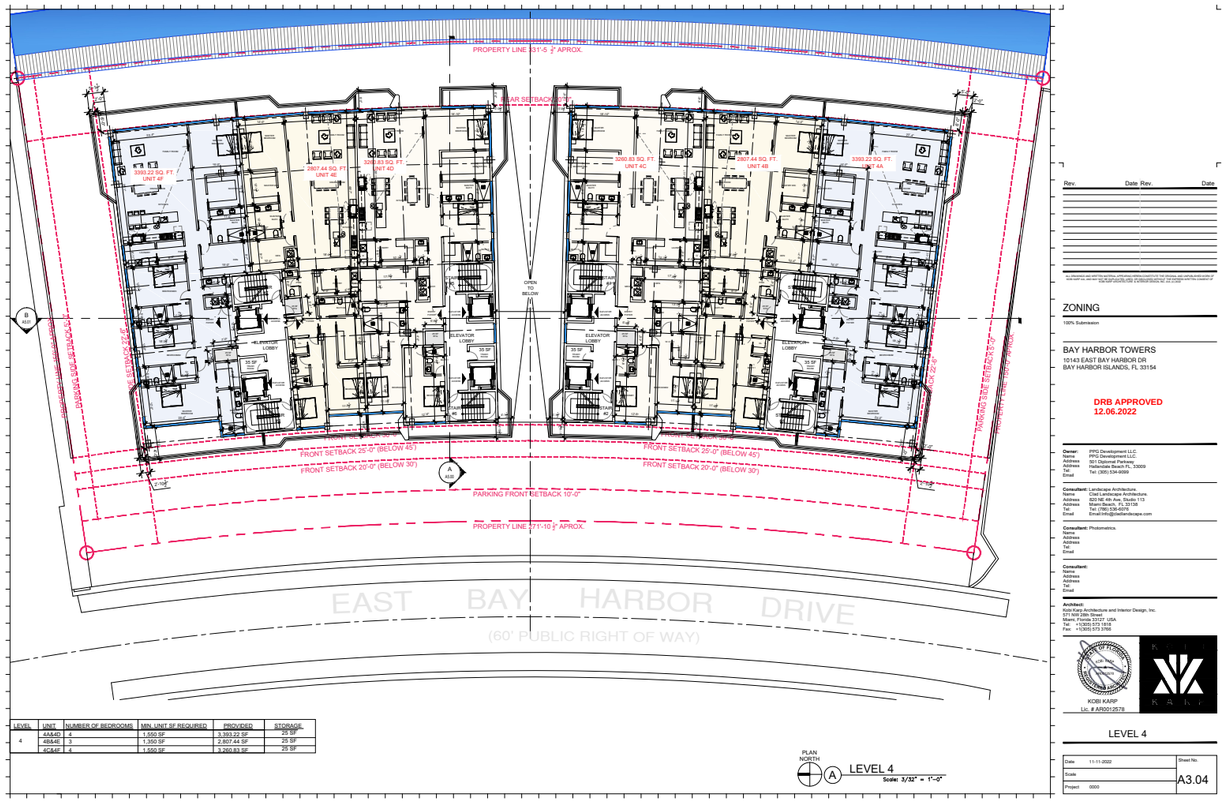
Date	11-11-2022	Sheet No.
Scale		A3.03
Project	0000	

LEVEL 4 (3)

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A3.03
Project:	2248	

SHEET COMPARISON EXHIBIT
04.25.24

DRB APPROVED
12.06.2022



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
4	4A&4D	4	1,550 SF	3,393.22 SF	25 SF
	4B&4E	3	1,350 SF	2,807.44 SF	25 SF
	4C&4F	4	1,550 SF	3,260.83 SF	25 SF

Rev. Date Rev. Date

ZONING

100% Submission

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

DRB APPROVED
12.06.2022

Owner: PPG Development LLC
Name PPG Development LLC
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel Tel: (305) 534-6699
Email

Consultant: Landscape Architecture.
Name Ciardi Landscape Architecture.
Address 620 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel Tel: (786) 536-6076
Email Email:info@ciardilandscape.com

Consultant: Photometrics.
Name
Address
Tel
Email

Consultant:
Name
Address
Address
Tel
Email

Architect:
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KOBI KARP
Lic. # AR0012578

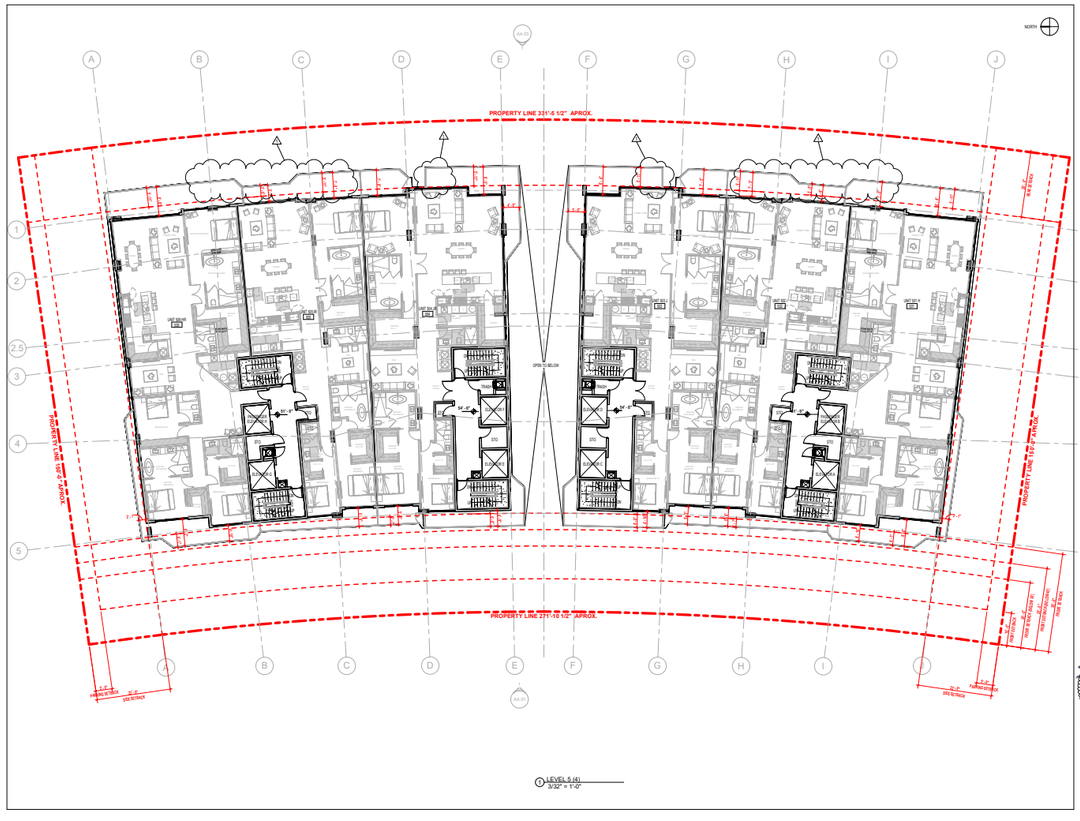
LEVEL 4

Date 11-11-2022 Sheet No. A3.04
Scale
Project 0000

LEVEL 4

Date 11-11-2022	Sheet No. A3.04
Scale	
Project 0000	

DRB MODIFICATION
04.03.2024



Revision Date
DRB REV# 04/03/2024

ZONING/DRB PERMIT SET
REVISION #1

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

Owner:
Name PPG Development LLC
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel 917.439.8717

Civil Engineer:
Name Ocean Engineering
Address 8101 Biscayne Blvd. Unit 506
Address Miami, Florida 33138
Tel 786.203.5252
Email whipe@oceanengineeringinc.com

Geotechnical Engineer:
Name NVS
Address 14488 Commerce Way, Miami
Address Lakes, FL 33016
Tel 305.698.3563
Email

Landscape Architect:
Name Ciardi Landscape Architecture
Address 620 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel 786.536.6076
Email info@ciardilandscape.com

