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

DEVELOPMENT & REVIEW COMMITTEE MEETING

August 8, 2024
11:00 AM

AGENDA

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

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

3. Review and discussion of the Site Plan Application by 9720 W Bay Harbor Dr LLC, to construct a 9-unit Multi-Family Development to be located at 9720 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: August 8th, 2024 (DRC Meeting Date)

Subject: Site Development Plan Application - #3 Review & Comments
10150-10190 East Bay Harbor Drive & 1075 101 St. – 20 DU Townhouses
Bay Harbor Islands Acct. No. SPR2024-000011
MMPA Acct. No. 01-0702-1190

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **APPROVE** the proposed Site Development Plan application at this time, as it appears the applicant's design team has addressed all of the previous MMPA comments, and all previous comments made by other DRC members.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: West of East Bay Harbor Drive / North of 101 St. / South of 102 St.
10150 E. Bay Harbor Dr. / 10190 E. Bay Harbor Dr. / 1075 101st St.
Legal Description: Lots 1, 2, 19 & 20 of Block 6, of "Bay Harbor Island" Subdivision according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

As agents for the contract purchaser of the above-described properties (Regency Development Group, LLC), attorney Matthew Amster, Esq. from the Bercow Radell Fernadez & Tapanes law firm and Kobi Karp Architecture and Interior Design, Inc. has submitted a new Site Development Plan application to allow for the construction of a twenty (20) dwelling unit townhouse development located on three (3) existing multifamily sites located at 10150 East Bay Harbor Drive, 10190 East Bay Harbor Drive, and 1075 101st Street. The proposed dwelling units range

from 2,767 to 3,176 square feet of A/C space plus balconies, etc. The proposed site design incorporates (20) dwelling units each of which are three (3) stories in height, each with ground floor individual parking garages and a private roof deck. The project site has (3) street frontages which require larger setbacks, restricting the buildable area. The proposed site design includes two (2) linear buildings, oriented north / south with one building in the western portion of the site and the other in the eastern portion of the site parallel to East Bay Harbor Drive. A shared central internal private one-way drive-aisle is proposed that will extend between 101st St. and 102 St. Eighteen (18) of twenty (20) townhouses will have direct access to this driveway for their parking garages. Only two (2) townhouse units have direct access to the front parking garages from 101st Street. The interior drive is a one (1) way drive isle and is 12' in width (23'+ driveway corridor) which meets Code requirements. Four (4) guest spaces are proposed in the front yards where the private driveway connects to 101st St. and 102nd St.

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

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

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

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

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other

provisions. The submittal package has several design issues, some of the plans are inadequate, and a few others require items need to be corrected. The plans need to be revised to address / include all required plans and meet Town Code criteria.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. The developer is seeking to build only 20 DU via the base density (19.80 DUA). Therefore, **no additional TDR units are required.** If the site is developed as proposed there will be fourteen (14) TDR units available. The proposed development is consistent with the applicable FLUM designation / density of the property.

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

PLATTING

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

RIGHT-OF-WAY AND ACCESS DESCRIPTION / PARKING

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

As stated above, the overall site has (3) street frontages. A shared central internal private one-way 12' wide drive-aisle is proposed (23'+ driveway corridor) which meets Code that will extend between 101st St. and 102 St. Eighteen (18) of twenty (20) townhouses will have direct access to this driveway for their parking garages. Only two (2) townhouse units have direct access to the front parking garages from 101st Street. The interior drive is a two (2) way drive isle and is 23' in width which meets Code requirements. Four (4) guest spaces are proposed in the front yards where the private driveway connects to 101st St. and 102nd St.

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

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

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

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

SITE PLAN COMMENTS

Following are our comments based on the revised DRC plans with a date of July 25th, 2024 submitted to the Town for consideration:

1) No further comments provided.

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

April 22, 2024

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

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

Dear Ms. Lasday:

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

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

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

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

Figure 1

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

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

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

Very truly yours,

Matthew Amster

cc: Michael Yanopoulos, Esq.

PROJECT: 10190 E Bay Harbor Dr

PERMIT #: SPR23-000009

COMMENTS RESPONSES: 07/11/2024 REVISION #2

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
	DRC COMMENTS	
	Reviewer: Mike Messa	
KKAID	1. Lots are not allowed to be subdivided, therefore townhouses are not allowed. FBC 2023 definition of a townhouse. A single-family dwelling unit not exceeding three stories in height constructed in a group of two or more attached units with property lines separating such units in which each unit extends from the foundation to roof and with yard or public way on not less than two sides.	"Townhouse" term has been updated to "multi-family (occupancy classification R-2 as per 2023 FBC 8th edition, section 310.4)" on sheets A0.00 and A1.00.
	2. As per asce 24, wet floodproofing requires flood vents on 2 different walls.	Flood vents located on 2 different walls within the garage, therefore perimeter on unit A1 changed slightly (only on ground level) and 3 unit types were added (A4, A5 and A6). See sheets A2.00 & A3.00). See updated area breakdown on sheet A1.00.
	3. Need to clarify steps from garage to units, amount of steps do not add to the change in elevation.	Garage risers were updated to match the required height difference with the rest of the unit floor height (2'-6"). Each riser is 7- ½" high as per 2023 FBC 8th edition section 1011.5.2 exception 3. See enlarged units, sheets A3.10, A3.11, A3.12, A3.13, A3.14, A3.15, A3.16, A3.17, A3.18, A3.19, A3.20 & A3.21.
	Reviewer: Rodney Carrero-Santana	
OCEAN ENG.	1. As per the Florida Statue Chapter 566 (811); 556.105 Procedure Paragraph 5 (c), "when exacavation is to take place within a tolerance zone, an excavator shall use increased caution to protect underground facilites. The protection requires hand digging, pot holing, soft digging, vacuum excavation metthods, or other similar procedures to identify underground facilities. Any use of mechanized equipment within the tolerance zone must be supervised by the excavator", this note to be added to the civil plans.	Note added, refer to sheet C201
	2. A ROW permit is required on the condition that the initial exploratory dig and repair within the Town ROW and is limited to grassy area behind any curb work. Removal of existing landscaping shall be restored or replaced to its original condition, and full repair of any disturbed underground utilities, including water and irrigation lines, funny tubes, pop-up sprinkler heads, valves, meters, meter boxes, el al.	Note added, refer to sheet C201
	3. MOT safety of employees, pedestrians, and maintaining resident's egress or ingress to their own property is the responsibility of the contractor or sub-contractor. Any work equipment, or activity that extends into the roadway must have a police presence as part of their MOT, which can be arranged by contacting the Bay Harbor Islands Police Department at least 48 hours in advance. Sunshine locates shall be called in by the contractor and verified as marked prior to beginning work.	Note added, refer to sheet C201
	Reviewer: Lorrainia	
KKAID	1. Sheet A2.00 - relocate mailbox away from handicap parking space.	Mailbox relocated away from handicap parking space and added a second one (see site plan - sheet A2.00 and south, east and west elevations - sheets A4.00, A4.01 and A4.03.
	2. West elev. & interior west elev. showed incorrectly some steps from unit "B" and "B1" to their patios.	There are no steps (see sheet A3.00) and these patio areas are at the same height as the rest of the unit (except the garage which is 2'-6" below). See sheets A4.05 & A4.03)

May 21, 2024

Mr. Igor Michin
10190 East Bay Harbor Development LLC
18101 Collins Ave, #3908
Sunny Isles Beach, FL 33160

Re: Report of Subsurface Exploration & Geotechnical Engineering Study
10190 East Bay Harbor Drive 3-Story Residential Buildings
10190 E Bay Harbor Drive
Bay Harbor Islands, Florida
NV5 Project No.: 18505

Dear Mr. Michin:

NV5, Inc. submits this report in fulfillment of the scope of services described in our Proposal No. 24-0349 dated May 9, 2024. The work was authorized by client provided Professional Services Agreement. This report describes our understanding of the project, presents our evaluations, and provides our professional opinions and recommendations for foundation design and construction for the project.

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

This item has been digitally signed and sealed by Qingyi Qian on 05/21/2024 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.

Sincerely,
NV5, Inc.

Digitally signed by Qingyi Qian
DN: E=Qingyi.Qian@nv5.com, CN=Qingyi Qian, O="NV5 Global, Inc", L=Hollywood, S=FL, SERIALNUMBER=MAS20230925092802, C=US
Reason: I am the author of this document
Date: 2024.05.21 18:12:54-04'00'

Qingyi Qian

QINGYI QIAN
LICENSE
No 78655
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Qingyi "Tom" Qian, Ph.D., P.E.
Senior Geotechnical Engineer
Florida License No. 78655

Alfredo Budik, P.E.
Senior Engineer
Florida License No. 43844

Enclosures/

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

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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-8)
Appendix B Permeability Tests Data (B-1 through B-6)

1.0 SITE AND PROJECT INFORMATION

NV5 was provided with the following documents as background information for this project:

- A Boundary Survey prepared by Lannes and Garcia, Inc. dated March 2, 2024.
- Architectural drawings prepared by KOBI Karp Architecture and Interior Design, Inc, titled *DRC Submission, 10190 East Bay Harbor Drive, Bay Harbor Islands, FL 33154*, dated April 17, 2024.

The project site is located at 10150, 10190 East Bay Harbor Drive and 1075 101st Street in Bay Harbor Islands, Florida. It is bounded to the north by 102nd Street, to the south by 101st Street, to the east by East Bay Harbor Drive, and to the west by 3- and 4-level residential structures. Based on the Miami-Dade County Property Appraiser's webpage, the site is subdivided into three lots. The corresponding Folio numbers are listed below:

10150 E Bay Harbor Drive:	13-2227-001-1440
10190 E Bay Harbor Drive:	13-2227-001-1250
1075 101st Street:	13-2227-001-1430

Based on received survey and Google imagery, the site is approximately trapezium shaped. The longer parallel side is about 141 feet, while the shorter one measures 93 feet, along east-west direction. The non-parallel sides are around 300 and 333 feet along north-south direction, respectively. The site is currently occupied by three 2-story apartment buildings. Site grades are estimated at about +4 to +6 feet with respect to the 1929 National Geodetic Vertical Datum (NGVD).

We understand the project is planned for two (2) 3-story residential buildings, with 10 units each. The units will be three (3) levels high. It also includes driveways and landscaped areas. Basement construction is not planned for this project.

Structural loads were not provided. We estimate column and wall loads to be on the order of 300 kips and 12 kips per linear foot, respectively. 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 foundation recommendations for design and construction of the proposed project. Specifically, this report provides:

- Drawings showing test locations, a graphic summary of the generalized subsurface conditions, and boring logs with detailed descriptions of the materials encountered.
- Discussion of generalized subsurface conditions at the site including groundwater levels and hydraulic conductivity.
- Discussion of feasible foundation type(s) for the proposed development.
- 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 engineering test borings and field permeability tests as described below. The test locations depicted on Drawing 1 were marked and identified in the field by NV5. It should be noted that the test locations shown are approximate. If accurate as-built test locations are required, they should be surveyed. The test data reported herein reflect our interpretation of conditions at the specific test locations only, and at the time the tests were performed.

3.1 BORINGS

The subsurface conditions at the site were explored with six (6) engineering test borings drilled to about 35 feet below grade at the approximate 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 boring and at approximately 5-foot intervals thereafter using a Standard Penetration Test split-spoon sampler (SPT) in substantial accordance with ASTM D-1586, "Standard Test Method for Standard Penetration Test and Split-Barrel Sampling of Soils." This test procedure drives a 1.4-inch inner-diameter split-tube sampler into the subsurface profile using a 140-pound hammer falling 30 inches. The total number of blows required to drive the sampler the second and third six-inch increments is the SPT N-value, in blows per foot, and is an indication of material strength. Upon completion of the boring, the borehole was backfilled with soil cuttings and the upper few feet closed with cement grout.

The soil/rock samples recovered from the boring was initially classified in the field. The samples were later re-examined in the laboratory to confirm field classifications. Visual soil classifications were made in accordance with ASTM D2487 and ASTM D2488. The results of the classification and consequent generalized stratification are shown in the records of test borings in Appendix A (sheets A-1 through A-8). Strata contacts shown on these drawings are approximate.

3.2 FIELD PERMEABILITY TESTS

NV5 performed also six (6) field permeability tests to 5 and 10 feet deep at the locations shown on Drawing 1. The tests were performed at three locations, with one (1) test advanced to five (5) feet, followed by a test to 10 feet below grade at each of the three locations. The tests were performed in general accordance with the South Florida Water Management District's *Usual Open Hole Procedure*. Test results are presented in Appendix B (sheets B-1 through B-6).

4.0 LOCAL GEOLOGY AND GEOLOGIC HAZARDS

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:
This surficial layer consists of light tan to tan, light brown to dark brown, and gray sand with limestone fragments extending to about two (2) to eight (8) feet below grade in the borings. Topsoil about two (2) to four (4) inches thick were encountered in borings B-1, B-2, and B-5, respectively. A 3-foot-thick limestone fragments was encountered in boring B-5 between two (2) and five (5) feet below grade. SPT N-values recorded in the sand layer range from three (3) to 9 blows per foot (bpf), with an average value of about five (5) bpf.

Layer 2 – Silt/Peat/Silty Sand:
This layer comprises gray to dark gray and dark brown silt, dark brown to dark gray peat and dark brown to gray silty sand encountered at two (2) to eight (8) feet below grade in the borings. It extends to about five (5) to 13 feet below grade with the thickness of about two (2) to six (6) feet. The average recorded SPT N-value is about two (2) bpf, and the values range from less than one (1) to four (4) bpf.

Layer 3 – Sand and Shelly Sand:
Below the layer 2 is dark gray sand and shelly sand encountered at about five (5) to 13 feet below grade. The thickness of this layer is about five (5) to 13 feet. Gray silt was encountered in the Boring B-3 at depths between 10 and 14 feet below grade. The recorded SPT N-values range from less than one (1) to 14 bpf with an average of about five (5) bpf.

Layer 3 – Limestone:
This layer consists of light brown and light gray limestone encountered around 18 feet below grade and extends to the maximum termination depth of the borings at about 35 feet below grade. The recorded SPT N-values range from 13 to greater than 50 bpf with an average of at least 25 bpf.

For the layers described above, Table 1 below summarizes our estimates of engineering parameters considered pertinent to the design of foundations for proposed structures.

TABLE 1 - SUMMARY OF ESTIMATED PERTINENT ENGINEERING PARAMETERS

Layer ID	Description	Thickness (ft.)	SPT N-values		Modulus of Elasticity (ksf)	Unconfined Compressive Strength (ksf)	Allowable Side Shear (ksf)
			Range	Avg.			
1	Sand	2 – 8	3 – 9	5	150	-	-
2	Silt/Peat/Silty Sand	2 – 6	<1 – 4	2	100	-	-
3	Sand and Shelly Sand	5 – 13	<1 – 14	5	150	-	-
4	Limestone with interbedded Sand layers	15+	13 – 50+	25+	5,000 – 10,000	50 – 300	3

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 2.7 to 3.8 feet below the existing ground surface. It should be noted that groundwater reading during drilling might not represent stabilized groundwater level. 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 corresponds to approximate elevations of +0.9 to +2.2 feet NGVD based on our assumed elevation at the boring locations. On average, stabilized groundwater levels in the general vicinity of the project are expected to vary between elevations 0 and +4 feet NGVD, the variations being primarily the result of seasonal rainfall and tidal fluctuation in nearby 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 (5) feet of the existing ground surface.

5.2 FIELD PERMEABILITY

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

TABLE 2 – SUMMARY OF FIELD PERMEABILITY TESTING

Test ID	Test Depth (ft.)	Hydraulic Conductivity (cfs/ft²-ft. head)
P-1A	5	1.07×10^{-02}
P-1B	10	5.46×10^{-03}
P-2A	5	2.60×10^{-02}
P-2B	10	6.41×10^{-03}
P-3A	5	1.11×10^{-05}
P-3B	10	1.35×10^{-04}

It should be noted that the above results are un-factored and represent the conditions at the test locations at the time of the tests. To account for potential variations in hydraulic conductivity across the site the designer should apply an appropriate safety factor to the reported values. The permeability tests data are 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. 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 3-story buildings. Consistent with current practice in the South Florida area we consider augered, cast-in-place (ACIP) piles to be the most feasible foundation type to support the tower. Other deep foundation systems such as driven piles and drilled shafts are not considered feasible. In addition to the noise nuisance, vibrations from driven pile foundations could adversely impact existing buildings on the site as well as those on adjacent properties. Additionally, it would be difficult to penetrate the hard zones in the limestone and sandstone rock at the site to sufficient depths to provide adequate uplift capacity on the driven piles. Drilled shafts are typically economically feasible and attractive only where they are used to carry very large loads that sufficiently justify the slower installation rates and other installation difficulties attendant with such foundations.

We conclude that the proposed 3-story residential buildings can be supported on 14-inch-diameter piles on the order of 26 feet long below existing grade.

As an alternative method to transfer the loads to the competent bearing layer for smaller structures such as perimeter walls, guard house, planters, etc., helical piles can also be used. The helical piles would be on the order of 20 feet below grade and securely screwed into Layer 4 limestone.

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

6.3 IMPACTS OF PEAT AND SILTY MATERIALS

It is noteworthy that the borings encountered near surface very soft peat and silt. These materials are highly compressible and will undergo consolidation when subjected to new stresses. It is therefore desirable to keep new fills to an absolute minimum to prevent consolidation settlement of the layer and the consequent potential impacts to any pavements or miscellaneous structures supported on shallow footings, particularly where these materials are closer to the ground surface. 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.

These compressible materials could also result in down-drag on perimeter pile foundations as the adjacent soil settles against the pile shafts. Structures supported on shallow foundations over the compressible peat and silt could be subject to the effects of long-term secondary compression of the material. NV5 should evaluate the project grading plans to assess any potential adverse impacts with respect to the peat and silt layer, including downdrag forces on the piles.

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

6.4 ESTIMATED SETTLEMENT

Assuming overall base pressures of 0.5 to 0.8 kips per square foot (ksf) for the proposed 3-story buildings, we estimate that foundation settlements for 14-inch-diameter ACIP piles about 26 feet long or helical piles about 20 feet long below existing grade will be on the order of one (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 structure settlements occurring during construction and for a short time period (typically less than two months) following substantial completion of the top level. Additional small settlements of the structure could occur after structural completion as interior walls, cladding, finishes etc. are added to the building. The settlements of the structure are expected to be relatively uniform. As the structure height increases, the structures should become stiffer, thereby reducing the potential for differential edge-to-center settlements. Differential movements of the pile cap system will result in redistribution of loads in the superstructure and among the pile caps.

6.5 IMPACTS TO ADJACENT STRUCTURES

The primary potential adjacent structure of concern for the proposed development is the four-level buildings to the west of the site. Impacts to adjacent structures during construction generally come from one of three (3) sources, namely settlement, ground movement due to nearby excavations, or vibrations. The discussion below is general in nature and NV5 can perform additional and more specific evaluation of potential impacts to adjacent structures as the project foundation design progresses and more information on the adjacent structure becomes available. It will be important to obtain as-built foundation information for the adjacent structures as early as possible in the project development schedule.

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

6.5.1 Settlement Impacts

The loads of the proposed 3-story buildings are not expected to cause significant areal settlements outside the foundation footprints. We therefore do not anticipate direct offsite settlement impacts.

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

6.5.2 Excavation & Ground Movement Impacts

Excavations for the proposed development are not expected to negatively impact the neighboring structures considering they are about 10 feet away from the west property line. However, depending on proximity, such excavations could result in movement of existing ground level slabs. Support of excavation will have to be properly designed to limit ground movement at the top of the excavations.

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

6.5.3 Vibration Impacts

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

6.6 MISCELLANEOUS ENVIRONMENTAL IMPACTS

Environmental forces consist of sinkholes, freeze thaw damage, shrinking and swelling soils, and hurricane scour can affect the performance of a foundation system. Sinkholes, freeze-thaw, and shrinking/swelling soils are generally not of concern in the South Florida area. While a detailed study of hurricane scour was outside the scope of this study, it is nonetheless our opinion that the foundation systems recommended herein when properly designed and constructed, will resist hurricane scour forces. It is therefore our opinion that these specific environmental forces have a low risk (on a scale of low, moderate, high) of adversely affecting foundation performance at this site provided the foundation system is designed and constructed as recommended herein.

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 its current condition. If old subsurface structures are encountered, they should be removed and replaced with compacted fill if they interfere with new foundations or utilities. If the old foundations do not interfere with new construction, they could be left in place. Backfilling of old foundation

excavations should be performed in accordance with the recommendations provided in this report.

After preparation as described above areas for structures that will have slabs on grade or pavements should be densified with at least five (5) overlapping passes of a heavy roller as it operates at its maximum vibrational frequency, and a travel speed of not more than two (2) feet per second. Proof-rolling should include planned development footprints plus a 5-foot perimeter. The densification should be observed by NV5 to identify and mitigate any weak subgrade conditions evidenced by yielding or rutting at the wheels of the roller.

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

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

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

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

7.2 FOUNDATION SUPPORT

7.2.1 ACIP Piles

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

[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 AXIAL CAPACITIES

Pile Diameter (in)	Minimum Pile Tip Elevation (ft., NGVD)	Allowable Compression (kips)	Allowable Tension (kips)	Minimum Grout Strength (ksi)
14	-21	80	40	5.0

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

2. For computer structural modeling of the building initial vertical spring constants of 80 kips per inch (kpi) may be used for the 14-inch-diameter ACIP pile. The vertical spring constant is the working pile load divided by the estimated pile settlement and is based on our experience and a review of available pile load test data in similar subsurface conditions. The initial spring constant value should be refined as the structural model is developed. The design value used should match the settlement estimates. For transient loading an initial spring constant of 800 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 load along with the lateral load in Table 3 above. A fixed head condition was assumed for the pile. A p-modification factor of 0.4 was applied to the soil resistance values to consider the effect of pile grouping since the LPILE program analyzes a single-pile condition only. No y-modification was applied. Our recommendations for allowable pile lateral capacities for the fixed head condition are presented in Table 4 below.

TABLE 4 - SUMMARY OF PILE LATERAL LOADS AND BENDING MOMENTS

Pile Diameter (in)	Allowable Lateral Load (kips)	Maximum Bending Moment (in-kips)	Depth to Maximum Moment (ft.)	Depth to Zero Moment (ft.)
14	3	200	0	22

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

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

4. Resistance to lateral loads can also be provided by passive pressure acting on the pile caps or grade beams. However, this resistance should not be considered in combination with the lateral capacity of the piles as the deflections required to mobilize the passive resistance might be larger than those associated with the pile lateral capacity. Equivalent fluid densities of 180 and 80 pounds per cubic foot may be used to compute the passive

pressures acting against the sides of the pile caps and grade beams above and below the groundwater table respectively. Passive resistance of the upper one foot of soil should be neglected, unless it is confined by a slab or pavement. Frictional resistance between the soil and bottom foundation elements should ignored.

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.

5. 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, three (3) 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 capacity provided above assume pile reinforcement of approximately one (1) to two (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.

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

7. It has been widely held locally that for piles with a compression load of less than 80 kips no pile load test is required. We recommend that the local building official confirm this is acceptable for this project.

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

9. 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 six (6) 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.

10. 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.

11. 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.

12. Grout should be sampled during piling installation at a minimum frequency corresponding to the greater of one set of at least six cubes each morning and afternoon during production or

one set of at least six cubes for each 50 cubic yards of grout placed. Cubes should be tested for compressive strength at intervals of seven, 14, and 28 days. At least three cubes should be tested at 28 days. Any remaining cubes should be retained for subsequent intermediate breaks if required.

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

14. 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.

7.2.2 Helical Piles

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

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

Helix Diameter (in)	10–12–14
Allowable Compression Load (kips)	20
Allowable Tension Load (kips)	5
Allowable Lateral Load (kips)	0
Est. Length Below Existing Grade (ft.)	20

3. The contractor should be aware that is possible pile lengths may vary depending on actual site conditions. The helical piles would be securely screwed into Layer 4 limestone.

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

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

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

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

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

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

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

7.3 GROUND FLOOR SLABS

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

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

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

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

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 +4.0 feet NGVD for this site. As stated above, groundwater levels outside of this range could be encountered during construction. Some dewatering is expected for foundations and the installation of elevator shafts, and deeper utilities and appurtenances such as sewers, storm drains, catch basins, and manholes. We judge that if required, localized dewatering of

foundation excavations could be accomplished using pumps and sumps. Dewatering of larger excavations and larger volumes could require the installation of well points or other dewatering systems.

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

During dewatering, the adjacent properties must be monitored for adverse impacts from dewatering drawdown.

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

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 approved proposal 24-0349 between 10190 East Bay Harbor Development, LLC ("client") and NV5 dated May 9, 2024 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.

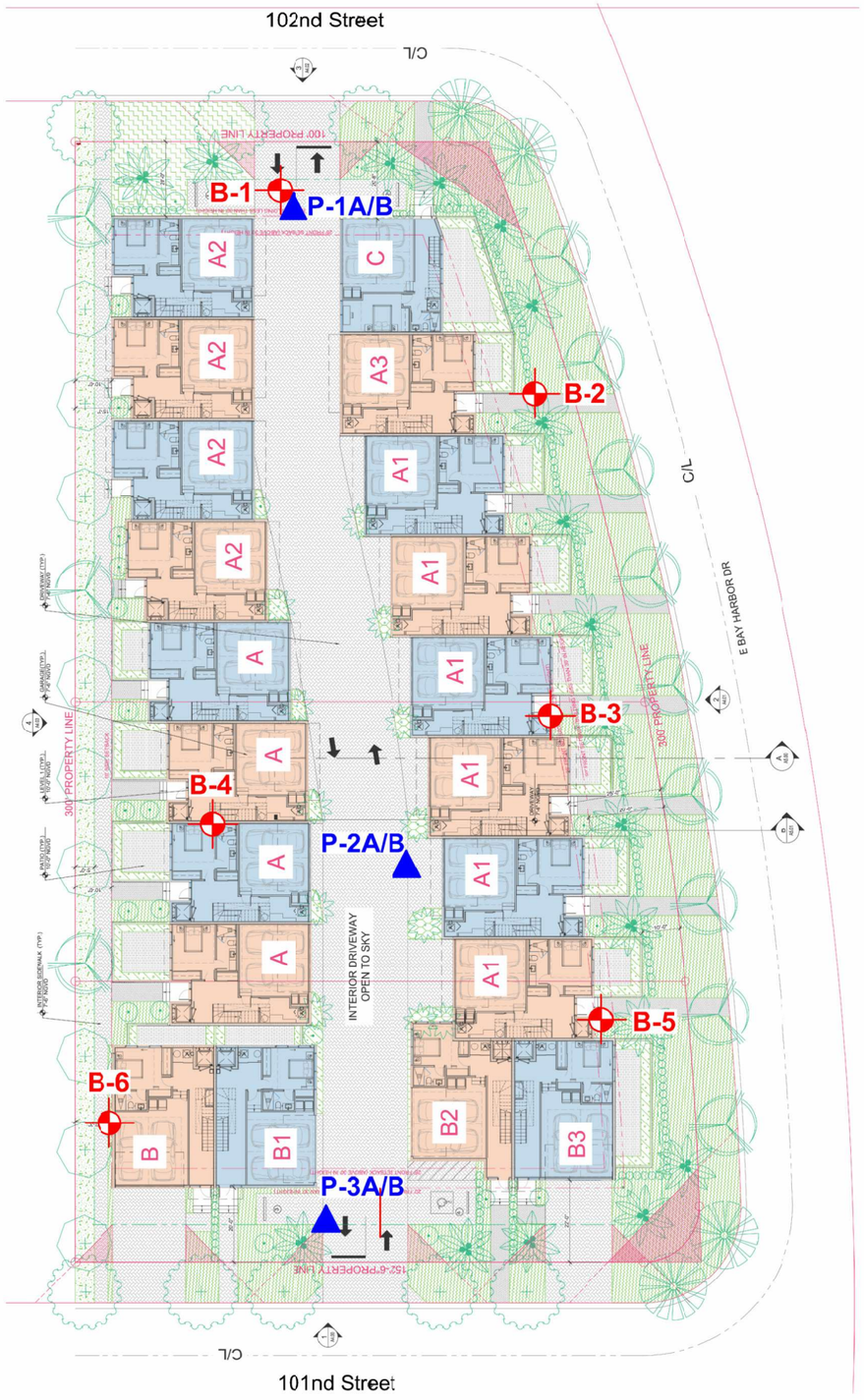
NV5 should be retained to provide consultation to the ownership and design team during the design development phase of the project, to review final foundation specifications and review foundation design drawings in order to ascertain that its recommendations have been properly interpreted and implemented. 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.

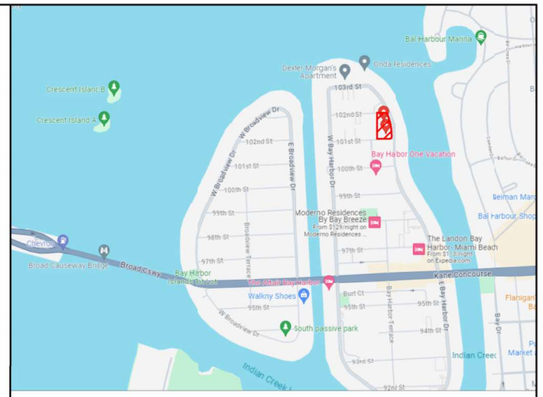
9.0 CLOSURE

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 305.901-2049.

****

DRAWINGS





Site Vicinity Map

0 40

Approximate Scale in Feet

LEGEND:

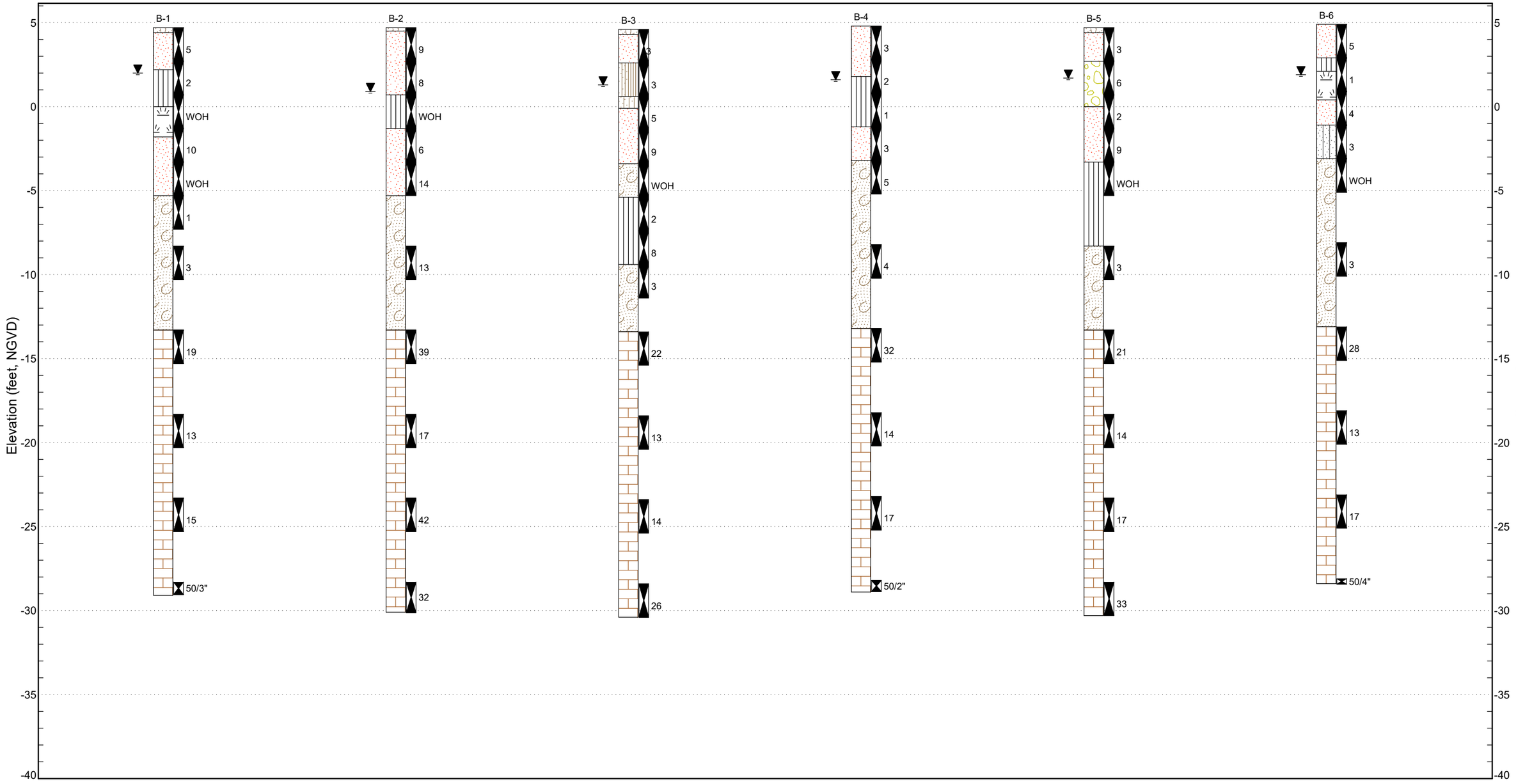
B-1 - Number & Approximate Location of Test Boring.

P-1A/B - Number & Approximate Location of Permeability Test.

NOTES:

1. Test locations shown are approximate.
2. Test location symbols are not to scale.
3. Base drawing was taken from Sheet A3.00, 10190 East Bay Harbor Drive, Zoning Set, Floor Plan - Level 1, prepared by KOBI Karp Architecture and Interior Design, Inc., dated 04/17/2024.

NV5	**DRAWING TITLE:** *Site Vicinity Map & Test Location Plan*				**DWN BY:** CR
	PROJECT NAME: *10190 East Bay Harbor Drive - 3-Story Residential Buildings*				**CKD BY:** CLG
	PROJECT LOCATION: *10150, 10190 East Bay Harbor Drive and 1075 101 St., Bay Harbor Islands, Florida*	**PROJECT NO:** *18505*	**DATE:** *05/21/2024*	**DWG NO:** *1*	**APD BY** —



Note: Boring top elevations have been estimated

BORING SUMMARY SHEET

PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT LOCATION: 10150, 10190 East Bay Harbor Drive and 1075 101 St., Bay Harbor Islands, FL.

PROJECT NUMBER: 18505

DATE: 05/21/2024

DRAWN BY: CR

CHECKED BY: CLG

DRAWING NO: 2

LEGEND

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

APPENDIX A

BORING LOG DATA

BORING NUMBER B-1

PROJECT NAME 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT NUMBER 18505 **PROJECT LOCATION** 10150, 10190 East Bay Harbor Dr. and 1075 101 St., Bay Harbor Islands, FL.

DATE STARTED 5/16/24 **COMPLETED** 5/16/24 **GROUND ELEVATION** 4.7 ft NGVD **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 2.7 ft / Elev 2.0 ft

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY Y. Garcia **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	14	2-3-2-3 (5)	SM		0.3 4" of Topsoil	4.4
				SP		SAND, loose, fine, light tan, with a trace of limestone fragments	
	SPT	16	2-1-1-1 (2)			2.5 SAND, very loose, fine, light brownish yellow, with a trace of shells, sand and organics	2.2
				ML		SILT, very soft, gray to light brownish yellow, with a trace of sand	
5	SPT	18	WOH-WOH-WOH-WOH (WOH)			4.7 SILT, very soft, gray to light brownish yellow, with a trace of sand, shells and organics	0 0.0
				PT		FIBROUS PEAT, very soft, dark brown	
	SPT	18	3-5-5-4 (10)			6.5 SILTY PEAT, very soft, dark brown	-1.8
				SP		SAND, loose, fine, dark gray, with shells	
	SPT	14	WOH-WOH-WOH-WOH (WOH)			SAND, very loose, medium, dark gray, with shells and silt	-5
10						10.0	-5.3
	SPT	12				SHELLY SAND, very loose, coarse, dark gray	
			WOH-WOH-1-2 (1)				
	SPT	12	2-1-2-2 (3)	SP		SHELLY SAND, very loose, coarse, dark gray, with a trace of limestone fragments	-10
15						18.0	-13.3
	SPT	16	22-8-11-16 (19)			LIMESTONE, very soft, light brown, with sand	-15
20							
	SPT	16	9-6-7-5 (13)			LIMESTONE, very soft, light brown, with a trace of sand	-20
25				LS			
	SPT	14	9-7-8-6 (15)			LIMESTONE, very soft, light brown, with a trace of sand	-25
30							
	SPT	6	20-50/3" (100)			33.8 LIMESTONE, hard, light brown, with sand	-29.1

Boring terminated at 33.8 feet.

BORING NUMBER B-2

PROJECT NAME 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT NUMBER 18505 **PROJECT LOCATION** 10150, 10190 East Bay Harbor Dr. and 1075 101 St., Bay Harbor Islands, FL.

DATE STARTED 5/17/24 **COMPLETED** 5/17/24 **GROUND ELEVATION** 4.7 ft NGVD **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 3.8 ft / Elev 0.9 ft

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY J. Rivera / H. Parada **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				SM		0.2 2" of Topsoil	4.5
	SPT	10	2-4-5-5 (9)	SP		SAND, loose, fine, light tan	
	SPT	16	5-4-4-2 (8)			4.0 SAND, loose, fine, light brown, with a trace of roots and limestone fragments	0.7
5	SPT	20	1-WOH-WOH-2 (WOH)	ML		6.0 SANDY SILT, very soft, gray to dark brown, with organics	0 -1.3
	SPT	10	1-1-5-10 (6)	SP		SAND, loose, fine, dark gray, with shells, traces of organics	
10	SPT	18	7-9-5-2 (14)			10.0 SAND, medium dense, fine, dark gray, with shells	-5 -5.3
15	SPT	12	4-7-6-2 (13)	SP		SHELLY SAND, medium dense, coarse, dark gray	-10
						18.0	-13.3
20	SPT	22	18-19-20-34 (39)	LS		LIMESTONE, medium hard, light brown, with sand	-15
25	SPT	18	11-10-7-13 (17)			LIMESTONE, very soft, light brown	-20
30	SPT	16	18-18-24-13 (42)			LIMESTONE, medium hard, light brown	-25
	SPT	6	5-4-28-50/4" (32)			34.8 LIMESTONE, medium hard, light brown to light gray	-30 -30.1

Boring terminated at 34.8 feet.

BORING NUMBER B-3

PROJECT NAME 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT NUMBER 18505 **PROJECT LOCATION** 10150, 10190 East Bay Harbor Dr. and 1075 101 St., Bay Harbor Islands, FL.

DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION** 4.6 ft NGVD **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 3.3 ft / Elev 1.3 ft

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY Y. Garcia **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	16	3-2-1-1 (3)	SM / SP		0.3 3" of Topsoil SAND, very loose, fine, dark brown to light tan, with a trace of limestone fragments 2.0	4.3 2.6
	SPT	12	1-1-2-2 (3)	SM-ML		SILT AND SAND, soft, dark brown to gray, with a trace of wood and limestone fragments 4.0	0.6
5	SPT	12	1-2-3-5 (5)	SM		4.7 SILTY SAND WITH ORGANICS, loose, dark brown	0 -0.1
	SPT	14	6-5-4-1 (9)	SP		SAND, loose, fine, gray SAND, loose, fine, gray, with shells 8.0	-3.4
10	SPT	18	1-WOH-WOH-WOH (WOH)	SP		SHELLY SAND, very loose, medium, dark gray 10.0	-5 -5.4
	SPT	12	1-1-1-1 (2)	ML		SILT, very soft, gray, with a trace of shells	
	SPT	12	2-3-5-4 (8)			SILT, medium stiff, gray with shells 14.0	-9.4
15	SPT	16	2-1-2-1 (3)	SP		SHELLY SAND, very loose, coarse, dark gray 18.0	-10 -13.4
20	SPT	16	7-10-12-10 (22)	LS		LIMESTONE, soft, light brown, with a trace of sand	-15
25	SPT	16	11-7-6-8 (13)			LIMESTONE, very soft, light brown, with a trace of sand	-20
30	SPT	16	10-6-8-10 (14)			LIMESTONE, very soft, light brown, with a trace of sand	-25
35	SPT	14	6-21-5-5 (26)			LIMESTONE, soft, light brown to light gray, with a trace of sand 35.0	-30 -30.4

Boring terminated at 35.0 feet.

BORING NUMBER B-4

PROJECT NAME 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT NUMBER 18505 **PROJECT LOCATION** 10150, 10190 East Bay Harbor Dr. and 1075 101 St., Bay Harbor Islands, FL.

DATE STARTED 5/16/24 **COMPLETED** 5/16/24 **GROUND ELEVATION** 4.8 ft NGVD **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 3.2 ft / Elev 1.6 ft

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY Y. Garcia **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	15	3-2-1-1 (3)	SP		SAND, very loose, fine, tan to light tan, with a trace of limestone fragments, silt and shells	
	SPT	14	2-1-1-1 (2)			3.0 SAND, very loose, fine, light tan to gray, with a trace of shells and silt	1.8
5	SPT	18	WOH-WOH-1-1 (1)	ML		SILT, very soft, gray	0
						6.0 SILT WITH ORGANICS, very soft, dark brown to gray	-1.2
	SPT	18	1-1-2-4 (3)	SP		8.0 SAND, very loose, fine to medium, dark gray, with shells and peat	-3.2
10	SPT	20	2-4-1-1 (5)	SP		SHELLY SAND, loose, fine, dark gray	-5
15	SPT	12	1-1-3-3 (4)			SHELLY SAND, very loose, coarse, dark gray, with a trace of limestone fragments	-10
						18.0	-13.2
20	SPT	14	20-15-17-30 (32)	LS		SANDY LIMESTONE, medium hard, light brown	-15
25	SPT	12	7-6-8-5 (14)			LIMESTONE, very soft, light brown, with sand	-20
30	SPT	14	10-9-8-18 (17)			LIMESTONE, very soft, light brown, with sand	-25
	SPT	6	17-50/2" (100)			33.7 LIMESTONE, hard, light gray to gray, with sand	-28.9

Boring terminated at 33.7 feet.

BORING NUMBER B-5

PROJECT NAME 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT NUMBER 18505 **PROJECT LOCATION** 10150, 10190 East Bay Harbor Dr. and 1075 101 St., Bay Harbor Islands, FL.

DATE STARTED 5/15/24 **COMPLETED** 5/15/24 **GROUND ELEVATION** 4.7 ft NGVD **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 3.0 ft / Elev 1.7 ft

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY Y. Garcia **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				SM		0.3 3" of Topsoil	4.4
	SPT	12	3-2-1-2 (3)	SP		2.0 SAND, very loose, fine, tan, with a trace of limestone fragments	2.7
	SPT	12	3-3-3-4 (6)	GP		LIMESTONE FRAGMENTS, loose, light brown	
5	SPT	13	3-1-1-2 (2)			4.7	0 0.0
	SPT	12	3-6-3-2 (9)	SP		SAND, very loose, fine, gray, with a trace of limestone fragments 8.0 SAND, loose, fine, gray, with a trace of shells	-3.3
10	SPT	18	1-WOH-WOH-1 (WOH)	ML		SILT, very soft, dark gray, with shells	-5
						13.0	-8.3
15	SPT	14	1-1-2-4 (3)	SP		SHELLY SAND, very loose, coarse to fine, dark gray	-10
						18.0	-13.3
20	SPT	18	5-11-10-13 (21)	LS		SANDY LIMESTONE, soft, light brown	-15
25	SPT	16	9-6-8-9 (14)			LIMESTONE, very soft, light brown, with a trace of sand	-20
30	SPT	14	6-8-9-16 (17)			LIMESTONE, very soft, light brown	-25
35	SPT	14	3-30-3-6 (33)			35.0 LIMESTONE, medium hard, light brown to light gray, with a trace of sand	-30 -30.3

Boring terminated at 35.0 feet.

BORING NUMBER B-6

PROJECT NAME 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT NUMBER 18505 **PROJECT LOCATION** 10150, 10190 East Bay Harbor Dr. and 1075 101 St., Bay Harbor Islands, FL.

DATE STARTED 5/16/24 **COMPLETED** 5/16/24 **GROUND ELEVATION** 4.9 ft NGVD **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 3.0 ft / Elev 1.9 ft

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY Y. Garcia **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	8	4-3-2-1 (5)	SP		SAND, loose, fine, tan, with a trace of limestone fragments	2.9
						2.0	
	SPT	14	WOH-WOH-1-WOH (1)	ML		SILT, very soft, gray	2.1
						2.8	
				PT		SILTY PEAT, very soft, dark brown	
5	SPT	12	2-1-3-8 (4)			FIBROUS PEAT, very soft, dark brown	0.4
				SP		4.5 SAND, very loose, fine, gray, with shells	0
	SPT	18	4-2-1-1 (3)	SM		6.0 SILTY SAND, very loose, dark gray, with shells, traces of peat	-1.1
						8.0	-3.1
10	SPT	14	WOH-WOH-WOH-4 (WOH)	SP		SHELLY SAND, very loose, coarse, dark gray	-5
15	SPT	14	3-2-1-1 (3)			SHELLY SAND, very loose, coarse, dark gray	-10
						18.0	-13.1
20	SPT	16	17-16-12-18 (28)	LS		SANDY LIMESTONE, soft, light brown	-15
25	SPT	14	10-7-6-7 (13)			LIMESTONE, very soft, light brown, with sand	-20
30	SPT	12	8-7-10-8 (17)			LIMESTONE, very soft, light brown, with a trace of sand	-25
	SPT	4	50/4" (100)			33.3 LIMESTONE, hard, light brown to light gray, with a trace of sand	-28.4
						Boring terminated at 33.3 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		Debris
	Sand		Silty sand		Sandstone and Sand		Cemented Sand
	Peat		Limestone		Sand with Silt		Silt and Sand

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 between 05/15/2024 and 05/17/2024 using a 3-inch-diameter rotary drill with mud, wash and casing.
2. Groundwater was encountered at depths between 2.7 and 3.8 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

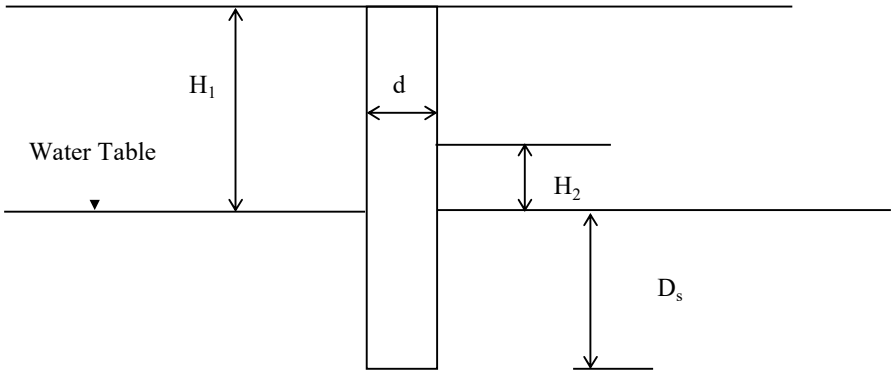
11. Definitions related to adjectives used in soil/rock descriptions:

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

PERMEABILITY TEST DATA

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



HYDRAULIC CONDUCTIVITY

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

1.07E-02 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	25.00
2	25.00
3	25.00
4	25.00
5	25.00
6	25.00
7	25.00
8	25.00
9	25.00
10	25.00

Q = Average Flow Rate = 0.055700 CFS

d = Diameter of Test Hole = 2.0 inches

H_2 = Head on Water Table = 2.7 feet

D_s = Depth below Ground Water Table = 2.3 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.9'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	2.7'	Below Existing Grade
DEPTH OF TEST HOLE :	5.0'	Below Existing Grade
AVERAGE FLOW RATE:	25.00	GPM

SOIL PROFILE :

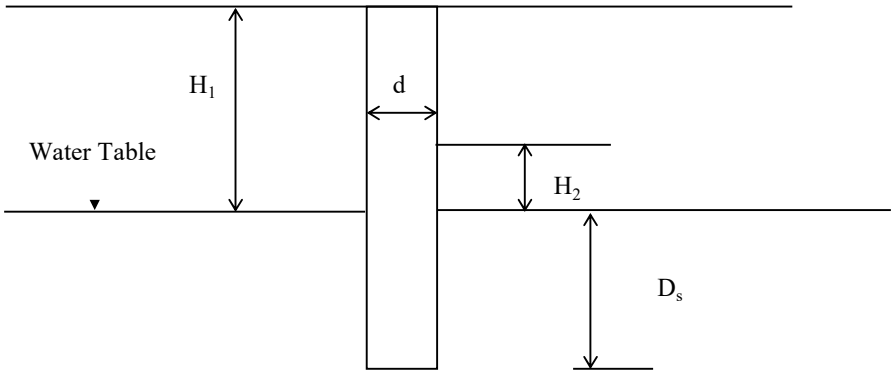
0.0' - 2.0'	3" of Topsoil over light tan Sand with a trace of limestone fragments
2.0' - 2.5'	Light brownish yellow Sand with a trace of roots, shells and peat
2.5' - 5.0'	Gray Silt with a trace of sand, shells and organics

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 2 inches

PERMEABILITY TEST

PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings			
PROJECT LOCATION: 10150, 10190 East Bay Harbor Drive and 1075 101 Street, Bay Harbor Islands, Florida			
PROJECT NO: 18505	**TEST DATE:** 5/16/2024	**TEST NO:** P-1A	
TESTED BY: Y. Garcia		**CHECKED BY:** CLG	

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



HYDRAULIC CONDUCTIVITY

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

5.46E-03 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	30.00
2	30.00
3	30.00
4	30.00
5	30.00
6	30.00
7	30.00
8	30.00
9	30.00
10	30.00

Q =	Average Flow Rate =	0.066840	CFS
d =	Diameter of Test Hole =	2.0	inches
H_2 =	Head on Water Table =	2.7	feet
D_s =	Depth below Ground Water Table =	7.3	feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.9'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	2.7'	Below Existing Grade
DEPTH OF TEST HOLE :	10.0'	Below Existing Grade
AVERAGE FLOW RATE:	30.00	GPM

SOIL PROFILE :

0.0' - 2.0'	3" of Topsoil over light tan Sand with a trace of limestone fragments
2.0' - 2.5'	Light brownish yellow Sand with a trace of roots, shells and peat
2.5' - 5.0'	Gray Silt with a trace of sand, shells and organics
5.0' - 6.5'	Dark brown Peat
6.5' - 10.0'	Dark gray Sand with shells

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

PERMEABILITY TEST

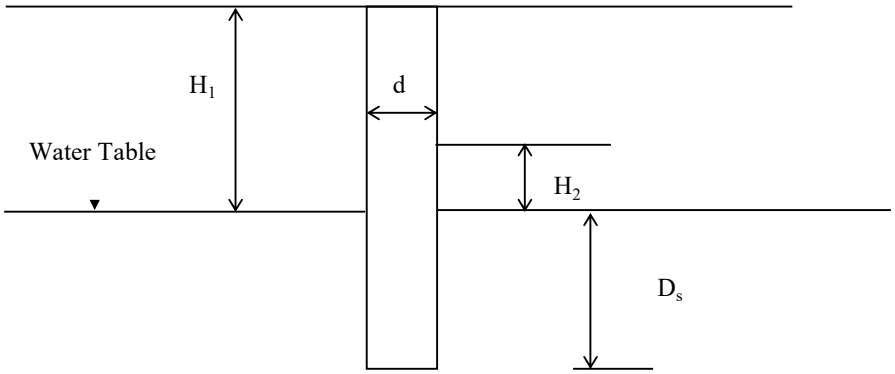
N|V|5

PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT LOCATION: 10150, 10190 East Bay Harbor Drive and 1075 101 Street, Bay Harbor Islands, Florida

PROJECT NO: 18505	**TEST DATE:** 5/16/2024	**TEST NO:** P-1B
TESTED BY: Y. Garcia		**CHECKED BY:** CLG

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



HYDRAULIC CONDUCTIVITY

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

2.60E-02 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	30.00
2	30.00
3	30.00
4	30.00
5	30.00
6	30.00
7	30.00
8	30.00
9	30.00
10	30.00

Q = Average Flow Rate = 0.066840 CFS

d = Diameter of Test Hole = 2.0 inches

H_2 = Head on Water Table = 1.5 feet

D_s = Depth below Ground Water Table = 2.5 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.8'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	2.5'	Below Existing Grade
DEPTH OF TEST HOLE :	5.0'	Below Existing Grade
AVERAGE FLOW RATE:	30.00	GPM

SOIL PROFILE :

0.0' - 1.0'	Dark brown to brown Sand
1.0' - 5.0'	Tan to brown 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 2 inches
3) 100% loss of circulation at 4 feet below grade.

PERMEABILITY TEST

N|V|5

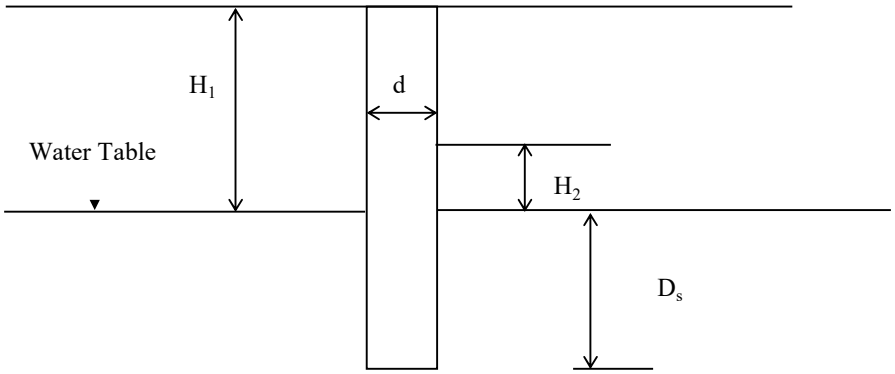
PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT LOCATION: 10150, 10190 East Bay Harbor Drive and 1075 101 Street, Bay Harbor Islands, Florida

PROJECT NO: 18505 | **TEST DATE:** 5/15/2024 | **TEST NO:** P-2A

TESTED BY: Y. Garcia | **CHECKED BY:** CLG

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



HYDRAULIC CONDUCTIVITY

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

6.41E-03 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	40.00
2	40.00
3	40.00
4	30.00
5	30.00
6	30.00
7	30.00
8	30.00
9	30.00
10	30.00

Q = Average Flow Rate = 0.073524 CFS

d = Diameter of Test Hole = 2.0 inches

H_2 = Head on Water Table = 2.5 feet

D_s = Depth below Ground Water Table = 7.5 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.8'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	2.5'	Below Existing Grade
DEPTH OF TEST HOLE :	10.0'	Below Existing Grade
AVERAGE FLOW RATE:	33.00	GPM

SOIL PROFILE :

0.0' - 1.0'	Dark brown to brown Sand
1.0' - 6.0'	Tan to brown Sand
6.0' - 10.0'	Gray Sand and Silt with shells

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

PERMEABILITY TEST

N|V|5

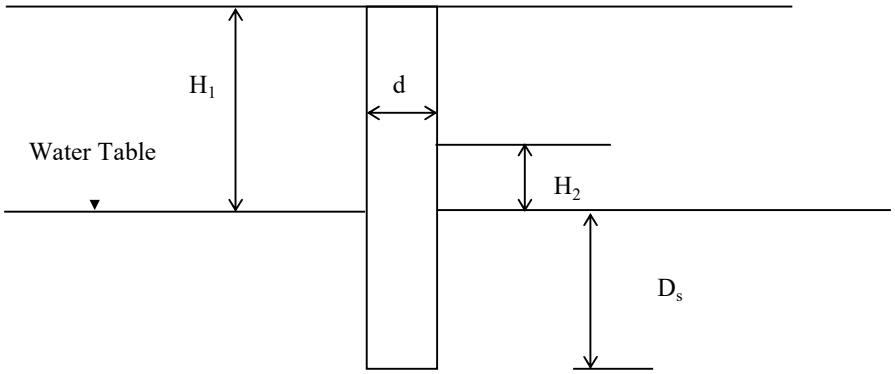
PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT LOCATION: 10150, 10190 East Bay Harbor Drive and 1075 101 Street, Bay Harbor Islands, Florida

PROJECT NO: 18505 | **TEST DATE:** 5/15/2024 | **TEST NO:** P-2B

TESTED BY: Y. Garcia | **CHECKED BY:** CLG

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



HYDRAULIC CONDUCTIVITY

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

1.11E-05 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	0.03
2	0.03
3	0.03
4	0.03
5	0.03
6	0.03
7	0.03
8	0.03
9	0.03
10	0.03

Q =	Average Flow Rate =	0.000070	CFS
d =	Diameter of Test Hole =	2.0	inches
H_2 =	Head on Water Table =	3.9	feet
D_s =	Depth below Ground Water Table =	1.1	feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+5.0'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	3.9'	Below Existing Grade
DEPTH OF TEST HOLE :	5.0'	Below Existing Grade
AVERAGE FLOW RATE:	0.03	GPM

SOIL PROFILE :

0.0' - 5.0' 2" of Topsoil over gray to tan 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 2 inches

PERMEABILITY TEST

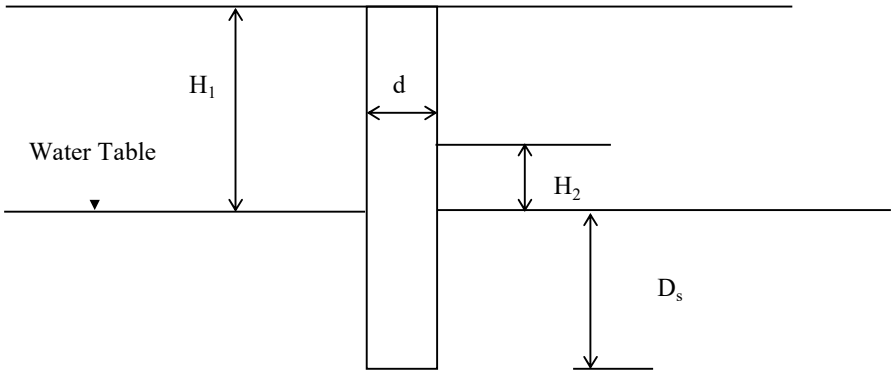
N|V|5

PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT LOCATION: 10150, 10190 East Bay Harbor Drive and 1075 101 Street, Bay Harbor Islands, Florida

PROJECT NO: 18505	**TEST DATE:** 5/17/2024	**TEST NO:** P-3A
TESTED BY: Y. Garcia		**CHECKED BY:** CLG

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



HYDRAULIC CONDUCTIVITY

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

1.35E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00

Q =	Average Flow Rate =	0.002228	CFS
d =	Diameter of Test Hole =	2.0	inches
H_2 =	Head on Water Table =	3.9	feet
D_s =	Depth below Ground Water Table =	6.1	feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+5.0'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	3.9'	Below Existing Grade
DEPTH OF TEST HOLE :	10.0'	Below Existing Grade
AVERAGE FLOW RATE:	1.00	GPM

SOIL PROFILE :

0.0' - 5.0'	2" of Topsoil over gray to tan Sand
5.0' - 10.0'	Tan Sand with limestone fragments

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 2 inches

PERMEABILITY TEST

NV5

PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT LOCATION: 10150, 10190 East Bay Harbor Drive and 1075 101 Street, Bay Harbor Islands, Florida

PROJECT NO: 18505	**TEST DATE:** 5/17/2024	**TEST NO:** P-3B
TESTED BY: Y. Garcia		**CHECKED BY:** CLG

OCEAN ENGINEERING

CIVIL ENGINEERING CONSULTANTS

DRAINAGE CALCULATIONS FOR:

10190 EAST BAY HARBOR DRIVE

10190 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

May 2024

Prepared by:

WALTER M. LUGO, P.E.
Florida Registration # 61747
Ocean Engineering, Inc.
8101 Biscayne Blvd. Ste. 508
Miami, FL 33138
Office: 786-518-2008
CA 29490

Walter M Lugo

Digitally signed by Walter M Lugo
DN: c=US, o=Ocean Engineering Inc, dnQualifier=A01410C00000018124CFC7D40002651E, cn=Walter M Lugo
Date: 2024.05.28 16:00:08 -04'00'

This item has been digitally signed and sealed by Walter M. Lugo, P.E. on the date adjacent to the seal.

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

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

DRAINAGE WELL CALCULATIONS

10190 EAST BAY HARBOR DRIVE
10190 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

10190 EAST BAY HARBOR DRIVE

10190 East Bay Harbor Dr. Bay Harbor Islands, FL 33154

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

Total Drainage Area (A) =	**0.46**	acres.
Total Impervious Area (A_{imp})=	0.00	acres.
Total Building Roof Area (A_{bldg}) =	0.46	acres.
Total Pervious Area (A_{perv})=	0.00	acres.
Water Table Elev. (GWT) =	2.00	feet NGVD
Runoff Coefficient Impervious (C1) =	0.90	
Runoff Coefficient Pervious (C2) =	0.30	
Storm frequency, T=	10	Years
Minimum time of Concentration, t_c=	10	Min.

The IDF relation used by DERM, I =308.5/(48.6T-0.11+t(0.5895+T-0.67)

Intensity, I = 6.74 (Inch/Hour)

RATIONAL METHOD PEAK RUNOFF CALCULAITONS

DRAINAGE BASIN ID	TOTAL DRAINAGE BASIN AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)	WEIGHTED "C" VALUE	CONTRIBUTING DRAINAGE AREA (CXA)	INTENSITY "I" (IN./HR.)	PEAK RUNOFF (Q=CIA) (CFS)
Bldg Only	0.46	0.46	0.00	0.90	0.41	6.74	2.78

DRAINAGE WELL DESIGN CRITERIA

Well Discharge Capacity:	400	gpm/ft of head.
Well Discharge Capacity:	0.89	cfs/ft
Well Diameter:	24	inches
Drainage Well Casing Depth:	80	feet
Well Mounding:	1.76	ft.
Ground Water Table:	2.00	ft. N.G.V.D.
Provided Well Structures Min. Top Elevation:	8.00	ft. N.G.V.D.

DRAINAGE BASIN ID	AVAILABLE EFFECTIVE HEAD (FT. NGVD)	WELL CAPACITY (CFS/WELL)	DRAINAGE BASIN AREA (AC.)	PEAK RUNOFF (CFS)	NUMBER OF WELLS PROPOSED	TOTAL WELL(S) CAPACITY (CFS)	SAFETY FACTOR
Bldg Only	4.24	3.78	0.46	2.78	2.00	7.56	**2.72**

CALCULATIONS FOR 90 SEC. RETENTION TIME

DRAINAGE STRUCTURE ID	WELL STRUCTURE DIMENSIONS		DRAINAGE STRUCTURE RIM ELEVATION	WELL CASING ELEVATION (NGVD)	WELL STRUC. FLOOR ELEV. (NGVD)	PEAK RUNOFF PER WELL (CFS)	90 SEC. RETENTION VOLUME (CF)	REQUIRED Hmin. (FT.) / Well	PROVIDED Hmin. (ft.) / Well
	WIDTH (FT.)	LENGTH (FT.)							
DW-1	5.00	10.50	7..40	3.48	-0.02	1.39	125	2.38	3.50
DW-2	5.00	10.50	7.15	3.48	-0.02	1.39	125	2.38	3.50

EXFILT. TRENCH CALCULATIONS

10190 EAST BAY HARBOR DRIVE

10190 East Bay Harbor Dr Bay Harbor Islands, FL 33154

BASIN INFORMATION FOR PROP. EXFILTRATION TRENCH

Total Drainage Area (A) =	**0.553**	acres.
Impervious Area (A_{imp})=	0.400	acres.
Building Area (A_{bldg}) =	0.000	acres.
Pervious Area (A_{perv})=	0.152	acres.
Lowest Grnd. Elev. for Prop. System =	4.34	feet NGVD
Proposed Lowest Grate or Weir Elevation =	4.34	feet NGVD
Water Table Elev. (GWT) =	2.00	feet NGVD
Weighted Runoff Coefficient (C):		
Runoff Coefficient Impervious (C1) =	0.90	
Runoff Coefficient Pervious (C2) =	0.30	
C = [(A1 x C1) + (A2 x C2)] / A=	0.73	
C x A = Total Contributing Area;	0.41 (Acres)	**17,680.52 (sft)**
Design storm frequency (years), T=	10	
Minimum time of Concentration (min.), t_{tc}=	10	
Weighted Hyd. Conductivity (cfs/sf - ft), K=	**1.22E-02**	
** P-1A Hydraulic Condcutivity (K) =*	1.07E-02	
** P-2A Hydraulic Condcutivity (K) =*	2.60E-02	
** P-3A Hydraulic Condcutivity (K) =*	1.11E-05	

SFWMD STORMWATER QUALTITY VOLUME CALCULATIONS

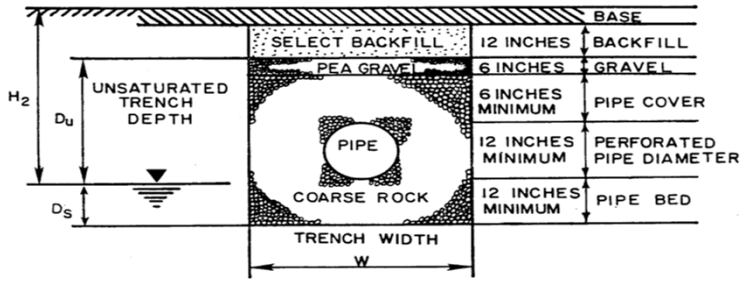
Required volume to be pre-treated through exfiltration is the highest of:

A) 1" over Site Area = 1.0 inch x Site Area (acre-in.) = 0.553 acre-in.

B) 2.5 inches x % impervious x Site Area (acre-in.) = 1.00 acre-in.

Total required volume to be pre-treated through exfiltration, V_{treat} = 1.00 acre-in.

EXFILTRATION TRENCH DETAILS



H_2 = Depth to the Water Table (ft)

W = Trench width (ft)

D_u = Non-Saturated Trench Depth (ft)

D_s = Saturated Trench Depth (ft)

L = Provided Length of Exfiltration Trench

5YR / 24HR STORMWATER QUANTITY VOLUME CALCULATIONS

In accordance with standard SFWMD model:

Storage volume in exfiltration trench: $V_s=0.5WD_uL$

Volume exfiltrated out of the bottom of the trench in time t: $V_B=KH_2WLt$

Volume exfiltrated out of the side of the trench in time t: $V_S=2KL[D_u(H_2-0.5D_u)+D_sH_2]t$

Total trench storage + exfiltrated volume=$V_s+V_B+V_S$= $0.5WDuL+KH_2WLt+2KL[Du(H_2-0.5Du)+DsH_2]t$

The runoff volume ,V, resulting from a storm event of duration t, is given by: V=CiAt

The IDF relation used by DERM, $i=308.5/(48.6T^{-0.11}+t(0.5895+T^{-0.67})$; where T = 5 years

The IDF relation can be written in the form: i=a/(b+t) where :

I = rainfall intensity (ft/sec)

t = duration (sec)

$a = 0.428/(0.5895+T^{-0.11})$

$b=2916T^{-0.11}/(0.5895+T^{0.67})$

Runoff volume = Total trench storage + exfiltrated volume

$$\frac{CAat}{b+t} = 0.5WD_uL + KH_2WLt + 2KL[D_u(H_2 - 0.5D_u) + D_sH_2]t$$

The relation yields:

Required Trench Length (ft), $L=\alpha\, t/(\beta+t)(\gamma+\delta t)$ ..... (i)

Where:

$\delta=KH_2W+2K[Du(H_2-0.5D_u)+D_sH_2)]$

$\beta=b=2{,}916T^{-.11}/(0.5895+T^{-0.67})$

$\gamma = 0.5WD_u$

$\alpha=CAa=0.428CA/(0.5895+T^{-0.67})$

For storm duration, t, in equation (i) that maximizes the value of L:

$$\left[\frac{dL}{dt}\right]_{t=t_{cs}} = 0$$

which combined with equation (i) yields: $t_{cs}=(\gamma\beta/\delta)1/2$

Using the critical storm duration, t_{cs} in equation (i) gives required exfiltration trench, L_T, for any storm duration with a given return period T as: $L=\alpha\, t_{cs}/((\beta+t_{cs})(\gamma+\delta t_{cs})$

Req. Trench Length for critical storm duration (ft), $L=\alpha\, t_{cs}/(\beta+t_{cs})(\gamma+\delta t_{cs})$

Where:

Critical Storm Duration (sec), $t_{cs=(}\gamma\beta/\delta_{)}^{1/2}$

The following equations are used to determine the length of exfiltration trench required for water quality:

If $D_u > D_s$, use: $L = V / (k [H_2W + 2H_2D_u - D_u^2 + 2H_2D_s] + [1.39 \times 10^{-4}] WD_u)$

if $D_s > D_u$, or W > 2TD: $L = V / (k [2H_2D_u - D_u^2 + 2H_2D_s] + [1.39 \times 10^{-4}] WD_u)$

EXFILTRATION TRENCH LENGTH CALCULATIONS

K =	1.22E-02	cfs/sf-ft
H_2 =	2.34	ft.
W =	5.00	ft.
D_u =	0.17	ft.
D_s =	2.66	ft.
GWT	2.00	ft.
Vtreat	1.00	ac-inch

Top Elevation =	4.34	ft. NGVD.
GWT =	2.00	ft. NGVD.
Pipe Diameter =	12.00	inches
Inv. Elevation =	0.17	ft. NGVD.
Bottom Elevation =	-0.66	ft. NGVD.

β (sec)	γ (ft^2)	δ (ft^2/sec)	α(ft^3)	$t_{cs(Sec.)}$	$t_{cs(Min.)}$
2818	0.4	0.305	9420	63	1

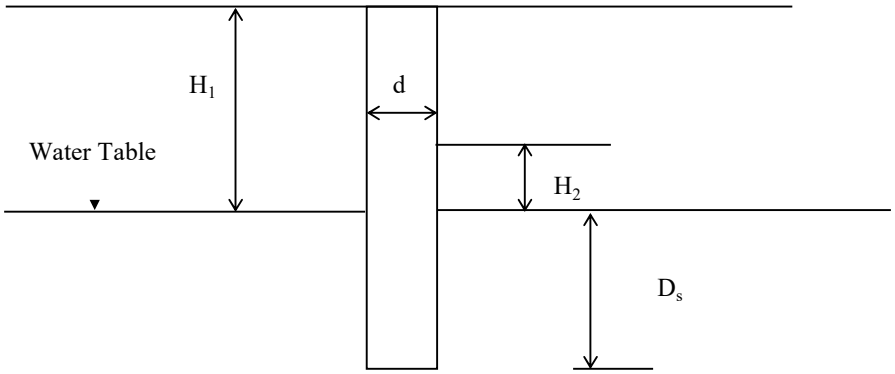
Required exfiltration trench length for quality volume (ft.)	Required length of exfiltration trench for quantity volume (ft.)	Provided Length (ft)
6	10	**25**

PROVIDED LENGTH = 25 feet

PERCOLATION TEST RESULTS

10190 EAST BAY HARBOR DRIVE
10190 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

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



HYDRAULIC CONDUCTIVITY

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

1.07E-02 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	25.00
2	25.00
3	25.00
4	25.00
5	25.00
6	25.00
7	25.00
8	25.00
9	25.00
10	25.00

Q = Average Flow Rate = 0.055700 CFS

d = Diameter of Test Hole = 2.0 inches

H_2 = Head on Water Table = 2.7 feet

D_s = Depth below Ground Water Table = 2.3 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.9'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	2.7'	Below Existing Grade
DEPTH OF TEST HOLE :	5.0'	Below Existing Grade
AVERAGE FLOW RATE:	25.00	GPM

SOIL PROFILE :

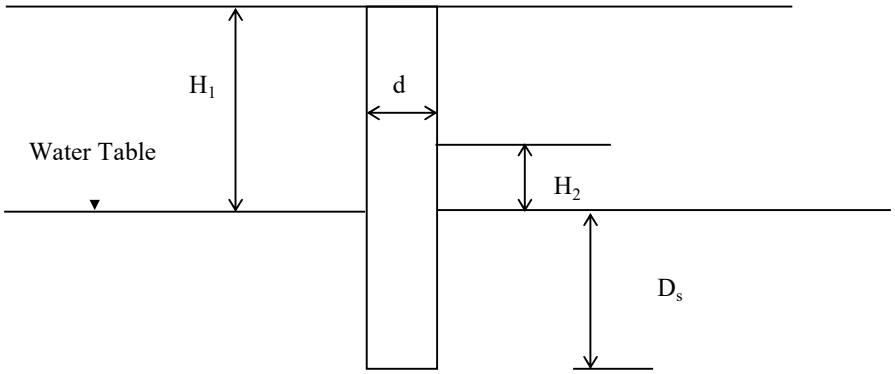
0.0' - 2.0'	3" of Topsoil over light tan Sand with a trace of limestone fragments
2.0' - 2.5'	Light brownish yellow Sand with a trace of roots, shells and peat
2.5' - 5.0'	Gray Silt with a trace of sand, shells and organics

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 2 inches

PERMEABILITY TEST

PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings			
PROJECT LOCATION: 10150, 10190 East Bay Harbor Drive and 1075 101 Street, Bay Harbor Islands, Florida			
PROJECT NO: 18505	**TEST DATE:** 5/16/2024	**TEST NO:** P-1A	
TESTED BY: Y. Garcia		**CHECKED BY:** CLG	

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



HYDRAULIC CONDUCTIVITY

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

2.60E-02 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	30.00
2	30.00
3	30.00
4	30.00
5	30.00
6	30.00
7	30.00
8	30.00
9	30.00
10	30.00

Q = Average Flow Rate = 0.066840 CFS

d = Diameter of Test Hole = 2.0 inches

H_2 = Head on Water Table = 1.5 feet

D_s = Depth below Ground Water Table = 2.5 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.8'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	2.5'	Below Existing Grade
DEPTH OF TEST HOLE :	5.0'	Below Existing Grade
AVERAGE FLOW RATE:	30.00	GPM

SOIL PROFILE :

0.0' - 1.0'	Dark brown to brown Sand
1.0' - 5.0'	Tan to brown 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 2 inches
3) 100% loss of circulation at 4 feet below grade.

PERMEABILITY TEST

N|V|5

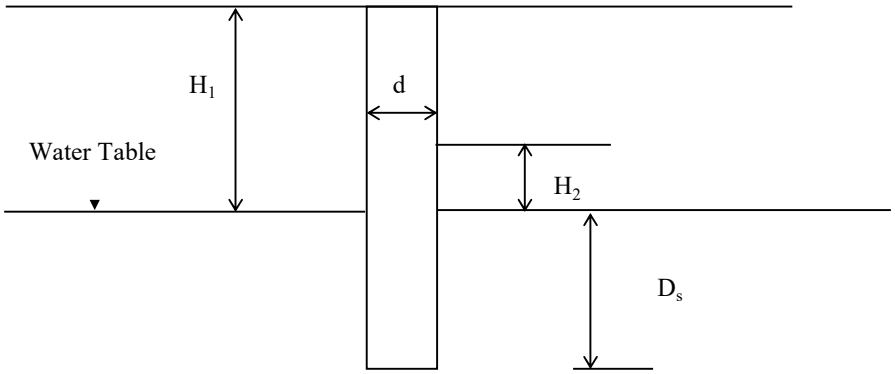
PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT LOCATION: 10150, 10190 East Bay Harbor Drive and 1075 101 Street, Bay Harbor Islands, Florida

PROJECT NO: 18505 | **TEST DATE:** 5/15/2024 | **TEST NO:** P-2A

TESTED BY: Y. Garcia | **CHECKED BY:** CLG

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



HYDRAULIC CONDUCTIVITY

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

1.11E-05 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	0.03
2	0.03
3	0.03
4	0.03
5	0.03
6	0.03
7	0.03
8	0.03
9	0.03
10	0.03

Q =	Average Flow Rate =	0.000070	CFS
d =	Diameter of Test Hole =	2.0	inches
H_2 =	Head on Water Table =	3.9	feet
D_s =	Depth below Ground Water Table =	1.1	feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+5.0'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	3.9'	Below Existing Grade
DEPTH OF TEST HOLE :	5.0'	Below Existing Grade
AVERAGE FLOW RATE:	0.03	GPM

SOIL PROFILE :

0.0' - 5.0' 2" of Topsoil over gray to tan 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 2 inches

PERMEABILITY TEST

N|V|5

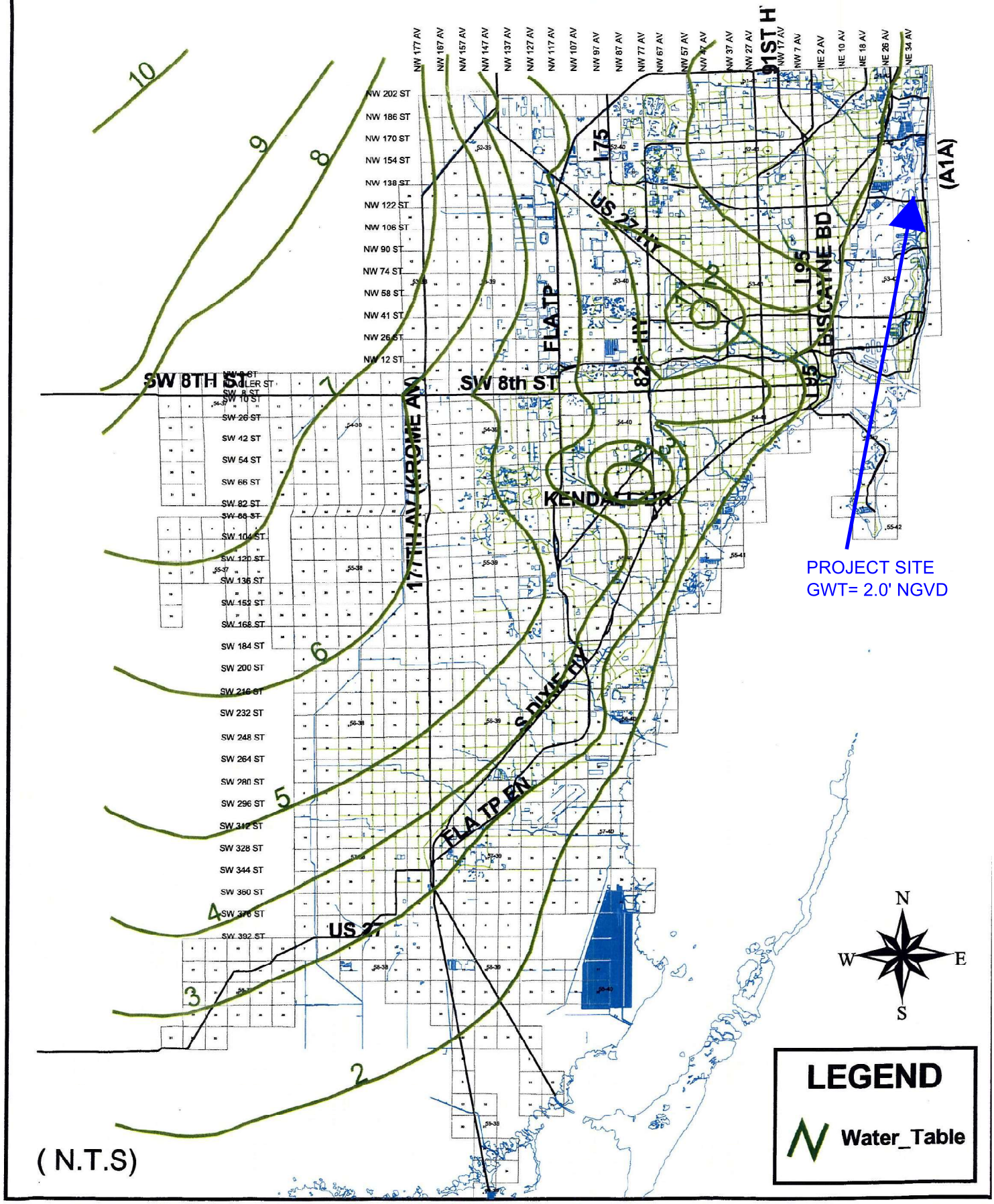
PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

PROJECT LOCATION: 10150, 10190 East Bay Harbor Drive and 1075 101 Street, Bay Harbor Islands, Florida

PROJECT NO: 18505	**TEST DATE:** 5/17/2024	**TEST NO:** P-3A
TESTED BY: Y. Garcia		**CHECKED BY:** CLG

EXHIBITS

MIAMI DADE COUNTY
AVERAGE 1999 OCTOBER WATERTABLE



1 April 2024

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

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

Dear Mr. Miller:

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

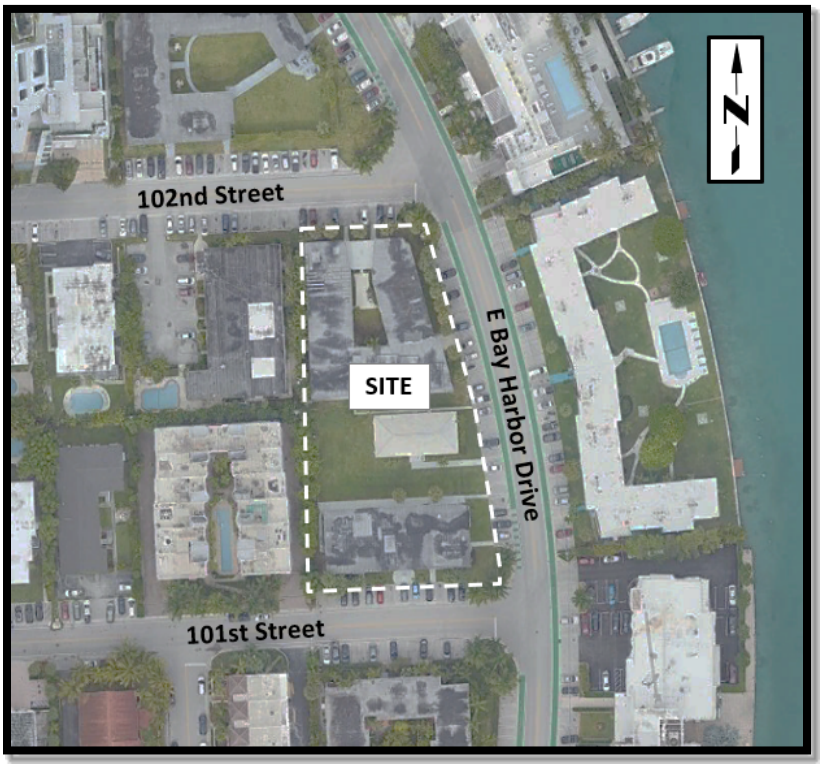


Figure 1: Site Location

Project Description

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

Trip Generation Analysis

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

Table 1.- Trip Generation Estimates

Daily

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

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	34 DU	T = 0.40 (X)	24%	76%	3	11	14
Proposed Uses								
Single-Family Attached Housing	215	20 DU	T = 0.48 (X)	25%	75%	2	8	10
					Difference	**-1**	**-3**	**-4**

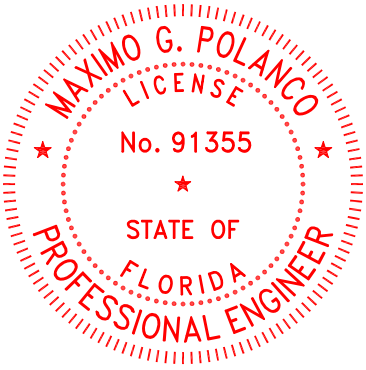
Afternoon Peak Hour

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

Conclusion

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

Sincerely,
Langan Engineering and Environmental Services, LLC



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

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

Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D00000186E085EAE8000103B9, O=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Reason: I am the author of this document
Date: 2024.04.01 13:48:41-04'00'

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

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

MGP:mgp

Attachments:

Attachment A – Site Plan
Attachment B – ITE Excerpts

Florida Certificate of Authorization No. 6601

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

ATTACHMENT A
SITE PLAN

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

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DRB SET

--

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

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

SITE PLAN - LEVEL 1

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

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

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/12/2024

PROPERTY INFORMATION

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

ASSESSMENT INFORMATION

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

BENEFITS INFORMATION

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

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

SHORT LEGAL DESCRIPTION

BAY HARBOR ISLAND PB 46-5

LOTS 1 & 2 BLK 6

LOT SIZE 19942 SQ FT M/L

TAXABLE VALUE INFORMATION

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

SALES INFORMATION

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

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/12/2024

PROPERTY INFORMATION

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

ASSESSMENT INFORMATION

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

BENEFITS INFORMATION

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	$1,617,267		

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

SHORT LEGAL DESCRIPTION

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

TAXABLE VALUE INFORMATION

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

SALES INFORMATION

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

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/12/2024

PROPERTY INFORMATION

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

ASSESSMENT INFORMATION

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

BENEFITS INFORMATION

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

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

SHORT LEGAL DESCRIPTION

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

TAXABLE VALUE INFORMATION

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

SALES INFORMATION

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

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ATTACHMENT B
ITE EXCERPTS

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

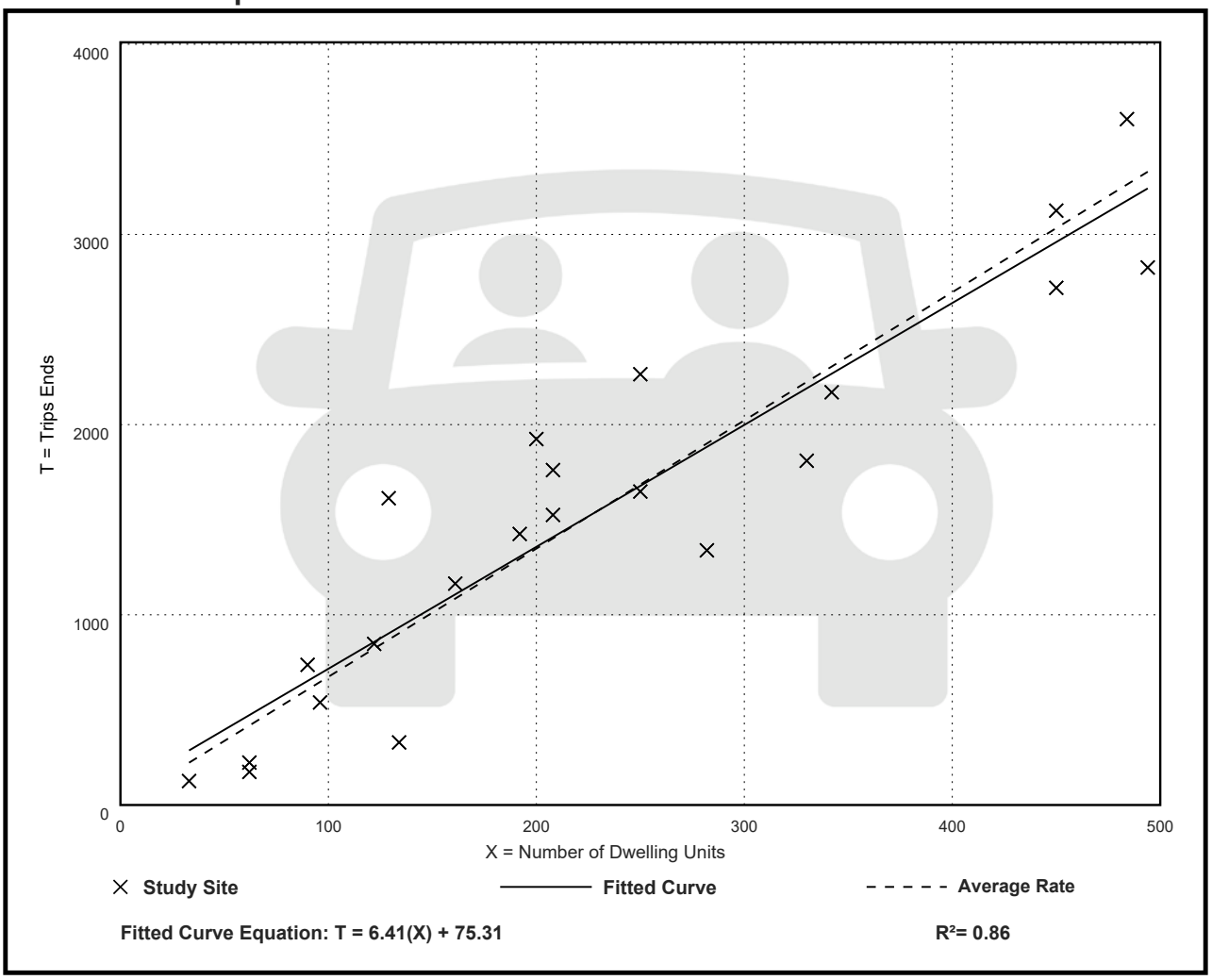
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

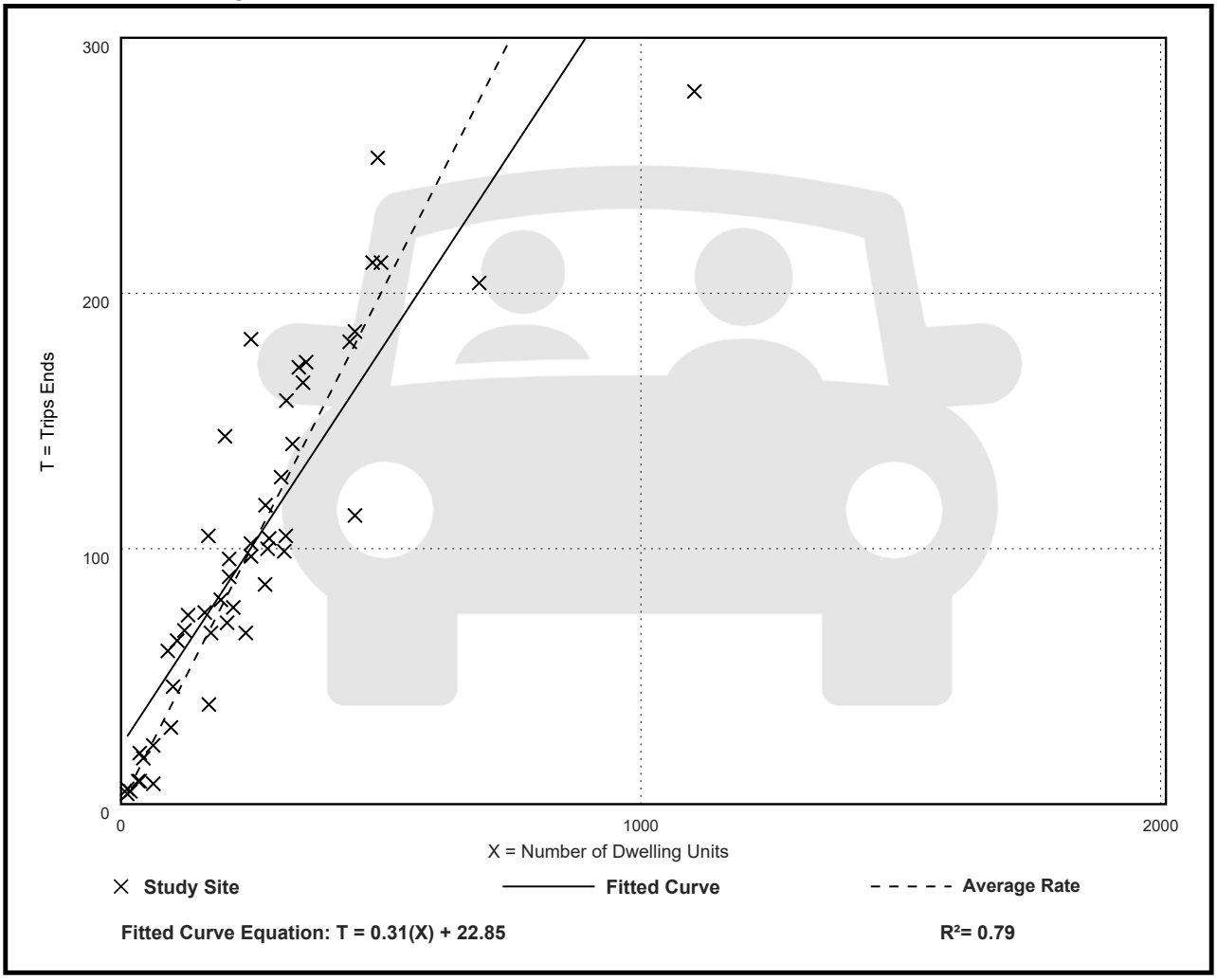
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



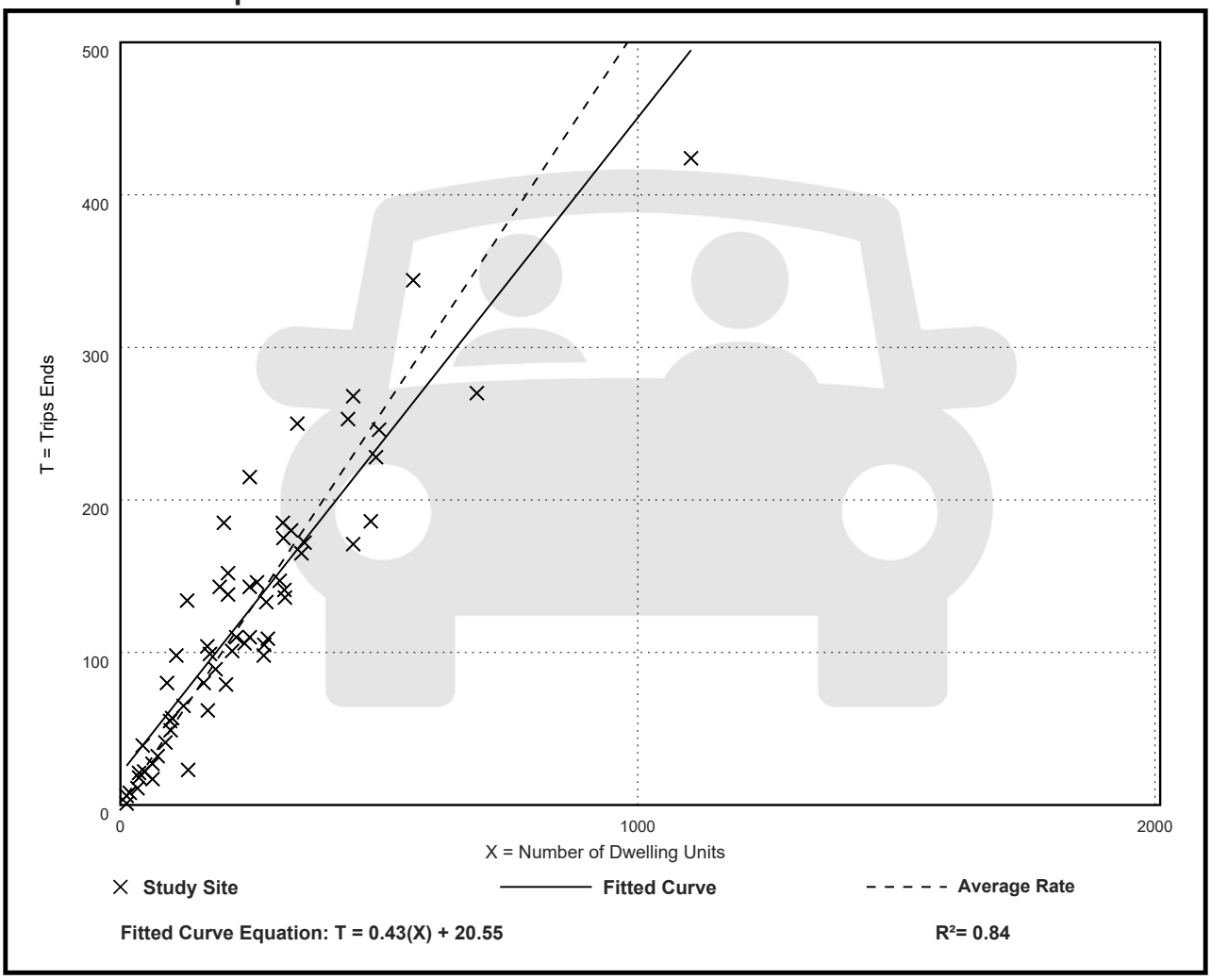
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Attached Housing
(215)

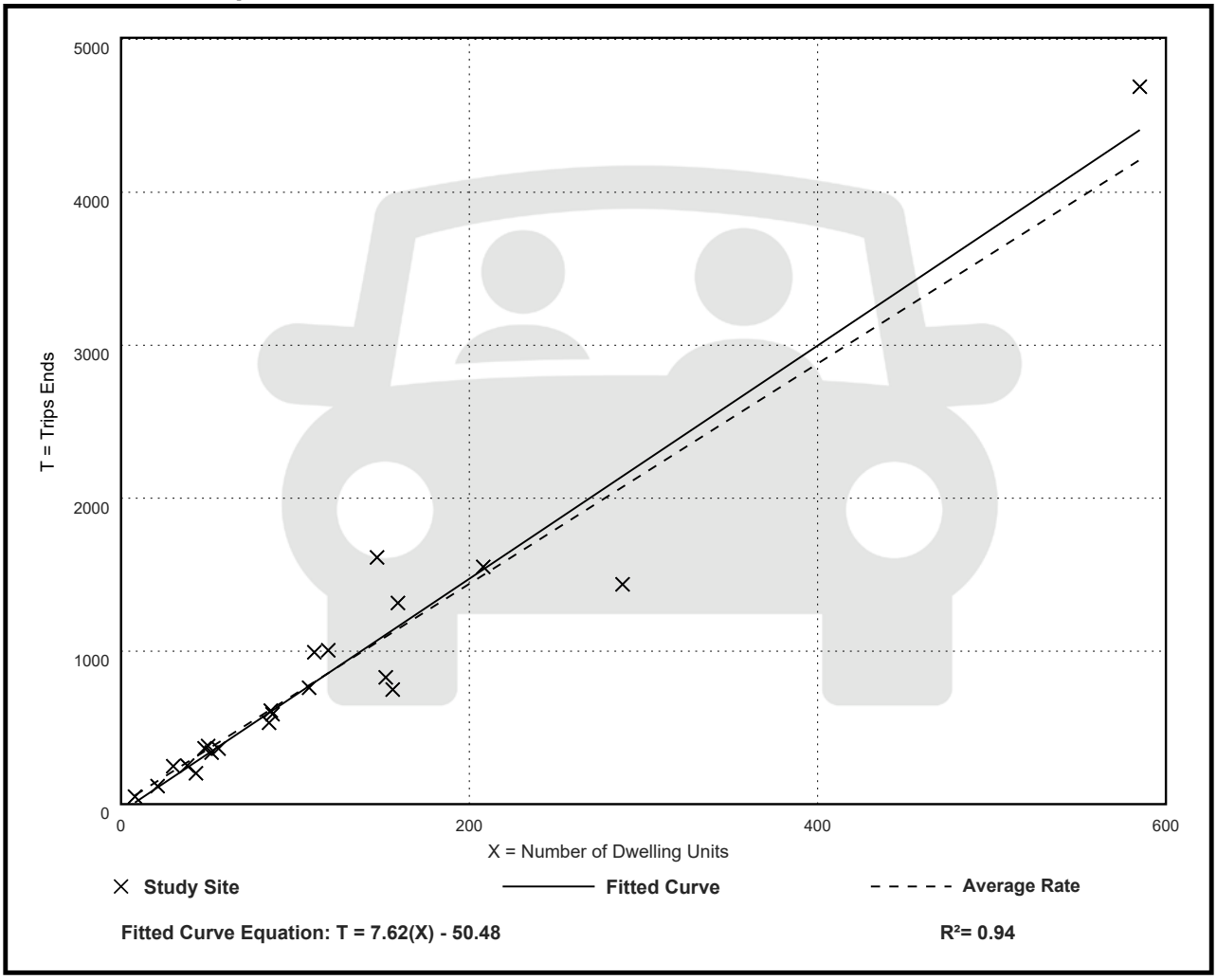
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



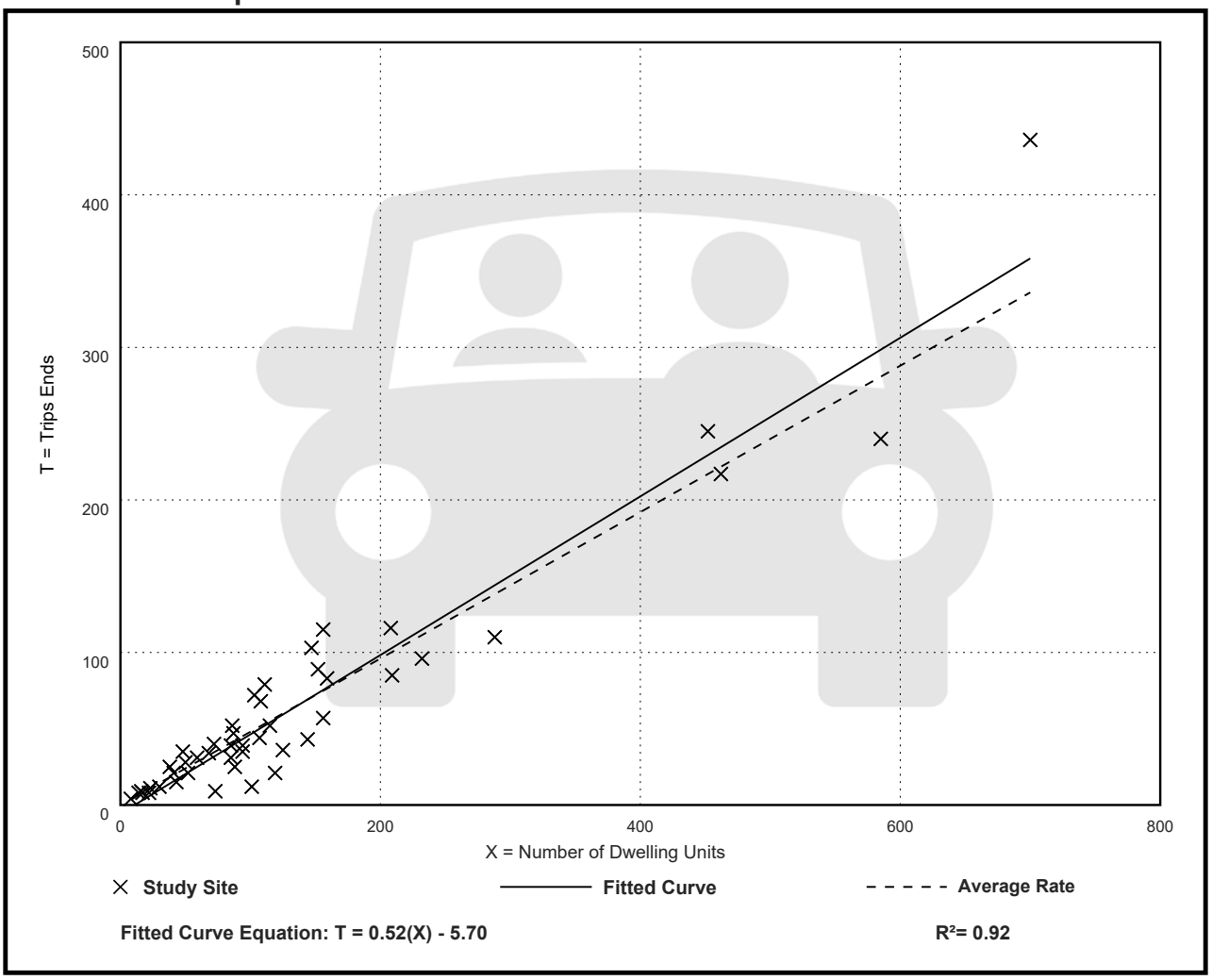
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 46
Avg. Num. of Dwelling Units: 135
Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



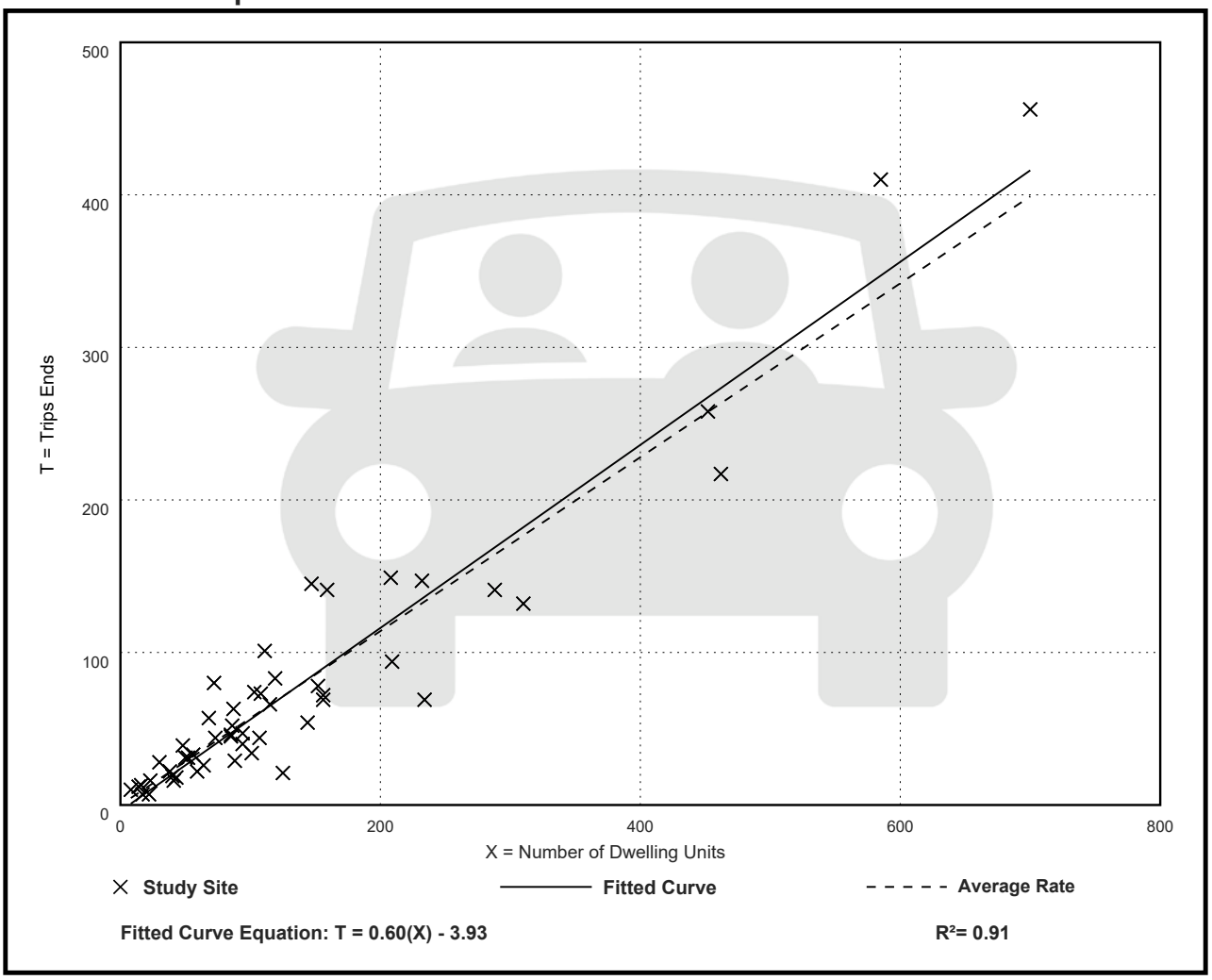
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

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

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

Notes: LUC= Land Use Code
GU/S = General Urban/Suburban
DMUU = Dense Multi-Use Urban
AM = AM Peak Hour of Adjacent Street Traffic
PM = PM Peak Hour of Adjacent Street Traffic
WBT = Walk+Bike+Transit Trip
*All corrections apply only to the data published for the Independent Variable: Dwelling Units
** Additional updates made to this data on 5/17/23

10190 EAST BAY HARBOR DRIVE

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

DRC SUBMISSION
SUBMISSION DATE: 04-17-2024
REV #1 DATE: 05-22-2024
REV #2 DATE: 07-11-2024

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

1- NEW CONSTRUCTION OF A 3 STORY MULTI-FAMILY RESIDENTIAL BUILDING (OCCUPANCY CLASSIFICATION R-2 AS PER 2023 FBC 8TH EDITION 310.4) ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION. 2

2- CONCRETE STRUCTURE, TYPE 2 CONSTRUCTION.

3- THE NEW BUILDING WILL BE ABOVE GRADE (10'-0") WITH GARAGE AT 7'-6" NGVD.

4- FULLY EQUIPPED THROUGHOUT WITH ALARM SYSTEM AND IMPACT RESISTANT STOREFRONT & DOORS.

5- TOTAL CONSTRUCTION AREA: 63,944 SF.

6- TOTAL RESIDENTIAL AREA: 63,944 SF.

7- 2 PARKING SPACES PER UNITS, 4 VISITOR PARKING SPACE INCLUDING 1 ADA PARKING SPACE.

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

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

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

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

MEP ENGINEER
REYES-GAVILAN
16252 NW 79th AVE
HIALEAH, FL 33016
TEL: 305-828-0644

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

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

DRAWING INDEX
PROJECT:2416 10190 E Bay Harbor Dr

Delta (Revision):

Discipline	Sheet	Description	Permit 04-17-2024	Rev#1 05-22-2024	Rev#2 07-11-2024
Arch. KKAID	A0.00	COVER	X	X	X
		SURVEY	X		
	A1.00	PROJECT DATA	X	X	X
	A1.01	OPEN AREA CALCULATIONS	X		X
	A1.02	CONTEXT SITE MAP	X		
	A1.03	CONTEXT PHOTOS	X		
	A1.04	SURROUNDING BUILDINGS	X		
	A1.05	RENDERING - STREET VIEW	X		
	A1.06	RENDERING - AERIAL VIEW	X	X	
	A2.00	SITE PLAN	X	X	X
	A3.00	FLOOR PLAN - LEVEL 1	X	X	X
	A3.01	FLOOR PLAN - LEVEL 2	X		X
	A3.02	FLOOR PLAN - LEVEL 3	X		X
	A3.03	ROOF PLAN	X		X
	A3.10	ENLARGED UNIT A	X		X
	A3.10.1	ENLARGED UNIT A	X		
	A3.11	ENLARGED UNIT A.1	X		X
	A3.11.1	ENLARGED UNIT A.1	X		
	A3.12	ENLARGED UNIT A.2	X		X
	A3.12.1	ENLARGED UNIT A.2	X		
	A3.13	ENLARGED UNIT A.3	X		X
	A3.13.1	ENLARGED UNIT A.3	X		
	A3.14	ENLARGED UNIT B	X		X
	A3.14.1	ENLARGED UNIT B	X		
	A3.15	ENLARGED UNIT B1	X		X
	A3.15.1	ENLARGED UNIT B1	X		
	A3.16	ENLARGED UNIT B2	X		X
	A3.16.1	ENLARGED UNIT B2	X		
	A3.17	ENLARGED UNIT B3	X		X
	A3.17.1	ENLARGED UNIT B3	X		
	A3.18	ENLARGED UNIT C	X		X
	A3.18.1	ENLARGED UNIT C	X		
	A3.19	ENLARGED UNIT A.4			X
	A3.19.1	ENLARGED UNIT A.4			X
	A3.20	ENLARGED UNIT A.5			X
	A3.20.1	ENLARGED UNIT A.5			X
	A3.21	ENLARGED UNIT A.6			X
	A3.21.1	ENLARGED UNIT A.6			X
	A4.00	BUILDING ELEVATION - SOUTH	X		X
	A4.01	BUILDING ELEVATION - EAST	X		X
	A4.02	BUILDING ELEVATION - NORTH	X		
	A4.03	BUILDING ELEVATION - WEST	X		X
	A4.04	BUILDING ELEVATION - INTERIOR EAST		X	
	A4.05	BUILDING ELEVATION - INTERIOR WEST		X	X
	A5.00	BUILDING SECTION A	X	X	
	A5.01	BUILDING SECTION B	X	X	
	A5.02	ELEVATOR SETBACKS ANALYSIS	X		
	A5.03	BUILDING SECTION C		X	
	PH1.00	PHOTOMETRIC - LEVEL 1	X	X	
LANDSCAPE AAL	L-200	PROPOSED SITE LANDSCAPE PLAN	X	X	X
	L-201	PROPOSED SITE TREE DISPOSITION		X	
	L-210	LANDSCAPE DETAIL	X	X	
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	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	
TRAFFIC LANGAN	N/A	TRAFFIC STUDY	X		
CIVIL OCEAN ENG.	N/A	DRAINAGE REPORT	X		
CIVIL OCEAN ENG.	N/A	GEOTECH REPORT		X	

Rev.	Date	Rev.	Date
1	DRC COMMENTS 05-22-2024		
2	DRC COMMENTS 07-11-2024		
3			
4			
5			
6			
7			
8			
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12			
13			
14			
15			

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ZONING SET

--

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

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

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

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

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

Consultant:

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

Consultant:

Consultant:

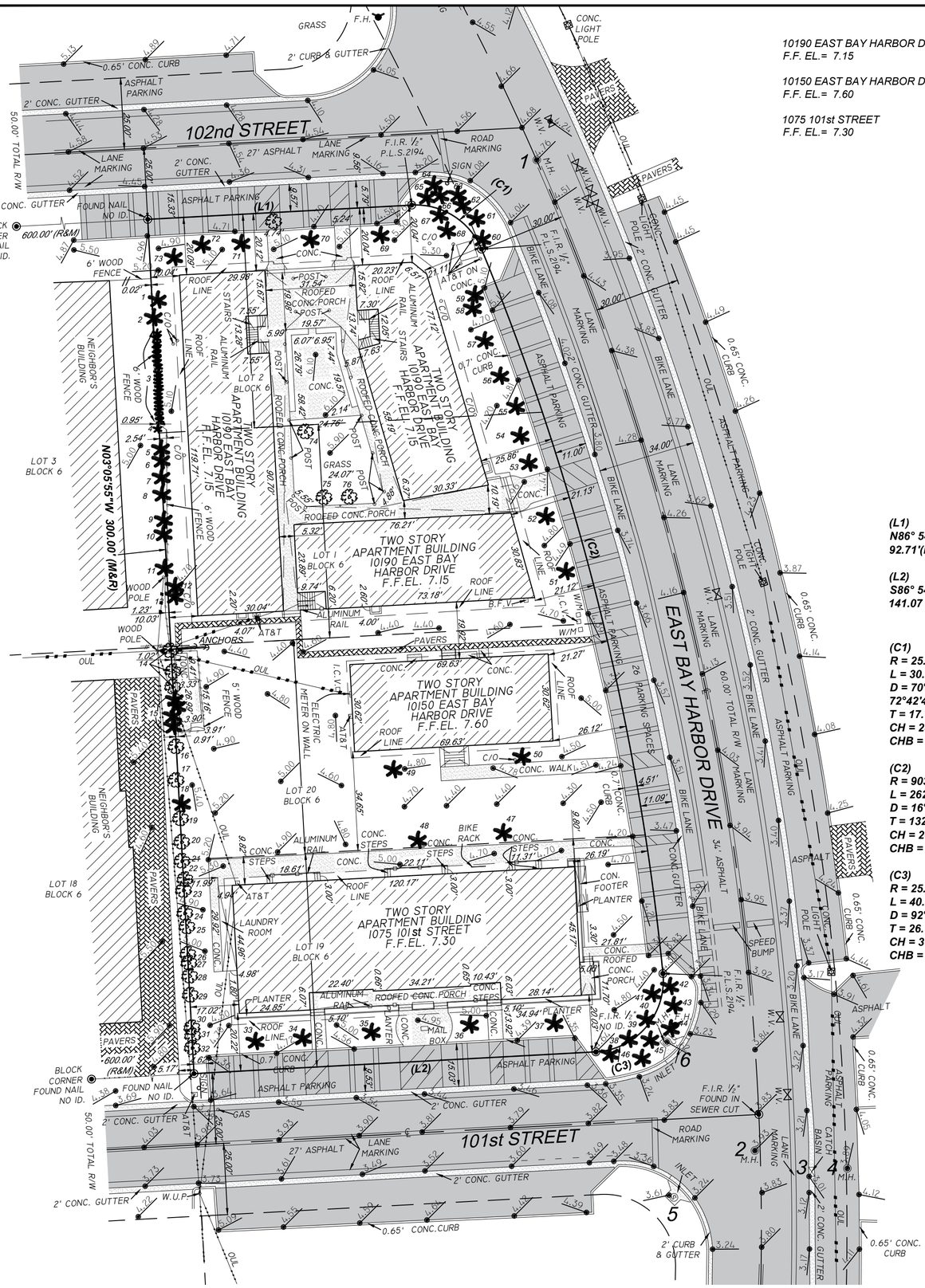
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT
KOBI KARP
Lic. # AR0012578

KOBI KARP

COVER

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



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

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

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

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

(L2)
S86° 54' 05"W
141.07 (M&R)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(22) GUMBO-LIMBO
DBH: 18"
CANOPY: 20'
HEIGHT: 20'

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(33) SABAL PALM
DBH: 36"
CANOPY: 20'
HEIGHT: 15'

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

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

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

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

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

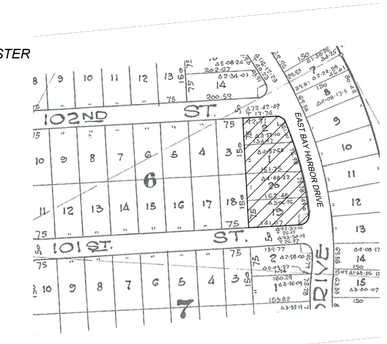
(73) AREACA PALM
DBH: 6"
CANOPY: 10'
HEIGHT: 15'

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

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

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

LOCATION SKETCH
NOT TO SCALE



LEGAL DESCRIPTION:

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

PROPERTY ADDRESS:

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

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

L.F. ELEV. = 7.15 / 7.60 / 7.30 NOTES LOWEST HABITABLE FLOOR ELEVATION.
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
LOWEST ADJACENT GRADE = 4.59
B.M. #S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)
GARAGE ELEV.= N/A
E.R.P.= 3.62

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

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

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

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

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

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

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

LEGEND

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

SYMBOLS

	CONCRETE
O.H.U.L.	OVERHEAD UTILITY LINES
	WIRE FENCE
	WOOD FENCE
	PROPERTY CORNER
W.V.	WATER VALVE
9.60	EXISTING GRADE ELEVATION
9.60	PROPOSED GRADE ELEVATION
	WATER VALVE
	SIGN
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	FIRE HYDRANT
	LIGHTING FIXTURE
	FIRE DEPARMENT CONNECTION

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS. 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD. 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD. 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED. 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE. 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL. 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS 12) THE BASIS OF BEARING IS GEODETIC NORTH BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE NORTH 86°54'05" EAST FOR THE SOUTH RIGHT OF WAY OF 102nd STREET.

FRANCISCO F. FAJARDO
CERTIFICATE
NO. 4767
STATE OF FLORIDA
PROFESSIONAL SURVEYOR MAPPER

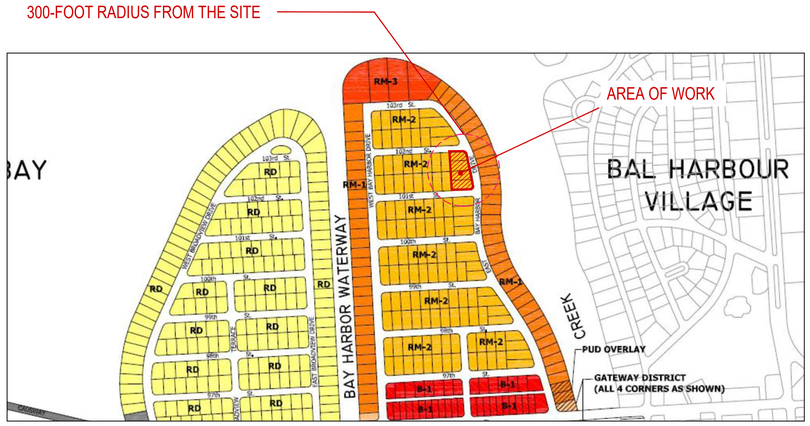
A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

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

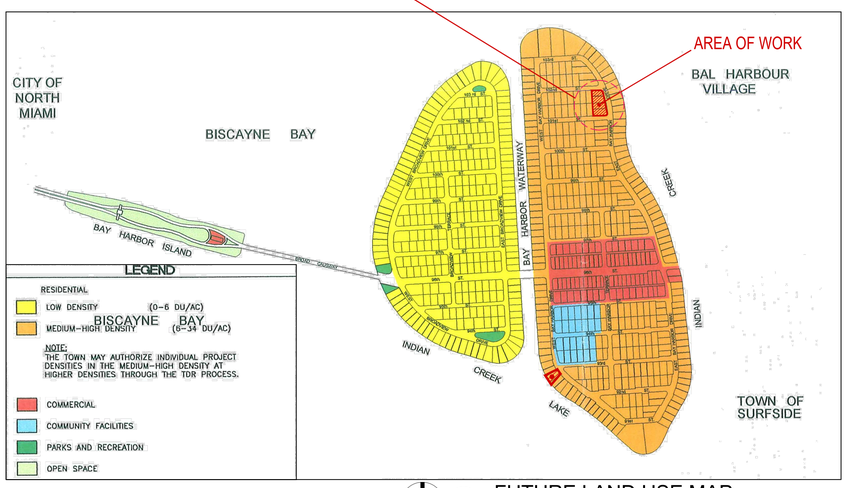
PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE:03/02/2024	SCALE: 1" = 30'	DRAWN BY: TT	DWG. No.: 269850



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: 10190 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 10190 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154
10150 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154
1075 101st STREET, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-2
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 44,014 SF OR 1.0104 ACRES
BASE FLOOD ELEVATION: 9 NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	44,014 SF	44,014 SF
B) DENSITY	34 DU/AC MAX 34 x 1.0104 = 34.35 UNITS MAX = (34 UNITS)	20 UNITS
C) BUILDING HEIGHT	65'	30'-0" + 5'-0" ROOF DECK
D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX	257'-4"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 44,014 X 0.2 = 8,802.8SF MIN.	8,802.8 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 44,014 X 0.15 = 6,602.1 SF MIN.	6,602.1 SF = 15%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 65 FEET IN HEIGHT . 30 FEET	20'-0" FEET 25'-0" FEET N/A
C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET ABOVE 30 FEET THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT	10'-0" LEVEL 1,2,3

3

AREA BREAKDOWN

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	ROOF DECK	TOTAL GROSS AREA PER UNIT TYPE	TOTAL OF UNIT	
A	1,000 SF	960 SF	1,041 SF	216 SF	3,217 SF	3	9,651 SF
A1	987 SF	960 SF	1,041 SF	216 SF	3,204 SF	5	16,020 SF
A2	970 SF	930 SF	1,011 SF	236 SF	3,147 SF	3	9,441 SF
A3	953 SF	960 SF	1,041 SF	216 SF	3,170 SF	1	3,170 SF
A4	988 SF	960 SF	1,041 SF	216 SF	3,205 SF	1	3,205 SF
A5	958 SF	930 SF	1,011 SF	236 SF	3,135 SF	1	3,135 SF
A6	990 SF	960 SF	1,041 SF	216 SF	3,207 SF	1	3,207 SF
B	1,038 SF	997 SF	1,079 SF	216 SF	3,330 SF	1	3,330 SF
B1	1,038 SF	997 SF	1,062 SF	216 SF	3,313 SF	1	3,313 SF
B2	995 SF	997 SF	1,079 SF	216 SF	3,287 SF	1	3,287 SF
B3	1,051 SF	1,010 SF	1,106 SF	225 SF	3,392 SF	1	3,392 SF
C	861 SF	861 SF	924 SF	147 SF	2,793 SF	1	2,793 SF
TOTAL AREA						20 UNITS	63,944 SF

4

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	20 UNITS	2 P.S. x UNIT	40 P.S.	40 P.S. IN THE GARAGE
	VISITOR	4 P.S. PER ZONING CODE SEC 23-24 (c)(3).	4 P.S.	4 P.S. OPEN TO SKY
TOTAL PARKING			44 P.S.	44 P.S.

PARKING PER FLOORS		TOTAL PARKING
LEVEL 1	43 STANDARD P.S. + 1 ACCESSIBLE P.S. = 44 P.S.	44 P.S.

5

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	TOTAL UNITS PROPOSED
1-3	20 MULTI-FAMILY RESIDENTIAL UNITS (3 FLOORS + ROOF DECK)	20 UNITS

Rev.	Date	Rev.	Date
1	DRC COMMENTS 05-22-2024		
2	DRC COMMENTS 07-11-2024		
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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

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

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

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

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

Consultant:

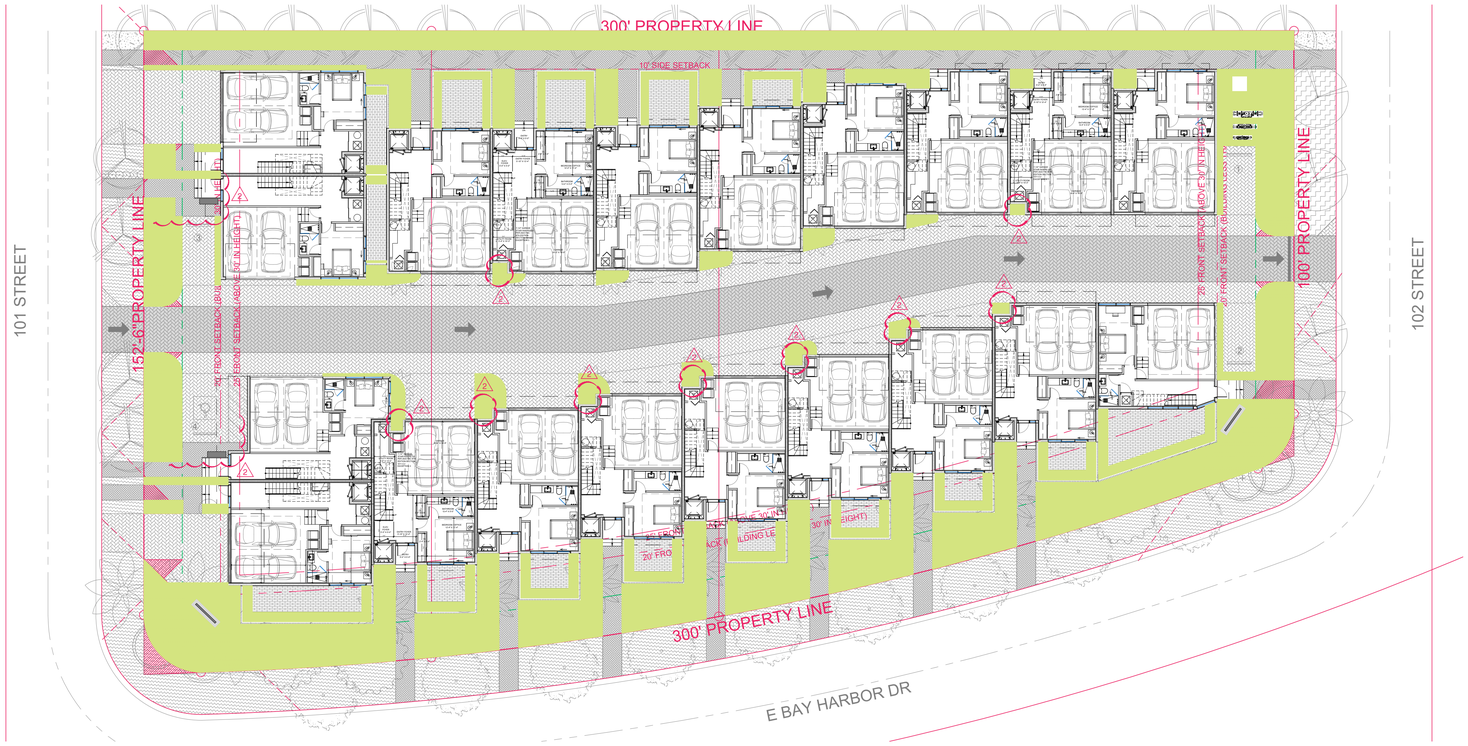
Consultant:

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

KOBI KARP
Lic. # AR0012578

PROJECT DATA

Date:	Sheet No. A1.00
Scale:	
Project: 2416	



1 GROUND FLOOR - OPEN SPACE

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

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

2 ROOF DECK - OPEN SPACE

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

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

Rev.	Date	Rev.	Date
1	DRC COMMENTS 05-22-2024		
2	DRC COMMENTS 07-11-2024		
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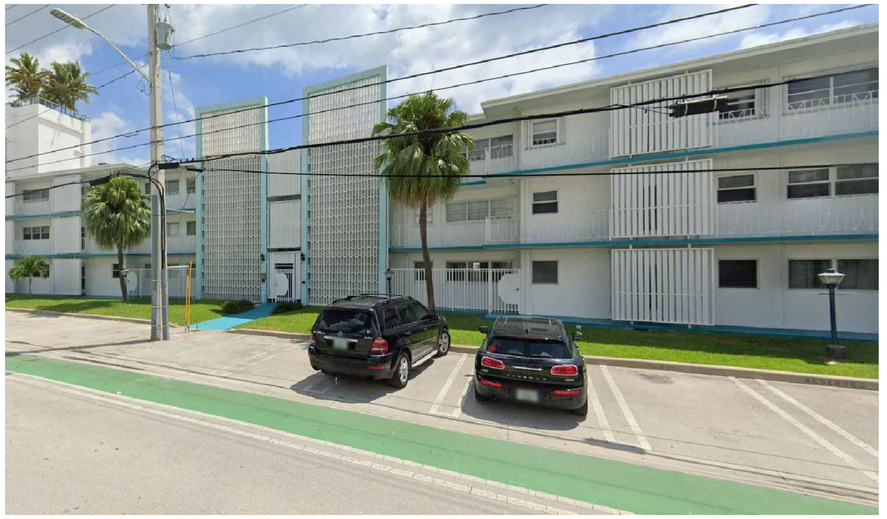
OPEN AREA CALCULATION

Date:	Sheet No.
Scale:	A1.01
Project: 2416	

SITE
103rd St
102nd St
101st St
100th St
99th St
98th St
97th St
96th St
95th St
94th St
93rd St
92nd St
91st St
Bay Harbor Dr
Bay Harbor Islands
Bay Harbor Dr
Bay Harbor Islands
Bay Harbor Dr
Bay Harbor Islands

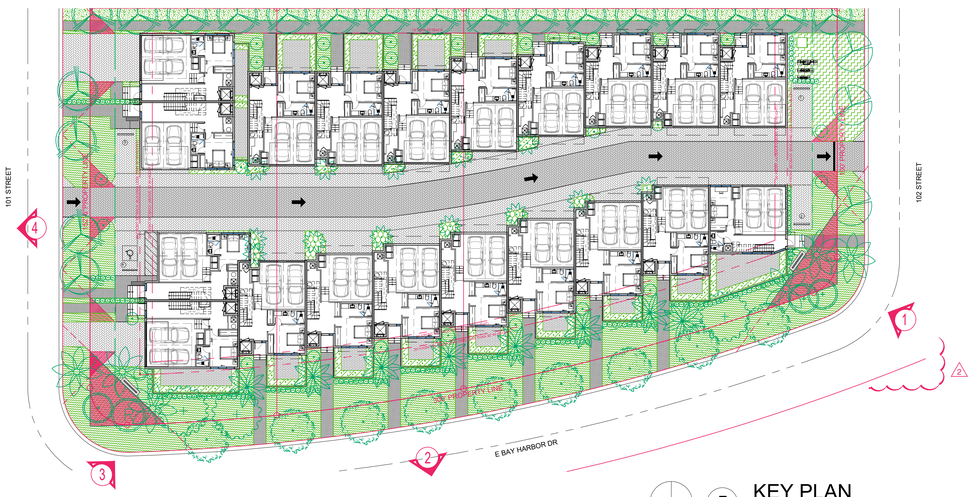
1 PROPERTY VIEW
SCALE: N.T.S.



2 STREET VIEW
SCALE: N.T.S.

3 PROPERTY VIEW
SCALE: N.T.S.

4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

Rev.	Date	Rev.	Date
1			
2	DRC COMMENTS 07-11-2024		
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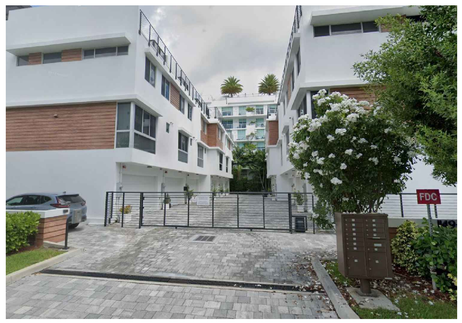
CONTEXT PHOTOS

Date:	Sheet No. A1.03
Scale:	
Project: 2416	

6 SURROUNDING BUILDINGS
SCALE: N.T.S.

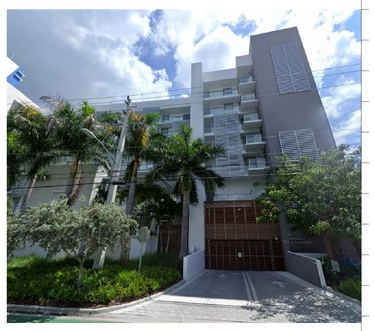
1 PHOTO
SCALE: N.T.S.

2 PHOTO
SCALE: N.T.S.



3 PHOTO
SCALE: N.T.S.

4 PHOTO
SCALE: N.T.S.



5 PHOTO
SCALE: N.T.S.

Rev.	Date	Rev.	Date
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ZONING SET

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Consultant:
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FLORT LAUDERDALE, FL 33016
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KOBI KARP

SURROUNDING BUILDINGS

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

1 RENDERING - STREET VIEW
N.T.S

Rev.	Date	Rev.	Date
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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

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KOBI KARP

RENDERING - STREET VIEW

Date:	Sheet No. A1.05
Scale:	
Project: 2416	

2 RENDERING - AERIAL VIEW
N.T.S

Rev.		Date	Rev.		Date
1	DRC COMMENTS	05-22-2024			
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BAY HARBOR ISLANDS, FL 33154

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Consultant:

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RENDERING - AERIAL VIEW

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

FIRE STAGING NOTE

21' MIN.

47' MIN.

FIRE STAGING AREA DIM.

GENERAL NOTES:

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

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

*F.C.R. = FIRE COMMAND ROOM

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

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (10'-0" NGVD)
EQUIP. LEVEL = 0'-0" (10'-0" NGVD)
FLOOD ZONE = ZONE AE (EL 9)
B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD
MAX. CROWN OF ROAD = 4.76' NGVD
MAX. ADJACENT GRADE = 5.90' NGVD
MIN. ADJACENT GRADE = 4.80' NGVD
NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.
NOTE : ALL SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET FLOODPROOFING

FLOOD PROOFING

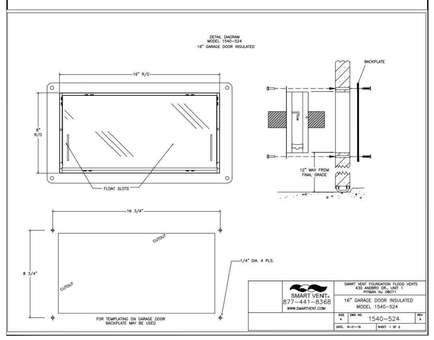
1. ALL CONSTRUCTION WILL BE WET FLOODPROOFING UP TO BASE FLOOD ELEVATION (B.F.E.)+ 9'-0" +1'-0" ELEVATION (DESIGN FLOOD ELEVATION 10'-0" NGVD) DESIGNED IN ACCORDANCE WITH ASCE 24, TABLE 6-1 AND TABLE 1-1 AND FBC, SECTION 1612.5

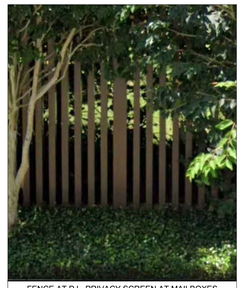
2. FLOOD PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH RISK FLOOD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE24, TABLE 6-1 AND TABLE 1-1

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

-16" x 8" FLOOD OPENING (SMART FLOOD VENT)
MODEL#: 1540-524
DESCRIPTION : SMART VENT
FLOOD COVERAGE: 200 SF.
AIR VENTILATION : 51 SF.
MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED.
COLOR: GRAY
-THE FLOOD OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION
-THE BOTTOM OF THE OPENING MUST BE NO HIGHER THAN 1'-0"ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE.
-ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

SMART VENTS SPECIFICATIONS





FENCE AT P.L, PRIVACY SCREEN AT MAILBOXES AND ON UNIT PRIVATE TERRACES

ALUM.	STICK FENCE
COLOR:	WOOD GRAIN
HEIGHT:	5'-0"

LEGAL DESCRIPTION:

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

PROPERTY ADDRESS:

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

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

DESIGN FLOOD ELEVATION = 10 NGVD

LOT AREA= 44,014 SF (1.0104 ACRES)

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

Rev.	Date	Rev.	Date
1	DRC COMMENTS 05-22-2024		
2	DRC COMMENTS 07-11-2024		
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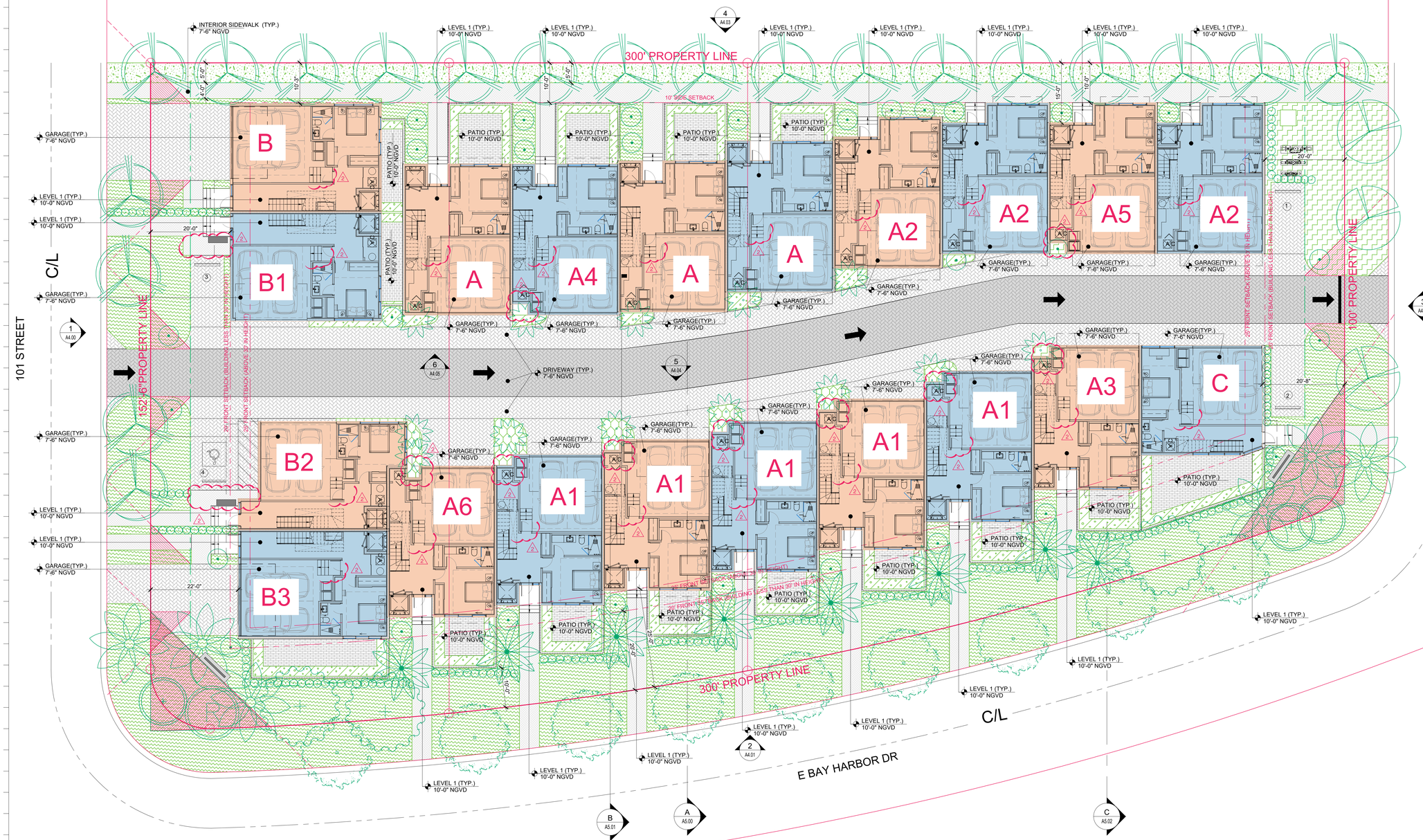
KOBI KARP
Lic. # AR0012578

KOBI KARP

SITE PLAN

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



UNIT TYPE	# OF UNITS
TYPE: A	3
TYPE: A1	5
TYPE: A2	3
TYPE: A3	1
TYPE: A4	1
TYPE: A5	1
TYPE: A6	1
TYPE: B	1
TYPE: B1	1
TYPE: B2	1
TYPE: B3	1
TYPE: C	1
TOTAL :	20 UNITS

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

Rev.	Date	Rev.	Date
1	DRC COMMENTS 05-22-2024		
2	DRC COMMENTS 07-11-2024		
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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

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

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

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

Consultant:

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

Consultant:

Consultant:

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

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KOBI KARP
Lic. # AR0012578

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FLOOR PLAN - LEVEL 1

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

Rev.	Date	Rev.	Date
1			
2	DRC COMMENTS 07-11-2024		
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ZONING SET

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Lic. # AR0012578

KOBI KARP

FLOOR PLAN - LEVEL 2

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

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

Rev.	Date	Rev.	Date
1			
2	DRC COMMENTS 07-11-2024		
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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

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Miami, FL 33138
Tel: 786-519-2008

Consultant:
LANDSCAPE DESIGN:

Name: AAL ARCHITECTURAL LANDSCAPE
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K O B I
K A R P

FLOOR PLAN - LEVEL 3

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

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

Rev.	Date	Rev.	Date
1			
2	DRC COMMENTS 07-11-2024		
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ZONING SET

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10190 EAST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

Owner:

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Consultant:
LANDSCAPE DESIGN:

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K O B I
K A R P

ROOF PLAN

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

Date:	Sheet No.
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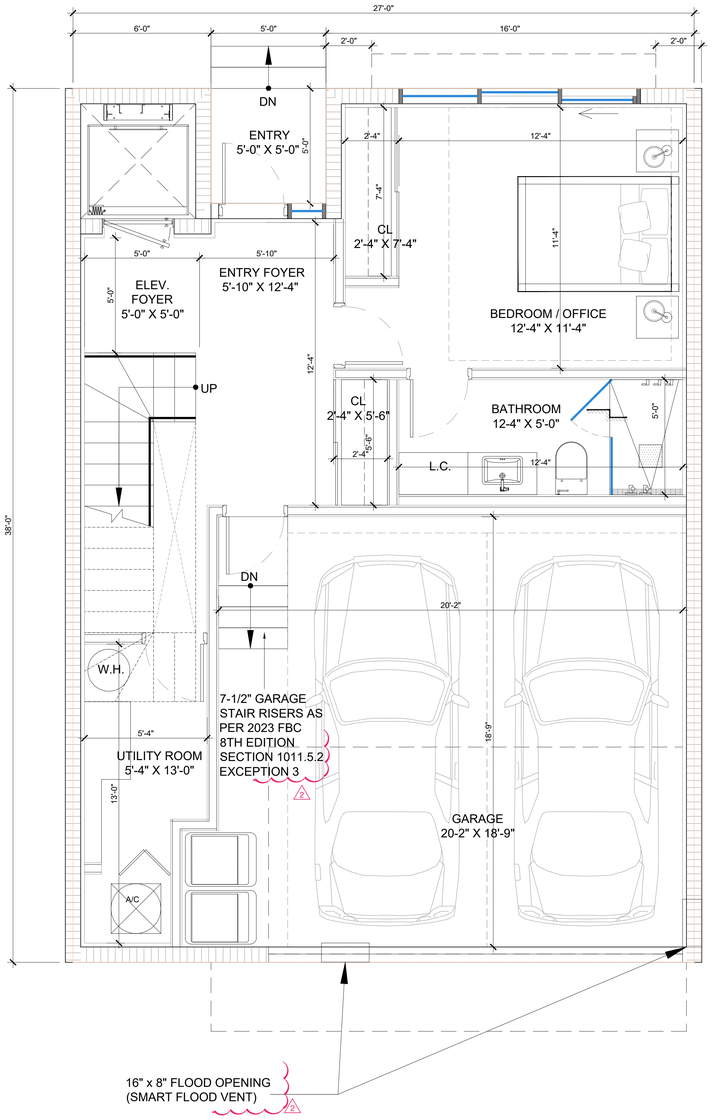
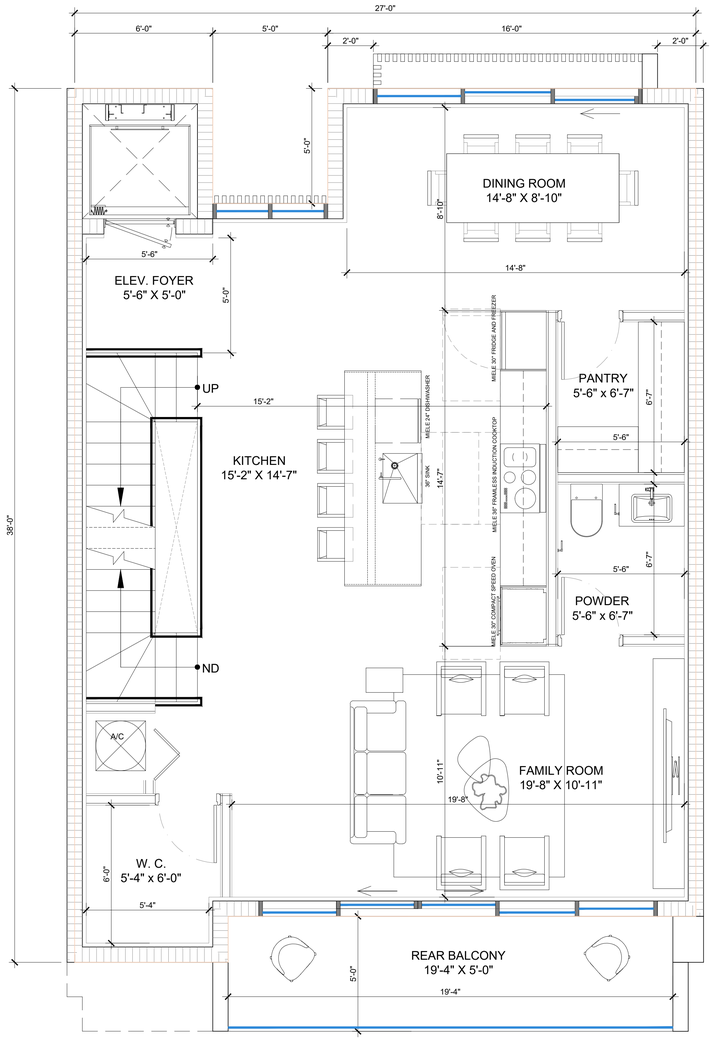
Project: 2416	



1 ENLARGED UNIT - TYPE A (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A (LEVEL 2)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE A

SCALE: 3/8" = 1'-0"

Rev.	Date	Rev.	Date
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2	DRC COMMENTS 07-11-2024		
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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

Name: Ocean Engineering
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Tel: 786-518-2008

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

Name: LANGAN Engineers
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Tel: 305-570-8593

Consultant:

Consultant:

ARCHITECT:

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Fax: 305.573.3766

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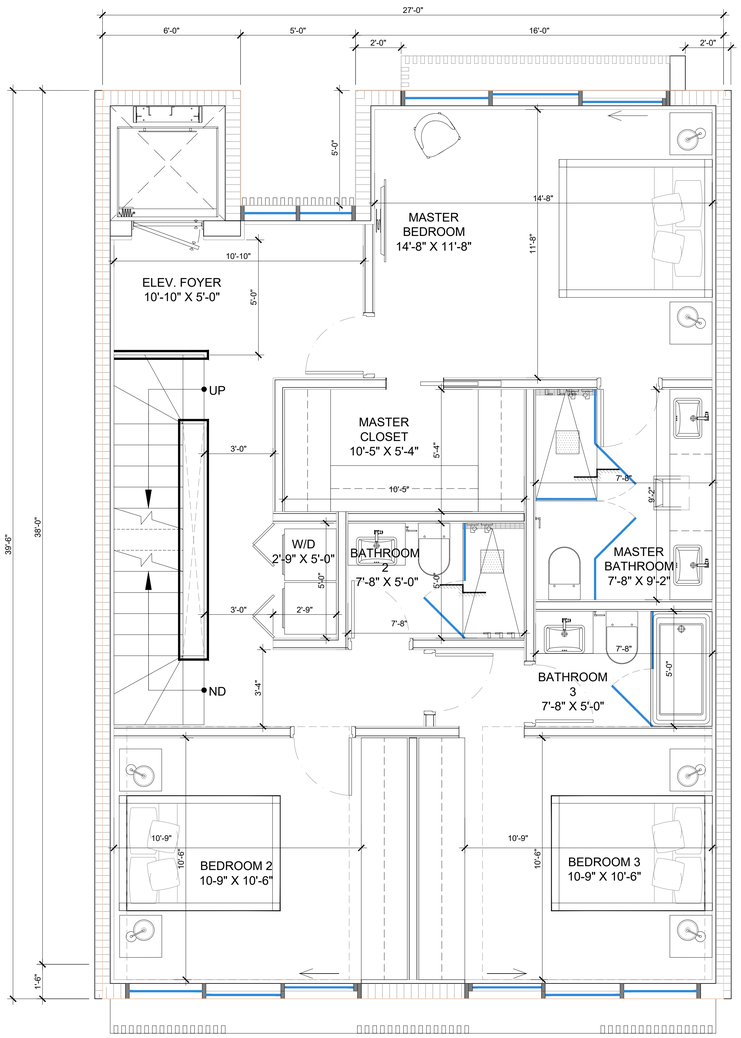
Lic. # AR0012578

K O B I K A R P

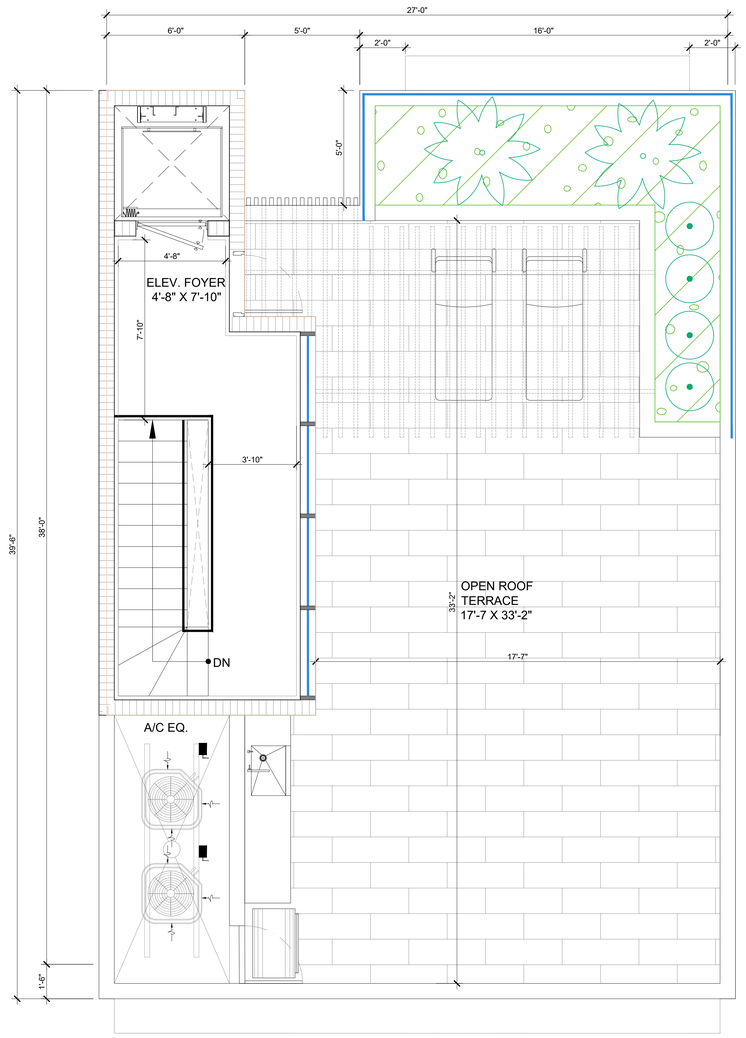
ENLARGED UNIT - TYPE A

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



3 ENLARGED UNIT - TYPE A (LEVEL 3)

SCALE: 3/8" = 1'-0"



4 ENLARGED UNIT - TYPE A (ROOF LEVEL)

SCALE: 3/8" = 1'-0"

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

- ENLARGED UNIT - TYPE A

SCALE: 3/8" = 1'-0"

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
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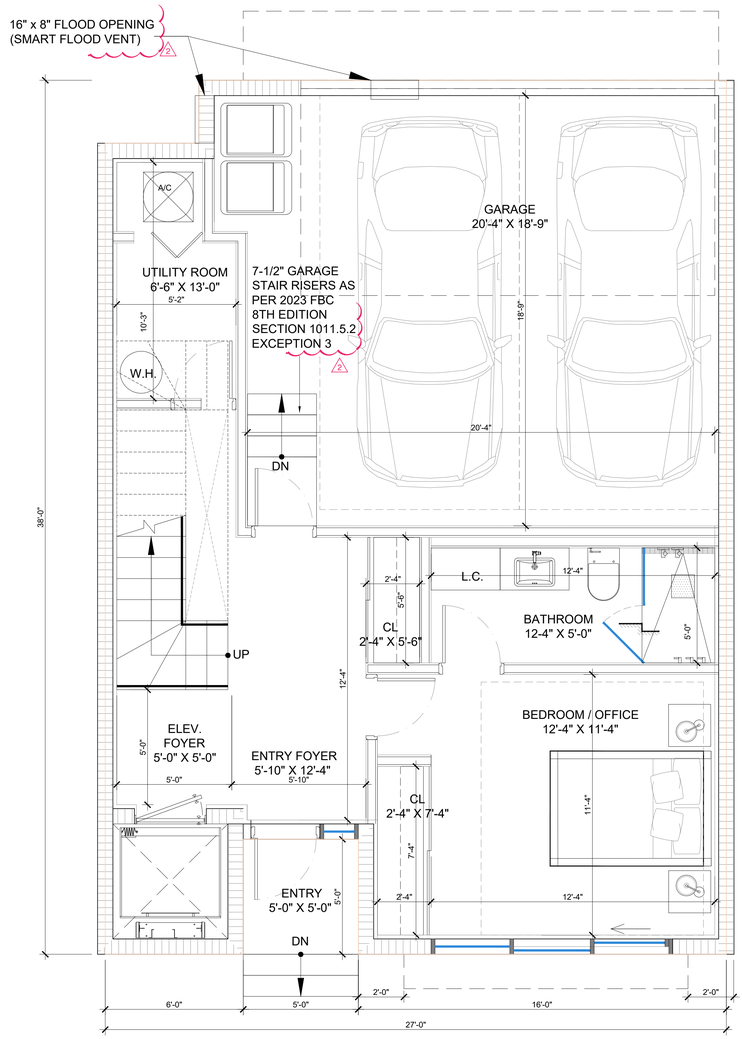
KOBI KARP

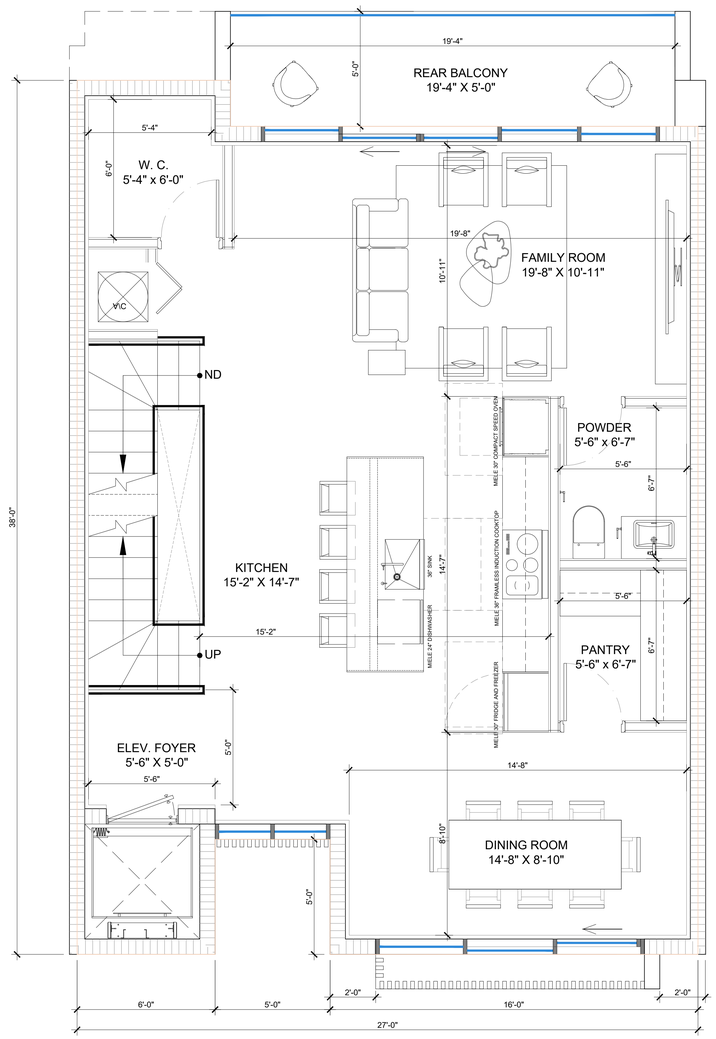
ENLARGED UNIT - TYPE A

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



1 ENLARGED UNIT - TYPE A.1 (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A.1 (LEVEL 2)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE A.1

SCALE: 3/8" = 1'-0"

Rev.	Date	Rev.	Date
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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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Consultant:
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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

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K O B I K A R P

ENLARGED UNIT - TYPE A.1

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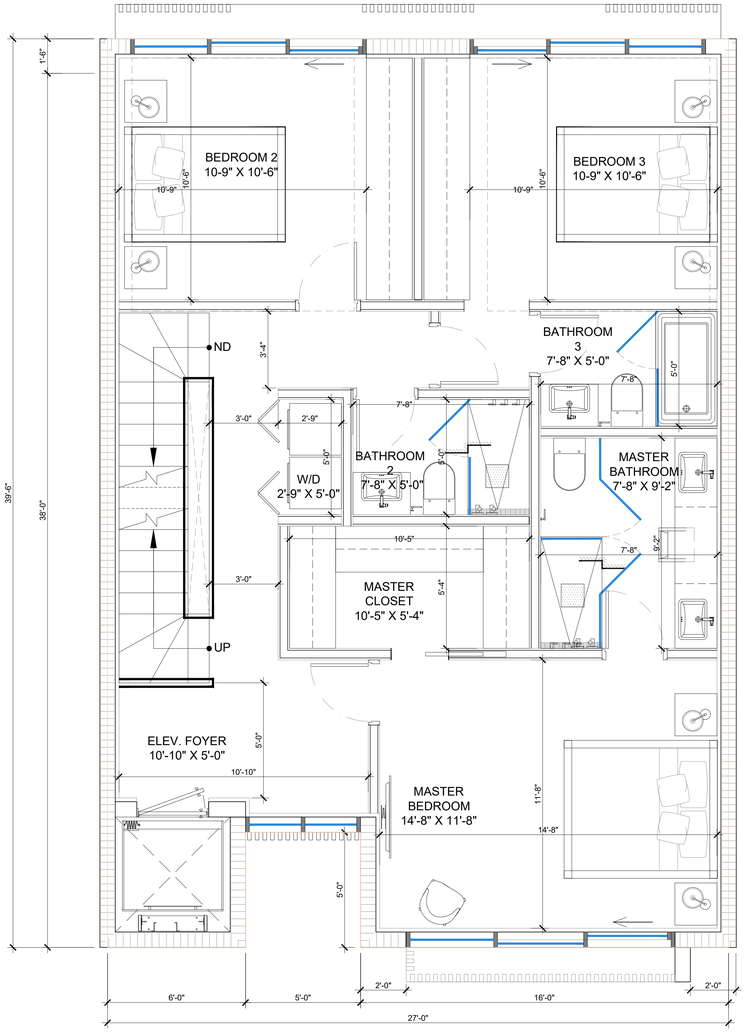
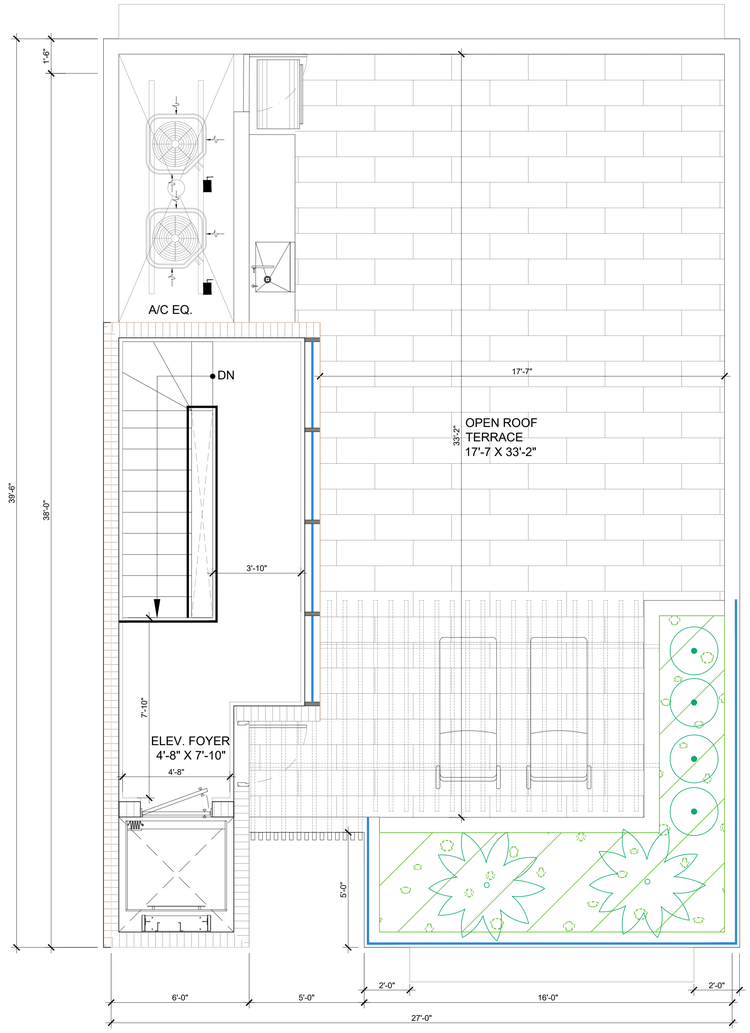
Scale:	A3.11
Project: 2416	



3 ENLARGED UNIT - TYPE A.1 (LEVEL 3)

SCALE: 3/8" = 1'-0"



4 ENLARGED UNIT - TYPE A.1 (ROOF LEVEL)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE A.1

SCALE: 3/8" = 1'-0"

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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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Consultant:
CIVIL ENGINEER:

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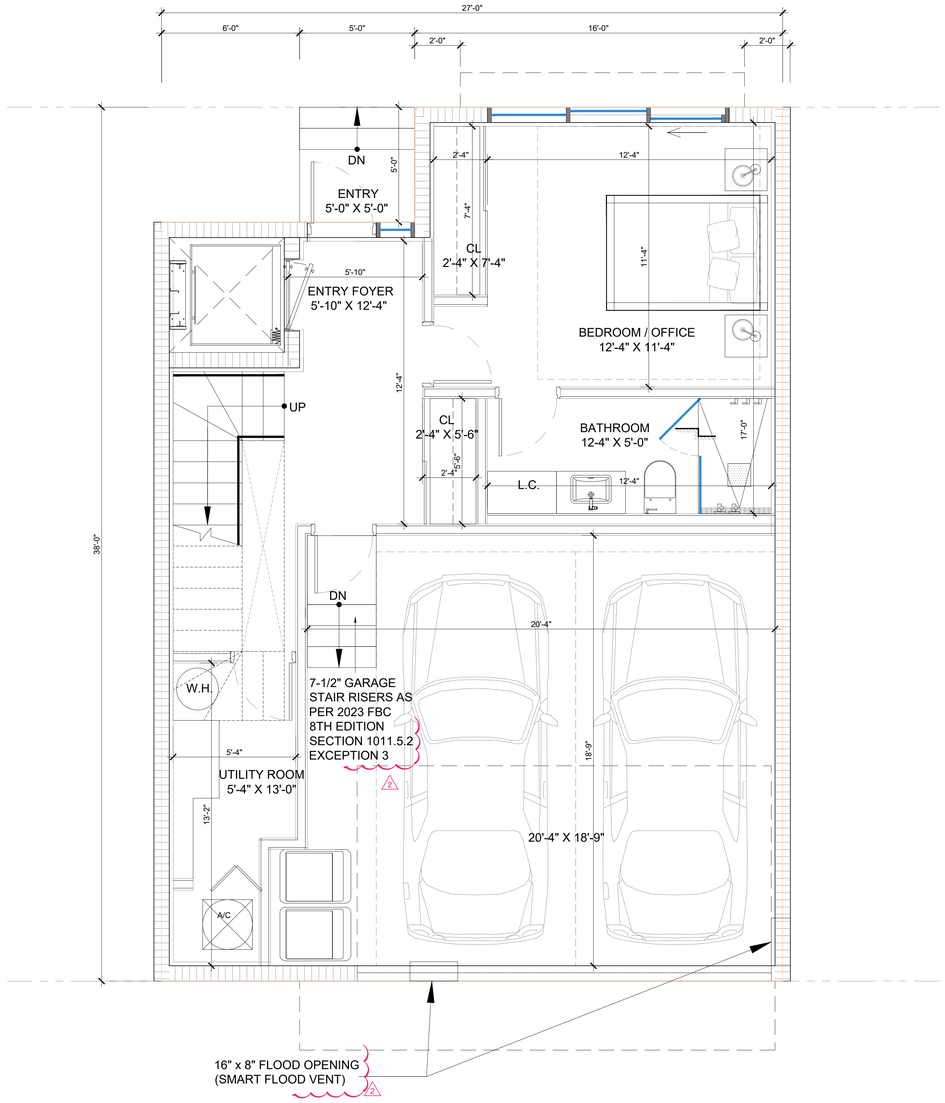
Lic. # AR0012578

K O B I
K A R P

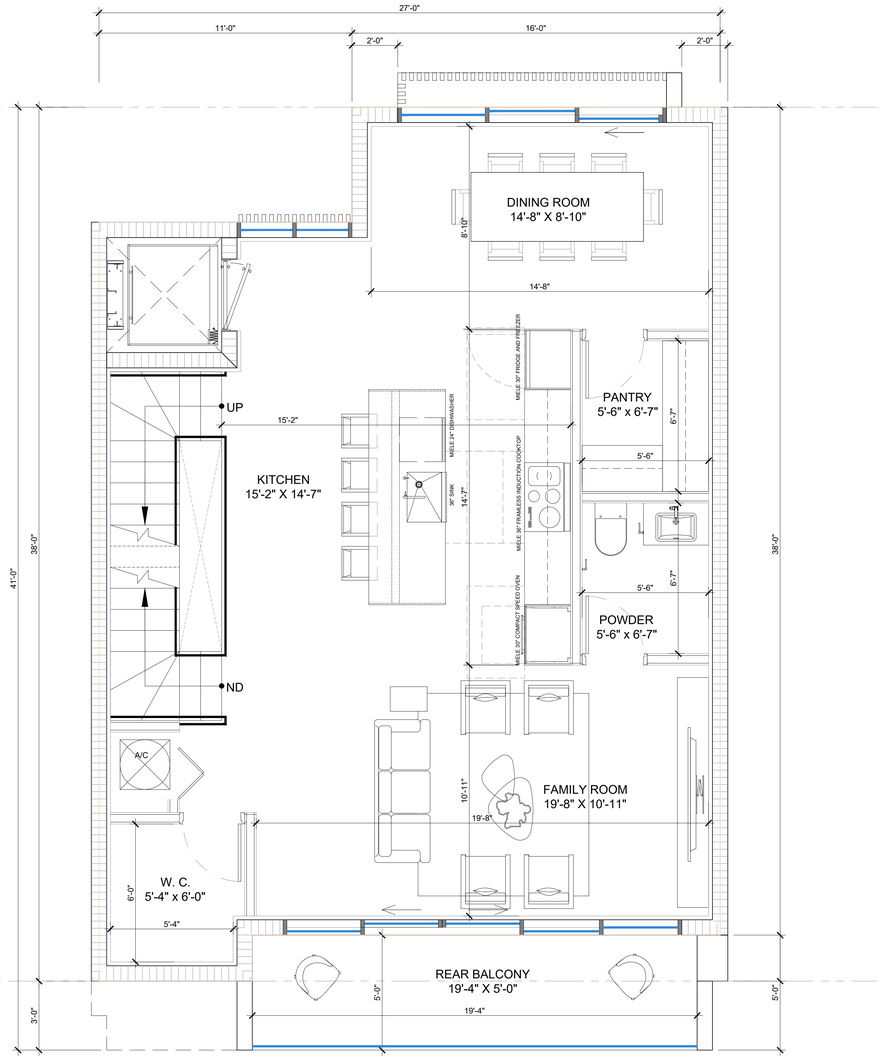
ENLARGED UNIT - TYPE A.1

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



1 ENLARGED UNIT - TYPE A.2 (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A.2 (LEVEL 2)

SCALE: 3/8" = 1'-0"

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2	DRC COMMENTS 07-11-2024		
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ZONING SET

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10190 EAST BAY HARBOR DRIVE

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Owner:

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MEP ENGINEER:

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Consultant:

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Consultant:

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KOBI KARP
Lic. # AR0012578

K O B I
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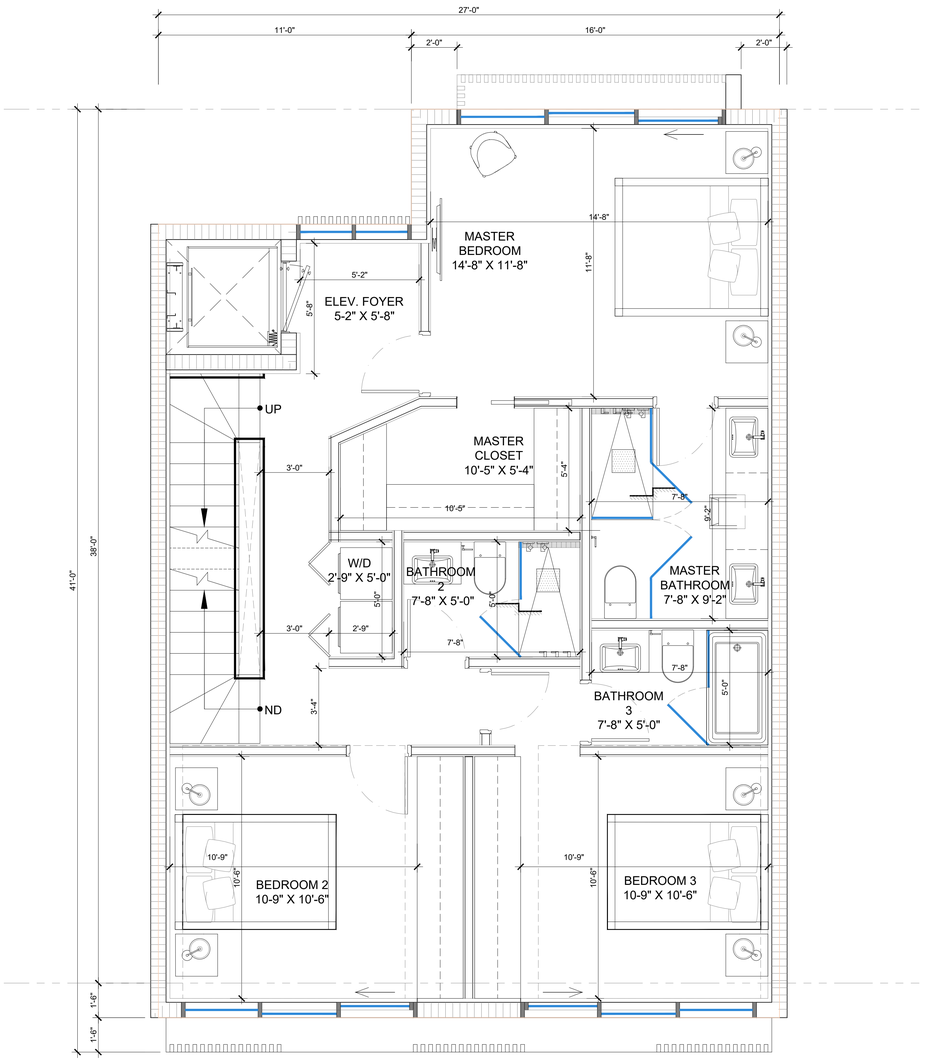
ENLARGED UNIT - TYPE A.2

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

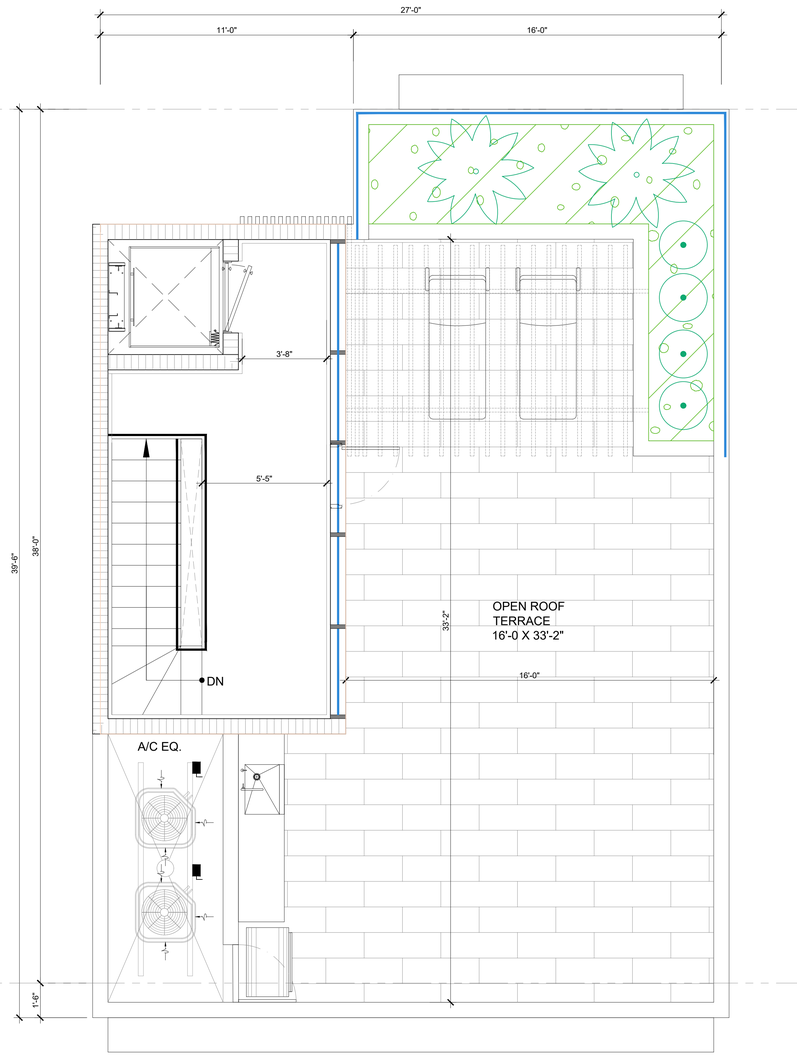
- ENLARGED UNIT - TYPE A.2

SCALE: 3/8" = 1'-0"



1 ENLARGED UNIT - TYPE A.2 (LEVEL 3)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A.2 (ROOF DECK)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE A.2

SCALE: 3/8" = 1'-0"

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

ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

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Lic. # AR0012578

K O B I
K A R P

ENLARGED UNIT - TYPE A.2

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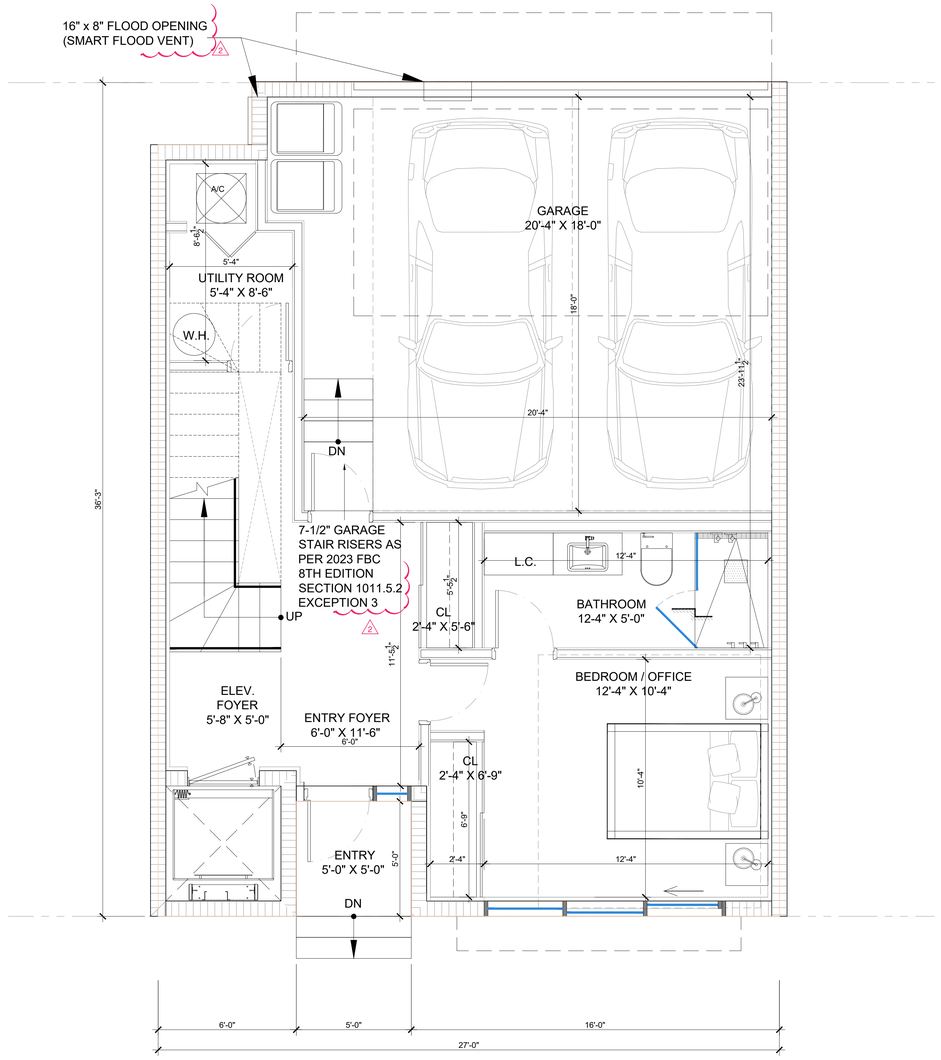
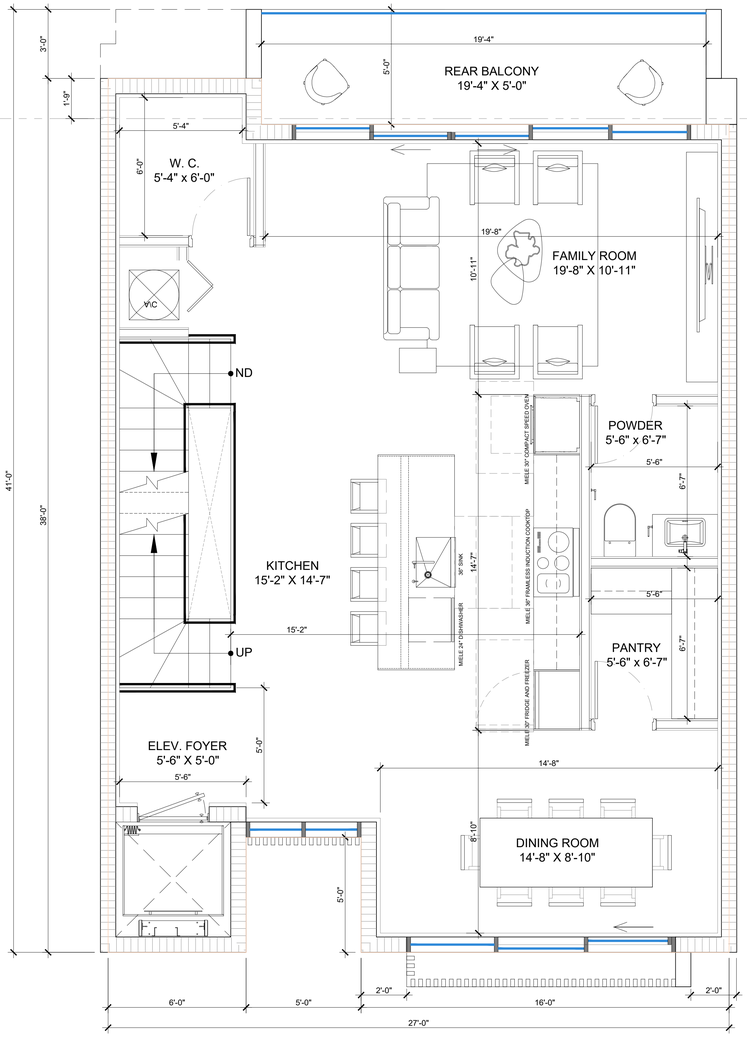
Project: 2416	



1 ENLARGED UNIT - TYPE A.3 (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A.3 (LEVEL 2)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE A.3

SCALE: 3/8" = 1'-0"

Rev.	Date	Rev.	Date
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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

Owner:

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Consultant:
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Consultant:
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Consultant:

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Lic. # AR0012578

K O B I
K A R P

ENLARGED UNIT - TYPE A.3

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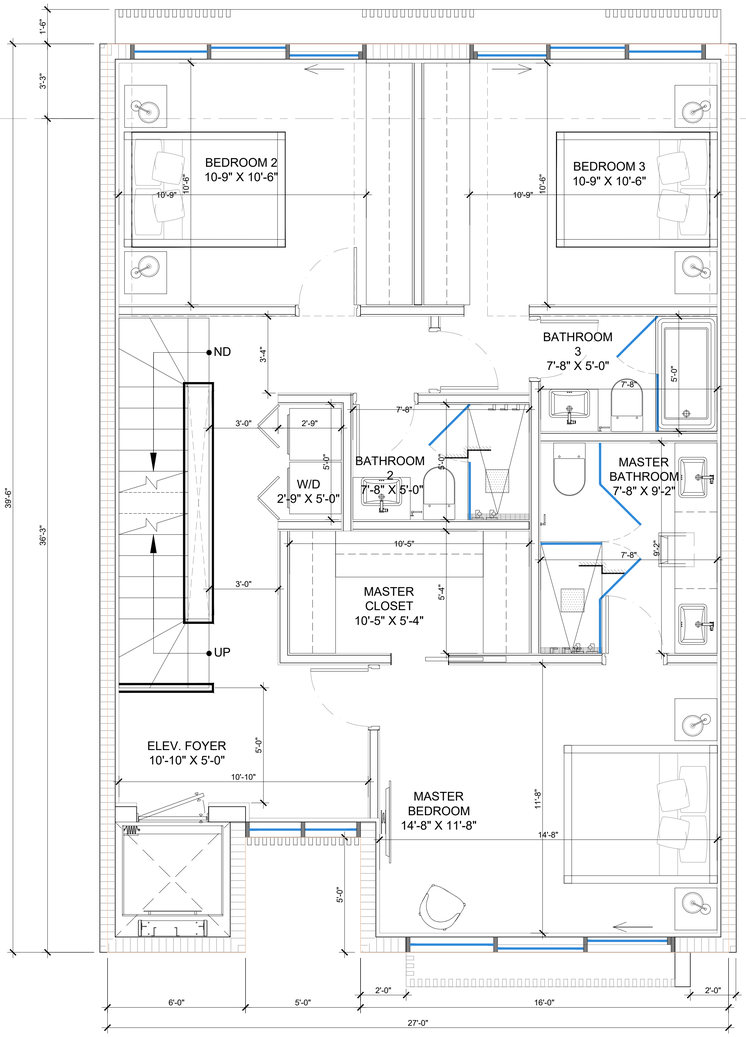
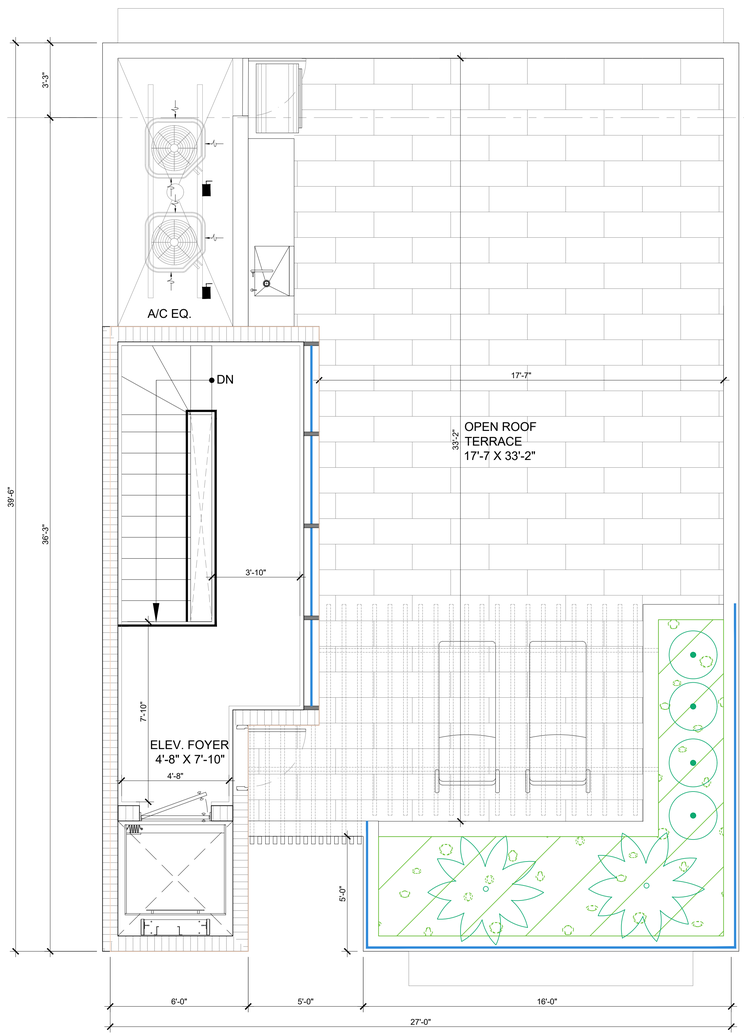
Project: 2416	



1 ENLARGED UNIT - TYPE A.3 (LEVEL 3)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A.3 (ROOF DECK)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE A.3

SCALE: 3/8" = 1'-0"

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ZONING SET

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BAY HARBOR ISLANDS, FL 33154

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Consultant:
CIVIL ENGINEER:
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Consultant:
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Consultant:

Consultant:

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Fax: 305.573.3766

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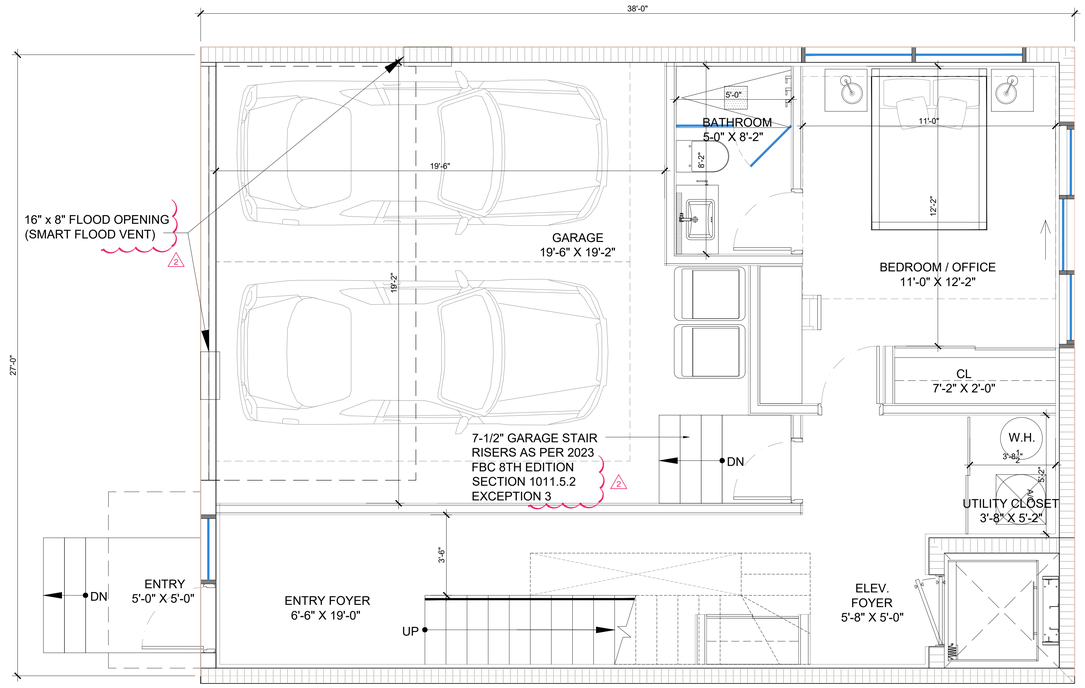
Lic. # AR0012578

K O B I K A R P

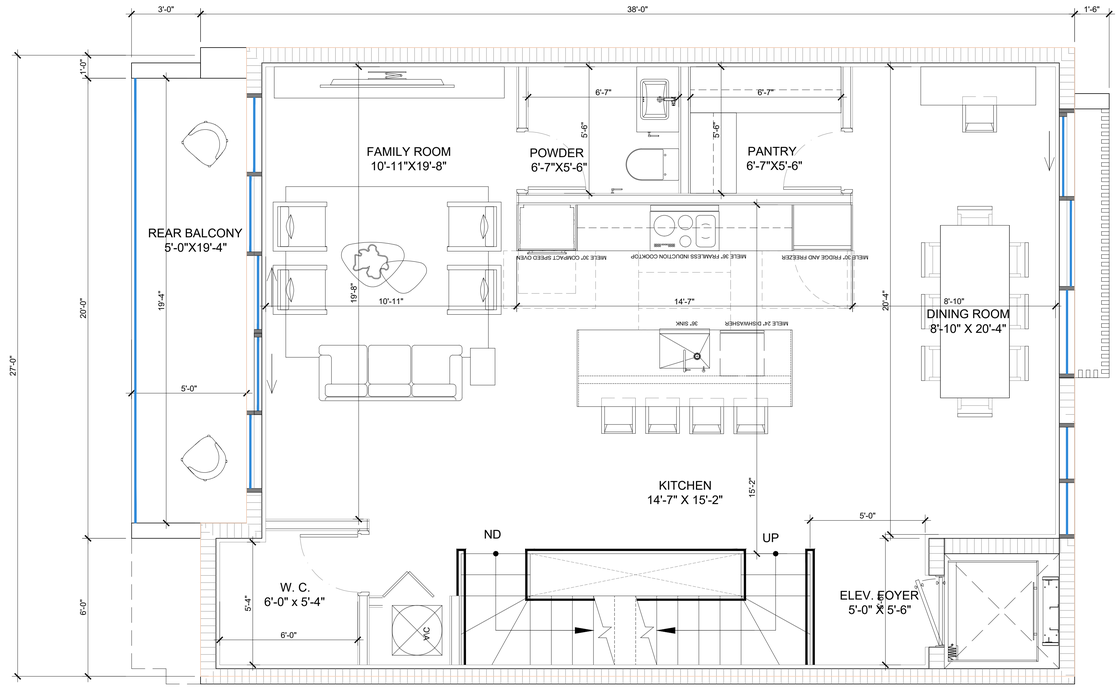
ENLARGED UNIT - TYPE A.3

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



1 ENLARGED UNIT - TYPE B (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B (LEVEL 2)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE B

SCALE: 3/8" = 1'-0"

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

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Consultant:
CIVIL ENGINEER:

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Consultant:
LANDSCAPE DESIGN:

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Consultant:

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Consultant:

Consultant:

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ENLARGED UNIT - TYPE B

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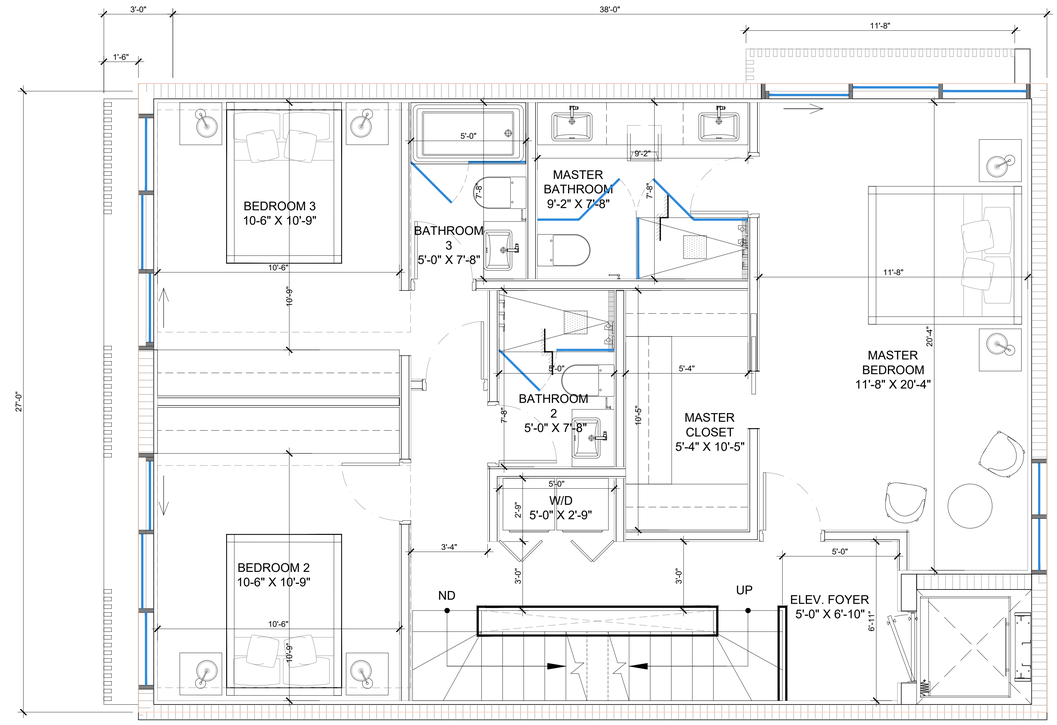
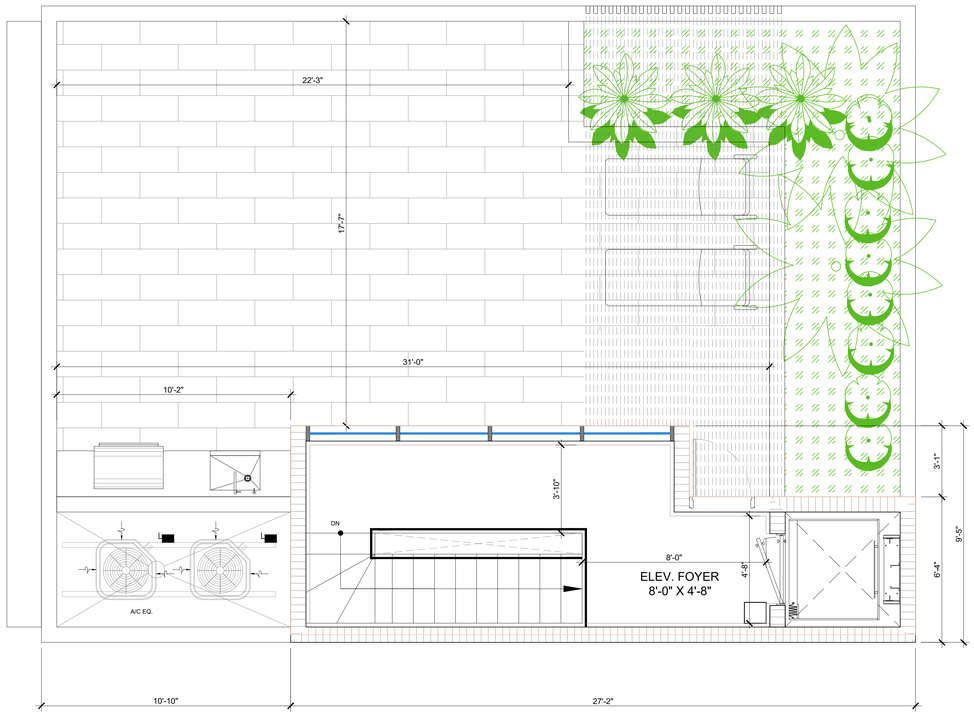
Project: 2416	



1 ENLARGED UNIT - TYPE B (LEVEL 3)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B (ROOF LEVEL)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE B

SCALE: 3/8" = 1'-0"

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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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Consultant:
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Miami, FL 33138
Tel: 786-518-2006

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

Name: LANGAN Engineers
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FLORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

Consultant:

ARCHITECT:

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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

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ENLARGED UNIT - TYPE B

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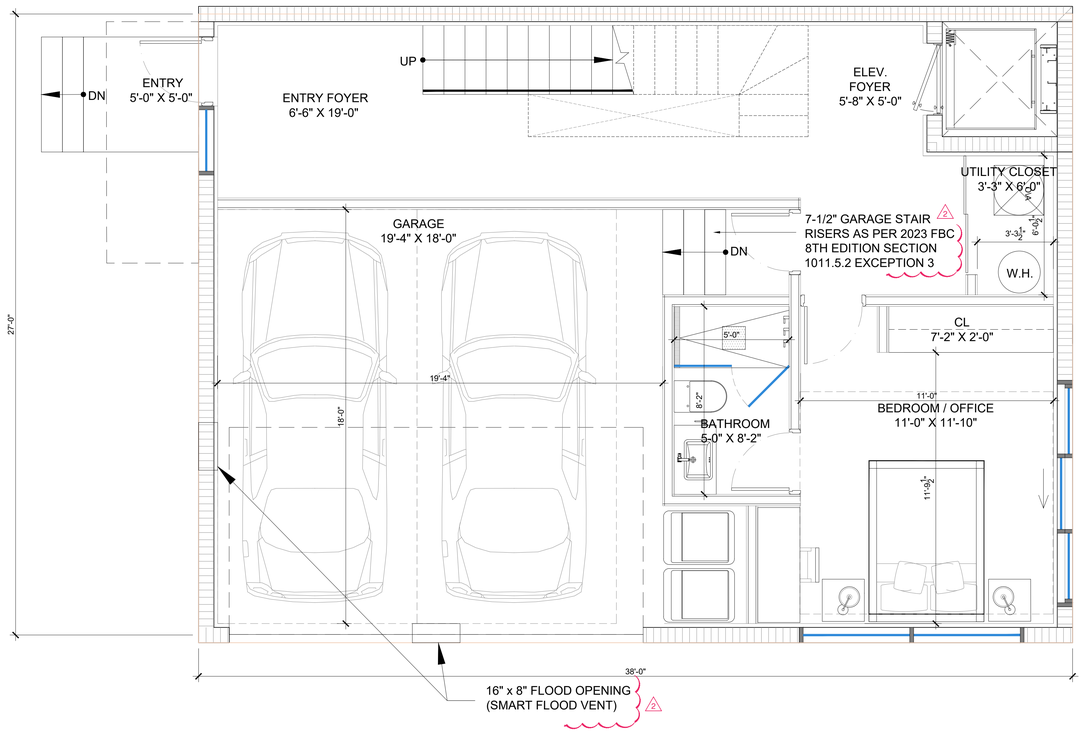
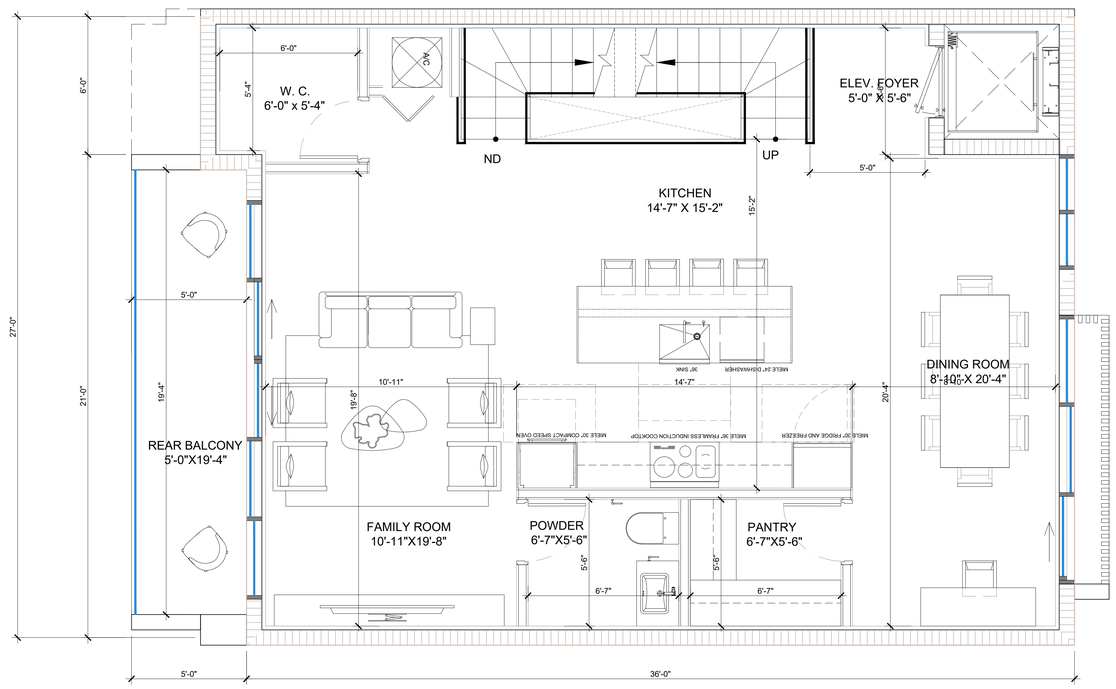
Project: 2416	



1 ENLARGED UNIT - TYPE B1 (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B1 (LEVEL 2)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE B1

SCALE: 3/8" = 1'-0"

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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Consultant:
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Name: Ocean Engineering
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Consultant:
LANDSCAPE DESIGN:

Name: AAL ARCHITECTURAL LANDSCAPE
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Tel: 305-828-0644

Consultant:

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Consultant:

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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

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ENLARGED UNIT - TYPE B1

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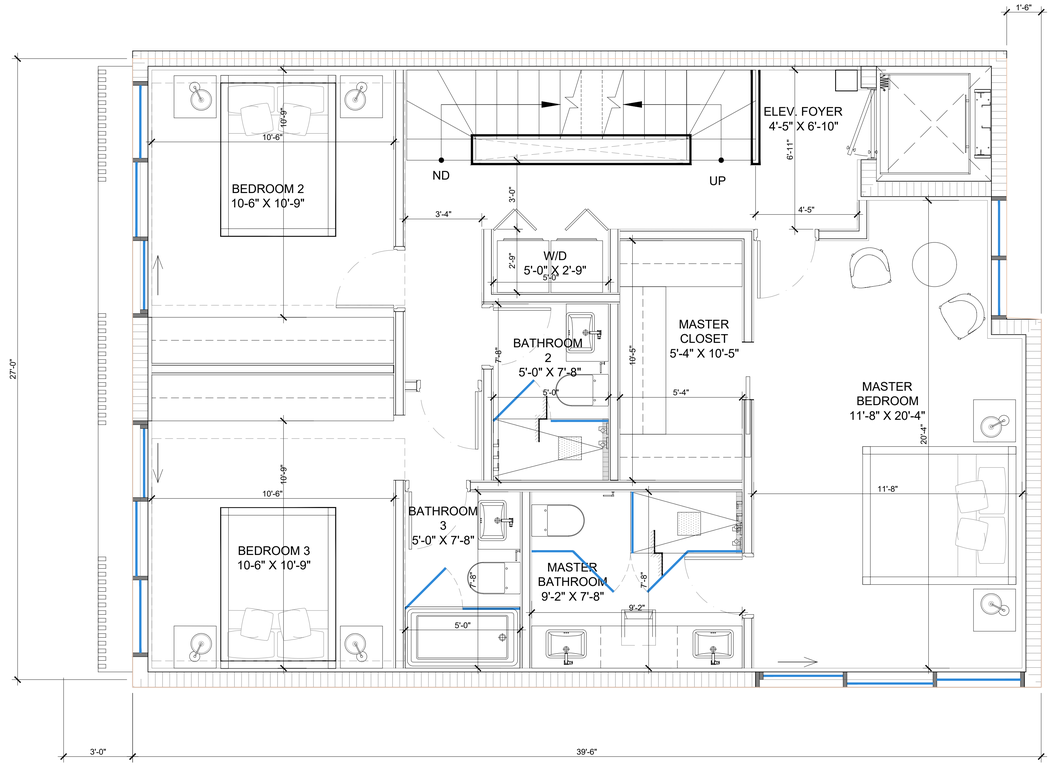
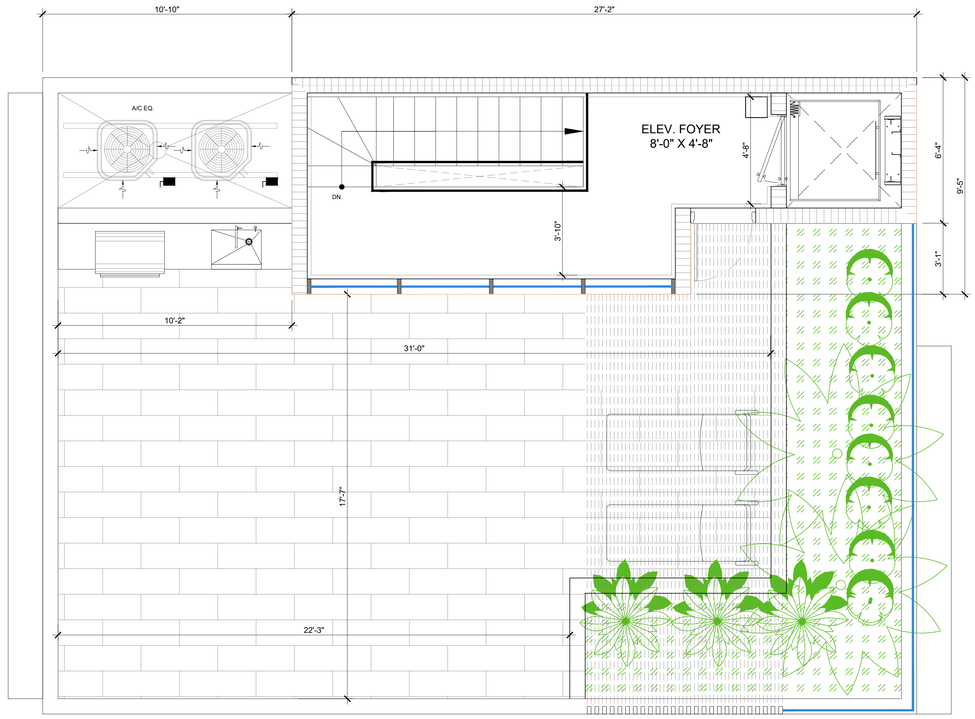
Project: 2416	



1 ENLARGED UNIT - TYPE B1 (LEVEL 3)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B1 (ROOF LEVEL)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE B1

SCALE: 3/8" = 1'-0"

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ZONING SET

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10190 EAST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

Owner:

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ENLARGED UNIT - TYPE B1

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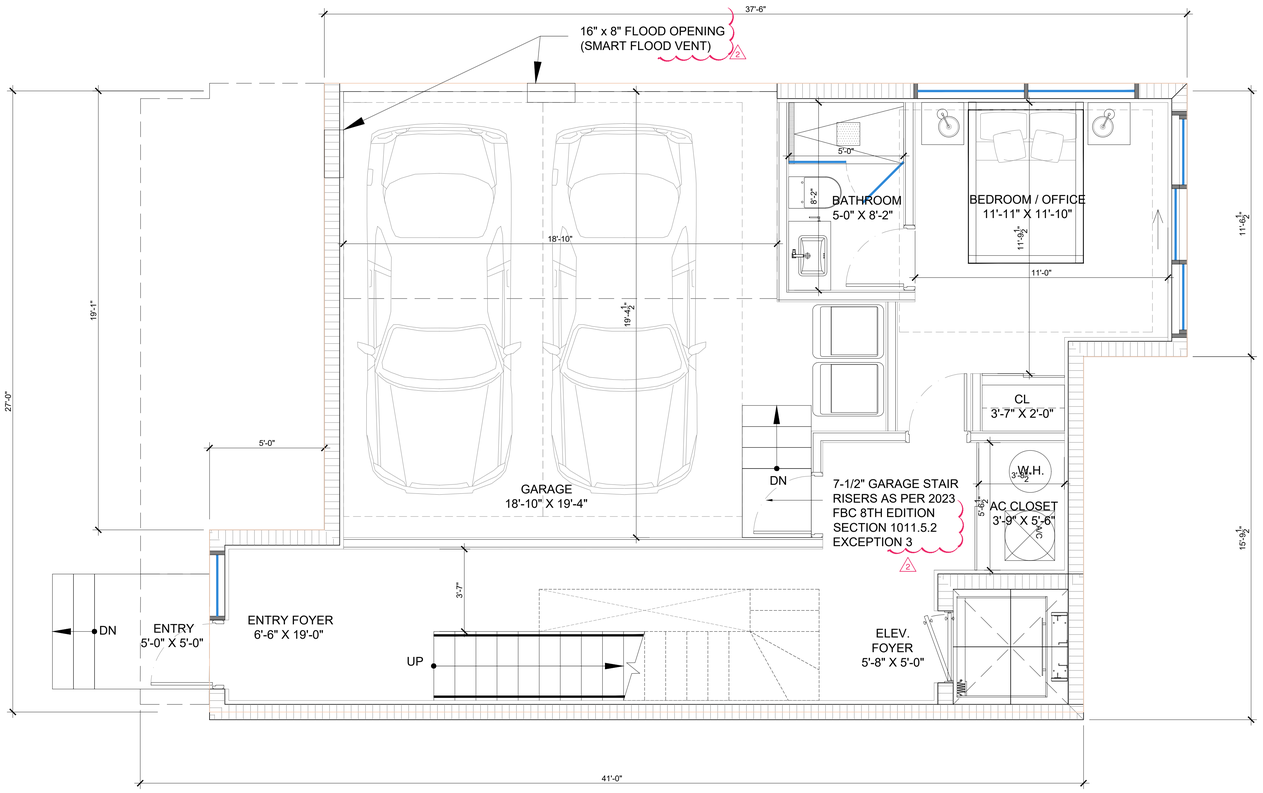
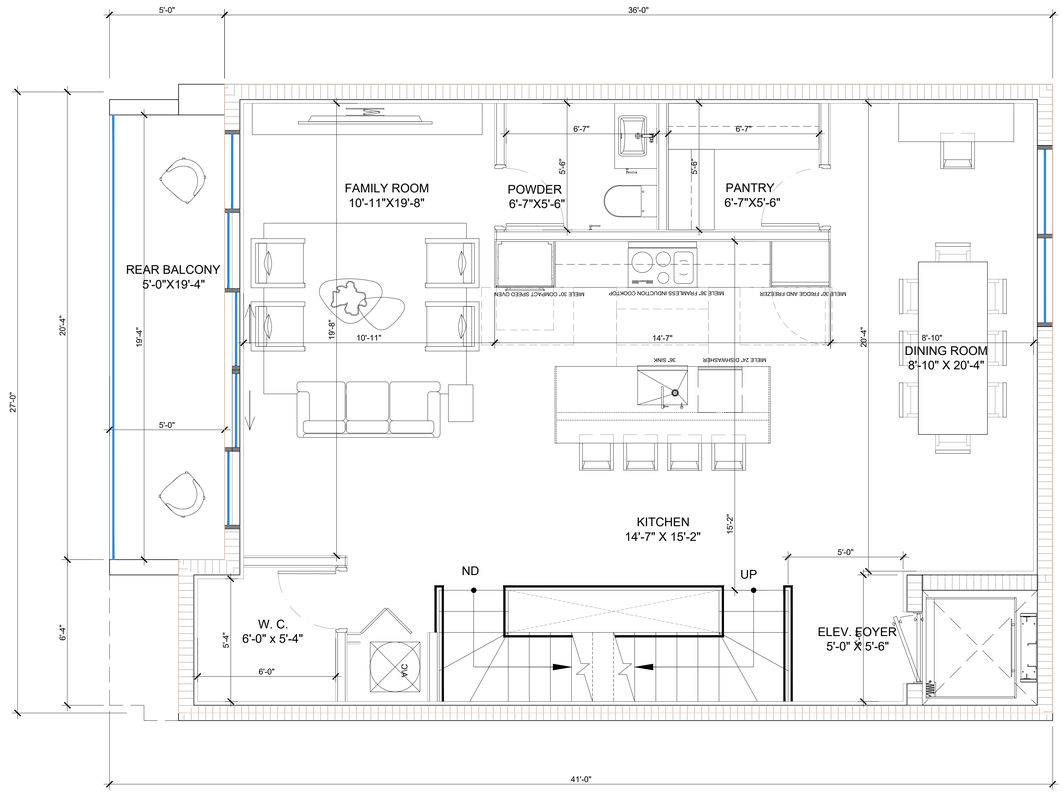
Scale:	A3.15.1
Project: 2416	



1 ENLARGED UNIT - TYPE B2 (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B2 (LEVEL 2)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE B2

SCALE: 3/8" = 1'-0"

Rev.	Date	Rev.	Date
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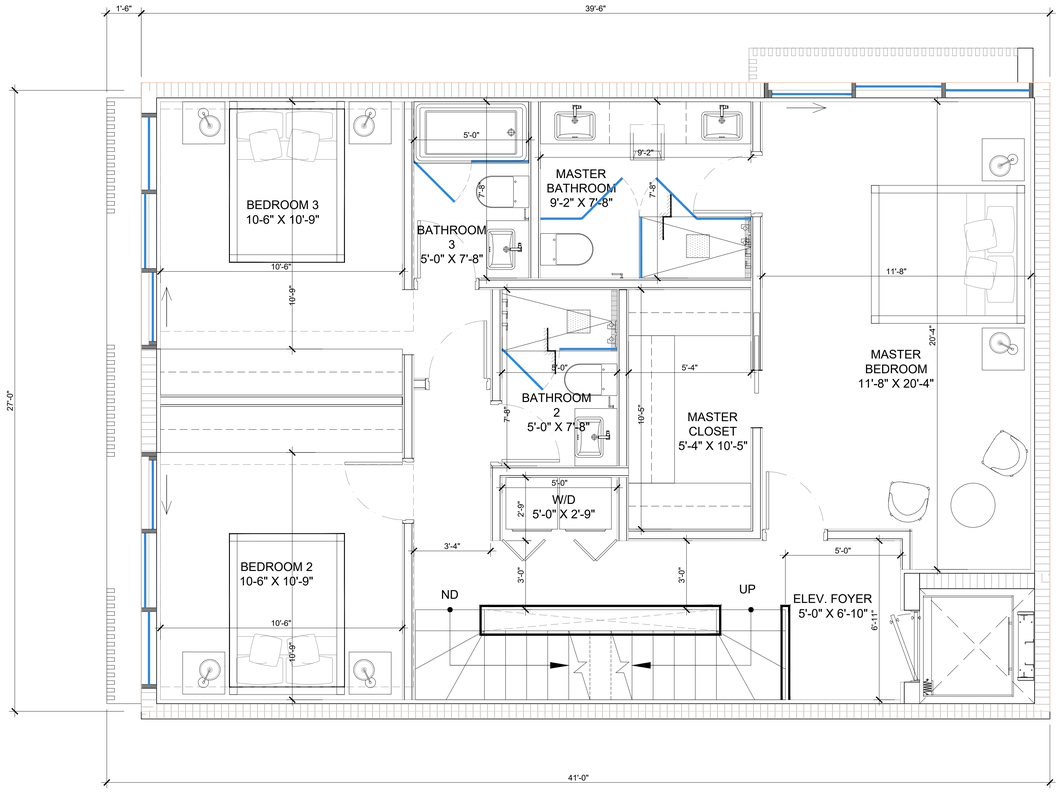
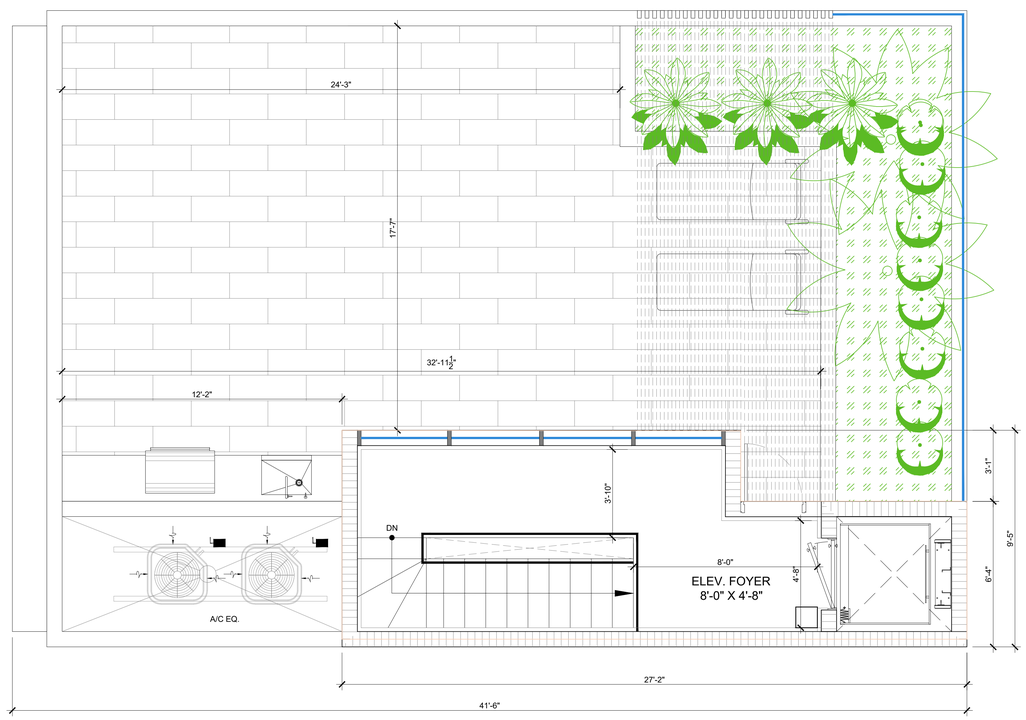
ENLARGED UNIT - TYPE B2

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



1 ENLARGED UNIT - TYPE B2 (LEVEL 3)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B2 (ROOF LEVEL)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE B.2

SCALE: 3/8" = 1'-0"

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2006

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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

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ENLARGED UNIT - TYPE B.2

Date:	Sheet No.
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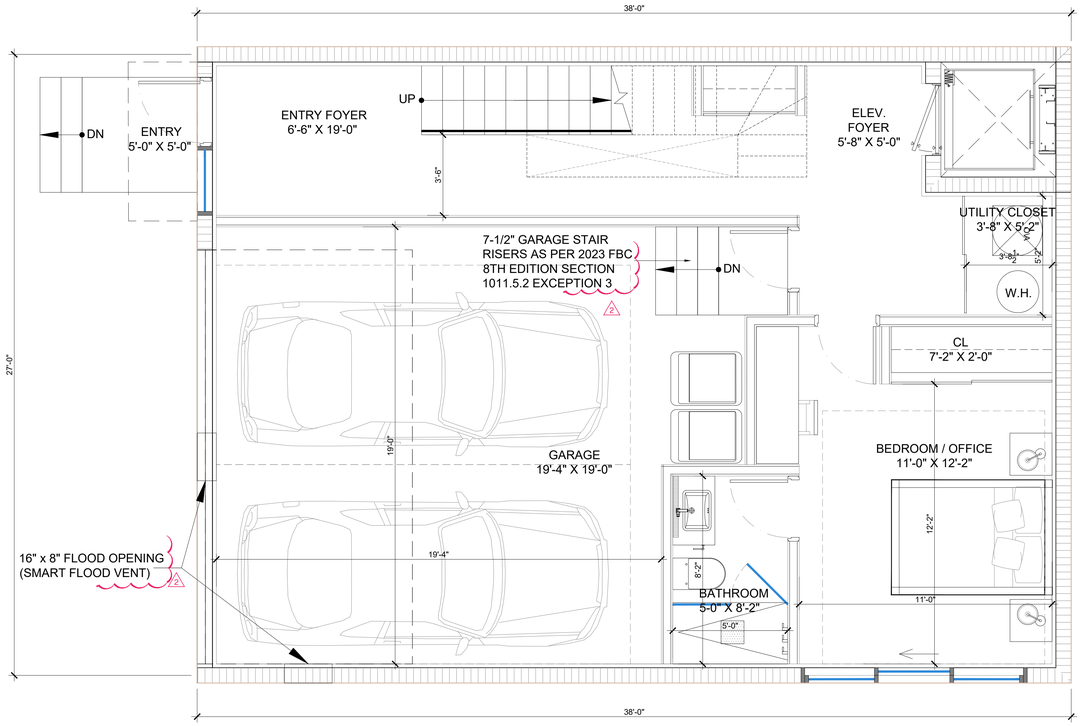
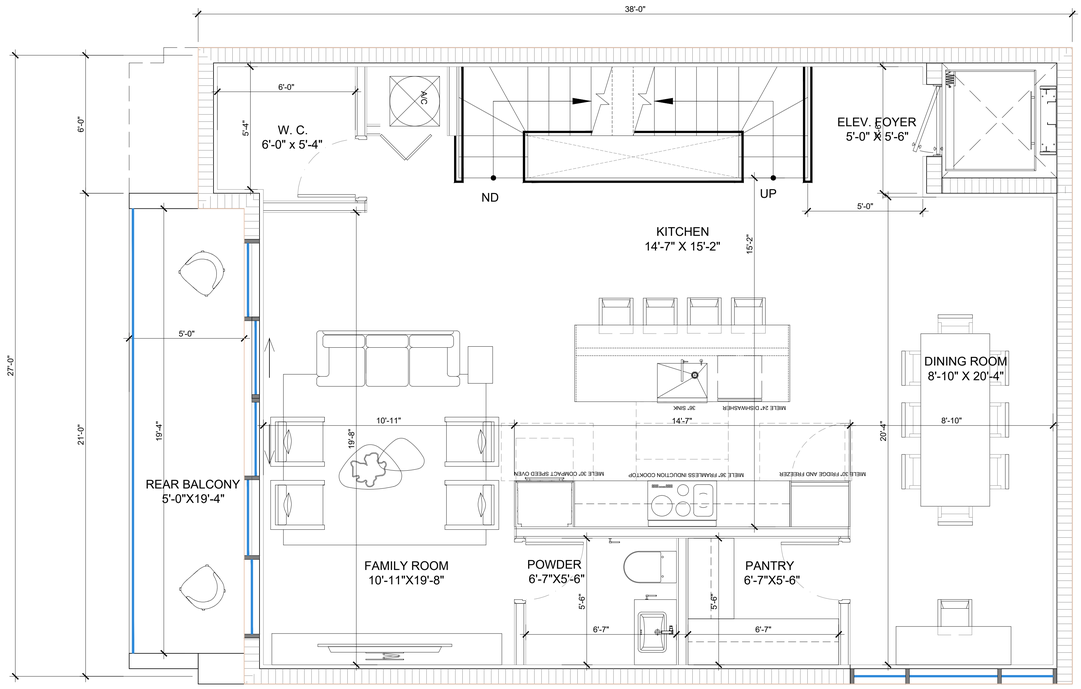
Project: 2416	



1 ENLARGED UNIT - TYPE B3 (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B3 (LEVEL 2)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE B3

SCALE: 3/8" = 1'-0"

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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
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Tel: 786-518-2006

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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

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ENLARGED UNIT - TYPE B3

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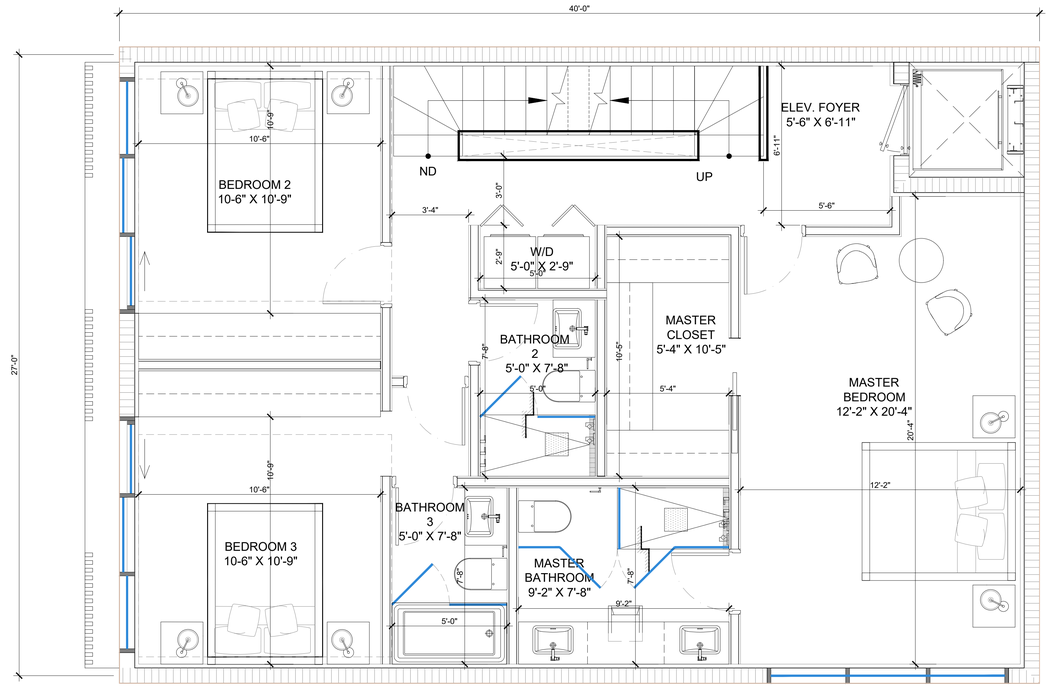
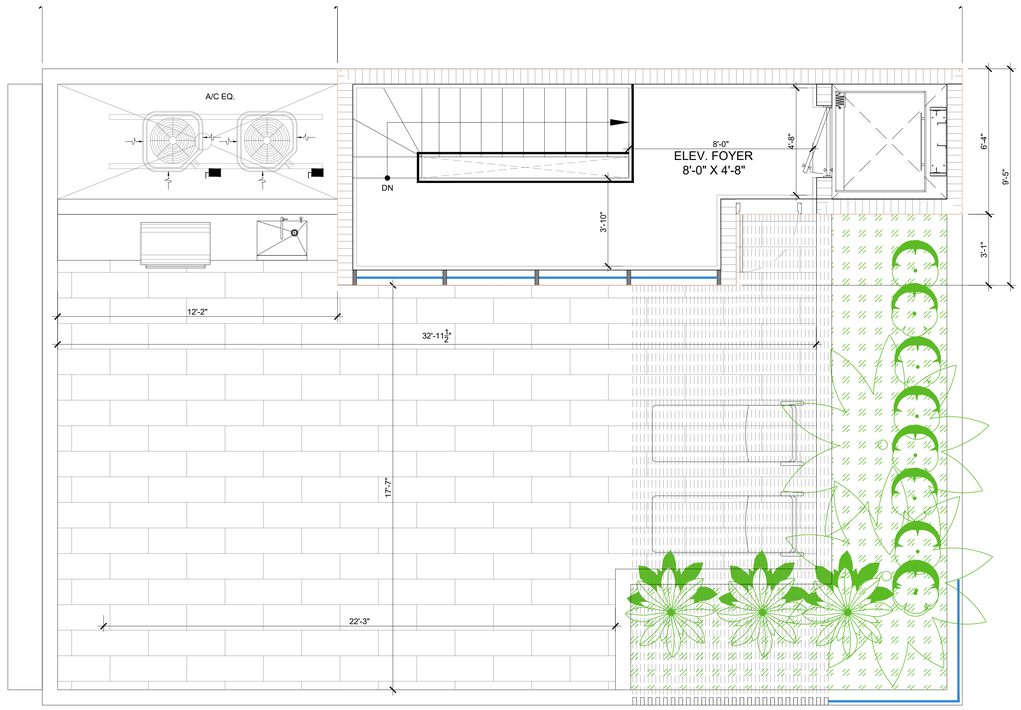
Project: 2416	



1 ENLARGED UNIT - TYPE B3 (LEVEL 3)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE B3 (ROOF LEVEL)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE B.3

SCALE: 3/8" = 1'-0"

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2006

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

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Fax: 305.573.3766

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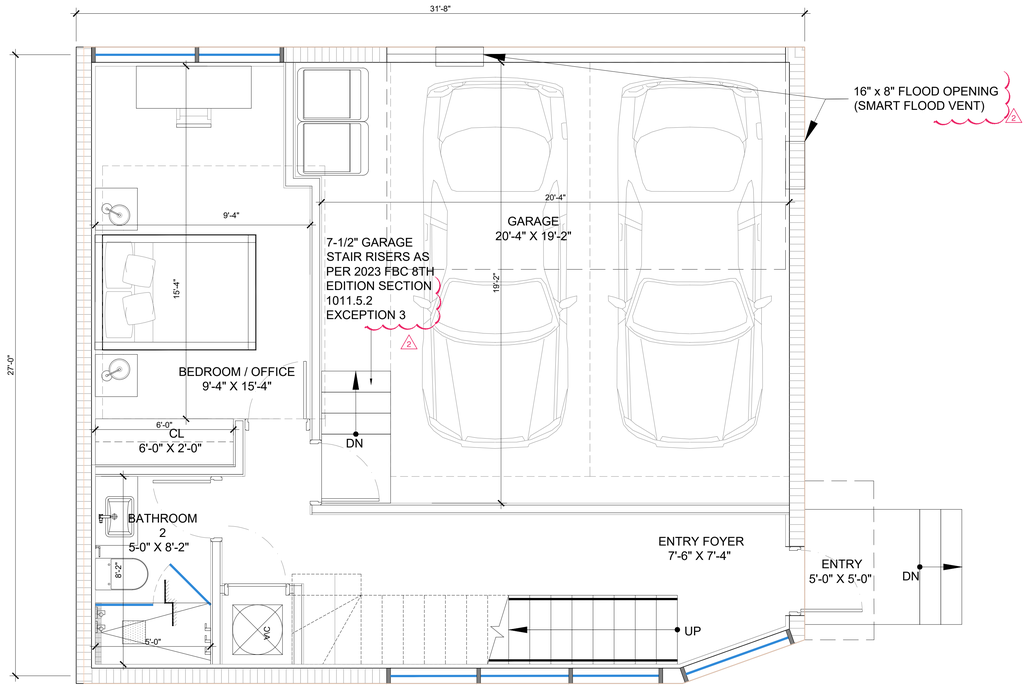
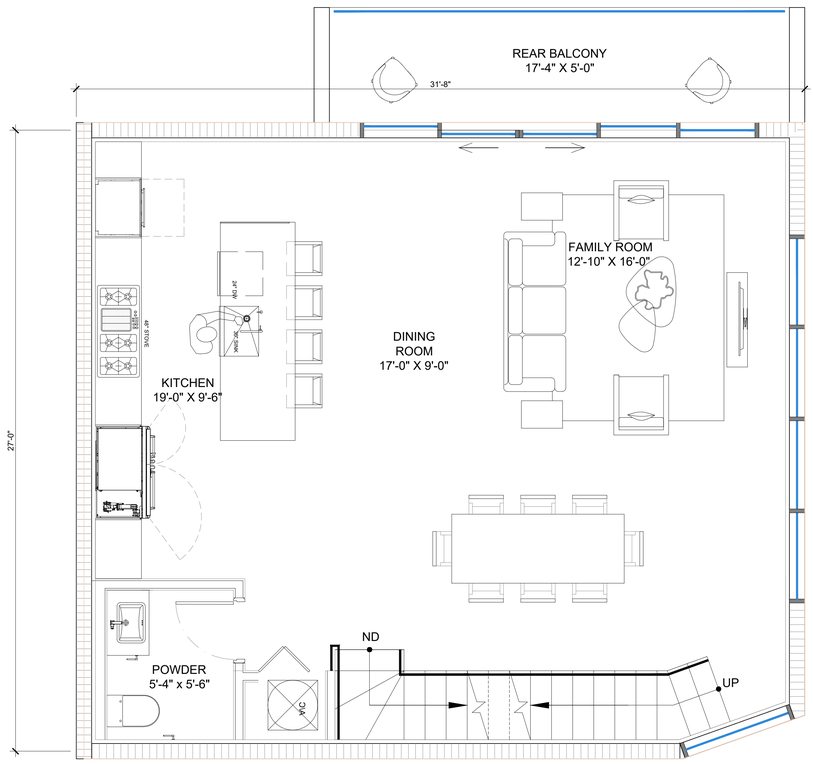
ENLARGED UNIT - TYPE B.3

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



1 ENLARGED UNIT - TYPE C (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE C (LEVEL 2)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE C

SCALE: 3/8" = 1'-0"

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2006

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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

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ENLARGED UNIT - TYPE C

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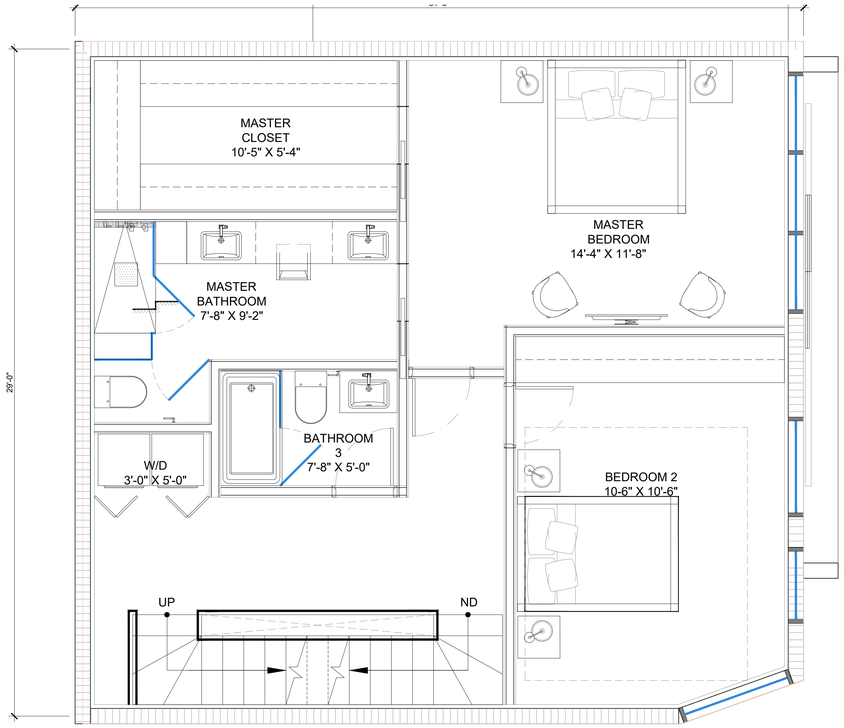
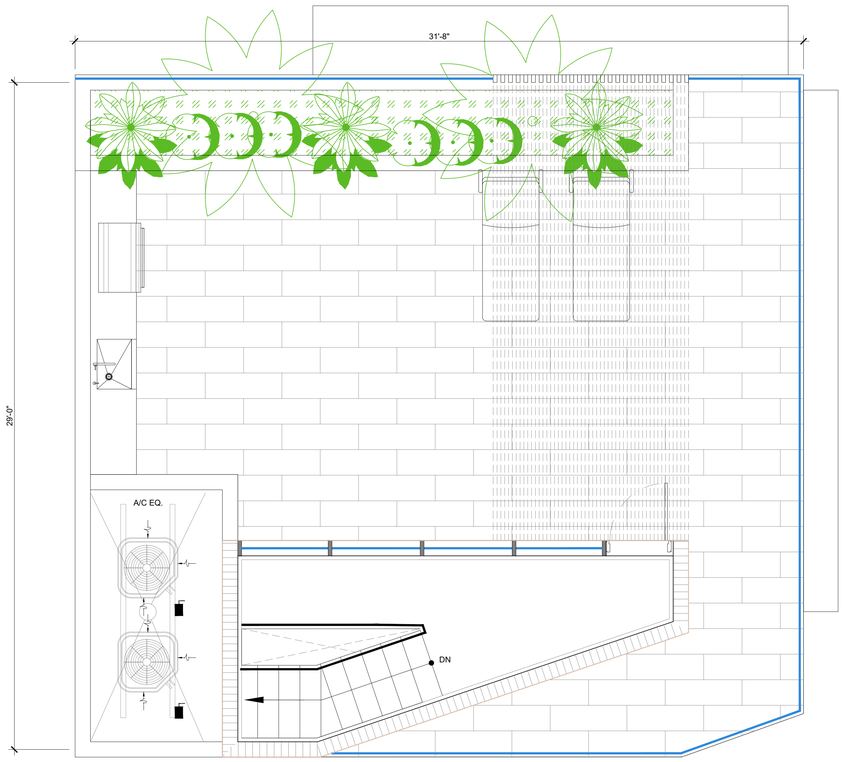
Project: 2416	



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



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

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

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

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:
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Miami, FL 33138
Tel: 786-518-2006

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

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

Consultant:

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

Consultant:

Consultant:

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

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ENLARGED UNIT - TYPE C

Date:	Sheet No. A3.18.1
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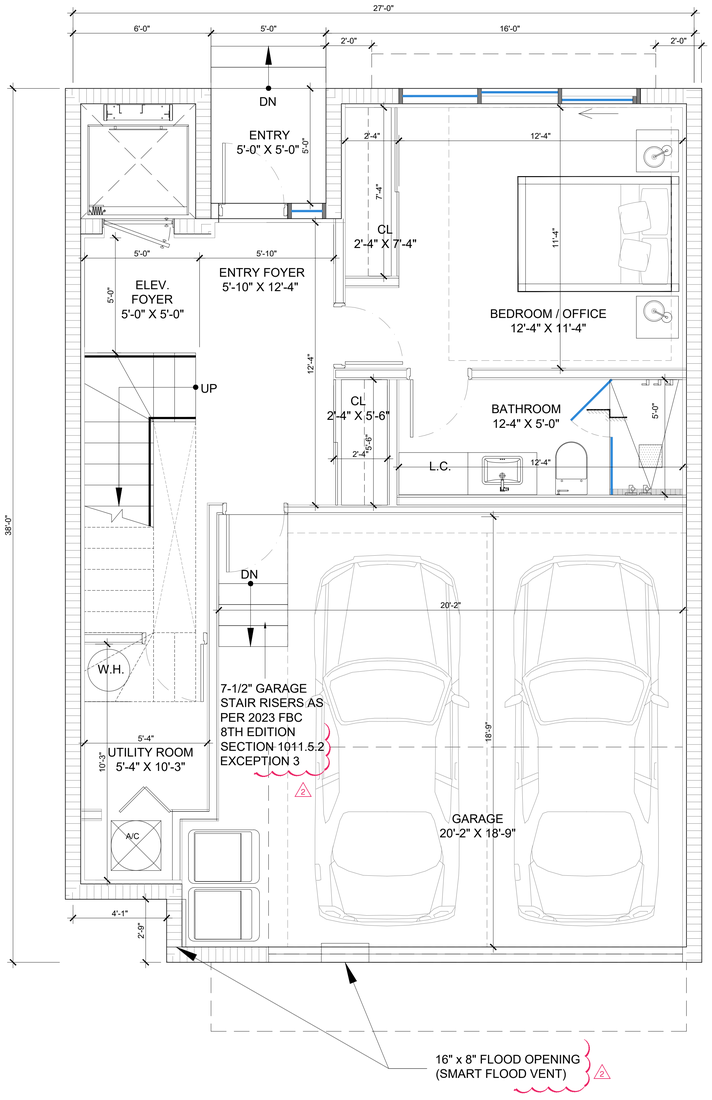
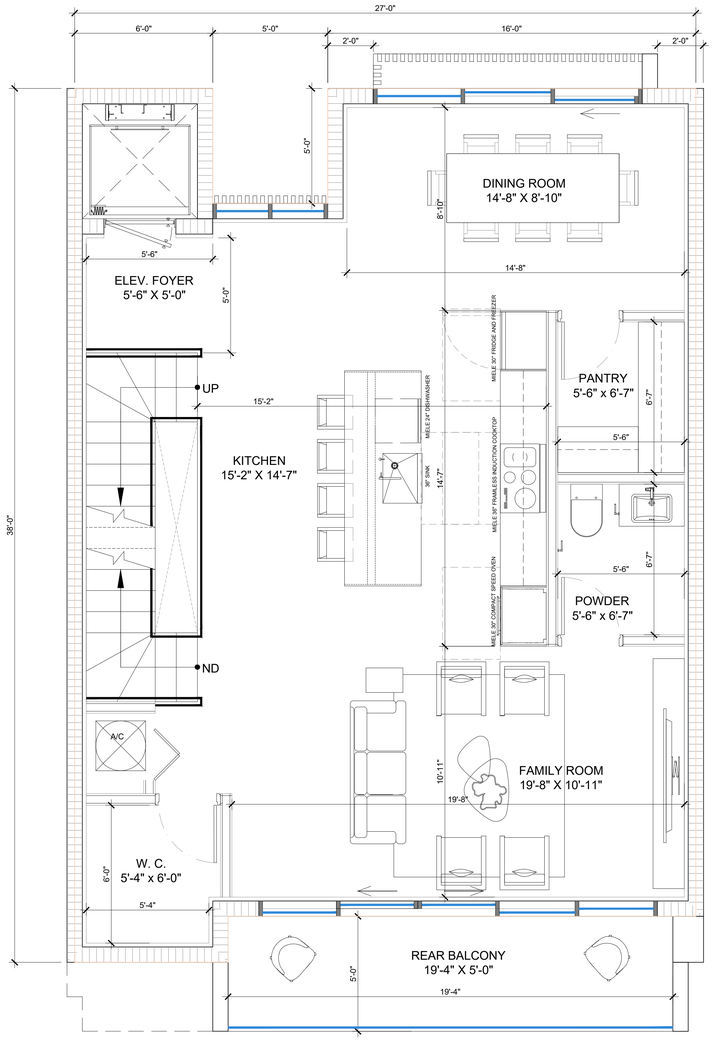
Project: 2416	



1 ENLARGED UNIT - TYPE A4 (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A4 (LEVEL 2)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE A4

SCALE: 3/8" = 1'-0"

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2006

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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

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K O B I K A R P

ENLARGED UNIT - TYPE A4

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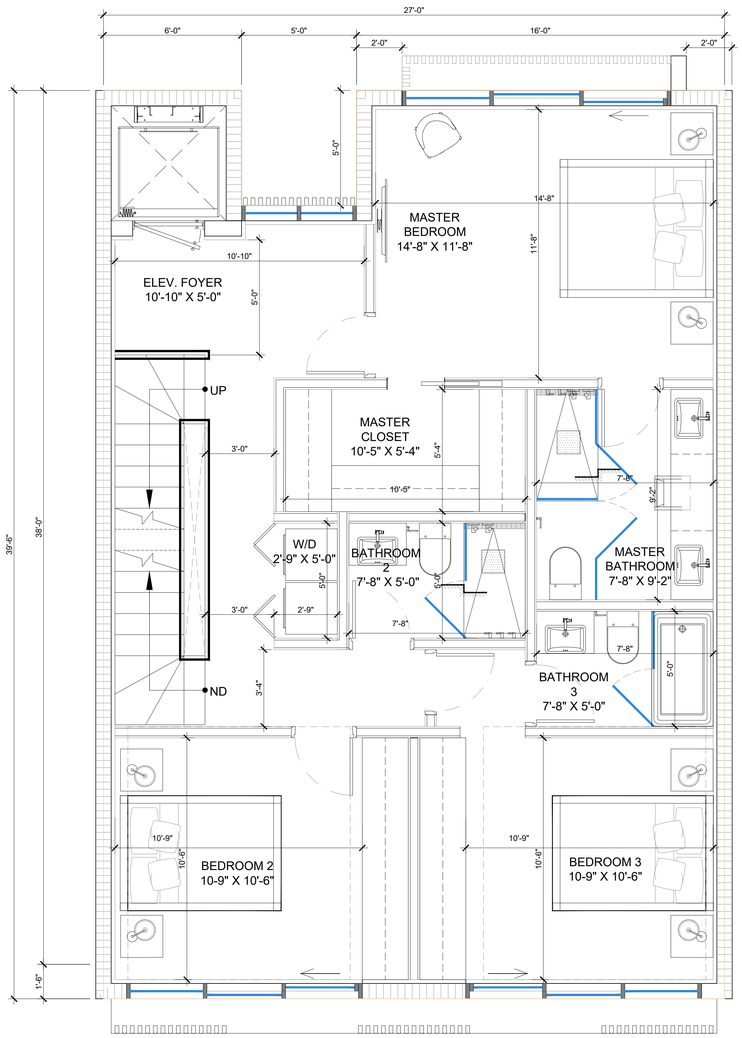
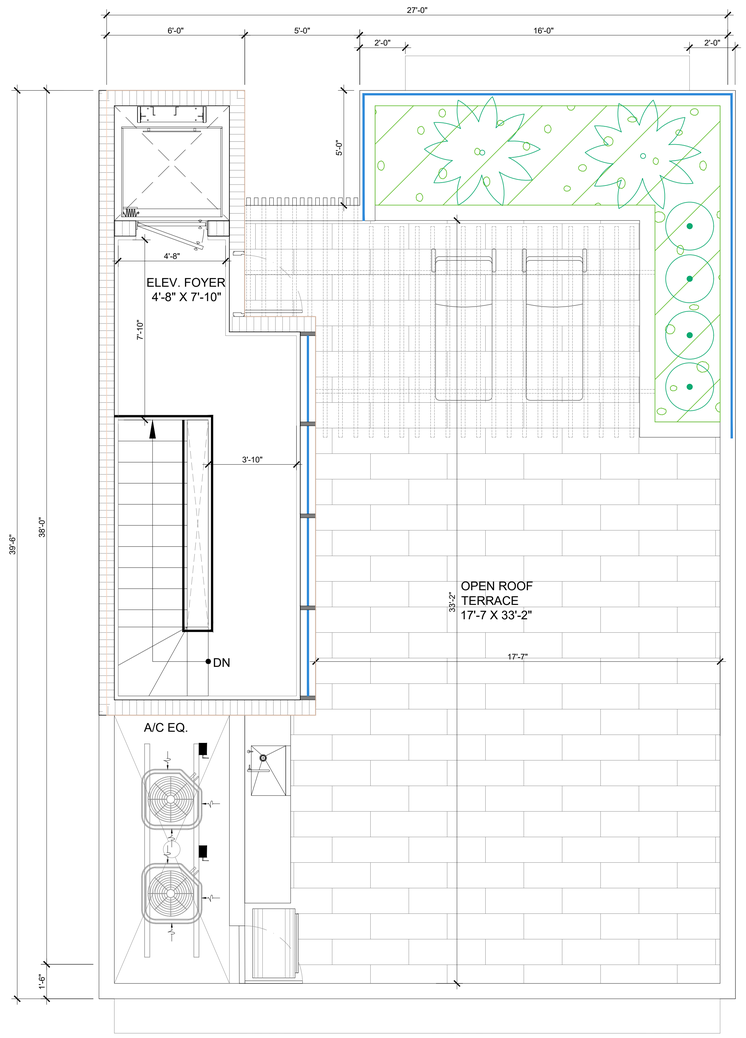
Project: 2416	



3 ENLARGED UNIT - TYPE A4 (LEVEL 3)

SCALE: 3/8" = 1'-0"



4 ENLARGED UNIT - TYPE A4 (ROOF LEVEL)

SCALE: 3/8" = 1'-0"

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

- ENLARGED UNIT - TYPE A4

SCALE: 3/8" = 1'-0"

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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Miami, FL 33016
Tel: 305-828-0644

Consultant:

Name: LANGAN Engineers
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Tel: 305-570-8593

Consultant:

Consultant:

ARCHITECT:

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Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA
KOBI KARP
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K O B I
K A R P

ENLARGED UNIT - TYPE A4

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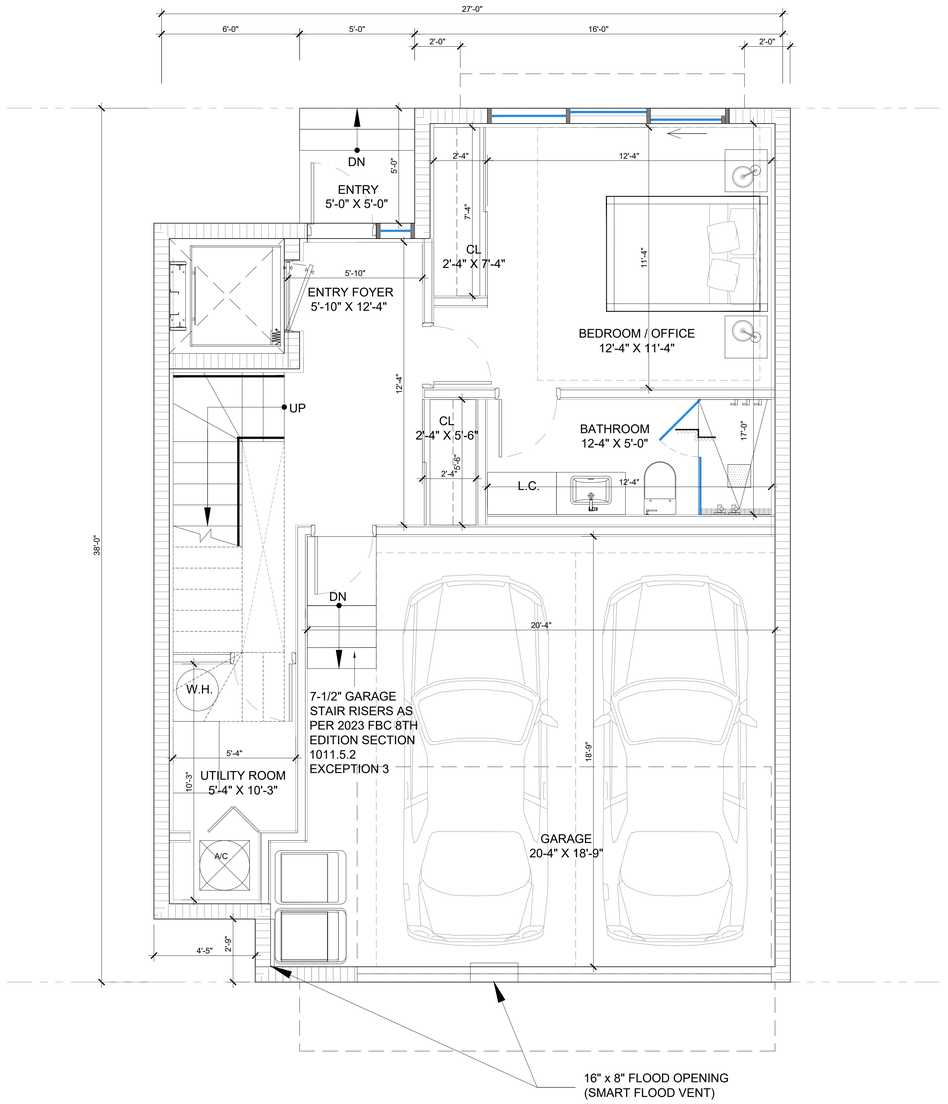
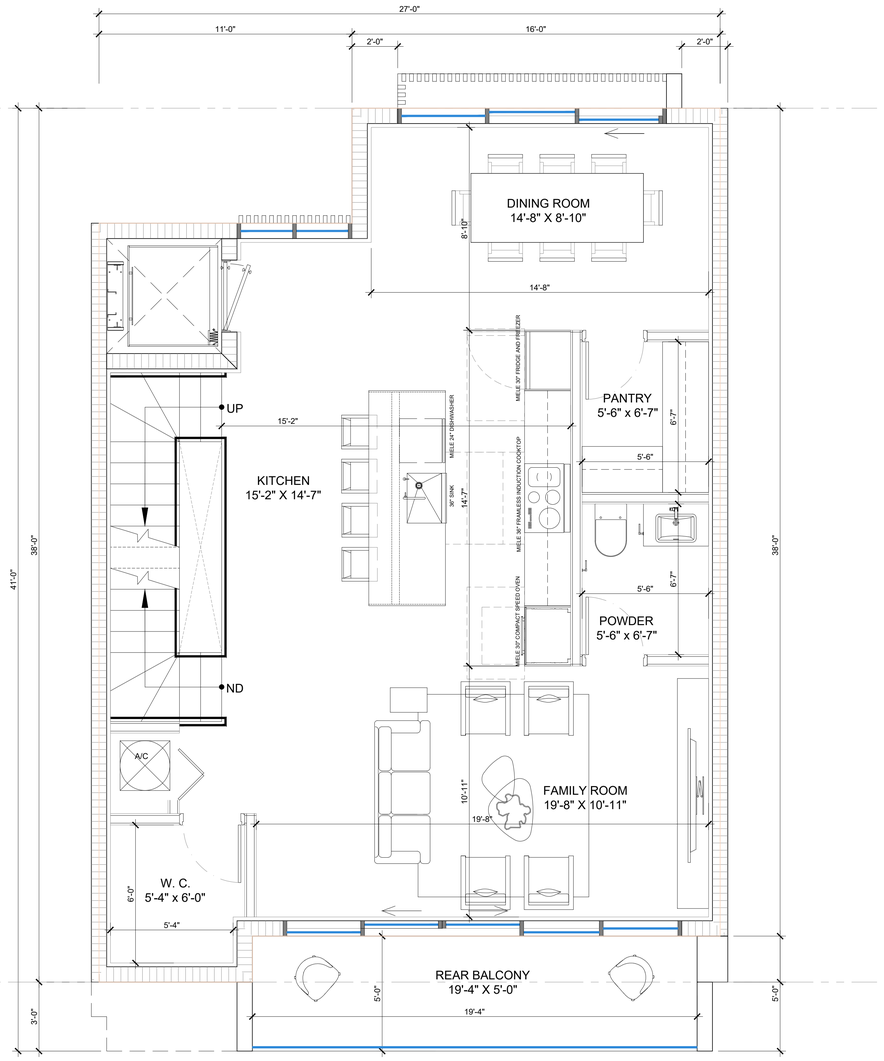
Project: 2416	



1 ENLARGED UNIT - TYPE A5 (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A5 (LEVEL 2)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE A5

SCALE: 3/8" = 1'-0"

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--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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Tel: 305-828-0644

Consultant:

Name: LANGAN Engineers
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Consultant:

Consultant:

ARCHITECT:

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

K O B I
K A R P

ENLARGED UNIT - TYPE A5

Date:	Sheet No.
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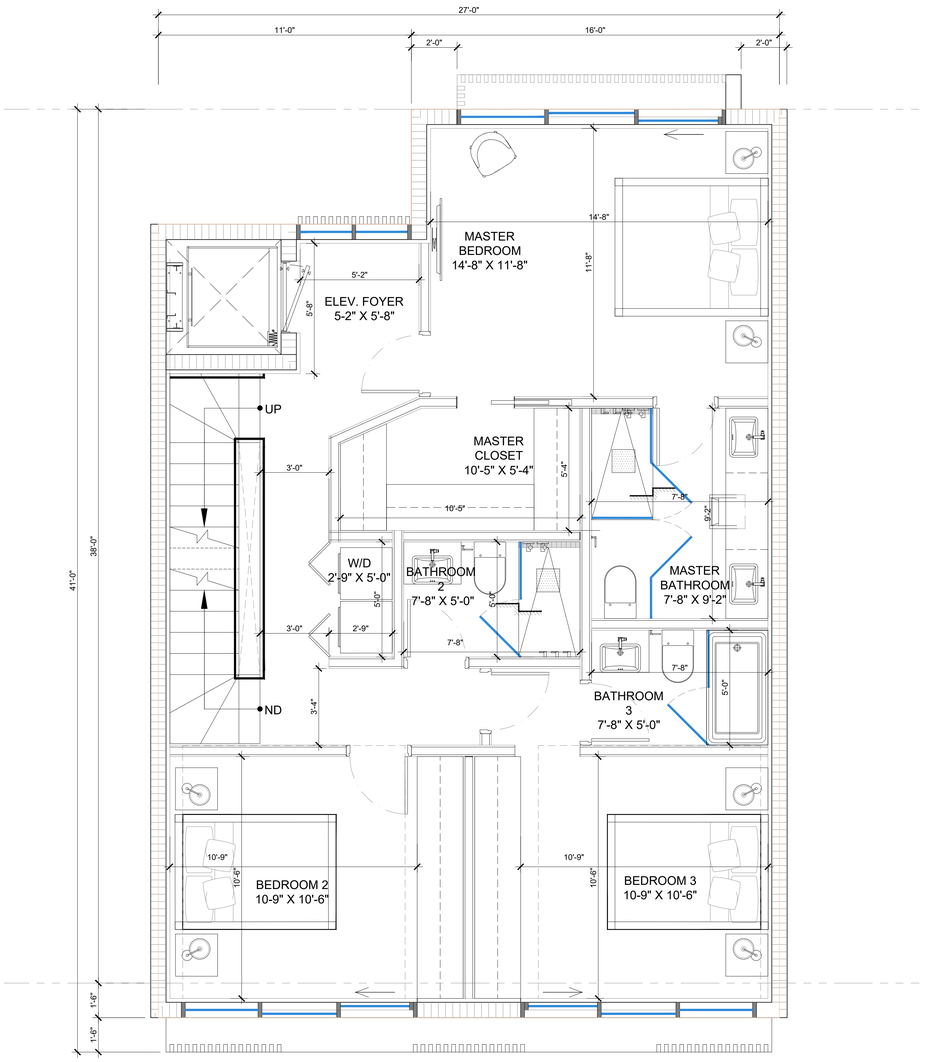
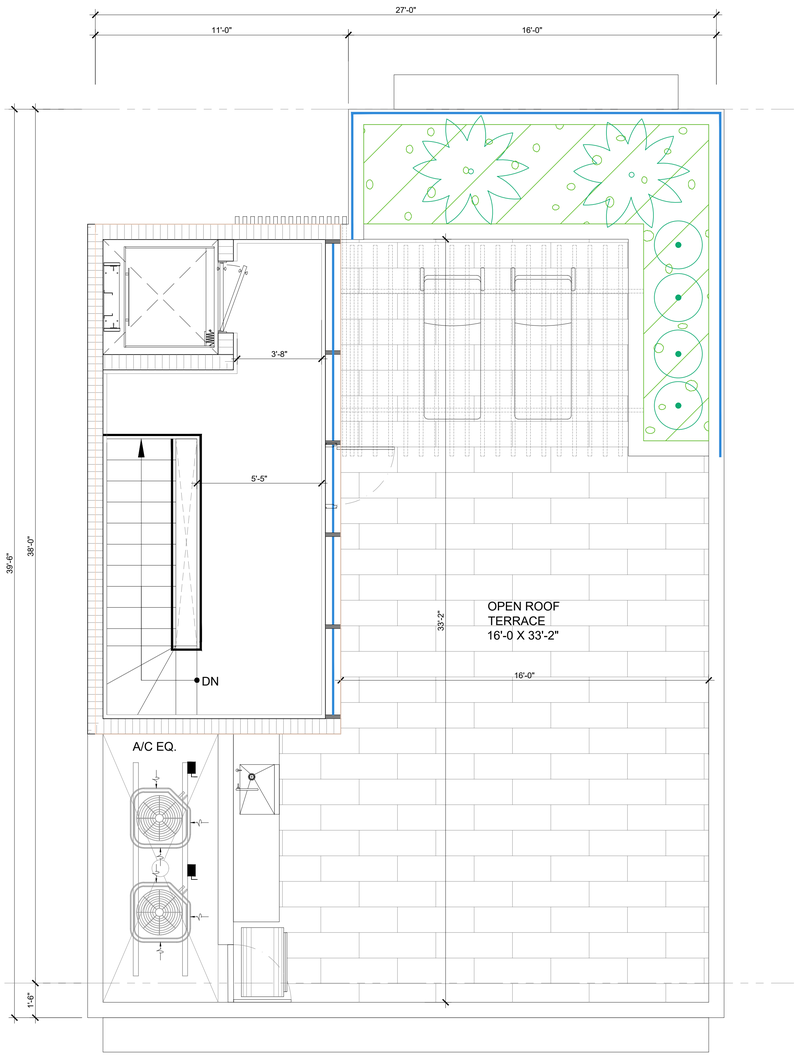
Project: 2416	



1 ENLARGED UNIT - TYPE A5 (LEVEL 3)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A5 (ROOF DECK)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE A5

SCALE: 3/8" = 1'-0"

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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

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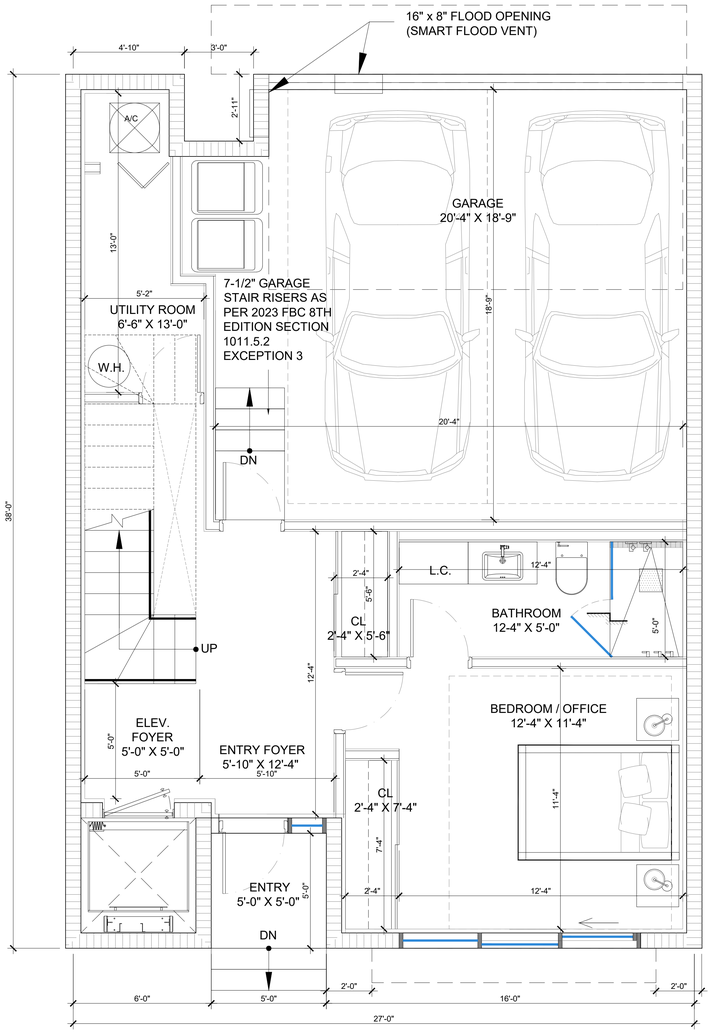
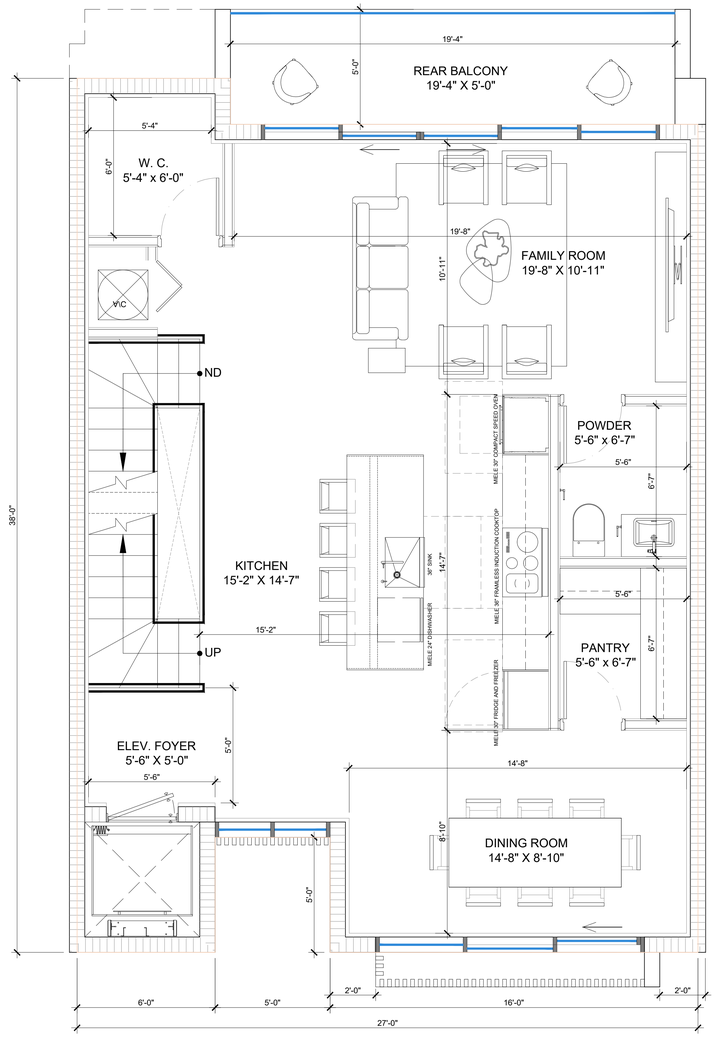
ENLARGED UNIT - TYPE A5

Date:	Sheet No.
Scale:	A3.20.1
Project: 2416	



1 ENLARGED UNIT - TYPE A6 (LEVEL 1)

SCALE: 3/8" = 1'-0"



2 ENLARGED UNIT - TYPE A6 (LEVEL 2)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE A6

SCALE: 3/8" = 1'-0"

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

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Fax: 305.573.3766

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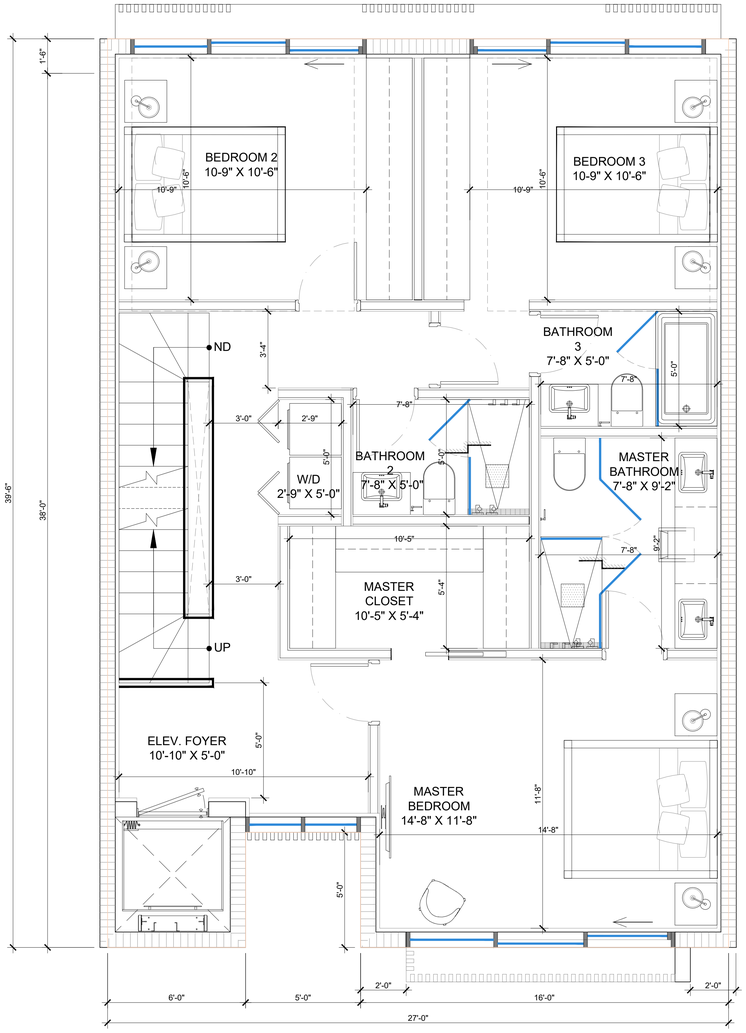
K O B I
K A R P

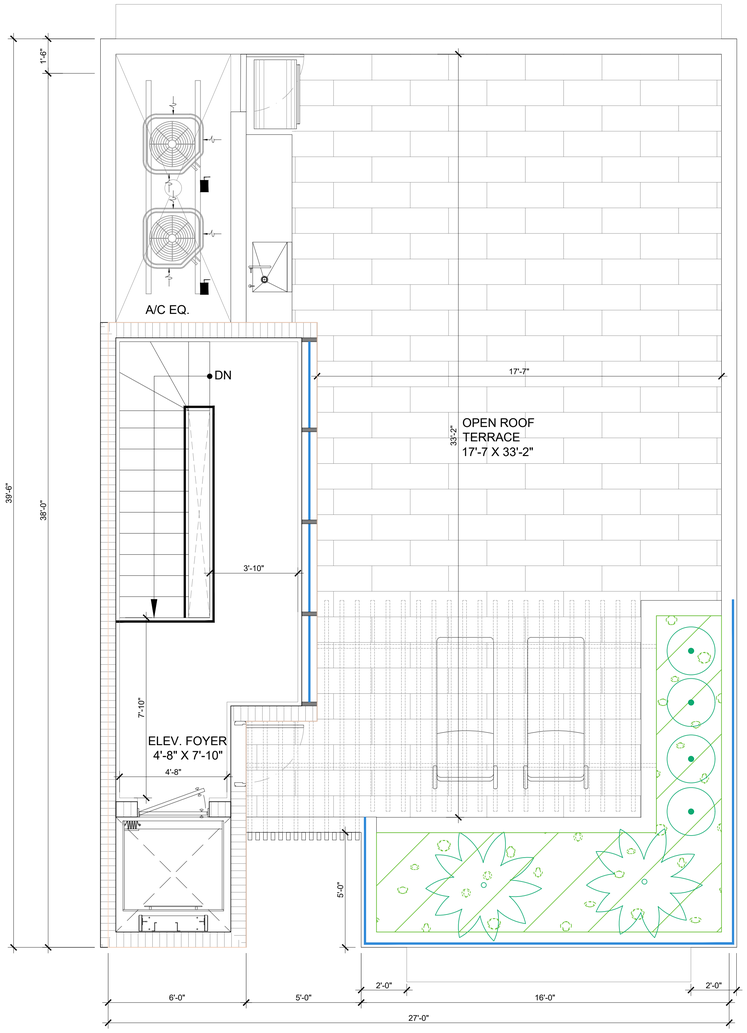
ENLARGED UNIT - TYPE A.6

Date:	Sheet No.
Scale:	A3.21
Project: 2416	



3 ENLARGED UNIT - TYPE A6 (LEVEL 3)

SCALE: 3/8" = 1'-0"



4 ENLARGED UNIT - TYPE A6 (ROOF LEVEL)

SCALE: 3/8" = 1'-0"

- ENLARGED UNIT - TYPE A6

SCALE: 3/8" = 1'-0"

Rev.	Date	Rev.	Date
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2	DRC COMMENTS 07-11-2024		
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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

Name: Ocean Engineering
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Miami, FL 33138
Tel: 786-518-2008

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
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Miami, FL 33016
Tel: 305-828-0644

Consultant:

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FLORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

Consultant:

ARCHITECT:

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Fax: 305.573.3766

STATE OF FLORIDA
KOBI KARP
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REGISTERED ARCHITECT

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Lic. # AR0012578

K O B I
K A R P

ENLARGED UNIT - TYPE A6

Date:	Sheet No.
Scale:	A3.21.1
Project: 2416	

1 BUILDING ELEVATION - SOUTH

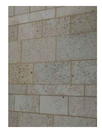
SCALE: 1/8" = 1'-0"

A GLAZING (BRONZE COLOR)

B RAILING (CLEAR COLOR)

C ALUM. FRAMING (BLACK COLOR)

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



E EXTERIOR STONE VENEER (BEIGE COLOR)

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

G STUCCO (GREY COLOR)

H WOOD CLADDING (MAHOGANI COLOR)

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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BUILDING ELEVATION - SOUTH

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

2 EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

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

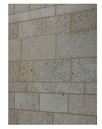
BB PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

A GLAZING
(BRONZE COLOR)

B RAILING
(CLEAR COLOR)

C ALUM. FRAMING
(BLACK COLOR)

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



E EXTERIOR STONE
VENEER
(BEIGE COLOR)

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

G STUCCO
(GREY COLOR)

H WOOD CLADDING
(MAHOGANI COLOR)

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ZONING SET

--

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

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

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

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

Consultant:
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 78th Ave.
Miami, FL 33016
Tel: 305-828-0644

Consultant:

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

Consultant:

Consultant:

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

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT
KOBI KARP
Lic. # AR0012578

KOBI KARP

BUILDING ELEVATION - EAST

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

3 BUILDING ELEVATION - NORTH

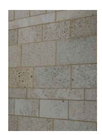
SCALE: 1/8" = 1'-0"

A GLAZING (BRONZE COLOR)

B RAILING (CLEAR COLOR)

C ALUM. FRAMING (BLACK COLOR)

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



E EXTERIOR STONE VENEER (BEIGE COLOR)

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

G STUCCO (GREY COLOR)

H WOOD CLADDING (MAHOGANI COLOR)

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

Name: LANGAN Engineers
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FLORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

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KOBI KARP

BUILDING ELEVATION - NORTH

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

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

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

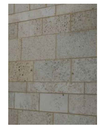
BB PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"

A GLAZING
(BRONZE COLOR)

B RAILING
(CLEAR COLOR)

C ALUM. FRAMING
(BLACK COLOR)

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



E EXTERIOR STONE
VENEER
(BEIGE COLOR)

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

G STUCCO
(GREY COLOR)

H WOOD CLADDING
(MAHOGANI COLOR)

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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

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

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

Consultant:
MEP ENGINEER:
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Tel: 305-828-0644

Consultant:

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Lic. # AR0012578

KOBI KARP

BUILDING ELEVATION - WEST

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

5 INT. EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

AA PARTIAL INT. EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

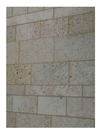
BB PARTIAL INT. EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

A GLAZING
(BRONZE COLOR)

B RAILING
(CLEAR COLOR)

C ALUM. FRAMING
(BLACK COLOR)

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



E EXTERIOR STONE
VENEER
(BEIGE COLOR)

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

G STUCCO
(GREY COLOR)

H WOOD CLADDING
(MAHOGANI COLOR)

Rev.	Date	Rev.	Date
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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

BUILDING ELEVATION - INT. EAST

Date:	Sheet No. A4.04
Scale:	
Project: 2416	

6 INT. WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

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

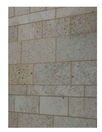
BB PARTIAL INT. WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

A GLAZING
(BRONZE COLOR)

B RAILING
(CLEAR COLOR)

C ALUM. FRAMING
(BLACK COLOR)

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



E EXTERIOR STONE
VENEER
(BEIGE COLOR)

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

G STUCCO
(GREY COLOR)

H WOOD CLADDING
(MAHOGANI COLOR)

Rev.	Date	Rev.	Date
1	DRC COMMENTS 05-22-2024		
2	DRC COMMENTS 07-11-2024		
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ZONING SET

--

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

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

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

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

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

Consultant:

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

Consultant:

Consultant:

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

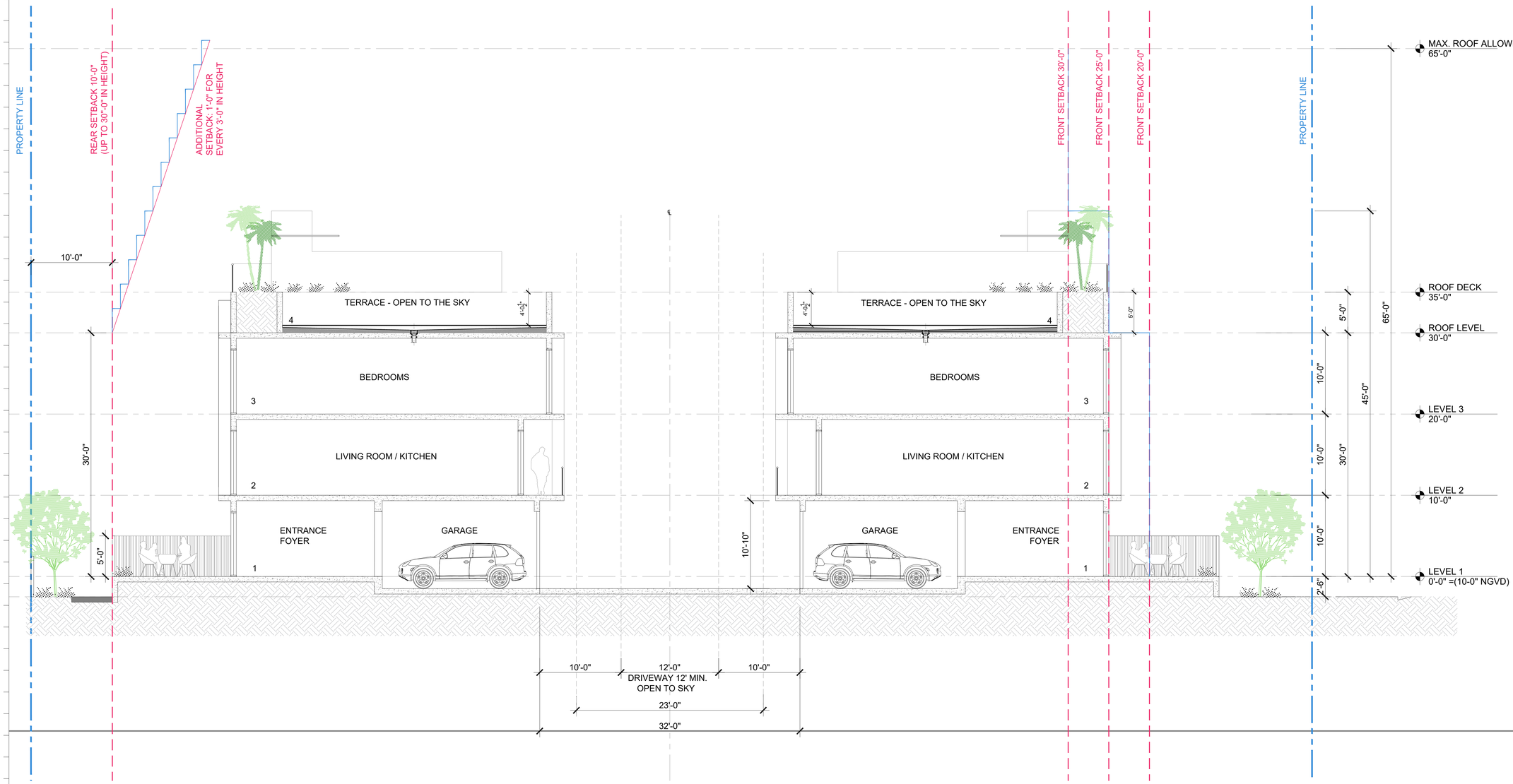
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

BUILDING ELEVATION - INT. WEST

Date:	Sheet No. A4.05
Scale:	
Project: 2416	



A BUILDING SECTION "A"

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

Rev.	Date	Rev.	Date
1	DRC COMMENTS 05-22-2024		
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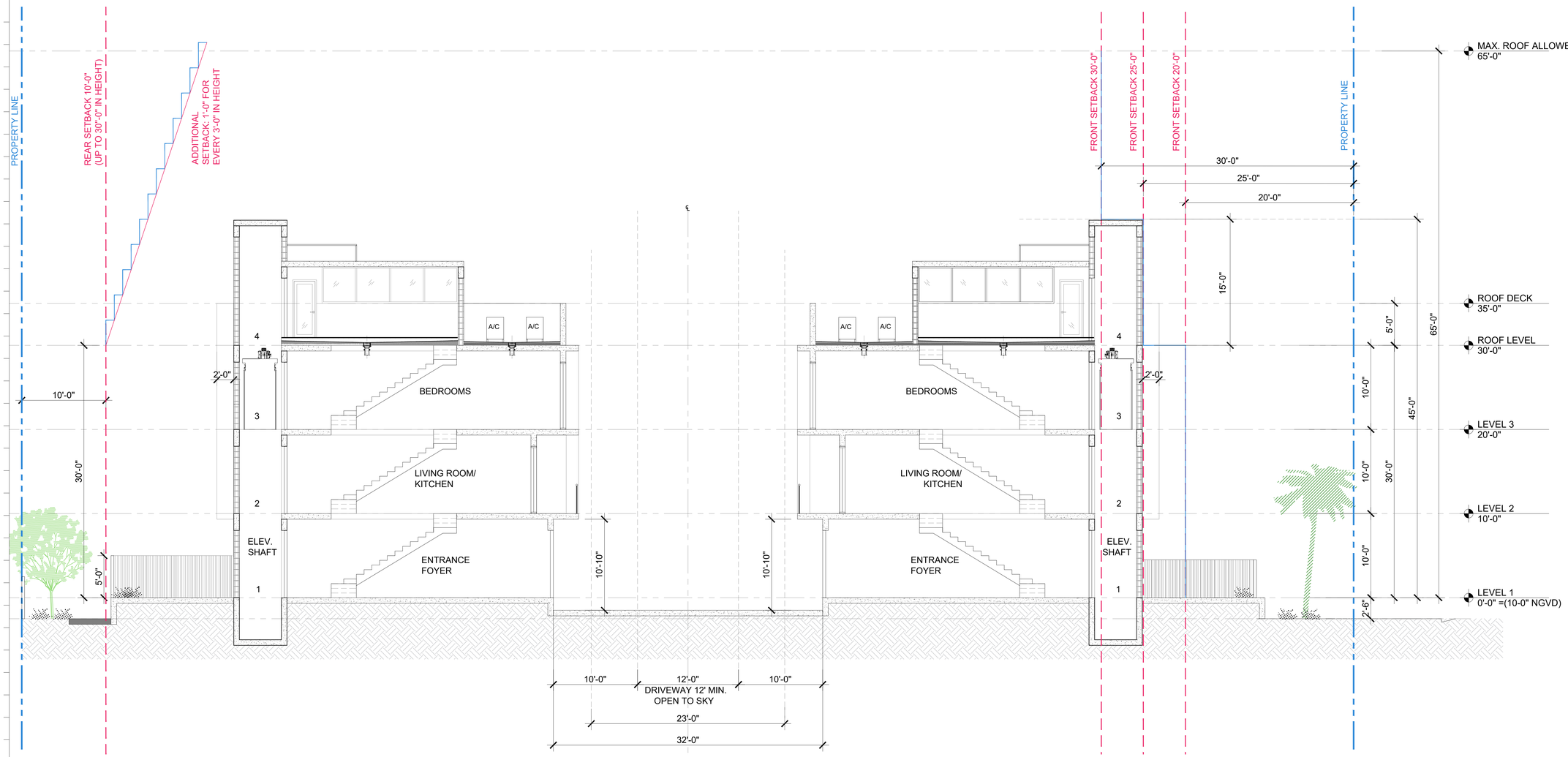
Lic. # AR0012578

K O B I K A R P

BUILDING SECTION A

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



B BUILDING SECTION

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

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ZONING SET

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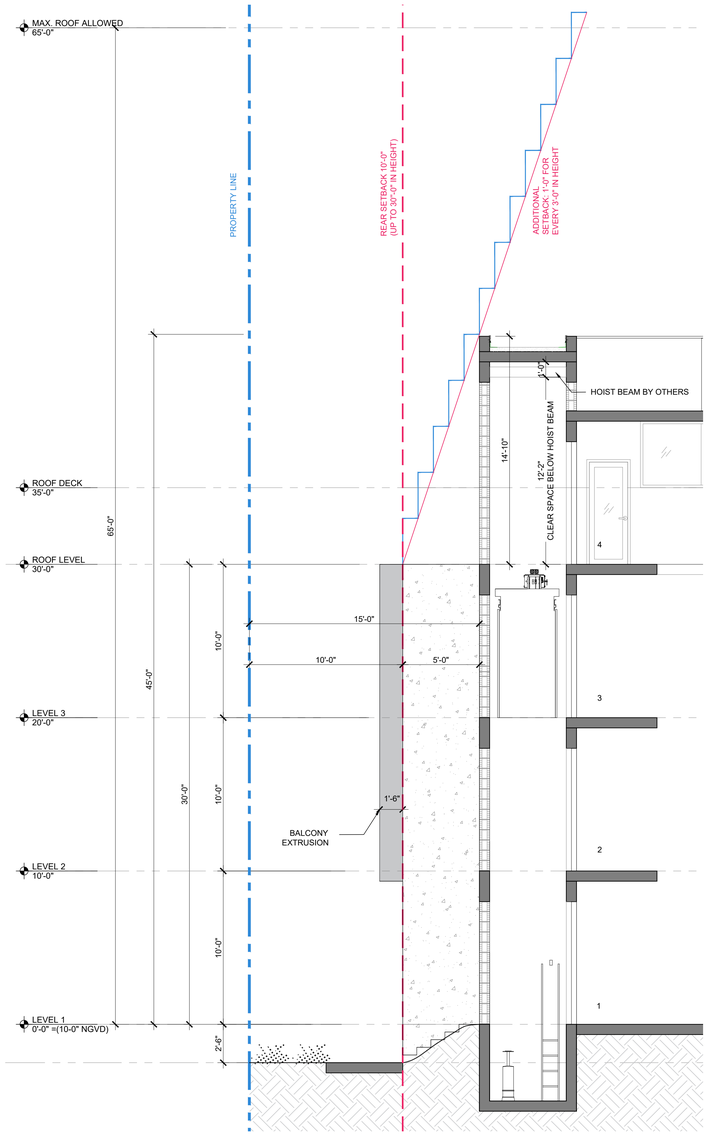
K O B I
K A R P

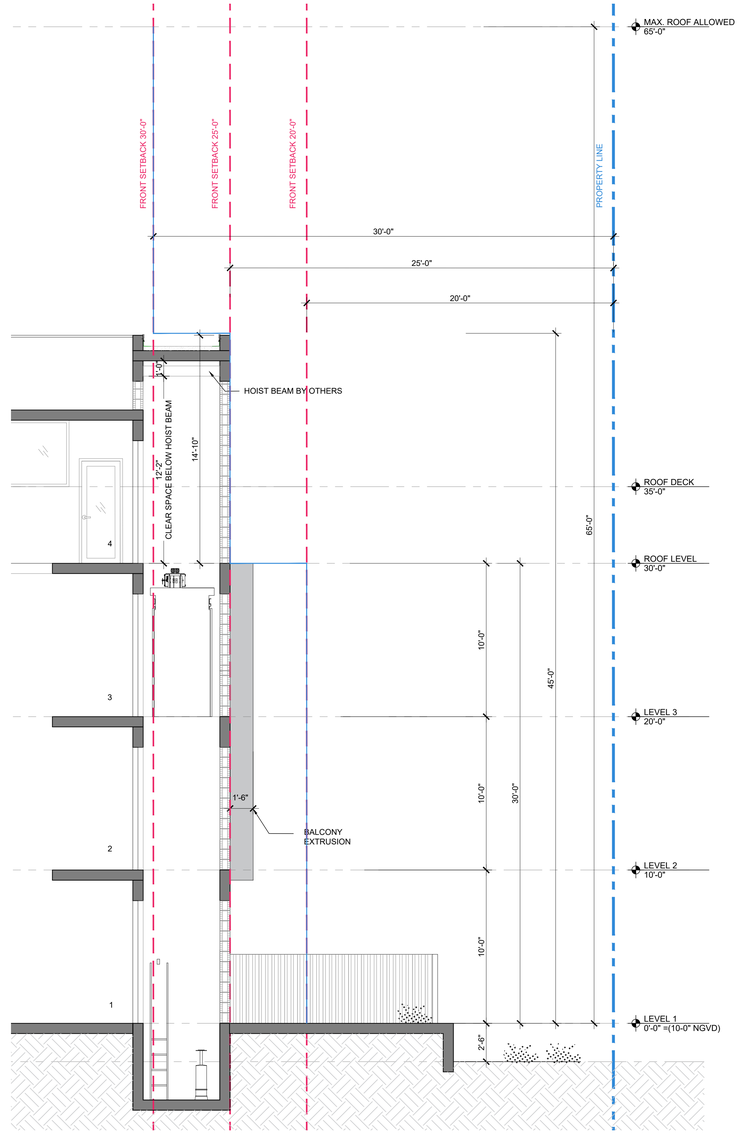
BUILDING SECTION B

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



1 REAR ELEVATOR SETBACK ANALYSIS

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



2 FRONT ELEVATOR SETBACK ANALYSIS

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

3 KEY PLAN

SCALE: N.T.S.

Rev.	Date	Rev.	Date
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ZONING SET

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BAY HARBOR ISLANDS, FL 33154

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Consultant:

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STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

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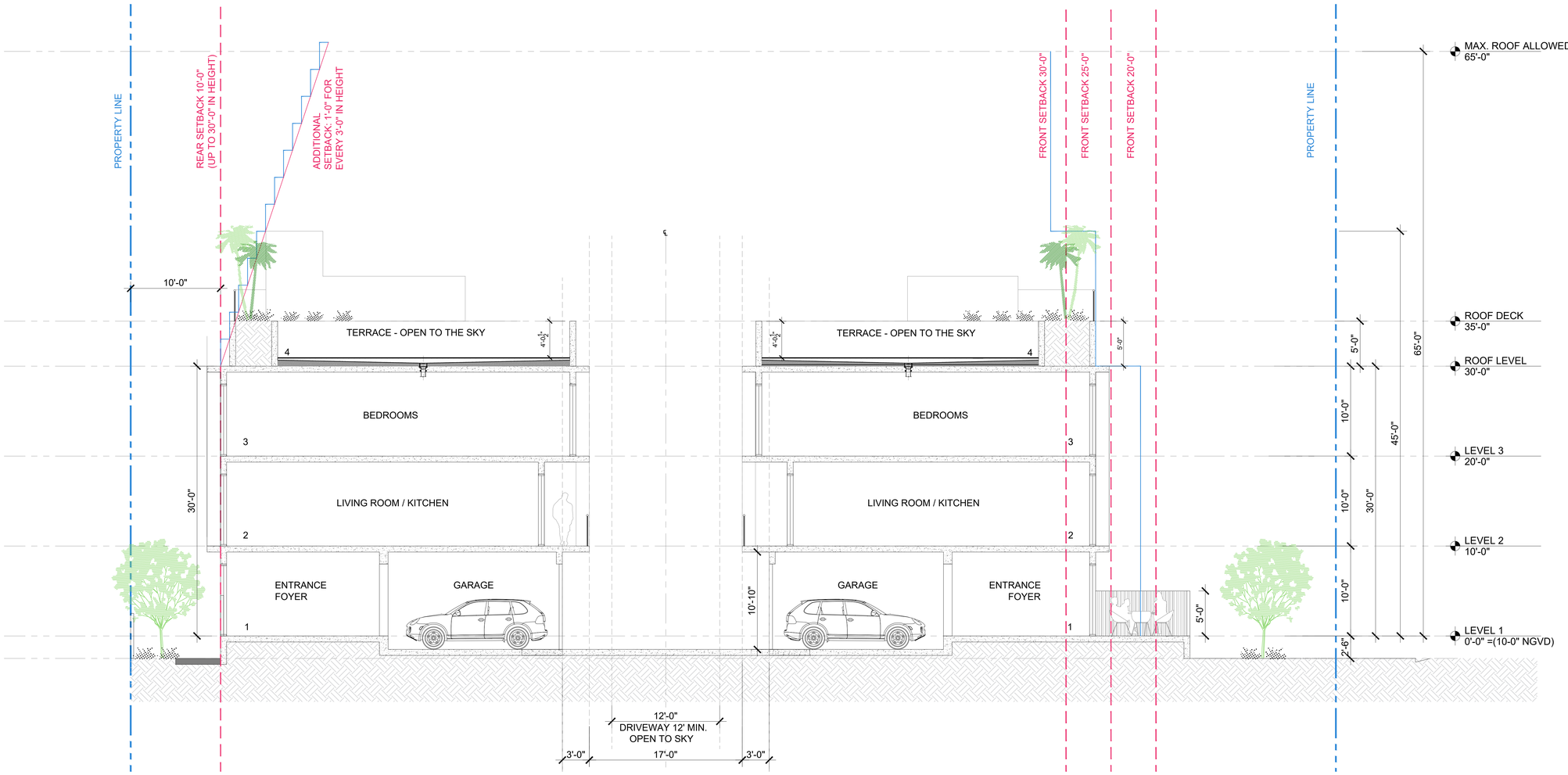
Lic. # AR0012578

K O B I
K A R P

ELEVATOR SETBACKS ANALYSIS

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



C BUILDING SECTION
SCALE: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
1	DRC COMMENTS 05-22-2024		
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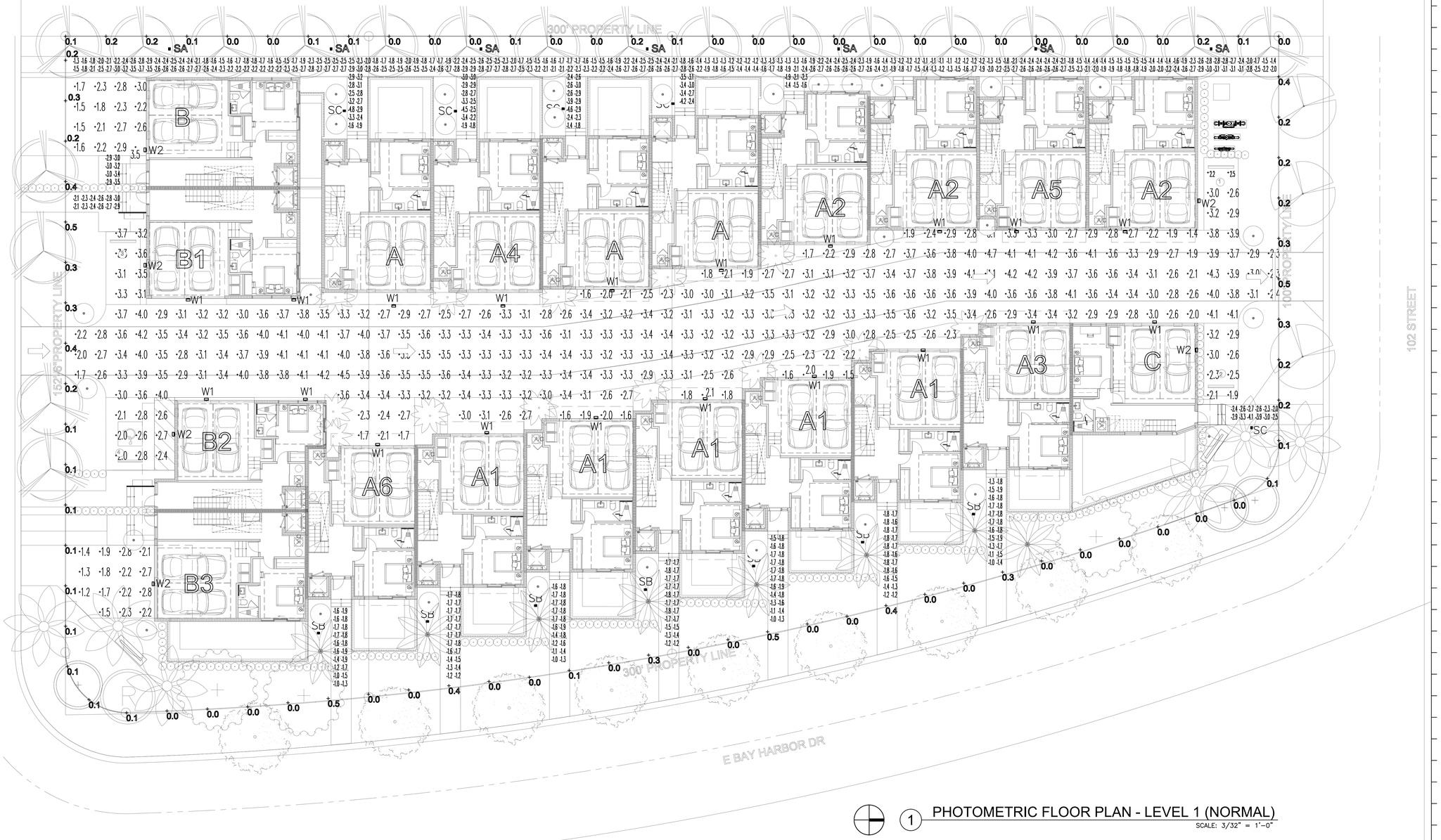
BUILDING SECTION C

Date:	Sheet No. A5.03
Scale:	
Project: 2416	



1 PHOTOMETRIC FLOOR PLAN - LEVEL 1 (NORMAL)

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

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

CALCULATION SUMMARY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE	Illuminance	Fc	3.13	4.7	1.4	2.24	3.36
SPILL @ 5FT	Illuminance	Fc	0.12	0.5	0.0	N.A.	N.A.
UNIT B DRIVEWAY	Illuminance	Fc	2.29	3.5	1.5	1.53	2.33
UNIT B3 DRIVEWAY	Illuminance	Fc	2.01	2.8	1.2	1.68	2.33
WALKING AREA - NORTH	Illuminance	Fc	2.24	4.8	1.1	2.04	4.36
WALKING AREA - SOUTH	Illuminance	Fc	1.70	4.1	1.0	1.70	4.10

Rev.	Date	Rev.	Date
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ZONING SET

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.\Digital Seal.png

KOBI KARP
Lic. # AR0012578

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilaneng.com
C.A. No. 8464/ P.E. No. 48181

PHOTOMETRIC - LEVEL 1 (NORMAL)

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

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 10190 East Bay Harbor Dr. **Legal Description** _____

Net Lot Area 1.01 Ac. **Acres /** 44,014 SF **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 44,014 SF x 20% = 8,800 SF (BHI – Sec. 23-11)	20% / 8,800 SF	28.5 % / 12,500+ SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 8,800 SF x 60% = 5,280 SF	60% Max / 5,280 SF	58 % / 5,100 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 1.01 acres = 28 (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16	28	30
2. Native Species Required - 50% Min. # of shade trees req. 28 x 50% = 14 (BHI – Sec. 24-16(a)(2))	14	91%
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 28 x 50% = 14 (MDC – Sec. 18A-6(C)(11)(ii))	14	91%
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	28	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	6	5 Trees 5 Palms

*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

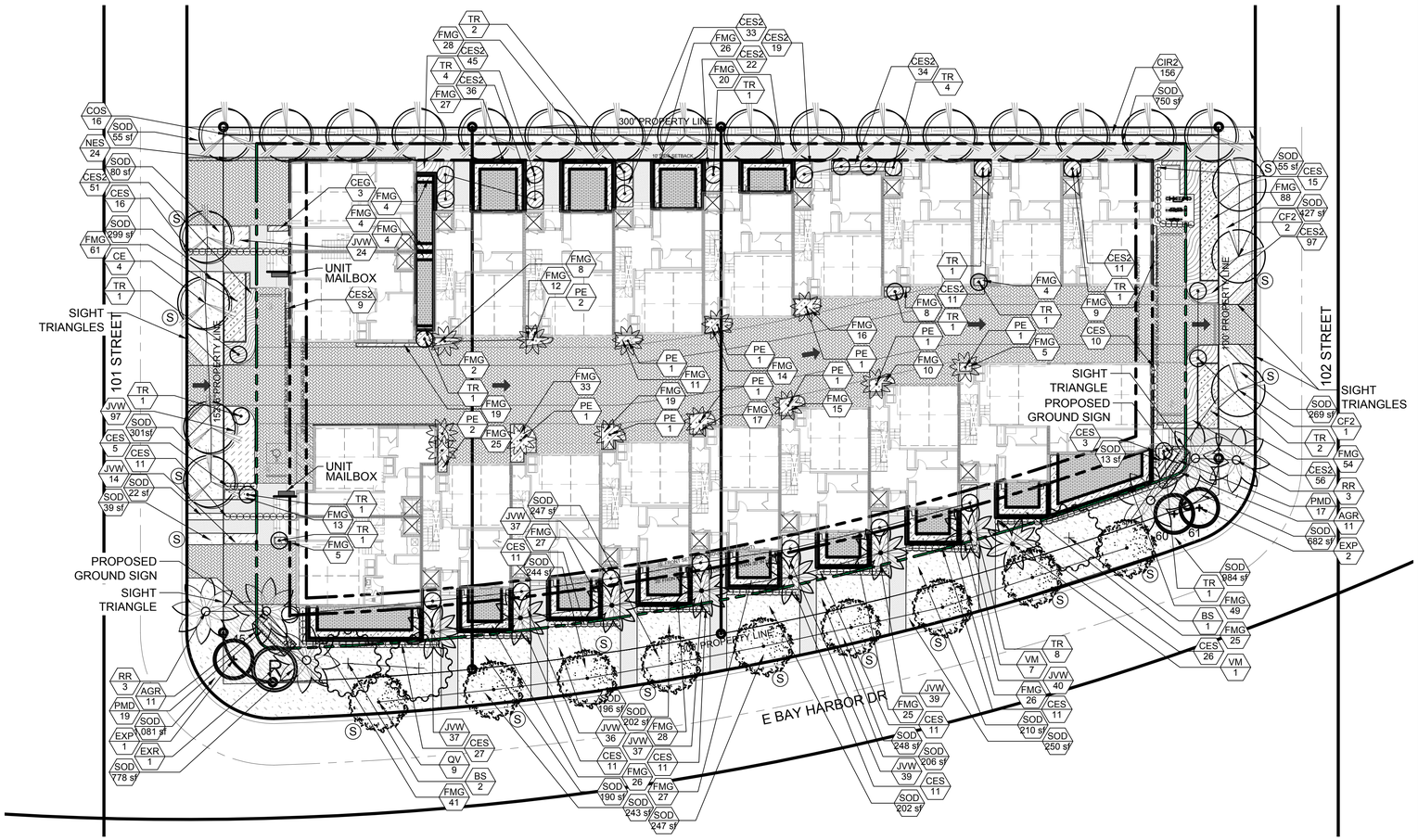
1. Number of Stories of building 3
2. Number of shade trees required 28 (from Sec. (II)(A)(1) above)
3. Shade tree heights required:
   - 12 ft. - 50 % or 14 shade trees
   - 14-16 ft. - 50 % or 14 shade trees
   - 16-18 ft. - 0 % or 0 shade trees
   - 18-20 ft. - 0 % or 0 shade trees

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)

III. STREET TREES	REQUIRED	PROVIDED	
1. Street Trees @ 1:35'			
101st Street (152 LF)	4	4	GREEN BUTTONWOODS
102nd Street (100 LF)	3	3	GOLDEN SHOWER TREE
E. Bay Harbor Drive (300 LF)	9	9	OAKS



PLANT SCHEDULE 2409B

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	
TREES									
BS	3	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	2.5" CAL.	15' HT. 6' SPR.	YES	HIGH	
CF2	3	CASSIA FISTULA	GOLDEN SHOWER TREE	FG/B&B	2.5" CAL.	15' HT. 6' SPR.	NO	MEDIUM	S
CE	4	CONOCARPUS ERECTUS	BUTTONWOOD	FG/B&B	2.5" CAL.	15' HT. 6' SPR.	YES	HIGH	S
COS	16	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	FG/B&B	2.5" CAL.	15' HT. 6' SPR.	YES	HIGH	
QV	9	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	2.5" CAL.	15' HT. 6' SPR.	YES	HIGH	S
PALM TREES									
EXP	3	EXITING ROYSTONEA REGIA PALM	EX. ROYAL PALM TO REMAIN	-		15' O.A. MIN.	YES	MEDIUM	
EXR	1	EXITING ROYSTONEA REGIA PALM	EX. ROYAL PALM TO RELOCATE	-		15' O.A. MIN.	YES	MEDIUM	
RR	6	ROYSTONEA REGIA	ROYAL PALM	FG/B&B		12' C.T., 25' O.A.	YES	MEDIUM	
VM	8	VEITCHIA MERRILLI	CHRISTMAS PALM	FG/B&B		18` O.A., SINGLE TRUNK	NO	HIGH	
ACCENTS									
PE	13	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		12` CT, SINGLE TRUNK	NO	HIGH	
TR	31	THRINAX RADIATA	FLORIDA THATCH PALM	FG/B&B		5`-6` OA	YES	HIGH	
SHRUBS									
CES	179	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	-		24"HT X 24"SPR	YES	HIGH	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING
SHRUB AREAS									
CIR2	156	CHRYSOBALANUS ICACO `REDTIP`	RED TIP COCOPLUM	-		48" HT X 24" SPR	YES	HIGH	24" o.c.
CEG	3	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	-		24"HT X 24"SPR	YES	HIGH	24" o.c.
CES2	424	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	-		16" HT X 16" SPR	YES	HIGH	18" o.c.
GROUND COVERS									
AGR	22	ARACHIS GLABRATA	PERENNIAL PEANUT `LARGE LEAF`	1 GAL@		6"HT X 12"SPR @	NO	HIGH	18" o.c.
FMG	835	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	-		12"HT X 12"SPR	NO	HIGH	18" o.c.
JVW	400	JASMINUM VOLUBILE	WAX JASMINE	-		16" HT X 16" SPR	NO	MEDIUM	18" o.c.
NES	24	NEPHROLEPIS EXALTATA	BOSTON FERN	-		12" HT. FULL	YES	HIGH	18" o.c.
PMD	36	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL.,		14" HT X 12" SPR	NO	HIGH	18" o.c.
SOD/SEED									
SOD	8,520 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	`FLORITAM` ST. AUGUSTINE SOD	SOD					

(S) = STREET TREES

NOTES:

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2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
3. SEE SHEET L-200 PLANTING PLAN, SCHEDULE AND CODE REQUIREMENTS.
4. SEE SHEET L-201 TREE DISPOSITION PLAN.
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SCALE: 1" = 20' 0' 10' 20' 40' 60' NORTH

DRC SUBMITTAL SET ISSUED 07-16-2024

AAL Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale FL. 33315 LC0000237
954-764-8858 EMAIL: tel: H.johnson@bellsouth.net
HUGH JOHNSON REGISTERED LANDSCAPE ARCHITECT FLORIDA REGISTRATION NO. 666 STATE OF FLORIDA Seal

Revision Dates
DRC COMMENTS 1 05.22.24
DRC COMMENTS 2 07.16.24

DRC SUBMITTAL
10190 EAST BAY HARBOR DRIVE
KOBI KARP
BAY HARBOR ISLANDS, FL 33154

Sheet Description: LANDSCAPE PLAN
Release Date: 04-19-24
Project Number: 2409B
Drawing Number: L-200
Sheet 1 OF 3

TREE TO BE REMOVED

PALM TO BE REMOVED

TREE TO REMAIN

PALM TO REMAIN

BAY HARBOR TOWNHOMES

EXISTING TREE SURVEY

#	SCIENTIFIC NAME	COMMON NAME	CAL (IN.)	HEIGHT (FEET)	CANOPY (FEET)	CONDITION	DISPOSITION	NATIVE	INCHES REMOVED
1	*Ptychosperma elegans*	Solitaire Palm	6	20	10	FAIR	REMOVE		
2	*Livistona chinensis*	Fan Palm	8	7	6	FAIR	REMOVE		
3	*Dypsis lutescens*	Areca Palm Cluster	38	30	6	FAIR	REMOVE		
4	*Livistona chinensis*	Fan Palm	18	15	6	FAIR	REMOVE		
5	*Dypsis lutescens*	Areca Palm	5	20	15	FAIR	REMOVE		
6	*Dypsis lutescens*	Areca Palm	4	20	4	FAIR	REMOVE		
7	*Dypsis lutescens*	Areca Palm Cluster	24	18	6	FAIR	REMOVE		
8	*Dypsis lutescens*	Areca Palm Cluster	42	25	20	FAIR	REMOVE		
9	*Dypsis lutescens*	Areca Palm Cluster	24	20	15	FAIR	REMOVE		
10	*Dypsis lutescens*	Areca Palm Cluster	12	25	20	FAIR	REMOVE		
11	*Dypsis lutescens*	Areca Palm	4	25	6	FAIR	REMOVE		
12	*Sabal palmetto*	Sabal Palm	2	15	20	FAIR	REMOVE	X	
13	*Dypsis lutescens*	Areca Palm Cluster	30	25	15	FAIR	REMOVE		
14	*Schefflera actinophylla*	Umbrella Tree Cluster	24	25	20	FAIR	REMOVE		
15	*Dypsis lutescens*	Areca Palm Cluster	10	25	6	FAIR	REMOVE		
16	*Ficus carica*	Fig Tree	40	20	20	GOOD	REMOVE		
17	*Ficus carica*	Fig Tree	36	20	20	GOOD	REMOVE		
18	*Dypsis lutescens*	Areca Palm Cluster	24	15	10	FAIR	REMOVE		
19	*Bursera simaruba*	Gumbo Limbo	30	15	15	GOOD	REMOVE	X	
20	*Ficus carica*	Fig Tree	24	20	15	GOOD	REMOVE		
21	*Clusia rosea*	Clusia Cluster	10	6	6	GOOD	REMOVE		
22	*Bursera simaruba*	Gumbo Limbo	18	20	20	GOOD	REMOVE	X	
23	*Ficus carica*	Fig Tree	24	20	20	GOOD	REMOVE		
24	*Clusia rosea*	Clusia Cluster	8	6	6	GOOD	REMOVE		
25	*Ficus carica*	Fig Tree	20	20	20	GOOD	REMOVE		
26	*Ficus carica*	Fig Tree	40	20	20	GOOD	REMOVE		
27	*Bursera simaruba*	Gumbo Limbo	6	20	20	GOOD	REMOVE	X	
28	*Ficus carica*	Fig Tree	24	20	20	GOOD	REMOVE		
29	*Clusia rosea*	Clusia Cluster	13	6	6	GOOD	REMOVE		
30	*Bursera simaruba*	Gumbo Limbo	6	15	15	GOOD	REMOVE	X	
31	*Schefflera actinophylla*	Umbrella Tree	7	20	15	FAIR	REMOVE		
32	*Schefflera actinophylla*	Umbrella Tree	28	20	20	FAIR	REMOVE		
33	*Livistona chinensis*	Fan Palm Cluster	36	15	20	FAIR	REMOVE		
34	*Livistona chinensis*	Fan Palm Cluster	30	15	15	FAIR	REMOVE		
35	*Ptychosperma elegans*	Solitaire Palm - Double	24	15	15	FAIR	REMOVE		
36	*Ptychosperma elegans*	Solitaire Palm - Double	24	15	15	FAIR	REMOVE		
37	*Livistona chinensis*	Fan Palm	12	15	15	FAIR	REMOVE		
38	*Roystonea regia*	Royal Palm	24	30	20	GOOD	RELOCATE	X	
39	*Sabal palmetto*	Sabal Palm	12	20	15	FAIR	REMOVE		
40	*Sabal palmetto*	Sabal Palm	12	20	15	FAIR	REMOVE		
41	*Sabal palmetto*	Sabal Palm	12	20	15	FAIR	REMOVE	X	
42	*Roystonea regia*	Royal Palm	22	25	25	GOOD	REMAIN		
43	*Ptychosperma elegans*	Solitaire Palm	44	20	15	FAIR	REMOVE		
44	*Ptychosperma elegans*	Solitaire Palm	4	12	12	FAIR	REMOVE		
45	*Roystonea regia*	Royal Palm	22	35	20	GOOD	REMAIN	X	
46	*Ptychosperma elegans*	Solitaire Palm - Double	42	18	20	FAIR	REMOVE		
47	*Sabal palmetto*	Sabal Palm	14	20	15	FAIR	REMOVE		
48	*Sabal palmetto*	Sabal Palm	14	20	15	FAIR	REMOVE		
49	*Ptychosperma elegans*	Solitaire Palm - Triple	30	15	20	FAIR	REMOVE		
50	*Ptychosperma elegans*	Solitaire Palm - Triple	30	15	20	FAIR	REMOVE		
51	*Sabal palmetto*	Sabal Palm	12	20	15	FAIR	REMOVE	X	
52	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
53	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
54	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
55	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
56	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
57	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
58	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
59	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
60	*Roystonea regia*	Royal Palm	16	25	15	GOOD	REMAIN	X	
61	*Roystonea regia*	Royal Palm	20	30	25	GOOD	REMAIN	X	
62	*Ptychosperma elegans*	Solitaire Palm	20	60	25	FAIR	REMOVE		
63									
64									
66	*Ptychosperma elegans*	Solitaire Palm - Triple	6	15	15	FAIR	REMOVE		
65	*Sabal palmetto*	Sabal Palm	6	15	15	FAIR	REMOVE	X	
67	*Sabal palmetto*	Sabal Palm	12	15	15	FAIR	REMOVE	X	
68	*Ptychosperma elegans*	Solitaire Palm	14	15	15	FAIR	REMOVE		
69	*Ptychosperma elegans*	Solitaire Palm	12	15	15	FAIR	REMOVE		
70	*Sabal palmetto*	Sabal Palm	14	15	15	FAIR	REMOVE	X	
71	*Sabal palmetto*	Sabal Palm	14	15	15	FAIR	REMOVE	X	
72	*Sabal palmetto*	Sabal Palm	14	15	15	FAIR	REMOVE	X	
73	*Ptychosperma elegans*	Solitaire Palm	6	15	10	FAIR	REMOVE		
74	*Dracaena draco*	Dragon Tree	24	12	12	FAIR	REMOVE		
75	*Dracaena draco*	Dragon Tree	10	10	10	FAIR	REMOVE		
76	*Palm*	Palm	5	20	12	FAIR	REMOVE		

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0' 10' 20' 40' 60'

NORTH

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AAL
Architectural Alliance Landscape
612 SW 4th Ave, Fort Lauderdale FL 33315 LC0000237
954-764-8858
TEL: H j o h n s o n @ a a r c h g r o u p . n e t
EMAIL:

HUGH JOHNSON
REGISTERED LANDSCAPE ARCHITECT
No. 6666667
STATE OF FLORIDA
Seal

DRC COMMENTS 1 05.22.24

Revision Dates

DRC SUBMITTAL

10190 EAST BAY HARBOR DRIVE

KOBI KARP
BAY HARBOR ISLANDS, FL 33154

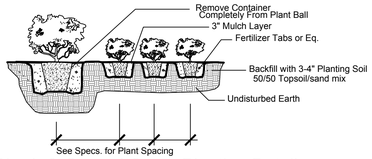
Sheet Description
TREE DISPOSITION PLAN

Release Date
04-19-24

Project Number
2409B

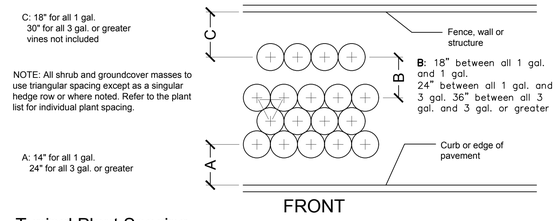
Drawing Number
L-201

Sheet 1 OF 3



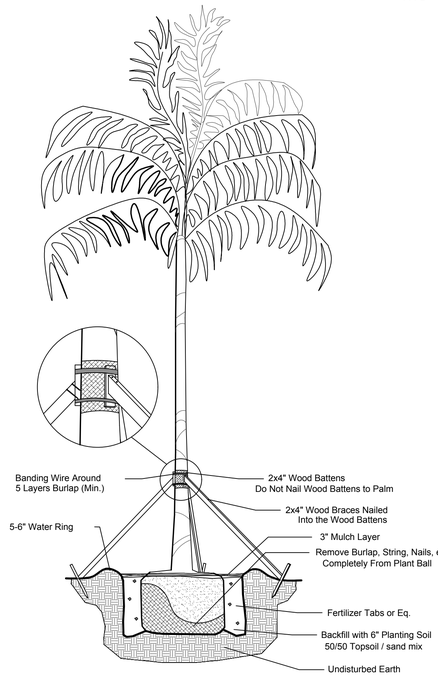
Shrub & Ground Cover Planting Detail

NTS



Typical Plant Spacing

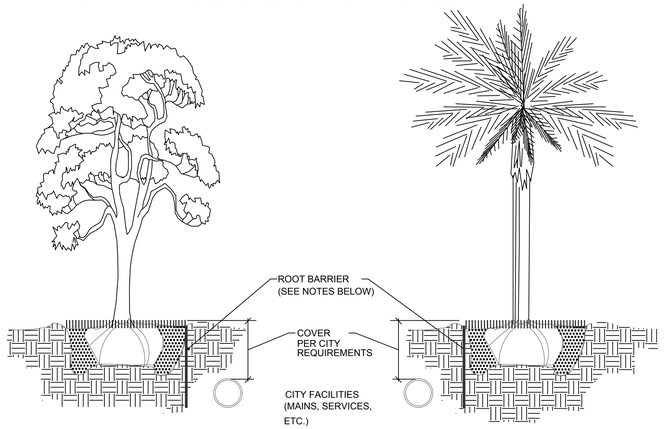
NTS



Palm Planting Detail

NTS

NOTE:
PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS.SEE TYPICAL DETAIL BELOW.