Architect:
Name Kobi Karp
Address 371 NW 28th St
Address Miami, FL 33127
Tel 305.573.1818
Email kobikarp@kobikarp.com

Interior Designer:
Name Interiors by Steven G. Inc.
Address 2915 Commercial Blvd.
Address Fort Lauderdale, FL 33344
Tel 954-735-8223 ext. 273
Email Jorie@interiorsbysevenag.com

Structural Engineer:
Name YHDS
Address 3191 NW 27 Avenue
Address Miami, FL 33125
Tel 305.969.9423
Email lyanes@yhds.us

MEP Engineer:
Name Schnackel Engineers, Inc.
Address 3035 South 72nd Street
Address Omaha, NE 68124
Tel 402.391.7080
Email jmejia@schnackel.com

Lighting Consultant:
Name Light Plan Design, Inc.
Address 127 W 30th Street-9th Floor Nwe
Address York, NY 10001 New York, NY 10001
Tel T: (646) 952-7019
Email bwhitehouse@lightplan.com

Traffic:
Name David Plummer & Associates
Address 1750 Ponce De Leon BLVD
Address Coral Gables, FL 33134
Tel 305.447.0900
Email

Pool Consultant:
Name Aquadynamics Design Group, Inc
Address 5200 SW 75th Avenue, Suite 103
Address Miami, Florida 33155
Tel 305.857.8870 Ext. 305
Email info@aquadynamics.biz

Life Safety:
Name SLS Consulting, LLC
Address 280 Palermo Ave
Address Coral Gables, FL 33134
Tel O: 888.224.9911
Email www.slsfire.com

LEVEL 5 (4)

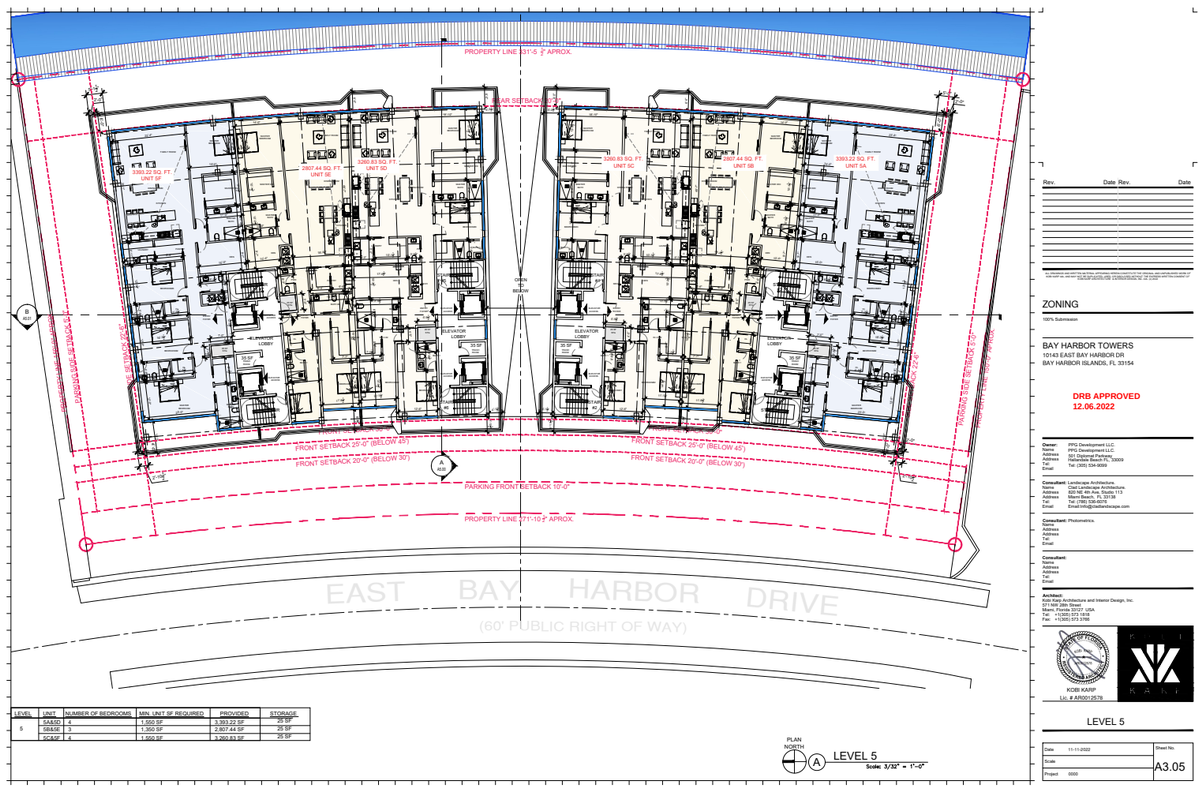
Date: 04/03/2024 - DRB REV#1 Sheet No. A3.04
Scale: As indicated
Project: 2248

LEVEL 5 (4)

Date: 04/03/2024 - DRB REV#1	Sheet No. A3.04
Scale: As indicated	
Project: 2248	

SHEET COMPARISON EXHIBIT
04.25.24

DRB APPROVED
12.06.2022



Rev. Date Rev. Date

ZONING

100% Submission

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

DRB APPROVED
12.06.2022

Owner: PPG Development LLC
Name PPG Development LLC
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel (305) 534-9269
Email

Consultant: Landscape Architecture.
Name Clad Landscape Architecture.
Address 1111 Lincoln Rd Suite 113
Address Miami Beach , FL 33139
Tel Tel: (786) 536-6076
Email Email:info@cladlandscape.com

Consultant: Photometrics.
Name
Address
Address
Tel
Email

Consultant:
Name
Address
Address
Tel
Email

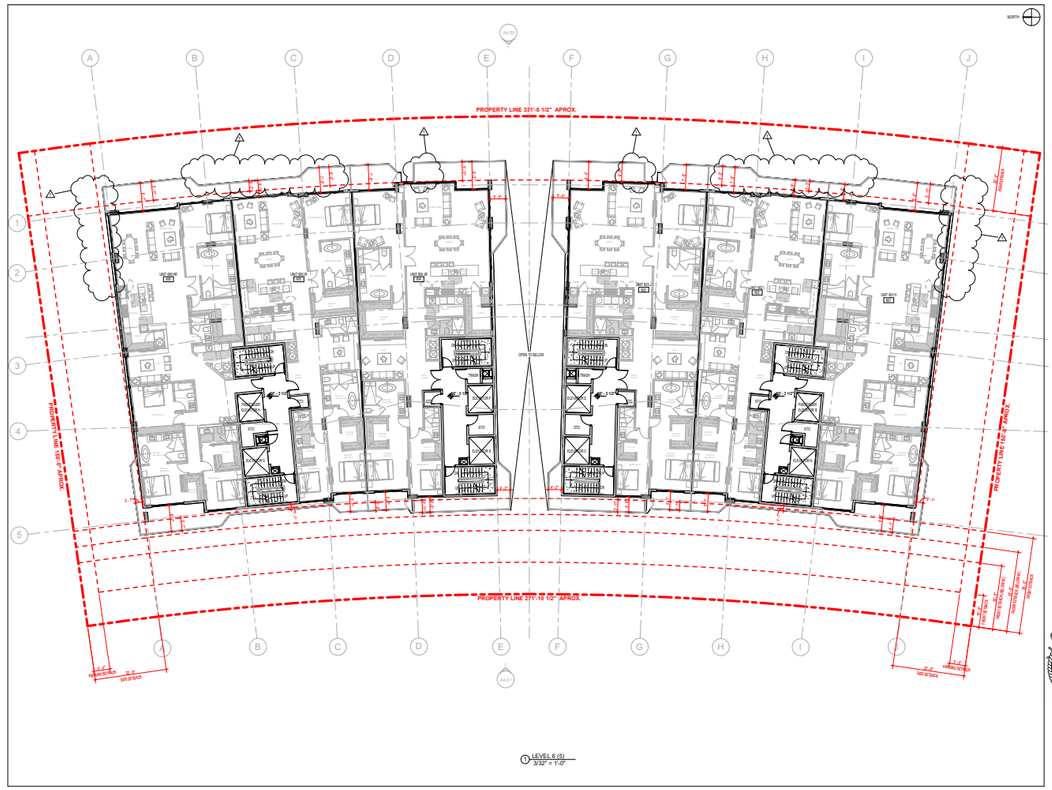
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3786