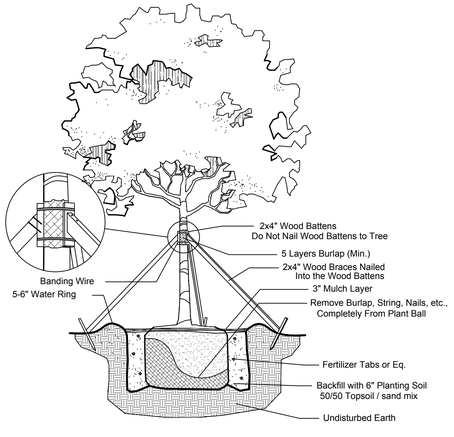


Typical Root Barrier Detail

NTS

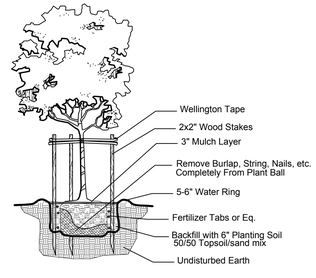
NOTES:

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



Large Tree Planting Detail

NTS



Small Tree Planting Detail

NTS

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GENERAL PLANTING REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

The plan takes precedence over the plant list.

DRC SUBMITTAL SET ISSUED 05-22-2024

AAL
Architectural Alliance Landscape
612 SW 4th Ave, Fort Lauderdale FL. 33315 LC0000237
954-764-8858 EMAIL: Hjohnson@orchall.net
HUGH JOHNSON
REGISTERED LANDSCAPE ARCHITECT
HUGH T. JOHNSON
Landscape Architect
STATE OF FLORIDA
Seal

Revision Dates
DRC COMMENTS 1 05.22.24

DRB SUBMITTAL
10190 EAST BAY HARBOR DRIVE
KOBI KARP
BAY HARBOR ISLANDS, FL 33154

Sheet Description
LANDSCAPE DETAILS, NOTES AND CODE REQ.

Release Date
04-19-24

Project Number
2409B

Drawing Number
L-210

Sheet 3 OF 3

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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Email: wlugo@oceanengineering-inc.com

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Tel: 305-570-8593

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Fax: 305.573.3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
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KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

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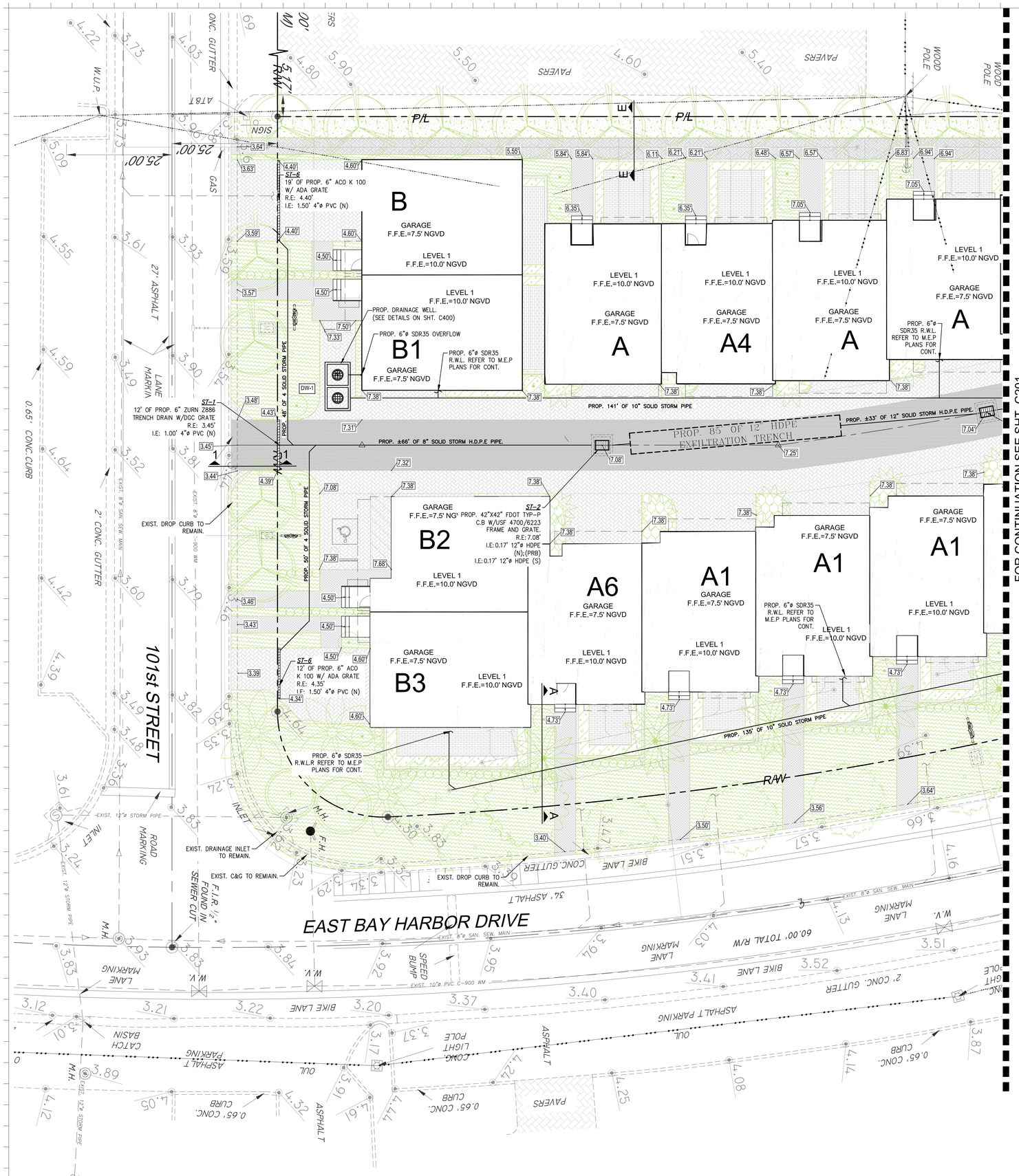
Scale:	
Project: 2416	



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- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
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- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5

GRAPHIC SCALE
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(IN FEET)
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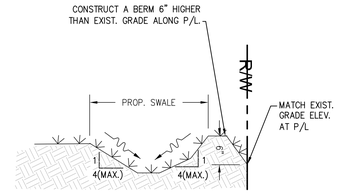

SECTION A-A
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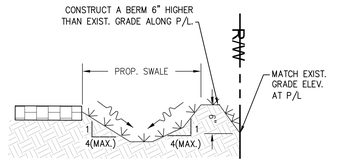

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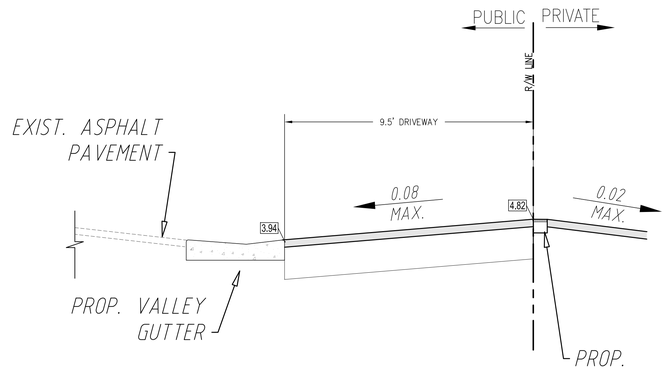

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KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN

Date:	Sheet No.
Scale:	C200
Project: 2416	

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8101 BISCAYNE BLVD. UNIT 509, MIAMI FL. 33138
Phone: 786-353-5202 (Cell) , 786-518-2008 (Office)
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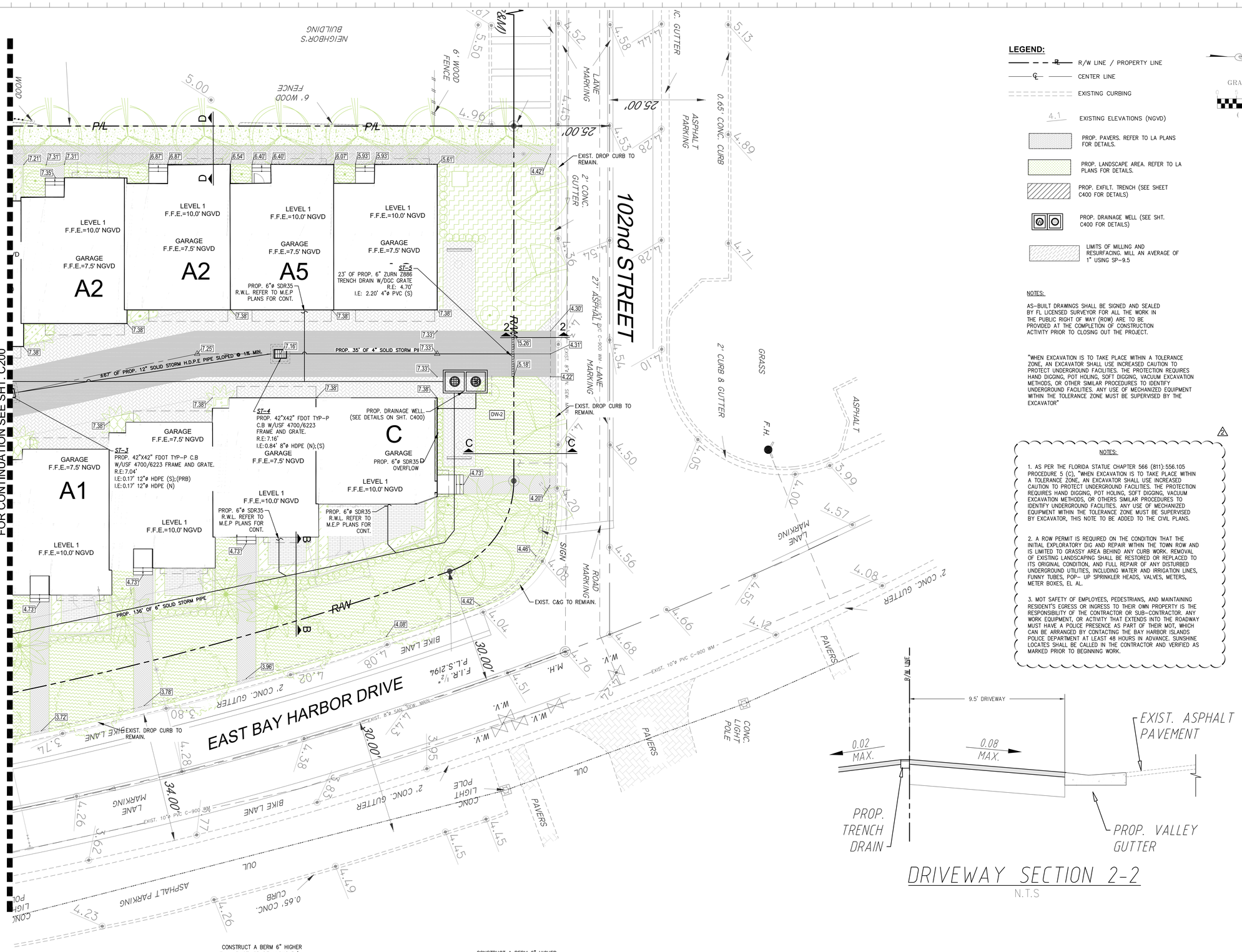

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2

NOTES:

1. AS PER THE FLORIDA STATUE CHAPTER 566 (811):556.105 PROCEDURE 5 (C), "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 OTHERS SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY EXCAVATOR, THIS NOTE TO BE ADDED TO THE CIVIL PLANS.

2. A ROW PERMIT IS REQUIRED ON THE CONDITION THAT THE INITIAL EXPLORATORY DIG AND REPAIR WITHIN THE TOWN ROW AND IS LIMITED TO GRASSY AREA BEHIND ANY CURB WORK. REMOVAL OF EXISTING LANDSCAPING SHALL BE RESTORED OR REPLACED TO ITS ORIGINAL CONDITION, AND FULL REPAIR OF ANY DISTURBED UNDERGROUND UTILITIES, INCLUDING WATER AND IRRIGATION LINES, FUNNY TUBES, POP-- UP SPRINKLER HEADS, VALVES, METERS, METER BOXES, EL AL.

3. MOT SAFETY OF EMPLOYEES, PEDESTRIANS, AND MAINTAINING RESIDENT'S EGRESS OR INGRESS TO THEIR OWN PROPERTY IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTOR. ANY WORK EQUIPMENT, OR ACTIVITY THAT EXTENDS INTO THE ROADWAY MUST HAVE A POLICE PRESENCE AS PART OF THEIR MOT, WHICH CAN BE ARRANGED BY CONTACTING THE BAY HARBOR ISLANDS POLICE DEPARTMENT AT LEAST 48 HOURS IN ADVANCE. SUNSHINE LOCATES SHALL BE CALLED IN THE CONTRACTOR AND VERIFIED AS MARKED PRIOR TO BEGINNING WORK.

DRIVEWAY SECTION 2-2
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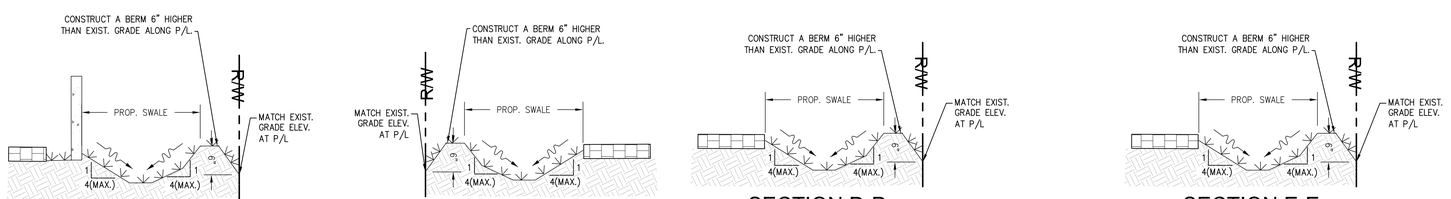

SECTION B-B
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SECTION C-C
N.T.S.

SECTION D-D
N.T.S.

SECTION E-E
N.T.S.

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Rev.		Date	Rev.	Date
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FL PE# 61747

KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN

Date:	Sheet No. C201
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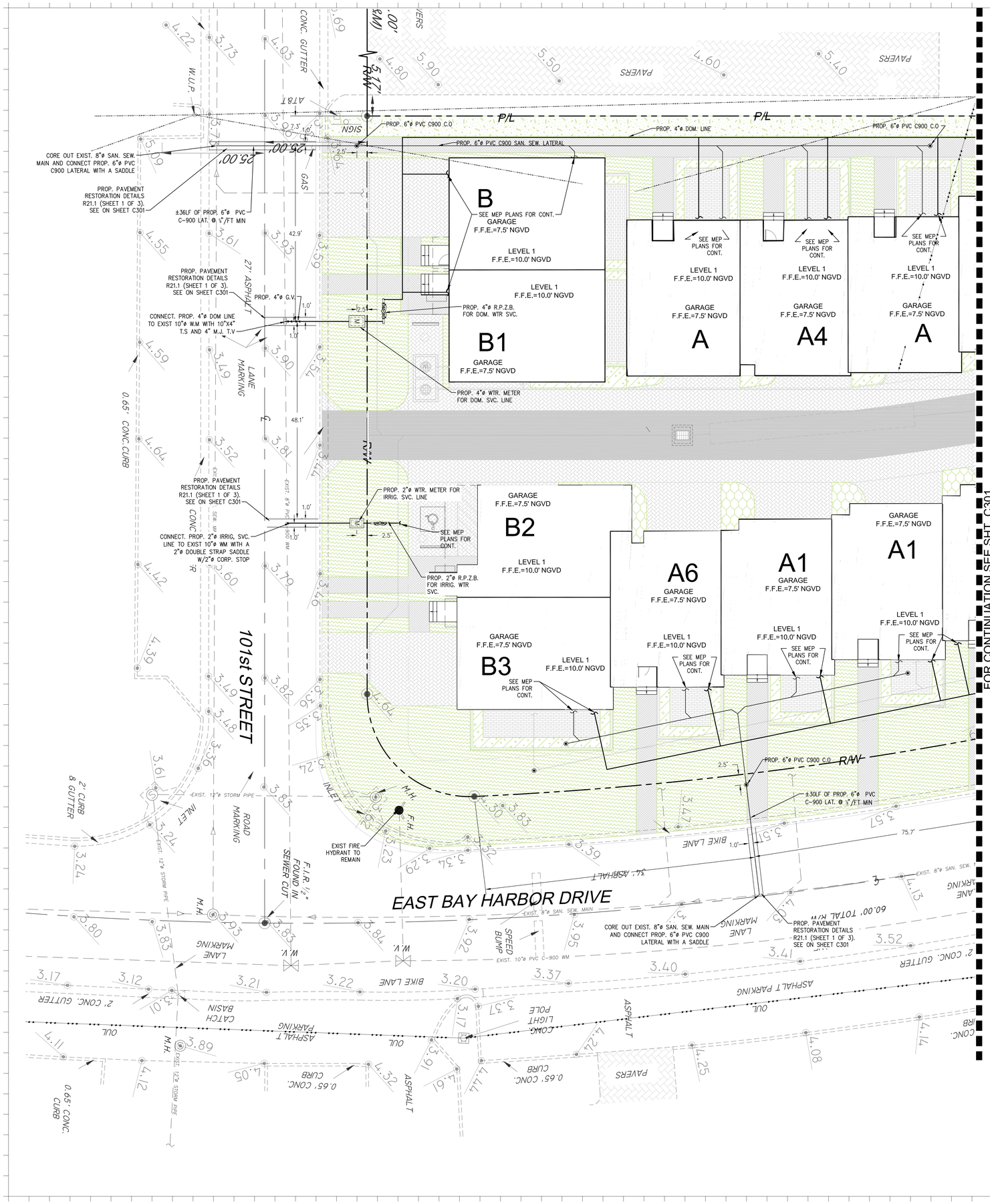
Project: 2416	



GRAPHIC SCALE

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(IN FEET)
1" = 10

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WATER AND SEWER PLAN

Date:	Sheet No.
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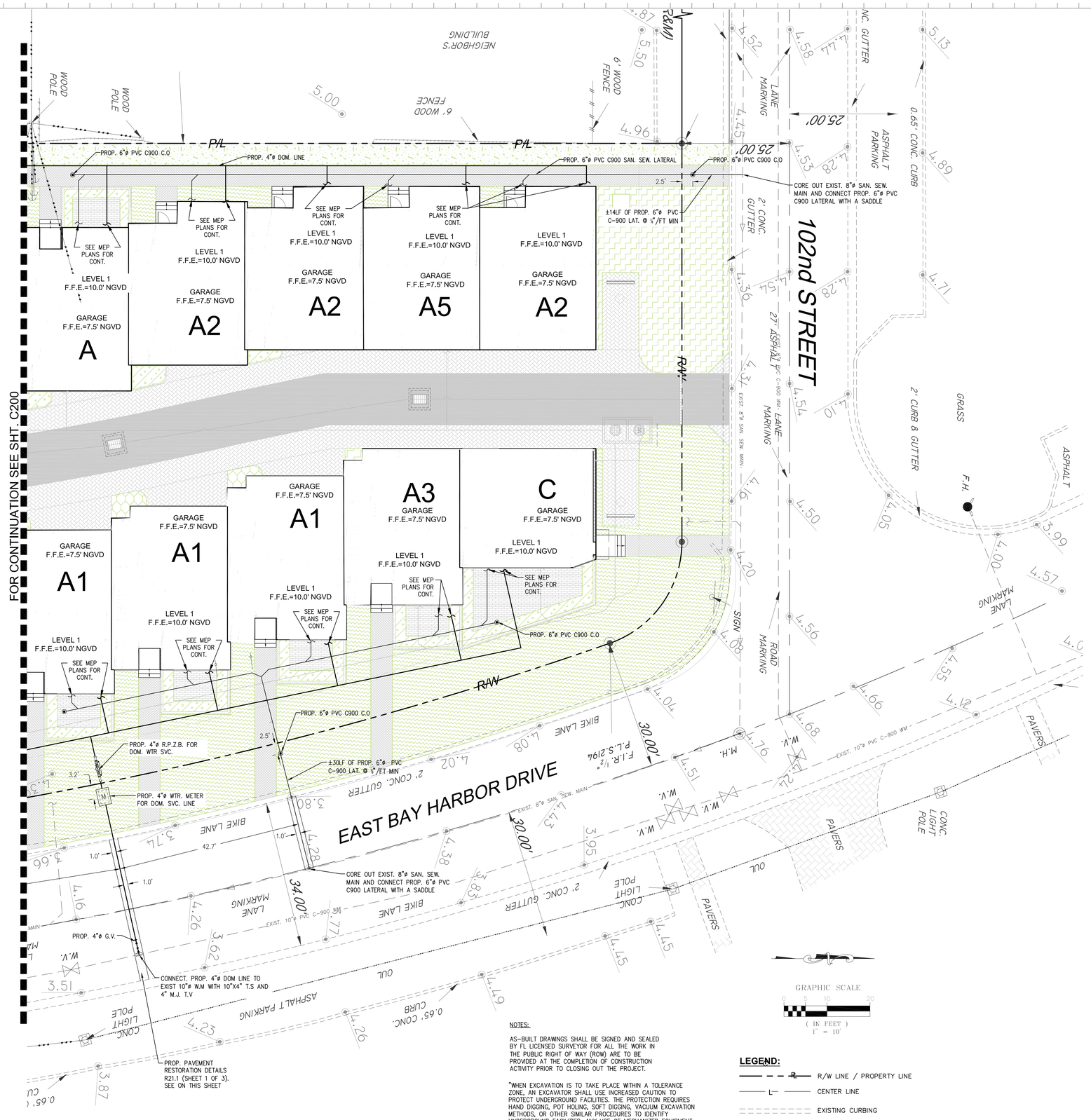

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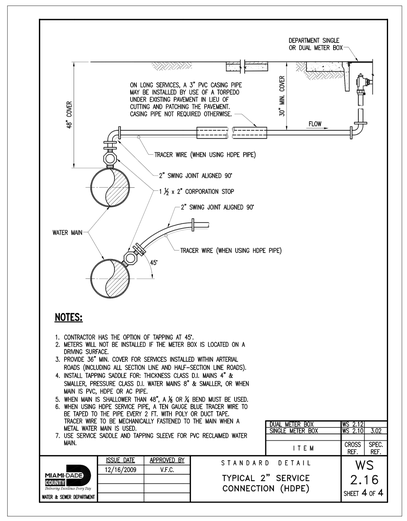
"WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF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

LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)



NOTES:

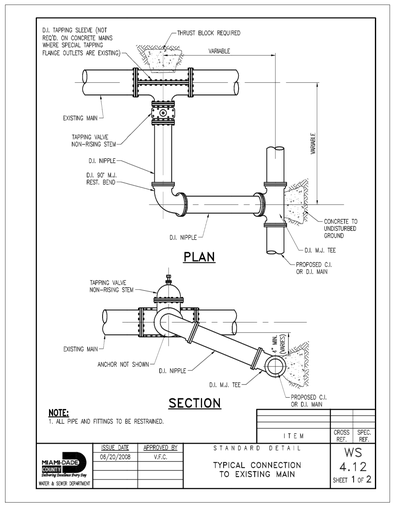
1. CONTRACTOR HAS THE OPTION OF TAPPING AT 45°.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
3. PROVIDE 30" MIN. COVER FOR SERVICES INSTALLED WITHIN ARTERIAL ROADS (INCLUDING ALL SECTION LINE AND HALF-SECTION LINE ROADS).
4. INSTALL TAPPING SADDLE FOR: THICKNESS CLASS D.I. MAINS 4" & SMALLER, PRESSURE CLASS D.I. WATER MAINS 6" & SMALLER, OR WHEN MAIN IS PVC, HDPE OR AC PIPE.
5. WHEN MAIN IS SHALLOWER THAN 48", A ⅛ OR ¼ BEND MUST BE USED.
6. WHEN USING HDPE SERVICE PIPE, A TEN GAUGE BLUE TRACER WIRE TO BE TAPED TO THE PIPE EVERY 2 FT. WITH POLY OR DUCT TAPE. TRACER WIRE TO BE MECHANICALLY FASTENED TO THE MAIN WHEN A METAL WATER MAIN IS USED.
7. USE SERVICE SADDLE AND TAPPING SLEEVE FOR PVC RECLAIMED WATER MAIN.

ITEM	CROSS REF.	SPEC. REF.
METAL METER BOX		WS 2.10
SINGLE METER BOX		WS 2.10

MIAMI-DADE COUNTY — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
12/16/2009	V.F.C.

STANDARD DETAIL
TYPICAL 2" SERVICE CONNECTION (HDPE)
WS 2.16 SHEET 4 OF 4



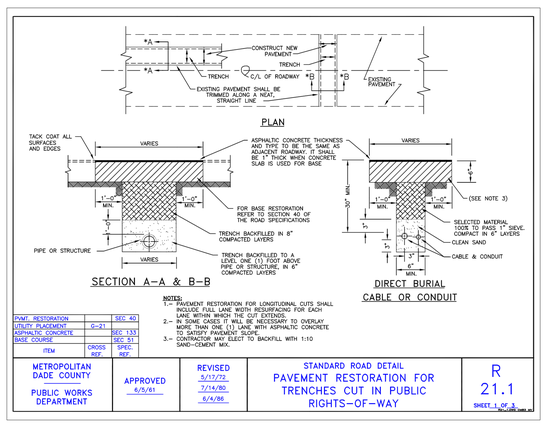
NOTE:
1. ALL PIPE AND FITTINGS TO BE RESTRAINED.

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
06/20/2008	V.F.C.

STANDARD DETAIL
TYPICAL CONNECTION TO EXISTING MAIN
WS 4.12 SHEET 1 OF 2



ITEM	SPEC. REF.
PAINT. RESTORATION	SEC. 40
UTILITY PLACEMENT	G-21
ASPHALTIC CONCRETE	SEC. 133
BASE COURSE	SEC. 51

NOTES:
1.— PAVEMENT RESTORATION FOR LONGITUDINAL CUTS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE CUT OR PORTION THEREOF.
2.— IN SOME CASES IT WILL BE NECESSARY TO OVERLAY MORE THAN ONE (1) LANE WITH ASPHALTIC CONCRETE TO SATISFY PAVEMENT SLOPE.
3.— CONTRACTOR MAY ELECT TO BACKFILL WITH 1:10 SAND-CEMENT MIX.

METROPOLITAN DADE COUNTY — PUBLIC WORKS DEPARTMENT	APPROVED 6/5/81	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

Rev.		Date	Rev.	Date
1	DRC COMMENTS	05/22/24		
2				
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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (c) 2019

ZONING SET

--

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

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

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

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

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

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

Consultant:

Consultant:

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

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

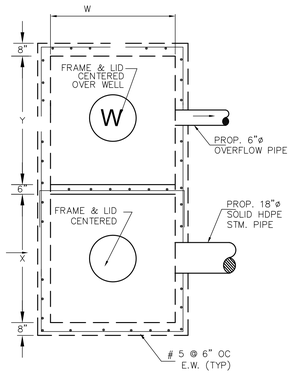
KOBI KARP

WATER AND SEWER PLAN

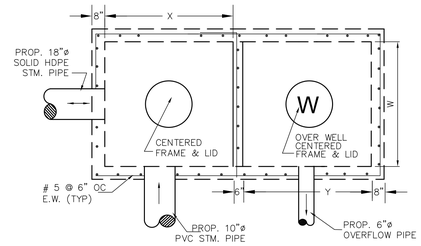
Date:	Sheet No. C301
Scale:	
Project: 2416	

Sunshine811 — Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

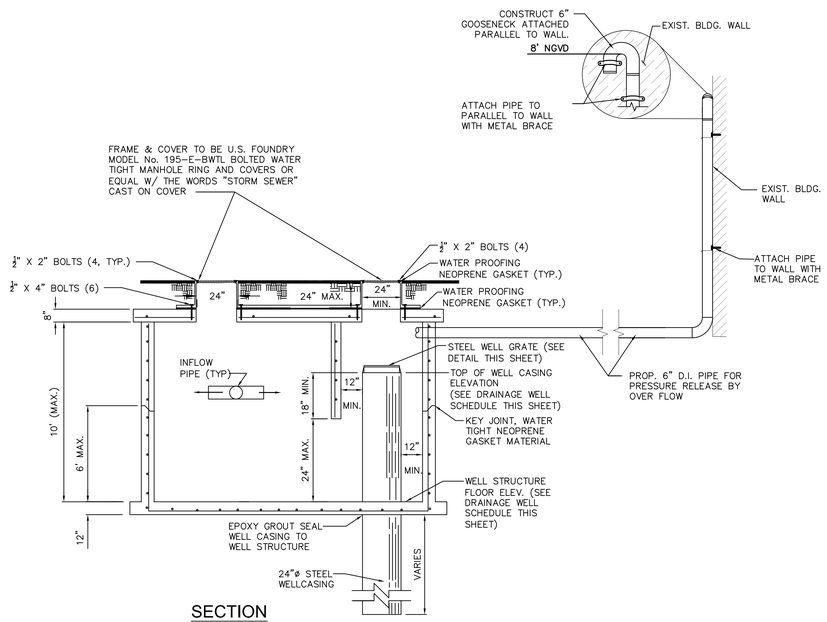
OCEAN ENGINEERING — CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 509, MIAMI FL. 33138
Phone: 786-353-5252 (Cell) , 786-518-2008 (Office)
Email: info@oceanengineeringinc.com



TOP VIEW N.T.S. DW-1



TOP VIEW N.T.S. DW-2



SECTION

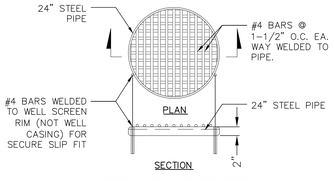
STORM DRAINAGE DISPOSAL WELL

NOTES FOR DRAINAGE WELL :

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

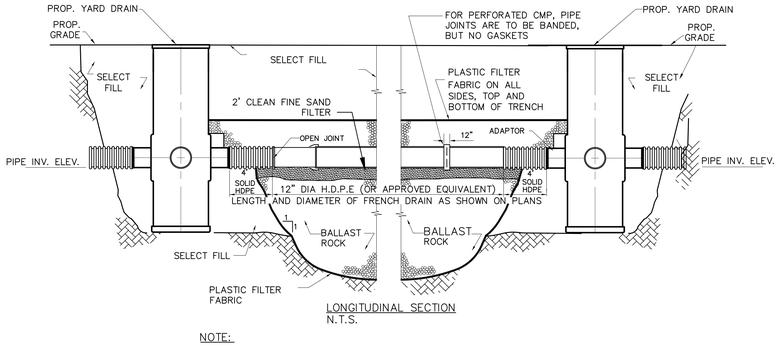
DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERTS				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					E	N	S	OVERFLOW				
DW-1	USF E-BWTL	5.0'	5.0'	5.0'		3.00'		2.30'	7.40'	3.48'	-0.02'	
DW-2	USF E-BWTL	5.0'	5.0'	5.0'	3.00'		3.00'	2.30'	7.15'	3.48'	-0.02'	



STEEL WELL GRATE DETAIL

N.T.S.



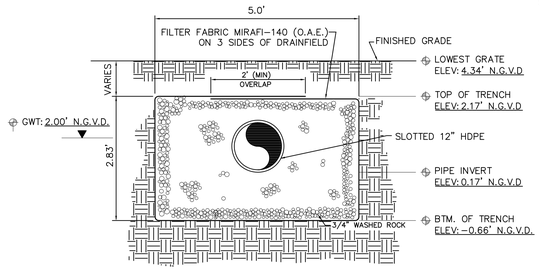
LONGITUDINAL SECTION

N.T.S.

NOTE:

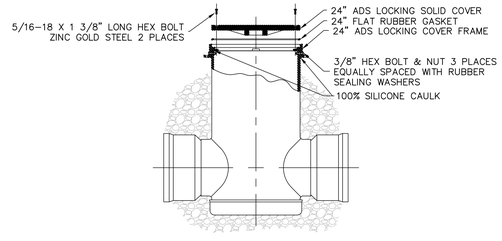
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED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

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



EXFILTRATION TRENCH FOR 12" SLOTTED HDPE

N.T.S.



FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL

N.T.S.

Rev.	Date	Rev.	Date
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ZONING SET

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Tel: 305.573.1818
Fax: 305.573.3766

WALTER M. LUGO
LICENSE
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

DRAINAGE DETAILS

Date:
Scale:
Project: 2416
Sheet No. C400

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 Biscayne Blvd. Suite 509
Phone: 786-518-2008 Cell: 786-518-2008 Office
E-mail: wlugo@oceanengineering.com.com

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: August 8h, 2024 (DRC Meeting Date)

Subject: Site Development Plan Application – #3 Review & Comments
La Jolla @ 10084 West Bay Harbor Drive MFR (9 DU)
Bay Harbor Islands Acct. No. SPR24-000012
MMPA Acct. No. 01-0702-1191

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **APPROVE** the proposed Site Development Plan application at this time, as the applicant appears to have modified the plans and provided supplemental information as requested previously by the DRC members.

GENERAL PROJECT INFORMATION

Land Use Designation:	M-H Medium-High Density (6-34 DUA)
Zoning District:	RM-1 (Multiple Family Residential District
General Location:	10084 West Bay Harbor Drive
Legal Description:	Lot 15 of Block 3, "Bay Harbor Island Subdivision", according to the Plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

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

The proposed building is seven (7) stories in height with dwelling units shown on each floor (ground floor has lobby / misc. common spaces) and a proposed grade level parking garage.

The proposed site design incorporates one (1) rectangular shaped building at 64' above the BFE + 1 FBC freeboard to the top of the main roof deck. In addition, a rooftop elevator / stair tower / mechanical area / other structure is shown at 15' above the main roof deck. Parking is provided partially within an under-building parking garage with some extended parking areas into the front yard area and side yard areas (waiver required as parking garages must be fully enclosed). Adequate screening (fences / walls / architectural features / landscaping) for any portion of exposed parking is required, especially in the side yards to screen neighboring sites. Access to the site is proposed via one (1) main driveway connection to West Bay Harbor Drive. A two-way / 20' wide entry driveway from the street pavement on West Bay Harbor Drive to the 1st parking spaces is shown that widens to 23' in width where parking spaces are shown (Code minimum at vehicle backout areas). No guest spaces are required (single lot / no TDRs) but a lobby drop-off / pickup / delivery space is required and provided. A proposed Fire Department staging area within the WBHD roadway is shown. A rooftop recreational area is shown with two (2) spas (one larger rectangular / one smaller square) and sundeck areas. At grade level a linear "spa" is shown in the rear waterfront setback area.

Height / DU - The maximum height allowed in the RM-1 Multiple Family Residential District in this location is 65 feet above Base Flood Elevation (BFE) + 1'. The structure is proposed to be 64' above BFE + 1' FBC freeboard to the main roof deck. A rooftop recreation deck is shown per Code allowances (5' max. above main roof deck) now meeting the minimum 5' setback from the edge of the main roof. A 5' tall parapet wall is proposed (max. allowed) around the perimeter of the roof slab. The revised plans now meet Code limitations for rooftop accessory structures. Between the rooftop elevators / stairs is a proposed trellis shade structure. The nine (9) dwelling units shown all appear to have 3+ bedrooms, some with a media room / den. All of the proposed dwelling units meet the Town's minimum square footage requirements.

Parking – Based on 9 DU a total of 18 parking spaces are required (2 per DU). There are 18 parking spaces provided either under the building in the parking garage or in the front yard setback area. The proposed single ADA space is shown under the building in the parking garage and the size was modified to meet the handicap parking space size requirement (12' space + 5' loading). The drive aisle for the parking space area has a width of 23' which meets Code requirements. As stated above the driveway connection with WBHD is only 20' in width (can be allowed with DRB waiver). Per Sec. 23-30(a) all parking spaces are required to be at least 8½' x 18' and entirely paved. The proposed parking spaces have now been modified to be 18' in length (paved). A portion of the parking spaces will extend out from under the building as is common on single-lot sites, therefore, a screen wall is proposed next to the parking spaces and a roof screen has been added. The front yard landscape area between the front property line and first paved area is required to be a minimum of 10' in width by the Town Landscape Code. The Miami-Dade County Landscape Code requires at least 7' but the Town has a higher standard (10'). The DRB can consider a waiver with cause. As stated above, Sec. 23-24 requires all parking garages to be fully enclosed on all sides, unless the DRB approves a suitable alternative with substantial screening to shield neighboring sites (fences / walls / etc.). Additional screening is required and now proposed – the DRB will determine if this design is acceptable.

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

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

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years and continues to refine its LDRs. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. This included all of the residential districts (single-family / multi-family), the Kane Concourse commercial sites, and specialty sites (Gateway / Planned Development). In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote; however, the Zoning Code has more stringent building height limitations (65' for this site).

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "M-H Medium-High Density (6-34 DUA)". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council pursuant to the Transfer of Development Rights (TDR) program established by §23-22.2. The project will not require any TDR units. The developer is seeking to build a total of 9 DU which is consistent with the allowed FLUM density.

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

PLATTING

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

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

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

As stated above, the Site Development Plan depicts access to the site from West Bay Harbor Drive via (1) driveway connection. A grade level parking garage structure is proposed with sixteen (16) parking spaces located within the parking garage with an additional two (2) parking spaces shown partially in the front yard. The revised plan was modified to provide a screening wall against the outer edge of the two front yard parking spaces that extend out from under the building; however, the achieve this, the front yard required 10' wide landscape strip adjoining WBHD has been reduced to 7' (min. allowed via MD). The DRB will need to grant a waiver for this to occur. The proposed 20' wide driveway in the front yard would require a waiver from the DRB (23' min. normal). Within the parking garage the driveway is 23' in width. Per Sec. 23-30(a) the entire parking space must be paved. As requested, the revised plans show some screening for the exposed portions of vehicles. What is shown are 5'-4" tall buffer walls next to the parking spaces and landscaping, and some type of architectural screen panel hanging from the main exterior building facade to screen the vehicles and unsightly garage features (plumbing / mechanical equipment / etc.). Again, parking garages must be fully enclosed on all sides, unless the DRB approves a suitable alternative screening method. For single lot developments it is mathematically impossible to have a completely enclosed garage, as setbacks cannot be met.

The revised plans now show an on-site lobby / delivery drop-off space area as required. The DRB has been stressing the importance of providing the required front yard landscaping area but has allowed some minor reductions. The proposed front yard wall was deleted. A new solid wall is proposed next to the extended front yard parking spaces, which is allowed.

A Fire Department staging area will be required within the WBHD roadway next to the site. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

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

SITE PLAN COMMENTS

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

1. Sec. 23-24 requires all parking garages to be fully enclosed on all sides, unless the DRB approves a suitable alternative with substantial screening to shield neighboring sites (fences / walls / etc.). The Town has never approved a front facade of an underbuilding to be open (not a solid wall) – only side and rear on occasion. The DRB will need to review this design and agree; otherwise, the plans must be modified. This will be a condition in the DRB staff report.

2. Sec. 23-24 requires that a 10' wide landscape strip be provided between a front property line and any on-site paved driveway / parking areas. The revised plans show a 7' landscape strip which is the MD Code minimum. Unless the DRB approves this waiver, the plans must be modified. This will be a condition in the DRB staff report.

3. Sec. 23-19 requires the submission of a preliminary Photometric Plan demonstrating compliance with the allowable footcandle readings as part of a Site Development Plan submission. This should have been mentioned previously but it is a Code requirement. So as not to hold up this application further this can be provided as an DRC check-set sign-off item. MMPA can receive / review / sign-off on the preliminary Photometric Plan prior to the item being scheduled for the DRB meeting.

RE: La Jolla 10084 W Bay Drive
Permit Number SPR24-000012

July 25th, 2024

Town of Bay Harbor Islands' Building Dept.

To Whom it May Concern,
--
I'm writing this letter to serve as a guide for the revisions hereby submitted. Please let us know if we can further clarify.

GENERAL COMMENTS

Building Inspector Review:
Mike Mesa, Status: Disapproved Start Date: 06/27/2024 Completed Date: 07/08/2024

1. Item #7 on flood legend must be corrected. no habitable spaces allowed under DFE. See ASCE 24. 2. as per ASCE 24. Must show F.F.E for pool equipment.
   RESPONSE: See on Sheet A1.00 the note referring to the exception as per FBC, under Section 612.4.2Modification of ASCE 24 9.6 Pools, indicating that pool equipment shall be permitted below the elevation required in Table 7-1.

   1612.4.2Modification of ASCE 24 9.6 Pools.
   Modify Section 9.6 in ASCE 24 by adding an exception as follows:

   9.6 Pools. In-ground and above-ground pools shall be designed to withstand all flood-related loads and load combinations. Mechanical equipment for pools such as pumps, heating systems and filtering systems, and their associated electrical systems, shall comply with Chapter 7.

   Exception: Equipment for pools, spas and water features shall be permitted below the elevation required in Table 7-1, provided it is elevated to the extent practical, is anchored to prevent flotation and resist flood forces, and is supplied by branch circuits that have ground-fault circuit-interrupter protection.

Town Engineer Plan Review:
Rodney Carrero-Santana, Status: Disapproved Start Date: 06/27/2024 Completed Date:07/10/2024

1. As per the Florida Statue Chapter 566 (811); 556.105 Procedure Paragraph 5 (c), " When excavation is to take place within a tolerance zone, an excavator shall use increased caution to protect underground facilities. The protection requires hand digging, pot holing, soft digging, vacuum excavation methods, or other similar procedures to identify underground facilities. Any use of mechanized equipment within the tolerance zone must be supervised by the excavator.", this Note to be added to the civil plans.
   RESPONSE: See separated response to comments from Civil Engineer.

2. A Drainage Report signed and sealed by a FL Licensed Professional Engineer including a Geotechnical Report signed and sealed by a FL Licensed Professional Engineer to be included with the set of Civil drawings. Details to be included in the set of Civil drawings. (The POOL area must be included in the calculations as part of the impervious areas)
   RESPONSE: See separated response to comments from Civil Engineer.

3. The Drainage Report must meet the Town of Bay Harbor Islands Code Section 11-8.3 Drainage Level of Service(LOS) standard, property boundaries must retain a 10-year storm and as

specified as specified by the Miami-Dade County Public Works Manual, Section D4 - Water Control; and no ponding water for more than 48 hours.
RESPONSE: See separated response to comments from Civil Engineer.

4. Please include the proposed lengths of each French Drain that will meet the requirements indicated in the Drainage Report.
   RESPONSE: See separated response to comments from Civil Engineer.

5. The Stormwater Pollution Prevention plan (SWPPP) shall include a Concrete Washout Area layout in addition to a Construction Entrance layout. Details showing the materials and maintenance to be used for each layout shall be provided.
   RESPONSE: See separated response to comments from Civil Engineer.

6. A Stormwater Drainage pipe easement shall be included with the documentation and shown on the Civil Plans. The recorded easement document documentation shall be provided prior to project closeout and the issuance of the certificate of occupancy. This Note to be added to the civil plans.
   RESPONSE: See separated response to comments from Civil Engineer.

7. All Town-owned landscaping, curbing, guttering, and roadway areas disturbed or removed are the full responsibility of the contractor to restore to the standards and specifications set forth by the Town. This Note to be added to the civil plans.
   RESPONSE: See separated response to comments from Civil Engineer.

8. A table showing all proposed catch basins will be provided. The table will indicate the grate, all invert elevations of the proposed catch basins.
   RESPONSE: See separated response to comments from Civil Engineer.

9. The proposed driveway exits, shall have a high point difference of elevation minimum of 0.5' from the public right of way (ROW) to the property line (P/L). Details shall be provided indicating the difference in elevation.
   RESPONSE: See separated response to comments from Civil Engineer.

10. There shall be a minimum low point difference of elevation of 0.5' in the proposed swale next to the existing adjacent properties elevations. All elevations, including high points and low points shall be included in the details.
    RESPONSE: See separated response to comments from Civil Engineer.

11. The only connections to a sanitary main to be allowed are with a cut-in wye connection. This must be cored out and utilize a saddle. These details and notes are to be shown in the civil plans. Full lane restoration is required for any excavations in the public roadway.
    RESPONSE: See separated response to comments from Civil Engineer.

12. The only connections to a sanitary main to be allowed are with a cut-in wye connection. This must be cored out and utilize a saddle. These details and notes are to be shown in the civil plans. Full lane restoration is required for any excavations in the public roadway.
    RESPONSE: See separated response to comments from Civil Engineer.

13. Tapping connections for water are to be performed as per MDWASD Detail WS 2.16. Tapping Connections for Fire and Domestic are to be performed as per MDWASD Detail WS 4.20. Details to be included in the set of Civil drawings. Full lane restoration is required for any excavations in the public roadway. These details and notes are to be shown in the civil plans.
    RESPONSE: See separated response to comments from Civil Engineer.

14. Pavement Restoration for Trenches cut in the Public Right of Way shall be restored in accordance with Miami Dade County Public Works Detail R-21.1, Sheets 1 through 3. Detail shall be added to construction plans.
    RESPONSE: See separated response to comments from Civil Engineer.

15. Roadway Pavement Markers and Roadway Thermal Stripping shall be completely restored to their original conditions. These details and notes are to be shown in the civil plans.
RESPONSE: See separated response to comments from Civil Engineer.

16. 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 the project and the issuance of the certificate of occupancy. This Note to be added to the civil plans.
RESPONSE: See separated response to comments from Civil Engineer.

Town Planner Review:

Michael Miller, Status: Disapproved Start Date: 06/27/2024 Completed Date: 07/10/2024

SITE PLAN COMMENTS

The following are comments based on the revised plans signed & sealed dated by the architect on June 27th, 2024, and submitted to the Town for consideration:

1. As previously requested, a tree survey of existing trees is required but has not been provided. The applicant's response letter states a tree survey and tree disposition plan was included in the Landscape Plan, but it was not provided. The tree survey must be of the same scale as the site plan and include an index of existing tree species/ sizes/ conditions. The Landscape Plans must include a Tree Disposition Plan and efforts must be made to preserve good trees that will interfere with the redevelopment project. **Deficiency. Not provided.**
RESPONSE: See Sheet A0.15 with the existing trees showed and the separated Arborist Report for all details.

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

- No illustration is included showing a 300-foot radius from the site with the "existing land uses shown". Please revise the plans to include this illustration. **Deficiency - what was provided is just a small copy of the Town's Zoning Map with a 300' radius drawn. There is no detail description of the existing uses within the 300' radius with pictures. The idea is to present what the neighborhood surrounding the site looks like (scale/ appearance).**
RESPONSE: See Sheet A0.05 & A0.06 with the revised map showing the existing land uses in the 300 ft radius from the site.

- In the Parking Requirements while a guest space is not required (single lot I no TDRs) a lobby drop-off I delivery space is required - even for small sites like this. If one was provided it cannot count as part of the 18 required spaces. **Deficiency - If one of the two front yard parking spaces is for the lobby drop-off the due to the front yard wall enclosure how is the space accessed? See Sec. 23-24(5).**
RESPONSE: See Sheet A1.00 we updated the site plan and have 18 parking spots + 1 delivery one in front of the front yard enclosure

3. Need a detail for the front yard street frontage wall / fence / gate design compliant with the criteria listed in Sec. 23-12(22). **Deficiency -A conceptual street elevation was provided by no calculations demonstrating compliance. It appears that the large solid portions of walls violate the Code allowances. A maximum of 3' above grade is allowed. Need continuous shrubs in 2' setback (50%). See an excerpt from the Code section below.**
(22) Walls and fences. The following provisions apply to the design, installation, location and maintenance of walls and fences:

(i)Minimum design standards for walls or fences. The design of any wall or fence shall comply, at a minimum, with the following design standards:

5.For those portions of walls/fences within the front setback area (adjoining any street), the following additional design standards are established to avoid the appearance of large expanses of solid wall/fence surfaces:

a)A maximum of three (3) feet of solid opaque wall/fence surface above grade shall be permitted, except as provided hereinafter.

b)The balance of allowable wall/fence height up to the maximum heights may be constructed of non-opaque material such as wrought iron, aluminum, decorative open weave concrete or clay products, glass block and similar materials.

c)Not more than 75 percent of any such overall wall/fence surface shall be opaque. Notwithstanding the above, portions of solid walls/fence surfaces not exceeding eight feet in width may be permitted for screening of parking areas, provided the design of the exterior surface of the wall/fence facing a street is approved by the town.

d)The design review board may grant exceptions to the above criteria for specific sites based on creative and compatible design solutions and location issues.

RESPONSE: See Sheet A6.04 we updated the frontage plan and elevation and added a frontage wall diagram with calculation to demonstrate compliance.

4. On the rooftop all accessory structures must be set back at least 15' from the edge of the main roofline, except an elevator/ stair tower. Parapet walls are limited to 5' max. above the main roof deck. A raised pool deck must be at least 5' from the edge of the main roofline. It appears the raised pool deck may be placed at the edge of the main roof deck. There appears to be other structures to tall or close. Review & revise. **Deficiency - The plans still show two large rooftop structures at the edges of the sides of the building that include other than the allowed elevators & related mechanical equipment/ stairs (bathrooms/ storage not allowed at the edge - must be setback at least 15' from edge of roof. The Flex setbacks are not applicable on the rooftop - they stop at the main roof line. MMPA comment #37 added at the May 9th, 2024, DRC meeting was specifically for this issue (bathroom size & location/ and storage). The Town's urban design objective is to limit the appearance of taller buildings at the maximum allowed with any accessory rooftop structures setback back away from the edges of the main roof. Only required access structures such as elevators / stairs at the edges.**

   (25) Exceptions and guidelines from height limits.

   Business, causeway and multiple-family districts. The height of all accessory roof structures in the 8-1, CA, RM-1, RM-2 and RM-3 zoning districts that are designed and utilized for the housing of mechanical equipment such as elevators, water storage, air conditioning and similar facilities, stairwells, chimneys, decorative architectural roof features, accessory recreational facilities, open-air trellis, canopies, fences, walls and similar facilities shall be limited to the following:

   (a) The structure is fully enclosed or screened and does not exceed 20 feet in height.

   (b) The outside walls of the roof structure are set back a minimum of 15 feet ***from the exterior walls of the principal structure. This provision shall not apply to parapet walls located at the edge of the building facade, open-air trellis located on roof surfaces at least ten feet below the maximum allowable building height, elevator shafts, elevator machine rooms or stairwells, if approved by the town during the site plan approval process.***

   (c) No guest rooms, dwelling units, business establishments or other accommodations or public spaces, are contained within the structure. This restriction shall include enclosed exercise rooms, gyms, spas or other recreational facilities other than an open swimming pool, spa and deck areas. Notwithstanding the above, a maximum of two separate bathrooms

(men/women/unisex) not exceeding the greater of 150 square feet in area each, or as otherwise required by the Florida Building Code to accommodate the minimum number of required fixtures based on occupancy and use, or to meet accessibility requirements for disabled persons (Chapter 11, Florida Accessibility Code) may be permitted, ***provided the exterior wall(s) of any bathroom structure are set back a minimum of 15 feet from the exterior walls of the principal structure. Bathroom facilities shall be integrated architecturally and structurally with other roof-mounted structures such as elevator shafts, stairwells or screened mechanical equipment areas, if possible, away from the edges of a building facade.***

RESPONSE: See Sheet A1.07, the roof plan has been updated, moving the ADA bathroom 15ft from the edge of the roof. Only elevator & related mechanical equipment and stairs are at the roof edge.

5. Dimension the parking spaces on Sheet A1.00 Ground Floor Site Plan. It appears the parking spaces are not the correct length of 18' of pavement (15'-6" shown) with some overhang into side yard setbacks. The Code requires that the entire parking space be paved. Also show any proposed screening walls or fences on the plans. **Deficiency - As per the discussion above, per Sec. 23-30(a) all parking spaces are required to be at least 8½' x 18' and entirely paved. The proposed spaces on the north and south sides are 18' in length but only 15'-6" of the spaces are shown as paved while the balance is landscaped. The applicant noted another project included this design detail which we noted - and we subsequently contacted that project architect and informed them this was overlooked and would have to be corrected on the BP plans. As stated above, Sec. 23-24 requires all parking garages to be fully enclosed on all sides, unless the DRB approves a suitable alternative with substantial screening to shield neighboring sites (fences/ walls / etc.). The Town has never, approved a front facade of an underbuilding to be open (not a solid wall) - only side and rear on occasion. MMPA objects to this design. The front of the parking garage facing the street needs to be fully closed off and the front yard parking spaces free-standing and accessible. As related to an alternative screening design, in addition to screening vehicles often the roof slab above the garage level has a multitude of pipes/ mechanical equipment that is unsightly and must be screened from neighboring sites & the street Most designers on single lots provide a 6' wall next to the parking spaces encroaching into the setbacks or on the property line with a supplemental fence / wall next to the parking spaces with substantial landscaping, and an architectural barrier structure attached to the main building facade extending down 3'-4' to block the view of neighbors on higher floors looking down. Additional screening is required - but details are lacking. The proposed 3' tall wall will be insufficient Provide a cross- section of a side yard / front yard view of the proposed alternative screening method proposed (property line I open yard area / fence & wall barriers/ top of garage opening screening). Revise Sheet A6.04 parking space details (#7 & #8).**
RESPONSE: See Sheet A6.04 with the revised parking detail (#7 & #8) fully paved. The second-floor slab is 20” thick with pipes/ mechanical equipment recessed to not be visible from neighboring sites & the street. See parking crossed section (#11) and front wall elevation (#2) on same sheet showing the alternative screening design for the sides and front of the parking.

6. Sheet A1.08 Mechanical Roof/other sheets - The Code allows only elevator/stair towers/ bathrooms to exceed 65' building height. Only those structures **listed in Sec. 23-12(25)** can be placed at the edge of a roofline- otherwise a 15' setback is required **(no bathrooms or storage rooms).** The Town's urban design goal is to limit the building height appearance. It appears some other structures are too close to the roof edge I too tall. **Deficiency - See comment #4 above.**
RESPONSE: See Sheet A1.08, the roof plan has been updated, only elevator & related mechanical equipment and stairs are at the roof edge.

7. On Sheets A3.01 / A3.02 / A3.03 / A4.01 / A4.02 / A4.03 the cross sections appear to show several rooftop structures that may be too large/ too tall/ not allowed. The Town's urban design goal / idea is to minimize building height - especially rooftop structures - and to push them into the center of the roof area (except for elevator/ stairs to meet fire I safety codes). Shade structures are allowed but not to exceed 1O' above the main roof deck and setback at least 15'

from the edge of the main roof line. Cantilevered / spanned structures can be allowed between the above but not as a main architectural feature. **Deficiency - See comment #4 and'116 above. The spanned trellis structure is now acceptable.**
RESPONSE: See response to comment #4, the roof plan and mechanical roof plan were adjusted and this has been reflected into the sections and elevations of the building.

8. Site Plan Sheet A1.00 is not clear as the location of the proposed screening for the south & north sides of the open garage. Sec. 23-24(d)(4) requires that all parking garages be fully enclosed and if an alternative design is allowed it must substantially screen vehicles / other internal garage areas from neighboring sites for noise I light / odors. No mechanical ventilation is allowed to adjoining sites - roof ventilation is preferred. **Deficiency - See comment #5 above.**
RESPONSE: See Sheet A1.00 with the revised ground plan showing the 54" tall wall to enclose the North and South sides of the garage. More details of the alternative design to screen the internal garage areas from neighboring sites are showed in Sheet A6.04.

9. On All FPL transformers I backflow preventers I exposed utility facilities must be substantially screened / hidden with landscaping / fences I painted to match. **Deficiency - It appears all of these facilities will be inside the fenced-in / walled-in enclosed front yard area - prohibiting access to the Fire Dept / FPL. This area needs further thought & redesign**.
RESPONSE: See Sheet A1.00, all FPL transformer, backflow domestic, irrigation and fire are fenced (4'-6" tall) and located outside of the walled-in enclosed front yard area.

10. Please identify the location of the solid waste facility route for rolling the dumpster out for a garbage truck to remove it. A wall enclosure is required for the temporary storage of solid waste receptables on pickup day (no permanent outdoor solid waste storage allowed). **Deficiency – The revised plan shows a proposed route to move the solid waste containers to the street on pick-up day, but no temporary enclosure was added as requested and required.**
RESPONSE: See revised site plan on Sheet A1.00 showing the enclosed pad for temporary trash dumpster located outside of the walled-in enclosed front yard area.

11. An The Landscape Plans still have the following issues:

    a. Please provide the correct landscaping calculation table - see the attached updated table. Deficiency - **At the May 9th, 2024 DRC meeting MMPA provided the applicant with the correct "Town" Landscape Table to be used. Landscape Plan Sheet L1.02 includes a table commonly used for the un-incorporated areas of Miami-Dade County. Revise the plans to include the correct table.**
    RESPONSE: See separated response to comments from Landscape Architect.

    b. In the Landscape Table provide a separate description area for Street Trees and the On-Site Trees. **Deficiency - This was not done as requested - all trees are grouped together - provide separate table lines for "Street Trees" and "Lot Trees". Revise the plans to include the tree type separation.**
    RESPONSE: See separated response to comments from Landscape Architect.

    c. The Street Trees provided are not correct as required by the Miami -Dade County Tree Code Chapter 188 and Town Supplemental Landscape Code Sec. 24-16. Further, the Town's Master Street Plan requires specific trees for this section of WBHD, the tree species is Paradise Tree. Street Trees are required to be planted 35' on center and be at least 15' tall / 6' spread / 2. Sn trunk caliper at time of planting. **Deficiency - Landscape Plan Sheet L1.00 shows four (4) Street Trees when only two (2) are required/ preferred to maintain the community's desired Street Tree spacing symmetry and the noted Street Tree species is still incorrect While the Town's Street Tree Master Plan specifies Paradise Trees for this segment of WBHD the plans show Simpson Stopper Trees. Revise the plans to include the correct Street Tree spacing and species.**
    RESPONSE: See separated response to comments from Landscape Architect.

d. Missing information - Provide a landscape compliance table for the required taller tree species for taller bldgs. See Town Code Sec. 24-16. The plans must include a table and analysis of how the landscape design / taller tree sizes provided meet the Code. At least 75% of the required trees must be above 18' in height. None are shown. Include a table to indicate how many taller trees are provided to meet Code and revise the Landscape Plan itself to include much taller trees in relation to a midrise building as required (preferred next to the building). **Deficiency - Information missing. Revise the plans to include the table.**
RESPONSE: See separated response to comments from Landscape Architect.

Juan Azulay, MTTR MGMT, Creative Director, Cell (310) 497–7303
Sylvia Pawlowski, MTTR MGMT, Project Architect, Cell (917) 775-3510

EA3 CIVIL ENGINEERING

July 22, 2024

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

RE: 10084 W Bay Harbor Drive
Permit # SPR24-000012
ATTN: Rodney Carrero-Santana, Plan Reviewer

Dear Sir or Madam,

Please find the narrative addressing permitting comments below.

1. As per the Florida Statue Chapter 566 (811); 556.105 Procedure Paragraph 5 (c), " When excavation is to take place within a tolerance zone, an excavator shall use increased caution to protect underground facilities. The protection requires hand digging, pot holing, soft digging, vacuum excavation methods, or other similar procedures to identify underground facilities. Any use of mechanized equipment within the tolerance zone must be supervised by the excavator.", this Note to be added to the civil plans.
Note has been added on sheet C3.00.

2. A Drainage Report signed and sealed by a FL Licensed Professional Engineer including a Geotechnical Report signed and sealed by a FL Licensed Professional Engineer to be included with the set of Civil drawings. Details to be included in the set of Civil drawings. (The POOL area must be included in the calculations as part of the impervious areas)
Drainage Report has been prepared and is part of this submittal. Geotechnical Report to be provided with submittal (by others).

3. The Drainage Report must meet the Town of Bay Harbor Islands Code Section 11-8.3 Drainage Level of Service (LOS) standard, property boundaries must retain a 10-year storm and as specified as specified by the Miami-Dade County Public Works Manual, Section D4 - Water Control; and no ponding water for more than 48 hours.
Calculations for the 10-Year storm event have been added to pages 11 and 15 of the Drainage Report.

4. Please include the proposed lengths of each French Drain that will meet the requirements indicated in the Drainage Report.
Calculations for French Drains are on page 6 of the Drainage Report.

5. The Stormwater Pollution Prevention plan (SWPPP) shall include a Concrete Washout Area layout in addition to a Construction Entrance layout. Details showing the materials and maintenance to be used for each layout shall be provided.
Detail is shown on Sheet C4.00.

6. A Stormwater Drainage pipe easement shall be included with the documentation and shown on the Civil Plans. The recorded easement document documentation shall be provided prior to project closeout and the issuance of the certificate of occupancy. This Note to be added to the civil plans.
Note has been added to Sheet C2.00.

7. All Town-owned landscaping, curbing, guttering, and roadway areas disturbed or removed are the full responsibility of the contractor to restore to the standards and specifications set forth by the Town. This Note to be added to the civil plans.
Note has been added to Sheet C2.00.

8. A table showing all proposed catch basins will be provided. The table will indicate the grate, all invert elevations of the proposed catch basins.
Table has been added to Sheet C2.00.

9. The proposed driveway exits, shall have a high point difference of elevation minimum of 0.5' from the public right of way (ROW) to the property line (P/L). Details shall be provided indicating the difference in elevation.
Proposed elevations at the start and end of driveway approach have been revised on Sheet C2.00.

10. There shall be a minimum low point difference of elevation of 0.5' in the proposed swale next to the existing adjacent properties elevations. All elevations, including high points and low points shall be included in the details.
Cross-Sections have been added on Sheet C2.00.

11. The only connections to a sanitary main to be allowed are with a cut-in wye connection. This must be cored out and utilize a saddle. These details and notes are to be shown in the civil plans. Full lane restoration is required for any excavations in the public roadway.
See detail and callout shown on Sheet C3.00.

12. The only connections to a sanitary main to be allowed are with a cut-in wye connection. This must be cored out and utilize a saddle. These details and notes are to be shown in the civil plans. Full lane restoration is required for any excavations in the public roadway.
See detail and callout shown on Sheet C3.00.

13. Tapping connections for water are to be performed as per MDWASD Detail WS 2.16. Tapping Connections for Fire and Domestic are to be performed as per MDWASD Detail WS 4.20. Details to be included in the set of Civil drawings. Full lane restoration is required for any excavations in the public roadway. These details and notes are to be shown in the civil plans.
See detail and callout shown on Sheet C3.00.

14. Pavement Restoration for Trenches cut in the Public Right of Way shall be restored in accordance with Miami Dade County Public Works Detail R-21.1, Sheets 1 through 3. Detail shall be added to construction plans.
See detail and callout shown on Sheet C3.00.

EA3 CIVIL ENGINEERING

15. Roadway Pavement Markers and Roadway Thermal Stripping shall be completely restored to their original conditions. These details and notes are to be shown in the civil plans.
See details and callout shown on Sheet C3.00.

16. 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. This Note to be added to the civil plans.

Notes provided on Sheet C2.00.

If you have any further questions, please contact us at your earliest convenience.

Sincerely,

Eric Arencibia, P.E., President
EA3 Civil Engineering, Inc.
EricArencibia@ea3civil.com

H.L. Martin, Landscape Architect, P.A.
5965 Southwest 38th Street, Miami, Florida 33155
(305) 790-4372, hlmartinufiu@bellsouth.net

July 24, 2024

Town of Bay Harbor Islands, Florida.
DRC Submittal-Response to comments
10084 West Bay Harbor Drive

11. The landscape plans have the following issues:

a. Please provide the correct landscaping calculation table- see the attached updated table. Deficiency-at the May 9th 2024 DRC meeting MMPA provided the applicant the correct "Town" Landscape Table to be used. Landscape Plan Sheet L1.02 includes a table commonly used for the un-incorporated areas of Miami-Dade County. Revise the plans to include the correct table.

Response:
See sht. L1.02 for the revised table. The table was not provided to the landscape architect, prior to last submittal.

b. In the Landscape Table provide a separate description area for Street Trees and the On-Site Trees. Deficiency - This was not done as requested -all trees are grouped together-provide separate table lines for "Street Trees" and "Lot Trees". Revise the plans to include the tree type separation..

Response:
See sht. L1.00 & L1.02 for the revised "Plant List" table. Columns have been added for the Street Tree & Lot Tree separation..

c. The Street Trees provided are not correct as required by the Miami-Dade County Tree Code Chapter 18B and Town Supplemental Landscape Code Sec. 24-16. Further, the Town's Master Street Plan requires specific trees for this section of WBHD, the tree species is Paradise tree. Street trees are required to be planted 35' on center and be at least 15' tall /6' spread / 2.5" trunk caliper at the time of planting. Deficiency - Landscape plan Sheet L1.00 shows four (4) Street Trees when only two (2) are required / preferred to maintain the community's desired Street Tree spacing symmetry and the noted Street tree species is still incorrect. While the Town's Street Tree Master Plan specifies Paradise trees for this segment of WBHD the plans show Simpson Stopper Trees. revise the plans to include the correct Street Tree spacing and species.

Response:
See sht. L1.00. The Street Trees have been re-specified as two (2) Paradise Trees, spaced at 35' oc. The specification is: 16' ht, 8' spr, 4" cal. 4.5" CT.

Note: There are existing overhead powerlines.

d. Missing information - Provide a landscape compliance table for the required taller tree species for taller buildings. See Town Code Sec. 24-16. The plans must include a table and analysis of how the landscape design / taller tree sizes provided meet the code, At least 75% of the required trees must be above 18' in height. none are shown. include a table to indicate how many taller trees are provided to meet Code and revise teh Landscape Plan itself to include much taller trees in relation to a midrise building as required (preferred next to the building). Deficiency - Information missing. revise the plans to include the table.

.

Response:

See sht. L1.02 for the revised Landscape table. 75% of the lot trees are specified at 20' oa ht.

If you should have any questions regarding this letter, please contact me at: (305) 790-4372 or by email at: hlmartinufiu@bellsouth.net

Sincerely,

Herbert L Martin Digitally signed by Herbert L Martin Date: 2024.07.24 09:44:52 -04'00'

Herbert L. Martin, RLA
State of Florida, Licensed
Landscape Architect,LA#0001722, LC# 26000404

EA3 CIVIL ENGINEERING

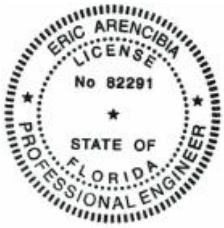
Drainage Calculations
for
10084 W Bay Harbour Drive

EA3 Project Number: 2415201

July 2024

Prepared For:

Shaul and Danielle Dina
17111 Biscayne Boulevard, Suite 1707
North Miami, FL 33160



Digitally signed by Eric Arencibia
DN: cn=Eric Arencibia c=US o=Florida
Reason: This item has been digitally signed & sealed by Eric Arencibia,PE on the date adjacent to the seal
Location: Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2024-07-25 09:13-04:00

Eric Arencibia, P.E.
FL P.E. Lic. No.: 82291
EA3 Civil Engineering Inc.
CA Number: 32522
9050 Pines Blvd, Suite 415-415
Pembroke Pines, FL 33024
754.777.7993

Permit Criteria:

The proposed stormwater drainage system was analyzed following the standard methods of SFWMD, Miami-Dade County Water and Sewer Dpartment Surface Water Management (WASD-SWM), and the Town of Bay Harbor Islands Code of Ordinance Section 11-8.3 (TBHI). The most stringent design requirements were followed in the design of the stormwater improvements. The design criteria are as follows:

WATER QUANTITY CRITERIA:

Various rainfall events were modeled to verify maximum stage compliance with applicable requirements. The storm events and their respective rainfall depths are listed in the Rainfall Data section of this report.

PARKING LOT FLOOD PROTECTION: 5-YEAR, 24-HOUR RAINFALL (SFWMD)

A storm event with a duration of 24-hour and a 5-year return period is required to be maintained below the lowest inlet.

LEVEL OF SERVICE STANDARD: 10-YEAR, 48-HOUR RAINFALL (TBHI)

A storm event with a duration of 48-hour and a 10-year return period is required to access applicable public facilities and services found in the Town's comprehensive plan elements.

OFF-SITE DISCHARGE: 25-YEAR, 72-HOUR RAINFALL (SFWMD)

A storm event with duration of 72 hours and a 25-year return period determines the need for a perimeter berm. The proposed conditions must provide a lower peak stage compared to the existing conditions, or a perimeter berm shall be constructed to prevent discharge to any neighboring property during this storm event.

BUILDING FLOOD PROTECTION (SFWMD/MDC-WASD)

A minimum finished floor elevation for future development of all buildings within the permitted limits is to be established to provide flood protection for all buildings.

For sites located within a FEMA flood hazard area, the finished floor elevations will be determined by the greater of the Base Flood Elevation (BFE) + 1 and the Design Flood Elevation (DFE).

- BFE – The base flood elevation is specified by the FEMA flood data. For this property, the FEMA flood zone is AE, corresponding to a BFE of 8.00’ NGVD.
- DFE – The design flood elevation is the maximum of (1) Miami-Dade County Flood Criteria and (2) the maximum stage calculated for a 100-year/72-hour storm event with no offsite discharge, shown in the following sections.

FEMA FLOOD ZONE

The project is located in COMMUNITY-PANEL NUMBER 0144L (panel 144 of 1031, Map Number 12086C0144L) of the Flood Insurance Rate Map (FIRM), revised September 11, 2009. According to the National Flood Insurance Program the Site is located within Zone AE.

FEMA Flood Elevation = 8.00' NAVD (Zone AE)

Miami-Dade County 100-year Flood Map:

The 100-year, 3-day discharge stage must be no higher than the Miami-Dade County 100-year Flood map elevation of 9.00' NAVD for this area.

Proposed 100-Year, 72-Hour Stage = 6.00' NAVD (7.55' NGVD)

WATER QUALITY CRITERIA:

South Florida Water Management District (SFWMD) water criteria and procedures were followed during this analysis. The total volumes for water quality are provided for the greater of the first inch of storm runoff from the entire site, or the amount of 2.5 inches times the percentage of impervious area. Volumetric calculations for the required and provided amounts can be found on Sheet C2.00 of the civil plans.

For water quality that is provided with dry detention and retention, a reduction in required volume is allowed as per SFWMD. The credits include the following:

- Dry Detention – the provided volume shall be equal to or greater than 75 percent of the required volume.
- Retention – the provided volume shall be equal or greater than 50 percent of the required volume.

On-site Volume Required for Water Quality = 1,238 CF = 0.3410 acre-feet

½" PRE-TREATMENT:

0.5 in x 0.258 acres x 1-ft/12-in = 0.0108 ac-ft dry pre-treatment required

Required volume provided by Exfiltration Trench = 0.0413 ac-ft > 0.0108 ac-ft

EXFILTRATION TRENCH CALCULATIONS:

EXISTING CONDITIONS:
SITE AREA = 11,250 SF
PERVIOUS AREA = 4,990 SF (44.4%)
IMPERVIOUS AREA = 6,260 SF (55.6%)

PROPOSED SITE DISTRIBUTION:
SITE AREA = 11,250 SF
PERVIOUS AREA = 1,971 SF (17.5%)
IMPERVIOUS AREA = 9,279 SF (82.5%)

REQUIRED STORAGE:
RAINFALL AMOUNT (P) = 6.50 INCHES (5-yr/24-hr)
COMPACTED SOIL STORAGE = 4.95" (SFWMD)

EXISTING CONDITIONS:
S=(PERVIOUS/SITE)*(COMPACTED SOIL STORAGE)=
=(4,990/11,250)*(4.95)= 2.20"
S(EXIST.) = 2.20"
RUNOFF(R)= (P-0.2S)^2/(P+0.8S) = 4.45"
VOLUME OF RUNOFF(V)= A*R/12
= 11,250*4.45/12 = 4,172 CF

PROPOSED CONDITIONS:
S=(PERVIOUS/SITE)*(COMPACTED SOIL STORAGE)=
=(1,971/11,250)*(4.95)= 0.87"
S(PROP.) = 0.87"
RUNOFF(R)= (P-0.2S)^2/(P+0.8S) = 5.56"
VOLUME OF RUNOFF(V)= A*R/12
= 11,250*5.56/12
= 5,213 CF

5,213 CF - 4,172 CF = 1,041 CF
1.0 IN. x 11,250 SF / 12in/ft = 938 CF
SITE AREA FOR WQ: 11,250 SF - 7,077 SF(roof) = 4,173 SF
IMPERVIOUS AREA WQ: 4,173 SF - 1,971 SF = 2,202 SF
2.5 IN. x 52.8% (PERCENT IMPERVIOUS WQ) = 1.32 IN.
1.32 IN. x 11,250 SF (SITE AREA)/ 12in/ft = 1,238 CF

SWALE AREA STORAGE=(TOP AREA+BOTTOM AREA)/2 *SWALE AREA DEPTH

SWALE AREA #1 (TRIANGULAR X-SECTION) = (4.0'*0.25')/2 * 144' = 684 CF

SWALE AREA #2 = (73+40)/2 * 0.50' = 28 CF

SWALE AREA #3 (TRIANGULAR X-SECTION) = (4.0'*0.25')/2 * 123' = 738 CF

SWALE AREA #4 = (122+76)/2 * 0.50' = 50 CF

SWALE AREA #5 (TRIANGULAR X-SECTION) = (4.0'*0.25')/2 * 14' = 342 CF

TOTAL DRY-RETENTION SWALE AREA STORAGE: 1,842 CF

1,842 CF > 1,238 CF

$$L1 = \frac{FS*\%WQ*Vwq}{K(H2*W + 2*Heff*Du - Du^2 + 2*Heff*Ds) + 0.000139*W*Du}$$

$$L2 = \frac{FS*\%WQ*Vwq}{K(2*HeffDu - Du^2 + 2*Heff*Ds) + 0.000139*W*Du}$$

K = 0.0000852, AS PER GEOTECHNICAL REPORT DATED 12/01/2023

FS = 2 H2 = 2.5'

%WQ = 0.5 Du = 1.00'

Heff = 1.25' Ds = 5.00'

W = 3.00' TRENCH HEIGHT = 6.00'

L1 = 64.6' ⟶ 65'

L2 = 96.1' ⟶ 97' REQUIRED DS > DU

100' F.D. PROVIDED

Proposed Design Parameters:

The proposed stormwater management system consists of catch basins connected via pipes and french drains. Water quality treatment will be provided by the 100 linear feet of french drains. All underground piping, catch basins, exfiltration trench, concrete, and brick pavers pavement are designed to conform to the applicable standards.

WATER TABLE ELEVATION:

The design water table elevation was obtained from the Miami-Dade County Surface and Groundwater Elevations Map. The groundwater elevation for the purposes of these calculations was taken to be 1.00' NGVD for the entire site.

RAINFALL DATA:

Rainfall Frequency	Rainfall Depth (inches)
5-year/24-hour	6.50
10-year/48-hour	8.85
25-year/72-hour	11.50
100-year/72-hour	15.00

SOIL STORAGE:

Soil storage is calculated based on soil type and the average depth to the water table across the project site, in accordance with the Environmental Resource Permit Applicant's Handbook Volume II.

Proposed Site Soil Storage Capacity = 4.95 inches

FLOOD ROUTING MODEL:

A Cascade stormwater model has been developed for the proposed conditions. See the proceeding pages for flood routing stage-storage model results and output.

Conclusion and Recommendations:

The drainage analysis indicates that the proposed drainage system can protect the proposed building during a 100-year, 72-hour storm event as well as satisfy applicable water quality, water quantity, and discharge requirements. 100 linear feet of french drains have been proposed to meet water quality and quantity requirements. All water quality for the site is proposed to be provided through french drains, satisfying both pre-treatment and water quality volume requirements.

Design elevations on site have been designed to maintain the existing stormwater conveyance and prohibit any additional discharge onto the adjacent private properties. Minimum finished floor elevation is proposed above the highest stage of the 100-year, 72-hour (finished floor) design storm event.

Storm Event	Proposed Conditions Maximum Stage (NGVD)	Design Elevations (NGVD)
5-year, 24-hour	3.16'	3.30' (Design)
10-year, 48-hour	3.20'	3.74' (Existing)
25-year, 72-hour	3.80'	4.24' (Design)
100-year. 72-hour	4.10'	4.74' (Design)

EA3 CIVIL ENGINEERING

DRAINAGE REPORT

10084 W BAY HARBOUR DRIVE IMPROVEMENTS

7/22/2024

New site Improvements

I. Project Area Information:

Area 1 (French Drain System):

Total Acreage (At):	0.258	Acres
Pavement Acreage (Ap):	0.051	Acres
Hydraulic Conductivity (K):	0.0000852	(Ft^3/sec)/(Ft^2 - Ft of Head)
Water Quality Reduction (WQ):	0.5	
Safety Factor (FS):	2.0	

II. Preliminary Characteristics of French Drain

Control Elevation (CE):	3.50	Feet	
Trench Top Elevation (Tel):	3.50	Feet	NGVD
Perforated Pipe Diameter (D):	12	Inches	
Perforated Pipe Invert (Pinv):	0.50	Feet	NGVD
Trench Bottom Elevation (Bel):	-2.50	Feet	NGVD
Trench Bottom Width (W):	3.00	Feet	
Groundwater Elevation (GWT):	1.00	Feet	NGVD

III. Design Calculations

Volume Water Quality: Use the higher of one-inch runoff on the total acreage (Vtot), or 2.5-inches of runoff on the pavement acreage (Vpav).

Area 1: Vtot = 1 In * At = 1 In * 0.258 Ac = 0.2583 Ac-In /12 = 0.0215 Ac-Ft

Vpav = 2.5 In * Ap = 2.5 In * 0.051 Ac = 0.1264 Ac-In /12 = 0.0105 Ac-Ft

Volume Water Quality (Vwq) = 0.0215 Ac-Ft

Empirical Method for French Drain, Including Water Quality Volume:

Depth to Water Table (H2)= Control Elevation - Groundwater Elevation = 3.50 - 1.00 = 2.50 Ft

Effective Head (Heff) = H2 / 2 = 1.25 Ft

Trench Height (H) = Tel - Bel = 3.50 Ft - -2.50 Ft = 6.00 Ft

Unsaturated Depth of French Drain (Du) = Tel - GWT = 3.50 Ft - 1.00 Ft = 2.50 Ft

Saturated Depth of French Drain(Ds) = GW - Bel = 1.00 Ft - -2.50 Ft = 3.50 Ft

$$L1 = \frac{FS*\%WQ*Vwq}{K(H2*W + 2*Heff*Du - Du^2 + 2*Heff*Ds) + 0.000139*W*Du}$$

$$= \frac{2 * 1 * 0.0215}{0.0000852 \ (\ 2.50 * 3.00 + 2 * 1.25 * 2.50 - 6.25 + 2 * 1.25 * 3.50 \ ) + 0.000139 * 3.00 * 2.50}$$

= 8.86 Ft >> 9 Ft

$$L2 = \frac{FS*\%WQ*Vwq}{K(2*Heff*Du - Du^2 + 2*Heff*Ds) + 0.000139*W*Du}$$

$$= \frac{2 * 1 * 0.0215}{0.0000852 \ (\ 2 * 1.25 * 2.50 - 6.25 + 2 * 1.25 * 3.50 \ ) + 0.000139 * 3.00 * 2.50}$$

= 12.02 Ft >> 13 Ft

Saturated depth is greater than Unsaturated depth or the Trench Width is more than two times the Trench Depth.

Use L2

Required French Drain Length = 13 Ft **Provided French Drain Length (Lprov): 100 Ft**

Runoff Volume provided by French Drain: Lprov * W * Du = 100 * 3.00 * 2.50 = **750 CF** / 43,560 = **0.0172 Ac-Ft**

French Drain Storage converted to a rainfall amount to be subtracted from the proposed design storm events:

Stored Rainfall Amount by French Drains = Runoff Volume provided by French Drain / Pavement Area

= 0.02 Ac-Ft / 0.051 Ac = 0.34 Ft * 12 In = **4.08 In**

IV. Design Calculations Check (via Rational Method)

$Q = C*i*At$

$$\text{Runoff Coefficient (C)} = \frac{\sum (Cpav*Apav + Cgreen * Agreen)}{(Apav + Agreen = At)}$$

Runoff Coefficient for Pavement (Cpav) = 0.9 Based on FDOT Drainage Design Guide Appendix B
Runoff Coefficient for Green Space (Cgreen) = 0.3 Table B-4
Pavement Area (Apav) = 0.051 Ac
Green Space Area (Agreen) = 0.045 Ac

$$= \frac{(\ 0.9\ *\ 0.051\ +\ 0.3\ *\ 0.045\ )}{0.051\ +\ 0.045} = 0.62$$

Rainfall Intensity (i) = 0.35 In / hr (based on FDOT Rainfall IDF Curves, Zone 10)

Total Area (A) = 0.258 Ac

$$\text{Peak Discharge of Rainfall (Q)} = 0.62 * \frac{0.35}{12} * (\ 0.258\ *\ 43{,}560\ ) = 202\ CF$$ = Volume of Water over a 1-Hour Period

202 CF < **750 CF** Design OK!

New site Improvements

DRAINAGE CALCULATIONS -SWALE RETENTION SYSTEM
as per SFWMD Environmental Resource Permit Information Manual, Volume IV

FLOOD ROUTING CALCULATIONS (see calculations below for 25-year/3-day storm event)

Rainfall Frequency	Rainfall Depth (inches)
5-year / 24-hour	6.50
10-year / 48-hour	8.85
25-year / 72-hour	11.50
100-year / 72-hour	15.00

Based on SFWMD Isohyetal Maps, ERP Handbook Volume II (Typical)

(Based on interpolation of SFWMD Isohytal Maps for 10-Year, 1-Day and 10-Year, 3-Day)

SOIL STORAGE (PROPOSED CONDITIONS)

Average Green Elevations of Site	3.48 ft NGVD
Average Water Table Elevation	1.00 ft NGVD
Average Depth to Water Table	2.48 ft
Available Storage (Sp)	4.95 in
Percent Pervious	17.5%
SOIL STORAGE = Sp x Percent Pervious	0.87 in

MAXIMUM FLOOD STAGES

Storm Event	Proposed Conditions Maximum Stage (NGVD)	Design Elevations (NGVD)
5-year / 24-hour	3.16'	3.30' (Design)
10-year / 48-hour	3.20'	3.74' (Existing)
25-year / 72-hour	3.80'	4.24' (Design)
100-year / 72-hour	4.10'	4.74' (Design)

See below for inputs.

STAGE-STORAGE CALCULATIONS (PROPOSED CONDITIONS)

Area Type	Green	Pavement	Building	French Drains	Total
Area (Ac)	0.045	0.051	0.162	0.007	0.258
Low Elevation (Ft)	3.10	3.45	4.74		
High Elevation (Ft)	3.85	4.24	4.74		

Note: French Drain Volume already deducted from design storm.

Stage (ft NAVD)	Volume (ac-ft)	Volume (ac-ft)	Volume (ac-ft)	Volume (ac-ft)	Total Storage (ac-ft)
0.00	0.000	0.000	0.000	0.000	0.000
0.50	0.000	0.000	0.000	0.000	0.000
1.00	0.000	0.000	0.000	0.000	0.000
1.50	0.000	0.000	0.000	0.000	0.000
2.00	0.000	0.000	0.000	0.000	0.000
2.50	0.000	0.000	0.000	0.000	0.000
3.00	0.000	0.000	0.000	0.000	0.000
3.50	0.000	0.000	0.000	0.000	0.000
4.00	0.020	0.010	0.000	0.000	0.030
4.50	0.050	0.040	0.000	0.000	0.090
5.00	0.070	0.070	0.000	0.000	0.140
5.50	0.090	0.090	0.000	0.000	0.180
6.00	0.110	0.120	0.000	0.000	0.230
6.50	0.140	0.140	0.000	0.000	0.280
7.00	0.160	0.170	0.000	0.000	0.330
7.50	0.180	0.190	0.000	0.000	0.370
8.00	0.200	0.220	0.000	0.000	0.420
8.50	0.230	0.240	0.000	0.000	0.470
9.00	0.250	0.270	0.000	0.000	0.520
9.50	0.270	0.290	0.000	0.000	0.560
10.00	0.290	0.320	0.000	0.000	0.610

SOIL STORAGE (EXISTING CONDITIONS)

Average Green Elevations of Site	4.79 ft NGVD
Average Water Table Elevation	1.00 ft NGVD
Average Depth to Water Table	3.79 ft
Available Storage (Sp)	4.95 in
Percent Pervious	44.4%
SOIL STORAGE = Sp x Percent Pervious	2.20 in

MAXIMUM FLOOD STAGES

Storm Event	Existing Conditions Maximum Stage (NGVD)
5-year / 24-hour	4.64'
10-year / 48-hour	5.02'
25-year / 72-hour	5.43'
100-year / 72-hour	5.91'

See below for inputs.

STAGE-STORAGE CALCULATIONS (EXISTING CONDITIONS)

Area Type	Green	Pavement	Building	French Drains	Total
Area (Ac)	0.115	0.044	0.099		0.258
Low Elevation (Ft)	4.60	4.97	6.55		
High Elevation (Ft)	4.97	6.05	6.55		

Stage (ft NAVD)	Volume (ac-ft)	Volume (ac-ft)	Volume (ac-ft)	Volume (ac-ft)	Total Storage (ac-ft)
0.00	0.000	0.000	0.000	0.000	0.000
0.50	0.000	0.000	0.000	0.000	0.000
1.00	0.000	0.000	0.000	0.000	0.000
1.50	0.000	0.000	0.000	0.000	0.000
2.00	0.000	0.000	0.000	0.000	0.000
2.50	0.000	0.000	0.000	0.000	0.000
3.00	0.000	0.000	0.000	0.000	0.000
3.50	0.000	0.000	0.000	0.000	0.000
4.00	0.000	0.000	0.000	0.000	0.000
4.50	0.000	0.000	0.000	0.000	0.000
5.00	0.000	0.000	0.000	0.000	0.000
5.50	0.020	0.000	0.000	0.000	0.020
6.00	0.060	0.010	0.000	0.000	0.070
6.50	0.110	0.030	0.000	0.000	0.140
7.00	0.160	0.050	0.040	0.000	0.250
7.50	0.220	0.080	0.090	0.000	0.390
8.00	0.280	0.100	0.140	0.000	0.520
8.50	0.340	0.120	0.190	0.000	0.650
9.00	0.390	0.140	0.240	0.000	0.770
9.50	0.450	0.160	0.290	0.000	0.900
10.00	0.510	0.190	0.340	0.000	1.040

Project Name: 10084 W BAY DR - POST 5YR-24HR
Reviewer: JE
Project Number: 2415201
  Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr
  Time Step: 0.2 hr,   Iterations: 10

Basin 1: Onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 5 year
  1 Day Rainfall: 2.5 inches
  Area: 0.258 acres
  Ground Storage: 4.95 inches
  Time of Concentration: 0.1 hours
  Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.00
1.00	0.00
1.50	0.00
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.02
4.00	0.12
4.50	0.25
5.00	0.37
5.50	0.50
6.00	0.63
6.50	0.76
7.00	0.89
7.50	1.02
8.00	1.15
8.50	1.28
9.00	1.41
9.50	1.54
10.00	1.66

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	3.16	24.00	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.01	0.00	0.00	0.00	0.01	0.00

Project Name: 10084 W BAY DR - POST 10YR-48HR
Reviewer: JE
Project Number: 2415201
  Period Begin: Jan 01, 2000;0000 hr End: Jan 03, 2000;0000 hr Duration: 48 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 10 year
  3 Day Rainfall: 10.2 inches
  Area: 0.258 acres
  Ground Storage: 4.95 inches
  Time of Concentration: 0.1 hours
  Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.00
1.00	0.00
1.50	0.00
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.02
4.00	0.12
4.50	0.25
5.00	0.37
5.50	0.50
6.00	0.63
6.50	0.76
7.00	0.89
7.50	1.02
8.00	1.15
8.50	1.28
9.00	1.41
9.50	1.54
10.00	1.66

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	3.20	48.00	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.01	0.00	0.00	0.00	0.01	0.00

Project Name: 10084 W BAY DR - POST 25YR-72HR
Reviewer: JE
Project Number: 2415201
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 7.5 inches
  Area: 0.258 acres
  Ground Storage: 4.95 inches
  Time of Concentration: 0.1 hours
  Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.00
1.00	0.00
1.50	0.00
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.02
4.00	0.12
4.50	0.25
5.00	0.37
5.50	0.50
6.00	0.63
6.50	0.76
7.00	0.89
7.50	1.02
8.00	1.15
8.50	1.28
9.00	1.41
9.50	1.54
10.00	1.66

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	3.80	72.00	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.08	0.00	0.00	0.00	0.08	0.00

Project Name: 10084 W BAY DR - POST 100YR-72HR
Reviewer: JE
Project Number: 2415201
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 15 inches
Area: 0.258 acres
Ground Storage: 4.95 inches
Time of Concentration: 0.1 hours
Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.00
1.00	0.00
1.50	0.00
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.02
4.00	0.12
4.50	0.25
5.00	0.37
5.50	0.50
6.00	0.63
6.50	0.76
7.00	0.89
7.50	1.02
8.00	1.15
8.50	1.28
9.00	1.41
9.50	1.54
10.00	1.66

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	4.41	72.00	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.22	0.00	0.00	0.00	0.22	0.00

Project Name: 10084 W BAY DR - PRE 5YR-24HR
Reviewer: JE
Project Number: 2415201
  Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr
  Time Step: 0.2 hr,   Iterations: 10

Basin 1: Onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 5 year
  1 Day Rainfall: 6.5 inches
  Area: 0.258 acres
  Ground Storage: 4.95 inches
  Time of Concentration: 0.1 hours
  Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.00
1.00	0.00
1.50	0.00
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.01
5.50	0.03
6.00	0.06
6.50	0.12
7.00	0.18
7.50	0.27
8.00	0.37
8.50	0.49
9.00	0.62
9.50	0.75
10.00	0.87

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	5.99	24.00	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.06	0.00	0.00	0.00	0.06	0.00

Project Name: 10084 W BAY DR - PRE 5YR-24HR
Reviewer: JE
Project Number: 2415201
  Period Begin: Jan 01, 2000;0000 hr End: Jan 03, 2000;0000 hr Duration: 48 hr
  Time Step: 0.2 hr,   Iterations: 10

Basin 1: Onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 10 year
  3 Day Rainfall: 8.85 inches
  Area: 0.258 acres
  Ground Storage: 4.95 inches
  Time of Concentration: 0.1 hours
  Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.00
1.00	0.00
1.50	0.00
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.01
5.50	0.03
6.00	0.06
6.50	0.12
7.00	0.18
7.50	0.27
8.00	0.37
8.50	0.49
9.00	0.62
9.50	0.75
10.00	0.87

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	5.02	48.00	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.01	0.00	0.00	0.00	0.01	0.00

Project Name: 10084 W BAY DR - PRE 25YR-72HR
Reviewer: JE
Project Number: 2415201
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.2 hr,   Iterations: 10

Basin 1: Onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 11.5 inches
  Area: 0.258 acres
  Ground Storage: 4.95 inches
  Time of Concentration: 0.1 hours
  Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.00
1.00	0.00
1.50	0.00
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.01
5.50	0.03
6.00	0.06
6.50	0.12
7.00	0.18
7.50	0.27
8.00	0.37
8.50	0.49
9.00	0.62
9.50	0.75
10.00	0.87

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	6.77	72.00	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.15	0.00	0.00	0.00	0.15	0.00

Project Name: 10084 W BAY DR - PRE 100YR-72HR
Reviewer: JE
Project Number: 2415201
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 15 inches
  Area: 0.258 acres
  Ground Storage: 4.95 inches
  Time of Concentration: 0.1 hours
  Initial Stage: 1 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.00
1.00	0.00
1.50	0.00
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.01
5.50	0.03
6.00	0.06
6.50	0.12
7.00	0.18
7.50	0.27
8.00	0.37
8.50	0.49
9.00	0.62
9.50	0.75
10.00	0.87

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	7.22	72.00	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.22	0.00	0.00	0.00	0.22	0.00

NEW LEAF ENVIRONMENTAL

January 13, 2024

Certified Arborist Assessment
10084 Bay Harbor Drive, Miami-Dade County, Florida
NLE Project No. 47523001

New Leaf Environmental, LLC (NLE) is providing this report as a record of our assessment of the trees within the above referenced property. This assessment was conducted by an International Society of Arboriculture Certified Arborist in general accordance with the ANSI A300 Standards for Tree Risk Assessment and associated Best Management Practices (BMP) companion book, for a Level 1 (Limited Visual) Assessment. This assessment is not intended to serve for purposes other than tree permitting for site redevelopment. Trees on the site were identified and assessed in January of 2024 and recorded on a tree table (attached). Photos were taken of each tree and included on the attached photo log.

This assessment is valid for the time at which it was written, and changing site conditions, proposed development, and changes in tree health may affect the future validity of this assessment. This assessment does not cover trees other than those listed on the tree table. Trees on site that are exempt from permitting (by classification of species) and woody plants that do not meet the size requirements to be classified as a tree are not typically included with this assessment, but selected individuals may be included to avoid confusion/clarify regulatory status and to provide consistency with survey data.

Project Background & General Site Description

Development activities are being proposed within this property. The current evaluation of trees onsite is intended to assist with identification of trees to be retained, removed, or relocated as part of proposed property improvements. The adjacent aerial depicts an overhead view of the property, with approximate property boundaries.

Condition Ratings

Assigned condition ratings follow the categories described in the 10th edition for Plant Appraisal:

Excellent – nearly perfect vigor and health, free of defects.

Good - no significant damage, normal vigor, any defects or health problems are minor/affect only small branches. Function and aesthetics not compromised.

Fair – reduced vigor, significant damage/defects in up to 50% of the crown though the defects are unlikely to be fatal. Function and aesthetics are compromised.

Poor – unhealthy/in a state of decline, overmature, or severely stressed. Poor vigor. Poor foliage density/color. Defects cannot be defected and are anticipated to contribute to death of the tree. Significant effects on the function and aesthetics of the tree.

Very Poor – tree is effectively dead, though some living foliage may be present. Little to no function.

57 Silver Springs Drive Key Largo, FL 33037
(954) 643-0423 mmccoy@newleaf.expert

Dead - tree completely dead. Stumps are recorded when observed and appear to have been cut/tree fallen within the last 3-6 months.

Measurements were recorded as follows:
Heights were measured using a digital range finder/hypsometer when a clear line of site was available, and otherwise visually approximated. Heights were recorded to the nearest foot up to 20 feet, and in five-foot increments above 20 feet. The height of a canopy was considered the top of the main contiguous area of leaves, and does not include solitary branches that may protrude above this level. Diameter at breast height (DBH) was measured using a diameter tape (where possible), and rounded to the nearest inch, except when rounding up or down would change the regulatory status of the tree. Trees with multiple stems at 4.5 feet are measured with a single diameter at caliper height (6 inches) where possible, and otherwise are calculated by the sum of the squares for the diameter of each stem at 4.5 feet. Canopy width measurements are approximated based on field observations and aerial photography, and intended to demonstrate the average diameter of the canopy.

Sincerely,

New Leaf Environmental, LLC

Michael McCoy
ISA Certified Arborist MA 4243A, TRAQ Qualified
LIAF Certified Landscape Inspector

Attachments: tree table, photo log, tree map

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Canopy (square feet)	Prohibited?	Specimen?	Comments
1	royal palm	*Roystonea regia*	14	Fair	1	36	16	201			16'c.t.
2	Senegal date palm	*Phoenix reclinata*	cluster	Fair	1	25	15	177			16'c.t., multi-trunk
3	Chinese fan palm	*Livistona chinensis*	7,10	Fair	1	20	16	201			16'c.t.
4	solitaire palm	*Ptychosperma elegans*	4	Good	1	20	8	50			16'c.t.
5	coconut palm	*Cocos nucifera*	12	Good	1	20	18	254			16'c.t.
6	coconut palm	*Cocos nucifera*	8	Good	1	26	16	201			16'c.t.
7	coconut palm	*Cocos nucifera*	11	Good	1	19	16	201			16'c.t.
8	coconut palm	*Cocos nucifera*	13	Good	1	30	16	201			22'c.t.
9	sabal palm	*Sabal palmetto*	14	Good	1	25	16	201			18'c.t.
10	Montgomery palm	*Veitchia arecina*	3	Good	1	22	10	79			16'c.t.
11	solitaire palm	*Ptychosperma elegans*	4,5	Good	1	20	10	79			16'c.t.
12	solitaire palm	*Ptychosperma elegans*	3	Good	1	18	10	79			16'c.t.
13	solitaire palm	*Ptychosperma elegans*	3	Good	1	10	8	50			6'c.t.
14	solitaire palm	*Ptychosperma elegans*	3	Good	1	22	12	113			16'c.t.
15	solitaire palm	*Ptychosperma elegans*	4	Poor	1	32	10	79			26'c.t.
16	solitaire palm	*Ptychosperma elegans*	3	Fair	1	19	10	79			14'c.t.
17	solitaire palm	*Ptychosperma elegans*	3,3	Good	1	16	10	79			12'c,t,
18	solitaire palm	*Ptychosperma elegans*	3	Good	1	18	10	79			14'c.t.
19	Montgomery palm	*Veitchia arecina*	5	Good	1	20	10	79			16'c.t.
20	solitaire palm	*Ptychosperma elegans*	4	dead	1	16	0	0			12'c,t,
21	areca palm	*Dypsis lutescens*	cluster	Fair	1	12	12	113			9'c.t., multi-trunk
22	Montgomery palm	*Veitchia arecina*	3,3	Good	1	20	10	79			16'c.t.
23	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
24	fishtail palm	*Caryota mitis*	cluster	Good	1	20	18	254			16'c.t. , monocarpic species
25	Montgomery palm	*Veitchia arecina*	4	Good	1	19	10	79			14'c.t.
26	solitaire palm	*Ptychosperma elegans*	3,3,3,3,3,3,3,3	Good	1	20	10	79			14'c.t.
27	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
28	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
29	solitaire palm	*Ptychosperma elegans*	3,3	Good	1	20	10	79			16'c.t.
30	Montgomery palm	*Veitchia arecina*	3,3	Good	1	20	10	79			16'c.t.
31	Montgomery palm	*Veitchia arecina*	4	Good	1	20	10	79			16'c.t.
32	Montgomery palm	*Veitchia arecina*	5	Good	1	20	10	79			16'c.t.
33	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
34	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
35	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
36	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
37	solitaire palm	*Ptychosperma elegans*	2,2	Poor	1	20	10	79			16'c.t.
38	solitaire palm	*Ptychosperma elegans*	4	Good	1	20	10	79			16'c.t.

39	solitaire palm	*Ptychosperma elegans*	3,2	Good	1	12	10	79			8'c.t.
40	solitaire palm	*Ptychosperma elegans*	4	Good	1	20	10	79			16'c.t.
41	Montgomery palm	*Veitchia arecina*	4	Good	1	12	10	79			8'c.t.
42	solitaire palm	*Ptychosperma elegans*	2,2,4	Good	1	20	10	79			16'c.t.
43	solitaire palm	*Ptychosperma elegans*	3,2	Good	1	18	10	79			16'c.t.
44	solitaire palm	*Ptychosperma elegans*	3	Good	1	12	10	79			8'c.t.
45	solitaire palm	*Ptychosperma elegans*	4	Good	1	20	10	79			16'c.t.
46	solitaire palm	*Ptychosperma elegans*	3,2	Good	1	20	10	79			16'c.t.
47	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
48	solitaire palm	*Ptychosperma elegans*	3	Good	1	15	10	79			10'c.t.
49	solitaire palm	*Ptychosperma elegans*	3,3	Good	1	20	10	79			16'c.t.
50	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
51	solitaire palm	*Ptychosperma elegans*	3	Good	1	12	10	79			8'c.t.
52	solitaire palm	*Ptychosperma elegans*	3	Good	1	16	10	79			12'c.t.
53	solitaire palm	*Ptychosperma elegans*	4,2	Good	1	16	10	79			12'c.t.
54	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	101	8008			16'c.t.
55	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
56	solitaire palm	*Ptychosperma elegans*	4	Good	1	20	10	79			16'c.t.
57	solitaire palm	*Ptychosperma elegans*	3,3,2	Good	1	20	10	79			16'c.t.
58	solitaire palm	*Ptychosperma elegans*	3	Good	1	18	10	79			15'c.t.
59	solitaire palm	*Ptychosperma elegans*	4	Good	1	20	10	79			16'c.t.
60	solitaire palm	*Ptychosperma elegans*	3,3	Good	1	18	10	79			16'c.t.
61	solitaire palm	*Ptychosperma elegans*	3	Good	1	18	10	79			16'c.t.
62	solitaire palm	*Ptychosperma elegans*	3	Good	1	18	10	79			16'c.t.
63	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
64	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
65	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
66	solitaire palm	*Ptychosperma elegans*	3,2	Good	1	20	10	79			16'c.t.
67	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
68	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
69	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
70	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
71	solitaire palm	*Ptychosperma elegans*	4	Good	1	20	10	79			16'c.t.
72	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			16'c.t.
73	solitaire palm	*Ptychosperma elegans*	4,3	Good	1	16	10	79			14'c.t.
74	solitaire palm	*Ptychosperma elegans*	3	Good	1	18	10	79			15'c.t.
75	solitaire palm	*Ptychosperma elegans*	3	Good	1	22	10	79			18'c.t.
76	solitaire palm	*Ptychosperma elegans*	3	Good	1	20	10	79			17'c.t.
77	solitaire palm	*Ptychosperma elegans*	3	Good	1	18	10	79			15'c.t.
78	solitaire palm	*Ptychosperma elegans*	3	Good	1	18	10	79			15'c.t.
79	coconut palm	*Cocos nucifera*	0	Good	1	18	16	201			15'c.t.

80	solitaire palm	*Ptychosperma elegans*	4	Good	1	18	10	79			15'c.t.
81	coconut palm	*Cocos nucifera*	9	Fair	1	36	18	254			15'c.t.
82	Montgomery palm	*Veitchia arecina*	5	Good	1	18	10	79			15'c.t.
A	solitaire palm	*Ptychosperma elegans*	cluster	Good	1	20	8	50			elevated planter box, 16'c.t.,
B	solitaire palm	*Ptychosperma elegans*	cluster	Good	1	20	8	50			elevated planter box, 16'c.t.,
C	solitaire palm	*Ptychosperma elegans*	cluster	Good	1	20	8	50			elevated planter box,
D	solitaire palm	*Ptychosperma elegans*	cluster	Good	1	20	8	50			elevated planter box, 16'c.t.,3
E	solitaire palm	*Ptychosperma elegans*	cluster	Good	1	20	8	50			elevated planter box, 16'c.t.,
F	solitaire palm	*Ptychosperma elegans*	cluster	Good	1	20	8	50			elevated planter box, 16'c.t.,

Tree 1 royal palm (Roystonea regia) 14 inch DBH, Fair condition 36 foot height, 16 foot spread	Tree 2 Senegal date palm (Phoenix reclinata) cluster inch DBH Fair condition 25 foot height, 15 foot spread
16'c.t.	16'c.t., multi-trunk
Tree 3 Chinese fan palm (Livistona chinensis) 7,10 inch DBH, Fair condition 20 foot height, 16 foot spread	Tree 4 solitaire palm (Ptychosperma elegans) 4 inch DBH Good condition 20 foot height, 8 foot spread
16'c.t.	16'c.t.