KOBI KARP
Lic. # AR5012578

LEVEL 5

Date 11-11-2022
Scale
Project 0000
Sheet No. A3.05

DRB MODIFICATION
04.03.2024



Revision Date
DRB REV#1 04/03/2024

ZONING/DRB PERMIT SET
REVISION #1

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

Owner:
Name PPG Development LLC
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel 917.439.8717

Civil Engineer:
Name Ocean Engineering
Address 8101 Biscayne Blvd, Unit 508
Address Miami, Florida 33138
Tel 786.253.5202
Email wluger@oceanengineeringinc.com

Geotechnical Engineer:
Name MVS
Address 14484 Commerce Way, Miami
Address Lakes, FL 33016
Tel 305.895.5900
Email

Landscape Architect:
Name Clad Landscape Architecture
Address 1111 Lincoln Rd Suite 113
Address Miami Beach , FL 33139
Tel 786.536.6076
Email info@cladlandscape.com

Architect:
Name Kobi Karp
Address 571 NW 28th St
Address Miami, FL 33127
Tel 305.573.1818
Email kobikarp@kobikarp.com

Interior Designer:
Name Interiors by Steven G. Inc.
Address 2416 Cantor Point Circle
Address Pompano Beach, FL 33064
Tel 954.735.6223 ext 273
Email JVA@threekindsofjaneway.com

Structural Engineer:
Name YHCE
Address 16 NW 37 Avenue,
Address Miami, FL 33126
Tel 305.969.9423
Email bamoss@yhce.us

MEP Engineer:
Name Schwedel Engineers, Inc.
Address 1516 South Cotner
Address Omaha, NE 68124
Tel 402.391.7690
Email jmejia@schwedel.com

Lighting Consultant:
Name Light Plan Design, Inc.
Address 127 W 30th Street 9th Floor New
Address York, NY 10001 New York, NY 10001
Tel T: (646) 652-7310
Email bethkehoss@lightplan.com

Traffic:
Name David Plummer & Associates
Address 1750 Ponce De Leon BLVD
Address Coral Gables, FL 33134
Tel 305.447.0900
Email

Pool Consultant:
Name Aquadynamics Design Group, Inc
Address 1200 Brickell Ave, Suite 103
Address Miami, Florida 33131
Tel 305.667.8975 Ext. 303
Email info@aquadynamics.biz

Life Safety:
Name SLS Consulting, LLC
Address 263 Palermo Ave
Address Coral Gables, FL 33134
Tel O: 888.224.0917
Email www.slsfla.com

LEVEL 6 (5)

Date 04/03/2024 - DRB REV#1
Scale As indicated
Project 2248
Sheet No. A3.05

LEVEL 5

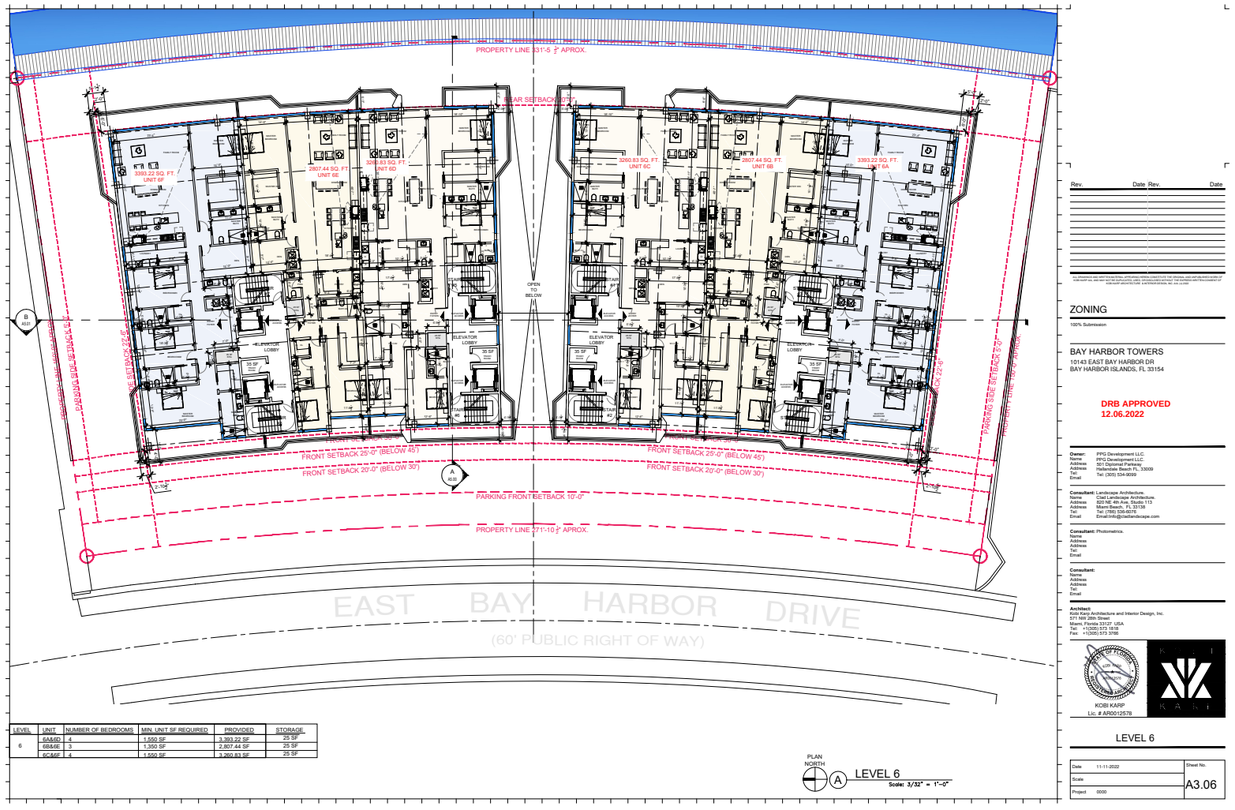
Date	11-11-2022	Sheet No.
Scale		A3.05
Project	0000	

LEVEL 6 (5)

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A3.05
Project:	2248	

SHEET COMPARISON EXHIBIT
04.25.24

DRB APPROVED
12.06.2022



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
6	6A/6D	4	1,550 SF	3,393.22 SF	25 SF
	6B/6E	3	1,350 SF	2,807.44 SF	25 SF
	6C/6F	4	1,550 SF	3,260.83 SF	25 SF

ZONING
100% Submission

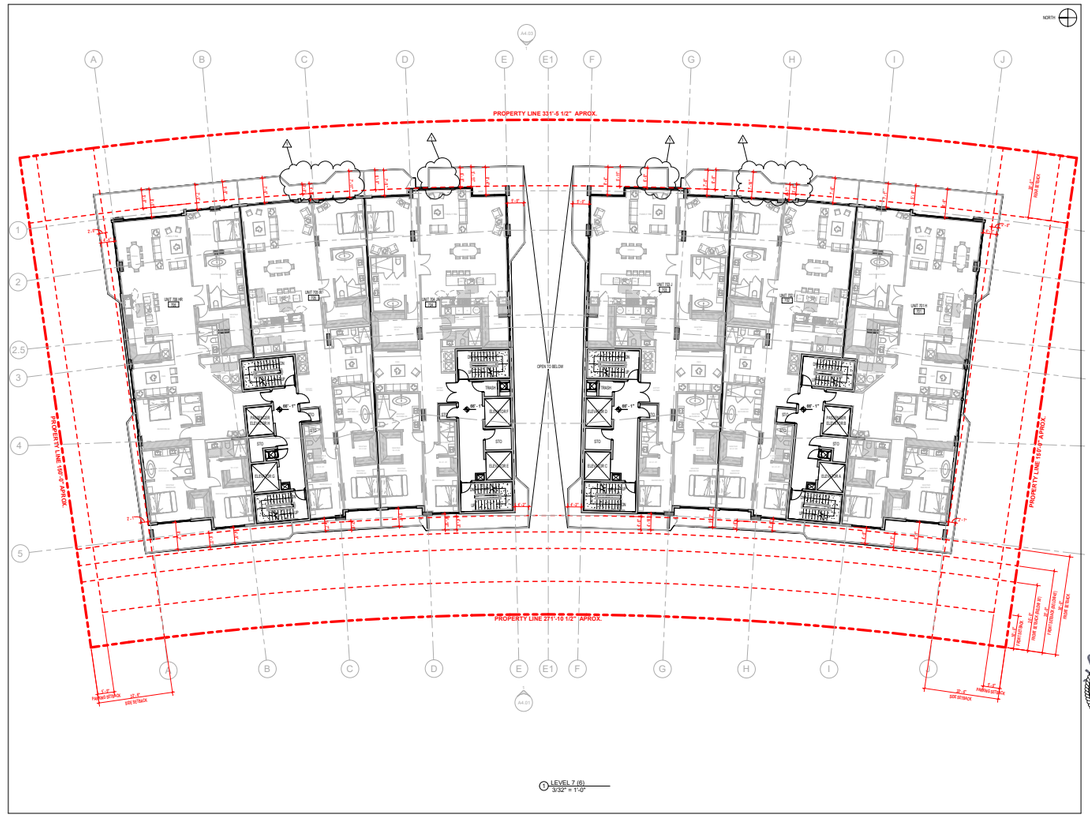
BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

DRB APPROVED
12.06.2022

LEVEL 6

Date	11-11-2022	Sheet No.
Scale		A3.06
Project	0000	

DRB MODIFICATION
04.03.2024



Revision — Date
DRB REV#1 — 04/03/2024

ZONING/DRB PERMIT SET
REVISION #1

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

Owner: PPG Development LLC — 501 Diplomat Parkway, Hallandale Beach FL, 33009 — 917.459.9717
Civil Engineer: Ocean Engineering — 8701 Bayshore Blvd, Unit 508, North Bay Village, FL 33138 — 786.251.5262 — ekopp@oceanengineeringinc.com
Geotechnical Engineer: NVS — 7900 Oak Commerce Way, Miami Lakes, FL 33016 — 305.888.3563
Landscape Architect: Ciel Landscape Architecture — 820 NE 4th Ave, Studio 113, Miami Beach, FL 33138 — 786.536.8076 — info@ciellandscape.com
Architect: Kobi Karp — 571 NW 28th St, Miami, FL 33127 — 305.573.1818 — kobikarp@kobikarp.com
Interior Designer: Interiors by Steven G. Inc. — 2874 Center Port Circle, Pompano Beach, FL 33064 — 954-700-8223 ext. 273 — jchin@interiorsbysteveng.com
Structural Engineer: YHCE — 88 NW 27 Avenue, Miami, FL 33125 — 305.969.9423 — tperez@yhce.us
MEP Engineer: Schnackel Engineers, Inc. — 2030 S. Ridgewood Street, Suite 100, Orlando, FL 32805 — 402.391.7680 — jmejia@schnackel.com
Lighting Consultant: Light Plan Design, Inc. — 1350 Broadway, 11th Floor New York, NY 10001 New York, NY 10001 — T: (646) 952-7019 — liwhitehouse@lightplan.com
Traffic: David Plummer & Associates — 1750 Ponce De Leon BLVD, Coral Gables, FL 33134 — 305.447.0900
Pool Consultant: Aquadynamics Design Group, Inc — 5000 SW 75th Avenue, Suite 103, Miami, Florida 33155 — T: (305) 663-1523 — info@aquadynamics.biz
Life Safety: SLS Consulting, LLC — 2121 Ponce De Leon, Coral Gables, FL 33134 — O: 888.224.9011 — www.slsfla.com

KOBI KARP
Lic. # AR0012578

LEVEL 7 (6)

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A3.06
Project:	2248	

LEVEL 6

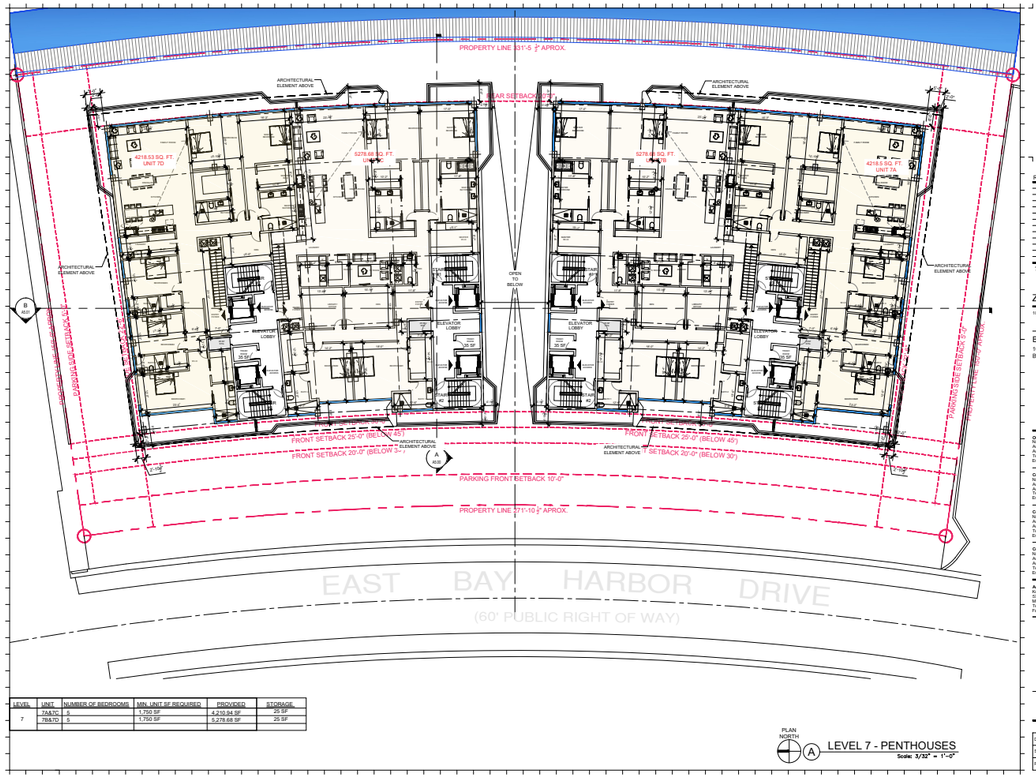
Date	11-11-2022	Sheet No.
Scale		A3.06
Project	0000	

LEVEL 7 (6)

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A3.06
Project:	2248	

SHEET COMPARISON EXHIBIT
04.25.24

DRB APPROVED
12.06.2022



LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED	STORAGE
7	7A&7C	5	1,750 SF	4,210.84 SF	25 SF
	7B&7D	5	1,750 SF	5,278.68 SF	25 SF

PLAN NORTH — A — LEVEL 7 - PENTHOUSES
Scale: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

ZONING
100% Submission

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

DRB APPROVED
12.06.2022

Owner: PFG Development LLC
Name: PFG Development LLC
Address: 501 Diplomat Parkway
Hallandale Beach FL, 33009
Tel: Tel: (305) 534-6099
Email:

Consultant: Landscape Architecture.
Name: Ciku Landscape Architecture
Address: 620 NE 4th Ave. Studio 113
Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email: Email:info@cikulandscape.com