Tree 5 coconut palm (Cocos nucifera) 12 inch DBH, Good condition 20 foot height, 18 foot spread 	Tree 6 coconut palm (Cocos nucifera) 8 inch DBH Good condition 26 foot height, 16 foot spread
16'c.t.	16'c.t.
Tree 7 coconut palm (Cocos nucifera) 11 inch DBH, Good condition 19 foot height, 16 foot spread 	Tree 8 coconut palm (Cocos nucifera) 13 inch DBH Good condition 30 foot height, 16 foot spread
16'c.t.	22'c.t.

Tree 9 sabal palm
(Sabal palmetto)
14 inch DBH, Good condition
25 foot height, 16 foot spread

18'c.t.

Tree 10 Montgomery palm
(Veitchia arecina)
3 inch DBH Good condition
22 foot height, 10 foot spread

16'c.t.

Tree 11 solitaire palm
(Ptychosperma elegans)
4,5 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 12 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
18 foot height, 10 foot spread

16'c.t.

Tree 13 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
10 foot height, 8 foot spread

6'c.t.

Tree 14 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
22 foot height, 12 foot spread

16'c.t.

Tree 15 solitaire palm
(Ptychosperma elegans)
4 inch DBH, Poor condition
32 foot height, 10 foot spread

26'c.t.

Tree 16 solitaire palm
(Ptychosperma elegans)
3 inch DBH Fair condition
19 foot height, 10 foot spread

14'c.t.

Tree 17 solitaire palm
(Ptychosperma elegans)
3,3 inch DBH, Good condition
16 foot height, 10 foot spread

12'c,t,

Tree 18 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
18 foot height, 10 foot spread

14'c.t.

Tree 19 Montgomery palm
(Veitchia arecina)
5 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 20 solitaire palm
(Ptychosperma elegans)
4 inch DBH dead condition
16 foot height, 0 foot spread

12'c,t,

Tree 21 areca palm
(Dypsis lutescens)
cluster inch DBH, Fair condition
12 foot height, 12 foot spread

9'c.t., multi-trunk

Tree 22 Montgomery palm
(Veitchia arecina)
3,3 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 23 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 24 fishtail palm
(Caryota mitis)
cluster inch DBH Good condition
20 foot height, 18 foot spread

16'c.t. , monocarpic species

Tree 25 Montgomery palm
(Veitchia arecina)
4 inch DBH, Good condition
19 foot height, 10 foot spread

14'c.t.

Tree 26 solitaire palm
(Ptychosperma elegans)
3,3,3,3,3,3,3,3 inch DBH Good condition
20 foot height, 10 foot spread

14'c.t.

Tree 27 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 28 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 29 solitaire palm
(Ptychosperma elegans)
3,3 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 30 Montgomery palm
(Veitchia arecina)
3,3 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 31 Montgomery palm
(Veitchia arecina)
4 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

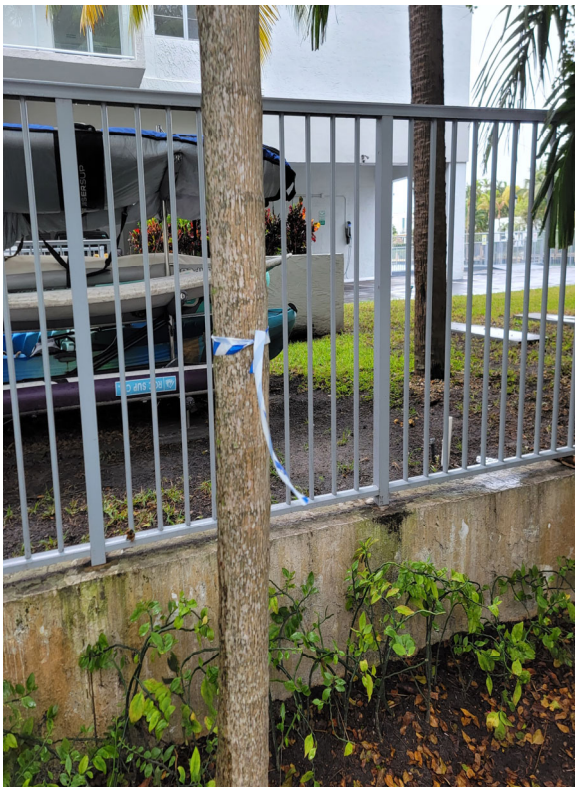
Tree 32 Montgomery palm
(Veitchia arecina)
5 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 33 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 34 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
20 foot height, 10 foot spread



16'c.t.

Tree 35 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 36 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 37 solitaire palm (Ptychosperma elegans) 2,2 inch DBH, Poor condition 20 foot height, 10 foot spread 	Tree 38 solitaire palm (Ptychosperma elegans) 4 inch DBH Good condition 20 foot height, 10 foot spread
16'c.t.	16'c.t.
Tree 39 solitaire palm (Ptychosperma elegans) 3,2 inch DBH, Good condition 12 foot height, 10 foot spread 	Tree 40 solitaire palm (Ptychosperma elegans) 4 inch DBH Good condition 20 foot height, 10 foot spread
8'c.t.	16'c.t.

Tree 41 Montgomery palm
(Veitchia arecina)
4 inch DBH, Good condition
12 foot height, 10 foot spread

8'c.t.

Tree 42 solitaire palm
(Ptychosperma elegans)
2,2,4 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 43 solitaire palm
(Ptychosperma elegans)
3,2 inch DBH, Good condition
18 foot height, 10 foot spread

16'c.t.

Tree 44 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
12 foot height, 10 foot spread

8'c.t.

Tree 45 solitaire palm (Ptychosperma elegans) 4 inch DBH, Good condition 20 foot height, 10 foot spread 	Tree 46 solitaire palm (Ptychosperma elegans) 3,2 inch DBH Good condition 20 foot height, 10 foot spread
16'c.t.	16'c.t.
Tree 47 solitaire palm (Ptychosperma elegans) 3 inch DBH, Good condition 20 foot height, 10 foot spread 	Tree 48 solitaire palm (Ptychosperma elegans) 3 inch DBH Good condition 15 foot height, 10 foot spread
16'c.t.	10'c.t.

Tree 49 solitaire palm (Ptychosperma elegans) 3,3 inch DBH, Good condition 20 foot height, 10 foot spread 	Tree 50 solitaire palm (Ptychosperma elegans) 3 inch DBH Good condition 20 foot height, 10 foot spread
16'c.t.	16'c.t.
Tree 51 solitaire palm (Ptychosperma elegans) 3 inch DBH, Good condition 12 foot height, 10 foot spread 	Tree 52 solitaire palm (Ptychosperma elegans) 3 inch DBH Good condition 16 foot height, 10 foot spread
8'c.t.	12'c.t.

Tree 53 solitaire palm
(Ptychosperma elegans)
4,2 inch DBH, Good condition
16 foot height, 10 foot spread

12'c.t.

Tree 54 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
20 foot height, 101 foot spread

16'c.t.

Tree 55 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 56 solitaire palm
(Ptychosperma elegans)
4 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 57 solitaire palm (Ptychosperma elegans) 3,3,2 inch DBH, Good condition 20 foot height, 10 foot spread 	Tree 58 solitaire palm (Ptychosperma elegans) 3 inch DBH Good condition 18 foot height, 10 foot spread
16'c.t.	15'c.t.
Tree 59 solitaire palm (Ptychosperma elegans) 4 inch DBH, Good condition 20 foot height, 10 foot spread 	Tree 60 solitaire palm (Ptychosperma elegans) 3,3 inch DBH Good condition 18 foot height, 10 foot spread
16'c.t.	16'c.t.

Tree 61 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
18 foot height, 10 foot spread

16'c.t.

Tree 62 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
18 foot height, 10 foot spread

16'c.t.

Tree 63 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 64 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 65 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 66 solitaire palm
(Ptychosperma elegans)
3,2 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

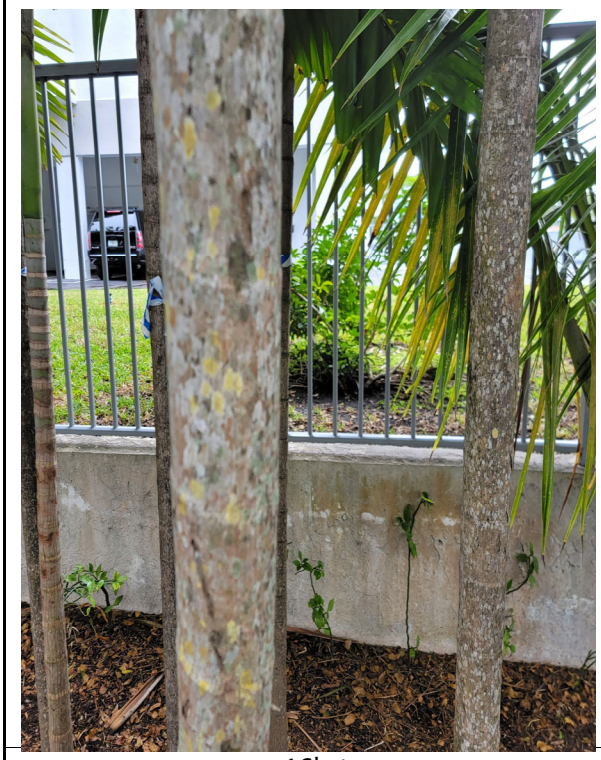
Tree 67 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 68 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 69 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
20 foot height, 10 foot spread

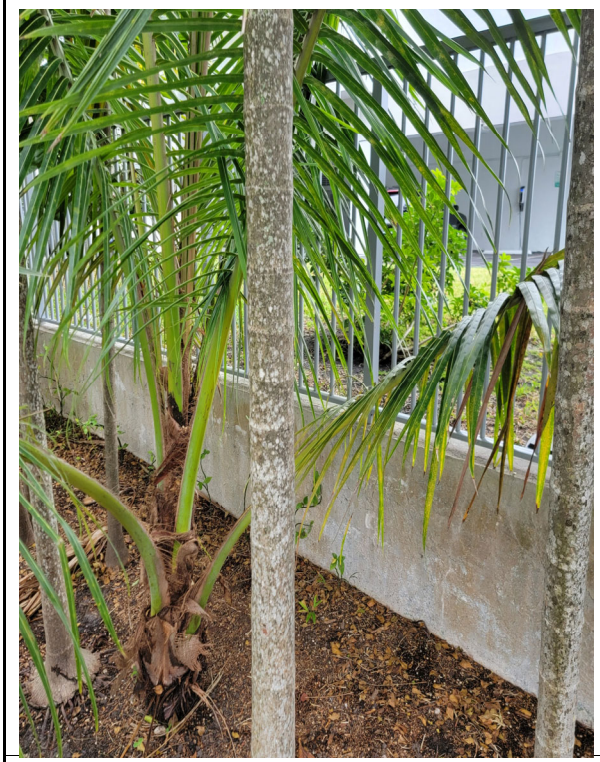


16'c.t.

Tree 70 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 71 solitaire palm
(Ptychosperma elegans)
4 inch DBH, Good condition
20 foot height, 10 foot spread



16'c.t.

Tree 72 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
20 foot height, 10 foot spread

16'c.t.

Tree 73 solitaire palm
(Ptychosperma elegans)
4,3 inch DBH, Good condition
16 foot height, 10 foot spread

14'c.t.

Tree 74 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
18 foot height, 10 foot spread

15'c.t.

Tree 75 solitaire palm
(Ptychosperma elegans)
3 inch DBH, Good condition
22 foot height, 10 foot spread

18'c.t.

Tree 76 solitaire palm
(Ptychosperma elegans)
3 inch DBH Good condition
20 foot height, 10 foot spread

17'c.t.

Tree 77 solitaire palm (Ptychosperma elegans) 3 inch DBH, Good condition 18 foot height, 10 foot spread 	Tree 78 solitaire palm (Ptychosperma elegans) 3 inch DBH Good condition 18 foot height, 10 foot spread
15'c.t.	15'c.t.
Tree 79 coconut palm (Cocos nucifera) 0 inch DBH, Good condition 18 foot height, 16 foot spread 	Tree 80 solitaire palm (Ptychosperma elegans) 4 inch DBH Good condition 18 foot height, 10 foot spread
15'c.t.	15'c.t.

Tree 81 coconut palm (Cocos nucifera) 9 inch DBH, Fair condition 36 foot height, 18 foot spread	Tree 82 Montgomery palm (Veitchia arecina) 5 inch DBH Good condition 18 foot height, 10 foot spread
15'c.t.	15'c.t.
Tree A solitaire palm (Ptychosperma elegans) cluster inch DBH, Good condition 20 foot height, 8 foot spread	Tree B solitaire palm (Ptychosperma elegans) cluster inch DBH Good condition 20 foot height, 8 foot spread
elevated planter box, 16'c.t., 3 X 3"	elevated planter box, 16'c.t., 3 X 3"

Tree C solitaire palm
(Ptychosperma elegans)
cluster inch DBH, Good condition
20 foot height, 8 foot spread

elevated planter box, 16'c.t.,3", 3"

Tree D solitaire palm
(Ptychosperma elegans)
cluster inch DBH Good condition
20 foot height, 8 foot spread

elevated planter box, 16'c.t.,3 X 3"

Tree E solitaire palm
(Ptychosperma elegans)
cluster inch DBH, Good condition
20 foot height, 8 foot spread

elevated planter box, 16'c.t., 3X 3"

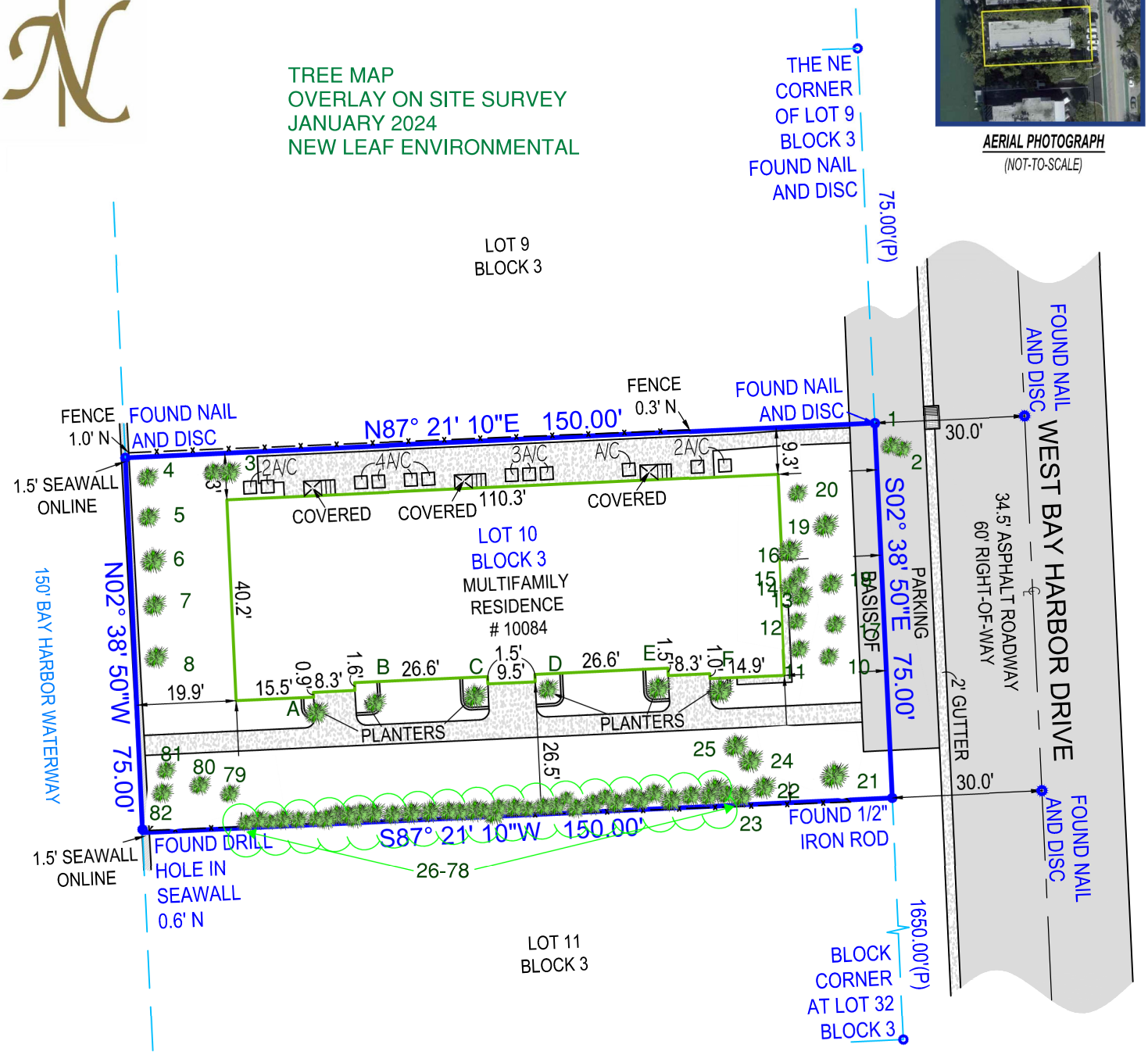
Tree F solitaire palm
(Ptychosperma elegans)
cluster inch DBH Good condition
20 foot height, 8 foot spread

elevated planter box, 16'c.t., 3 X 3"

10084 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL. 33154

TREE MAP
OVERLAY ON SITE SURVEY
JANUARY 2024
NEW LEAF ENVIRONMENTAL

AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

10084 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL. 33154

TREE MAP
OVERLAY ON SITE SURVEY
JANUARY 2024
NEW LEAF ENVIRONMENTAL

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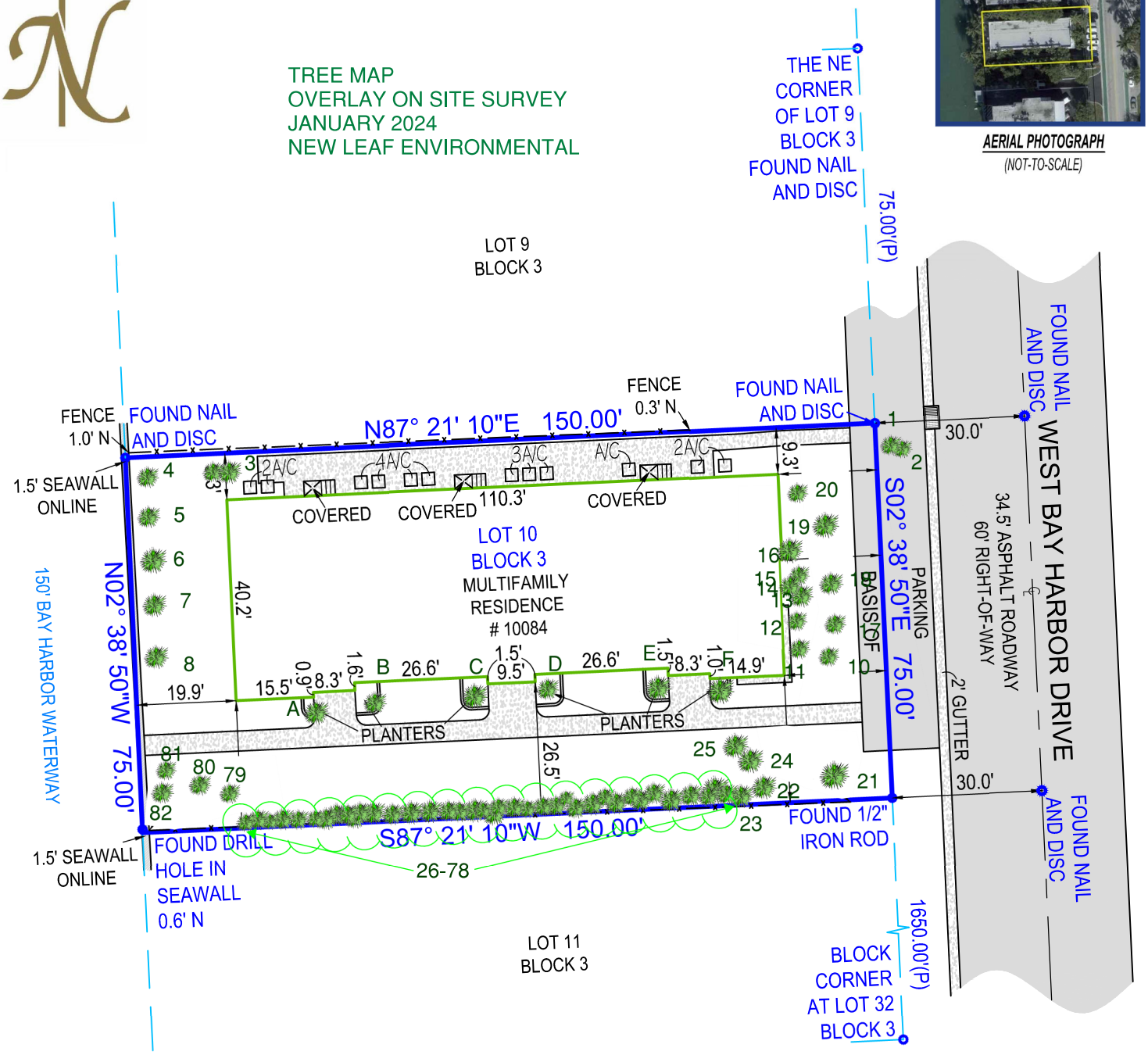

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10084 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

DRAWING LIST

A0.00	TITLE SHEET
A0.02	ABBREVIATIONS + GRAPHIC LEGENDS
A0.03	GENERAL NOTES
A0.04	SURVEY
A0.05	EXISTING SITE PHOTOS
A0.06	EXISTING SITE PHOTOS
A0.07	ZONING + SITE PLAN
A0.08	ZONING DIAGRAMS
A0.09	ELEVATION DIAGRAMS
A0.10	RENDERS
A0.11	RENDERS
A0.12	RENDERS
A0.13	AERIAL VIEWS
A0.14	MATERIALS BOARD
A0.15	TREE SURVEY OF EXISTING TREES
A1.00	GROUND FLOOR SITE PLAN
A1.01	SECOND FLOOR PLAN
A1.02	THIRD FLOOR PLAN
A1.03	FOURTH FLOOR PLAN
A1.04	FIFTH FLOOR PLAN
A1.05	SIXTH FLOOR PLAN
A1.06	SEVENTH FLOOR PLAN
A1.07	ROOF PLAN
A1.08	MECHANICAL ROOF
A3.01	EAST & WEST ELEVATIONS
A3.02	NORTH ELEVATION
A3.03	SOUTH ELEVATION
A4.01	SECTIONS
A4.02	SECTIONS
A4.03	SECTIONS
A6.04	DETAILS

PROJECT | OWNER

La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
TBD
TBD

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

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

STRUCTURAL

MEP

GEOTECHNICAL

REVISIONS

2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

SEAL

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

PROJECT NO 2302

DRAWING TITLE

TITLE SHEET

SCALE

SHEET #

A0.00

STATUS

PLANNING & ZONING
2021.05.10

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ABBREVIATIONS

@	AT
A/C	AIR CONDITIONER / CONDITIONING
ACC	ACCESSIBLE
ACCSY	ACCESSORY
ACOUS INSUL	ACOUSTICAL INSULATION
ACOUS PNL	ACOUSTICAL PANELS
ACP	LAY-IN ACOUSTIC PANEL CEILING PADS
ACS DR	ACCESS DOOR
ACS FLR	ACCESS FLOOR
ACS PNL	ACCESS PANEL
ACST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJUSTABLE / ADJACENT
ADMIN	ADMINISTRATION
AFC	ABOVE FINISHED COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AHR	ANCHOR
AHU	AIR HANDLING UNIT
ALNMT	ALIGNMENT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATELY
APPVD	APPROVED
APT	APARTMENT
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
ATC	ACOUSTICAL TILE CEILING
AUTO	AUTOMATIC
AVG	AVERAGE
AWP	WALL-MOUNTED SOUND ABSORPTION PANEL
AWT	ACOUSTIC WALL TREATMENT
BD	BOARD
BITUM	BITUMINOUS
BL	BASELINE
BL	BLACK
BLDG	BUILDING
BM	BEAM
BO	BLOWOFF
BOT	BOTTOM
BR	BEDROOM
BRG	BEARING
BS	BOTH SIDES
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOFING
BW	BOTH WAYS
C	CELSIUS
C	CHANNEL
C TO C	CENTER TO CENTER
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CEM PLAS	CEMENT PLASTER (STUCCO)
CER	CERAMIC
CG	CORNER GUARD
CH	CHILLER
CH	COAT HOOK
CHBD	CHALKBOARD
CHFR	CHAMFER
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CL D	CLOTHES DRYER
CLG	CEILING
CLG HT	CEILING HEIGHT
CLL	CONTRACT LIMIT LINE
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CARBON MONOXIDE
CO	CASED OPENING
CO	CERTIFICATE OF OCCUPANCY
CO	CLEANOUT
CO	COMPANY
CO	CUTOUT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONC FLR	SEALED CONCRETE FLOOR
CONSTR	CONSTRUCTION
CONT	CONTINUE
CONT	CONTROLLER
CONV	CONVERT
CORR	CORRIDOR / CORRUGATED
CPT	CARPET
CR	CLOSET ROD
CR	CONTROL RELAY
CR	CONTROL ROOM
CR	CRASH RAIL
CS	CAST STONE
CS	CONTROL SWITCH
CSWK	CASEWORK
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTR	CENTER
CU	COPPER
CU FT	CUBIC FOOT
CU YD	CUBIC YARD
CUB	CUBICLE CURTAIN
CURT	CURTAIN
CW	CASEMENT WINDOW
CW	CHEMICAL WASTE LINE
CW	CLOCKWISE
CW	COLD WATER PIPING

D	DEEP
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DMPF	DAMPPROOFING
DR	DOOR / DRAIN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EF	EACH FACE
EG	VERTICAL END GUARDS
EHD	ELECTRIC HAND DRYER
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EM	ELECTROMAGNETIC
EM	EXPANDED METAL
EMER	EMERGENCY
ENCL	ENCLOSED / ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EPB	ELECTRIC PANEL BOARD
EQ	EQUAL(LY)
EQUIP	EQUIPMENT
ER	POURED EPOXY
ERF	POURED EPOXY FLOORING
ESCAL	ESCALATOR
EST	ESTIMATE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXF	EXTERIOR FINISH
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRIC
FAI	FRESH AIR INTAKE
FBRK	FIREBRICK
FCP	PREFABRICATED FABRIC CEILING PANEL
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEVATION
FGL	FIBERGLASS
FH	FIRE HOSE
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FIN FLR	FINISHED FLOOR
FIN FLR	FINISH FLOOR
FIXT	FIXTURE
FLASH	FLASH(ING)
FLR	FLOOR
FLRSK	FLOOR SINK
FLUOR	FLUORESCENT
FM	FACTORY MUTUAL
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FOW	FACE OF WALL
FP	FIREPROOF
FPL	FIREPLACE
FR	FRAME
FRG	FIBER REINFORCED GYPSUM
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FSP	FIRE STAND PIPE
FSTNR	FASTENER
FTG	FOOTING
FURG	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVER
FWP	NON-ACOUSTIC STRETCHED FABRIC PANEL WALL INSTALATION
G	GROUND
GA	GAGE
GALV	GALVANIZE(D)
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDISP	GARBAGE DISPOSAL
GEN	GENERAL
GFP	GFRP OR GFRG FREESTANDING PANEL
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED POLYMER
GL	GLASS / GLAZING
GL BLK	GLASS BLOCK
GLT	GLASS MOSIAC TILE
GLZ	GLAZING
GLZ CMU	GLAZED CONCRETE MASONRY UNIT
GPM	GALLONS PER MINUTE
GR	GROSS
GR LN	GRADE LINE
GRAN	GRANITE
GT	GREASE TRAP
GT	GROSS TON
GT	GROUT
GWB	GYPSUM WALL BOARD
GYP	GYPSUM

GYP BD	GYPSUM BOARD
H	HIGH
HC	HOLLOW CORE
HCP	HANDICAPPED
HD	HEAVY DUTY
HD	HAND DRYER
HDBD	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HDWL	HEADWALL
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HP	HEAT PUMP
HP	HIGH PRESSURE
HP	HORSEPOWER
HR	HAND RAIL
HS	HAND SINK
HT	HEIGHT
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HW	HOT WATER
HWP	HOT WATER PUMP
HYD	HYDRANT
IC	IRONING CABINET
ID	INSIDE DIAMETER
IN	INCH / INCHES
INCL	INCLUDE(D) / INCLUDING
INSUL	INSULATE / INSULATION
INT	INTERIOR
INV	INVERT
ITS	INTERTEK TESTING SERVICES
J-BOX	JUNCTION BOX
JAN CLO	JANITOR'S CLOSET
JS	JANITOR'S SINK
KIT	KITCHEN
L	ANGLE
L	LITER
LAB	LABORATORY
LAM	LAMINATE(D)
LAV	LAVATORY
LB(S)	POUND(S)
LC	LINEN CLOSET
LF	LINEAR FOOT (FEET)
LH	LEFT HAND
LIB	LIBRARY
LINO	LINOLEUM
LKR	LOCKER
LNO	LINOLEUM
LPT	LOW POINT
LT	LIGHT
LTF	LINOLEUM TILE FLOORING
LTWT	LIGHT WEIGHT
LVR	LOUVER
m	METER
MACH	MACHINE
MAT	WALK-OFF MAT
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MB	MAIL BOX
MB	MIXING BOX
MBH	MOP/BROOM HOLDER
MC	MEDICINE CABINET
MCP	ACOUSTIC LAY-IN METAL CEILING PADS
ME	MECHANICAL ENGINEER
MECH	MECHANICAL
MED	MEDIUM
MEZZ	MEZZANINE
MFR	MANUFACTURE(R)
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MKR BD	MARKER BOARD
MLDG	MOULDING
mm	MILLIMETER
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MS	MOP SINK
MSB	MOP SERVICE BASIN
MTD	MOUNTED
MTL	METAL
MTS	METAL TRANSITION STRIP
MULL	MULLION
MVBL	MOVABLE
MW	MICROWAVE
N	NORTH
NA	NOT AVAILABLE / APPLICABLE
NAT	NATURAL
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OF / CI	OWNER FURNISHED / CONTRACTOR INSTALLED
OFF	OFFICE
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OZ	OUNCE
PAR	PARALLEL
PAR	PARAPET
PART	PARTIAL

PAT	PATTERN
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PRE-FINISHED
PRF	POLYURETHANE SPORTS FLOORING
PROP	PROPERTY
PRST	PRESSURE TREATED
PS	POURED SEALANT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT(ED)
PT/E	EPOXY PAINT
PT/F	FLAT PAINT
PT/HG	HIGH GLOSS PAINT
PT/SG	SEMIGLOSS PAINT
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PV	PAVED
PVC	POLYVINYL CHLORIDE
PVG	PAVING
Q	HEAT TRANSFER
Q	RATE OF FLOW
QT	QUARRY TILE
QTY	QUANTITY
QZF	QUARTZ FLOORING
QZR	QUARTZ RESIN
QZT	QUARTZ TILE
R	RISER
R	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REF	REFRIGERATOR
REFL	REFLECTED
REG	REGISTER
REINF	REINFORCE(D)
REQ	REQUIRED
RESIL	RESILIENT
REST	RESTROOM
RET	RETURN
REV	REVISE / REVISION
RF	RESILIENT FLOORING
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	RAILROAD
RR	ROLL ROOFING
RS	RAPID START
RS	ROUGH SAWN
RS	RUBBER SHEET
RSF	RUBBER SHEET FLOORING
RST	REINFORCING STEEL
RT	RIGHT
RTF	RUBBER TILE FLOORING
RTS	RUBBER TRANSITION STRIP
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SCRN	SCREEN
SCT	STRUCTURAL CLAY TILE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SGL	SINGLE
SH	SINGLE HUNG
SHR	SHOWER
SHR HD	SHOWER HEAD
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SL	SEA LEVEL
SL	SPOT LIGHT
SLDG	SLIDING
SND	SANITARY NAPKIN DISPENSER
SNDU	SANITARY NAPKIN DISPOSAL UNIT
SPC	SUSPENDED PLASTER CEILING
SPEC	SPECIFY / SPECIFICATION
SPH	SOLID PHENOLIC POLYMER (TRESPA)
SPKR	SPEAKER
SPR	SOLID POLYMER RESIN (3FORM)
SQ	SQUARE
SQIN	SQUARE INCH(ES)
SSP	SOLID SURFACE POLYMER (CORIAN)
SSPR	SOLID POLYMER (CORIAN) RUB RAIL
SST	STAINLESS STEEL
SSTR	STAINLESS STEEL RUB RAIL
ST	SINGLE THROW
ST	STAIRS
ST	STREET
ST	STAIN
STA	STATION
STD	STANDARD
STIF	STIFFENER
STON	STONE

STOR	STORAGE
STRUCT	STRUCTURE / STRUCTURAL
SUH	SUSPENDED UNIT HEATER
SURF	SURFACE
SUSP	SUSPENDED
SVP	VINYL SOLID PANEL (ACROVYN)
SW	SWITCH
SYMM	SYMMETRICAL
SYNTH	SYNTHETIC
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T/S	TUB / SHOWER
TB	TOWEL BAR
TC	TERRA COTTA
TCZ	CEMENTITIOUS TERRAZZO
TEL	TELEPHONE
TEMP	TEMPERATURE
TEMP	TEMPORARY
THK	THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TK BD	TACK BOARD
TKP	TACKABLE PANELING
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TR	ACCENT RAIL
TRTD	TREATED
TRZ	INTERIOR POURED EPOXY RESIN TERRAZZO
TV	TELEVISION
TYP	TYPICAL
U/S	UNDERSIDE
UC	UNDERCUT
UGND	UNDERGROUND
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V	VOLT
VAC	VACUUM
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VACUUM PUMP
VP	VANISHING POINT
VP	VAPOR PRESSURE
VP	VENEER PLASTER
VPC	VENEER PLASTIC CEILING/SOFFIT
VR	VAPOR RETARDER
VRR	VINYL (ACROVYN) RAIL
VS	VENT STACK
VS	VOLUMETRIC SWITCH
VS	SHEET VINYL
VT	SOLID VINYL TILE
VTR	VENT THRU ROOF
VTS	VINYL TRANSITION STRIP
VWC	VINYL WALLCOVERING
W	WIDE
W	WEST
W / W	WALL TO WALL
W/	WITH
W/D	WASHER / DRYER
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET
WC	WALLCOVERING
WD	WOOD
WDH	WOOD HAND RAIL
WDM	WOOD WALL MOULDINGS
WDP	WOOD PANELING
WDR	WOOD CHAIR, CRASH, OR HAND RAIL
WDS	ATHLETIC/ACOUSTIC ISOLATED WOOD FLOORING
WDSHV	WOOD SHELVING
WDT	WOOD TILE OR PARQUET FLOORING
WDV	WOOD VENEER
WDW	WINDOW
WF	WIDE FLANGE
WGL	WIRED GLASS
WH	WALL HUNG
WI	WROUGHT IRON
WP	WATERPROOF
WP	WORKING POINT
WPM	WATERPROOF MEMBRANE
WR	WEATHER RESISTANT
WR	WIRE ROPE
WRP	WATER REPELLENT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
XPS	EXTRUDED POLYSTYRENE
YD	YARD

SYMBOLS LEGEND

SHEET NO — EXTERIOR ELEVATION

NORTH ARROW — INTERIOR ELEVATION

GRIDLINE — BUILDING SECTION

ROOM NAME (Room name, 150 SF) — DETAIL CALLOUT

DOOR NUMBER (D-101) — DETAIL SECTION

WINDOW TYPE (1t) — LEVEL MARKER (Name @ 10'-0", Elevation NGVD)

WALL TYPE (A02) — SPOT ELEVATION

CENTER LINE — CEILING TAG (GWB, 1'-0" AFF)

FLOW ARROW — REVISION NUMBER

REVISION CLOUD

MATERIALS

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

PROJECT | OWNER

La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
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CONSULTANTS

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

STRUCTURAL

MEP

GEOTECHNICAL

REVISIONS

SEAL

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

PROJECT NO 2302

DRAWING TITLE

ABBREVIATIONS + GRAPHIC LEGENDS

SCALE 1/4" = 1'-0"

SHEET #

A0.02

STATUS

PLANNING & ZONING

2021.05.10

7/24/2024 8:34:09 PM

CODES AND STANDARDS

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

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

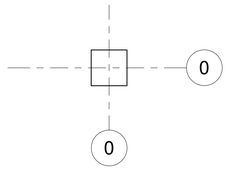
ROOF NOTES

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

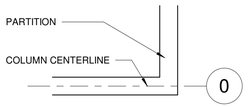
DIMENSIONING CRITERIA

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

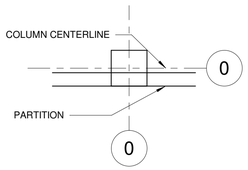
1. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



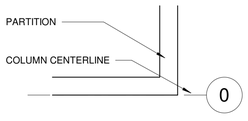
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



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



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



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

SITE PLAN, FOUNDATION AND GRADING

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

DRAINAGE NOTES

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

FIRE PROTECTION

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

GLAZING NOTES

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

GENERAL CONSTRUCTION NOTES

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

SECURITY REQUIREMENTS

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

PROJECT | OWNER

La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
TBD
TBD

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

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

STRUCTURAL

MEP

GEOTECHNICAL

REVISIONS

SEAL

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PROJECT NO 2302

DRAWING TITLE

GENERAL NOTES

SCALE 12" = 1'-0"

SHEET #

A0.03

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:34:10 PM

SKETCH OF SURVEY

PREPARED BY:
GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

PROPERTY ADDRESS: 10084 W. Bay Harbor Drive, Bay Harbor Island, Florida 33154.

LEGAL DESCRIPTION:

Lot 10, in Block 3, 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.

FOR: Daniella Dina Tru.

SURVEYOR'S NOTES:

1) This survey was commissioned for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
3) Bearings shown hereon are based on an assumed meridian of N00°00'00"W along the front boundary line of the subject property.
4) The North arrow direction shown herein is based on an assumed Meridian.
5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
10) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No.: R-843, elevation: 6.51 feet.
11) According to the National Flood Insurance Program the subject property falls in Community No.: 120637, Panel No.: 0144, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: AE, Based Flood Elevation: 8 feet.
12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
13) Professional Land Surveyor and Mapper in responsible charge Rolando Ortiz LS 4312, State of Florida.
14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.
15) The Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of Survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

I hereby certify to Daniella Dina Tru., that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Rolando Ortiz
Digitally signed by Rolando Ortiz
Date: 2024.03.07 21:30:54 -05'00'

By: Rolando Ortiz LS 4312
Professional Land Surveyor & Mapper, State of Florida.

NOT VALID WITHOUT SHEET 2 OF 2
(SHEET 2 OF 2 CONTAINS SKETCH OF SURVEY)

ABBREVIATIONS:

A/C	AIR CONDITIONER
(Meas)	MEASURED
(R)	RECORD
CONC.	CONCRETE
No.	NUMBER
F.F.E.	FINISH FLOOR ELEVATION
R/W	RIGHT OF WAY
C.B.S.	CONCRETE BLOCK AND STUCCO
CL	CLEAR

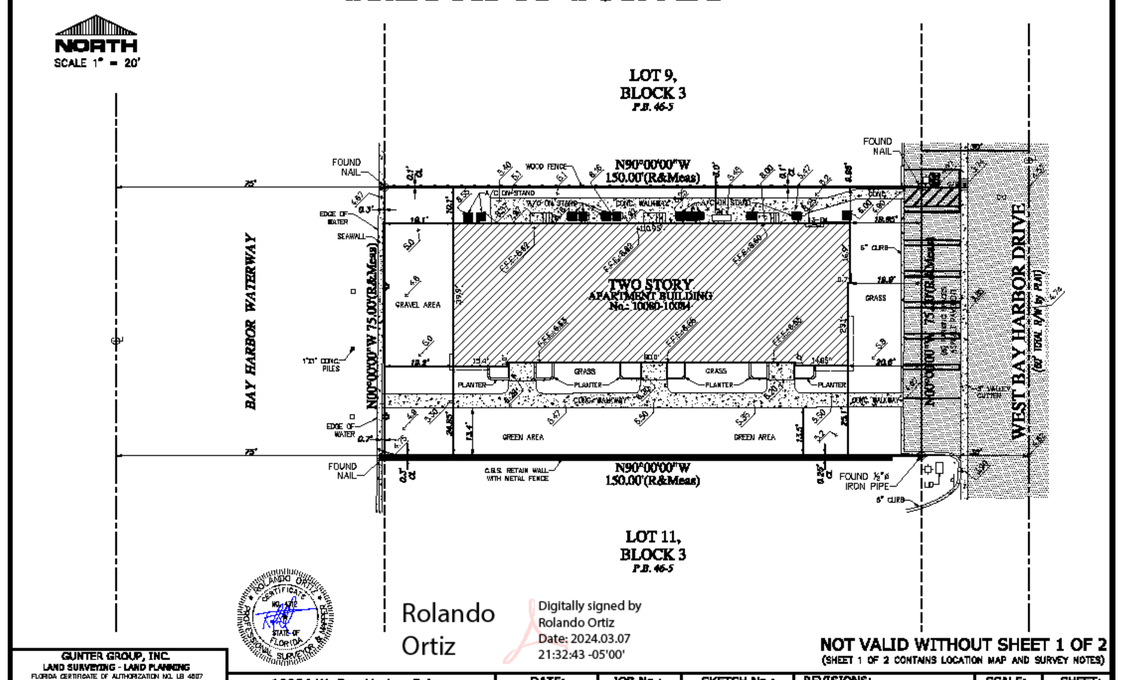
LEGEND:

- ℄ – CENTER LINE
- ⋈ – WATER VALVE
- ○ – CONCRETE POWER POLE
- ⁺¹⁰·⁰⁰ – EXISTING ELEVATION
- ▯ – SIGN
- ⓔ – ELECTRIC HANDHOLD
- ■ – AIR CONDITIONER
- C/B – CATCH BASIN
- ✲ – LAMP

10084 W. Bay Harbor Drive Bay Harbor Island, Florida 33154.	DATE: 03-04-2024	JOB No.: 24-33199	SKETCH No.: 31059	REVISIONS:	SCALE: 1"=20'	SHEET: 1 OF 2

SKETCH OF SURVEY

NORTH
SCALE 1" = 20'



Rolando Ortiz
Digitally signed by Rolando Ortiz
Date: 2024.03.07 21:32:43 -05'00'

NOT VALID WITHOUT SHEET 1 OF 2
(SHEET 1 OF 2 CONTAINS LOCATION MAP AND SURVEY NOTES)

GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

10084 W. Bay Harbor Drive Bay Harbor Island, Florida 33154.	DATE: 03-04-2024	JOB No.: 24-33199	SKETCH No.: 31059	REVISIONS:	SCALE: 1"=20'	SHEET: 2 OF 2

SURVEY 2
1" = 20'-0"

PROJECT | OWNER
La Jolla
10084 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

ARCHITECT
DESIGNER
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5965 SW 38TH ST.
STRUCTURAL
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REVISIONS

SEAL

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PROJECT NO 2302

DRAWING TITLE
SURVEY

SCALE 1" = 20'-0"

SHEET #
A0.04

STATUS
PLANNING & ZONING
2021.05.10

7/24/2024 8:34:10 PM

01-A

01-B

01-C

01-D

02-A

02-B

02-C

02-D

03-A

03-B

04-A

04-B

05-A

05-B

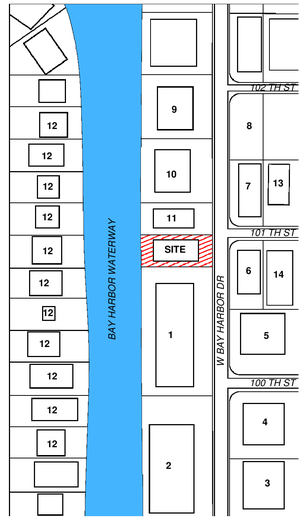
06-A

06-B

06-C

07-A

07-B



LOCATION / LAND USE

1	EXISTING 7 STORY MULTI - FAMILY
2	EXISTING 7 STORY MULTI - FAMILY
3	6 STORY MULTI - FAMILY (UNDER CONSTRUCTION)
4	EXISTING 3 STORY MULTI - FAMILY
5	EXISTING 4 STORY MULTI - FAMILY
6	EXISTING 2 STORY MULTI - FAMILY
7	EXISTING 2 STORY MULTI - FAMILY
8	VACANT LAND
9	EXISTING 6 STORY MULTI - FAMILY
10	EXISTING 7 STORY MULTI - FAMILY
11	EXISTING 3 STORY MULTI - FAMILY
12	RESIDENTIAL - SINGLE FAMILY
13	EXISTING 3 STORY MULTI - FAMILY
14	EXISTING 3 STORY MULTI - FAMILY

300-FT RADIUS FROM SITE W/ EXISTING LAND USES 1
1" = 160'-0"

△2

PROJECT | OWNER

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STRUCTURAL

MEP

GEOTECHNICAL

REVISIONS

2	Revision 2	2024-07-25

SEAL

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PROJECT NO 2302

DRAWING TITLE

EXISTING SITE PHOTOS

SCALE 1" = 160'-0"

SHEET #

A0.05

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:34:26 PM

07-C

08-A

08-B

08-C

09-A

09-B

10-A

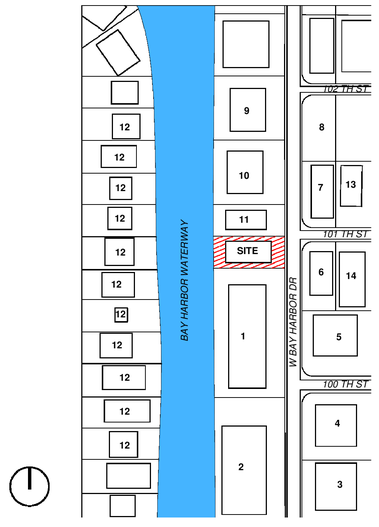
10-B

10-C

11-A

11-B

11-C



LOCATION / LAND USE

1	EXISTING: 7 STORYMULTI - CONDOMINIUM
2	EXISTING: 7 STORYMULTI - CONDOMINIUM
3	UNDER CONSTRUCTION: 6 STORYMULTI - CONDOMINIUM
4	EXISTING: 3 STORYMULTI - CONDOMINIUM
5	EXISTING: 4 STORYMULTI - CONDOMINIUM
6	EXISTING: 2 STORYMULTI - CONDOMINIUM
7	EXISTING: 2 STORYMULTI - CONDOMINIUM
8	VACANT LAND
9	EXISTING: 6 STORYMULTI - CONDOMINIUM
10	EXISTING: 7 STORYMULTI - CONDOMINIUM
11	EXISTING: 3 STORYMULTI - CONDOMINIUM
12	EXISTING: RESIDENTIAL - SINGLE FAMILY
13	EXISTING: 3 STORYMULTI - CONDOMINIUM
14	EXISTING: 3 STORYMULTI - CONDOMINIUM

300-FT RADIUS FROM SITE W/ EXISTING LAND USES 1

1" = 160'-0"

2

PROJECT | OWNER

La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
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REVISIONS

2	Revision 2	2024-07-25

SEAL

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PROJECT NO 2302

DRAWING TITLE

EXISTING SITE PHOTOS

SCALE 1" = 160'-0"

SHEET #

A0.06

STATUS

PLANNING & ZONING

2021.05.10

7/24/2024 8:34:37 PM

GENERAL SITE INFORMATION1

PROPERTY ADDRESS	10084 W BAY HARBOR DR BAY HARBOR ISLANDS FL 33154
FOLIO #	13-2227-001-0580 1
LEGAL DESCRIPTION	26-37-34-35 52 42 BAY HARBOR ISLAND PB 46-5 LOT 10 BLK 3 LOT SIZE 75.000 X 150 OR 18248-3179 0898 1
SCOPE OF WORK	NEW CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL (7 STORIES)

GOVERNING CODES

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

TYPES OF CONSTRUCTION

TYPE 1A CONSTRUCTION - CONCRETE COLUMNS, CONCRETE SLABS
TYPE 1A PROTECTED NFPA 13 - CBS EXTERIOR WALLS (FULLY SPRINKLERED)

OCCUPANCY CLASSIFICATION

RM-1-MULTI-FAMILY DISTRICT (WATERFRONT LOTS)

COMPLAN LAND USE DESIGNATION 1

MEDIUM DENSITY RESIDENTIAL - 6-34 DU/ACRE

MAX. ALLOWABLE DENSITY	(0.26 ACRES X 34 DU/ACRE) = 9 DU	-	9 DU (PROVIDED)

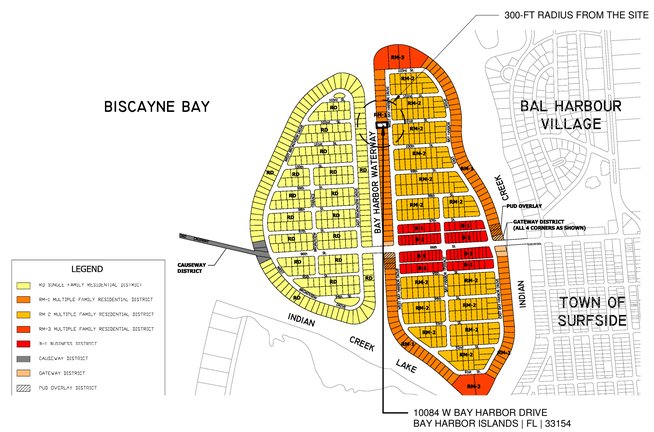
ZONING GUIDELINES

MUNICIPALITY	BAY HARBOR ISLANDS
ZONING DISTRICT	RM - 1
LOT DIMENSIONS	75'-0" X 150'-0"
LOT AREA	11,250 Sq. Ft.

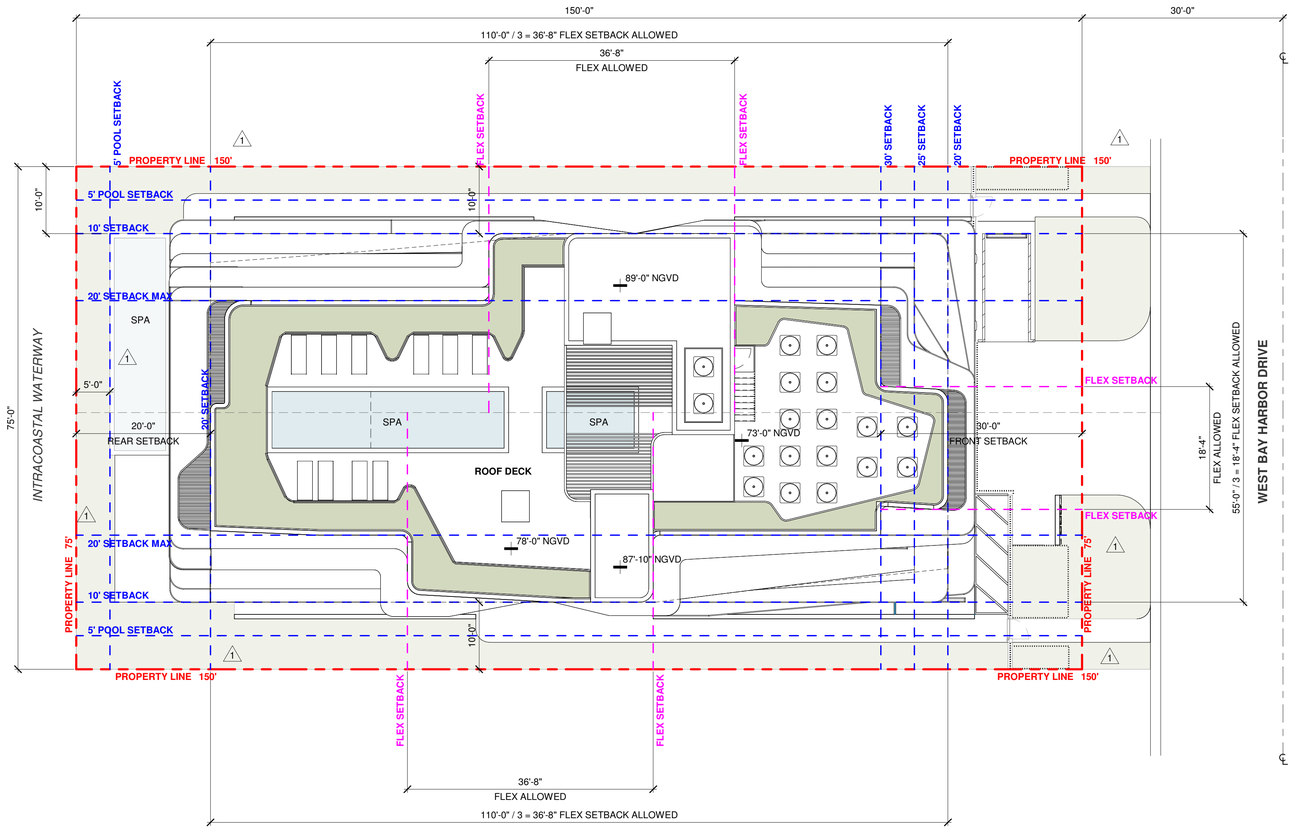
1

ZONING 1	**REQUIRED**		**PROVIDED**
LANDSCAPE OPEN SPACE (GROUND FLOOR)	20% OF LOT AREA 11,250 SF X 0.20 = 2,250 SF	-	2,250 SF (20.0%) 2
LANDSCAPE SPACE (ROOF DECK)	15% OF ROOF DECK AREA 3,130 SF X 0.15 = 470 SF	-	993 SF (31.7%)
UNIT SIZE	MIN 1,550 SF	-	32,826 SF
MINIMUM UNIT AREAS	1		1
EFFICIENCY	750 SF	N/A	
1 BEDROOM	900 SF	N/A	
2 BEDROOM	1,150 SF	N/A	
3 BEDROOM	1,150 SF + 200 SF = 1,350 SF	1 UNIT	2,371 SF
4 BEDROOM	1,150 SF + 400 SF = 1,550 SF	8 UNITS	< 2,409 SF
SETBACK			
FRONT SETBACK	30'-0"	-	30'-0"
REAR SETBACK	20'-0"	-	20'-0"
SIDE SETBACK	10% OF STREET FRONTAGE OR 10'-0"	-	10'-0"
FRONT FLEX SETBACK	1/3 OF ALLOWABLE BUILDING LENGTH (55'-0" / 3) = 18'-4"	-	18'-4"
SIDES FLEX SETBACK	1/3 OF ALLOWABLE BUILDING LENGTH (110'-0" / 3) = 36'-8"	-	36'-8"
POOL	5'-0" FROM SEAWALL 10'-0" FROM SIDES	-	5'-0" REAR SETBACK 10'-0" SIDE SETBACK
MAX. HEIGHT			
BUILDING	65'-0"	-	64'-0"
PARKING		1	
MULTI-FAMILY DWELLING PARKING	2 SPACES FOR EACH DWELLING	-	2 X 9=18
MIN. GUEST/LOADING PARKING	0	-	0
			TOTAL PARKING = 18 SPACES

AERIAL VIEW 1
3/8" = 1'-0"



LOCATION MAP 2
NTS



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

0 1 5 10 20

PROJECT | OWNER

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DESIGNER

MTTR MGMT
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DRAWING TITLE

PROJECT NO 2302

ZONING + SITE PLAN

SCALE As indicated

SHEET #

A0.07

STATUS

PLANNING & ZONING
2021.05.10

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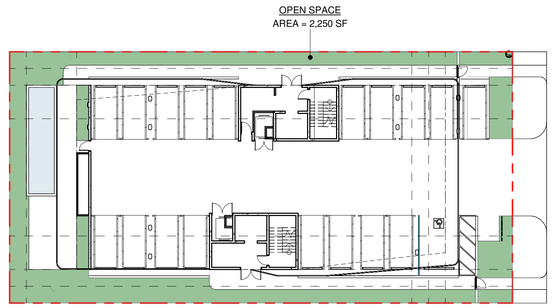
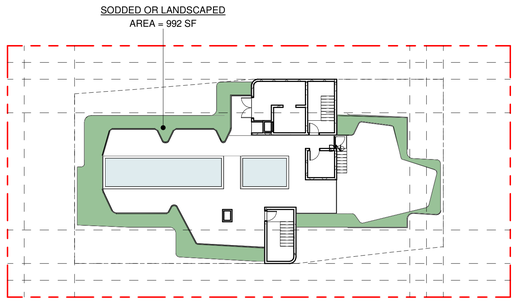


GROUND PERVIOUS DIAGRAM

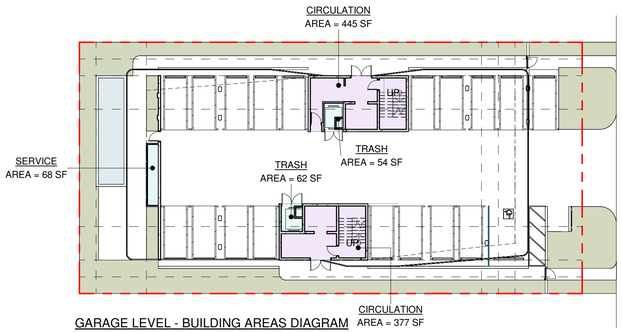
GROUND GREEN OPEN SPACE			
	ALLOWED	PROPOSED	
OPEN SPACE	11,250 SF X 20% = 2,250 SF	2,250 SF	20.0%



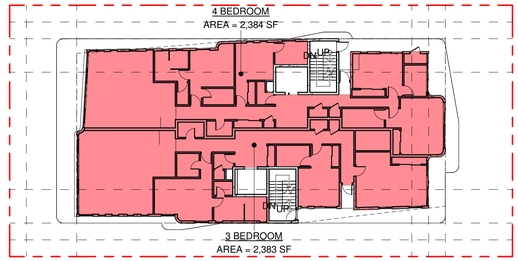
ROOF PERVIOUS DIAGRAM

ROOF LANDSCAPE			
	ALLOWED	PROPOSED	
SODDED OR LANDSCAPED	3,130 SF X 15% = 470 SF	992 SF	31.7%

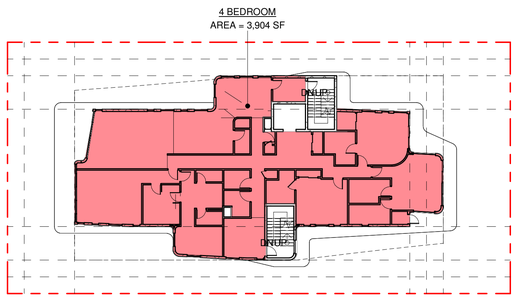
1



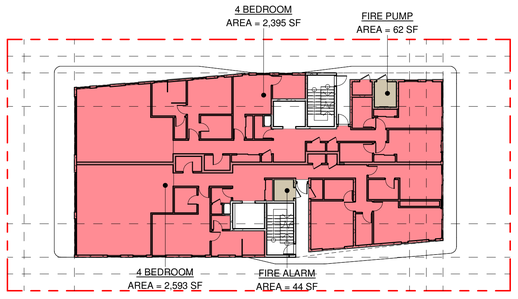
GARAGE LEVEL - BUILDING AREAS DIAGRAM



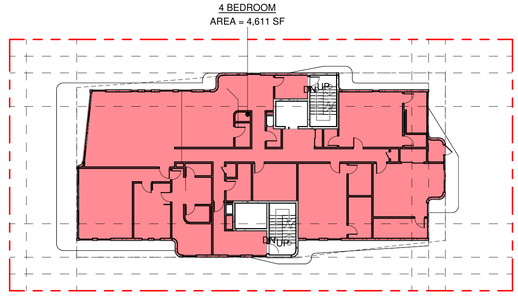
LEVEL 04 - BUILDING AREA DIAGRAM



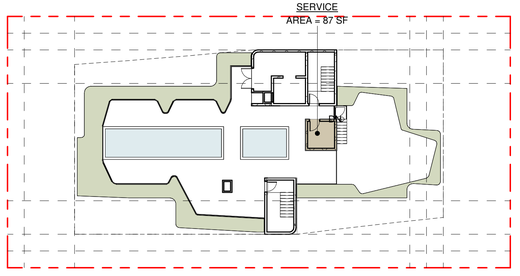
LEVEL 07 - BUILDING AREA DIAGRAM



LEVEL 02 - BUILDING AREA DIAGRAM

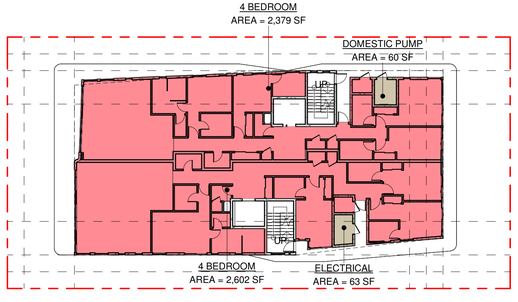


LEVEL 05 - BUILDING AREA DIAGRAM

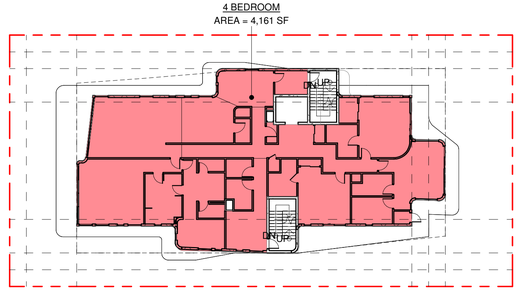


ROOF - BUILDING AREA DIAGRAM

1



LEVEL 03 - BUILDING AREA DIAGRAM



LEVEL 06 - BUILDING AREA DIAGRAM

UNIT AREAS			
A	4 BEDROOM	2,395 SF	
B	4 BEDROOM	2,593 SF	
C	4 BEDROOM	2,379 SF	
D	4 BEDROOM	2,602 SF	
F	3 BEDROOM	2,383 SF	
E	4 BEDROOM	2,384 SF	
G	4 BEDROOM	4,611 SF	
H	4 BEDROOM	4,161 SF	
I	4 BEDROOM	3,904 SF	
		27,412 SF	

BUILDING AREA	
CIRCULATION	822 SF
SERVICE	500 SF
UNIT	27,412 SF
	28,734 SF

PROJECT | OWNER

La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

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REVISIONS

1	Revision 1	2024-06-27

SEAL

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PROJECT NO 2302

DRAWING TITLE

ZONING DIAGRAMS

SCALE 3/64" = 1'-0"

SHEET #

A0.08

STATUS

PLANNING & ZONING
2021.05.10

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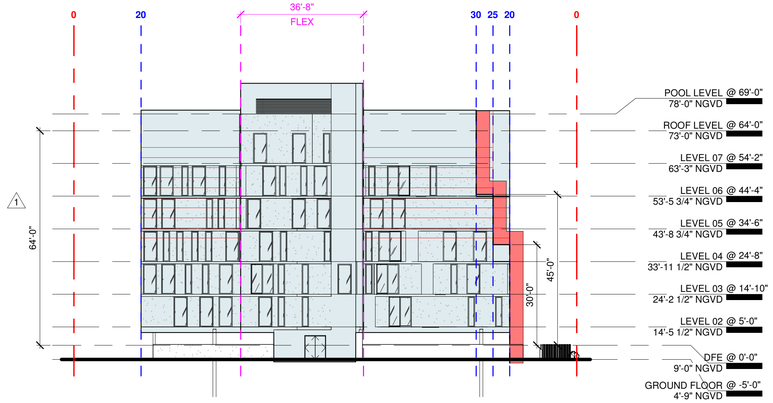
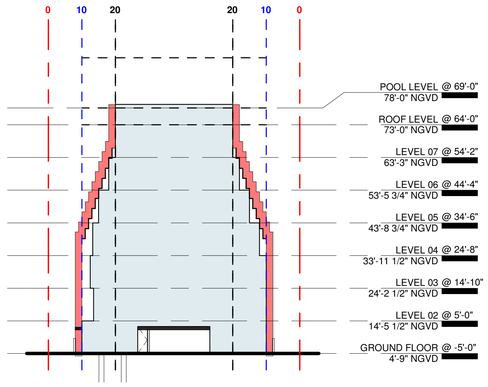
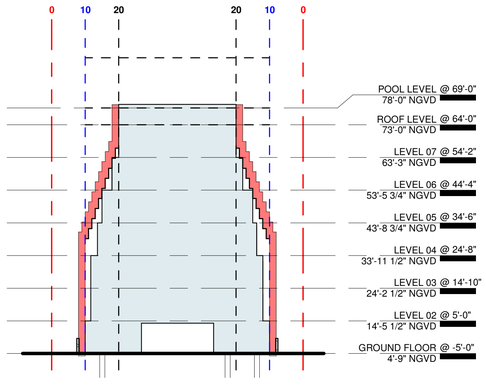


SOUTH ELEVATION DIAGRAM



WEST ELEVATION DIAGRAM



EAST ELEVATION DIAGRAM

NORTH ELEVATION DIAGRAM

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DRAWING TITLE

ELEVATION DIAGRAMS

SCALE 3/64" = 1'-0"

SHEET #

A0.09

STATUS

PLANNING & ZONING
2021.05.10

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1
2

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SEAL

PROJECT NO 2302

DRAWING TITLE

RENDERS

SCALE

SHEET #

A0.10

STATUS

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DRAWING TITLE

RENDERS

SCALE

SHEET #

A0.11

STATUS

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2021.05.10

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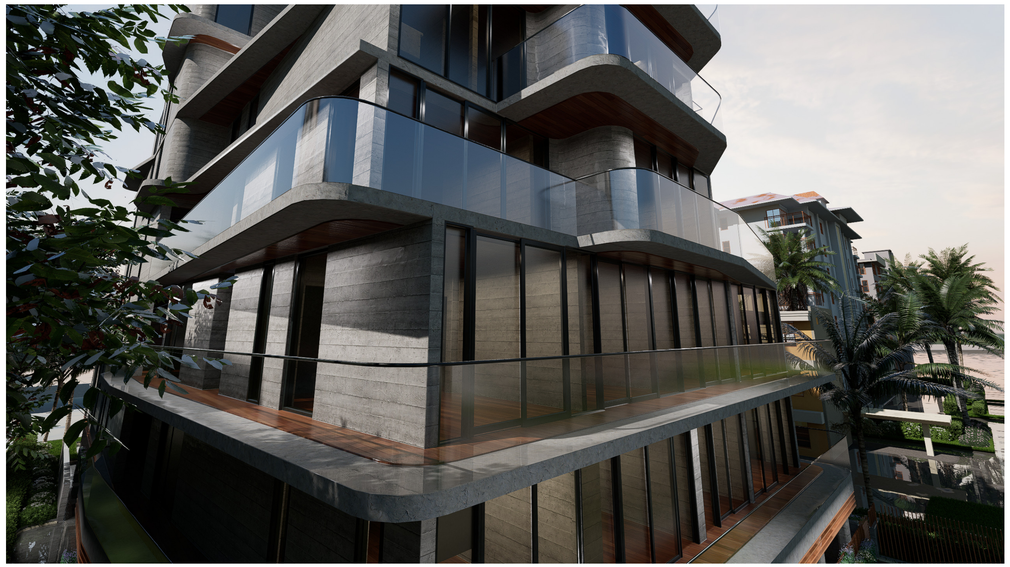

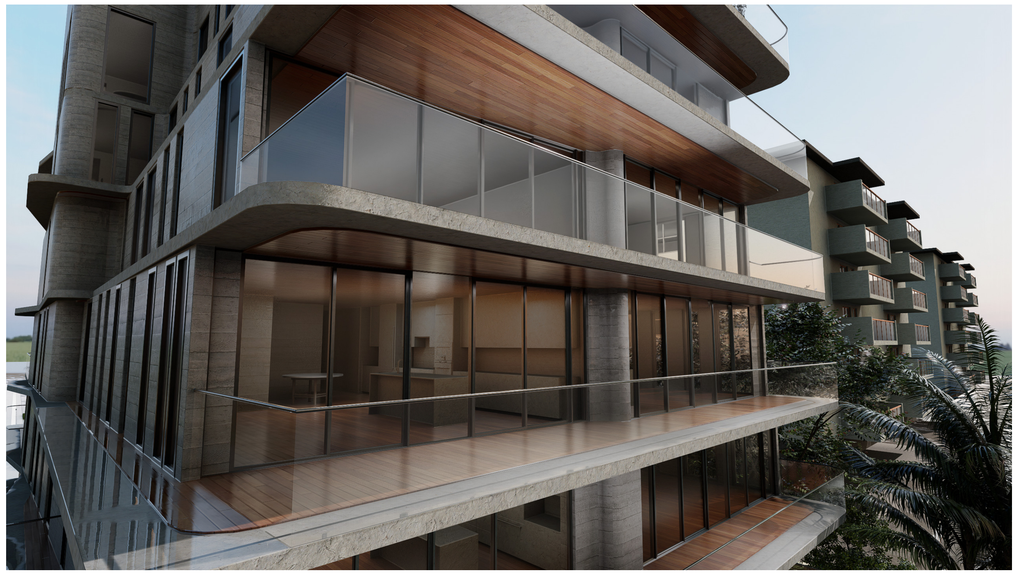

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7290 NW 1ST CT | MIAMI FL | 33150
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DRAWING TITLE

RENDERS

SCALE

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A0.12

STATUS

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1 2

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DRAWING TITLE

AERIAL VIEWS

SCALE

SHEET #

A0.13

STATUS

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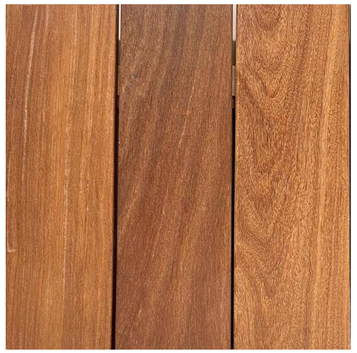
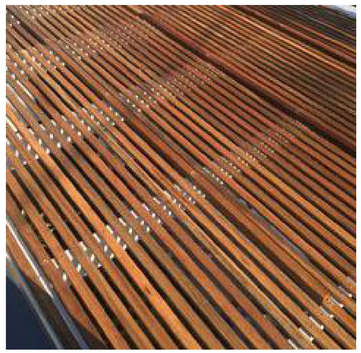


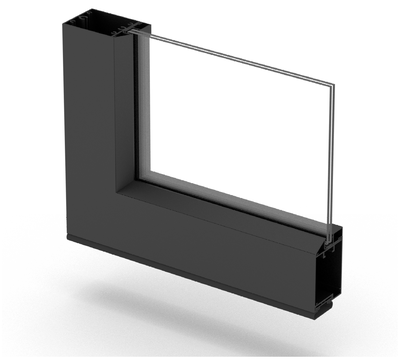
CUMARU HARDWOOD CEILING & DECKING



CUMARU HARDWOOD SCREENS

BOARD FORMED CONCRETE WALLS

CONCRETE PORCELAIN FLOORING TILE



WINDOW FRAME & MULLION
BLACK MATTE POWDER COATED FINISH

GLASS RAILING ALUMINIUM HANDRAIL
BLACK MATTE POWDER COATED FINISH

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DRAWING TITLE

MATERIALS BOARD

SCALE

SHEET #

A0.14

STATUS

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2021.05.10

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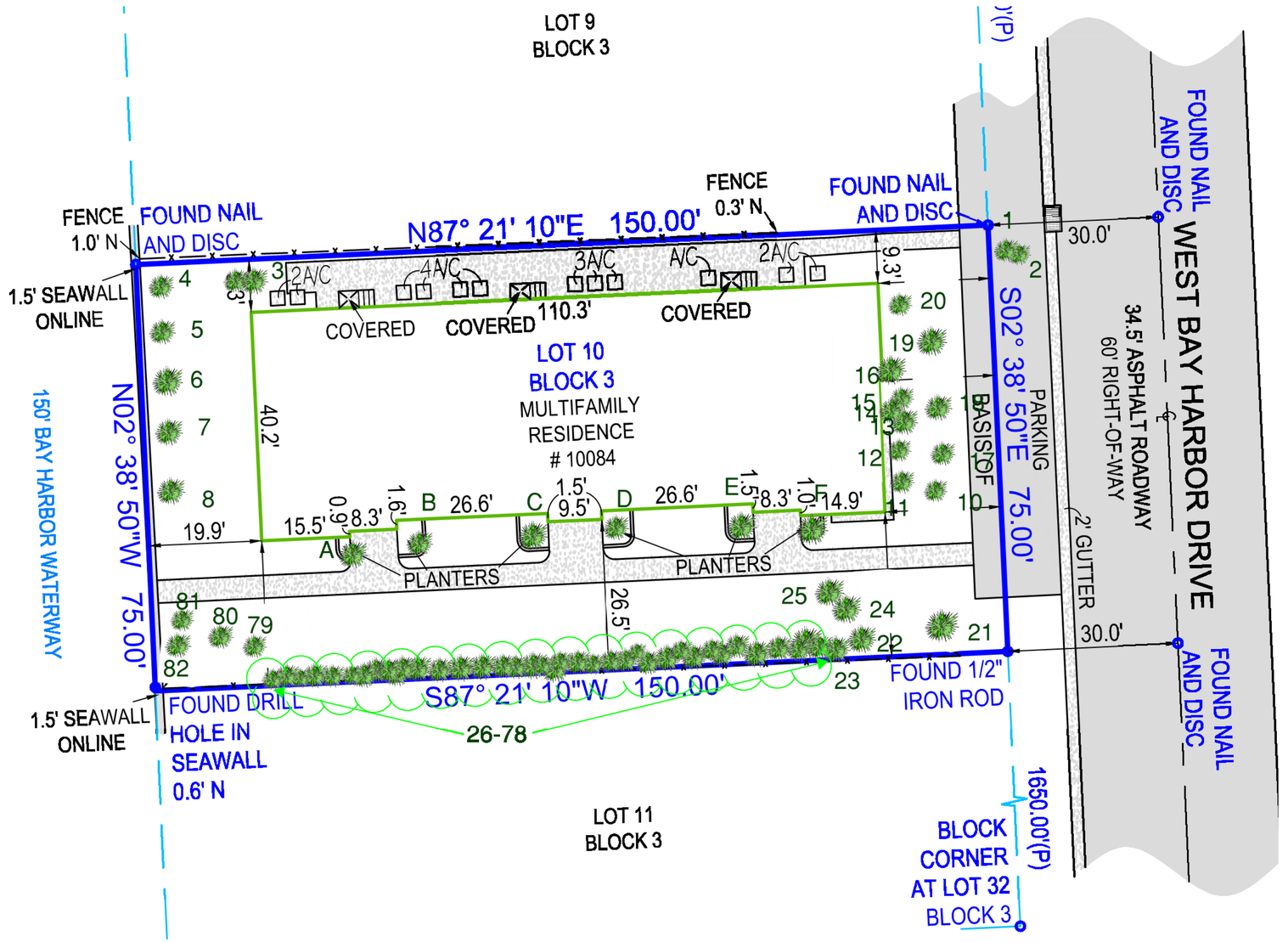

EXISTING TREE MAP 1
3/32" = 1'-0"

EXISTING TREE LEGEND

1 - Royal palm *Roystonea regia*
2 - Senegal date palm *Phoenix reclinata* cluster
3 - Chinese fan palm *Livistona chinensis*
4 - Solitaire palm *Ptychosperma elegans*
5 - Coconut palm *Cocos nucifera*
6 - Coconut palm *Cocos nucifera*
7 - Coconut palm *Cocos nucifera*
8 - Coconut palm *Cocos nucifera*
9 - Sabal palm *Sabal palmetto*
10 - Montgomery palm *Veitchia arecina*
11 - Solitaire palm *Ptychosperma elegans*
12 - Solitaire palm *Ptychosperma elegans*
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17 - Solitaire palm *Ptychosperma elegans*
18 - Ssolitaire palm *Ptychosperma elegans*
19 - Montgomery palm *Veitchia arecina*
20 - Solitaire palm *Ptychosperma elegans*
21 - Areca palm *Dypsis lutescens* cluster
22 - Montgomery palm *Veitchia arecina*
23 - Solitaire palm *Ptychosperma elegans*
24 - Fishtail palm *Caryota mitis* cluster
25 - Montgomery palm *Veitchia arecina*
26 - Solitaire palm *Ptychosperma elegans*
27 - Solitaire palm *Ptychosperma elegans*
28 - Solitaire palm *Ptychosperma elegans*
29 - Solitaire palm *Ptychosperma elegans*
30 - Montgomery palm *Veitchia arecina*
31 - Montgomery palm *Veitchia arecina*
32 - Montgomery palm *Veitchia arecina*
33 - Solitaire palm *Ptychosperma elegans*
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41 - Montgomery palm *Veitchia arecina*
42 - Solitaire palm *Ptychosperma elegans*
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76 - Solitaire palm *Ptychosperma elegans*
77 - Solitaire palm *Ptychosperma elegans*
78 - Solitaire palm *Ptychosperma elegans*
79 - Coconut palm *Cocos nucifera*
80 - Coitaire palm *Ptychosperma elegans*
81 - Coconut palm *Cocos nucifera*
82 - Montgomery palm *Veitchia arecina*
A - Solitaire palm *Ptychosperma elegans* cluster
B - Solitaire palm *Ptychosperma elegans* cluster
C - Solitaire palm *Ptychosperma elegans* cluster
D - Solitaire palm *Ptychosperma elegans* cluster
E - Solitaire palm *Ptychosperma elegans* cluster
F - Solitaire palm *Ptychosperma elegans* cluster

PROJECT | OWNER
La Jolla
10084 W BAY HARBOR DR | BAY HARBOR ISLANDS | FL | 33154

ARCHITECT
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MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS
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TBD
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EA3 CIVIL ENGINEERING, INC.
112 N 46TH AVENUE |
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H.L.MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST.
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REVISIONS

2	Revision 2	2024-07-25

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

DRAWING TITLE
PROJECT NO 2302
TREE SURVEY OF EXISTING TREES
SCALE As indicated

SHEET #
A0.15 2

STATUS
PLANNING & ZONING
2021.05.10

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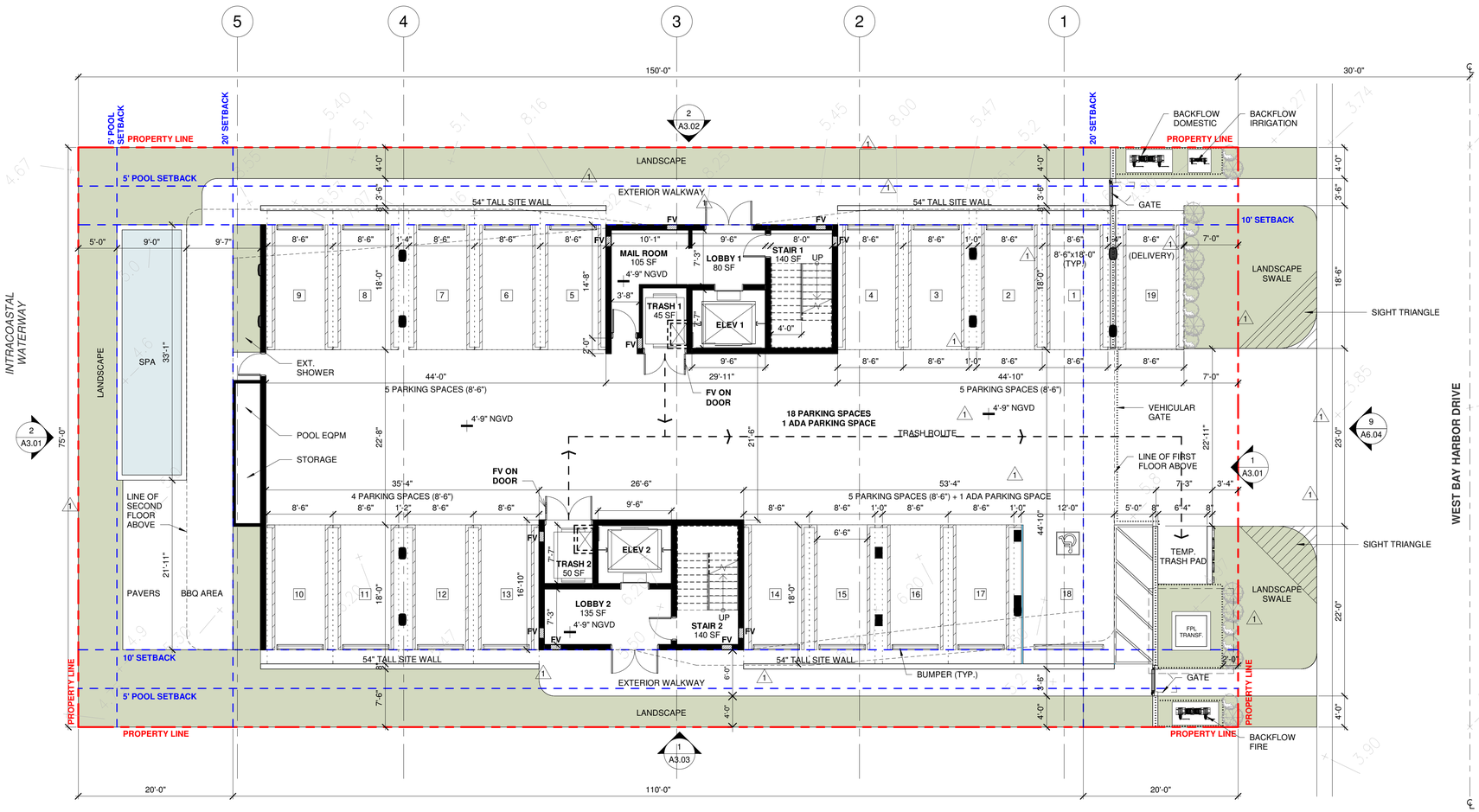

GROUND FLOOR 1
1/8" = 1'-0"

0 1 5 10 20

SITE PLAN NOTES

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

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

ITEMS TO BE UNDER SEPERATE PERMIT

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

TERMITE CONTROL

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

WALL LEGEND

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

MATERIALS

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

FLOOD VENT NOTES

*FV = FLOOD VENT

FEMA AND NFIP: SECTION 44CFR60.3 AND ASCE 24-14 SECTION 2.7

1. TOTAL NET AREA NOT LESS THAN ONE SQUARE INCH OF EVERY SQUARE FOOT OF ENCLOSED AREA. VENT OPENING 8"X16" = 128 SQUARE INCH

TRASH 1: 45 SF / 128 = 0.35 (2 FLOOD VENTS REQUIRED)
TOTAL AREA OF FLOOD VENT: 256 SF

LOBBY 1 / MAILROOM: 185 SF / 128 = 1.45 (2 FLOOD VENTS REQUIRED)
TOTAL AREA OF FLOOD VENT: 256 SF

STAIR 1: 140 SF / 128 = 1.09 (2 FLOOD VENTS REQUIRED)
TOTAL AREA OF FLOOD VENT: 256 SF

TRASH 2: 50 SF / 128 = 0.39 (2 FLOOD VENTS REQUIRED)
TOTAL AREA OF FLOOD VENT: 256 SF

LOBBY 2: 135 SF / 128 = 1.05 (2 FLOOD VENTS REQUIRED)
TOTAL AREA OF FLOOD VENT: 256 SF

STAIR 2: 140 SF / 128 = 1.09 (2 FLOOD VENTS REQUIRED)
TOTAL AREA OF FLOOD VENT: 256 SF

2. ALL OPENINGS MUST BE BELOW THE DFE.

3. BOTTOM OF THE OPENINGS MUST BE NO HIGHER THAN ONE FOOT ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING.

4. ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

FLOOD MANAGEMENT INFORMATION

1	FLOOD ZONE:	AE (EL 9)
2	BASE FLOOD ELEVATION (BFE):	8.00 NGVD
3	DESIGN FLOOD ELEVATION (DFE):	9.00 NGVD
4	CRAWLSPACE GRADE ELEVATION:	N/A
5	GARAGE TOP OF SLAB ELEVATION (LP):	9.00 NGVD
6	GARAGE TOP OF SLAB ELEVATION (HP):	4.74 NGVD
7	LOWEST TOS ELEVATION OF HABITABLE SPACE:	4.74 NGVD
8	NEXT HIGHER FLOOR ELEVATION:	14.00 NGVD
9	LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING:	4.05 NGVD
10	HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING:	4.05 NGVD
11	LOWEST ELEVATION OF EQUIP. SERVICING THE BUILDING:	14.00 NGVD
12	CROWN OF ROAD ELEVATION:	4.74 NGVD
13	ADJUSTED GRADE ELEVATION:	7.25 NGVD
14	FIRM MAP NUMBER	12086C0144L

POOL EQUIPMENT NOTE

2023 FLORIDAD BUILDING CODE SECTION 1612.4.2 MODIFICATION OF ASCE 24 9.6 POOLS

1. EQUIPMENT FOR POOLS, SPAS AND WATER FEATURES SHALL BE PERMITTED BELOW THE ELEVATION REQUIRED IN TABLE 7-1, PROVIDED IT IS ELEVATED TO THE EXTENT PRACTICAL, IS ANCHORED TO PREVENT FLOTATION AND RESIST FLOOD FORCES, AND IS SUPPLIED BY BRANCH CIRCUITS THAT HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION.

PROJECT | OWNER

La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

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

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

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REVISIONS

2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

SEAL

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PROJECT NO 2302

DRAWING TITLE

GROUND FLOOR SITE PLAN

SCALE As indicated

SHEET #

A1.00

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:35:01 PM

LEVEL 02
3/16" = 1'-0" 1

0 1 5 10 20

PLAN NOTES

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

MATERIALS

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

WALL LEGEND

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

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La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

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5965 SW 38TH ST.

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REVISIONS

1	Revision 1	2024-06-27

SEAL

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PROJECT NO 2302

DRAWING TITLE

SECOND FLOOR PLAN

SCALE As indicated

SHEET #

A1.01

STATUS

PLANNING & ZONING
2021.05.10

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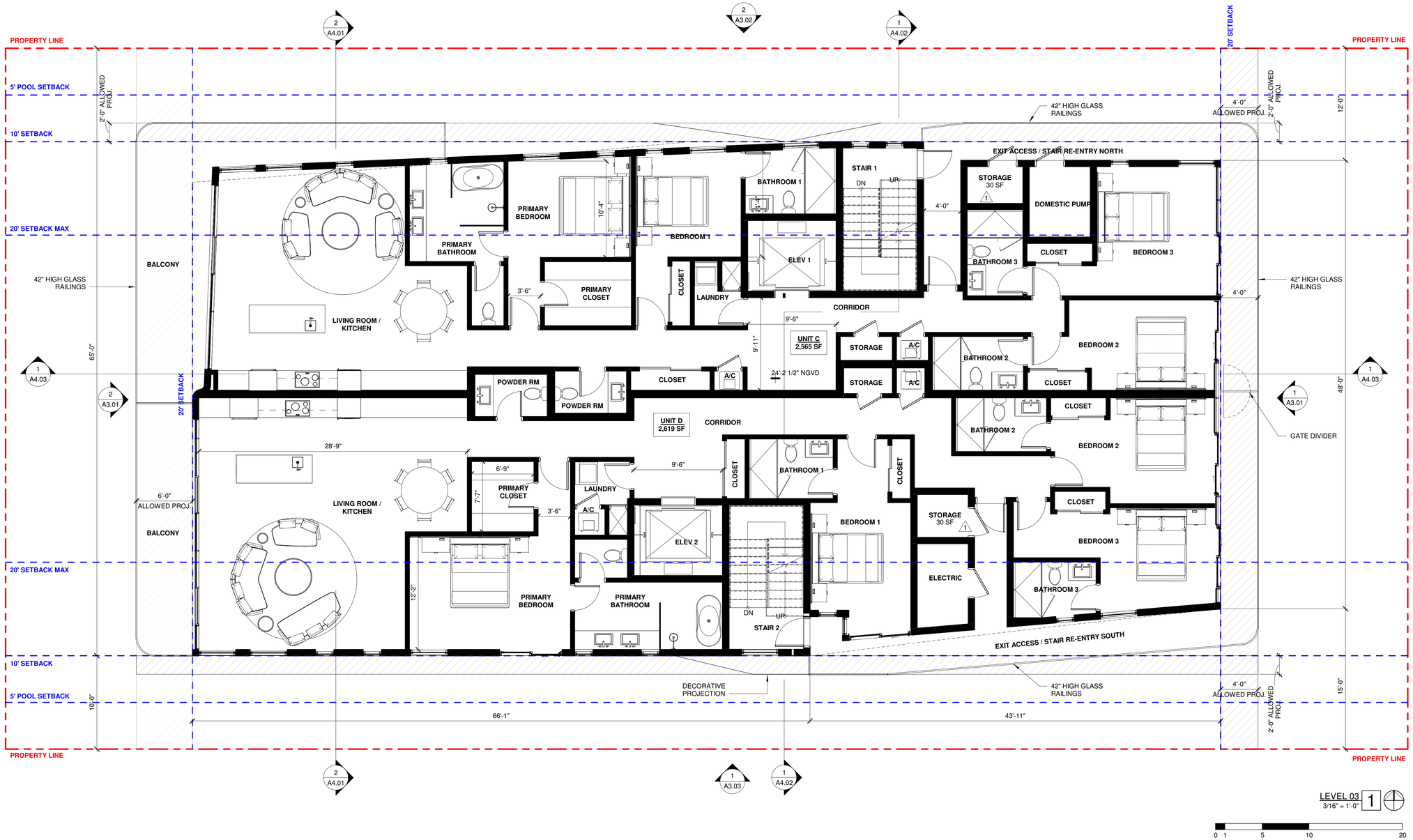

LEVEL 03
3/16" = 1'-0"

0 1 5 10 20

PLAN NOTES

1. 0'-0" = 9'-0" N.G.V.D.
2. ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.
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PROJECT NO 2302

DRAWING TITLE

THIRD FLOOR PLAN

SCALE As indicated

SHEET #

A1.02

STATUS

PLANNING & ZONING
2021.05.10

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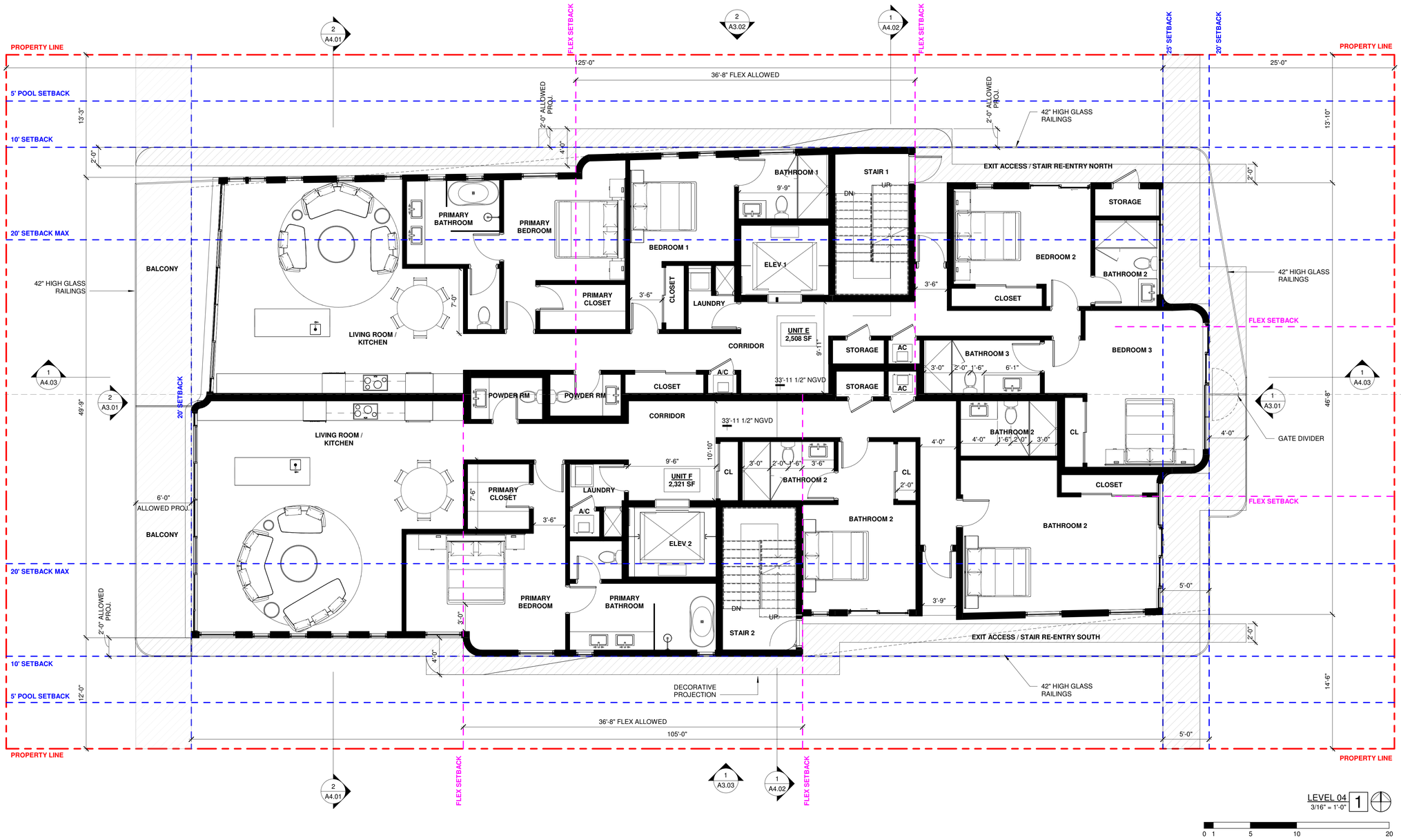

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- ALUMINUM
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- GLASS
- RIGID INSULATION
- BRICK IN SECTION
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- EARTH
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- STEEL
- PEA GRAVEL
- STONE
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- PRECAST
- GRAVEL
- SAND
- WOOD - SOLID
- PLYWOOD
- BRICK
- CULTURED STONE
- EXTERIOR COMPOSITE PANEL

WALL LEGEND

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

PROJECT | OWNER

La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
TBD
TBD

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112 N 46TH AVENUE |

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

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MEP

GEOTECHNICAL

REVISIONS

SEAL

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PROJECT NO 2302

DRAWING TITLE

FOURTH FLOOR PLAN

SCALE As indicated

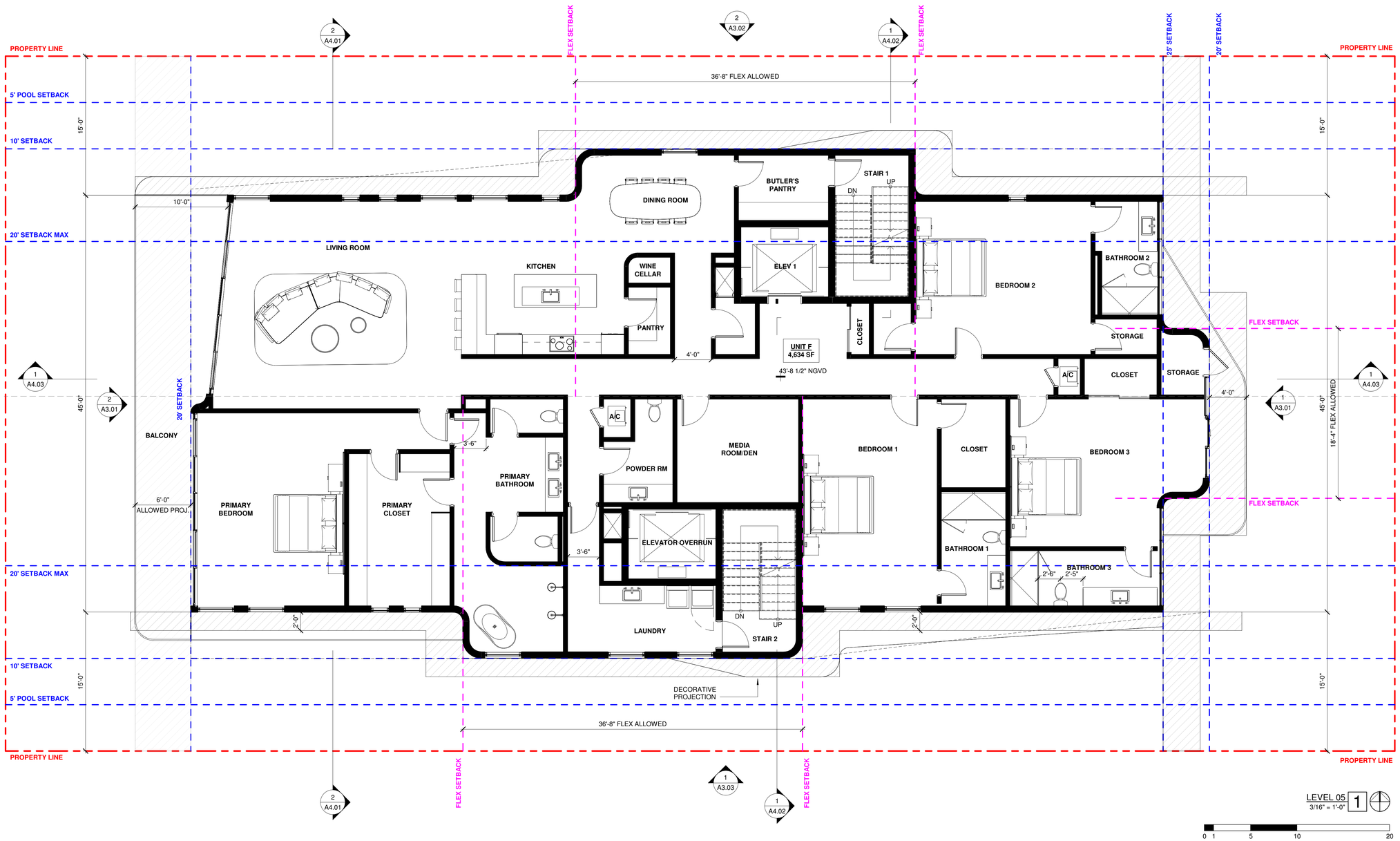
SHEET #

A1.03

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:35:48 PM



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

0 1 5 10 20

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1. 0'-0" = 9'-0" N.G.V.D.
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PROJECT | OWNER

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SEAL

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PROJECT NO 2302

DRAWING TITLE

FIFTH FLOOR PLAN

SCALE As indicated

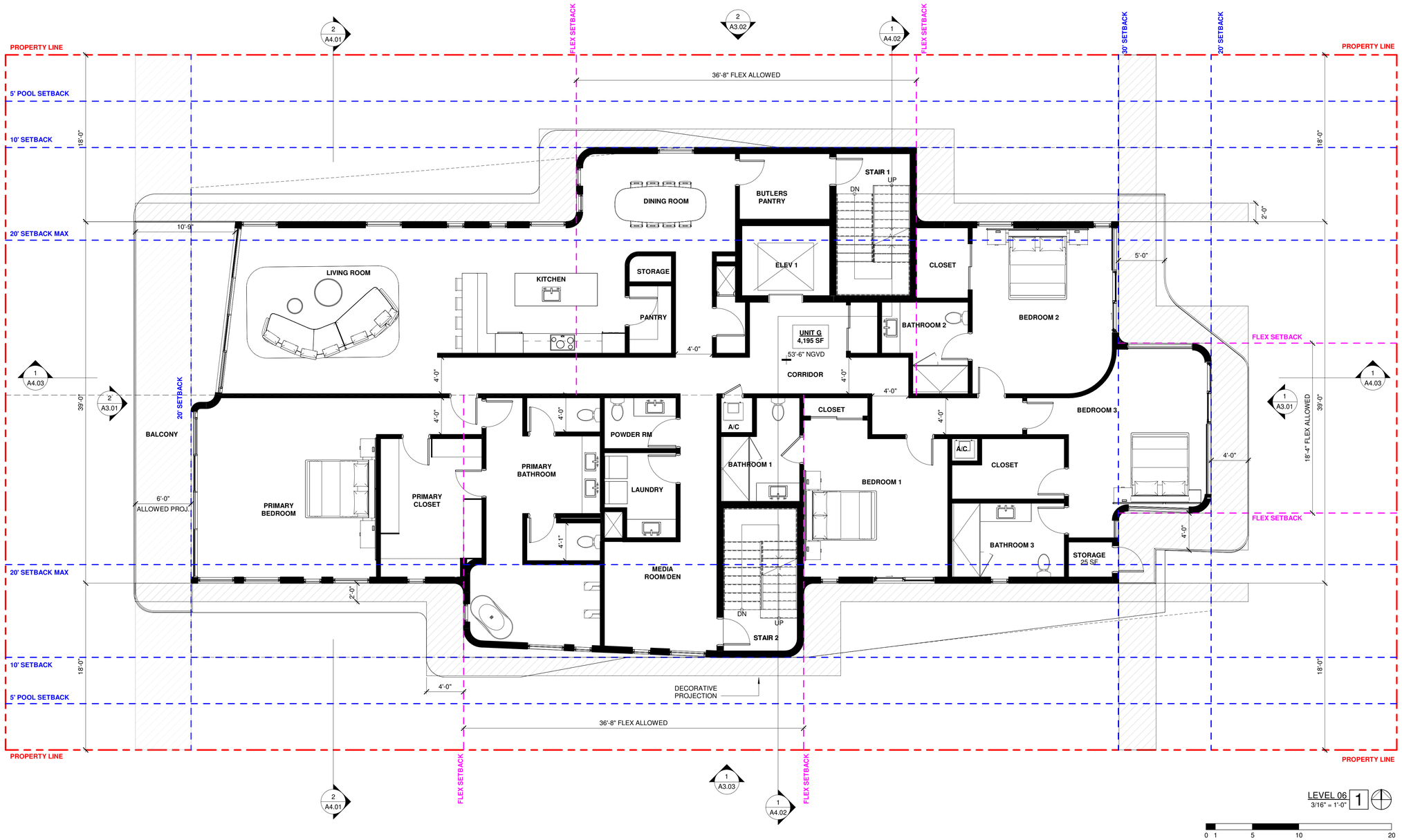
SHEET #

A1.04

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:35:56 PM



LEVEL 06
3/16" = 1'-0"

0 1 5 10 20

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PROJECT | OWNER

La Jolla

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PROJECT NO 2302

DRAWING TITLE

SIXTH FLOOR PLAN

SCALE As indicated

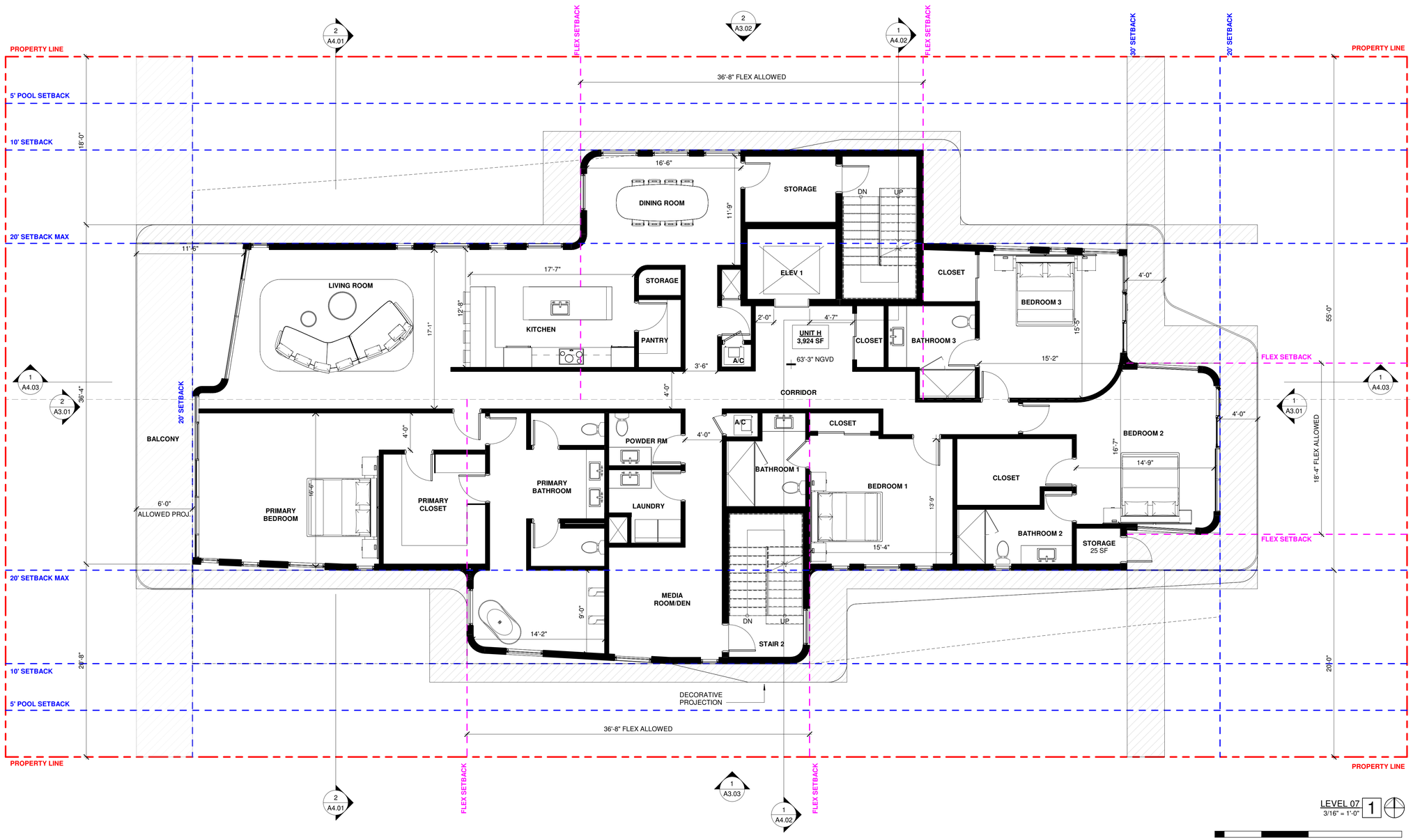
SHEET #

A1.05

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:36:05 PM



LEVEL 07
3/16" = 1'-0"