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

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

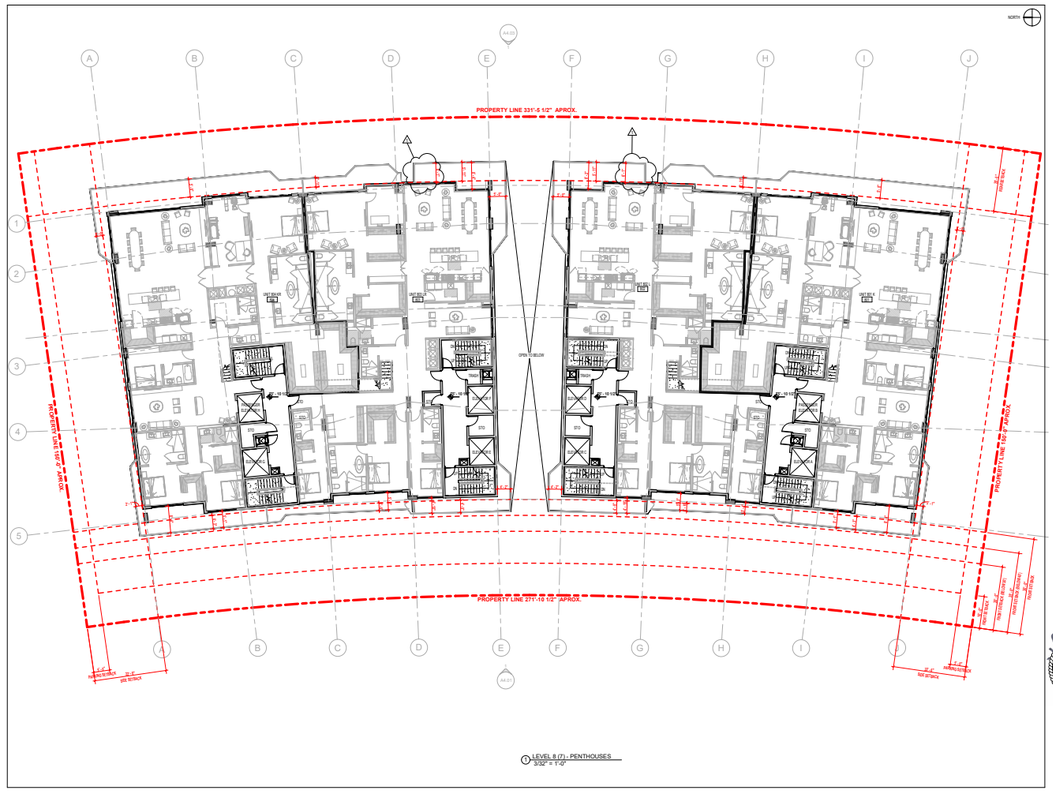
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, FL 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578

LEVEL 7 - PENTHOUSES

Date	11-11-2022	Sheet No.
Scale		A3.07
Project	0000	

DRB MODIFICATION
04.03.2024



LEVEL 8 (7) - PENTHOUSES
3/32" = 1'-0"

Revision	Date
DRB REVIS	04/03/2024

ZONING/DRB PERMIT SET
REVISION #1

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

Owner:
Name: PFG Development LLC
Address: 501 Diplomat Parkway
Hallandale Beach FL, 33009
Tel: 917.439.5717

Civil Engineer:
Name: Ocean Engineering
Address: 1750 Ponce De Leon Blvd 308
Miami, Florida 33134
Tel: 786.253.5252
Email: edgar@oceanengineeringinc.com

Geotechnical Engineer:
Name: NVS
Address: 14466 Commerce Way, Miami
Miami, FL 33016
Tel: 305.890.3383
Email:

Landscape Architect:
Name: Ciku Landscape Architecture
Address: 620 NE 4th Ave. Studio 113
Miami Beach, FL 33138
Tel: 786.536.6076
Email: info@cikulandscape.com

Architect:
Name: Kobi Karp
Address: 571 NW 28th St
Miami, FL 33127
Tel: 305.573.1818
Email: kobikarp@kobikarp.com

Interior Designer:
Name: Interiors by Steven G. Inc.
Address: 2818 Center Port Circle
Pompano Beach, FL 33064
Tel: 954-735-6223 ext. 272
Email: rishi@interiorsbysteveng.com

Structural Engineer:
Name: YHCE
Address: 55 NW 27 Avenue,
Miami, FL 33125
Tel: 305.389.9423
Email: lyenaza@yhce.us

MEP Engineer:
Name: Schnackel Engineers, Inc.
Address: 3035 South 72nd Street
Omaha, NE 68124
Tel: 402.391.1700
Email: jmejia@schnackel.com

Lighting Consultant:
Name: Light Plan Design, Inc
Address: 1441 Broadway 5th Floor New
York, NY 10003 New York, NY 10001
Tel: T: (646) 952-7019
Email: barbarkovacs@lightplan.com

Traffic:
Name: David Plummer & Associates
Address: 1750 Ponce De Leon BLVD
Coral Gables, FL 33134
Tel: 305.447.0900
Email:

Pool Consultant:
Name: Aquadynamics Design Group, Inc
Address: 5000 SW 75th Avenue, Suite 103
Miami, Florida 33155
Tel: 305.897.8979 Ext. 303
Email: info@aquadynamics.biz

Life Safety:
Name: SLS Consulting, LLC
Address: 250 Palermo Ave
Coral Gables, FL 33134
Tel: 305.774.4004
Email: www.slsfla.com

LEVEL 8 - PENTHOUSES (7)

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A3.07
Project:	2248	

LEVEL 7 - PENTHOUSES

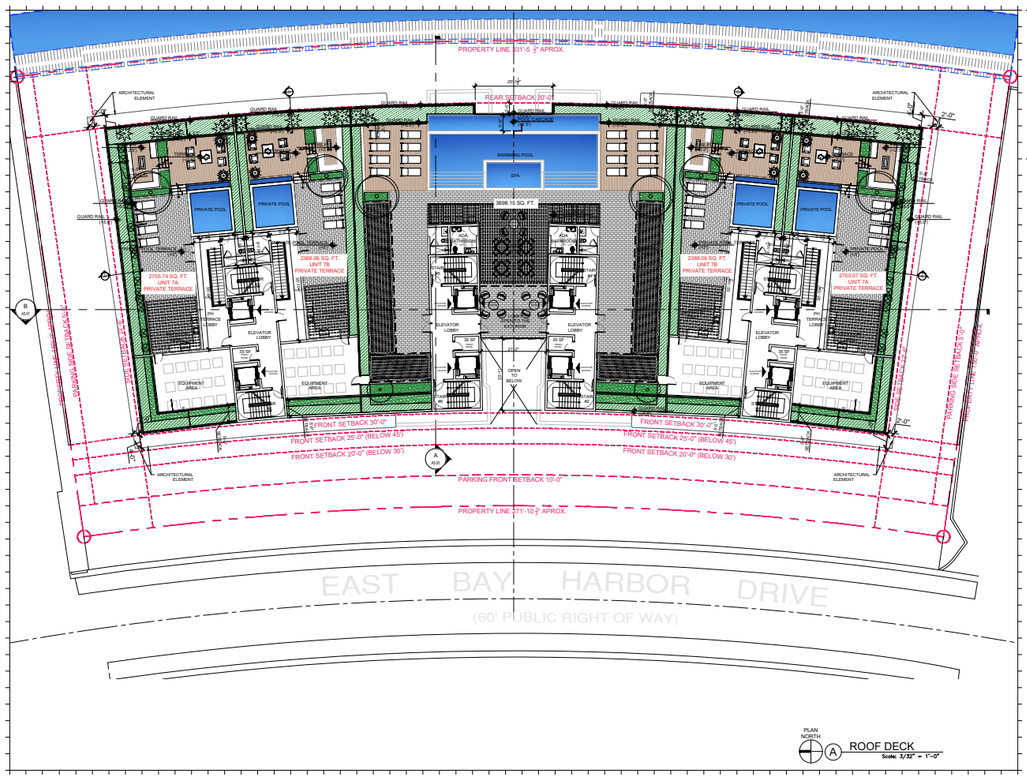
Date	11-11-2022	Sheet No.
Scale		A3.07
Project	0000	

LEVEL 8 - PENTHOUSES (7)

Date:	04/03/2024 - DRB REV#1	Sheet No.
Scale:	As indicated	A3.07
Project:	2248	

SHEET COMPARISON EXHIBIT
04.25.24

DRB APPROVED
12.06.2022



Rev. Date Rev. Date

ZONING

100% Submission

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

DRB APPROVED
12.06.2022

Owner: PPG Development LLC
Name
Address 501 Diplomat Parkway
Hallandale Beach FL, 33009
Email
Tel (305) 534-8099

Consultant: Landscape Architecture.
Name Ciel Landscape Architecture
Address 820 NE 4th Ave, Studio 113
Miami Beach, FL 33138
Tel (786) 528-6370
Email Email:info@ciellandscape.com

Consultant: Photometrics.
Name
Address
Tel
Email

Consultant:
Name
Address
Tel
Email

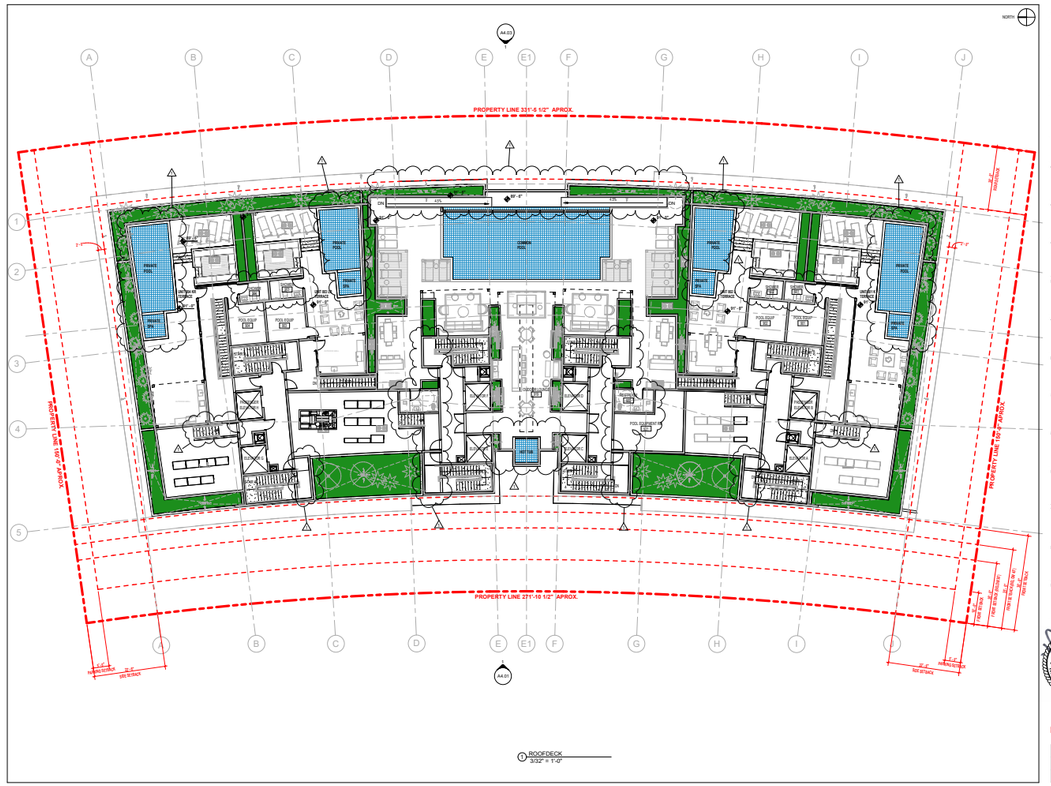
Architect:
Kobi Karp Architecture and Interior Design, Inc.
1101 Biscayne Blvd
Miami, Florida 33132 USA
Tel: +1(305) 372 1812
Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578

ROOF DECK

Date 11-11-2022	Sheet No. A3.08
Scale	
Project 0000	

DRB MODIFICATION
04.03.2024



Revision Date
DRB REV# 04/03/2024

ZONING/DRB PERMIT SET
REVISION #1

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

Owner:
Name PPG Development LLC
Address 501 Diplomat Parkway
Hallandale Beach FL, 33009
Tel 917.459.8717

Civil Engineer:
Name Ocean Engineering
Address 8101 Biscayne Blvd, Unit 508
Miami, Florida 33138
Tel 305.868.3363
Email info@oceanengineeringinc.com

Geotechnical Engineer:
Name WS
Address 7200 Commerce Way, Miami Lakes, FL 33016
Tel 305.666.3363
Email

Landscape Architect:
Name Ciel Landscape Architecture
Address 820 NE 4th Ave, Studio 113
Miami Beach, FL 33138
Tel 786.528.6370
Email info@cielandscape.com

Architect:
Name Kobi Karp
Address 371 NW 28th St
Miami, FL 33127
Tel 305.573.1812
Email kobikarp@kobikarp.com

Interior Designer:
Name Interiors by Steven G. Inc.
Address 1855 Griffin Road
Pompano Beach, FL 33004
Tel 954-735-8223 ext. 273
Email chris@interiorsbysteveg.com

Structural Engineer:
Name YHCE
Address 99 NW 27 Avenue,
Miami, FL 33126
Tel 305.969.9420
Email lyanes@yhce.us

MEP Engineer:
Name Schnackel Engineers, Inc.
Address 3233 South 72nd Street
Omaha, NE 68124
Tel 402.391.7900
Email jmaja@schnackel.com

Lighting Consultant
Name Light Plan Design, Inc.
Address 127 W 30th Street 9th Floor New York, NY 10001 New York, NY 10001
Tel 212.695.1234
Email lueihenlouse@lightplan.com

Traffic:
Name David Plummer & Associates
Address 2200 Ponce de Leon Blvd
Coral Gables, FL 33134
Tel 305.447.0900
Email

Pool Consultant:
Name Aquadynamica Design Group, Inc
Address 5550 SW 75th Avenue, Suite 103
Miami, FL 33143
Tel 305.667.8979 Ext. 303
Email info@aquadynamica.biz

Life Safety:
Name SLS Consulting, LLC
Address 280 Palermo Ave
Coral Gables, FL 33134
Tel or Website sls-sls.com
Email www.sls-sls.com