0 1 5 10 20

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PROJECT | OWNER

La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
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T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
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GEOTECHNICAL

REVISIONS

SEAL

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PROJECT NO 2302

DRAWING TITLE

SEVENTH FLOOR PLAN

SCALE As indicated

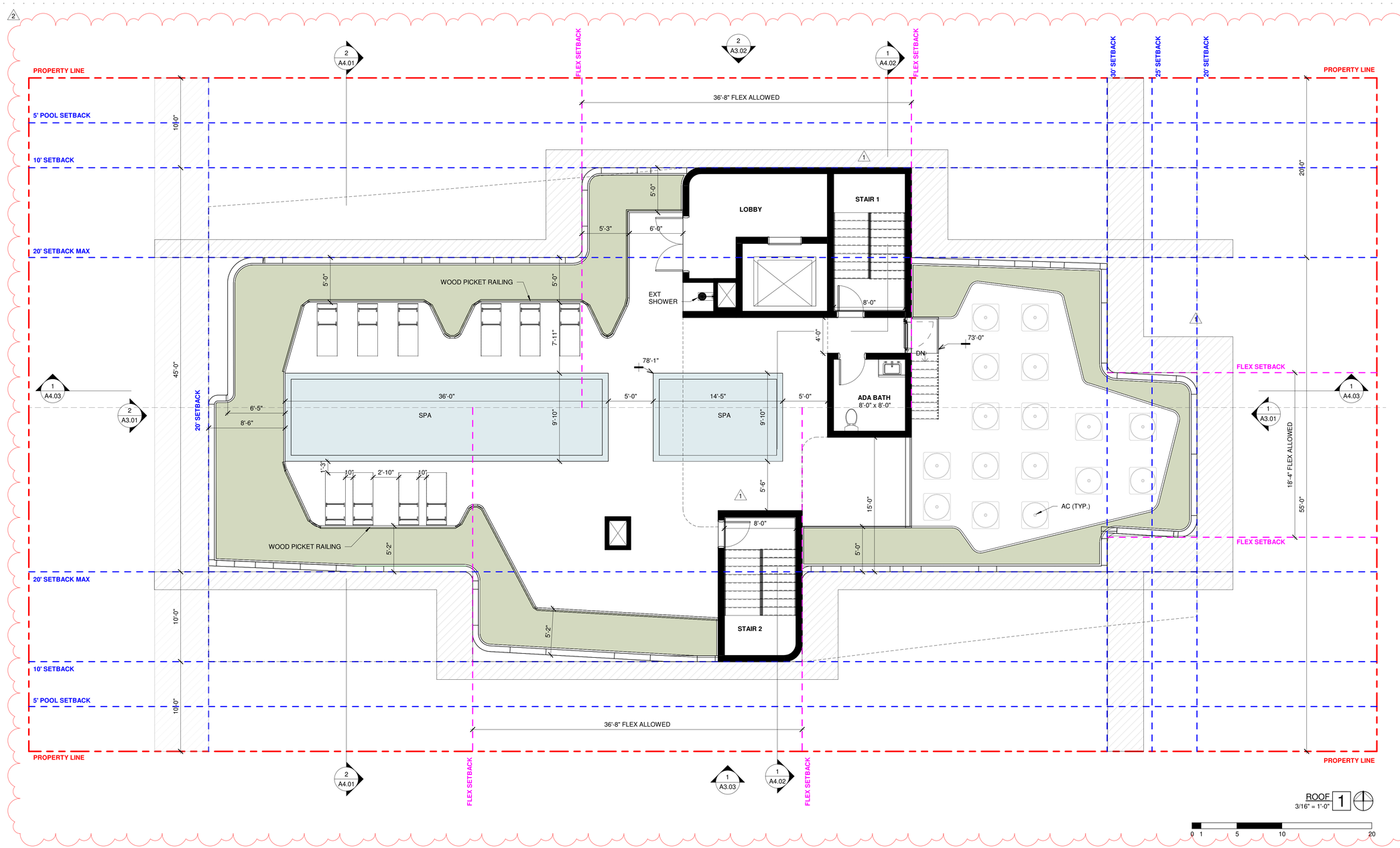
SHEET #

A1.06

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:36:13 PM



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REVISIONS

2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

SEAL

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PROJECT NO 2302

DRAWING TITLE

ROOF PLAN

SCALE As indicated

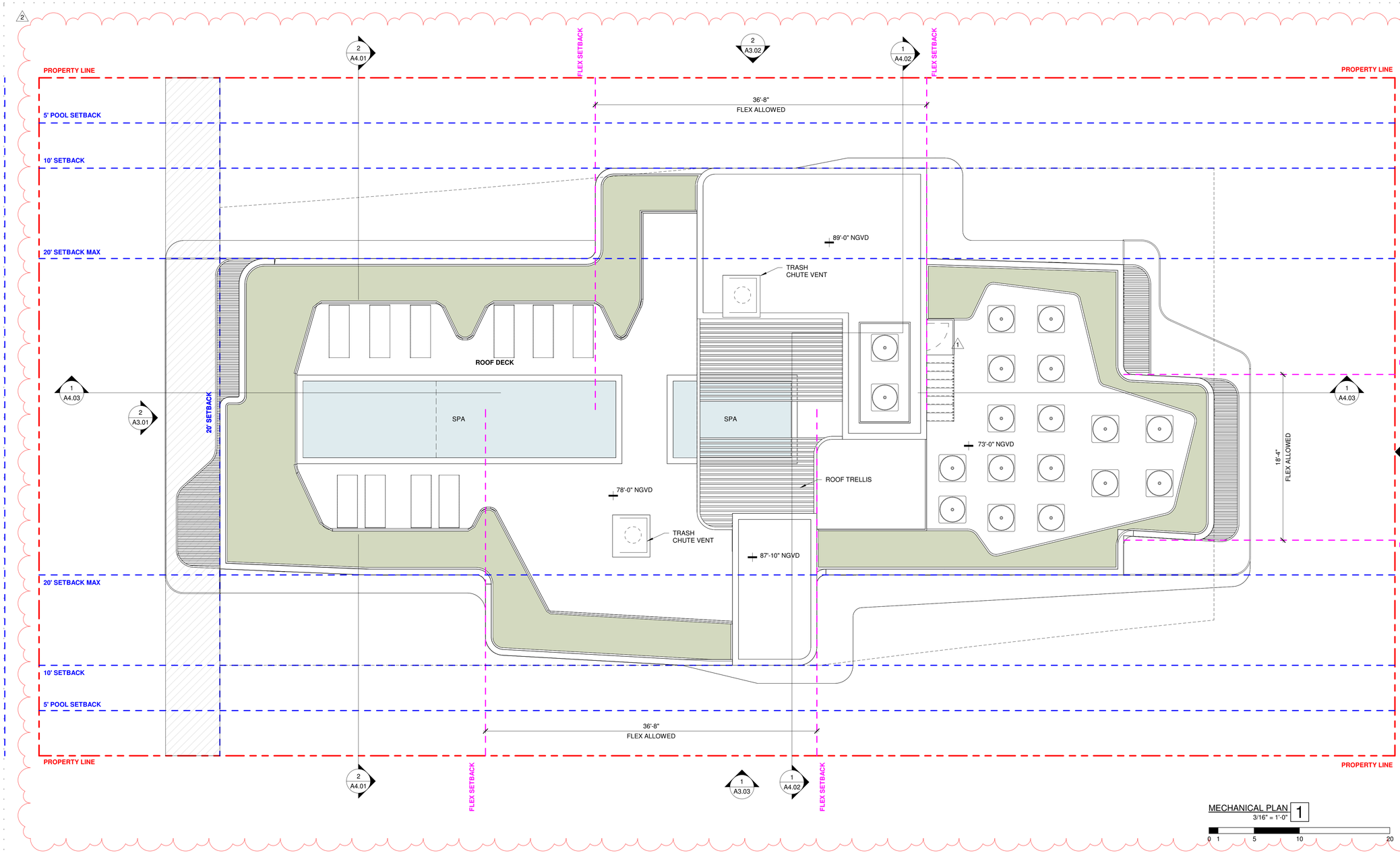
SHEET #

A1.07

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:36:14 PM



MECHANICAL PLAN 1
3/16" = 1'-0"
0 1 5 10 20

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2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

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DRAWING TITLE

PROJECT NO 2302

MECHANICAL ROOF

SCALE As indicated

SHEET #

A1.08

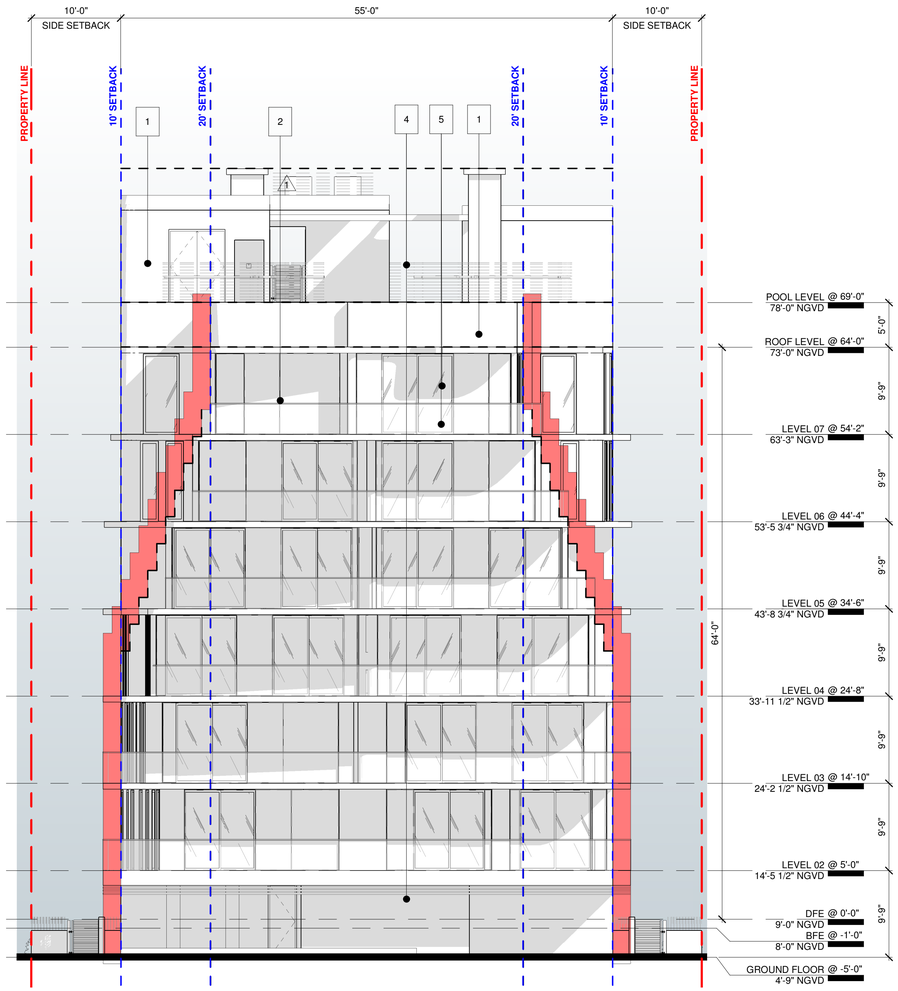
STATUS

PLANNING & ZONING
2021.05.10

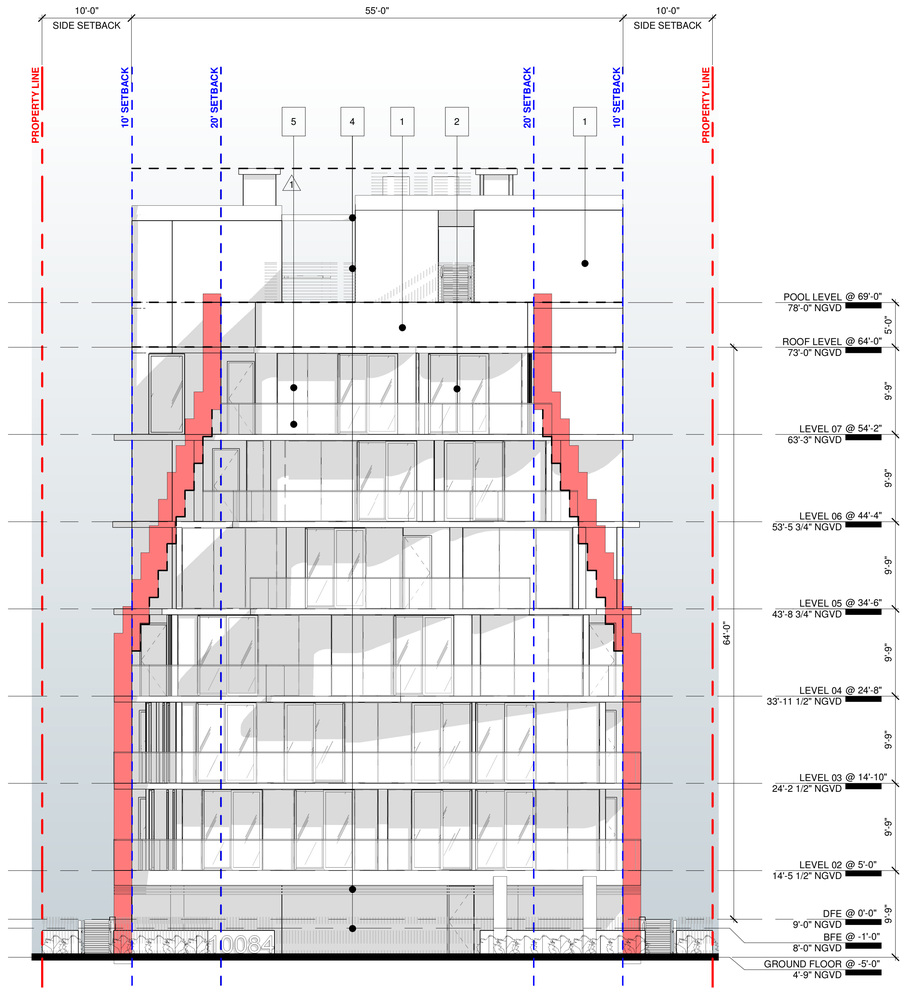
7/24/2024 8:36:16 PM

MATERIALS LEGEND

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



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



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

PROJECT | OWNER

La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
TBD
TBD

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

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

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REVISIONS

1	Revision 1	2024-06-27

SEAL

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PROJECT NO 2302

DRAWING TITLE

EAST & WEST ELEVATIONS

SCALE As indicated

SHEET #

A3.01

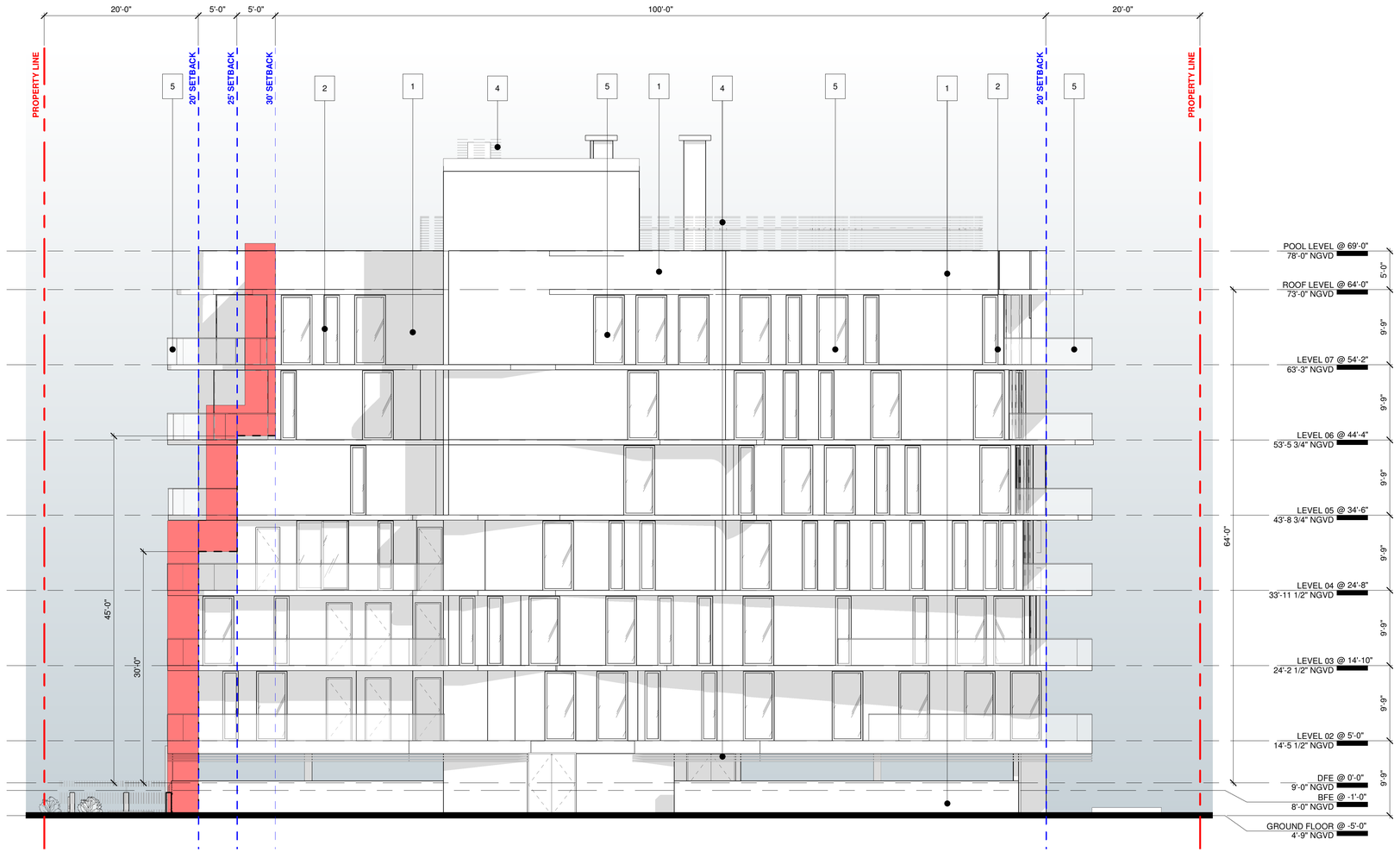
STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:36:35 PM

MATERIALS LEGEND

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



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

PROJECT | OWNER

La Jolla

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ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

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

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H.L.MARTIN, LANDSCAPE ARCHITECT, PA
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DRAWING TITLE

PROJECT NO 2302

NORTH ELEVATION

SCALE As indicated

SHEET #

A3.02

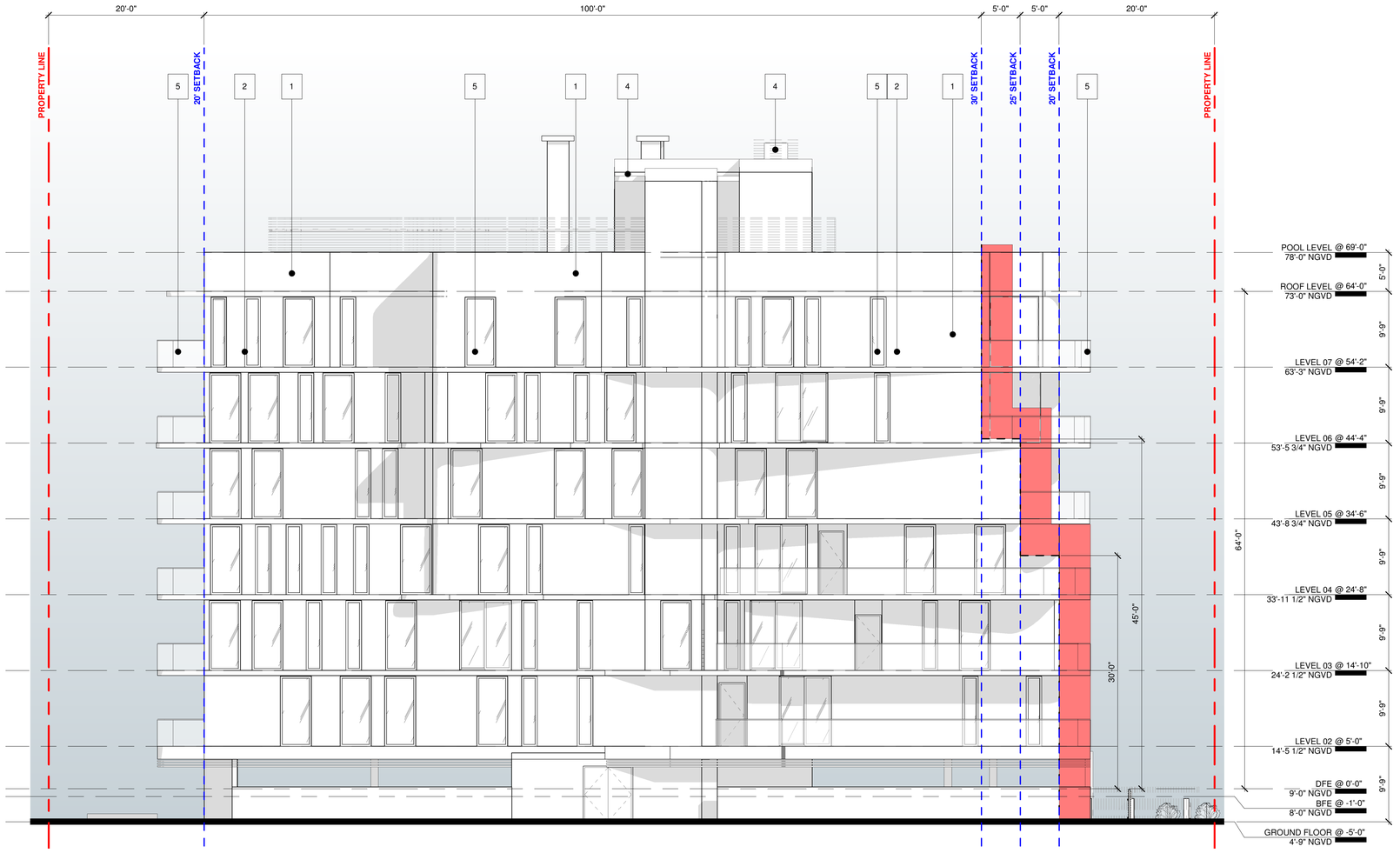
STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:36:45 PM

MATERIALS LEGEND

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



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

PROJECT | OWNER

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DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
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PROJECT NO 2302

DRAWING TITLE

SOUTH ELEVATION

SCALE As indicated

SHEET #

A3.03

STATUS

PLANNING & ZONING
2021.05.10

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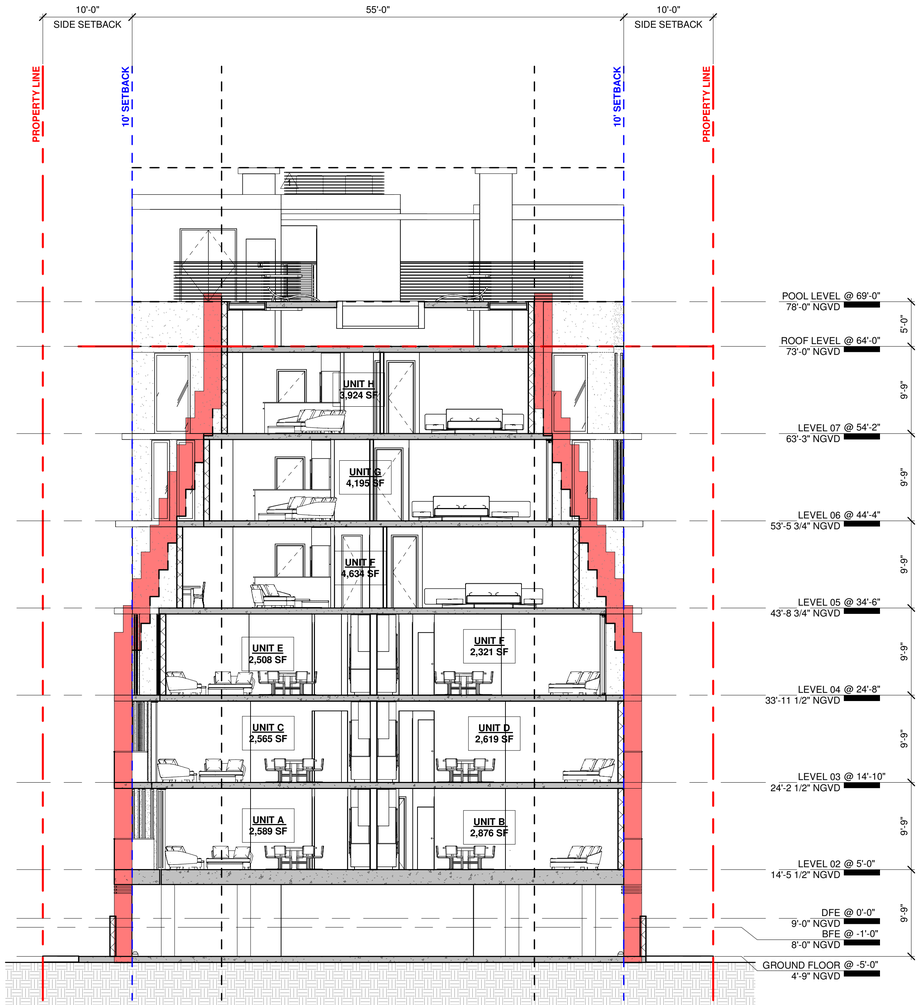

CROSS SECTION 2 — 2
1/8" = 1'-0"

PROJECT | OWNER

La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
TBD
TBD

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

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H.L.MARTIN, LANDSCAPE ARCHITECT, PA
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REVISIONS

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PROJECT NO 2302

DRAWING TITLE

SECTIONS

SCALE 1/8" = 1'-0"

SHEET #

A4.01

STATUS

PLANNING & ZONING
2021.05.10

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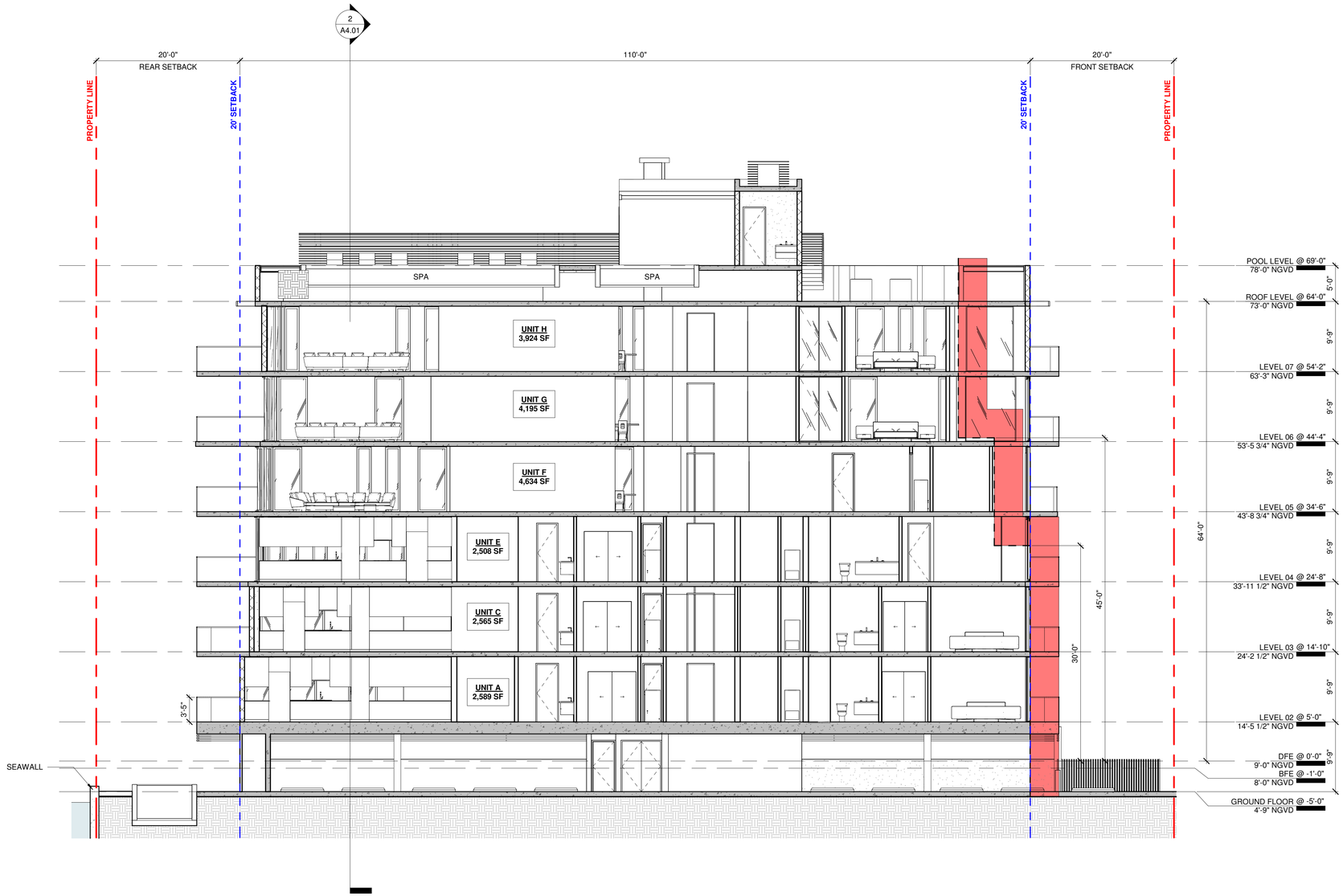

LONGITUDINAL SECTION 1
1/8" = 1'-0"

PROJECT | OWNER

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ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
TBD
TBD

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

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PROJECT NO 2302

DRAWING TITLE

SECTIONS

SCALE 1/8" = 1'-0"

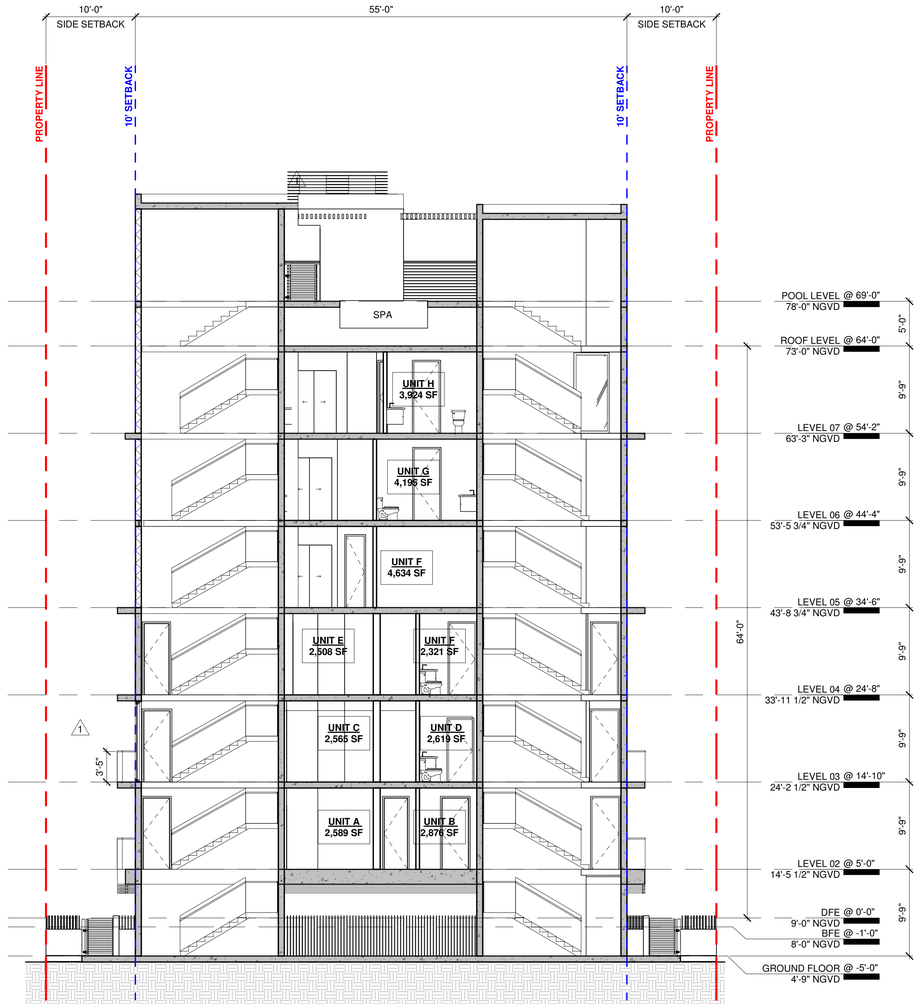
SHEET #

A4.03

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:37:07 PM



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

PROJECT | OWNER

La Jolla

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ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
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TBD

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112 N 46TH AVENUE |

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

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REVISIONS

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PROJECT NO 2302

DRAWING TITLE

SECTIONS

SCALE 1/8" = 1'-0"

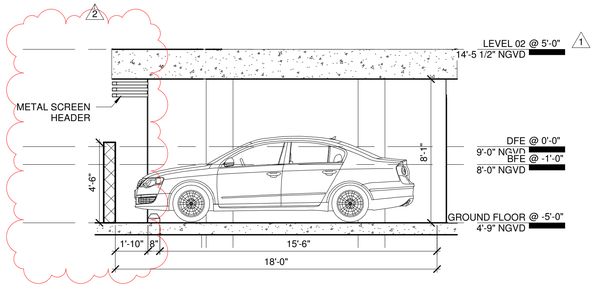
SHEET #

A4.02

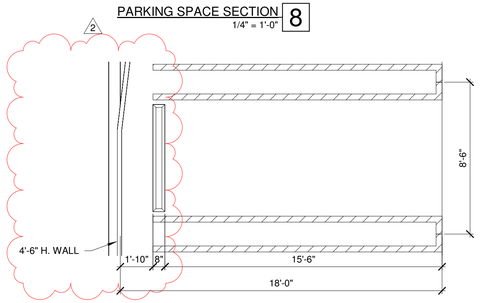
STATUS

PLANNING & ZONING
2021.05.10

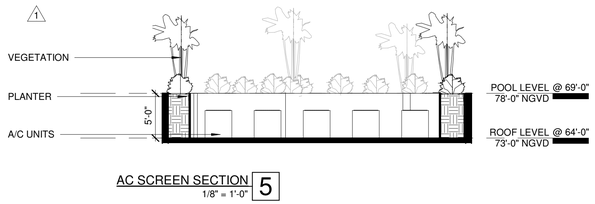
7/24/2024 8:37:09 PM



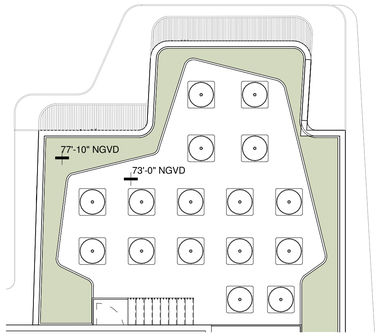
PARKING SPACE SECTION 8
1/4" = 1'-0"



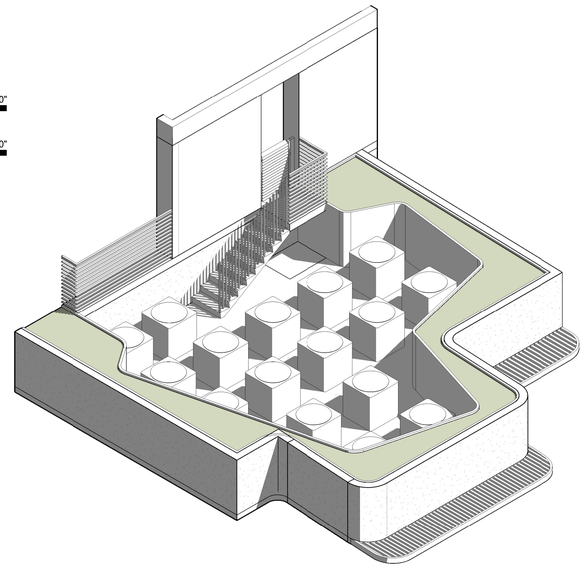
PARKING SPACE PLAN 7
1/4" = 1'-0"



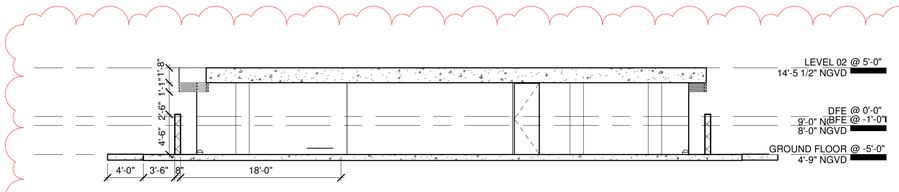
AC SCREEN SECTION 5
1/8" = 1'-0"



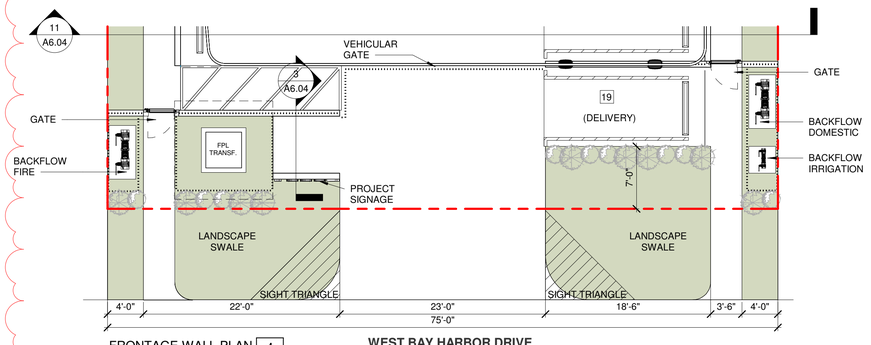
AC SCREEN PLAN 6
1/8" = 1'-0"



AC SCREEN AXON 4

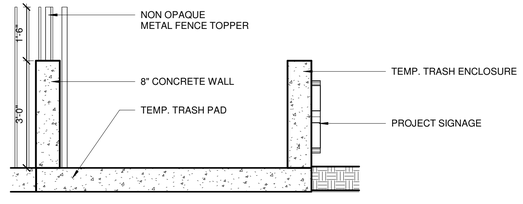


PARKING SCREEN 11
1/8" = 1'-0"

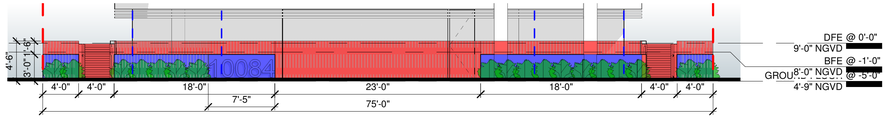


FRONTAGE WALL PLAN 1
1/8" = 1'-0"

FRONTAGE WALL ELEVATION 2
1/8" = 1'-0"



FRONTAGE WALL SECTION 3
1/2" = 1'-0"



FRONTAGE WALL ELEVATION DIAGRAM 9
1/8" = 1'-0"

		ALLOWABLE	PROVIDED	
	SOLID MATERIAL	332 SF X 75% = 249 SF MAX	40%	132 SF
	OPAQUE MATERIAL	332 SF X 25% = 83 SF MIN	60%	132 SF
	SHRUBS	75 LF X 50% = 37.5 LF MIN	50%	37.5 LF

PROJECT | OWNER

La Jolla

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

ARCHITECT

DESIGNER

MTTR MGMT
7290 NW 19ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
TBD
TBD

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

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

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REVISIONS

2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

SEAL

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PROJECT NO 2302

DRAWING TITLE

DETAILS

SCALE As indicated

SHEET #

A6.04

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:37:16 PM

GENERAL NOTES AND SPECIFICATIONS:

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT TOWN OF BAY HARBOR ISLANDS BUILDING DEPARTMENT AND PUBLIC WORKS DEPARTMENT, MIAMI-DADE COUNTY RER-DERM, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS 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 AND DITCH EXCAVATION 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 THE TOPOGRAPHIC SURVEY BY:

GUNTER GROUP, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: LB # 4507

4. ELEVATIONS SHOWN HEREON RELATE TO THE NATIONAL GEODETIC VERTICAL DATUM, N.G.V.D. 1929.
PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADES.

5. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

6. EXISTING STRUCTURES, TREES, UTILITIES, AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE 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.

7. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

8. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, TRAFFIC LOOPS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

9. 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.

10. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE TOWN OF BAY HARBOR ISLAND PUBLIC WORKS MANUAL, THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE FLORIDA BUILDING CODE (LATEST EDITIONS), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS, AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT, AND ALL OTHER DELETERIOUS MATERIAL.

12. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING, OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

15. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

16. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE OWNER AND ENGINEER A CERTIFIED RECORD SURVEY (AS-BUILT) SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.

18. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

19. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

20. ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.

21. ALL COPIES OF COMPACTION, CONCRETE, AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY 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.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. THE CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE NECESSARY PERMIT APPLICATIONS AND SUPPORTING DOCUMENTS IN ORDER TO OBTAIN A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND THE MIAMI-DADE COUNTY UTILITIES DEPARTMENT.

2. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER(S) OF RECORD, AS APPLICABLE.

3. 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.

4. 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.

5. 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 THE PLANS.

III. TYPICAL ENGINEER OBSERVATIONS AND 3RD PARTY TEST REPORTS REQUIRED

1. TYPICAL ENGINEER OBSERVATIONS: CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

A. SANITARY SEWER SYSTEM – INFILTRATION/EXFILTRATION TEST OF THE NEW SANITARY SEWER COLLECTION SYSTEM UP TO THE POINT OF CONNECTION WITH THE EXISTING SYSTEM, AND INCLUDING ALL NEW SERVICE LATERALS.

B. SANITARY SEWER MAINS – LAMPING OF NEW SANITARY SEWER MAINS BETWEEN ALL NEW MANHOLES UP TO AND INCLUDING THE CONNECTION MANHOLE ON THE EXISTING SYSTEM.

C. POTABLE WATER DISTRIBUTION MAINS:
1) LIVE TAP CONNECTIONS TO EXISTING MAINS
2) PRESSURE TEST IN ACCORDANCE WITH AWWA STANDARD C600

D. STORM DRAINAGE:
1) DRAINAGE WELLS – COMPLETED WELL PUMP TEST
2) DRAINAGE PIPE AND STRUCTURES – PRIOR TO BACKFILL

E. LIMEROCK BASE – PRIOR TO AND DURING PLACEMENT OF LIMEROCK BASE

F. FINISHED PAVEMENT – PRIOR TO PLACEMENT OF ANY FINISHED ASPHALT, CONCRETE, AND/OR BRICK PAVING.

G. SUBSTANTIAL COMPLETION

H. FINAL INSPECTION

REGARDLESS OF WHETHER OR NOT THE ABOVE ARE WITNESSED BY OTHERS, IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR AND THESE ARE COMPLETED WITHOUT THE ENGINEER OF RECORD PRESENT, THE CONTRACTOR SHALL AGAIN EXPOSE THE WORK AND REPEAT ALL TESTS AS REQUESTED BY THE ENGINEER OF RECORD AT NO ADDITIONAL COST TO THE CONTRACT. OTHERWISE, THE ENGINEER OF RECORD RESERVES THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CALLING FOR ANY TESTING AND INSPECTIONS REQUIRED BY CITY, COUNTY, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE CONTRACTOR'S WORK.

IV. SHOP DRAWINGS

PRIOR TO FABRICATION OR CONSTRUCTION, SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR REVIEW OF THE FOLLOWING ITEMS:

1. DRAINAGE:
A. DRAINAGE INLETS, CATCH BASINS, MANHOLES, AND STRUCTURES, INCLUDING TOP/BOTTOM SLABS, FRAMES, GRATES, RIMS, AND POLLUTANT RETARDANT BAFFLES.
B. TRENCH OR SLOT DRAINS INCLUDING CHANNELS, ANCHORS, GRATES, OUTLETS, ETC.
C. DRAINAGE WELL STRUCTURES, CASING, AND GRATES.
D. DRAINAGE PIPE AND FITTINGS.
E. CLEANOUTS

2. WATER DISTRIBUTION:
A. PIPE AND FITTINGS
B. VALVES AND AIR RELEASE VALVES
C. FIRE HYDRANTS
D. BACKFLOW PREVENTION DEVICES
E. METER VAULTS & BOXES
F. TAPPING SMARTINVES AND CORPORATION STOPS

3. SANITARY SEWER:
A. MANHOLES, INCLUDING STRUCTURES, TOP/BOTTOM SLABS, FRAMES AND RIMS
B. PIPE AND FITTINGS
C. CLEANOUTS
D. VALVES AND AIR RELEASE VALVES
E. PUMP STATION AND ALL RELATED EQUIPMENT

4. ASPHALT MIX
A. SUBGRADE AND LIMEROCK BASE SECTIONS TO BE INCLUDED

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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MAINTENANCE OF TRAFFIC CIRCULATION FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.

C. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

D. 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 RIGHTS-OF-WAY IN ACCORDANCE WITH M.U.T.C.D. AND THE TOWN OF BAY HARBOR ISLAND PUBLIC WORKS DEPARTMENT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

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 TOWN OF BAY HARBOR ISLAND 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 CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE 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 ENVIRONMENTAL ENGINEER, MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

F. IMMEDIATELY PRIOR TO GRAND OPENING, CONTRACTOR IS TO SWEEP ENTIRE SITE, ELIMINATE ALL DEBRIS AND FUMIGATE THE LANDSCAPE AREAS AND PRESSURE CLEAN THE SITE ASPHALT, CURB, SIDEWALKS, AND CONCRETE PADS.

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.

5. REFER TO TOWN OF BAY HARBOR ISLAND STANDARDS FOR ADDITIONAL CLOSE-OUT REQUIREMENTS.

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 SAWCUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER TOWN OF BAY HARBOR ISLAND AND MIAMI-DADE COUNTY STANDARDS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONCRETE 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.

EA3 CIVIL ENGINEERING

EA3 CIVIL ENGINEERING, INC.
9050 PINES BLVD. SUITE 415-415
PEMBROKE PINES, FLORIDA 33024
OFFICE: 754.777.7993
WWW.EA3CIVIL.COM

CA NO. 32522
PE NO. 82291
ERIC ARENCIBIA, P.E.

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

DESIGNER

MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

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CIVIL
EA3 CIVIL ENGINEERING, INC.
9050 PINES PLVD. STE 415-415
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LANDSCAPE
H.L.MARTIN, LANDSCAPE ARCHITECT, PA
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STRUCTURAL

MEP

GEOTECHNICAL

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

PROJECT NO 2302

GENERAL NOTES

SCALE As indicated

C1.00

PLANNING & ZONING
2021.05.10

2024-04-24 16:45:20

DRAINAGE CALCULATION:

EXISTING CONDITIONS:
SITE AREA = 11,250 SF
PERVIOUS AREA = 4,990 SF (44.4%)
IMPERVIOUS AREA = 6,260 SF (55.6%)

PROPOSED SITE DISTRIBUTION:
SITE AREA = 11,250 SF
PERVIOUS AREA = 2,170 SF (19.5%)
IMPERVIOUS AREA = 9,080 SF (80.7%)

REQUIRED STORAGE:
RAINFALL AMOUNT (P) = 6.50 INCHES (5-yr/24-hr)
COMPACTED SOIL STORAGE = 4.95" (SFWMD)

EXISTING CONDITIONS:
S=(PERVIOUS/SITE)*(COMPACTED SOIL STORAGE)=
=(4,990/11,250)*(4.95)= 2.20"
S(EXIST.) = 2.20"
RUNOFF(R)= (P-0.2S)^2/(P+0.8S) = 4.45"
VOLUME OF RUNOFF(V)= A*R/12
= 11,250*4.45/12 = 4,172 CF

PROPOSED CONDITIONS:
S=(PERVIOUS/SITE)*(COMPACTED SOIL STORAGE)=
=(1,971/11,250)*(4.95)= 0.95"
S(PROP.) = 0.95"
RUNOFF(R)= (P-0.2S)^2/(P+0.8S) = 5.48"
VOLUME OF RUNOFF(V)= A*R/12
= 11,250*5.48/12
= 5,138 CF

5,138 CF - 4,172 CF = 966 CF
1.0 IN. x 11,250 SF / 12in/ft = 938 CF
SITE AREA FOR WQ: 11,250 SF - 7,077 SF(roof) = 4,173 SF
IMPERVIOUS AREA WQ: 4,173 SF - 2,170 SF = 2,003 SF
2.5 IN. x 52.8% (PERCENT IMPERVIOUS WQ) = 1.20 IN.
1.20 IN. x 11,250 SF (SITE AREA)/ 12in/ft = 1,125 CF

SWALE AREA STORAGE=(TOP AREA+BOTTOM AREA)/2 *SWALE AREA DEPTH

SWALE AREA #1 (TRIANGULAR X-SECTION) = (4.5'*0.50')/2 * 77' = 87 CF

SWALE AREA #2 = (317+190)/2 * 0.67' = 169 CF

SWALE AREA #3 (TRIANGULAR X-SECTION) = (5.0'*0.50')/2 * 54' = 738 CF

SWALE AREA #4 = (91+54)/2 * 0.67' = 48 CF

SWALE AREA #5 (TRIANGULAR X-SECTION) = (4.0'*0.50')/2 * 116' = 116 CF

TOTAL DRY-RETENTION SWALE AREA STORAGE: 487 CF

Vwq EXF. TRENCH = 1,125 CF - 487 CF = 638 CF

= 0.0146 AC- FT = 0.1752 AC-IN

$$L1 = \frac{FS*\%WQ*Vwq}{K(H2*W + 2*Heff*Du - Du^2 + 2*Heff*Ds) + 0.000139*W*Du}$$

$$L2 = \frac{FS*\%WQ*Vwq}{K(2*HeffDu - Du^2 + 2*Heff*Ds) + 0.000139*W*Du}$$

K = 0.0000852, AS PER GEOTECHNICAL REPORT DATED 12/01/2023

FS = 2 H2 = 2.5'

%WQ = 0.5 Du = 1.25'

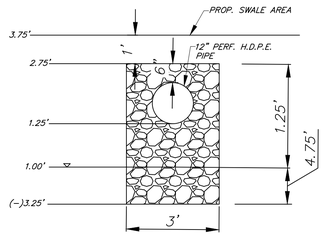
Heff = 1.25' Ds = 4.75'

W = 3.00' TRENCH HEIGHT = 6.00'

L1 = 77.9' ⟶ 78'

L2 = 108.8' ⟶ 109' REQUIRED DS > DU

120' F.D. PROVIDED

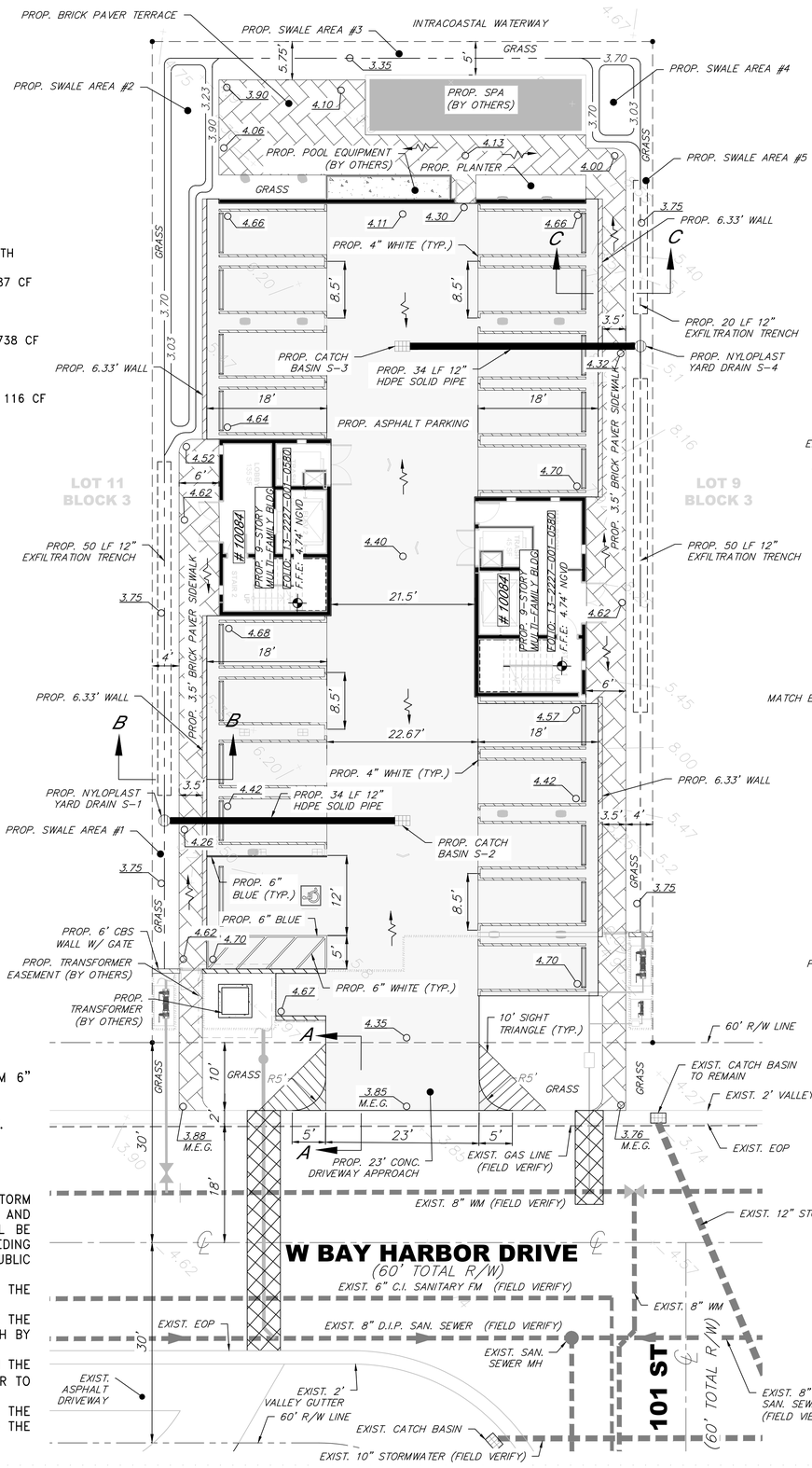


TYP. EXFILTRATION TRENCH SECTION
N.T.S.

STRUCTURE NO.	STRUCTURE DIAMETER	RIM EL.	INVERT EL.	BOTTOM EL.	FRAME & GRATE (USF)
S-1	12"	3.75'	1.73' (E) 1.70' (N)	0.70'	NYLOPLAST STANDARD GRATE H-20
S-2	15"	3.85'	1.73' (W)	0.70'	NYLOPLAST STANDARD GRATE H-20
S-3	15"	4.00'	1.73' (E)	0.70'	NYLOPLAST STANDARD GRATE H-20
S-4	12"	3.75'	1.73' (W) 1.70' (S)	0.70'	NYLOPLAST STANDARD GRATE H-20

ENGINEER NOTES:

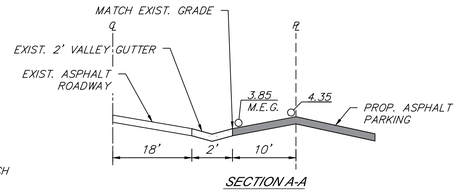
1. ALL RAINFALL RUNOFF TO BE RETAINED ON-SITE. PERIMETER OF LOT SHALL BE GRADED WITH MINIMUM 6" HIGH BERM.
2. A MINIMUM SLOPE OF 3:1 WITHIN ALL SWALE AREAS SHALL BE MAINTAINED.
3. SURFACE WATER SHALL SLOPE AWAY FROM ALL STRUCTURES A MINIMUM OF 6" WITHIN THE FIRST 10-FEET.
4. PROPOSED CONTOUR LINES ARE ESTIMATED, AND SHALL BE COORDINATED WITH LANDSCAPE PLANS.
5. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR HARDSCAPE MATERIALS TO BE USED.
6. ELEVATIONS SHOWN HEREON RELATE TO N.G.V.D., 1929.
7. SITE CONCRETE SHALL HAVE MINIMUM STRENGTH 3,000 PSI.
8. ADEQUATE DRAINAGE SHALL BE PROVIDED, AND SURFACE RUNOFF WATER SHALL BE DIVERTED TO A STORM CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION IN ACCORDANCE WITH FLORIDA BUILDING CODE AND TOWN OF BAY HARBOR ISLANDS CODE ORDINANCES. ALL SITE DRAINAGE IS DESIGNED AND SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RUNOFF RATES, VOLUME, AND POLLUTANT LOADS NOT EXCEEDING PREDEVELOPMENT CONDITIONS AND PREVENTING FLOODING OF ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY.
9. THE RECORDED EASEMENT DOCUMENTATION SHALL BE PROVIDED PRIOR TO PROJECT CLOSEOUT AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
10. ALL TOWN-OWNED LANDSCAPING, CURBING, GUTTERING, AND ROADWAY AREAS DISTURBED OR REMOVED ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE TOWN.
11. 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.
12. A STORMWATER DRAINAGE PIPE EASEMENT SHALL BE INCLUDED WITH THE PROJECT DOCUMENTATION. THE RECORDED EASEMENT DOCUMENT DOCUMENTATION SHALL BE PROVIDED PRIOR TO PROJECT CLOSEOUT AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



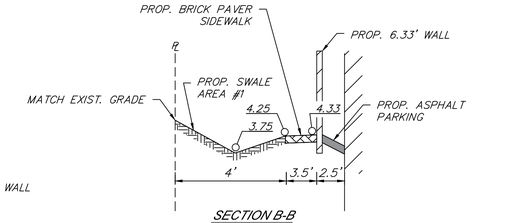
PAVING, GRADING, & DRAINAGE PLAN
SCALE: 1" = 10'-0"

LEGEND

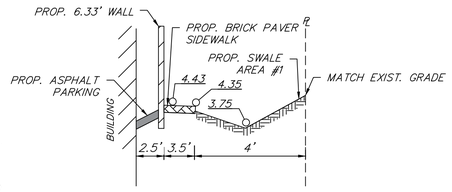
- CENTER LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EXIST. ELEVATION (FT-NGVD)
- PROP. GRADE ELEVATION (FT-NGVD)
- PROP. CONTOUR ELEVATION LINES (FT-NGVD)
- PROP. STORM DRAINAGE STRUCTURE
- EXISTING WATER/SEWER MAIN
- RUNOFF PATHWAY
- PROP. BRICK PAVER
- PROP. ASPHALT
- TRENCH RESTORATION



SECTION A-A



SECTION B-B



SECTION C-C

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WWW.EA3CIVIL.COM
CA NO. 32522
PE NO. 82291
ERIC ARENCIBIA, P.E.

La Jolla

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

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EA3 CIVIL ENGINEERING, INC.
9050 PINES BLVD. STE 415-415
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PROJECT NO 2302

PAVING, GRADING & DRAINAGE PLAN

SCALE As indicated

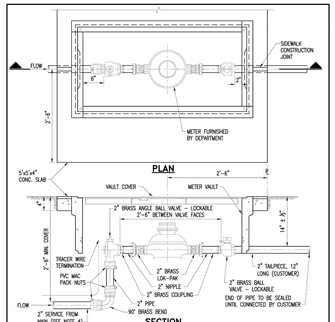
C2.00

PLANNING & ZONING
2021.05.10

2024-04-24 16:45:20

LEGEND

- CENTER LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- 8.93 EXISTING GRADE ELEVATION (NAVD '88)
- PROPOSED WATER/SEWER LINES
- EXISTING WATER/SEWER MAIN
- EXISTING / PROPOSED WATER VALVE
- TRENCH RESTORATION



NOTES:

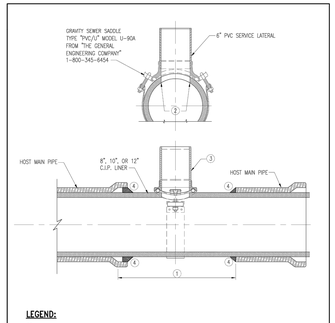
1. USE 2'x4' METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6-W1.4xW1.4 W.W.M.
3. A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE MUST BE ATTACHED TO WATER MAIN AND EXTEND INTO THE WATER METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE, USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
6. METER BOX SHALL BE INSTALLED BETWEEN TWO SEPARATE FLAGS OF CONCRETE.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

ITEM	CROSS REF.	SPEC. REF.
TYPICAL SERVICE PEAN	WS 4.10	
2"x1" METER VAULT	WS 2.11	

ISSUE DATE	APPROVED BY
05/31/2013	E.A.V.

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

STANDARD DETAIL: TYPICAL 2" SERVICE INSTALLATION WITH A 2" METER — WS 2.16 — SHEET 1 of 4



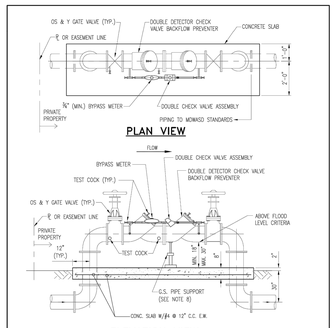
LEGEND:

1. CUT & REMOVE SECTION OF HOST PIPE WHERE SERVICE CONNECTION IS TO BE MADE.
2. CUT HOLE FOR LATERAL WITH DIAMETER EQUAL TO INSIDE DIAMETER OF THE CUT IN MAIN SEWER WITH POWER TOOL.
3. CONNECT 6" PVC SEWER LATERAL BY U-90A SADDLE.
4. SEAL THE PIPE CUTS WITH HYDRAULIC CEMENT.

ISSUE DATE	APPROVED BY
02/11/2009	V.F.C.

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

STANDARD DETAIL: SADDLE TEE FASTENED TO GRAVITY SEWER MAIN LINER — SS 3.2 — SHEET 1 of 1



NOTES:

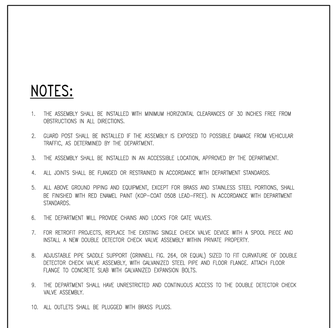
PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DOWNTOWN WATER MAINS".

ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL	WS 4.5	

ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

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

STANDARD DETAIL: DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE — WS 4.20 — SHEET 2 of 4



NOTES:

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POST 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. ALL JOINTS SHALL BE FLANGED OR RESTRAINED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
5. ALL ABOVE GROUND PIPING AND EQUIPMENT, EXCEPT FOR BRASS AND STAINLESS STEEL PORTIONS, SHALL BE FINISHED WITH RED ENAMEL PAINT (KOP-COAT 0508 LEAD-FREE). IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. THE DEPARTMENT WILL PROVIDE CHAINS AND LOCKS FOR GATE VALVES.
7. FOR RETROFIT PROJECTS, REPLACE THE EXISTING SINGLE CHECK VALVE DEVICE WITH A SPOOL PIECE AND INSTALL A NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY WITHIN PRIVATE PROPERTY.
8. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
9. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
10. ALL OUTLETS SHALL BE PLUGGED WITH BRASS PLUGS.

ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL	WS 4.5	

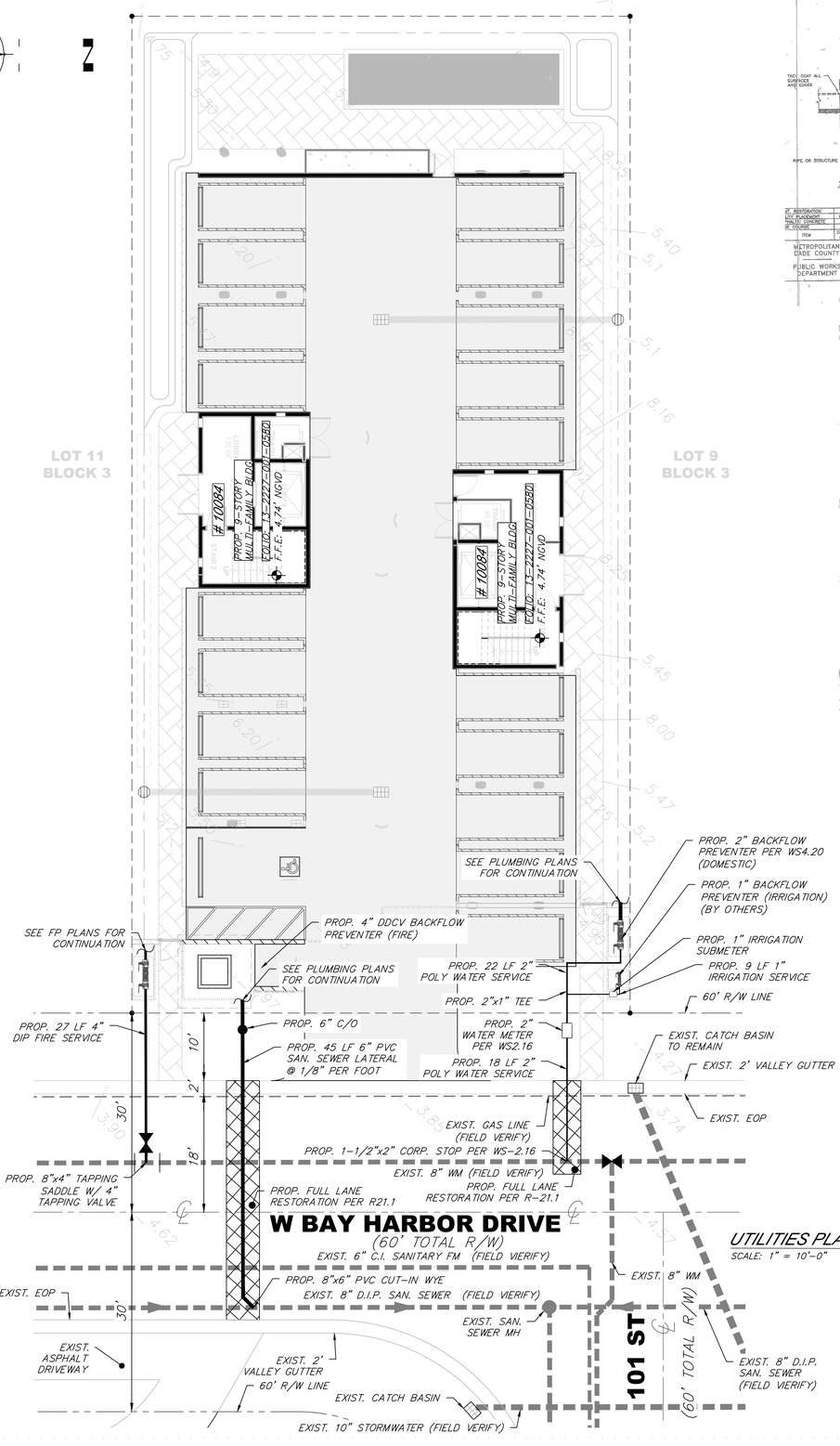
ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

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

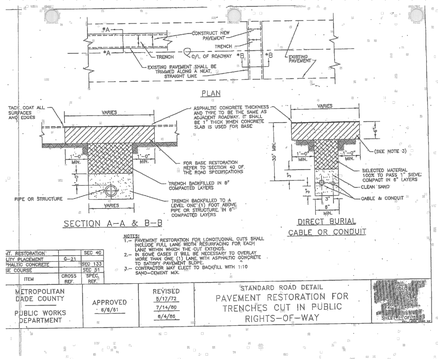
STANDARD DETAIL: DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE NOTES — WS 4.20 — SHEET 3 of 4

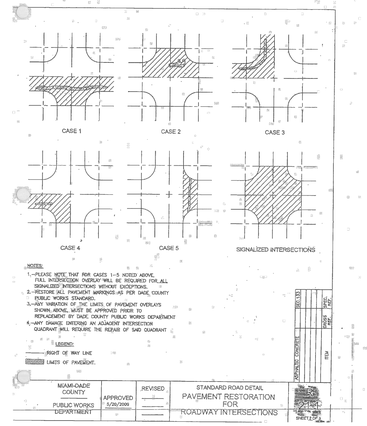
ENGINEER NOTES:

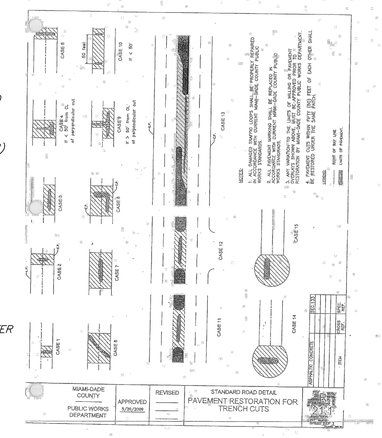
1. WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR.
2. ROADWAY PAVEMENT MARKERS AND ROADWAY THERMAL STRIPING SHALL BE COMPLETELY RESTORED TO THEIR ORIGINAL CONDITIONS.



UTILITIES PLAN - PLAN VIEW
SCALE: 1" = 10'-0"







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WWW.EA3CIVIL.COM

CA NO. 32522
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ERIC ARENCIBIA, P.E.

La Jolla

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

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T | 786.409.3363
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PROJECT NO 2302

UTILITIES PLAN

SCALE As indicated

C3.00

PLANNING & ZONING
2021.05.10

2024-04-24 16:45:20

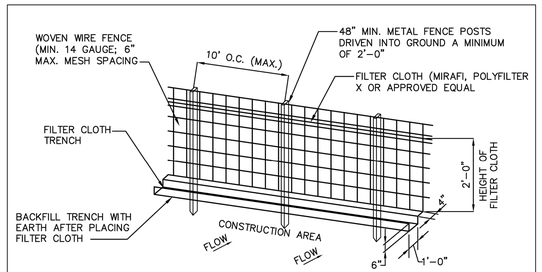
LEGEND

CENTER LINE

RIGHT-OF-WAY

PROPERTY LINE

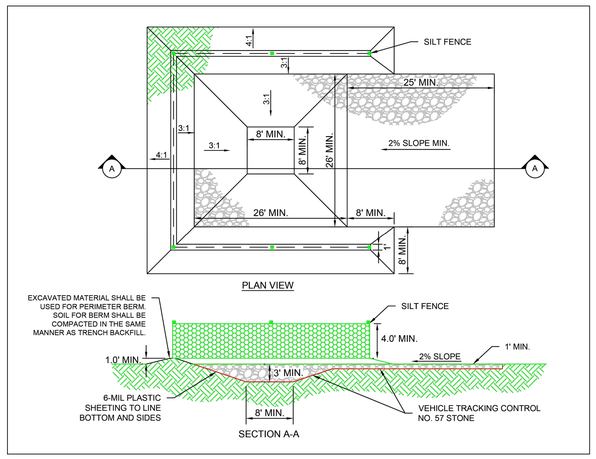
STAKED SILT FENCE



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.

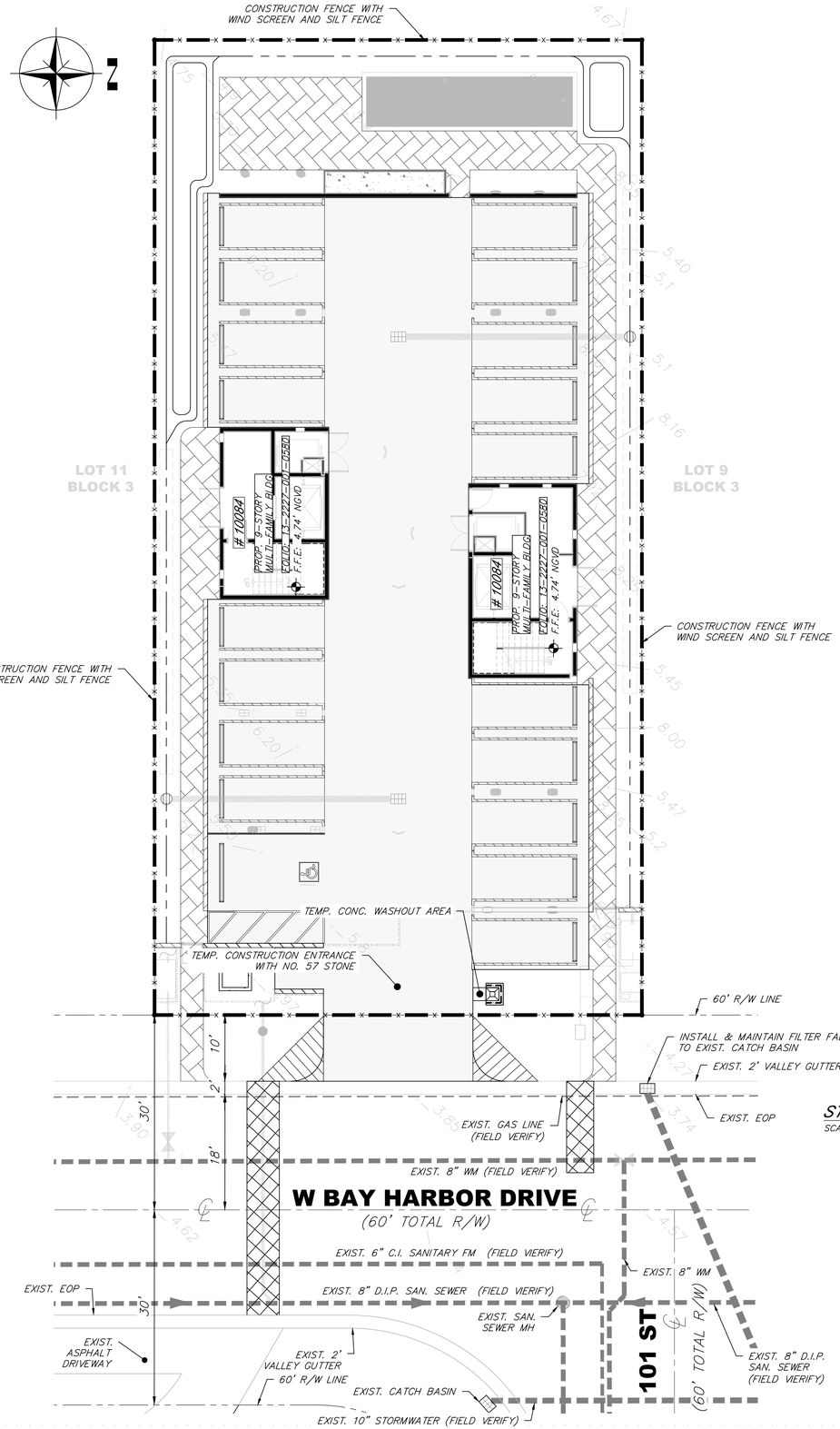
SILT FENCE (TYP.)



CONCRETE WASHOUT AREA

NOTES:

1. FILTER FABRIC TO BE INSTALLED AT ALL EXISTING DRAINAGE CATCH BASINS WITHIN AND ADJACENT TO THE WORK AREA, AND SHALL BE CLEANED PERIODICALLY OR WHEN DRAINAGE FLOW IS IMPEDED.
2. SECURED SAND BAGS MAY BE USED IN-LIEU OF SILT FENCE WHERE PRACTICAL. SAND BAGS SHALL BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN FUNCTIONAL CONDITION.



STORMWATER POLLUTION PREVENTION PLAN
SCALE: 1" = 10'-0"

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PROJECT NO 2302

STORMWATER POLLUTION PREVENTION PLAN

SCALE As indicated

C4.00

PLANNING & ZONING
2021.05.10

2024-04-24 16:45:20

BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE MIAMI-DADE COUNTY REGULATIONS, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17-25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 400-4, F.A.C., AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R-92-005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

1. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.
2. SEDIMENTATION PROTECTION OF STORM SEWER OR RECEIVING STREAM.
3. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COSTS ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY THE CONTRACTOR), AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

A. FUEL SPILLS AND LEAKS PREVENTION
B. PREVENT/REDUCE VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
C. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
D. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
E. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
F. SOLID WASTE MANAGEMENT
G. HAZARDOUS WASTE MANAGEMENT
H. CONCRETE WASTE MANAGEMENT
I. SANDBLASTING WASTE MANAGEMENT
J. STRUCTURE CONSTRUCTION AND PAINTING
K. SPILL PREVENTION AND CONTROL
L. CONTAMINATED SOIL MANAGEMENT
M. SANITARY/SEPTIC WASTE MANAGEMENT
N. SOIL EROSION CONTROL
O. STORM WATER TURBIDITY MANAGEMENT

4. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

A. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
B. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.
C. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
D. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.
E. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.
F. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
G. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORMWATER EROSION CONTROL NOTES:

1. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
2. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
3. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.
4. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
5. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
C. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

6. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.
7. SOD SHALL BE PLACED, IN ACCORDANCE WITH PLANS, FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.
8. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.
9. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

STABILIZATION NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

STRUCTURAL NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

WASTE DISPOSAL NOTES:

1. WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.
2. HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.
3. SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
4. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. THE COMPOST SOCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING, AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION. DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
8. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.
9. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
10. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.
11. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

OFF-SITE TRACKING:

1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFF-SITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.
2. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES, OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURENCE.
3. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.
4. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
5. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

1. GOOD HOUSEKEEPING
A. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
B. STORE ONLY ENOUGH MATERIAL ON-SITE FOR PROJECT COMPLETION.
C. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
D. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND, IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
E. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
F. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

2. HAZARDOUS PRODUCTS
A. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
B. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

3. PRODUCT SPECIFIC PRACTICES
A. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON-SITE.
B. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED, THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
C. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
D. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEANUP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
2. THE FOLLOWING CLEANUP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
3. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
4. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
5. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
6. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
7. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
8. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

WIND EROSION CONTROL NOTES:

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

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
B. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER.
C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.

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

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5965 SW 38TH ST.

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PROJECT NO 2302

BEST MANAGEMENT PRACTICES

SCALE As indicated

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PLANNING & ZONING
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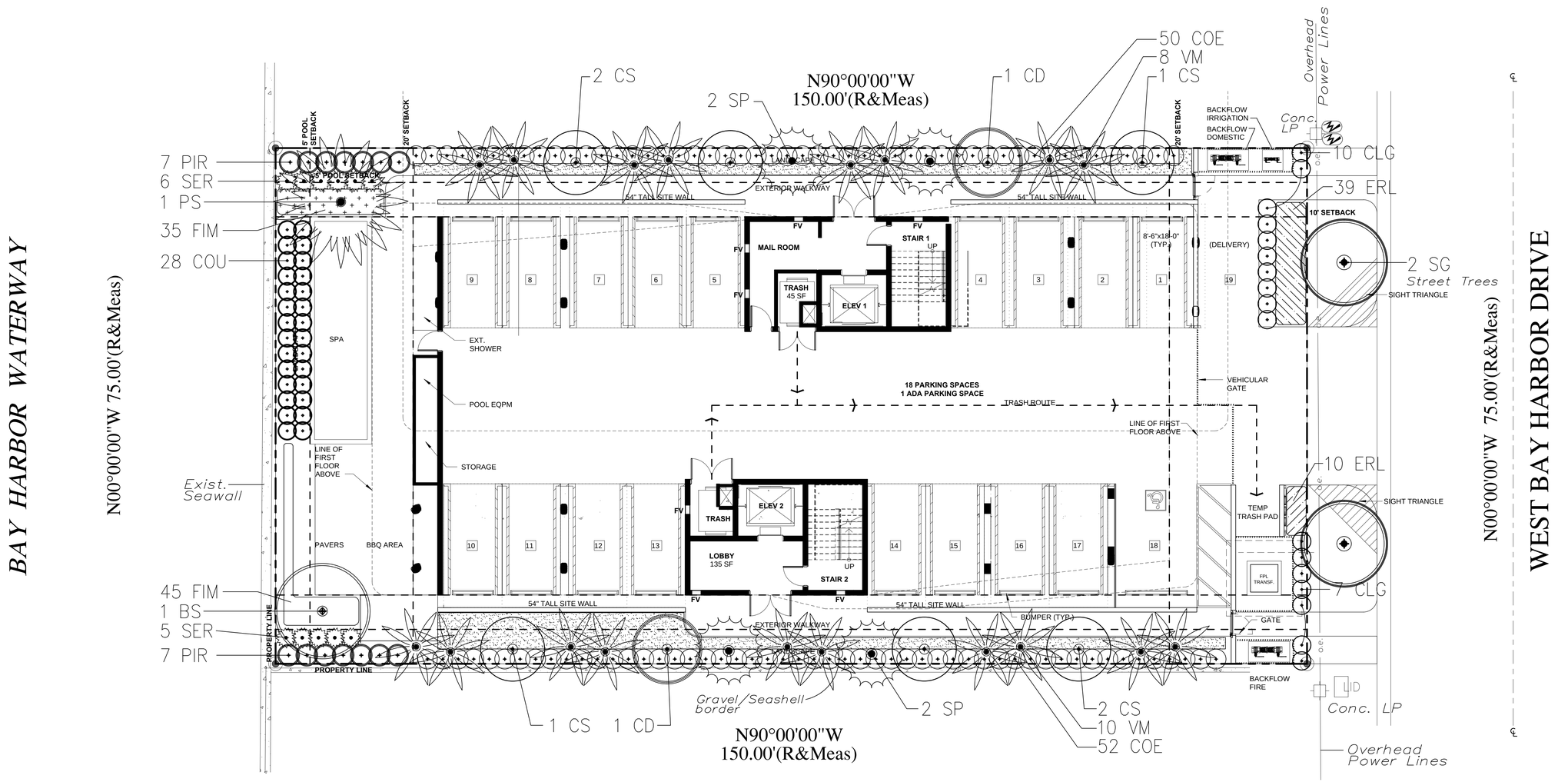

Plant List

Qty	Key	Botanical / Commmon Name	Classification: Lot Trees	Classification: Street Trees	Specification	Native Y/N
2	SG	Simaruba glauca / Paradise Tree		Street Trees	16' oa ht, 8' spr, 4" cal, 4.5' ct.	Yes
2	CD	Coccoloba diversifolia / Pigeon Plum	Lot Trees		14' oa ht, 7' spr, 3" cal.	Yes
1	BS	Bursera simaruba / Gumbo Limbo	Lot Trees		18–20' oa ht, 8' spr, 5" cal.	Yes
6	CS	Cordia sebestena / Orange Geiger	Lot Trees		18–20' oa ht, 8' spr, 5" cal.	Yes
9 Lot Trees Prov'd, 2 Street Trees Prov'd						
Req'd Shrubs:						
102	COE	Conocarpus erectus / Green Buttonwood			5' ht, 3' spr, 15 gal.	Yes
17	CLG	Clusia guttifera / Small Leaf Clusia			6'–7' ht, 3.5' spr, 25 gal.	No
20	COU	Coccoloba uvifera / Seagrape			4' ht, 3' spr, 7 gal.	Yes
14	PIR	Pimenta racemosa / Bayrum			4'–5' ht, 2.5' spr, 15 gal.	No
153 Prov'd Shrubs, (122 Native)						
Additional: Palms, Accents, Groundcovers						
1	PS	Phoenix sylvestris / Sylvester Date Palm			24' oa ht, 18' ct, matched	No
18	VM	Veitchia montgomeriana / Veitchia Palm			6 ea. @ 16',22',28' oa hts	No
7	SP	Sabal palmetto / Sabal Palm			3 @ 16', 4 @ 22' ct	Yes
13	SER	Serenoa repens / Silver Saw Palmetto			3' ht x 3' spr, 25 gal.	Yes
130	FIM	Ficus microcarpa / Green Island Ficus			12" ht, 12" spr, 3 gal.	No
49	ERL	Ernodea littoralis / Golden Creeper			12" ht, 12" spr, 3 gal.	Yes

LANDSCAPE PLAN 1
1/8" = 1'-0"

L 1.00 Landscape Plan
L 1.01 Roof Level Landscape Plan
L 1.02 Landscape Notes, Details & Legend
L 1.03 Tree Survey / Disposition Plan

La Jolla

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LANDSCAPE
H.L.MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST, MIAMI, FL 33155
305.790.4372, hlmartinufiu@bellsouth.net
LA#0001722

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LANDSCAPE PLAN

SCALE As indicated

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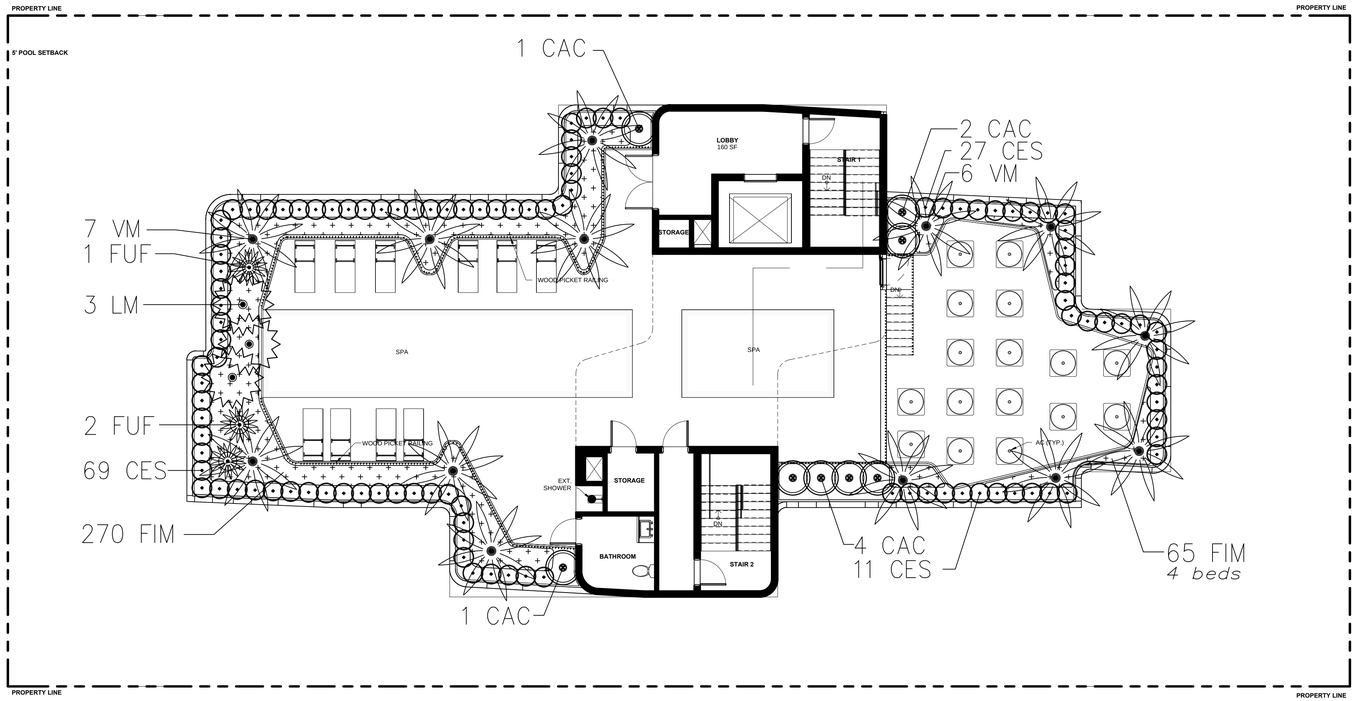

ROOF LEVEL LANDSCAPE PLAN 1
1/8" = 1'-0"

Roof Level Plant List

Qty	Key	Botanical / Commmon Name	Specification	Native Y/N
16	VM	Veitchia montgomeriana / Veitchia Palm	6 ea. @ 16',22',28' oa hts	No
3	LM	Leuccothrinax morrissii / Keys Thatch Palm	8',12',16' oa hts, (collected)	Yes
8	CAC	Capparis cynophallophora / Jamaican Caper	5–6' ht, 2.5' spr, 25 gal.	Yes
3	FUF	Furcraea foetida / False Agave	4' ht, 4' spr, 25 gal.	No
107	CES	Conocarpus e. Sericeus / Silver Buttonwood	5' ht, 3' spr, 15 gal.	Yes
335	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr, 3 gal.	No

L 1.00 Landscape Plan
L 1.01 Roof Level Landscape Plan
L 1.02 Landscape Notes, Details & Legend
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ROOF LEVEL LANDSCAPE PLAN

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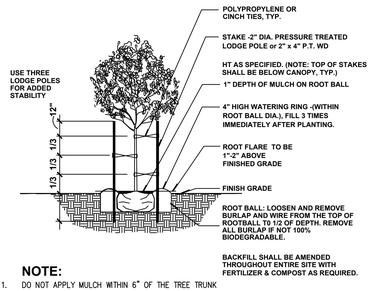
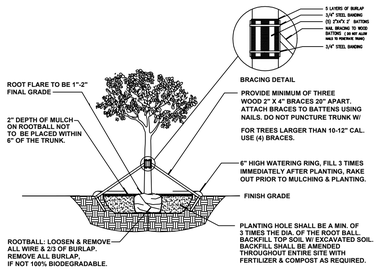


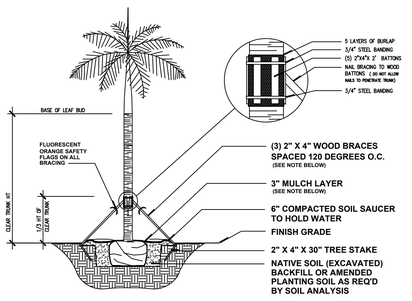
NOTE:

1. DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK

Tree Planting & Bracing Detail With A Caliper up to 2.5" N.T.S.



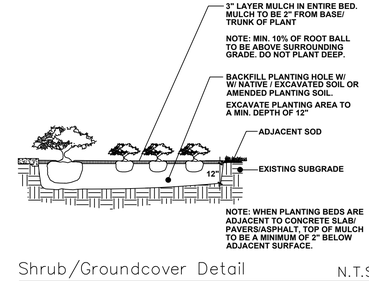
Tree Planting & Bracing Detail Caliper of 2.5" or Greater N.T.S.



NOTES:

1. PALMS OVER 30' GW HT, USE MINIMUM (4) 4" X 4" BRACING AND STAKES.
2. PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
3. RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
4. GROWING BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
5. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
6. NO SCARRED OR BLACKENED TRUNKS.
7. AMENDED SOIL MIX, TO BE ADDED AT THE TIME OF PLANTING, IF NEEDED. SHALL CONSIST OF A RATIO MIX 80% CLEAN SILICA SAND AND 20% SCREENDED, PULVERIZED TOPSOIL AS NEEDED.
8. ANCHORING STAKES SHALL BE DRIVEN A MIN. OF 3" BELOW GRADE.

Typical Palm Planting Detail N.T.S.



Shrub/Groundcover Detail N.T.S.

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 5th EDITION: 2015. RESPECTIVELY.
2. TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
3. A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
5. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
6. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
7. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
8. ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
9. ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT#1, ONLY.
10. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
11. MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH,(UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.

Plant List

Qty	Key	Botanical / Commmon Name	Classification: Lot Trees	Classification: Street Trees	Specification	Native Y/N
2	SG	Simaruba glauca / Paradise Tree		Street Trees	16' oa ht, 8' spr, 4" cal, 4.5' ct.	Yes
2	CD	Coccoloba diversifolia / Pigeon Plum	Lot Trees		14' oa ht, 7' spr, 3" cal.	Yes
1	BS	Bursera simaruba / Gumbo Limbo	Lot Trees		18-20' oa ht, 8' spr, 5" cal.	Yes
6	CS	Cordia sebestena / Orange Geiger	Lot Trees		18-20' oa ht, 8' spr, 5" cal.	Yes
9 Lot Trees Prov'd, 2 Street Trees Prov'd						
Req'd Shrubs:						
102	COE	Conocarpus erectus / Green Buttonwood			5' ht, 3' spr, 15 gal.	Yes
17	CLG	Clusia guttifera / Small Leaf Clusia			6'-7' ht, 3.5' spr, 25 gal.	No
20	COU	Coccoloba uvifera / Seagrape			4' ht, 3' spr, 7 gal.	Yes
14	PIR	Pimenta racemosa / Bayrum			4'-5' ht, 2.5' spr, 15 gal.	No
153 Prov'd Shrubs, (122 Native)						
Additional: Palms, Accents, Groundcovers						
1	PS	Phoenix sylvestris / Sylvester Date Palm			24' oa ht, 18' ct, matched	No
18	VM	Veitchia montgomeriana / Veitchia Palm			6 ea. @ 16',22',28' oa hts	No
7	SP	Sabal palmetto / Sabal Palm			3 @ 16', 4 @ 22' ct	Yes
13	SER	Serenoa repens / Silver Saw Palmetto			3' ht x 3' spr, 25 gal.	Yes
130	FIM	Ficus microcarpa / Green Island Ficus			12" ht, 12" spr, 3 gal.	No
49	ERL	Ernodea littoralis / Golden Creeper			12" ht, 12" spr, 3 gal.	Yes

Roof Level Plant List

Qty	Key	Botanical / Commmon Name	Specification	Native Y/N
16	VM	Veitchia montgomeriana / Veitchia Palm	6 ea. @ 16',22',28' oa hts	No
3	LM	Leuccothrinax morrissii / Keys Thatch Palm	8',12',16' oa hts, (collected)	Yes
8	CAC	Capparis cynophallophora / Jamaican Caper	5-6' ht, 2.5' spr, 25 gal.	Yes
3	FUF	Furcraea foetida / False Agave	4' ht, 4' spr, 25 gal.	No
107	CES	Conocarpus e. Sericeus / Silver Buttonwood	5' ht, 3' spr, 15 gal.	Yes
335	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr, 3 gal.	No

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: 10084 West Bay Harbor Drive **Legal Description** _____

Net Lot Area 26 **Acres /** 11,250 **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 11,250 SF x 20% = 2,250 SF (BHI – Sec. 23-11)	20% / 2,250 SF	20 % / 2,250 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 2,250 SF x 60% = 1,350 SF	60% Max / 1,350 SF	60 % / 1,350 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 26 acres = 8 (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16	8	9
2. Native Species Required - 50% Min. # of shade trees req. _____ x 50% = _____ (BHI – Sec. 24-16(a)(2))	4	9
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. _____ x 50% = _____ (MDC – Sec. 18A-6(C)(11)(b))	4	8
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	8	
2. Number of shade tree species required	8	3

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 8 (from Sec. (II)(A)(1) above)
3. Shade tree heights required: 12 ft. - 25 % or 2 shade trees
   14-16 ft. - _____ % or _____ shade trees
   16-18 ft. - _____ % or _____ shade trees
   18-20 ft. - 75 % or 6 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' Width of lot 75 / 35' = 2.14 (15' min height / 6' clear wood / 2 ½" caliper) (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))	2	2
IV. Shrubs Required		
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI – Sec. 24-16(a)(2)(d))	100	153
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	30	122
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	50	51
V. Buffers (If applicable) (BHI – Sec. 24-16)		
1. Parking Lot from ROW	NO (yes / no)	NO (yes / no)
2. Dissimilar Uses	NO (yes / no)	NO (yes / no)
VI. Parking Lot Landscaping (If applicable)	**Required**	**Provided**
1. 10 SF / parking space: 10 x _____ spaces = _____SF (MDC – Sec. 18A-6(J))	N/A	N/A
2. Shade Trees Required (MDC – Sec. 18A-6(J))	N/A	N/A
3. Shrubs Required (MDC – Sec. 18A-6(I))	N/A	N/A
VII. Right Tree Right Place (BHI – Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)		2
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-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

L 1.00 Landscape Plan
L 1.01 Roof Level Landscape Plan
L 1.02 Landscape Notes, Details & Legend
L 1.03 Tree Survey / Disposition Plan

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NOTES, DETAILS & LEGEND

SCALE N/A

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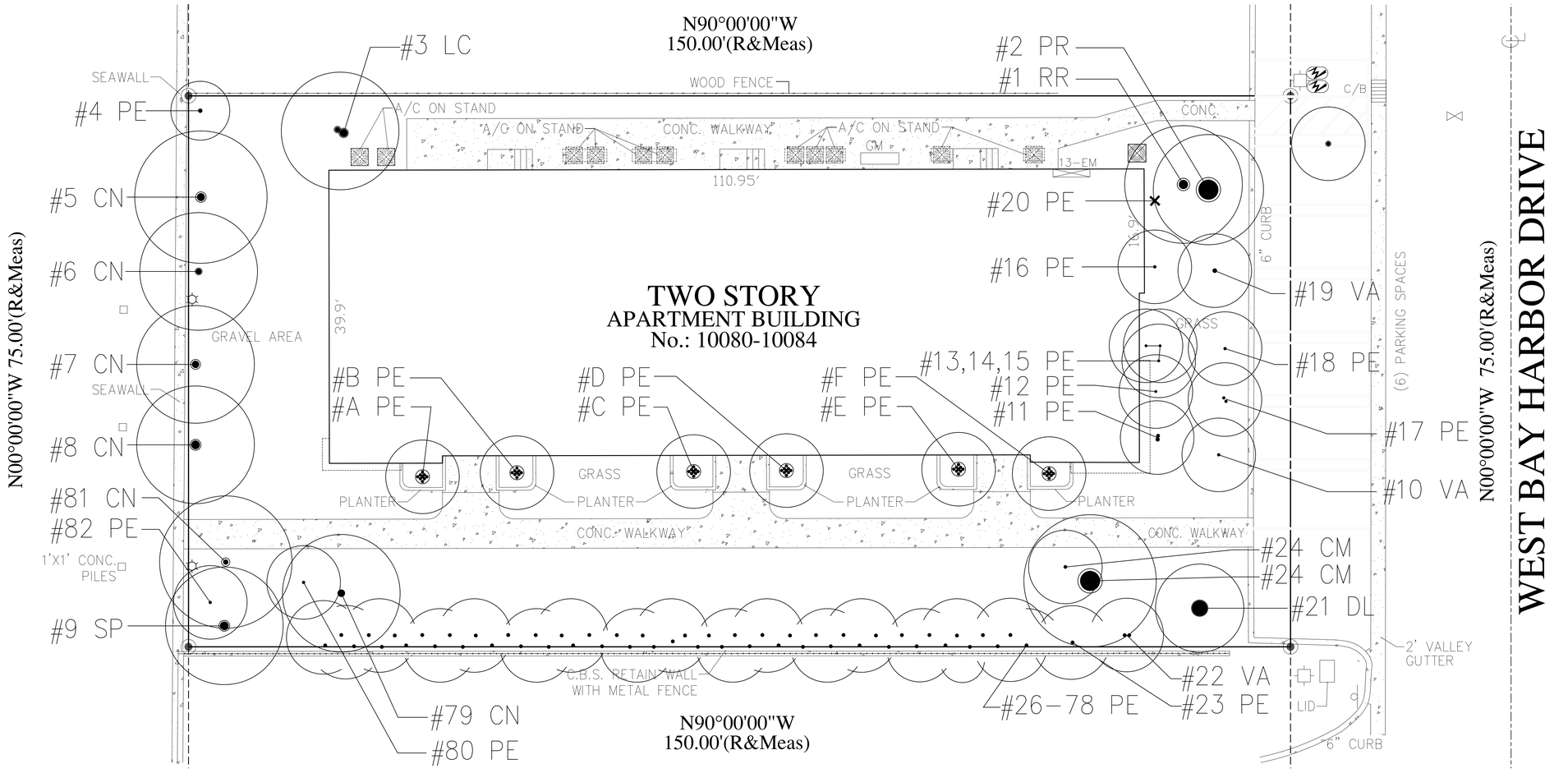

Tree Survey List

Num	Botanical / Commmon Name	Disposition	Description HT	SPR	DBH	Condition	Notes	Mitigation
#1 RR	Roystonea regia / Royal Palm	---Remove---	36'	16'	14"	Fair		*201 sf*
#2 PR	Phoenix reclinata / Senegal Island Date Palm	---Remove---	25'	15'	cluster	Fair		*177 sf*
#3 LC	Livistona chinensis / Chinese Fan Palm	---Remove---	20'	16'	7,10"	Fair		*201 sf*
#4 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	8'	4"	Good		*50 sf*
#5 CN	Cocos nucifera / Coconut Palm	---Remove---	20'	18'	12"	Good		*254 sf*
#6 CN	Cocos nucifera / Coconut Palm	---Remove---	26'	16'	8"	Good		*201 sf*
#7 CN	Cocos nucifera / Coconut Palm	---Remove---	19'	16'	11"	Good		*201 sf*
#8 CN	Cocos nucifera / Coconut Palm	---Remove---	30'	16'	13"	Good		*201 sf*
#9 SP	Sabal palmetto / Sabal Palm	---Remove---	25'	16'	14"	Good		*201 sf*
#10 VA	Veitchia arecina / Montgomery Palm	---Remove---	22'	10'	3"	Good		*79 sf*
#11 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	4,5"	Good		*79 sf*
#12 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	3"	Good		*79 sf*
#13 PE	Ptychosperma elegans / Alexander Palm	---Remove---	10'	10'	3"	Good		*79 sf*
#14 PE	Ptychosperma elegans / Alexander Palm	---Remove---	22'	8'	3"	Good		*50 sf*
#15 PE	Ptychosperma elegans / Alexander Palm	---Remove---	32'	12'	4"	Poor		*113 sf*
#16 PE	Ptychosperma elegans / Alexander Palm	---Remove---	19'	10'	3"	Fair		*79 sf*
#17 PE	Ptychosperma elegans / Alexander Palm	---Remove---	16'	10'	3,3"	Good		*79 sf*
#18 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	3"	Good		*79 sf*
#19 VA	Veitchia arecina / Montgomery Palm	---Remove---	20'	10'	5"	Good		*79 sf*
#20 PE	Ptychosperma elegans / Alexander Palm	---Remove---	16'	0'	4"	Dead		*0 sf*
#21 DL	Dypsis lutescens / Areca Palm	---Remove---	12'	12'	cluster	Fair		*113 sf*
#22 VA	Veitchia arecina / Montgomery Palm	---Remove---	20'	10'	3,3"	Good		*79 sf*
#23 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#24 CM	Caryota mitis / Fishtail Palm	---Remove---	20'	18'	cluster	Good		*201 sf*
#25 VA	Veitchia arecina / Montgomery Palm	---Remove---	19'	10'	4"	Good		*79 sf*
#26 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	8@3"	Good		*79 sf*
#27 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#28 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#29 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3,3"	Good		*79 sf*
#30 VA	Veitchia arecina / Montgomery Palm	---Remove---	20'	10'	3,3"	Good		*79 sf*
#31 VA	Veitchia arecina / Montgomery Palm	---Remove---	20'	10'	4"	Good		*79 sf*
#32 VA	Veitchia arecina / Montgomery Palm	---Remove---	20'	10'	5"	Good		*79 sf*
#33 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#34 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#35 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#36 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#37 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	2,2"	Good		*79 sf*
#38 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	4"	Good		*79 sf*
#39 PE	Ptychosperma elegans / Alexander Palm	---Remove---	12'	10'	3,2"	Good		*79 sf*
#40 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	4"	Good		*79 sf*
#41 VA	Veitchia arecina / Montgomery Palm	---Remove---	12'	10'	4"	Good		*79 sf*
#42 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	2,2,4"	Good		*79 sf*
#43 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	3,2"	Good		*79 sf*
#44 PE	Ptychosperma elegans / Alexander Palm	---Remove---	12'	10'	3"	Good		*79 sf*
#45 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	4"	Good		*79 sf*
#46 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3,2"	Good		*79 sf*
#47 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#48 PE	Ptychosperma elegans / Alexander Palm	---Remove---	12'	10'	3"	Good		*79 sf*
#49 PE	Ptychosperma elegans / Alexander Palm	---Remove---	16'	10'	3,3"	Good		*79 sf*
#50 PE	Ptychosperma elegans / Alexander Palm	---Remove---	16'	10'	3"	Good		*79 sf*
#51 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#52 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#53 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	4,2"	Good		*79 sf*
#54 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#55 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	3"	Good		*79 sf*
#56 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	4"	Good		*79 sf*
#57 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	3,3,2"	Good		*79 sf*
#58 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	3"	Good		*79 sf*
#59 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	4"	Good		*79 sf*
#60 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3,3"	Good		*79 sf*
#61 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#62 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#63 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#64 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#65 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#66 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3,2"	Good		*79 sf*
#67 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#68 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#69 PE	Ptychosperma elegans / Alexander Palm	---Remove---	16'	10'	3"	Good		*79 sf*
#70 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	3"	Good		*79 sf*
#71 PE	Ptychosperma elegans / Alexander Palm	---Remove---	22'	10'	4"	Good		*79 sf*
#72 PE	Ptychosperma elegans / Alexander Palm	---Remove---	20'	10'	3"	Good		*79 sf*
#73 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	4,3"	Good		*79 sf*
#74 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	3"	Good		*79 sf*
#75 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	3"	Good		*79 sf*
#76 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	3"	Good		*79 sf*
#77 PE	Ptychosperma elegans / Alexander Palm	---Remove---	36'	10'	3"	Good		*79 sf*
#78 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	3"	Good		*79 sf*
#79 CN	Cocos nucifera / Coconut Palm	---Remove---	18'	16'	10"	Good		*201 sf*
#80 PE	Ptychosperma elegans / Alexander Palm	---Remove---	18'	10'	4"	Good		*79 sf*
#81 CN	Cocos nucifera / Coconut Palm	Remain	36'	18'	9"	Fair		*254 sf*
#82 PE	Ptychosperma elegans / Alexander Palm	Remain	18'	10'	5"	Good		*79 sf*
A	Ptychosperma elegans / Solitaire Palm	Remain	20'	8'	cluster	Good		*50 sf*
B	Ptychosperma elegans / Solitaire Palm	Remain	20'	8'	cluster	Good		*50 sf*
C	Ptychosperma elegans / Solitaire Palm	---Remove---	20'	8'	cluster	Good		*50 sf*
D	Ptychosperma elegans / Solitaire Palm	---Remove---	20'	8'	cluster	Good		*50 sf*
E	Ptychosperma elegans / Solitaire Palm	---Remove---	20'	8'	cluster	Good		*50 sf*
F	Ptychosperma elegans / Solitaire Palm	---Remove---	20'	8'	cluster	Good		*50 sf*
								8,133 sf

Tree Survey Notes:

1) Tree Resources Report by:
New Leaf Environmental, LLC
Michael McCoy, ISA Certified Arborist, MA 4234A
TRAQ Qualified, UAF Certified Landscape Inspector
mmccoy@newleaf.expert(954) 643-0423

Indicates existing canopy tree / palm to be removed.