ROOF DECK

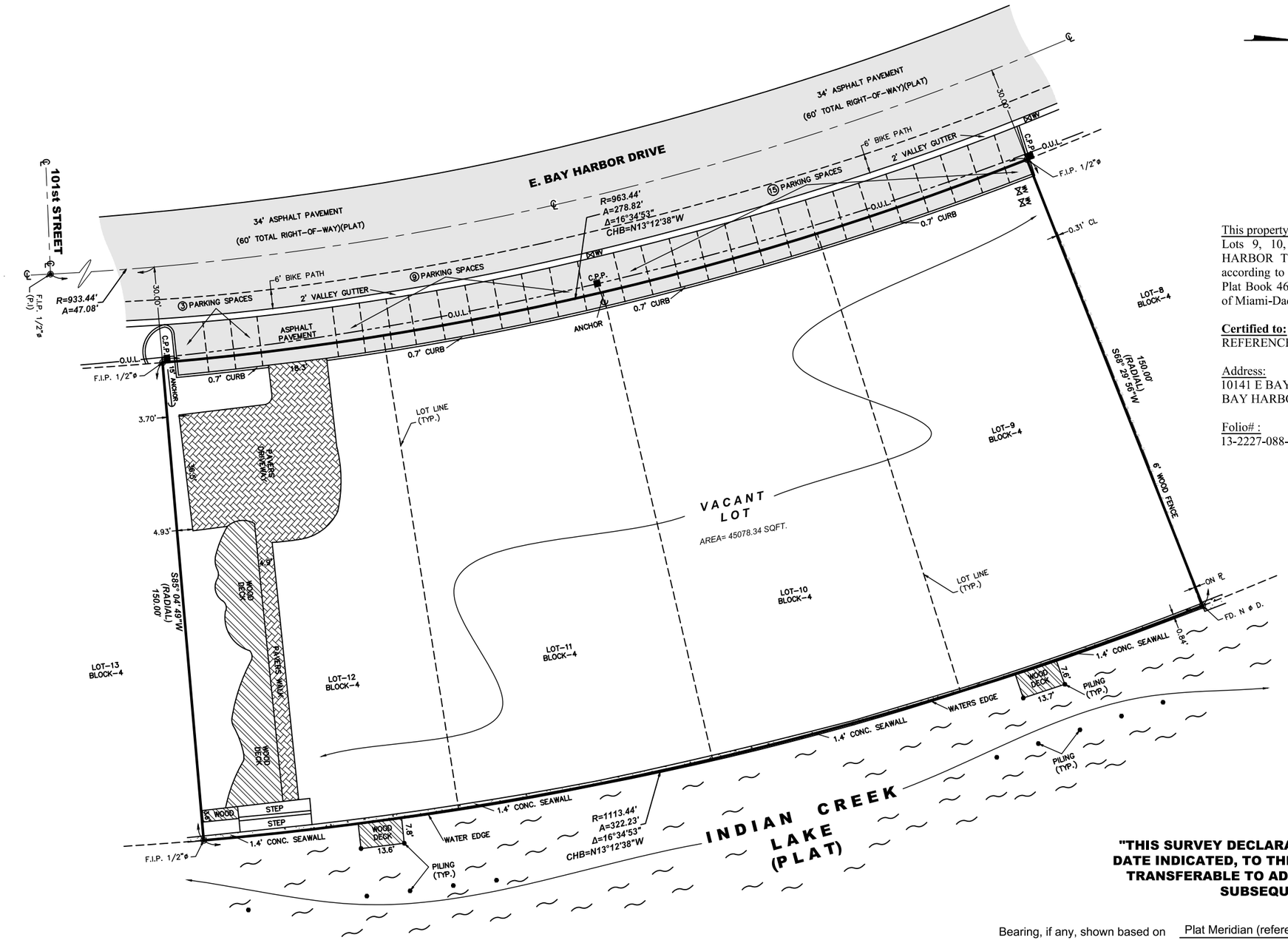
Date: 04/03/2024 - DRB REV#1	Sheet No. A3.08
Scale: As indicated	
Project: 2248	

ROOF DECK

Date	11-11-2022	Sheet No. A3.08
Scale		
Project	0000	

ROOF DECK

Date:	04/03/2024 - DRB REV#1	Sheet No. A3.08
Scale:	As indicated	
Project:	2248	



This property described as:
Lots 9, 10, 11 and 12, Block 4, BAY HARBOR TOWERS A CONDOMINIUM, according to the Plat thereof as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

Certified to:
REFERENCE ONLY

Address:
10141 E BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FL 33154

Folio# :
13-2227-088-0001 (REFERENCE)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on Plat Meridian (reference) WEST ℄ ***N13°12'38"W*** (CHORD)

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey and there may be legal restrictions on the Subject Property that are not shown on the Survey Map.
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description show in Public Records or provided by client and no claims as to ownership or matters of title are made or implied.
g) All roads shown hereon are public unless otherwise noticed.
h) No identification cap found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as classified in the minimum technical standards (5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
l) This notice is required by the Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

LEGEND

A	= Arc
A/C	= Air condicioner
BM	= Bench Mark
BRG	= Bearing
CATV	= Catch basin
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
C.P.P.	= Concrete power pole
℄	= Center Line
CLF	= Chain Link Fence
CL.	= Clear
CONC.	= Concrete
C.O.	= Clean-out
D	= Deed
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Encr.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD.	= Found
L.A.	= Limited Access
L.P.	= Light Pole
L.M.E.	= Lake Maintenance Easement
M	= Measured
M.L.P.	= Metal light Pole
M.H.	= Manhole
ℳ	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
℞	= Property Line
PL	= Planter
P.P.	= Power Pole
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.O.T.	= Point of Termination
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
W.S.	= Water Service

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

REVISIONS:

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	
AE	120637	0144	L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 9'FT N.G.V.D.		

BOUNDARY SURVEY.
I HEREBY CERTIFY: that this survey meets the STANDARDS OF PRACTICE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 04/18/2024
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
04/17/24	1"= 35'	J.A.	24-24818

AGENDA ITEM REPORT
June 17, 2024

ITEM NUMBER: 5.

ITEM: Approval of the minutes of the Design Review Board meeting held on August 15, 2023. (Item #5)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	8.15.2023 Design Review Board Meeting

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING

A Regular Meeting of the Design Review Board was held on Tuesday, August 15, 2023, at 7:06 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Vice Chair Alan Bebchik
Member Alexander Feldman
Boad Member Wesley Kean
Board Member Janet Adler Board
Board Member Jed Frankel

Chair Steven Hurwitz and Board Member Alexander Feldman were absent.

1. Request for approval for an addition to a single-family home for "Rasha Rivkin" located at 1311 95 Street, Lot 10 of Block 33. The owner is proposing an addition of 590 sq. ft. to the existing 2,321 sq. ft. single-story home. The new a/c floor area will be 2,932 sq. ft. The expanded home will have 5 bedrooms, 4 full baths, 1 half bath, no garage and a proposed roof terrace.

   Project Architect Erick Torres, 7725 SW 155th Place, Miami, Florida came forward and presented the project on behalf of the property owner. He described the proposed rear addition to the house which would consist of a first floor and a Florida Room with a master bedroom on the second floor. The stairs to the roof will access the terrace only; a total of 1,349 square feet will be added to the existing house.

   Vice Chair Bebchik pointed out a discrepancy with the square footage. Mr. Torres clarified that according to the Site Plans, the first floor will be 588 square feet and the second floor will be 761 square feet. The Vice Chair asked about the relationship of the design between the existing house, the addition, and the neighborhood, because it looks like two completely separate volumes, versus one cohesive addition. Mr. Torres questioned why the addition design has to be the same as the existing.

   Board Member Kean stated that there is an argument about creating a distinction between the new and the existing. He felt the distinction was not strong enough in terms of the point where the new was created, somehow separating it either with a window or material transition. Vice Chair Bebchik said there is no cohesive design strategy in the project. He wanted to know about the design and the ideas behind it. He said the design looks multifamily oriented or like something seen on office buildings; it does not look like it fits within a residential neighborhood.

   Mr. Torres stated that they are not able to use the tiles, because the house has a flat roof. The angle roof is a characteristic of the existing house; it distinguishes itself because of the flat roof versus the slope roof of the existing house.

Board Member Kean stated that looking at the elevations, especially the back, he likes the fact that they are going vertical, which will have a view; but then it turns back on the pool deck. There is not a lot of engagement between the outdoor area and the pool façade; there are no balconies or anything like that. More importantly is how well all these things are resolved. The windows are placed off of the plans, but they are not related in elevation from first floor to second floor, or across the façade. He said he was having a difficult time rationalizing the design strategy. Mr. Torres stated the problem is the first floor and the second floor are not related; a window cannot be placed there to align with the floors. He explained that on the second floor, looking at the rear façade, there is only a bathroom and a walking closet to the left, and windows cannot be placed there. The big window on the right occupies mostly all the walls of the bedroom, and hardly anything else can be done there.

Vice Chair Bebchik stated that the back of the house is the main focal point of the house. He suggested making the front porch with a higher slope roof to cover the back of the house and elevate the main entrance. Mr. Torres said the front porch does not exist. He said putting the roof a little higher will not work, because it will be a different slope of the house.

Board Member Kean expressed concern with the existing roof slopes to the vertical wall of the addition. He asked how the water they would deal with the water that would collect there, which would require some type of drainage system.

Board Member Barnard stated that he understands it's a new addition that can be done in many ways, but context has to be taken into consideration, the immediate context to the neighbors and the building itself. There are control joints that could act as registration lines to tie back to the existing building. Everything speaks its own language, nothing integrates. It's a mass that has no connection back to either the existing or the context around it. The materiality is the same, so it wants to blend it, but it doesn't; so, it's caught between two worlds. There are ways, easily, without affecting the intention of the design that can tie the addition to the existing building, move some of the lines to register with the existing windows, and play with some of the elements on the façade to make it have more of a cohesive contextual sense.

Board Member Kean stated that there is great opportunity; the pool deck is on the northside of the home, which is the indirect light side, and gives the opportunity to open up that façade more, with more openings or more glazing to bring in more natural light to experience some of that rear yard from those interior spaces. It seems there is a lot of opportunity built in the plans that was not completely taken into consideration. He said he likes and appreciates the location of the massing in the back, which is the right way to do an addition, where you don't overwhelm the street. It creates other challenges for the rear yard, which is what is lacking. Materially, if the Architect accepts this is going to be more of a modern contemporary connecting into the barrel-tile style home, it has to be more distinct; how that transition happens has to be very distinct where the old and new exist. There is language on the new design about eyebrows and scorelines, then the original is more mid-century with more materiality; they could come together a little bit more. He said the design is not refined enough; it needs a little bit more materiality, thought, and fenestration.

Vice Chair Bebchik suggested having a pitch roof similar to the house, instead of the roof deck if it is not going to be used. Mr. Torres said it cannot be done, because the house is too high.

Rasha Rivkin, property owner, came forward and asked the Board if all the questions regarding the exterior were related to materials, building, architecture-nothing to do with looks on the outside. She said she did not think about that; she figured they would make the house look cohesive at the end of the project with different design features and figure out how to bring it all together. Board Member Kean informed her that part of the Board's review is to see what that idea is to ensure it is consistent with the spirit of the community. The issue is how the addition architecturally connects to the house, the rear yard, and the outdoor spaces, which is lacking in the outside design, and can be improved.

Mr. Torres said it's a small space and not much can be done. Board Member Barnard responded that no one was proposing that they take more space than what was given; the concern is that there is an existing house with a completely different architecture and context behind it, which could be an intentional move. If there is a different materiality to that building that sets it apart in a stronger way, it would be seen as a different move. It's the same material, it ties in directly; there are moments where there is direct connection and it's a small wall. It's trying to be iconic and separated and speaks its own language; then it's trying to merge back in, in such a way that it does not complete either of the ideas. It could be something where you lean totally into the contextual and give in to the fact that the house and the neighbors' houses all have a similar language and build the addition that way. They didn't break far enough from where it speaks that language; it seems like it is missing some components of that language. Either make it a standoff in this beautiful box behind it or something that integrates more into the context.

Board Member Frankel asked how the air condition units on the roof are screened from view of the other properties. Mr. Torres said there is a 42' high wall around them. He asked about the height of the units and how far they are setback from the wall. Mr. Torres said the units are less than 36 inches. He asked if the staircase access to the roof is visible from outside and how it is screened. Mr. Torres said it is screened with concrete block wall around it, and it is open to the roof.

Board Member Kean pointed out that a lot of water will compile down the stairs. Mr. Torres said plumbing is in place to address that issue. He informed the Applicant the Board approves similar projects all the time; they try to be as critical as they can, which is their responsibility. There are two directions that they can go with the project; it would be part of one home in which case the themes in the existing home need to make their way into the addition; or, it could make a statement that this is a new element, which needs to articulate itself in a new language. Would it be something above the roof line, a different material about light and air so that it is more reflective or more refined than the materials that are on the lower level or either grounded in stone or wood or fenestration. A lot more work is needed to meet the Board's standard of approval.

Mr. Torres asked if it was possible to have an informational meeting once he had the sketches, so that he did not have to come back before the Board. He was informed that he could meet with the Town Planner, but the Board had to meet in public to approve the plans.

Board Member Frankel suggested that Mr. Torres look at houses around the west island that fit with the character of the neighborhood and are architecturally appealing.

Board Member Adler advised Mr. Torres that the plans have to be completely finished when they are resubmitted to the Board.

ACTION: Board Member Adler made a motion to defer the request. Board Member Kean seconded the motion, and all voted in favor.

2. Request for approval for an addition to an existing single-family home for "Alexander Galsky Trust" located at 1271 95 Street, Lot 9 of Block 31. On June 6, 2023 the Board deferred the project. The Board requested a better front facade rendering showing the project addition. The architect has submitted new sheets for review. The owner is proposing an addition of 742 sq. ft. The expanded home will have 4 bedrooms/4 baths and no garage. The new total square footage will be 3,549 sq. ft.

Architect Wesley Castellanos, Castellanos Design Studio, 7300 Biscayne Boulevard, Miami, Florida and Property Owner Alexander Galsky were present. Mr. Castellanos presented the proposed project to the Board; he explained the house was going on its fourth addition. This proposed addition is on the southwest side; the applicant is trying to get more bedrooms. The project meets the criteria for the square footage required by the Town Code. They pushed out the existing foyer to create a grander space and created bathrooms. They match the windows and the floor plan for an elevation that works in harmony. They sloped the roof in one direction and created a parapet at the façade. The façade transitioned into a more modern architecture style, which gives a lot more light in the entrance, a skylight, building on top of the existing wall and creating a parapet. A valley gutter will be installed to collect the water. The new roof will match the existing metal roof. He described the design of the white and grey home. The side of the structure will be hidden behind the landscape; there will be two standard windows and the one for the bathroom. The roof will pitch down and pickup from rainwater, leaders, and gutters.

Board Member Frankel pointed out that the entrance doors are not centered with the stairs. Mr. Castellanos said they are slightly to the right, as there will be a mudroom. He asked if solid materials would be on the side of the doors. Mr. Castellanos said there will be opaque glass on both sides.

Board Member Adler asked about the landscaping. Mr. Castellanos referred to Page S1 of the Site Plans and described the landscaping of trees on the front, landscaping throughout the east and the west, use of bamboo, nice landscaping in the front, and the addition of planters.

Further discussion continued with the Board on the landscaping, the roof, the fascia detail, changes to the driveway, and the bands on the design. Mr. Castellanos stated that the pavers on the driveway will be illuminated.

Regarding the first submittal, Board Member Barnard informed the Applicant it was never about not having faith in the design. There were lots of nuances, especially to the design. They were referring to a portion of the fascia that was a two-inch reveal versus something that is projected forward. Here, especially with the axle, one are able to get a sense of that. He liked the warmth of the wood in the front door; it creates some warmth into something that has more mono chrome greyscale approach to it.

He shared Board Member Kean concern that it comes down to details of how they would pull off the issue with the fascia, because it wants to be robust, but it could end up being thin, in general successful, and able to tie it in. It can go many different ways, but this is a viable way.

ACTION: Board Member Barnard made a motion to approve the request with the conditions outlined in Town Planner Michael Miller's Staff Report. Board Member Janet Adler seconded the motion, and all voted in favor.

3. Request for approval for exterior modifications for "Mary Shaked" located at 10125 West Broadview Drive, Lot 9 of Block 25. The owner is proposing to modify portions of the exterior house facade (West/South), the driveway along West Broadview Drive and related landscaping modifications.

Architect Yoann Andreu, ARTE Homes Design Studio, 1801 NE 123rd Street, Suite 314, Miami, FL 33181, came forward and presented the proposed project. He explained the intent to magnify the old fashion property with a very minimalistic, refined material in black and white. The façade will be improved with a white and blend material, double ceiling, opening up of maximum landscaping to see the light structure and provide contrast to the project. Black lines will be used for the windows and the doors will be changed using nice materials. The driveway will be changed from brick; there will be nice vegetation, a Japanese Garden, materials of white stone, and concrete fiber glass will be used.

ACTION: Board Member Kean made a motion to approve the request with the conditions in Town Planner Michael Miller's Staff Report. Board Member Adler seconded the motion, and all voted in favor.

4. Approval of the minutes that was held on May 2, 2023.

ACTION: Board Member Barnard made a motion to approve the Minutes. Board Member Wesley Kean seconded the motion, and all voted in favor.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 7:49 P.M.

_____
CHAIR

ATTEST:

_____
TOWN CLERK