Indicates existing tree/palm to remain.

TREE SURVEY / DISPOSITION PLAN

1/8" = 1'-0"

1

L 1.00 Landscape Plan
L 1.01 Roof Level Landscape Plan
L 1.02 Landscape Notes, Details & Legend
L 1.03 Tree Survey / Disposition Plan

La Jolla

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

DESIGNER
MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONTRACTOR
TBD
TBD

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

LANDSCAPE
H.L.MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST, MIAMI, FL 33155
305.790.4372, hlmartinufiu@bellsouth.net
LA#0001722

STRUCTURAL

MEP

GEOTECHNICAL

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

PROJECT NO 2302

TREE SURVEY / DISPOSITION PLAN

SCALE As indicated

L1.03

PLANNING & ZONING
2021.05.10

2024-04-24 16:45:20

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: August 8th, 2024 (DRC Meeting Date)

Subject: Site Development Plan Application #2 DRC Review
9720 West Bay Harbor Drive - Multi-Family Residential Complex (9 DU)
Bay Harbor Islands Acct. No. SPR24-000016
MMPA Acct. No. 01-0702-1193

RECOMMENDED ACTION

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-1 Multiple Family District
General Location: 9720 West Bay Harbor Drive
Legal Description: Lot 27 of Block 3, "Bay Harbor Island" Subdivision according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Studio Baigorria Design, as agent for the landowner, 9720 West Bay Harbor Dive, LLC, has submitted a Site Development Plan application to allow for the construction of a nine (9) dwelling unit complex located at 9720 West Bay Harbor Drive. The proposed dwelling units will range from 2,334 to 4,252 square feet of A/C space plus balconies, etc. The lot is currently developed as a 2-story / 8 DU apartment building. Therefore, there will be a net increase of one (1) DU for the site.

The proposed site design incorporates one rectangular-shaped building positioned east / west on the site. One (1) main driveway connection to West Bay harbor Drive is proposed. The driveway is a two-way driveway that is 23-feet in width and provides access to a front yard lobby drop-off / delivery / guest parking space as well as the at grade level parking spaces below the building. A proposed Fire Department staging area is shown on the plans along West Bay Harbor Drive. The proposed new revised building as shown is 7-stories in height; six (6) floors of residential use over one (1) floor of at grade level parking @ 65-feet above existing FEMA Base Flood Elevation (BFE) + 1' FBC Freeboard.

The survey submitted shows a lot area of 11,200 sq. ft. / .258 acres in size which would allow for a maximum of nine (9) DU on the property at the maximum allowable base density (34 DUA). The proposed site plan proposed nine (9) DU as permitted. The Town's Historic Structure Survey does not include this site as it was apparently built in the 1970s.

The adjoining / nearby development sites currently include a new multifamily complex now under construction adjoining the site on its southern boundary that will have 8 DU / 31 DUA (9700 WBHD). To the immediate north is another new multifamily now under construction that will have 27 DU / 52 DUA (9740-9760 WBHD). To the immediate west of the site is the Town's 150' wide Bay Harbor Waterway. Finally, to the east across West Bay Harbor Drive is the Town's municipal 97th Street parking lot (currently being used as a temporary construction staging site for the 1177 Kane Concourse MXD project). This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (up to 7+/- stories depending on zoning). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands has completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while the interior (non-waterfront lots) are zoned RM-2. This interior lot is Zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package still has several design issues and some of the plans need to be corrected. The plans need to be revised to address / include all required plans and meet Town Code criteria prior to scheduling before the DRB.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 9 DU that are allowed via the base density (no TDRs needed / requested).

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC Freeboard to top of main roof deck). The current proposed design shows a building that violates the 65' height limit at this location (75' above DFE). The proposed use of the property is consistent with this zoning classification; however, some features of the proposed site design are not consistent with some provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted as described above (1 lot).

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

As stated above, the Site Development Plan depicts access to the site from one (1) main driveway connection to West Bay Harbor Drive, a 60-foot wide local roadway. The driveway is shown as a two-way driveway that is 23-feet in width and provides access to the front yard lobby drop-off / delivery / guest parking space as well as the at grade parking spaces below the building.

Based on 9 DU the Code requires at least eighteen (18) parking spaces. Eighteen (18) parking spaces are shown on the plans; eighteen (18) standard parking spaces under the building including one (1) ADA parking space and the previously mentioned parking space in the front yard area. Therefore, the site design meets the current minimum Code requirements for on-site parking spaces.

A proposed Fire Department staging area is shown on the plans. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to identify a staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern and with an abundant use of glass. The design concept includes expansive curvilinear balconies on the upper floors.

The building does not exceed one hundred twenty (120) feet in length; therefore, a formal "breezeway" is not required.

SITE PLAN COMMENTS

Following are our comments based on the plans dated July 24h, 2024 submitted to the Town on July 25th, 2024, for consideration:

1) On Sheet A100 in detail 3/A100 the Parking Level (ground) landscape open space calculations appear to not be correct. The plans state there is 44.44% green area. There appears to be 3,387 sq. ft. of green area = 30.1%. Also, in the rear yard there are several walkways & patios that should not be counted. Also, the roadway swales do not count.

2) On several sheets there appears to be problems with the extension of some balconies into minimum yard areas. Per Sec. 23-12(15)(a) balconies in the RM-1 District can encroach up to 4' into a front setback, 6' into a rear setback (water), and 2' into a side setback. The plans appear to show some side yard balconies encroaching more than 2' into side setbacks (4'). As a building gets taller the base setbacks increase (except flex areas) and the balcony setbacks are measured from the increased building setbacks.

3) On Sheet A401 / others there appears to be a wider balcony over the area where parking spaces extend out from under the building into the side setback on the north side of the lot. The maximum balcony encroachment is 2 feet, but the plans show 4'. Revise the plans to meet Code.

4) There are no "balconies" allowed on the roof deck per definition (must be able to access a balcony directly from a DU on the side of a building). Code Sec, 23-12(15)(e) allows certain specified yard encroachments for architectural features (such as planters / eyebrows) up to 2' into street (front) and interior (side) yard setback area and up to 4' into a rear (water) setback. Some of the plans seem to show structural features exceeding those encroachment allowances. Revise the plans to meet Code.

5) **Previous Comment - Rooftop Pool Deck** – a rooftop pool deck may be raised an additional 5' above the main roof deck. **The raised pool deck must be placed no closer than 5' to the edge of the main roof.** The latest revised plans (Sheet A301 / others) show the raised deck within the 5' setback area (3'+/-), and other deck areas appear to be raised – some enlarged pool deck is expected around the pool but not the entire or substantial roof area. Review & revise as necessary to meet Code allowances. FYI – the 5' setback is measured from the face of the main building below (not outer edge of any yard encroachment features). Show the location of the main building below (dotted line). Revise the plans to meet Code.

6) **Previous Comment - Alternative Design for Enclosed Parking Garage** - Sec. 23-24(d) requires that all above grade parking garages be completely enclosed to screen adjoining sites and the street. The plans show that the under-building parking spaces on the north side of the site will extend out from under the building - which is allowed – but screening is required (fence / wall and supplemental landscaping). The parking extending out into the side setbacks must be adequately screened (noise / glare / visual). The plans show a combination of fences & walls / landscaping / architectural panel – the DRB must review & approve all alternative designs rather than fully enclosing a parking garage.

studio BAIGORRIA

DESIGN OFFICE

RESPONSE TO SITE PLAN COMMENTS FROM THE DEVELOPMENT REVIEW COMMITTEE (DRC)

REVIEW DATE: JULY 11TH, 2024

SUBJECT: SITE DEVELOPMENT PLAN APPLICATION
9720 WEST BAY HARBOR DRIVE – MULTI-FAMILY RESIDENTIAL COMPLEX (9DU)
BAY HARBOR ISLANDS ACCT. N* SPR24-000016

1) Building Height- Most importantly the current design violates the Town's allowable building height for this location. Per Sec. 23-11(B1)(9) the maximum allowable building height at this location (on BH Waterway across from West Island SFR) is 65' above FEMA BFE + 1' FBC Freeboard. The plans show a 75' tall building. Redesign the project to meet Code.
PLEASE REFER TO ELEVATIONS, SECTIONS AND PROJECT DATA UPDATING THE PROJECT TO COMPLY WITH THE HEIGHT ALLOWED ON BLOCK 3- BAY HARBOR ISLANDS.

2) DU Storage Rooms - Sec. 23-9(4) requires one storage area per unit (9 required). The storage units have been labeled for each unit on the plans. Each storage area must have at least 25 sq. ft. of area and have at least 7' of clear headroom. The proposed storage units on Levels 7 & 8 are less than 25 sq. ft. (22 sq. ft. shown). Please revise the plans to increase all storage units to at least 25 sq. ft. and add height information for each storage unit on the plans.
PLEASE REFER TO FLOOR PLAN A107 (LEVEL 7)

3) Pedestrian Walkways - The main walkway in the west rear yard may be no more than 5- feet in width (Sec. 23-12{15)(b)). The walkway is not dimensioned but scales to 6' in width. Please revise to a max. of 5' width.
ADDRESSED ON PLAN A101

4) Parapet Wall - Section 23-12(25) sets forth the allowable exceptions to the main building heights. Parapet walls cannot normally exceed 5' above the main roof deck; however, the DRB can approve slight modifications based on design aesthetics. A request for a waiver would be necessary with justification. The urban design objection is to minimize the building height appearance of any accessory structure above the stated main building height.
A LANDSCAPE BUFFER HAS BEEN ADDED AROUND THE POOL DECK, IN ORDER TO RECESS THE PARAPET FROM THE EDGE OF THE BUILDING. PLEASE REFER TO SHEETS A109, A300, A301, 5/ A502, A901, A902, A903, A904.

5) Rooftop Pool Deck - a rooftop pool deck may be raised an additional 5' above the main roof deck. The raised pool deck must be placed no closer than 5' to the edge of the main roof. The plans appear to show the raised deck within the 5' setback area, and other deck areas appear to be raised - some enlarged pool deck is expected around the pool but not the entire or substantial roof area. Review & revise as necessary to meet Code allowances.
PLEASE REFER TO RESPONSE (4)

6) Alternative Design for Enclosed Parking Garage - Sec. 23-24(d) requires that all above grade parking garages be completely enclosed to screen adjoining sites and the street. The plans show that the under-building parking spaces on the north side of the site will extend out from under the building - which is allowed - but screening is required (fence/ wall and supplemental landscaping). The parking extending out into the side setbacks must be adequately screened (noise/ glare/ visual). The plans show a combination of fences & walls/ landscaping / architectural panel - the DRB must review & approve all alternative designs rather than fully enclosing a parking garage.
ADDRESSED ON THE NORTH SIDE OF THE BUILDING. REFER TO SHEETS A401 AND DETAIL 1/LA.04

7) Photometric Plan - The Code limits footcandle readings to no more than 1.0 at any property line. The plans show several readings far in excess of the Code limitation. Revise the plans to comply with Code allowances.
ADDRESSED IN UPDATED PHOTOMETRIC PLANS LD-101

8) On Sheet AOOO the word "Heighr is misspelled in the Height/ Flood Legend section of the Site Data Table. Please revise.
ADDRESSED. THANKS.

9) The proposed cabana / trellis structures in the rear yard require a minimum 5' setback and special approval by the DRB. No setbacks dimensions are shown. Revise the plans to include required / provided setbacks.
REFER TO SHEET A101

10) On the Landscape Plans the Street Tree species is incorrect as it does not comply with the Town's Master Street Tree Plan. Due to the main FPL lines fronting the site the alternative tree species is Pink Trumpet Tree (not Crape Myrtle). Revise the plans.
PLEASE- REFER TO LANDSCAPE RESPONSE.

11) The Code requires that a minimum of 9.0' of clear height exist between the top of one floor slab and the bottom of the next floor slab. The plans do not clearly show compliance - the cross-section plans appear to show a dimension from the top of one slab to the next. Revise the plans to demonstrate compliance.
PLEASE REFER TO SECTIONS A300

12) FYI -Town local park impact fees / various M-D impact fees will be required prior to issuance of Building Permits.
ACKNOWLEDGED

13) FYI -A proposed conceptual Fire Department staging area was submitted and it needs to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design. The Town encourages applicants to meet with the MDFD early to avoid future BP problems.

ACKNOWLEDGED

14) Sec. 5-20 requires the submission of aerial photos and colored renderings / pictures illustrating how the new project will interface with the existing neighborhood development. These were not provided with the initial submission. See the applicable Code text below.

Sec. *5-20. - Contents of preliminary plan.*

For the purposes of this article, preliminary plans for a building shall consist of the following:

(g) A series of colored aerial photographic representations (i.e., front/rear/sides) of the subject site with the proposed site improvements superimposed onto the subject site illustrating how the new proposed project relates to neighboring properties (scale/compatibility).

(h) Color renderings. A series of colored graphic architectural representations (i.e., front/sides/rear) illustrating how the new proposed project relates to neighboring properties.

PLEASE REFER TO ADDED SHEETS G003, G004

NOTE:

TOWN ENGINEER REVIEWER COMMENTS ARE ADDRESSED IN THE CIVIL PLANS WITH CLOUDED NOTES.

arc'scape
Thecollective

designdpt@collectivearcscape.com
(+1)786-932-2155
collectivearcscape.com

Town of Bar Harbor Islands
Site Plan Comments
Answers Memorandum
Landscape Architecture/Design

Comments:

10. On the landscape Plans the street Tree Species is incorrect as it does not comply with the town's master street plan. Due the main FPL lines fronting the site the alternative tree species is pink trumpet tree. (Not Crape Myrtle). Revise the Plans.

11. On sheet LA 0.4 the town landscape calculation table appears to be correct, but the scale Is so small it is impossible to read an analyze. Revise the plans to provide a legible table.

Answers:

10: *The street tree species have been revised in accordance with the town's recommendation; Crape Myrtle trees have been replaced with Pink Trumpet Trees. Please see cloud A on LA 0.2*

11. *The town's landscape calculation scale has also been adjusted for improved clarity. Please see cloud B on LA 0.4. Additionally, please find attached a comprehensive landscape chart. Kindly review the enclosed town landscape calculation table.*

Thanks for your time
Best,

Arc'Scape, The Collective
Landscape architecture/design
(+1) 786 932 2155
Designdpt@collectivearcscape.com
Collectivearcscape.com

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 9720 W BAY HARBOR DR **Legal Description** N/A

Net Lot Area 11,250 sqft **Acres /** 0,2583 **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 11,250 SF x 20% = 2,250 SF (BHI – Sec. 23-11)	20% / 2,250 SF	30 % / 3,387 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 2,250 SF x 60% = 1,350 SF	60% Max / 1,350 SF	56 % / 1,250 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0,2583 acres = 8 (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16	8	18
2. Native Species Required - 50% Min. # of shade trees req. 8 x 50% = 4 (BHI – Sec. 24-16(a)(2))	4	17 (95% from proposed trees are Florida Native)
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 8 x 50% = 4 (MDC – Sec. 18A-6(C)(11)(b))	4	17
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	8	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	3	3

*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 8

2. Number of shade trees required 8
(from Sec. (II)(A)(1) above)

3. Shade tree heights required: 12 ft. - N/A % or N/A shade trees

14-16 ft. - N/A % or N/A shade trees

16-18 ft. - 50 % or 8 shade trees

18-20 ft. - 25 % or 8 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)

III. Street Trees **Required** **Provided**

1. Street Trees @ 1:35' 2 2 (Pink Trumpet, BH Street tree from Master Plan)
Width of lot 75' / 35' = 2
(15' min height / 6' clear wood / 2 ½" caliper)
(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	Required	Provided
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI – Sec. 24-16(a)(2)(d))	80	200
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	24	122 (61% from proposed shrubs are Florida Native)
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	40	122

V. Buffers (If applicable)
(BHI – Sec. 24-16)

1. Parking Lot from ROW	NO (yes / no)	NO (yes / no)
2. Dissimilar Uses	NO (yes / no)	NO (yes / no)

VI. Parking Lot Landscaping (If applicable)	Required	Provided
1. 10 SF / parking space: 10 x _____ spaces = _____SF (MDC – Sec. 18A-6(J))	N/A	N/A
2. Shade Trees Required (MDC – Sec. 18A-6(J))	N/A	N/A
3. Shrubs Required (MDC – Sec. 18A-6(I))	N/A	N/A

VII. Right Tree Right Place
(BHI – Sec. 24-16(a)(2)(f))

1. Number of trees near power lines (See attached FPL guidelines) — 2, (Street Tree,Pink Trumpet)

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-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS

9720 BAY HARBOR

SHEET NUMBER	SHEET TITLE
G000	COVER SHEET
G001	SURVEY
G002	SITE CONTEXT
G003	CONTEXT - AERIAL VIEWS
G004	CONTEXT - AERIAL VIEWS 2
C-1	PAVING, GRADING, & DRAINAGE PLAN
C-2	WATER & SEWER PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
C-4	STORMWATER POLUTION
C-5	DETAILS & SECTIONS
C-6	DRAINAGE DETAILS
C-7	UTILITY DETAILS
C-8	CIVIL DETAILS
A000	ZONING DATA
A001	GROSS AREA CALCULATION
A100	SITE
A101	GROUND LEVEL - PARKING
A102	LEVEL 2
A103	LEVEL 3
A104	LEVEL 4
A105	LEVEL 5
A106	LEVEL 6
A107	LEVEL 7
A109	ROOFTOP LEVEL
A200	WEST ELEVATION
A201	EAST ELEVATION
A202	SOUTH ELEVATION
A203	NORTH ELEVATION
A300	SECTION 1
A301	SECTION 2
A302	SECTION 3
A303	SECTION 4
A401	ENLARGED GARAGE ENCLOSURE
A501	DETAILS
A502	DETAILS
A503	FACADE MATERIALS
A504	MATERIAL BOARD
A901	SE VIEW
A902	NE VIEW
A903	SW VIEW
A904	NW VIEW
A905	EAST VIEW
A906	WEST VIEW
A907	AERIAL VIEW
LD-100	FIXTURE SCHEDULE
LD-101	SITE PHOTOMETRICS
LD-102	GROUND LEVEL PHOTOMETRICS
LD-103	POOL - DECK PHOTOMETRICS
LA.01	TREE DISPOSITION PLAN
LA.02	LANDSCAPE PARKING FLOOR PLAN
LA.03	LANDSCAPE ROOFTOP PLAN
LA.04	LANDSCAPE NOTES
LA.05	ELEVATIONS
LA.06	ELEVATIONS
IR.01	IRRIGATION PLAN PARKING FLOOR
IR.02	IRRIGATION PLAN ROOFTOP
IR.03	IRRIGATION NOTES

1

REPORTS
- **DEVELOPMENT IMPACT ANALYSIS REPORT**
- **DRAINAGE CALCULATIONS**
- **LANDSCAPE MATERIAL GUIDE**
- **TREE REPORT**

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

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CIVIL ENGINEER
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1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

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ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: designdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
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Phone
e-mail

MEP ENGINEER
Address
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CONTRACTOR
Address
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No.	Description	Date
1	07/11/2024 DRC REVIEW	07/24/2024

COVER SHEET

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

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BOUNDARY & TOPOGRAPHIC SURVEY AND TREE SURVEY

9720 W BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33023

0 5 10 20

SCALE : 1"=10'

ABBREVIATIONS AND LEGEND

L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT	E.T.P.	= ELECTRIC TRANSFORMER PAD	△	= CENTRAL ANGLE
M.D.E.	= MAINTENANCE & DRAINAGE EASEMENT	(M)	= MEASURED	F.H.	= FIRE HYDRANT	—/—/—	= WOOD FENCE
B.C.	= BLOCK CORNER	(R)	= RECORDED	F.I.P.	= FOUND IRON PIPE	—X—X—	= WIRE FENCE
MH.	= MANHOLE	A	= ARC DISTANCE	F.N.D.	= FOUND NAIL & DISK		= C.B.S. WALL
M/L	= MONUMENT LINE	P/L	= PROPERTY LINE	N.T.S.	= NOT TO SCALE		= IRON FENCE
C.B.	= CATCH BASIN	R.	= RADIUS	O/H	= OVERHEAD	MLP	= METAL LIGHT POLE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	RAD.	= RADIAL	O.R.B.	= OFFICIAL RECORDS BOOK		= GUY WIRE
P.R.M.	= PERMANENT REFERENCE MONUMENT	(R & M)	= RECORDED & MEASURED	P.B.	= PLAT BOOK		= UTILITY POWER POLE
℄	= CENTER LINE	R/W	= RIGHT-OF-WAY	P.C.P.	= PERMANENT CONTROL POINT		= FIRE HYDRANT
CONC.	= CONCRETE	SEC.	= SECTION	PG.	= PAGE		
A/C	= AIR CONDITIONING PAD	F.F.ELEV.	= FINISH FLOOR ELEVATION	P.O.B.	= POINT OF BEGINNING		

+10.00	= UNKNOWN MANHOLE	W	= WATER METER	SWK.	= SIDEWALK
	= SPOT ELEVATION		= ELECTRIC BOX	C/P	= COVERED PORCH
S	= SEWER MANHOLE		= TELEPHONE BOX	U.E.	= UTILITY EASEMENT
	= TRAFFIC SIGN	CONC.	= CONCRETE	U.P.	= UTILITY POLE
	= CATCH BASIN		= LIGHT POLE	W.M.	= WATER METER
I.D.	= IDENTIFICATION		= GAS CALVE	W.V.	= WATER VALVE
ASPH.	= ASPHALT		= WATER VALVE	DWY.	= DRIVEWAY
				INV.	= INVERTS
				STY.	= STORY
				— OH —	= OVERHEAD WIRES

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on June 19, 2024.

SECTION 2) LEGAL DESCRIPTION:

Lot 27, Block 3, BAY HARBOR ISLAND, according to the map or plat thereof as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

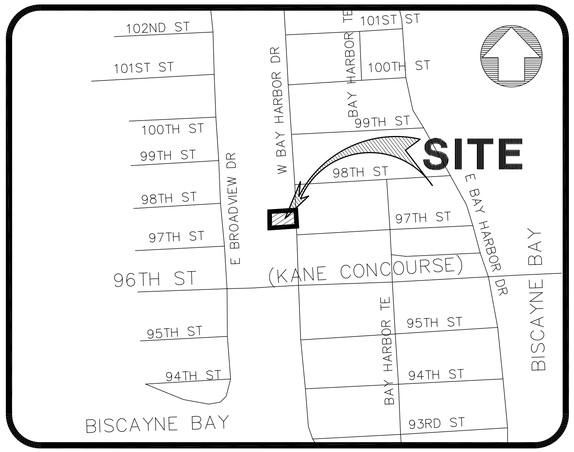
SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

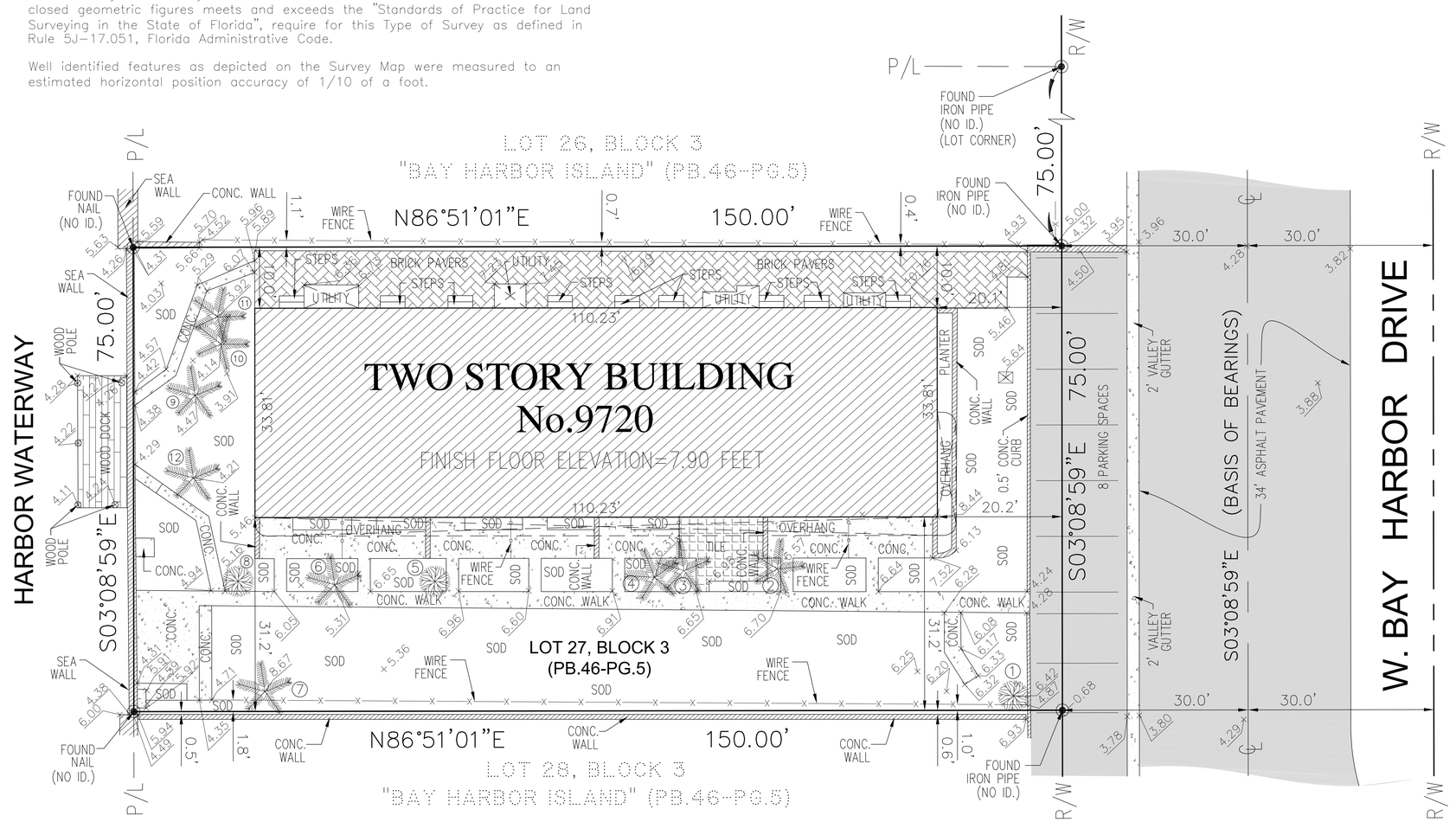
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

TREE #	TREE TYPE	DIAMETER	HEIGHT	SPREAD
1	FICUS	4"	10'	12'
2	ROYAL PALM	6"	10'	8'
3	ARECA PALM	4"	20'	12'
4	ADONIDIA	4"	15'	10'
5	ARECA PALM	4"	17'	12'
6	FRANGIPANI	8"	17'	10'

TREE #	TREE TYPE	DIAMETER	HEIGHT	SPREAD
7	ROYAL PALM	10"	24'	8'
8	VERAWOOD	11"	22'	24'
9	RAVENALA PALM	6"	18'	10'
10	RAVENALA PALM	6"	18'	10'
11	CHINESE PALM	8"	9'	11'
12	3 PALM	4"	25'	8'



VICINITY MAP
NOT TO SCALE



SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Centerline of Bay Harbor Drive; with an assumed bearing of S03°08'59"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE," Elev.=8, as per Federal Emergency Management Agency (FEMA) Community Number 120637 (Town of Bay Harbor Island), Map Panel No. 12086C0144, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number R-243, Elevation 6.61 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

9720 W. BAY HARBOR DR LLC

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

BENNY SUAREZ SURVEYING INC., a Florida Corporation
Florida Certificate of Authorization Number LB8104

By: _____
Benigno J. Suarez, PSM Date:
Registered Surveyor and Mapper LS6583
State of Florida

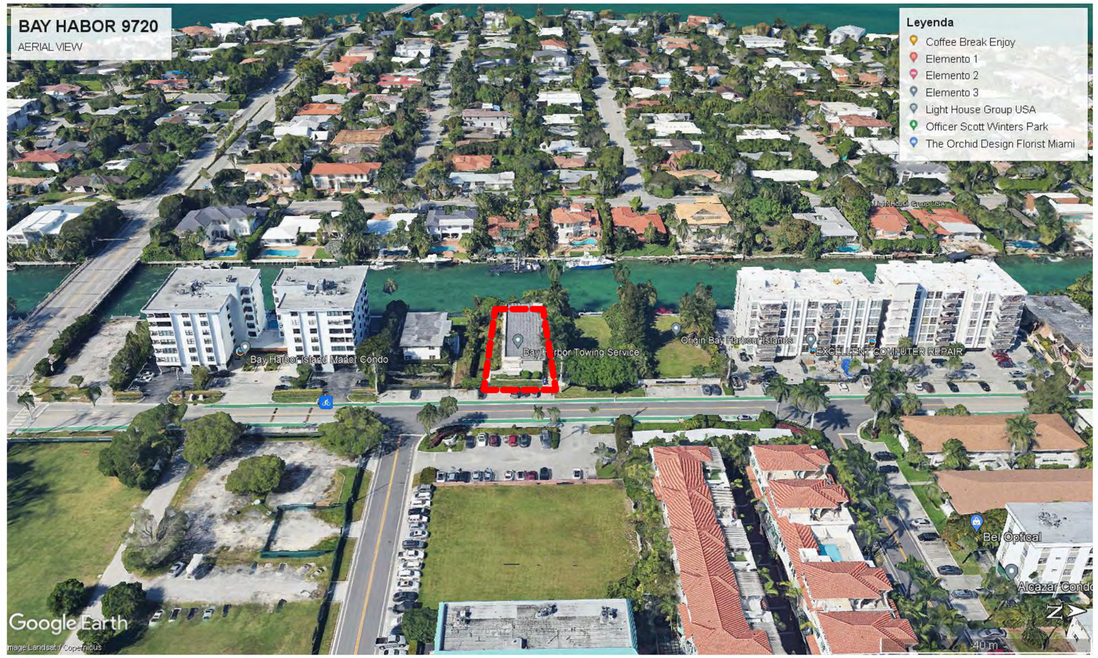
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

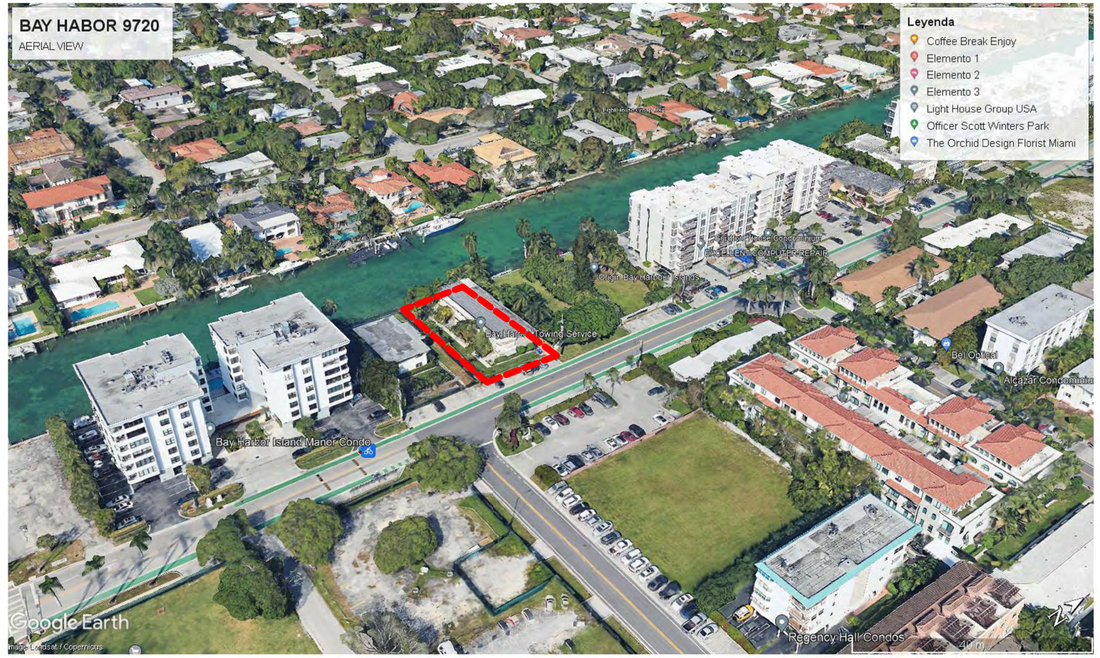
BENNY SUAREZ SURVEYING INC.
4170 S.W. 152nd PATH., MIAMI, FLORIDA 33185
PH:(305)807-8319 Email: benysuarez@msn.com

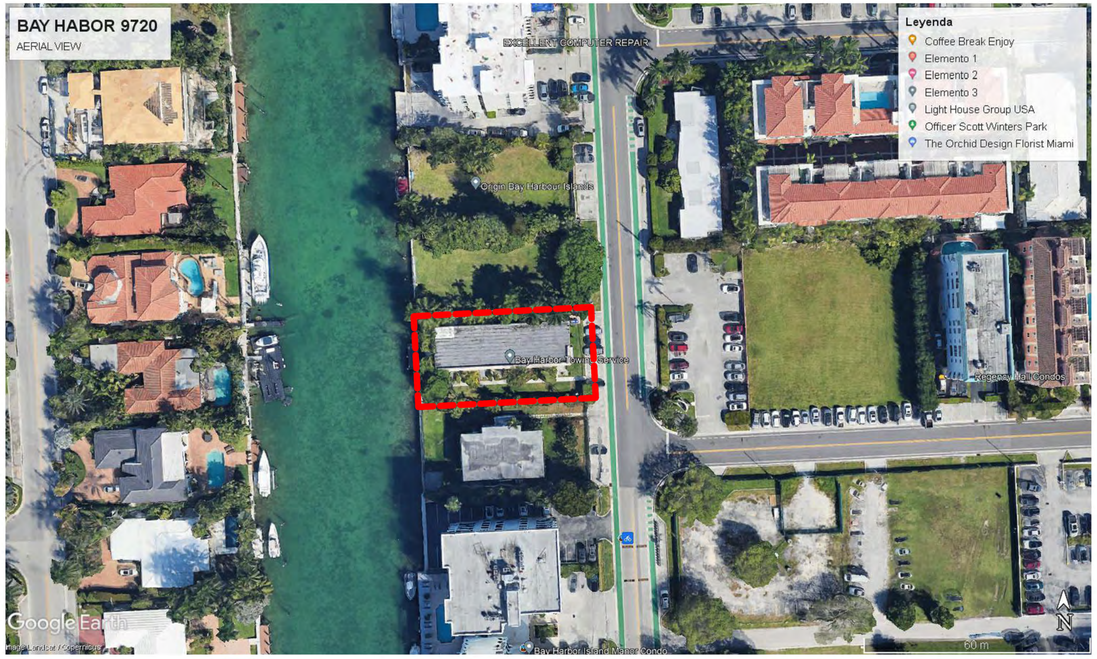
No.	DESCRIPTION	DATE

TYPE OF PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY
PROJECT FOR: 9720 W. BAY HARBOR DR LLC
ADDRESS: 9720 W BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33023

JOB No:	2024-094
DRAWN BY:	A.T.
CHECKED BY:	B.J.S.
FIELD BOOK:	FILE
DATE:	06/25/2024
SCALE:	AS SHOWN
SHEET:	1
	1 OF 1







9720 WEST BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL 33154

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
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MEP ENGINEER
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CONTRACTOR
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e-mail

No.	Description	Date

SITE CONTEXT

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

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Scale 1/4" = 1'-0"

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AERIAL VIEW 1

AERIAL VIEW 2

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilill@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

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MEP ENGINEER
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CONTRACTOR
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No.	Description	Date

CONTEXT - AERIAL VIEWS

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

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AERIAL VIEW 1

AERIAL VIEW 2

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

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CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
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No.	Description	Date

CONTEXT - AERIAL VIEWS 2

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

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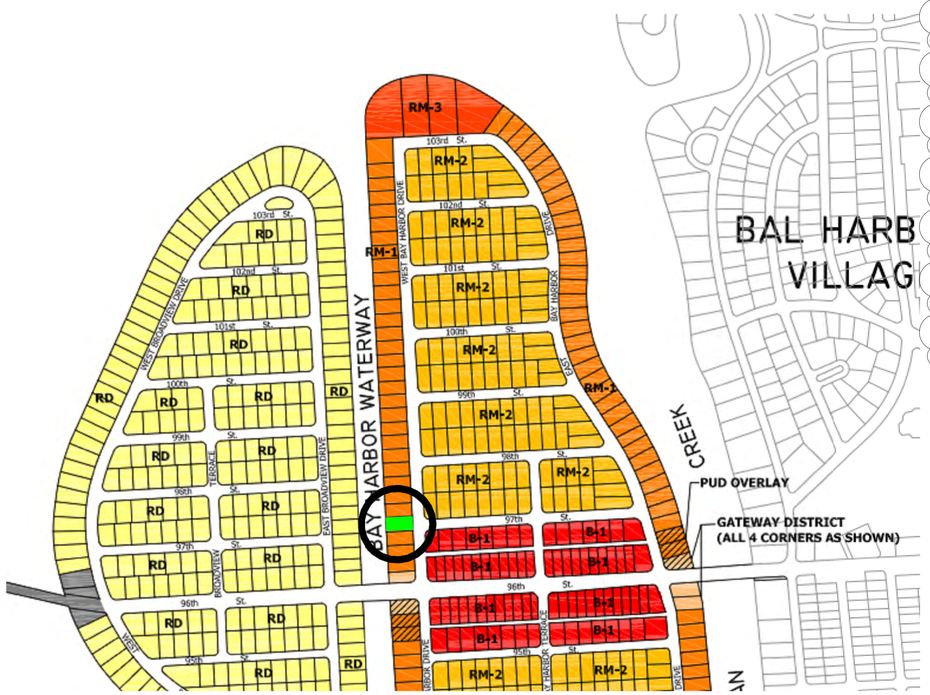
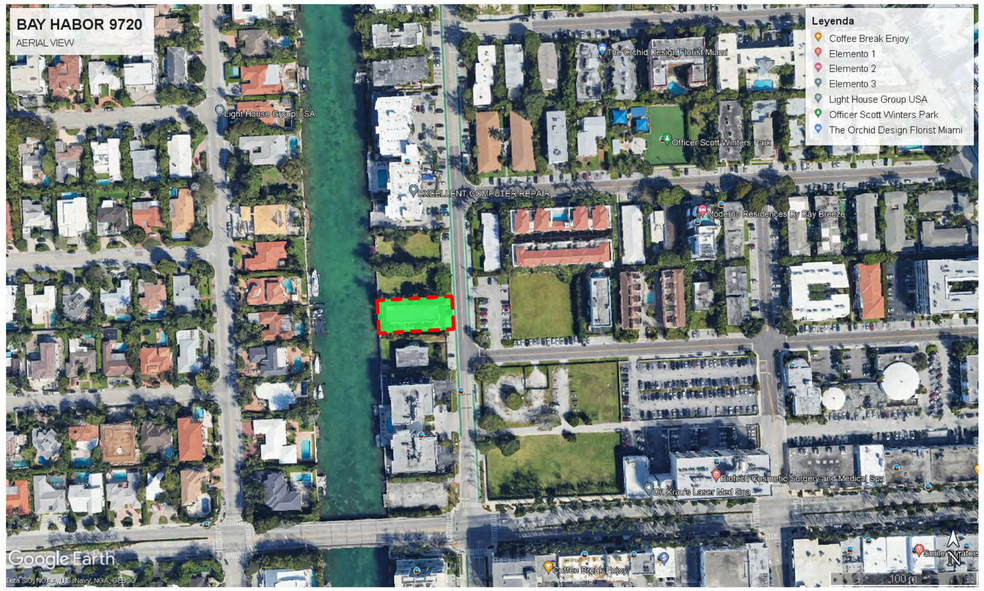


ZONING MAP



AERIAL VIEW

BUILDING INFORMATION AREAS					
LEVEL	COMMON AREA	NET AREA	OPEN AREA	TOTAL AREA	Comments
PARKING LEVEL +5.00 NGVD	610 SF	0 SF	5875 SF	6485 SF	
LEVEL 2	683 SF	5273 SF	983 SF	6939 SF	1 DU: 3 Bed - 3 1/2 Bath 1 DU 3 Bed W/DEN - 4 Bath
LEVEL 3	470 SF	5476 SF	787 SF	6733 SF	2 DU: 3 Bed - 4 Bath 1/2 Bth
LEVEL 4	470 SF	4816 SF	1332 SF	6618 SF	2 DU: 3 Bed - 3 1/2 Bath 1/2 Bth
LEVEL 5	473 SF	4216 SF	1335 SF	6024 SF	2 DU: 4 Bed - 4 1/2 Bath Lower level
LEVEL 6	304 SF	4091 SF	1343 SF	5738 SF	UPPER Level
LEVEL 7	374 SF	3976 SF	696 SF	5046 SF	1 DU: 4 Bed - 4 1/2 Bath
POOL DECK	1290 SF	0 SF	3040 SF	4330 SF	
	4674 SF	27849 SF	15390 SF	47914 SF	

REFER TO PG A001 FOR FULL AREA CALCULATION

1

PROJECT INFORMATION

ZONING INFORMATION

APPLICABLE CODES:

CITY: BAY HARBOR ISLANDS.

PROPERTY TAX FOLIO: 13-2227-001-0740

PROPERTY ADDRESS: 9720 WEST BAY HARBOR DRIVE

LEGAL DESCRIPTION: LOT 27 IN BLOCK 3 OF BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LAND USE DESIGNATION: MH - MEDIUM HEIGHT DENSITY RESIDENTIAL

ZONING DESIGNATION: RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT

LOT AREA: 11,250.00 SQFT. (0.2583 ACRES)

PRINCIPAL FRONT: 75.00 E
SIDES: 150.00' N & 150.00' S
REAR: 75.00' W

-FLORIDA BUILDING CODE (FBC) -8th EDITION - 2023
-ACCESSIBILITY -(FBC) - 8th EDITION - 2023
-FLORIDA FIRE PREVENTION CODE (FFPC) 8th EDITION - 2023, which includes:
1.NFPA 1 FIRE CODE; 2021
2. Reference Mandatory Codes And Standards listed in 69A-60.005, FAC.
3. NFPA 101 - Life Safety Code; 2021
-ASCE 24 (FLOOD DESIGN CLASS 2 AS PER ASCE 24-14 TABLE 1-1)
-AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN 2010
-FAIR HOUSING ACT DESIGN MANUAL. LATEST EDITION.

RM-1 MULTIPLE FAMILY DISTRICT	REQUIRED	CALCULATION	PROVIDED
LOT AREA	.	75.00' X 150.00' = 11,250 SQFT	11,250 SQFT (.2582 ACRES
GROUND FLOOR AREA: 6485 SF	.	BY LOT	11,250 SQFT
LANDSCAPE AREA: 3387 SF	>20%	11,250 X .20 = 2,250 SQFT.	3387 SQFT. 30.10%
LANDSCAPE AREA AT ROOF LVL: 1121 SF	>15% OF DECK AREA	4,330 X .15 =649.5 SQFT.	1121 SQFT. 25.88%
DENSITY:	34 DU/ACRE	.2582 ACRES X 34 = 9	9.

BUILDING AREA:

TOTAL AREA: 47,914 SQFT.
COMMON AREA: 4,674 SF
NET AREA: 27,849 SQFT.

BUILDING SETBACKS	REQUIRED	PROVIDED
PRINCIPAL FRONT	20' UP TO 30' Height above DFE 25' UP TO 45' Height above DFE 30' UP TO 65' Height above DFE	20' UP TO 30' Height above DFE 25' UP TO 45' Height above DFE 30' UP TO 65' Height above DFE
SIDE SETBACK	10' UP TO 30'Height above DFE 1' / 3' IN HEIGHT AFTER 30' MAX = 20' (SINGLE LOT)	10' UP TO 30' Height above DFE 14' UP TO 43' Height above DFE 17' UP TO 53' Height above DFE 20' UP TO 65' Height above DFE
REAR SETBACK	20'	20'
FLEX SETBACK	1/3 TOTAL DIMENSION OF THE BUILDING ON THE SIDES (110' 0"/3= 36'8") AND FRONT (55'0"/3=18'3")	WEST SIDE= 40' 0" EAST SIDE = 37' 6" FRONT = 18' 0" BACK = 18' 0"

HEIGHT / FLOOD LEGEND **FLOOD ZONE: AE**

AVERAGE CROWN OF ROAD -0' 11".....(3.98' NGVD)

BUILDING LOBBY (F.F.E.): 0' 4".....(5.33' NGVD)

B.F.E. 3' 0".....(8.00' NGVD)

D.F.E.* 4' 0".....(9.00' NGVD)

1ST HABITABLE FLOOR: + 7.75' ABOVE DFE.....(16.75' NGVD)

LAST HABITABLE FLOOR: + 54.50' ABOVE DFE.....(63.50' NGVD)

ROOF: + 64.25' ABOVE DFE.....(73.25' NGVD)

POOL DECK: + 69.25' ABOVE DFE.....(78.25' NGVD)

ELEV. & STAIR HEIGHT: 78' 0" (15' 4" A.R.D.).....(87.00' NGVD)

PARKING	REQUIRED	CALCULATION	PROVIDED
RESIDENTIAL	2 PER D/U	2X9= 18 SPACES	SINGLE SPACES = 17 HC SPACE = 1
DROP OFF			DROP OF AREA = 1
TOTAL SPACES	18 SPACES		18 SPACES

*D.F.E. (DESIGN FLOOD ELEVATION) = FEMA B.F.E. + 1' FBC FREEBOARD (8.0' NGVD + 1.0' NGVD = 9.0' NGVD).

PROJECT INFORMATION

GENERAL FLOOD NOTES:
1. AS PER ASCE 24 FLOOD DESIGN CLASS 2 APPLICABLE WET FLOODPROFFING
2. ALL AREAS OF ACCESS TO THE BUILDING: LOBBY, GARAGE AND STORAGE THAT ARE BELOW THE DESIGN FLOOD ELEVATION (BFE +1'-0") TO BE WET FLOOD PROOFED UP TO BFE +1'-0" (NGVD+9)
3. FLOOD DAMAGE RESISTANT MATERIALS TO BE APPLIED TO ALL FLOORS, WALLS & SURFACES UP TO DFE (NGVD+9):
A. LOBBY : 3'-8" ABOVE F.F.E.
B. STORAGE (TRASH ROOM): 3'-8" ABOVE F.F.E.
4. EQUALIZATION OF HYDROSTATIC FLOOD FORCES PROVIDED THROUGH FLOOD VENTS LOCATED ON ALL EXTERIOR WALLS. NET AREA OF THE OPENINGS TO BE CALCULATED AS ENGINEERED OPENINGS DETERMINED IN CONSTRUCTION DOCUMENTS AS PER ASCE 24 SECTION 2.7.2.2. OR AS NON ENGINEERED OPENING AT THE RATIO OF 1 SQ IN / 1 SQ FT OF ENCLOSED AREA.
5. THE BOTTOM OF EACH FLOOD OPENING SHALL NOT BE HIGHER THAN 1 FT. ABOVE F.F.E. OR EXTERIOR GRADE ADJACENT TO THE WALL.
6. ELEVATOR CABS EQUIPPED WITH CONTROLS THAT PREVENT CABS FROM DESCENDING INTO FLOODWATERS.
7. MAIL BOX: METAL MAILBOXES TO BE PLACED AT BFE +1'-0" (NGVD+9), 3'-8" ABOVE F.F.E.
8. EQUIPMENT ROOM: ALL EQUIPMENT TO BE PLACED MINIMUM AT BFE +1'-0" (NGVD+9), 3'-8" ABOVE F.F.E

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatillll@gmail.com

SEAL / SIGNATURE

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CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

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ZONING DATA

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A000

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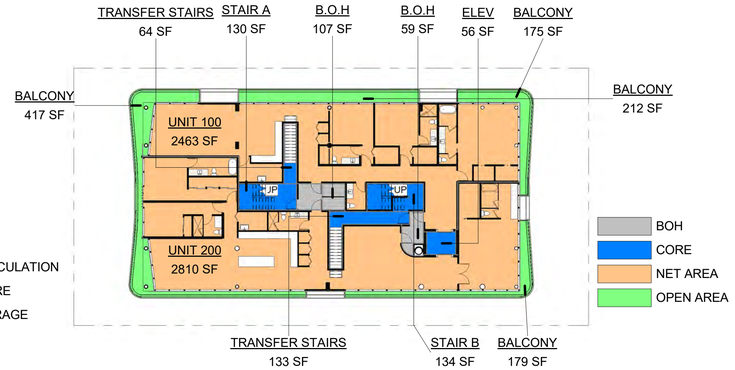

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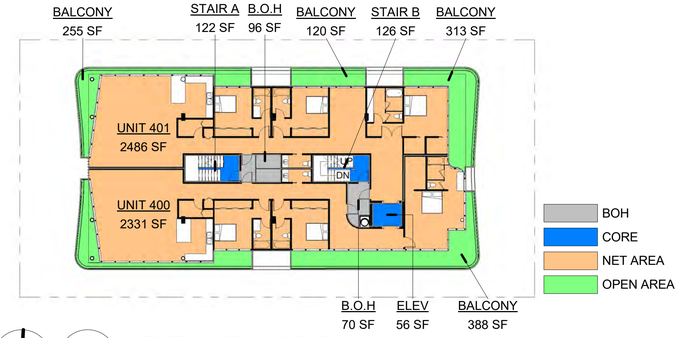
PARKING LEVEL +5.00 NGVD

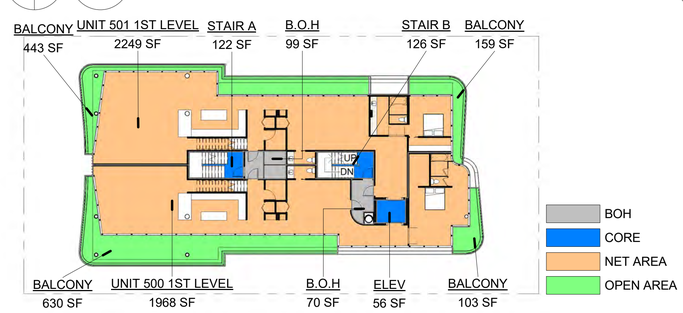
2 A001 1 : 250

LEVEL 2 FLOOR PLAN



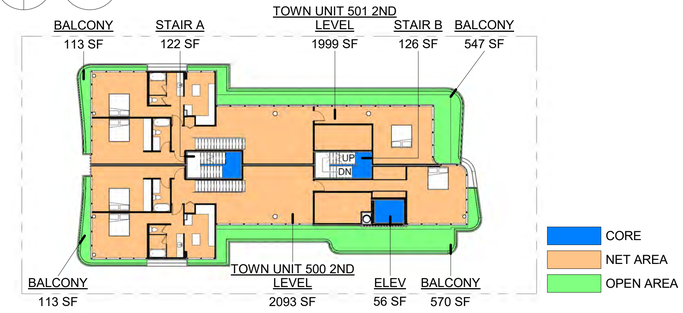
3 A001 1 : 250

LEVEL 3 FLOOR PLAN



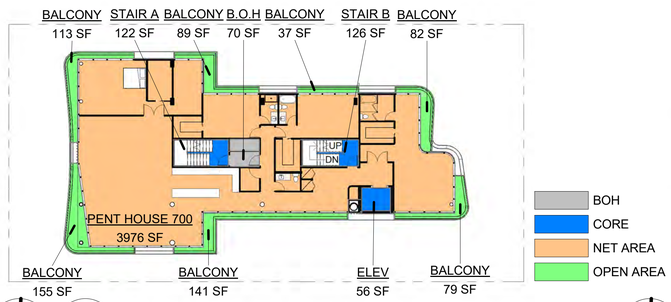
4 A001 1 : 250

LEVEL 4 FLOOR PLAN



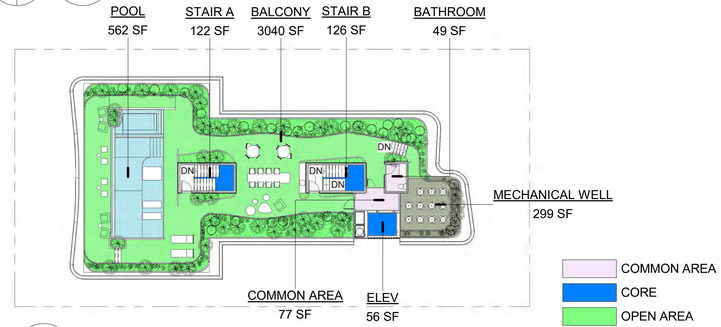
5 A001 1 : 250

LEVEL 5 FLOOR PLAN



6 A001 1 : 250

LEVEL 6 FLOOR PLAN



7 A001 1 : 250

LEVEL 7 FLOOR PLAN

9 A001 1 : 250

POOL DECK FLOOR PLAN

GROSS AREA	
NAME	AREA
PARKING LEVEL +5.00 NGVD	
CIRCULATION	443 SF
CORE	167 SF
	610 SF
LEVEL 2	
BOH	166 SF
CORE	517 SF
NET AREA	5273 SF
	5956 SF
LEVEL 3	
BOH	166 SF
CORE	304 SF
NET AREA	5476 SF
	5947 SF
LEVEL 4	
BOH	166 SF
CORE	304 SF
NET AREA	4816 SF
	5287 SF
LEVEL 5	
BOH	169 SF
CORE	304 SF
NET AREA	4216 SF
	4689 SF
LEVEL 6	
CORE	304 SF
NET AREA	4091 SF
	4395 SF
LEVEL 7	
BOH	70 SF
CORE	304 SF
NET AREA	3976 SF
	4350 SF
POOL DECK	
COMMON AREA	126 SF
CORE	304 SF
POOL	562 SF
S_MECH	299 SF
	1290 SF
	32524 SF

NET AREA	
NAME	AREA
LEVEL 2	
NET AREA	5273 SF
LEVEL 3	
NET AREA	5476 SF
LEVEL 4	
NET AREA	4816 SF
LEVEL 5	
NET AREA	4216 SF
LEVEL 6	
NET AREA	4091 SF
LEVEL 7	
NET AREA	3976 SF
11	27849 SF

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DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilill@gmail.com

SEAL / SIGNATURE

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CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

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GROSS AREA CALCULATION

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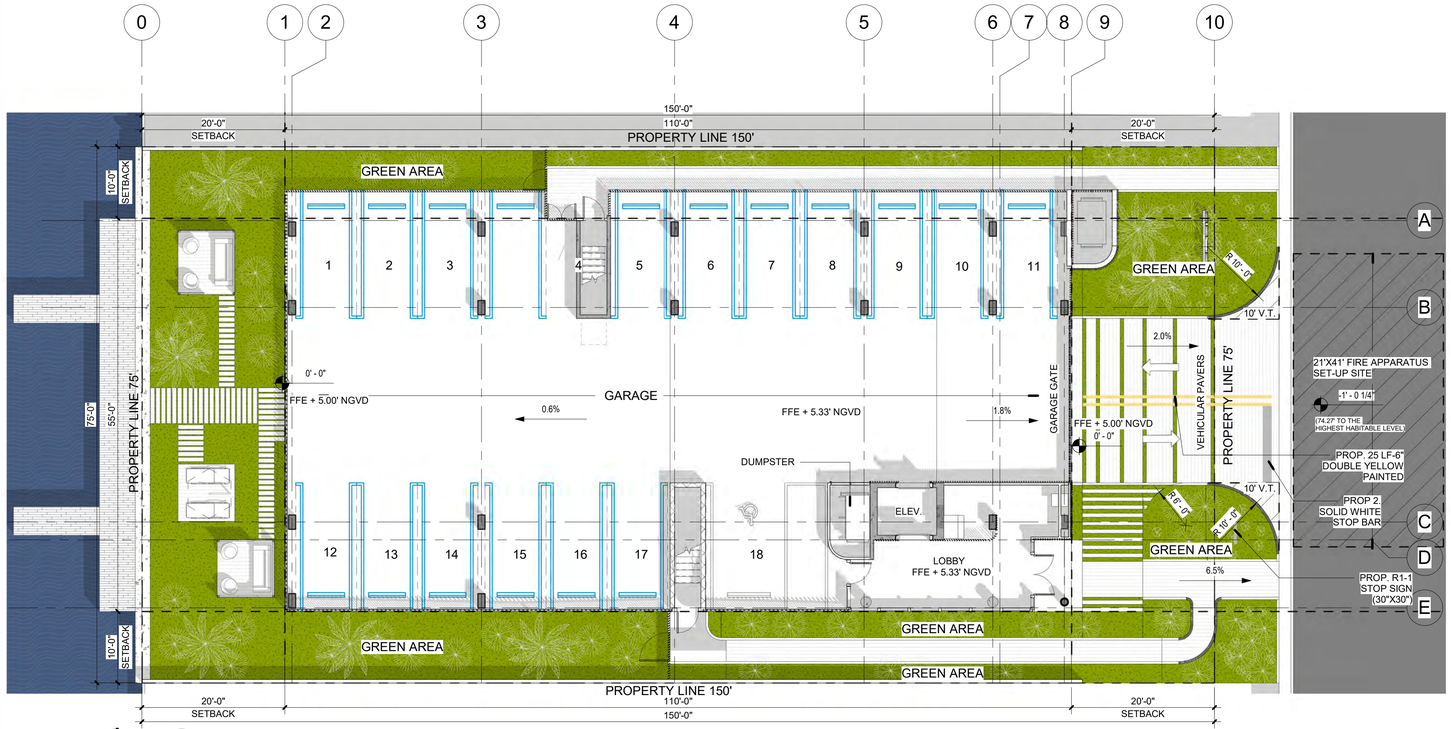
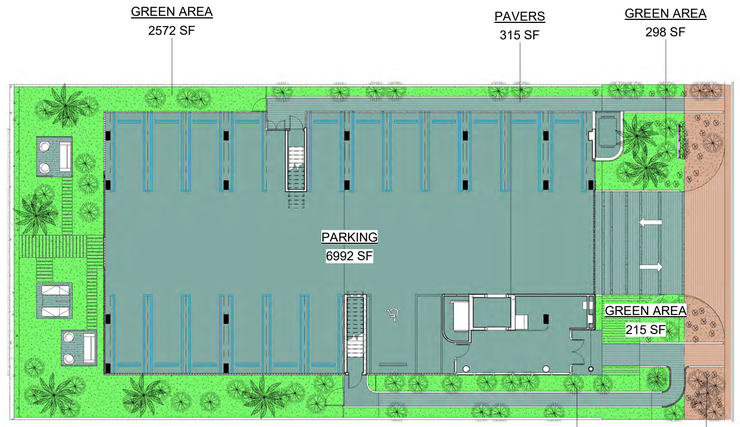


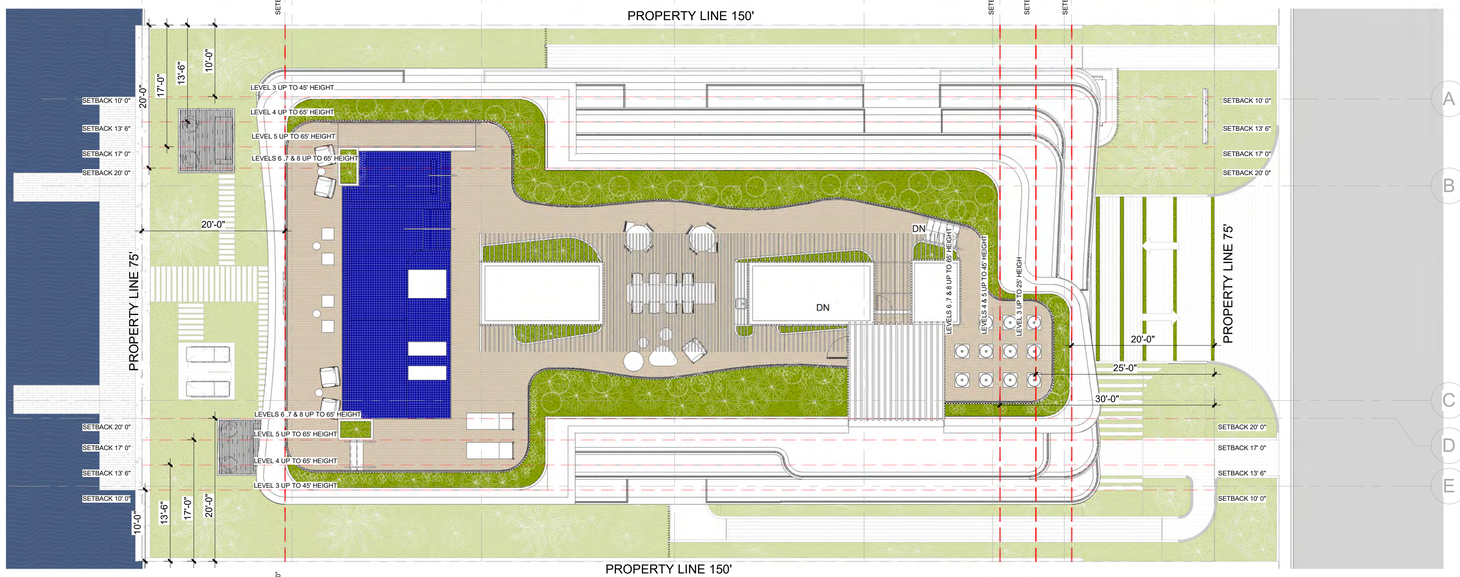
1 A100 — GROUND LEVEL
1" = 10'-0"



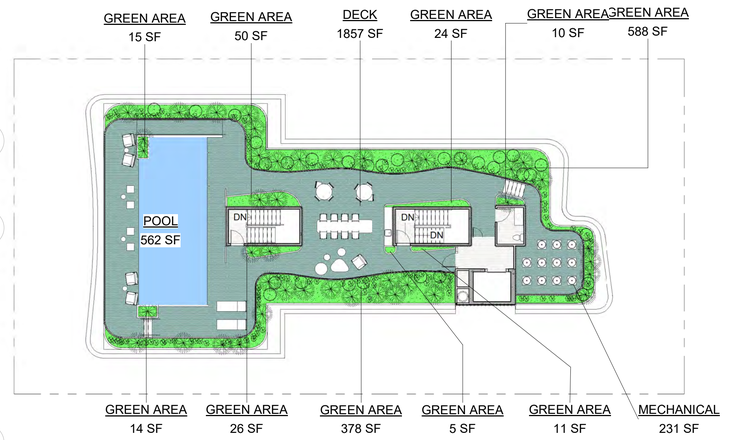
3 A100 — PARKING LEVEL +5.00 NGVD
1/16" = 1'-0"

PERVIOUS / IMPERVIOUS GROUND LEVEL		
Name	Area	Color Group
PARKING	6992 SF	IMPERVIOUS
PAVERS	871 SF	IMPERVIOUS
	7863 SF	
GREEN AREA	3387 SF	PERVIOUS
	3387 SF	
PUBLIC RIGHT OF WAY	782 SF	PUBLIC RIGHT OF WAY
	782 SF	

GREEN AREAS EQUIVALENT TO: 48.44 %



2 A100 — TOP OF ELEVATOR
1" = 10'-0"



4 A100 — POOL DECK
1/16" = 1'-0"

PERVIOUS / IMPERVIOUS POOL DECK		
Name	Area	Color Group
DECK	1857 SF	IMPERVIOUS
MECHANICAL	231 SF	IMPERVIOUS
POOL	562 SF	IMPERVIOUS
	2419 SF	DECK + POOL
GREEN AREA	1121 SF	PERVIOUS
	1121 SF	

GREEN AREAS EQUIVALENT TO: 46.34 %

BAY HARBOR 9720

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9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
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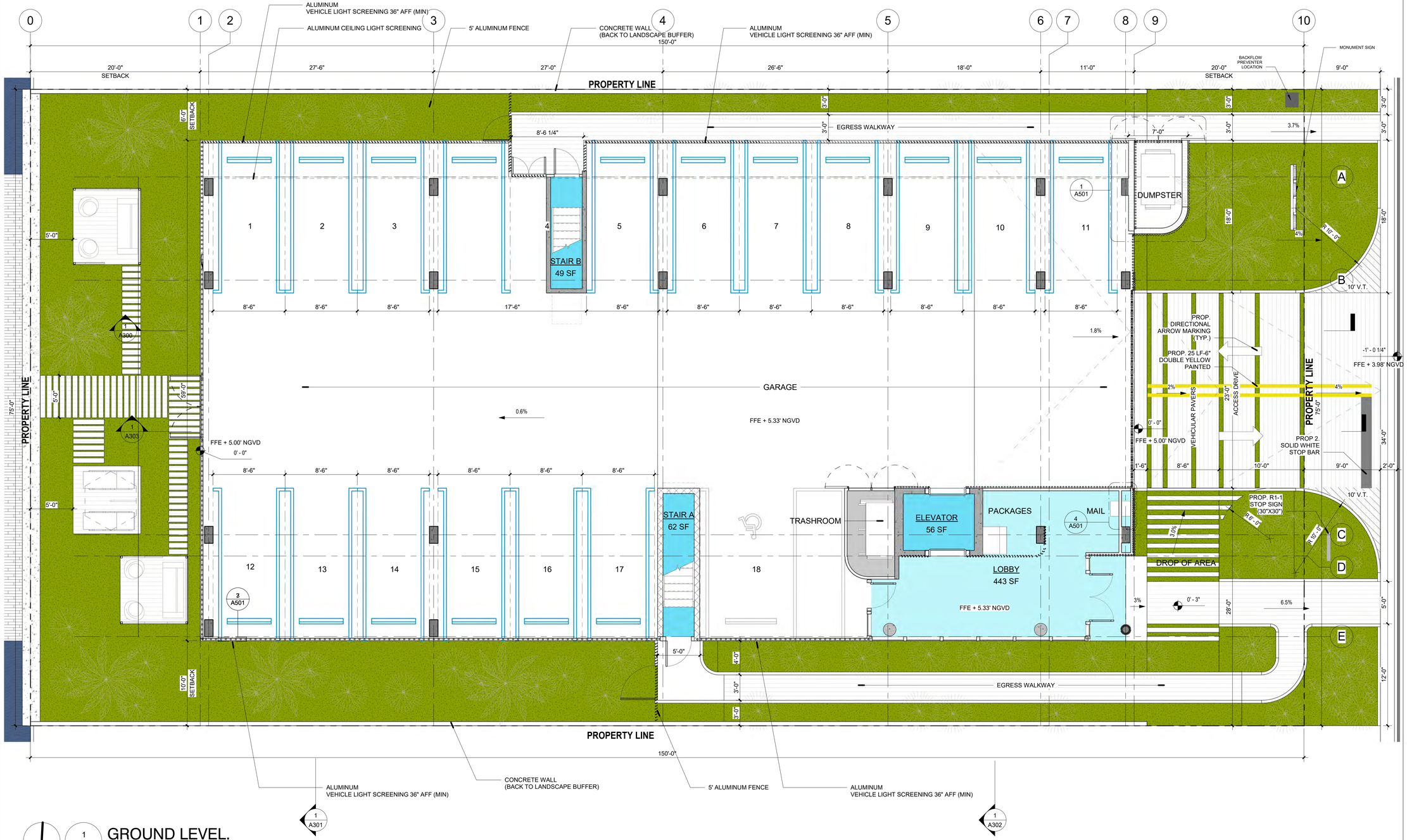

1 / A101 GROUND LEVEL.
3/16" = 1'-0"

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DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

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e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
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GROUND LEVEL - PARKING

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A101

Scale 3/16" = 1'-0"

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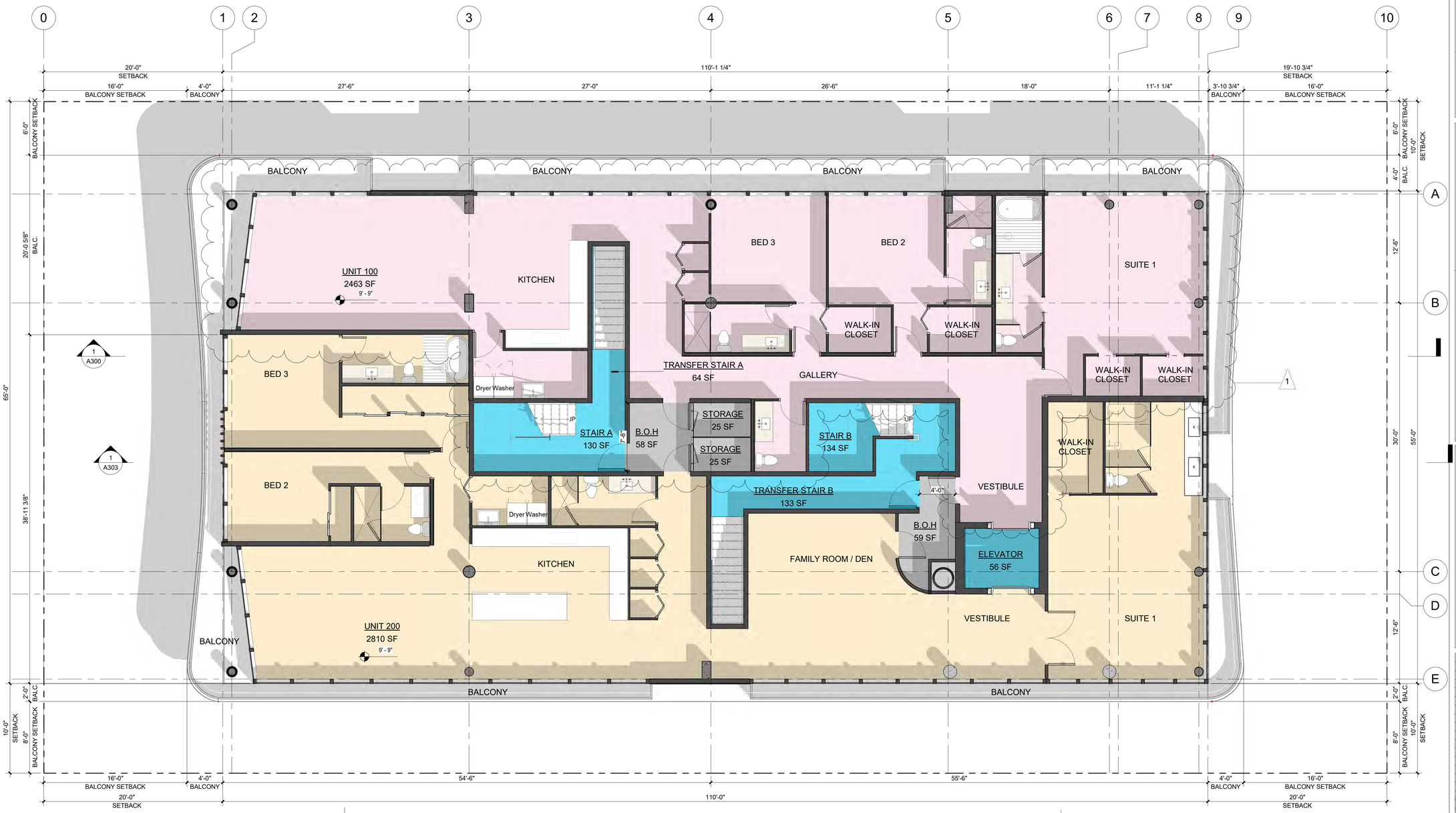

1 A102 **LEVEL 2**
3/16" = 1'-0"

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9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

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HOLLAND ENGINEERING, INC.
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Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

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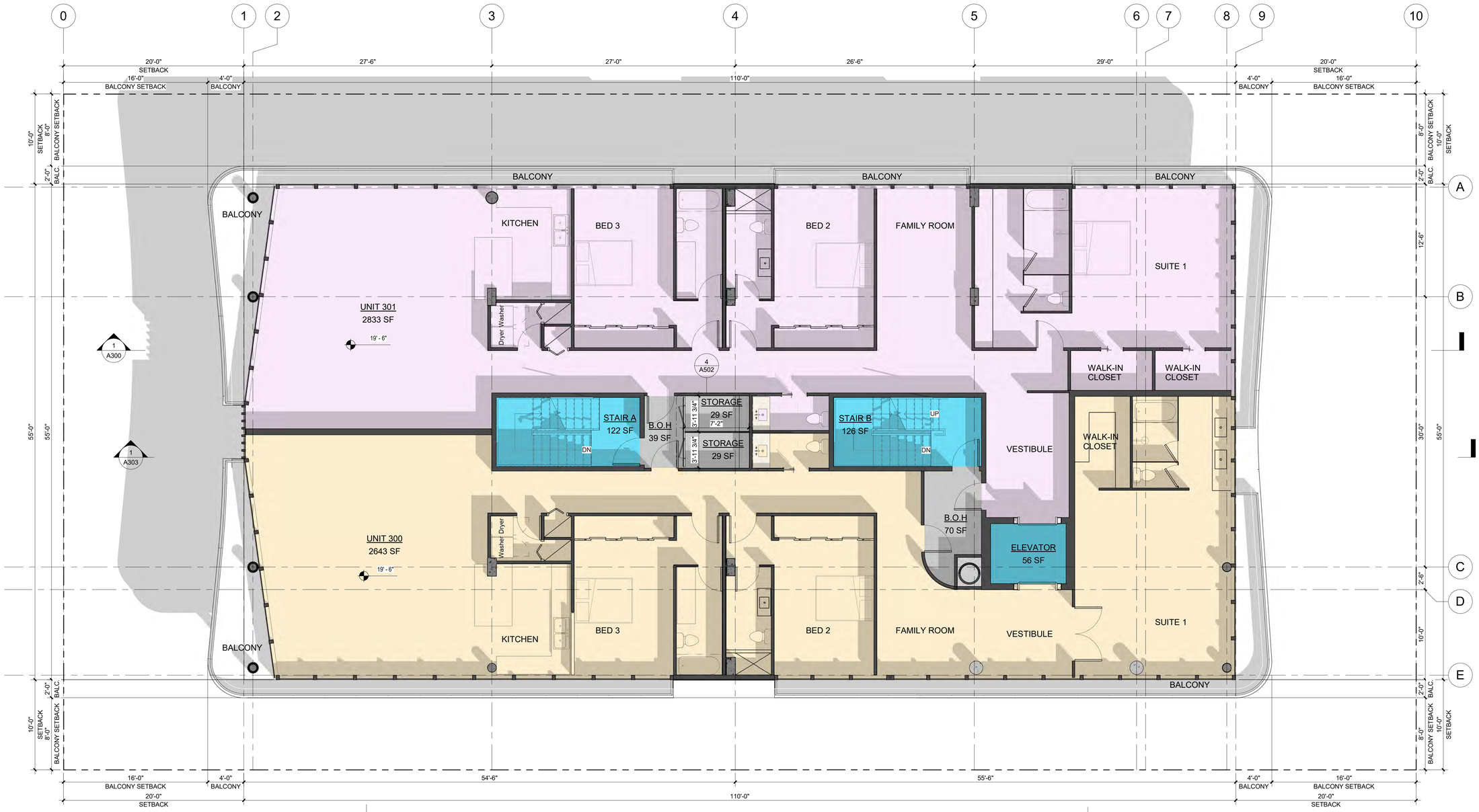

1 A103 LEVEL 3
3/16" = 1'-0"

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.

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
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LEVEL 3

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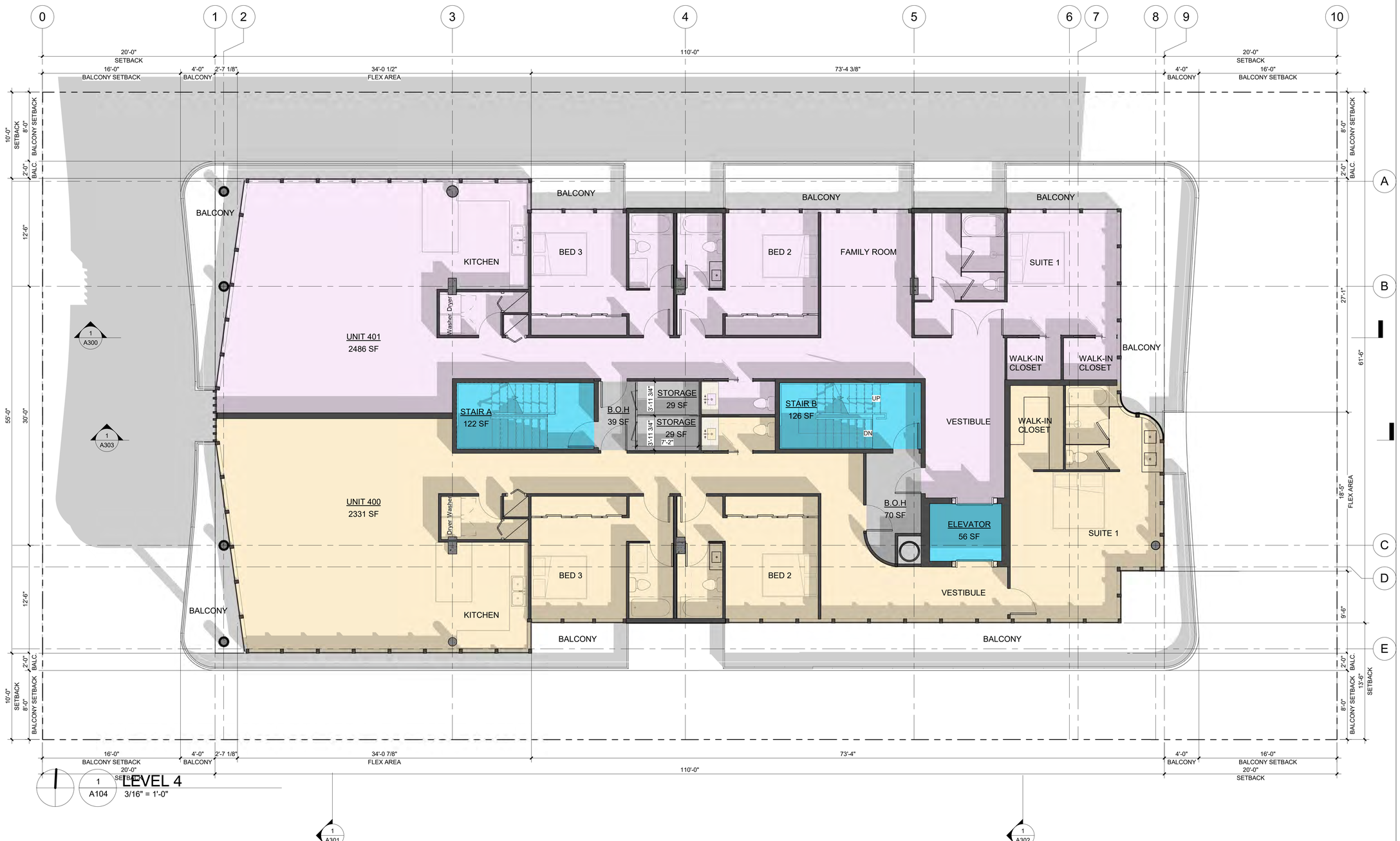

LEVEL 4

1 A104 3/16" = 1'-0"

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DESIGNER

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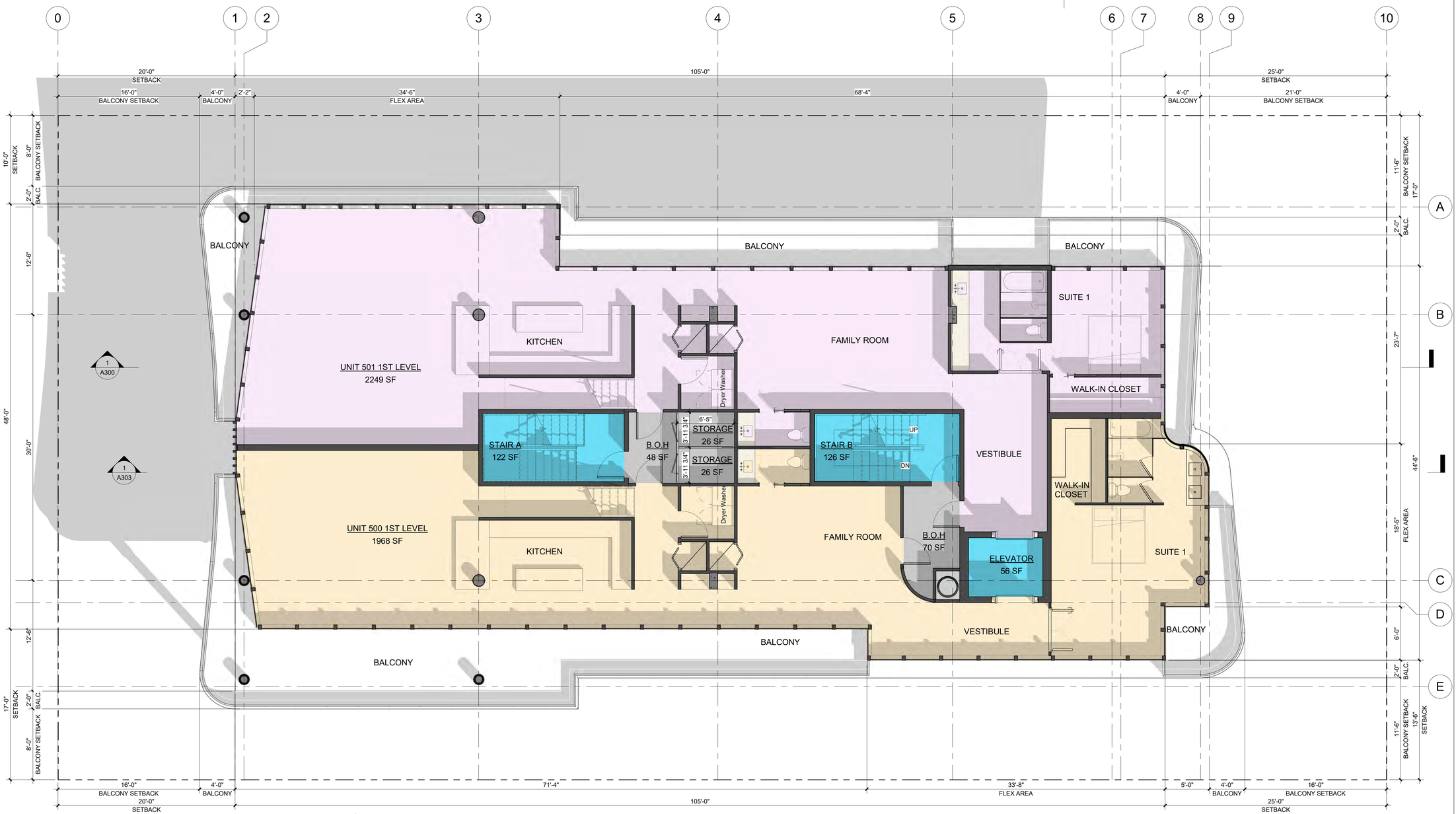

LEVEL 5

3/16" = 1'-0"

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e-mail

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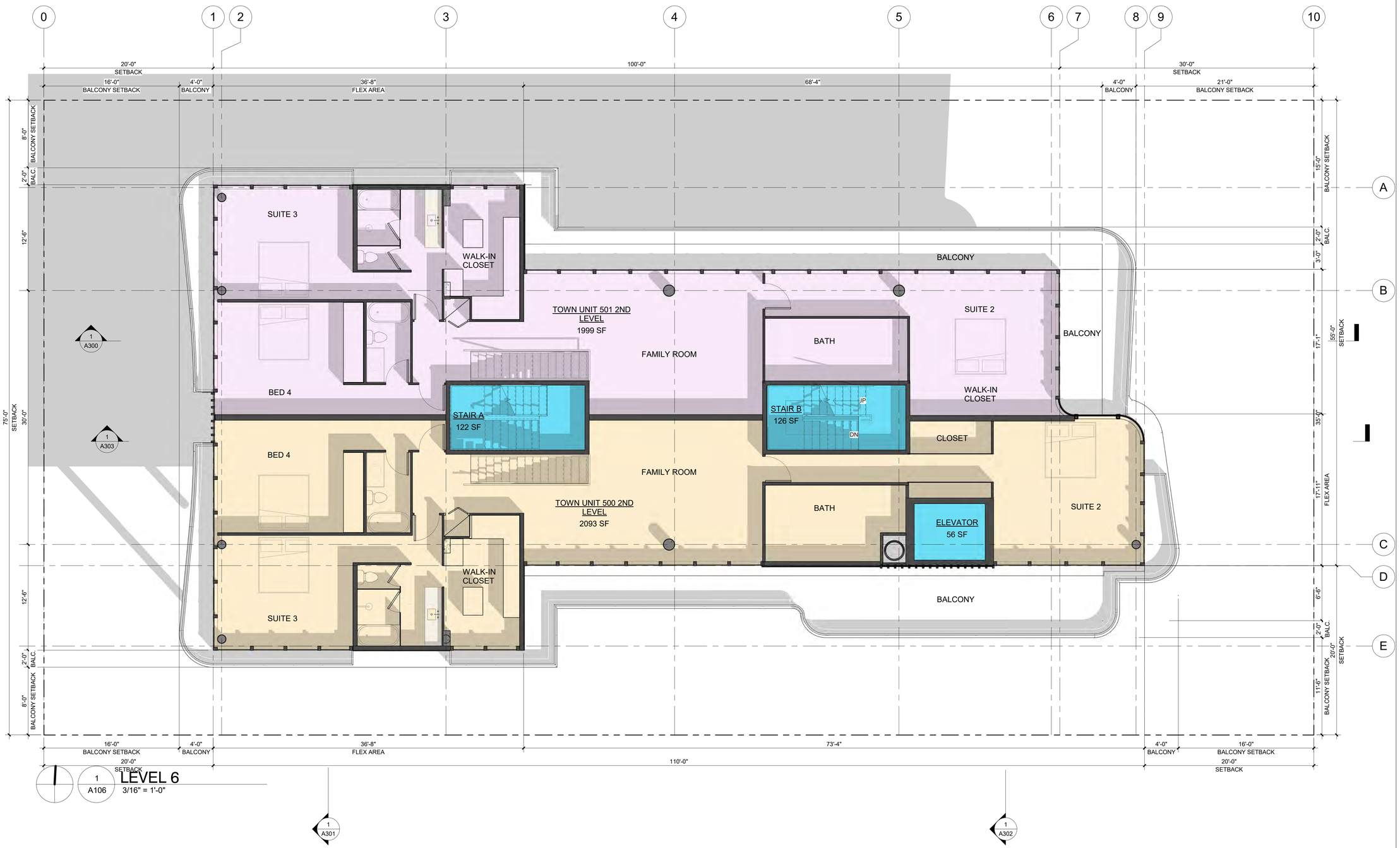

LEVEL 6

3/16" = 1'-0"

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DESIGNER

studio baigorria

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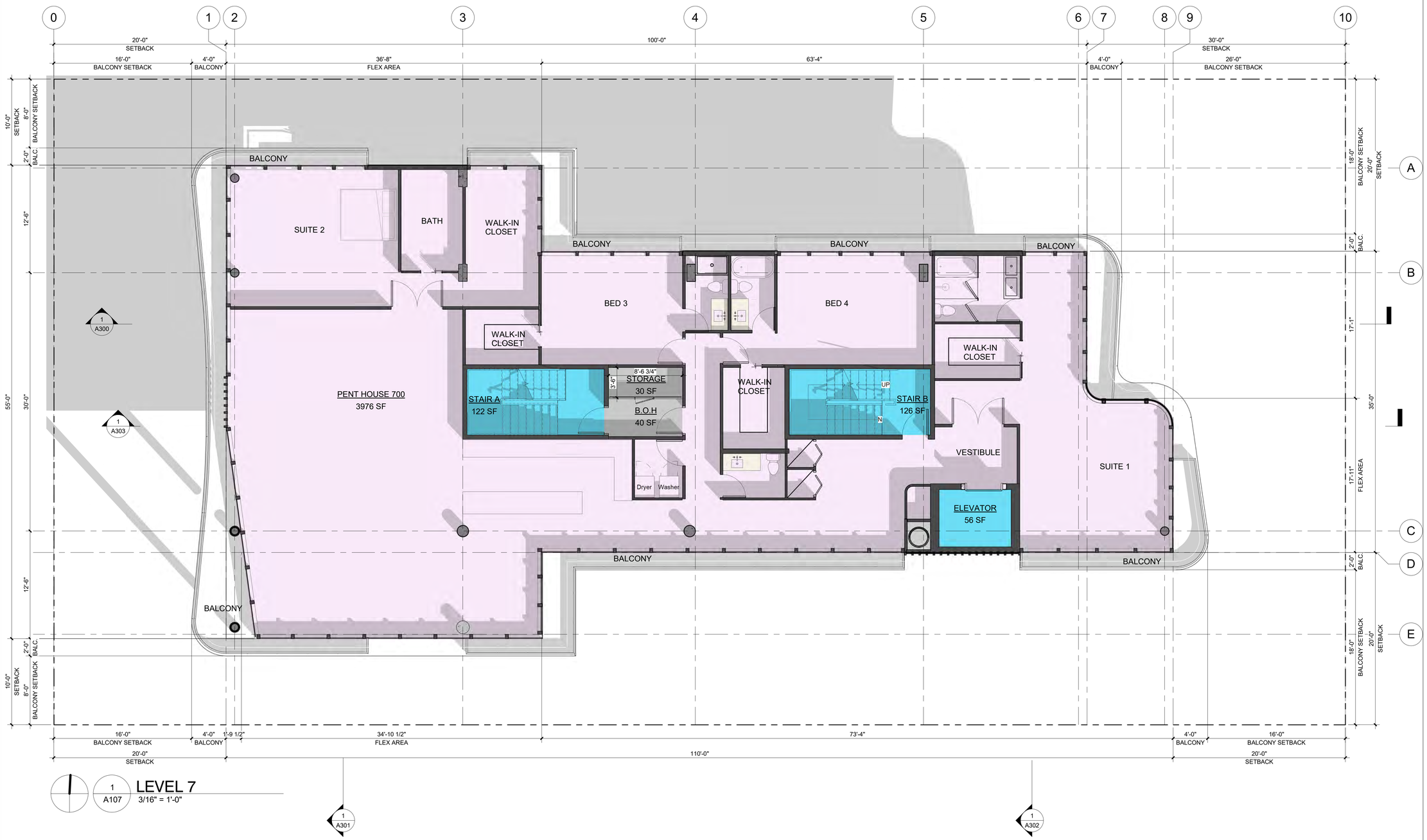

LEVEL 7

1 / A107 3/16" = 1'-0"

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ARC/SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

No.	Description	Date

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker
Scale	3/16" = 1'-0"

A107

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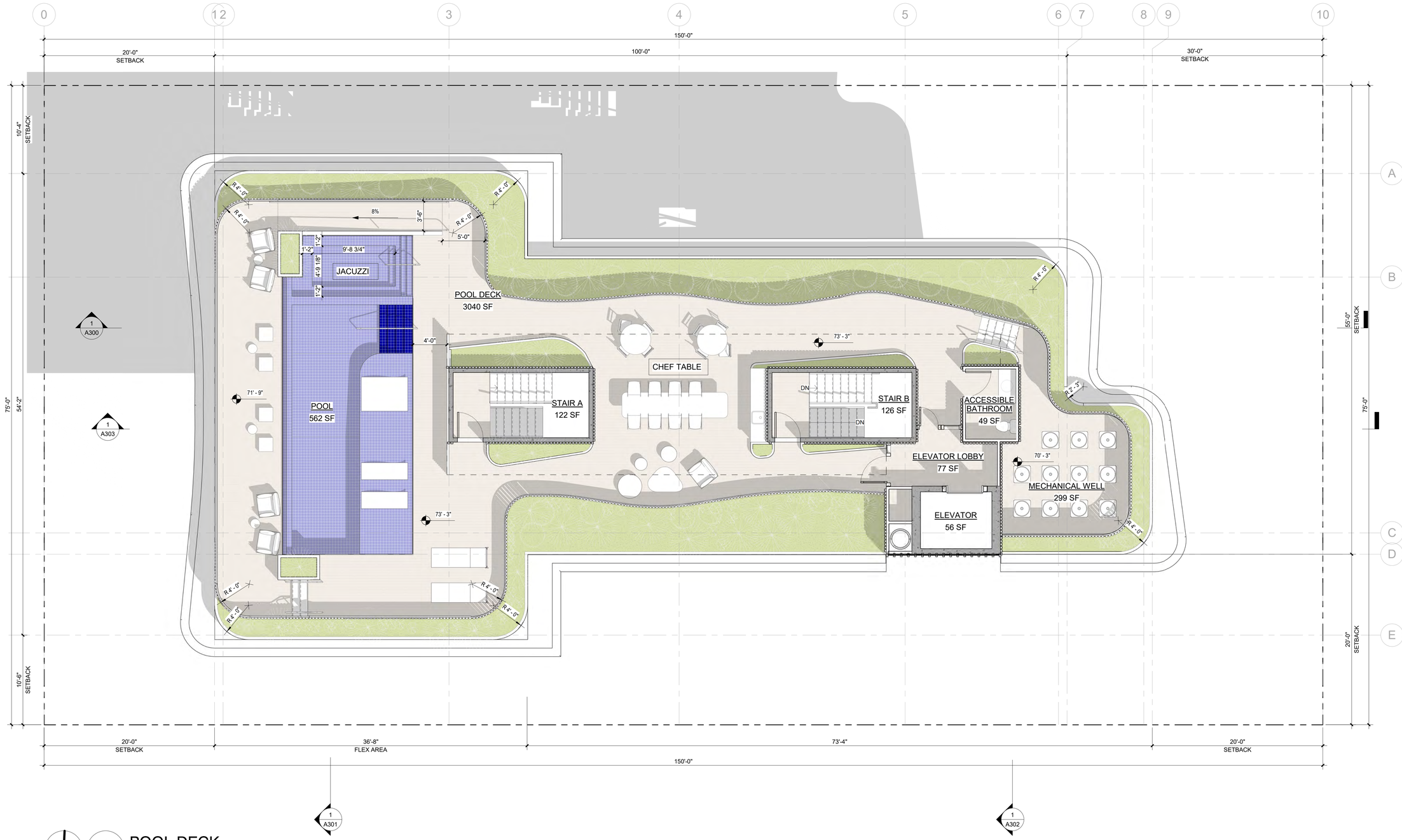

1 A109 **POOL DECK**
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

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Phone
e-mail

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Address
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No.	Description	Date

ROOFTOP LEVEL

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A109

Scale	3/16" = 1'-0"

7/22/2024 6:09:03 PM

(X"=VARIES) MINIMUN HEIGHT = 6'4"
(Y"=VARIES) MINIMUN HEIGHT = 3'0" ABOVE FFE
UP TO 5'0" ABOVE FFE

KEYNOTE LEGEND	
Key Value	Description
1	ALUMINUM STOREFRONT ASSEMBLY. W/LAMINATED TINTED GLASS W/HIGH PERFORMANCE LOW/E COATING.
2	FIBER CEMENT PANEL REF: EQUITONE LINEA LTA60 OR SIMILAR
3	ALUMINUM LOUVER ASSEMBLY LIGHT. LIGH WOOD COLOR.
4	ALUMINUM LOUVER SCREEN OR SIMILAR
5	VERTICAL INTERMEDIATE LOUVERS ALUMINUM OR SIMILAR
6	CONCRETE SLAB WITH MOLDED EDGE, SMOOTH FINISH, COLOR WHITE (TYP)
7	LAMINATED GLASS GUARDRAIL 42" H
9	TEXTURE CONCRETE PAINTED WHITE.
10	CONCRETE OR CMU SMOOTH FINISH, PAINTED COLOR GRAY

1 / A200 WEST ELEVATION
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
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Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

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CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

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No.	Description	Date
1	07/11/2024 DRC REVIEW	07/24/2024

WEST ELEVATION

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A200

Scale 3/16" = 1'-0"

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(X"=VARIES) MINIMUN HEIGHT = 6'4"
(Y"=VARIES) MINIMUN HEIGHT = 3'0" ABOVE FFE
UP TO 5'0" ABOVE FFE

KEYNOTE LEGEND	
Key Value	Description
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10	CONCRETE OR CMU SMOOTH FINISH, PAINTED COLOR GRAY

1 / A201 EAST ELEVATION
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: designdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

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Address
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No.	Description	Date

EAST ELEVATION

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A201

Scale 3/16" = 1'-0"

7/22/2024 6:09:23 PM

1 / A202 SOUTH ELEVATION
3/16" = 1'-0"

(X'=VARIES) MINIMUN HEIGHT = 6'4"
(Y'=VARIES) MINIMUN HEIGHT = 3'0" ABOVE FFE
UP TO 5'0" ABOVE FFE

KEYNOTE LEGEND	
Key Value	Description
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10	CONCRETE OR CMU SMOOTH FINISH, PAINTED COLOR GRAY

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatillll@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
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Phone
e-mail

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Address
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No.	Description	Date

SOUTH ELEVATION

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A202

Scale 3/16" = 1'-0"

7/22/2024 6:09:41 PM

1 / A203 NORTH ELEVATION
3/16" = 1'-0"

(X"=VARIES) MINIMUN HEIGHT = 6'4"
(Y"=VARIES) MINIMUN HEIGHT = 3'0" ABOVE FFE UP TO 5'0" ABOVE FFE

KEYNOTE LEGEND	
Key Value	Description
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BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilill@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

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Address
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e-mail

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Address
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Phone
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No.	Description	Date

NORTH ELEVATION

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A203

Scale 3/16" = 1'-0"

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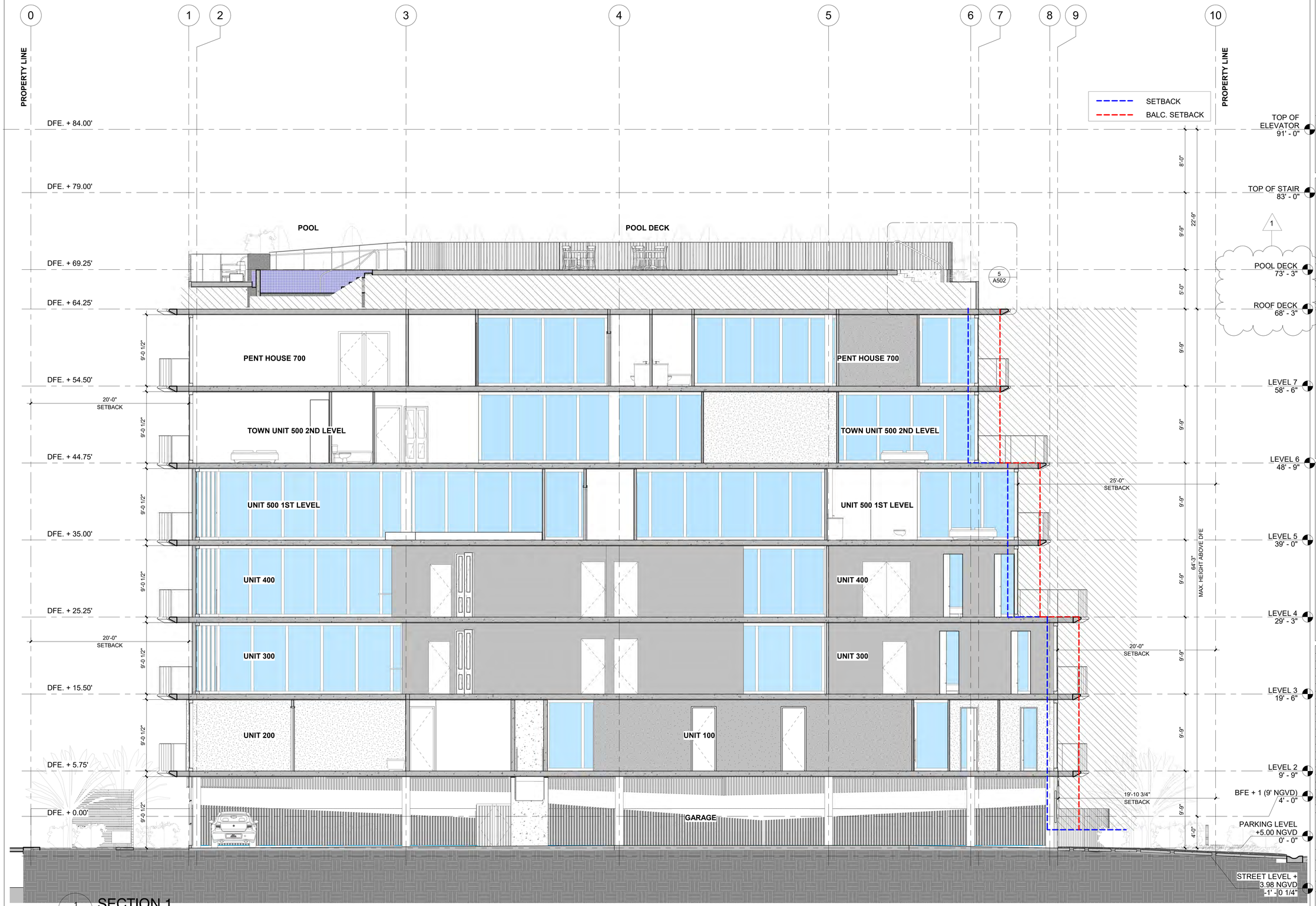

1 A300 SECTION 1
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

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CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARCSCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
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e-mail

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Address
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No.	Description	Date
1	07/11/2024 DRC REVIEW	07/24/2024

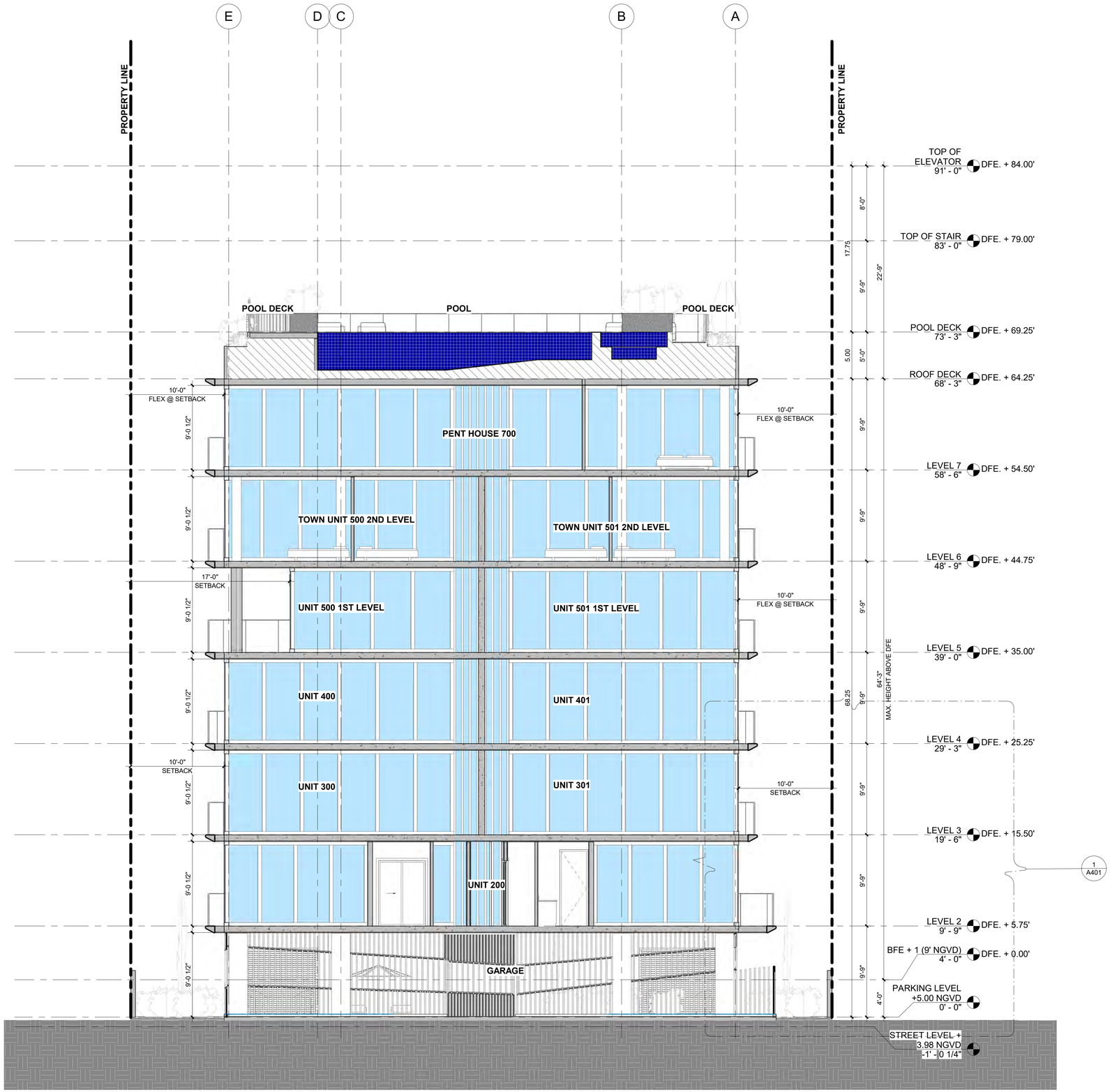
SECTION 1

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A300

Scale 3/16" = 1'-0"

7/22/2024 6:10:04 PM



1 / A301 SECTION 2
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

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CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
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Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

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Address
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Phone
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No.	Description	Date

SECTION 2

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A301

Scale 3/16" = 1'-0"

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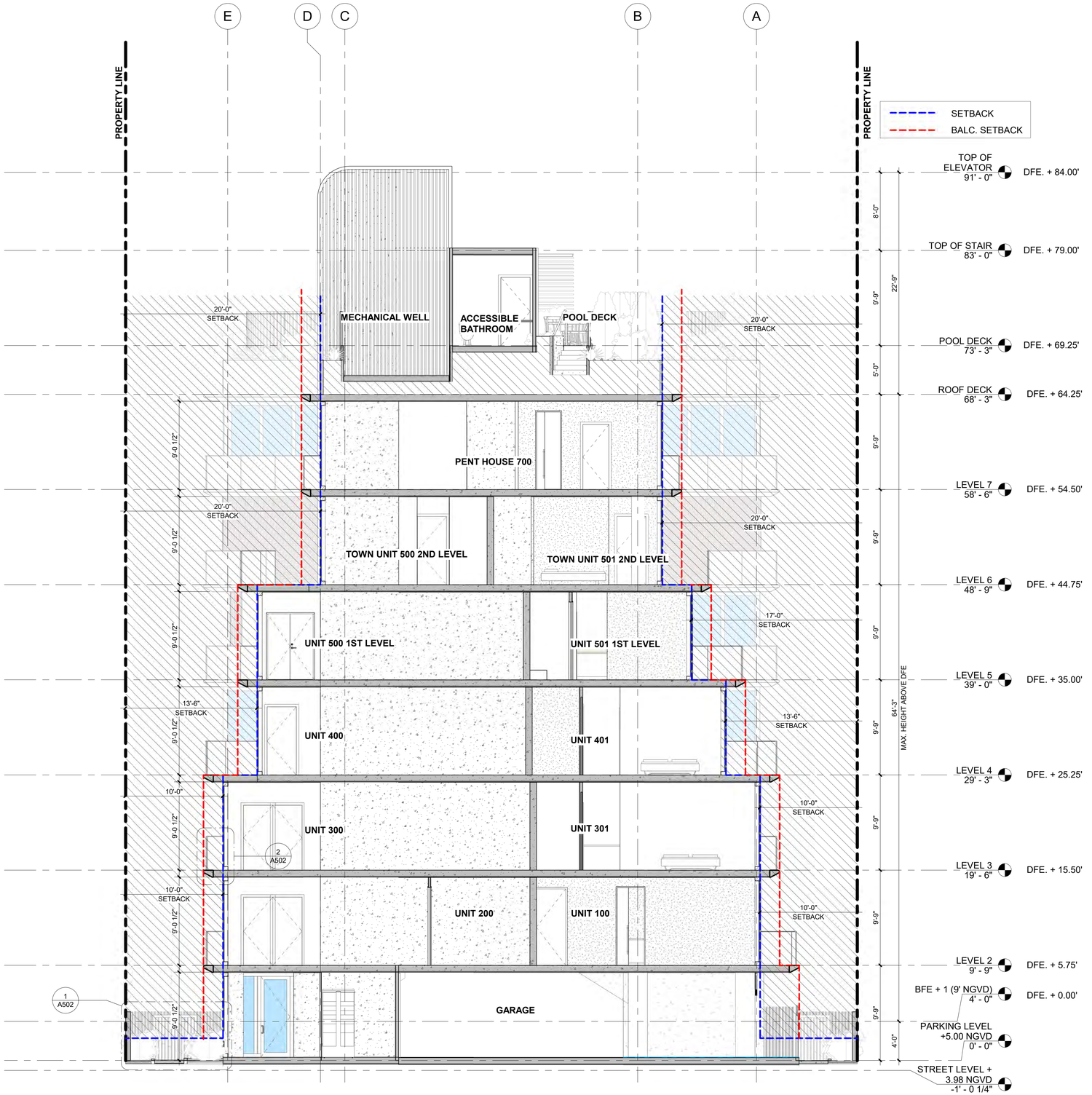

1 A302 SECTION 3
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

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e-mail

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No.	Description	Date

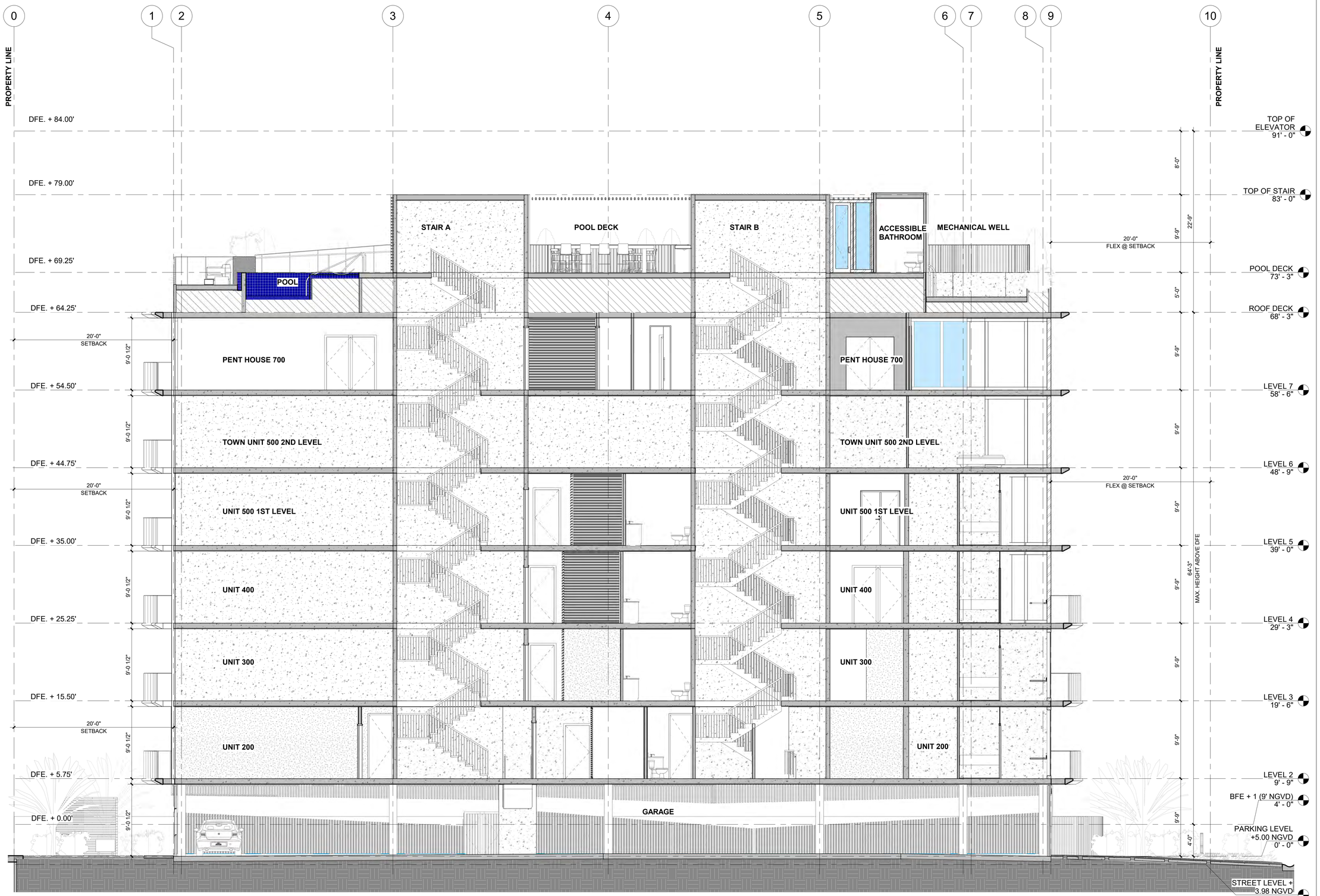
SECTION 3

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A302

Scale 3/16" = 1'-0"

7/22/2024 6:10:17 PM



1 A303 SECTION 4
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

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HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

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600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
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e-mail

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e-mail

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No.	Description	Date

SECTION 4

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A303

Scale 3/16" = 1'-0"

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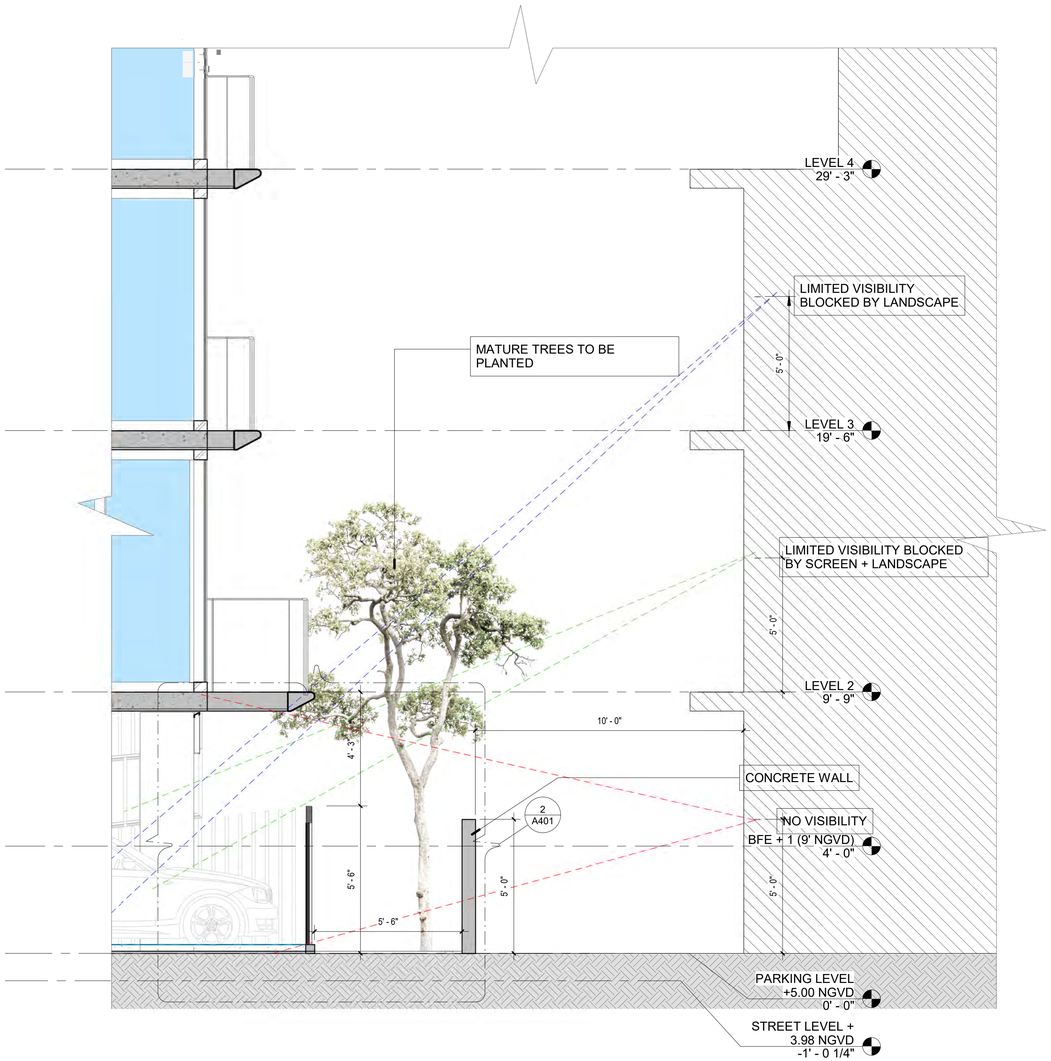
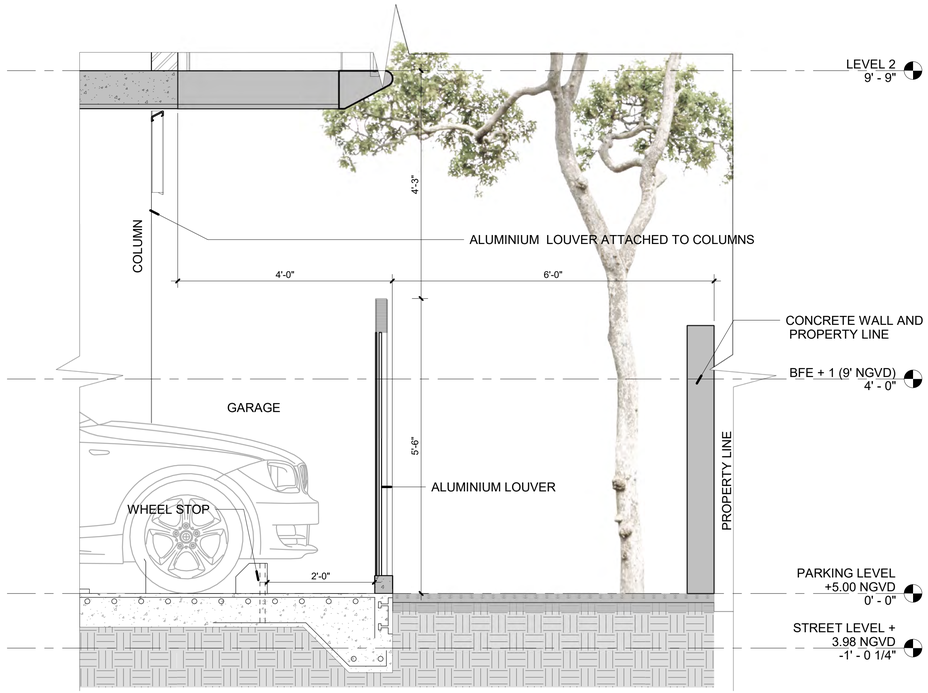


1
A401

GARAGE ENCLOSURE VISIBILITY FROM BUILDING ON THE NORTH SIDE

3/8" = 1'-0"



2
A401

PARKING METAL VERTICAL LOUVER DETAIL

3/4" = 1'-0"

BAY HARBOR 9720

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e-mail

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No.	Description	Date

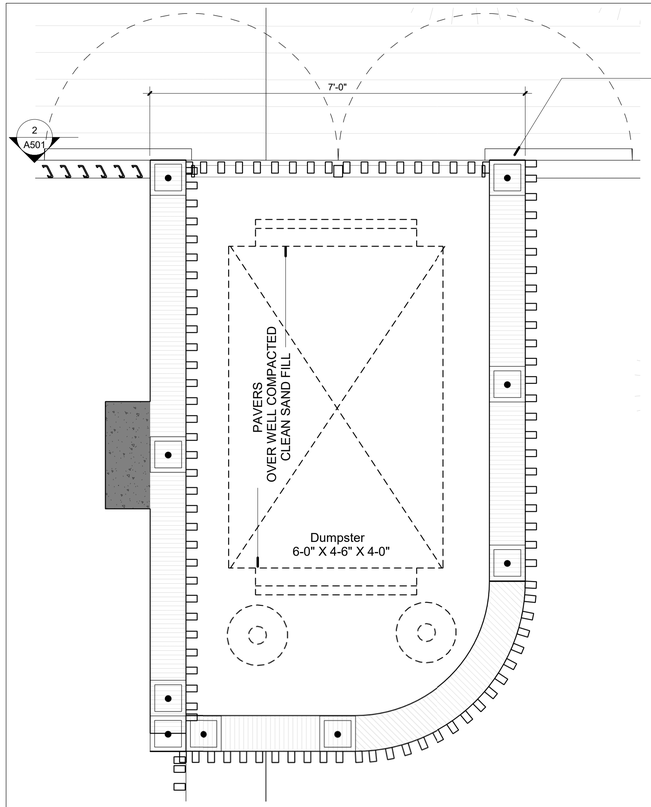
ENLARGED GARAGE ENCLOSURE

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A401

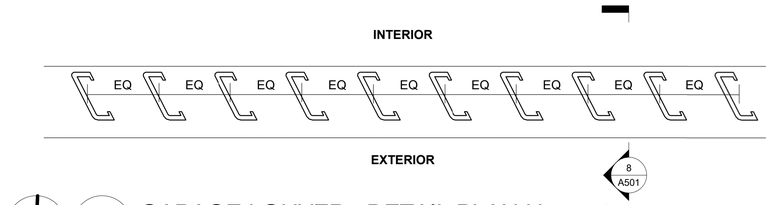
Scale: As indicated

7/22/2024 6:10:32 PM

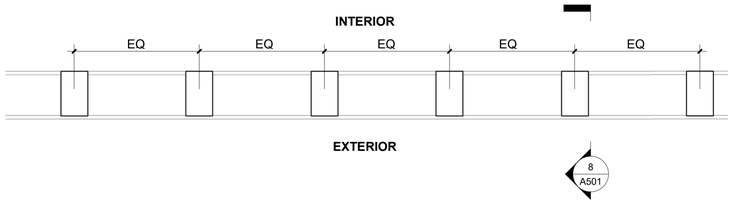


SOLID METAL DOOR WITH ALUMINUM FINS PAINTED; 180 DEGREE OPENING FOR DUMPSTER

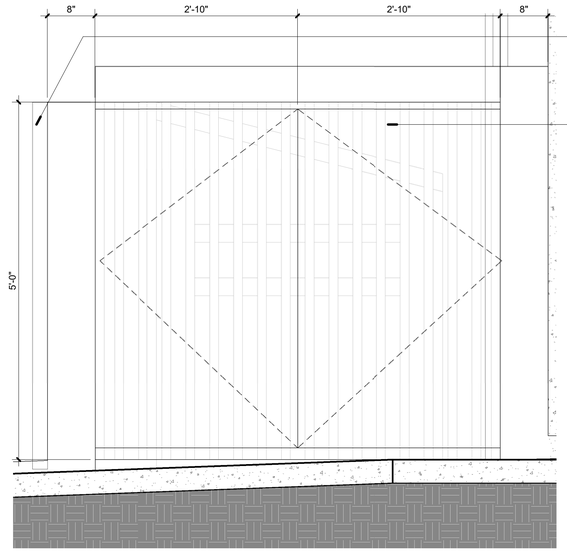
1 A501 DUMPSTER
3/4" = 1'-0"



7 A501 GARAGE LOUVER - DETAIL PLAN H 2' - 0"
3" = 1'-0"
LOUVER + DENSE



3 A501 GARAGE LOUVER - DETAIL PLAN H 4' - 0"
3" = 1'-0"
INTERMEDIATE LOUVER



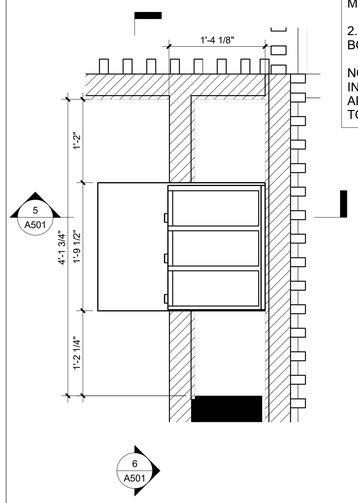
2 A501 DUMPSTER ENCLOSURE FRONT ELEVATION
1" = 1'-0"

INSTALLATION REQUIREMENTS PER USPS:

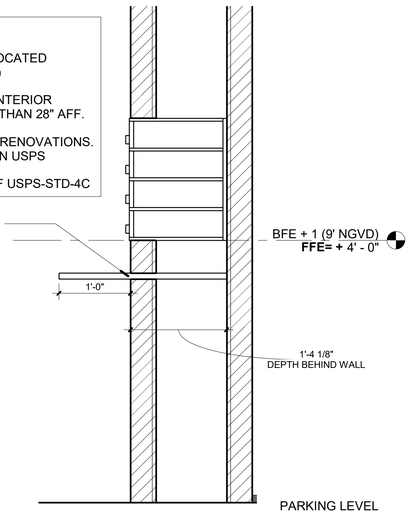
1. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" ABOVE FINISHED FLOOR (AFF)

2. NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.

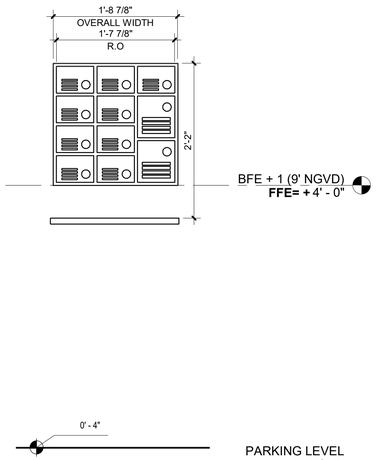
NOTE: FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS. INSTALL HORIZONTAL MAILBOXES WHICH BEEN USPS APPROVED
TO THE HIGHER SECURITY REQUIREMENTS OF USPS-STD-4C



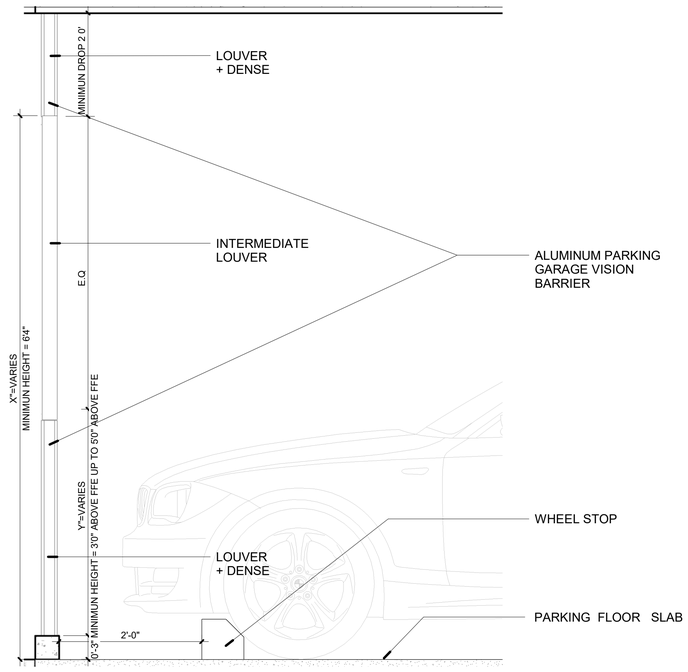
4 A501 MAILBOX PLAN
1" = 1'-0"



5 A501 MAILBOX SECTION
1" = 1'-0"



6 A501 MAILBOX ELEVATION
1" = 1'-0"



8 A501 GARAGE LOUVER SECTION
1" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
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e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

No.	Description	Date

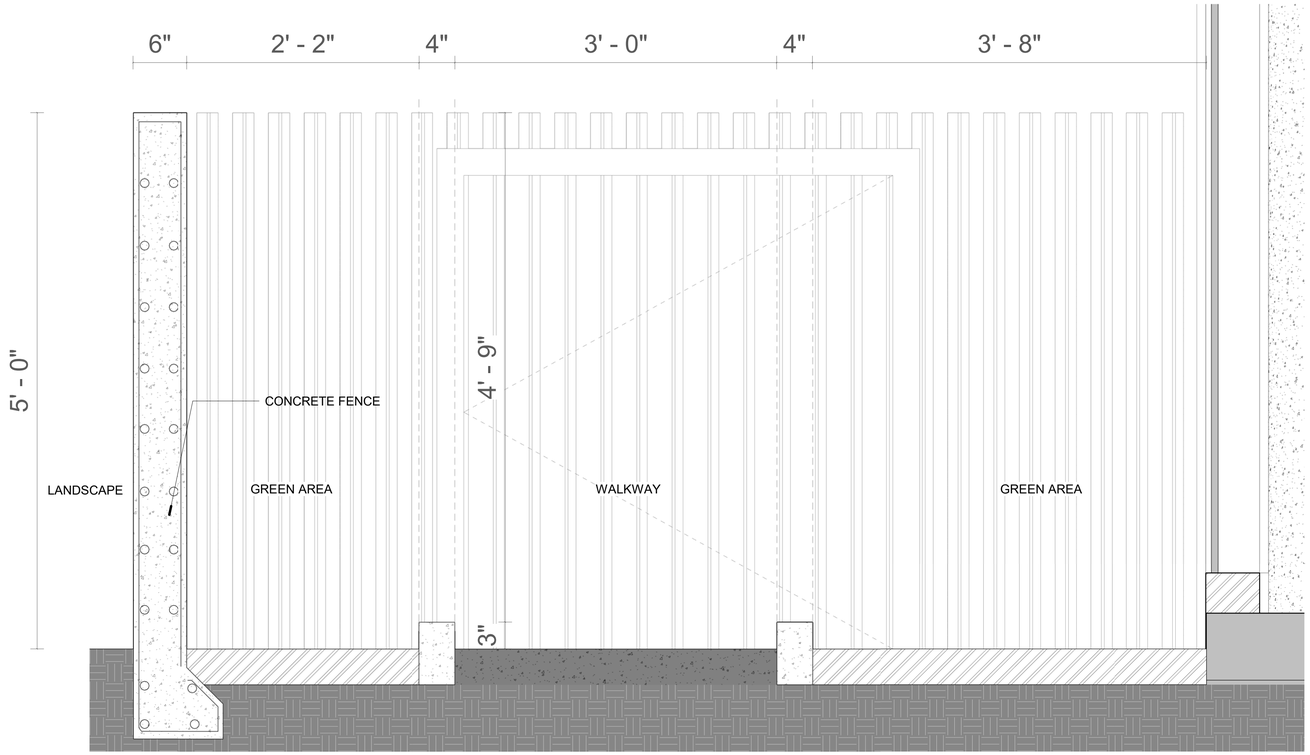
DETAILS

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

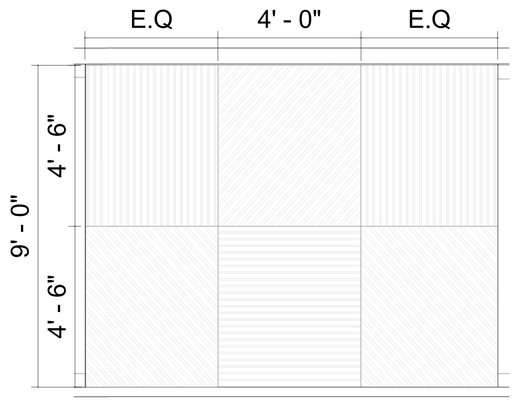
A501

Scale: As indicated

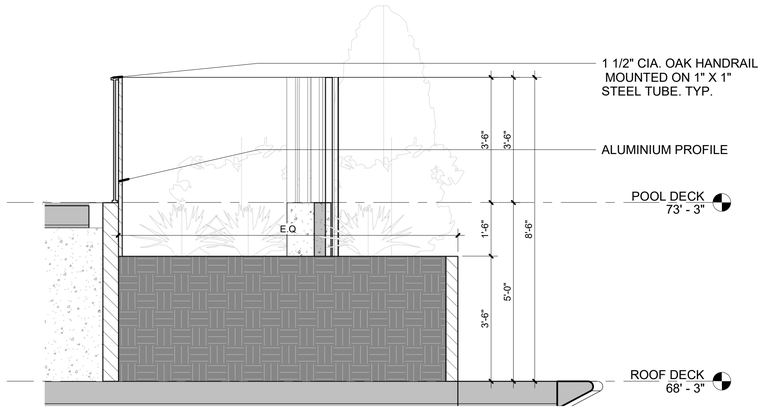
7/22/2024 6:10:33 PM



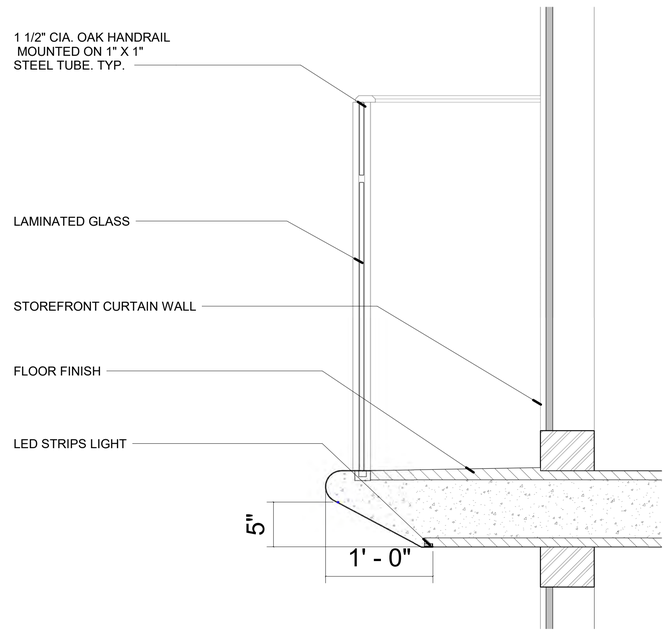
1 A502 — LANDSCAPE FENCE DETAIL
1 1/2" = 1'-0"



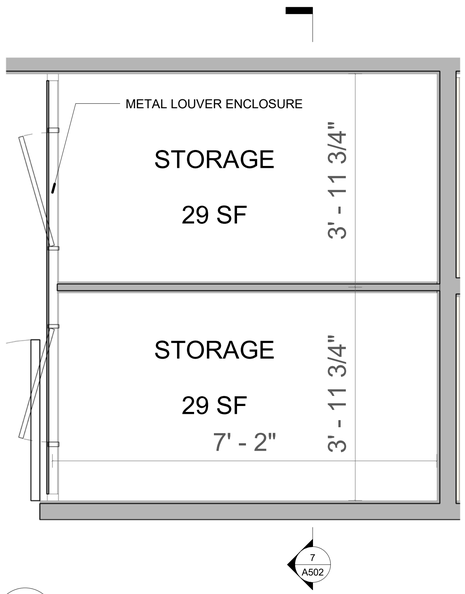
3 A502 — FACADE PANEL DETAIL
1/2" = 1'-0"



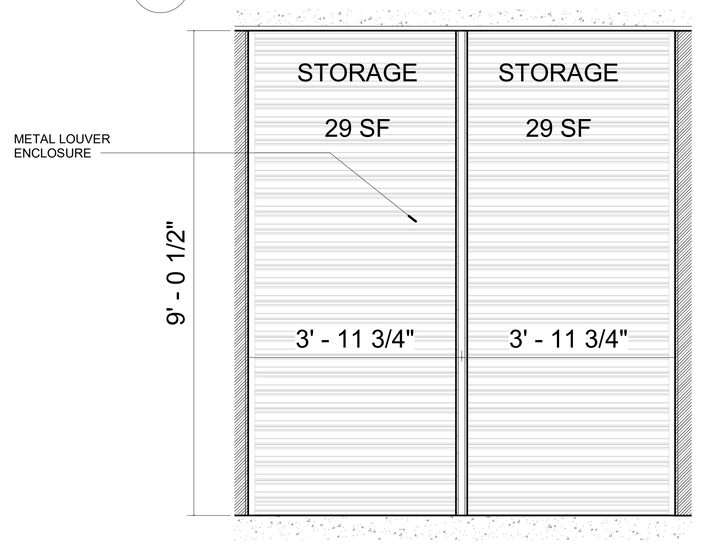
5 A502 — SECTION 1 - Callout 1
1/2" = 1'-0"



2 A502 — TYPICAL GLASS GUARDRAIL DETAIL
1 1/2" = 1'-0"



4 A502 — TYPICAL- STORAGE PLAN
3/4" = 1'-0"



7 A502 — TYPICAL - STORAGE SECTION
3/4" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
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e-mail

MEP ENGINEER
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e-mail

CONTRACTOR
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Phone
e-mail

No.	Description	Date

DETAILS

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

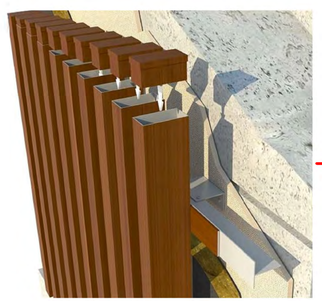
A502

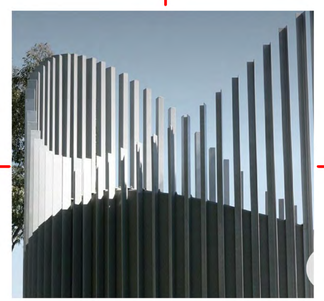
Scale: As indicated

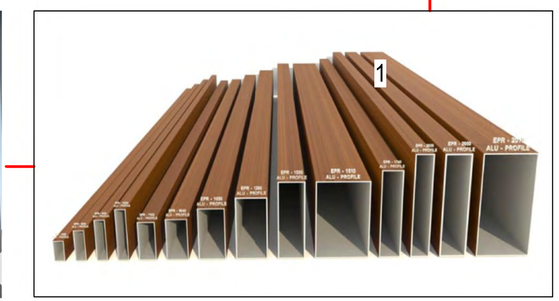
7/18/2024 5:16:04 PM

ALUMINIUM PROFILE

Fibercement or similar - through-coloured facade material that plays with light and shadow.







PROFILE SIZES

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

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e-mail

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No.	Description	Date

FACADE MATERIALS

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

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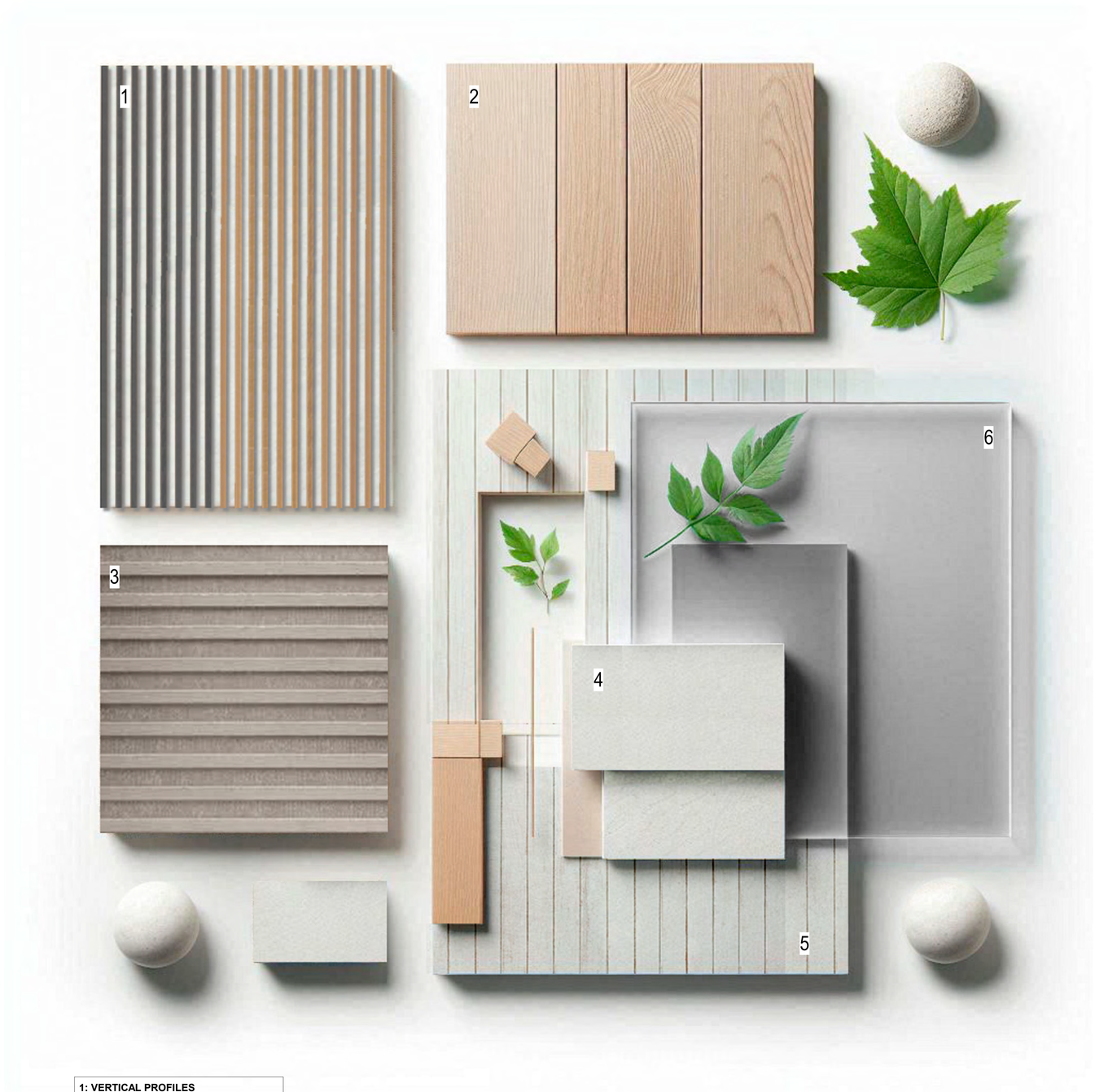
Scale

7/23/2024 1:05:59 PM



1: VERTICAL PROFILES
2: WOOD TEXTURE IN LIGHT TONES
3: FIBERCEMENT
4: WHITE CONCRETE
5: MODULATED CONCRETE - DRIVEWAY
6: LAMINATED GLASS

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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Contact: roxanatilll@gmail.com

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e-mail: desingdptq@collectivearcspace.com

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CONTRACTOR
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No.	Description	Date

MATERIAL BOARD

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A504

Scale

7/22/2024 6:10:43 PM

1 A901 3D SW

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

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HOLLAND ENGINEERING, INC.
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e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
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e-mail

MEP ENGINEER
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CONTRACTOR
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No.	Description	Date

SE VIEW

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A901

Scale

7/22/2024 6:10:49 PM

1
A902
3D NW

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

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e-mail

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ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

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e-mail

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CONTRACTOR
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No.	Description	Date

NE VIEW

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A902

Scale

7/22/2024 6:11:02 PM

1
A903
3D SE

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

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Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
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e-mail

MEP ENGINEER
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CONTRACTOR
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No.	Description	Date

SW VIEW

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A903

Scale

7/22/2024 6:11:16 PM

1
A904
3D NE

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
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e-mail

MEP ENGINEER
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CONTRACTOR
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No.	Description	Date

NW VIEW

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A904

Scale

7/22/2024 6:11:30 PM

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

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e-mail

LANDSCAPE ARCHITECT
ARC'SCAPE THE COLLECTIVE, INC.
600 12th St, Suite 10, Miami Beach, FL, 33139
Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

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MEP ENGINEER
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CONTRACTOR
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No.	Description	Date

EAST VIEW

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A905

Scale

7/23/2024 3:00:07 PM

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

.

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

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e-mail

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e-mail: desingdptq@collectivearcspace.com

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MEP ENGINEER
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No.	Description	Date

WEST VIEW

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A906

Scale

7/23/2024 3:00:09 PM

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
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Phone: (+1) 786.932.2155
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No.	Description	Date

AERIAL VIEW

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A907

Scale

7/23/2024 3:00:11 PM

PROJECT:	9720 West Bay Harbor	MIAMI LIGHTING DESIGN

TYPE	MANUFACTURER	DESCRIPTION	CATALOG NUMBER	VOLTS	LAMP	MOUNTING	FINISH
A	CURRENT	CEILING MOUNTED ROUND SURFACE LIGHT	SRT1-354K7-5QW-UNV-GTT	UNV	34.6W LED 3500K	SURFACE	GRAPHITE MATTE
B	BEGA	BOLLARD	B84413-K3	120	11.6W LED 3000K		SILVER
B-1	BEGA	BOLLARD	B84412-K3	120	2.9W LED 3000K		SILVER
C	DMF	SURFACE MOUNT CYLINDER	DC4-SM-W-S-D-10-FL-0-00-00-30-BA-T	120	12.5W LED 3000K	SURFACE	BRUSHED ALUM
E1	INTERLUX	LINEAR LED FIXTURE	PA-L-C-45-13W-30-NFL-OT96-D010	UNV	13W LED 3000K	RECESSED	ALUM
E2	GM LIGHTING	WET LOCATION LED LINEAR TAPE LIGHT	LTR-P-WP-24V-3W-30K / LED-CHL-XD / LD-XD-UNV	24V	3W/FT LED 3000K		
E3	FC LIGHTING	STEP LIGHT	FCSL2041-UNV-3K-CRI85-GL-GRE-ET	UNV	19W LED 3000K	RECESSED	GREY

9720 WEST BAY HARBOR

SITE ADDRESS:

BAY HARBOR ISLANDS, FL

OWNER:	ARCHITECT:
ENGINEER MEP:	ENGINEER STRUCTURAL:
SURVEYOR:	LIGHTING CONSULTANT: MIAMI LIGHTING DESIGN 8725 NW 18TH TERRACE Suite 211 MIAMI, FL 33172 P: 305-443-2004

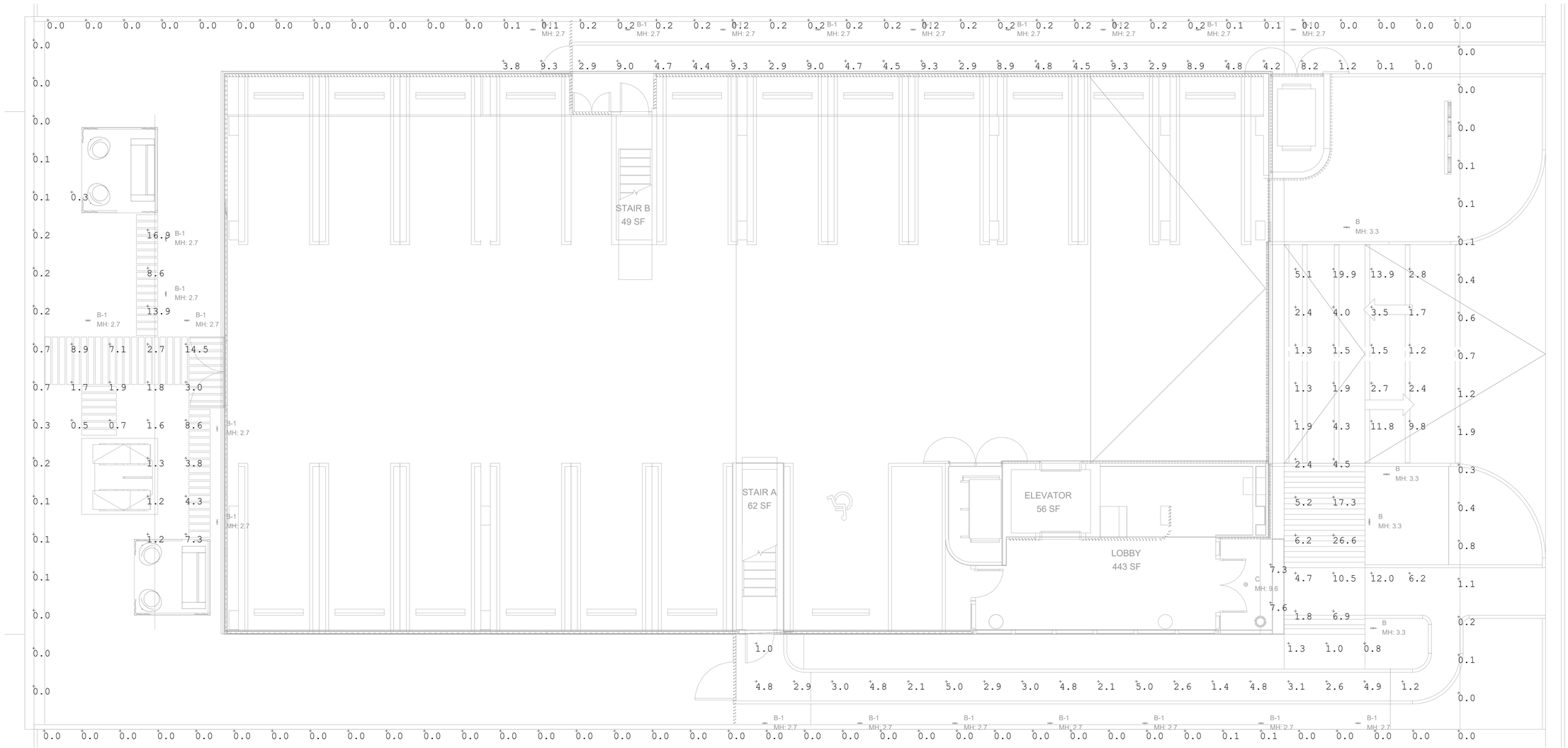
DRAWING TITLE:

FIXTURE SCHEDULE

ISSUE:	DATE:
REV.0	06.19.24
REV.1	06.20.24
REV.2	07.12.24
REV.3	07.23.24

SCALE:	PROJ NO:
	SHEET NO: LD-100.1

MIAMI LIGHTING DESIGN



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	22	B-1	Single	84412K3_BEGA_IES		0.900	397	5	110
	4	B	Single	84413K3_BEGA_IES		0.900	1710	15	60
	1	C	Single	DCCxxxx4D-10F-0000-30-Wxx-R		0.900	1001	12	12

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PROPERTY LINE	Illuminance	Fc	0.42	1.9	0.0	N.A.	N.A.
EAST SIDE	Illuminance	Fc	6.23	26.6	1.2	5.19	22.17
GARAGE GORUND LEVEL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
MAIN ENTRANCE	Illuminance	Fc	7.45	7.6	7.3	1.02	1.04
NORTH SIDE	Illuminance	Fc	5.38	9.3	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
SOUTH SIDE	Illuminance	Fc	2.96	5.0	0.8	3.70	6.25
WEST SIDE	Illuminance	Fc	2.87	16.9	0.0	N.A.	N.A.

1 SITE PHOTOMETRICS
3/16" = 1'-0"

9720 WEST BAY HARBOR

SITE ADDRESS:
BAY HARBOR ISLANDS, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER STRUCTURAL:

SURVEYOR:

LIGHTING CONSULTANT:
MIAMI LIGHTING DESIGN
8725 NW 18TH TERRACE
Suite 211
MIAMI, FL 33172
P: 305-443-2004

DRAWING TITLE:
SITE PHOTOMETRICS

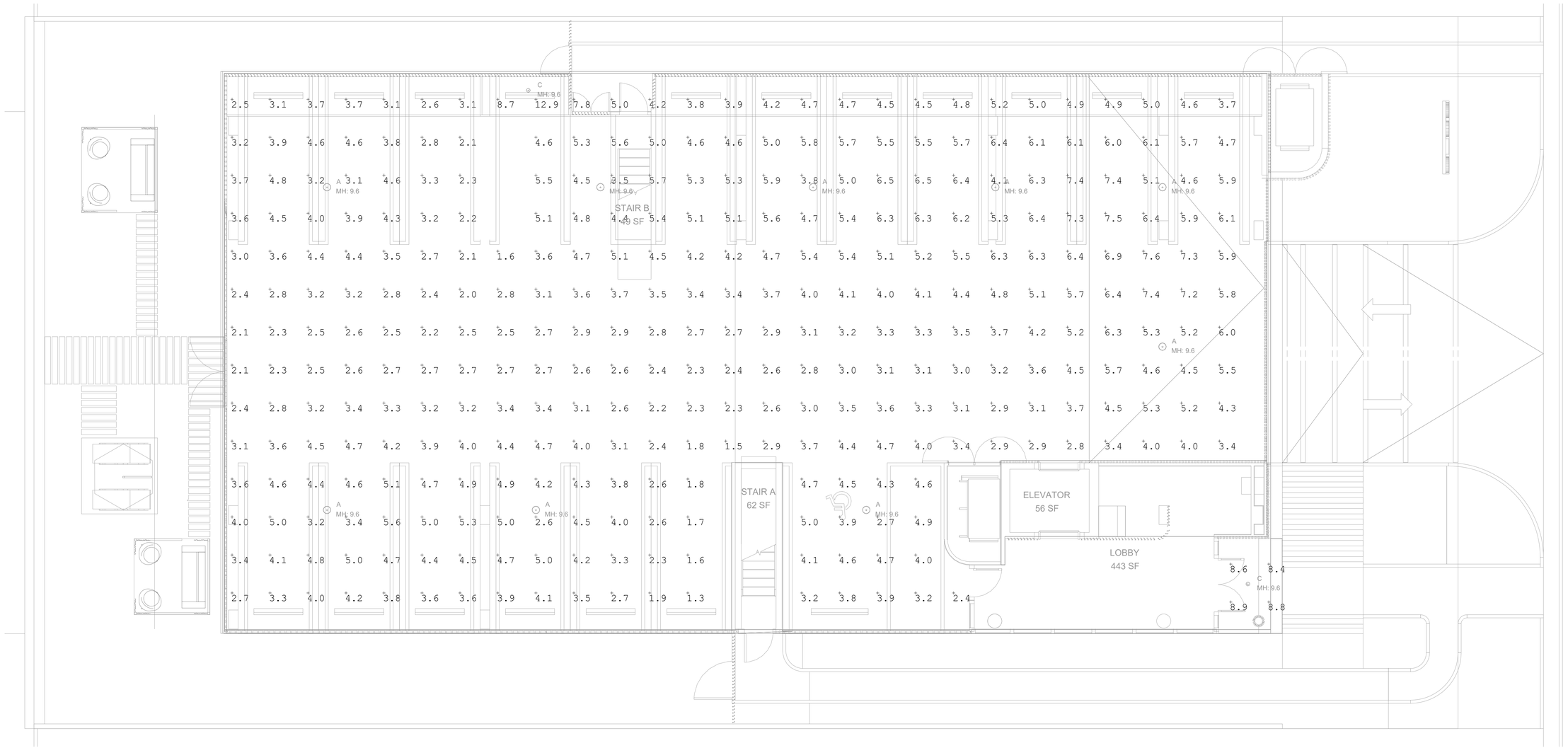
ISSUE:	DATE:
REV.0	06.19.24
REV.1	06.20.24
REV.2	07.12.24
REV.3	07.23.24

SCALE:

PROJ NO:

SHEET NO:
LD-101

MIAMI LIGHTING DESIGN



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	C	Single	DCCxxxx4D-10F-0000-30-Wxx-R		0.900	1001	12	24
	9	A	Single	SRT1-20-4K7-5QW-UNV		0.900	2960	22.6	203.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE GORUND LEVEL	Illuminance	Fc	4.14	12.9	1.3	3.18	9.92
MAIN ENTRANCE	Illuminance	Fc	8.68	8.9	8.4	1.03	1.06

1 GROUND LEVEL PHOTOMETRICS
3/16" = 1'-0"

9720 WEST BAY HARBOR

SITE ADDRESS:

BAY HARBOR ISLANDS, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER STRUCTURAL:

SURVEYOR:

LIGHTING CONSULTANT:
MIAMI LIGHTING DESIGN
8725 NW 18TH TERRACE
Suite 211
MIAMI, FL 33172
P: 305-443-2004

DRAWING TITLE:

GROUND LEVEL PHOTOMETRICS

ISSUE:	DATE:
REV.0	06.19.24
REV.1	06.20.24
REV.2	07.12.24
REV.3	07.23.24

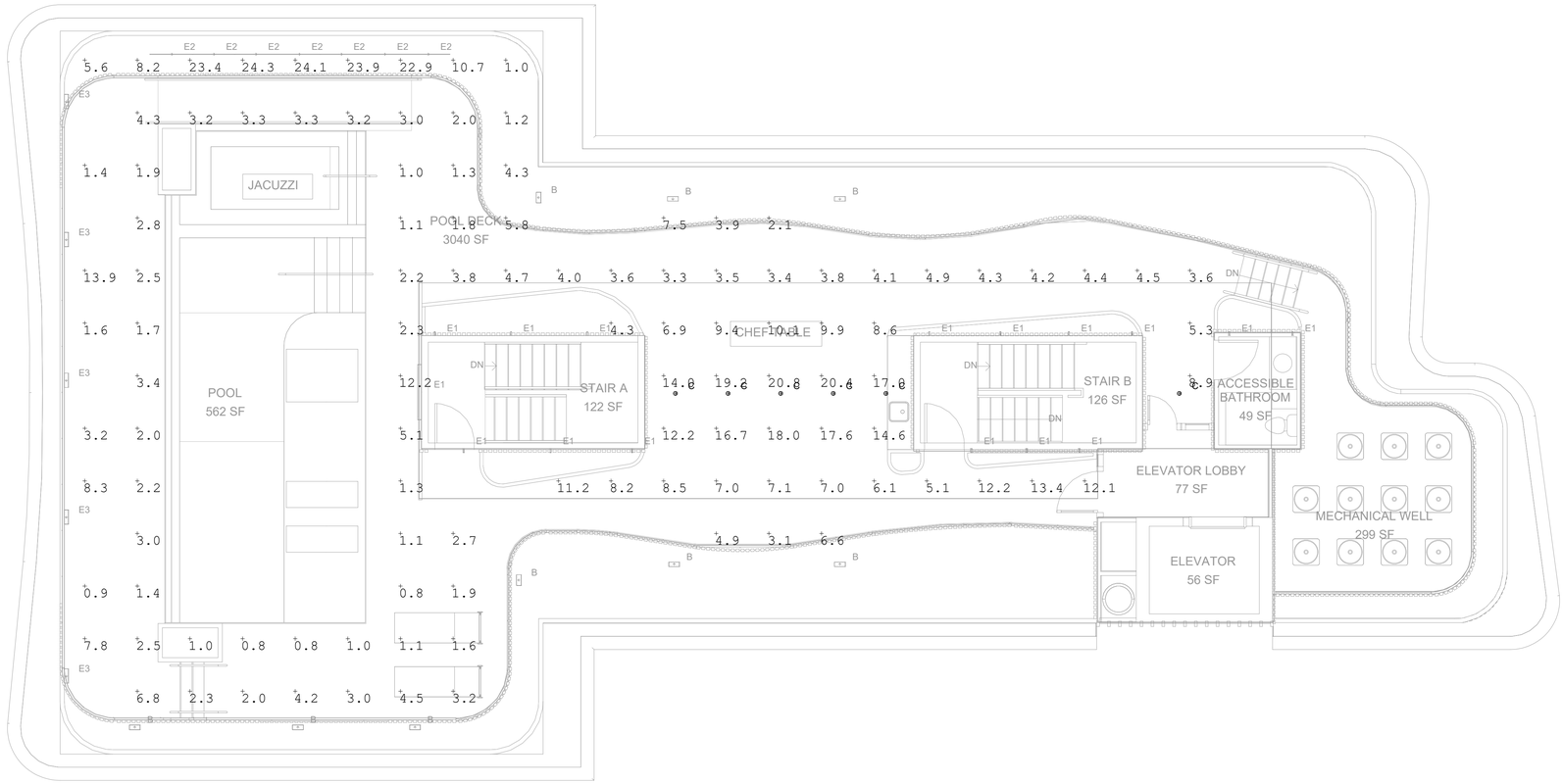
SCALE:

PROJ NO:

SHEET NO:

LD-102

MIAMI LIGHTING DESIGN



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	5	E3	Single	FCSL2040		0.900	1037	14.102	70.51
	6	C	Single	DCCxxxx4D-10G-0000-30-Wxx-R		0.900	1046	13.5	81
	7	E2	Single	LTR300-WW_IESNA2002		1.000	422	8.9	62.3
	9	B	Single	GL-006L4-035F-30K		0.900	309	7.862	70.758
	16	E1	Single	PA-L-O-45-13-CV-30-GE		0.900	679	13	208

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
POOL DECK	Illuminance	Fc	6.48	24.3	0.8	8.10	30.38

1 POOL DECK PHOTOMETRICS
3/16" = 1'-0"

9720 WEST BAY HARBOR

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LIGHTING CONSULTANT:
MIAMI LIGHTING DESIGN
8725 NW 18TH TERRACE
Suite 211
MIAMI, FL 33172
P: 305-443-2004

DRAWING TITLE:
POOL DECK PHOTOMETRICS

ISSUE:	DATE:
REV.0	06.19.24
REV.1	06.20.24
REV.2	07.12.24
REV.3	07.23.24

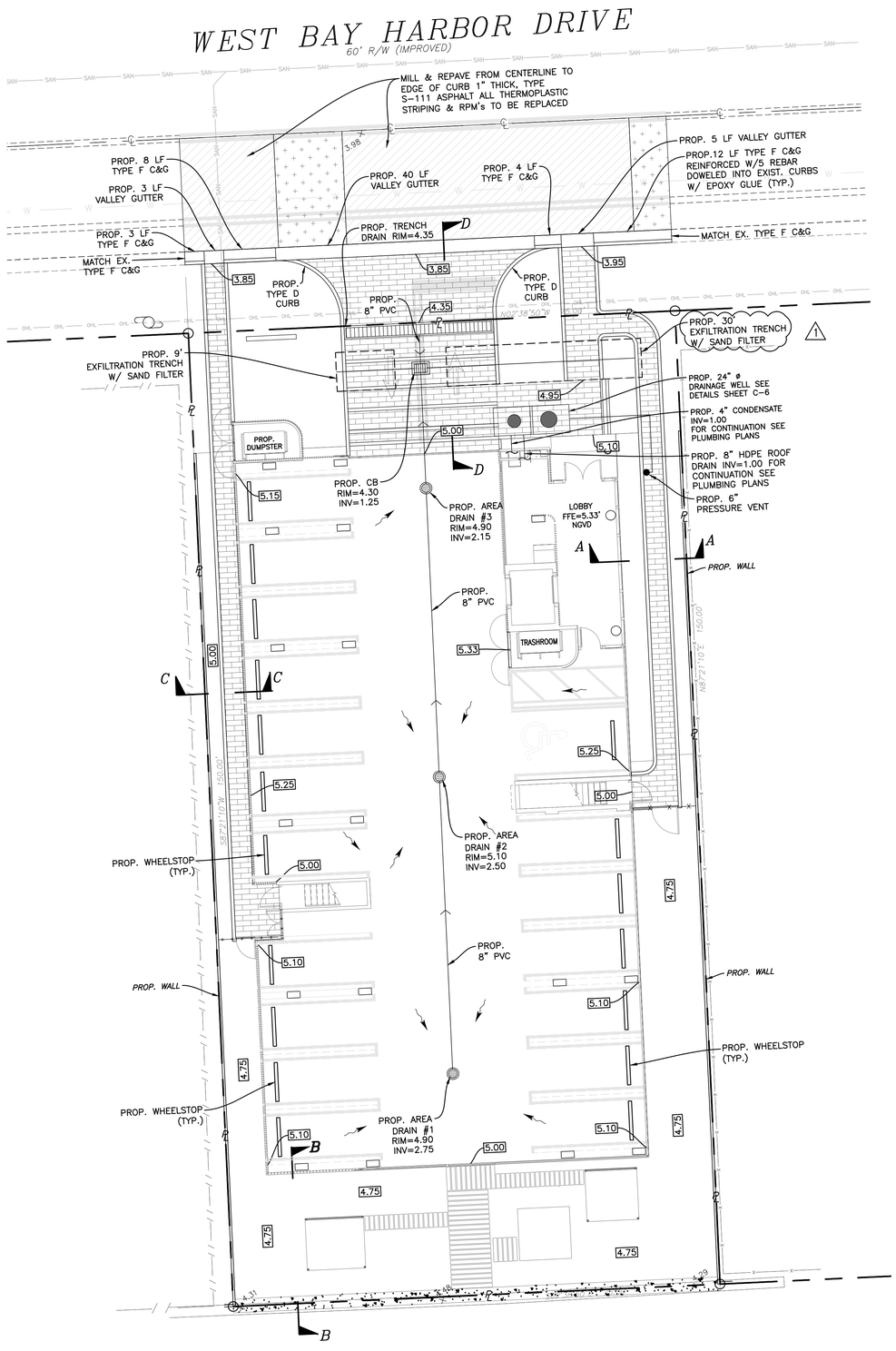
SCALE:

PROJ NO:

SHEET NO:
LD-103

MIAMI LIGHTING DESIGN

Scale: 1"=10'



LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- W PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

ALL STORMWATER IS TO BE RETAINED ONSITE

LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:
BAY HARBOR ISLAND PB 46-5
LOT 26 BLK 3
LOT SIZE 75.000 X 150
COC 23967-4887/24857-2301
1105 6

FLOOD INFORMATION:
Control panel number: 12086C0144L
Flood zone: "AE"
Efective on 09/11/2009
Base flood elevation: 8.00' NGVD

GENERAL NOTES:

1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED; MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED CONTRACTOR PER THE FLORIDA BUILDING CODE. ALL MATERIALS MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
5. ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
6. RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTES:

1. EXISTING GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.
10. WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR.
11. A R.O.W. PERMIT IS REQUIRED ON THE CONDITION THAT THE INITIAL EXPLORATORY DIG AND REPAIR WITHIN THE TOWN R.O.W. AND IS LIMITED TO THE GRASSY AREA BEHIND ANY CURB WORK. REMOVAL OF EXISTING LANDSCAPING SHALL BE RESTORED OR REPLACED TO ITS ORIGINAL CONDITION, AND FULL REPAIR OF ANY DISTURBED UNDERGROUND UTILITIES, INCLUDING WATER AND IRRIGATION LINES, FUNNY TUBES, POP-UP SPRINKLER HEADS, VALVES, METERS, METER BOXES, ET AL.
12. M.O.T. SAFETY OF EMPLOYEES, PEDESTRIANS, AND MAINTAINING RESIDENT'S EGRESS OR INGRESS TO THEIR OWN PROPERTY IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTOR. ANY WORK, EQUIPMENT, OR ACTIVITY THAT EXTENDS INTO THE ROADWAY MUST HAVE A POLICE PRESENCE AS PART OF THEIR MOT, WHICH CAN BE ARRANGED BY CONTACTING THE BAY HARBOR LSLANQS POLICE DEPARTMENT AT LEAST 48 HOURS IN ADVANCE. SUNSHINE LOCATES SHALL BE CALLED IN BY THE CONTRACTOR AND VERIFIED AS MARKED PRIOR TO BEGINNING WORK.

1

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!

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

SEAL / SIGNATURE

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CIVIL ENGINEER

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCHITECT ARC'SCAPE THE COLLECTIVE, INC. 600 12th St, Suite 10, Miami Beach, FL, 33139 Phone: (+1) 786.932.2155 e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail:

CONTRACTOR
Address
Address
Phone
e-mail

NO.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	7/12/24	HS

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-1

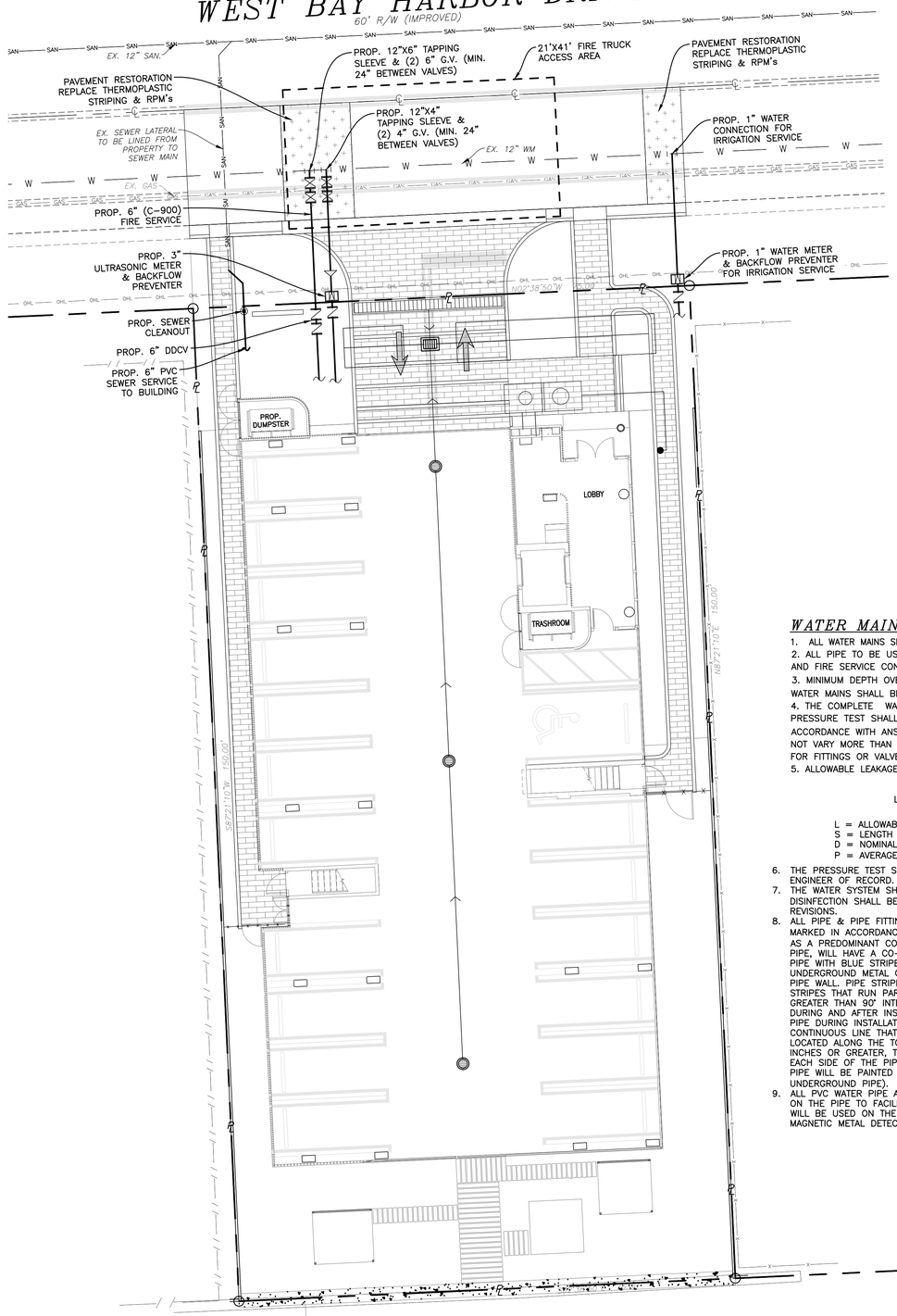
Scale: 1"=10'

J:\CAD\24-17\CAD Files\24-17 PGD Plan.dwg — 7/23/2024 10:57 AM

Scale: 1"=10'

WEST BAY HARBOR DRIVE

60' R/W (IMPROVED)



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WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
5. ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

WATER MAIN NOTES

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.
2. ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
3. MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
4. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
5. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:

$$L\ (\text{GALLONS PER HOUR}) = \frac{S\ D\ (P)^{0.5}}{148{,}000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
8. ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BULE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED INTO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90' INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE).
9. ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.

LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:
BAY HARBOR ISLAND PB 46-5
LOT 26 BLK 3
LOT SIZE 75.000 X 150
COC 23967-4887/24857-2301
1105 6

SEWAGE VOLUME
9 UNITS AT
300 GPD
PER UNIT= 2,700 GPD

GENERAL NOTES:

1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
3. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR TO EXPOSE BOTH SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
5. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
6. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
7. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
8. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
9. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION STAFF UP. PROVIDE 6" SEWER LATERAL CONNECTION.
10. WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR.
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12. M.O.T., SAFETY OF EMPLOYEES, PEDESTRIANS, AND MAINTAINING RESIDENT'S EGRESS OR INGRESS TO THEIR OWN PROPERTY IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTOR. ANY WORK, EQUIPMENT, OR ACTIVITY THAT EXTENDS INTO THE ROADWAY MUST HAVE A POLICE PRESENCE AS PART OF THEIR MOT, WHICH CAN BE ARRANGED BY CONTACTING THE BAY HARBOR LSLANQS POLICE DEPARTMENT AT LEAST 48 HOURS IN ADVANCE. SUNSHINE LOCATES SHALL BE CALLED IN BY THE CONTRACTOR AND VERIFIED AS MARKED PRIOR TO BEGINNING WORK.
13. THE ONLY CONNECTIONS TO A SANITARY MAIN TO BE ALLOWED ARE WITH A CUT-IN WYE CONNECTION. THIS MUST BE CORED OUT AND UTILIZE A SADDLE. FULL LANE RESTORATION IS REQUIRED FOR ANY EXCAVATIONS IN THE PUBLIC ROADWAY.

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!

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

SEAL / SIGNATURE

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HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
501 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.587.0371
Certificate of Authorization 7325

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LANDSCAPE ARCHITECT ARC'SCAPE THE COLLECTIVE, INC 600 12th St. Suite 10, Miami Beach, FL, 33139 Phone: (+1) 786.932.2155 e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail:

CONTRACTOR
Address
Address
Phone
e-mail

NO.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	7/12/24	HS

DRAWING TITLE:

WATER & SEWER PLAN

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-2

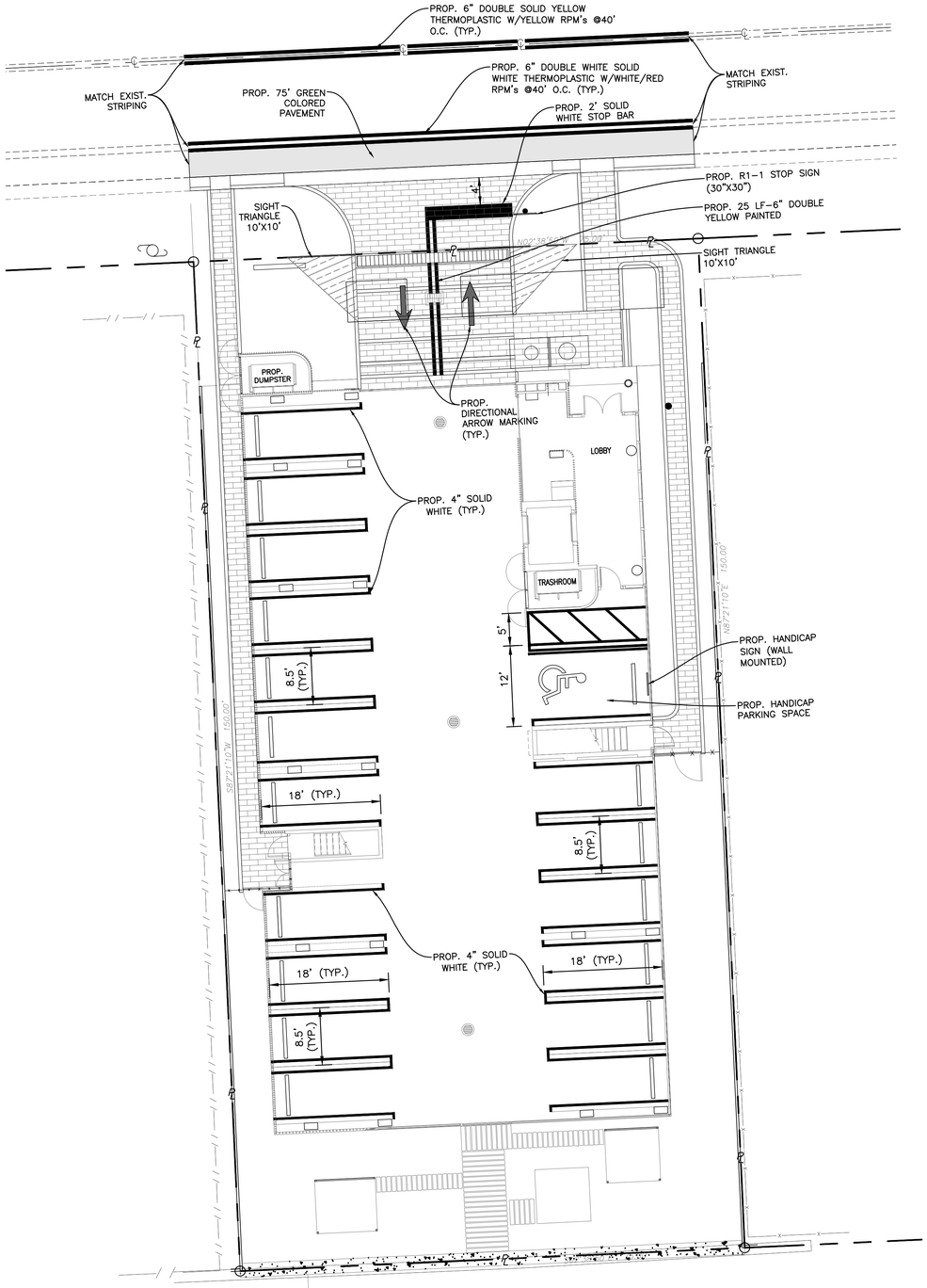
Scale: 1"=10'

J:\CAD\24-17\CAD Files\24-17 WS Plan.dwg — 7/23/2024 10:47 AM

Scale: 1"=10'

WEST BAY HARBOR DRIVE

60' R/W (IMPROVED)



LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
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- PROPOSED SIGN (AS INDICATED)
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- EXISTING PIPING AND APPURTENANCES
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- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

LOCATION MAP

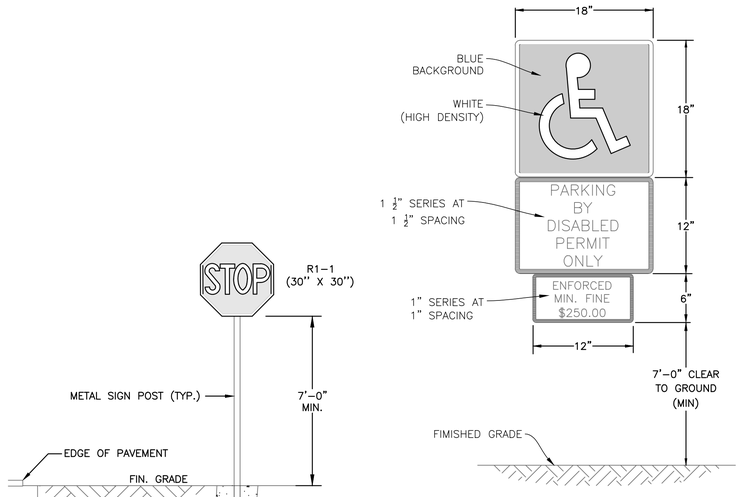
N.T.S.

SEC 27, TWSP 52S, RNG 42E

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTES:

1. ROADWAY PAVEMENT MARKERS AND ROADWAY THERMAL STRIPPING SHALL BE COMPLETELY RESTORED TO THEIR ORIGINAL CONDITIONS.
2. STRIPING SHALL BE IN COMPLIANCE WITH FDOT STANDARDS.



STOP SIGN DETAIL

N.T.S.

FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

HANDICAP PARKING SIGN (WALL MOUNTED)

N.T.S.

NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

Sunshine811

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BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

SEAL / SIGNATURE

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CIVIL ENGINEER

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

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LANDSCAPE ARCHITECT ARC'SCAPE THE COLLECTIVE, INC. 600 12th St, Suite 10, Miami Beach, FL, 33139 Phone: (+1) 786.932.2155 e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail:

CONTRACTOR
Address
Address
Phone
e-mail

NO.	DESCRIPTION	DATE	BY

DRAWING TITLE:

PAVEMENT MARKING & SIGNAGE PLAN

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-3

Scale: 1"=10'

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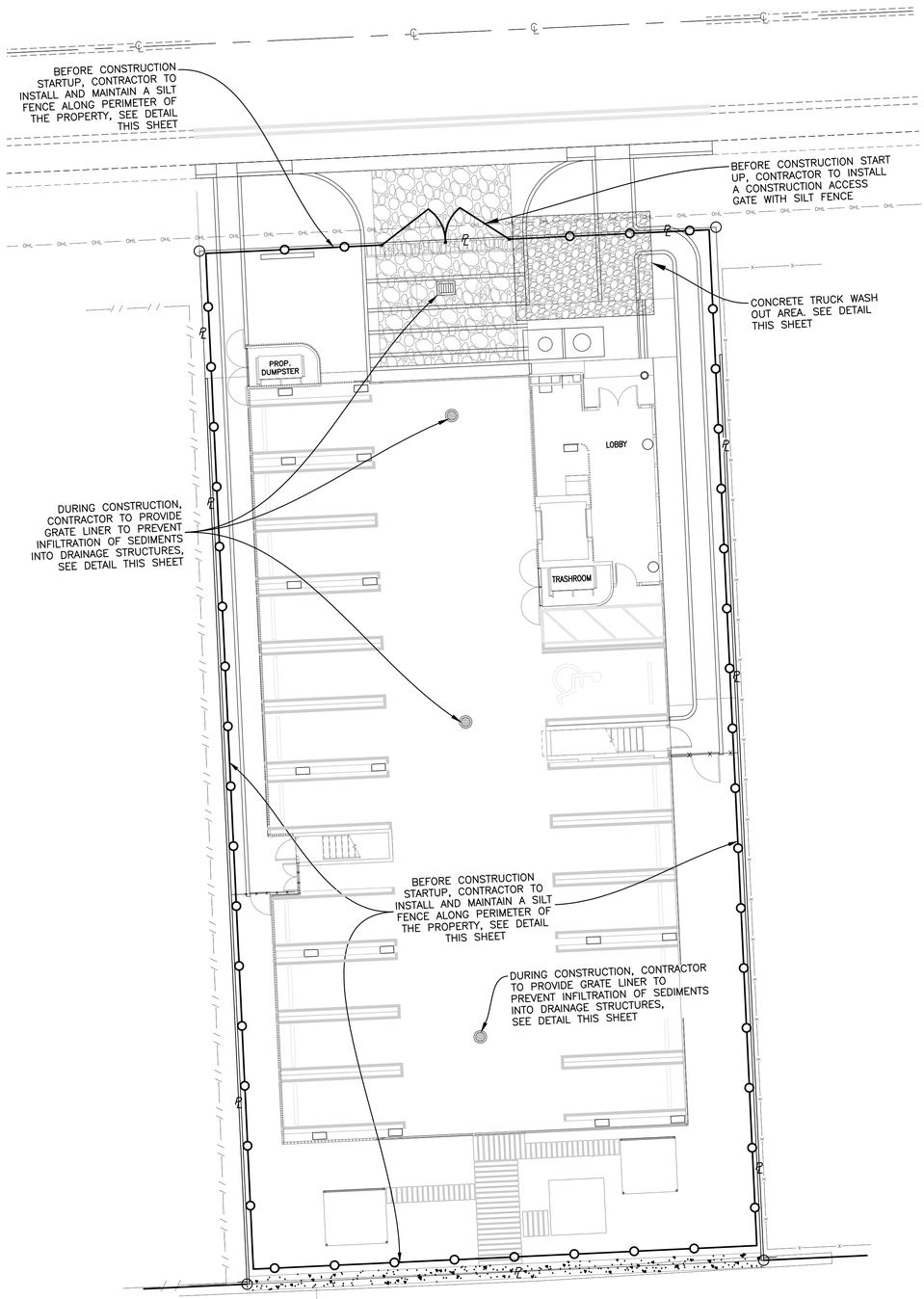
Scale: 1"=10'

WEST BAY HARBOR DRIVE

60' R/W (IMPROVED)



LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.55 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE
- EXISTING FENCE

NOTE:

ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:

BAY HARBOR ISLAND PB 46-5
LOT 26 BLK 3
LOT SIZE 75.000 X 150
COC 23967-4887/24857-2301
1105 6

CONTRACTOR SHALL OBTAIN AN ERP AND CGP FROM FDEP. THIS WILL BE A REQUIREMENT FOR NTP.

GUTTER BUDDIES SHALL BE PROVIDED IN DRAINAGE PATH LEADING TO THE STORM INLET. GUTTER BUDDIES SHALL NOT BE PLACED TO BLOCK THE STORM INLET.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

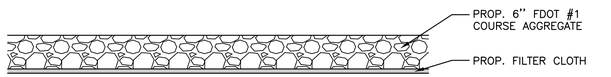
LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

NOTE:

1. CONTRACTOR TO COORDINATE THE CLEAN-UP OF LITTER AND DEBRIS DAILY.
2. CONTRACTOR TO COORDINATE THE CLEANING OF VALLEY GUTTER DAILY.
3. CONTRACTOR TO COORDINATE CLEANING OF THE ROADWAY DAILY.
4. CONTRACTOR TO MINIMIZE DISTURBED AREAS FOR THE SITE.



GRAVEL ENTRANCE/EXIT - DURING CONSTRUCTION DETAIL

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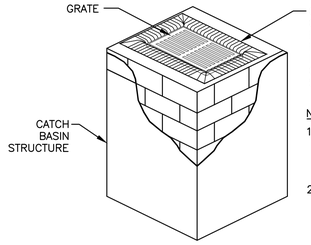
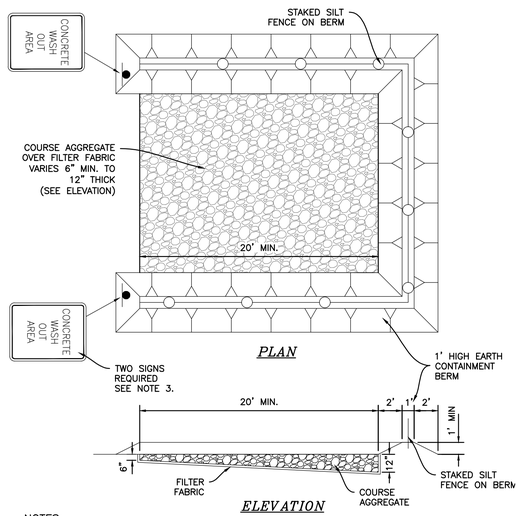


NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

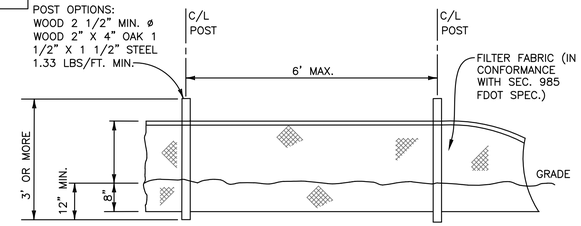


NOTES:

1. ALL MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF THE PROJECT.
2. AGGREGATE SHALL BE REPLACED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR THE CITY WHEN EXCESSIVE MATERIALS BUILDUP RENDERS THE WASH OUT AREA NO LONGER FUNCTIONAL.
3. SIGNS SHALL BE 18" X 12" MIN. SIZE WITH 2" BLACK LETTERING ON A WHITE BACKGROUND AND MOUNTED A MINIMUM OF 7 FEET ABOVE GRADE FROM THE LOWEST EDGE OF THE SIGN FACE.

CONCRETE TRUCK WASH OUT AREA

N.T.S.



TYPE III SILT FENCE

N.T.S.

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

Sunshine811

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MEP ENGINEER
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CONTRACTOR
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e-mail

NO.	DESCRIPTION	DATE	BY

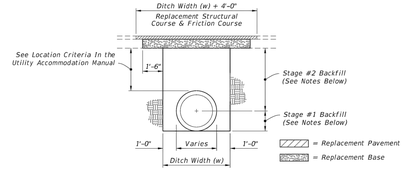
DRAWING TITLE:

STORMWATER POLLUTION PREVENTION PLAN

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-4

Scale: 1"=10'

J:\CAD\24-17\CAD Files\24-17 SWPP Plan.dwg - 7/23/2024 10:50 AM



NOTES:

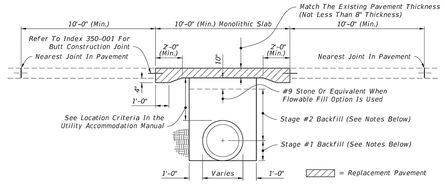
PAVEMENT REMOVAL AND REPLACEMENT

1. Pavement shall be mechanically sawed.
2. The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
3. The new base materials shall be either of the same type and composition as the materials removed or of equal or greater structural adequacy.

BACKFILL OPTION

1. **COMPACTED AND STABILIZED FILL**
   - A. Place backfill material in accordance with Specification 125.
   - B. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
   - C. In Stage #2, construct compacted fill along the sides of the pipe and up to the bottom of the base, with the upper 12" receiving Type B Stabilization. In lieu of Type B Stabilization, the Contractor may construct using Optional Base Group 3.
2. **FLOWABLE FILL**
   - A. If compaction can not be achieved through normal mechanical methods then flowable fill may be used.
   - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
   - C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
   - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
   - E. In Stage #2, place flowable fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT



NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

1. High early strength cement concrete (3000 psi) meeting the requirements of Specification 346 shall be used for rigid pavement replacement.
2. Pavement shall be mechanically sawed and restored to conform with existing pavement joints within 12 hours. (See Index 350-001)

BACKFILL OPTION

1. **GRANULAR BACKFILL**
   - A. Any edgedrain system that is removed shall be replaced with the same type materials. Any edgedrain system that is damaged shall be repaired with methods approved by the Engineer.
   - B. Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 350-001.
   - C. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
   - D. In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.
2. **FLOWABLE FILL**
   - A. If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.
   - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
   - C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
   - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
   - E. In Stage #2, place flowable fill to the bottom of the stone layer.

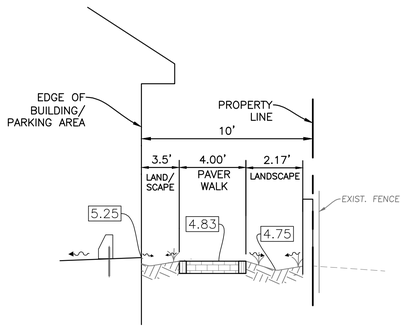
RIGID PAVEMENT CUT

GENERAL NOTES

1. The details provided in this Index apply to cases in which jack and bore or directional boring methods are not required by the Engineer.
2. Flowable fill shall not be placed directly over loose, or high plastic, or muck material (see Index 120-001) which will cause settlement due to fill weight. Where highly compressible material exists, the amount, shape and depth of flowable fill must be engineered to prevent pavement settlement.
3. These details do not apply to utility cuts longitudinal to the centerline of the roadway which may require the additional use of geotextiles, special bedding and backfill, or other special requirements.
4. Method of construction must be approved by the Engineer.
5. Some pipe may require special granular backfill up to 6" above top of pipe. Geotextiles may be required to encapsulate the special granular material.
6. Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall match the existing friction course, except structural course may be used in lieu of dense graded friction course.
7. All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
8. The use of flowable fill to reduce the time traffic is taken off a facility is acceptable but must have prior approval by the Engineer. Flowable fill use is allowed only when properly engineered for pavement crossings, whether straight or diagonal, and shall not be installed for significant depths or lengths. The maximum length shall be fifty (50) feet and a maximum depth of six (6) feet unless supported by an engineering document prepared by a registered professional engineer that specializes in soils engineering. The engineering document shall address the evaluation of local groundwater flow interruption and settlement potential.
9. Excavatable flowable fill is to be used when the flowable fill option is selected.

TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	UTILITY ADJUSTMENTS THRU EXISTING PAVEMENT	INDEX	SHEET
11/01/17					125-001	1 of 2



SECTION A–A
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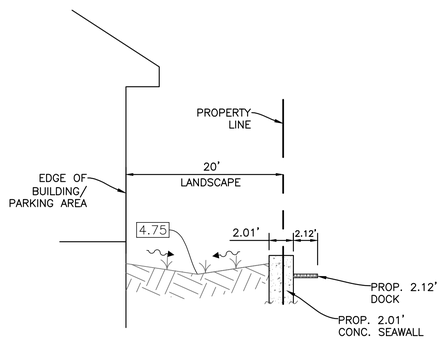

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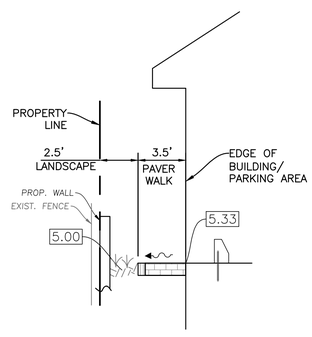

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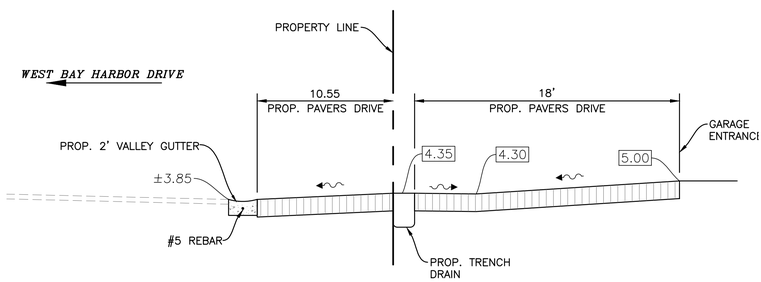

SECTION D–D
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e-mail

NO.	DESCRIPTION	DATE	BY

DRAWING TITLE:

DETAILS & SECTIONS

Project Number:	24–17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-5

Scale: N.T.S.

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ME 2/2/24

GENERAL CONDITION NOTES:

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.

2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   SOUTHERN BELL TELEPHONE & TEL. CO.
   CABLE CONSTRUCTION BUREAU
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.

2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.

3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC.

5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.

6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.

7. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.

8. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.

9. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.

10. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.

11 PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.

12. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.

13. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

PAVEMENT MARKING & SIGNING STANDARD NOTES:

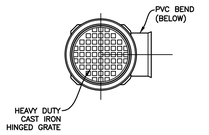
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.

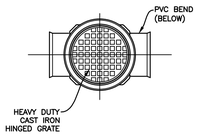
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.

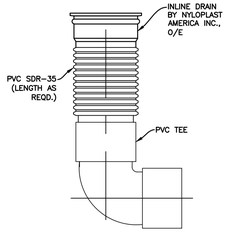
3. STOP BARS SHALL BE 24" WHITE.

4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)

5. ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.







ENDLINE DRAIN BASIN
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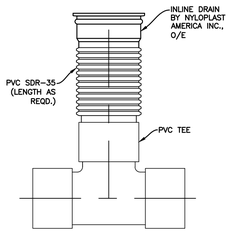

INLINE DRAIN BASIN
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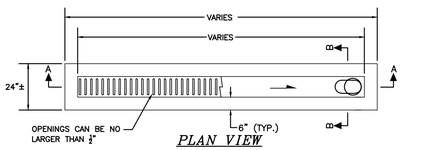
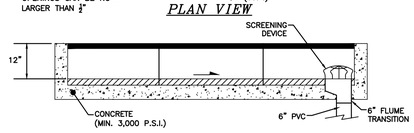
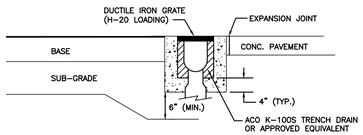
AREA DRAIN
N.T.S.



PLAN VIEW



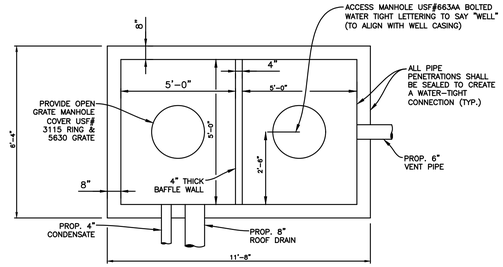
SECTION A-A



SECTION B-B

TRENCH DRAIN
N.T.S.

DRAINAGE WELL
N.T.S.

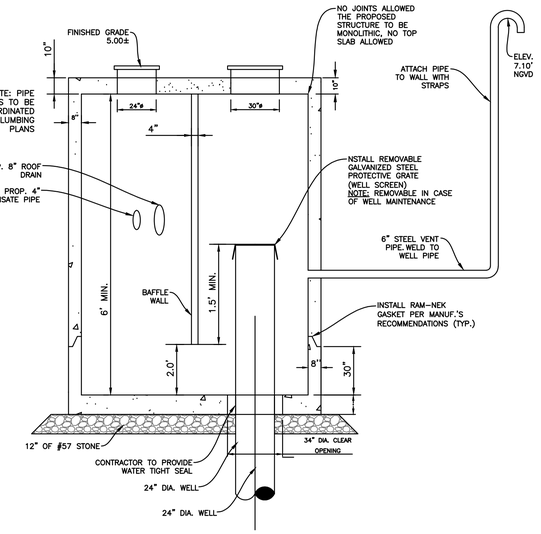


TOP VIEW
N.T.S.

NOTE:
PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

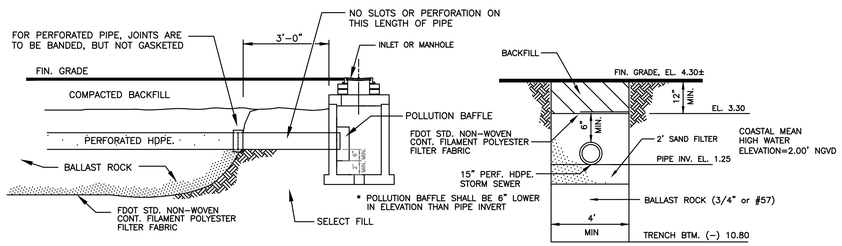
CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

WELL LOCATION
LATITUDE: 25°53'29.11"N
LONGITUDE: 80°07'57.86"W



SECTION VIEW
NTS

DRAINAGE STRUCTURE TABLE				
STRUCTURE	RIM	INVERT	INVERT	PIPE
CB	4.30	2.00 E	2.00 W	15" HDPE
AREA DRAIN #1	4.90	2.75 N		8" PVC
AREA DRAIN #2	5.10	2.50 N	2.50 S	8"PVC
AREA DRAIN #3	4.90	2.15 N	2.15 S	8"PVC
DRAINAGE WELL	4.90	TBD	TBD	8" HDPE 4" PVC



EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.

2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. (BALLAST ROCK – 3/4" or #57)

EXFILTRATION TRENCH WITH SAND FILTER
N.T.S.

NOTES:

1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.

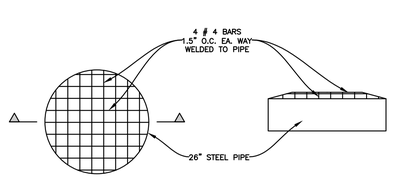
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.

3. VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.

4. WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.

5. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.

6. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS



WELL SCREEN DETAIL
N.T.S.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

SEAL / SIGNATURE

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CIVIL ENGINEER

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCHITECT ARC'SCAPE THE COLLECTIVE, INC. 600 12th St, Suite 10, Miami Beach, FL. 33139 Phone: (+1) 786.932.2155 e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
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MEP ENGINEER
Address
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Phone
e-mail:

CONTRACTOR
Address
Address
Phone
e-mail

NO.	DESCRIPTION	DATE	BY

DRAWING TITLE:

DRAINAGE DETAILS

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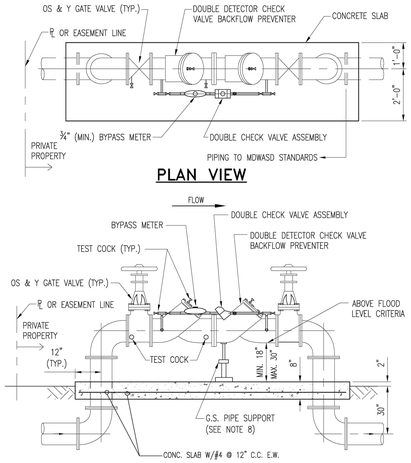
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-6

Scale: N.T.S.



PLAN VIEW

ELEVATION VIEW

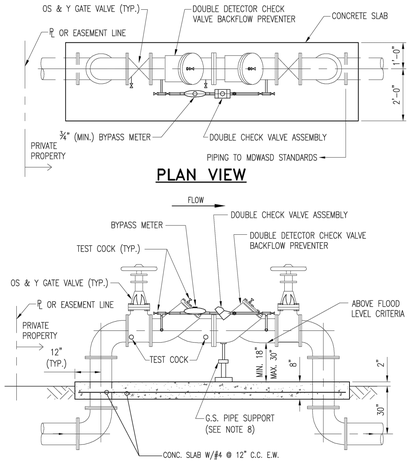
NOTES:

PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS".

ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL	WS 4.5	

ISSUE DATE	APPROVED BY	STANDARD DETAIL	
09/30/2009	V.F.C.	DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE	WS 4.20 SHEET 2 OF 4

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



PLAN VIEW

ELEVATION VIEW

NOTES:

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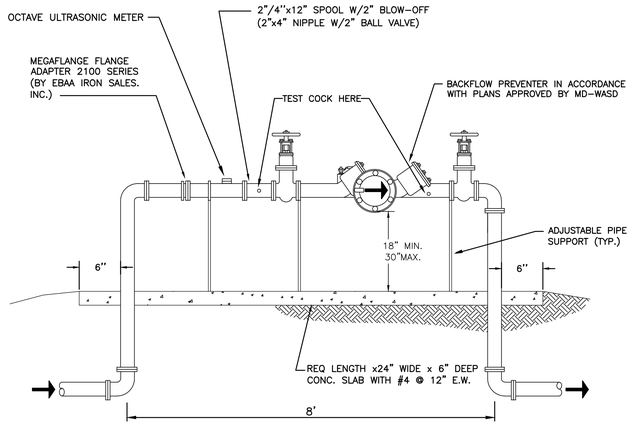
MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT



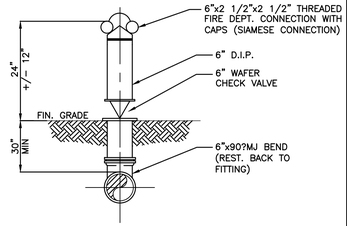
NOTE:

1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
6. IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE-GROUND PIPING TO BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

NOTE: 2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL TO BE USED FOR WATER METER INSTALLATION.

WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL

N.T.S.



FIRE DEPARTMENT CONNECTION

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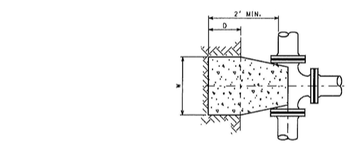
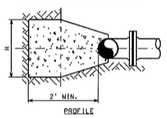
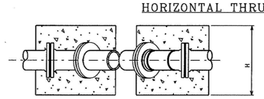


TEE THRUST BLOCK



TEE THRUST BLOCK

HORIZONTAL THRUST BLOCK DETAILS



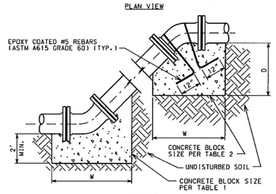


TABLE 1

PIPE SIZE	DEAD END & TEE				HORIZONTAL 1/4 BEND				HORIZONTAL 1/8 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY	D	H	W	CY
16	1	5.5	4.5	2	1	6.5	5	2.5	1	4.5	4	1.5
12	1	3.5	3.5	1	1	4	4	1.5	1	3	3	.75
8	.5	2.5	2.5	.5	.5	3	3	.5	.5	2	2	.3

PIPE SIZE	HORIZONTAL 1/16 BEND				HORIZONTAL 1/32 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	1	3.5	3.5	1	1	2.5	2.5	.6
12	1	2.5	2.5	.5	1	2	2	.4
8	.5	1.5	1.5	.25	.5	1.5	1.5	.25

TABLE 2

PIPE SIZE	VERTICAL 1/8 BEND				VERTICAL 1/8 BEND BOTTOM			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	7	6	6	11	2	4.5	4	2.25
12	5	6	5	7	2	3	3	1
8	4.5	4	4	3.5	2	2	2	.5

D IS THE DIMENSION INTO UNDISTURBED GROUND IN FEET
H IS HEIGHT OF THRUST BLOCK IN FEET
W IS WIDTH OF THRUST BLOCK IN FEET
ALL DIMENSIONS ARE MINIMUM.
THRUST BLOCKS IN LOOSE FILL OR SAND AREAS ARE NOT INCLUDED IN THESE TABLES AND WILL REQUIRE ADDITIONAL ANALYSIS.

VERTICAL THRUST BLOCK DETAILS

NOTES:

1. FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAIN IS NOT PROVIDED BY OTHER MEANS SUCH AS RESTRAINED JOINT PIPE.
2. WHEN THRUST RESTRAINT GLANDS ARE INSTALLED FOR THE CONNECTIONS. CONCRETE THRUST BLOCKS SHALL BE PROVIDED UP TO THE THE DOTTED LINE AS SHOWN.
3. ALL BOLTS, NUTS, THRUST RESTRAINT GLANDS AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TUBING TO PREVENT CORROSION AND CONCRETE ADHESION.
4. CONCRETE FOR THRUST BLOCKS MUST NOT CONTAIN FLY ASH.

THRUST RESTRAINT
CONCRETE THRUST BLOCK DETAILS

REV:04.07 — D-11

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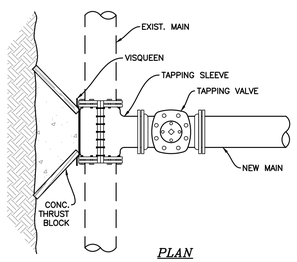
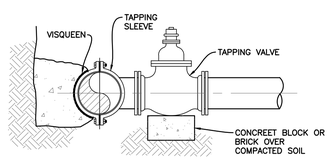


PLAN



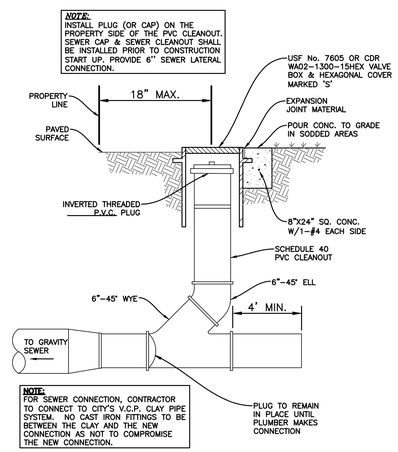
ELEVATION

NOTES:

1. NOTIFY THE CITY 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

WATER MAIN TIE-IN

N.T.S.



NOTE:
INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.

TYPICAL CLEANOUT DETAIL

N.T.S.

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

SEAL / SIGNATURE

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301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.587.0371
Certificate of Authorization 7325

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LANDSCAPE ARCHITECT ARC'SCAPE THE COLLECTIVE, INC. 600 12th St. Suite 10, Miami Beach, FL, 33139 Phone: (+1) 786.932.2155 e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail:

CONTRACTOR
Address
Address
Phone
e-mail

NO.	DESCRIPTION	DATE	BY

DRAWING TITLE:

UTILITY DETAILS

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-7

Scale: N.T.S.

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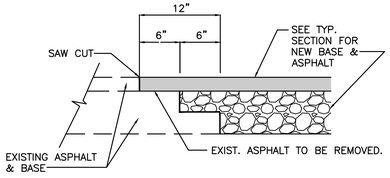
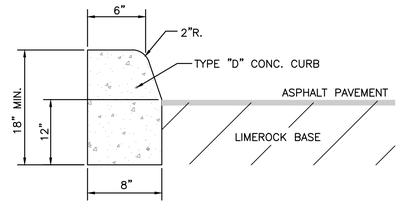


NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

PAVEMENT JOINT DETAIL

N.T.S.



TYPE "D" CONCRETE CURB

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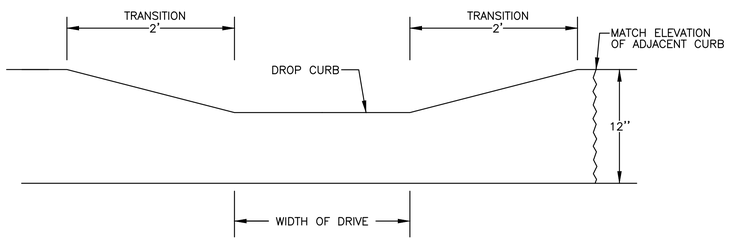


TRANSITION FROM DROP CURB TO TYPE "F" CURB DETAIL

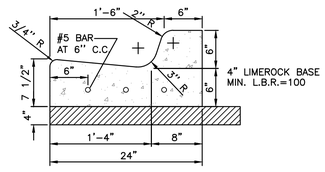
N.T.S.

CURB NOTE:

1. DOWELS SHALL BE DRILLED & EXPOXIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

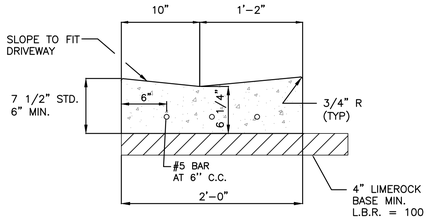
CURB NOTE:

PROVIDE 1/2'' X 18'' SMOOTH DOWELS AT 12'' C.C. TO CONNECT NEW CURB TO EXITING CURB.



TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300 DETAIL

N.T.S.



STANDARD DROP CURB (VALLEY GUTTER) PER FDOT STANDARD INDEX 300 DETAIL

N.T.S.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

J:\CAD\24-17\CAD Files\24-17 DETAILS.dwg — 6/25/2024 11:05 AM

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

SEAL / SIGNATURE

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CIVIL ENGINEER

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCHITECT ARC'SCAPE THE COLLECTIVE, INC. 600 12th St, Suite 10, Miami Beach, FL, 33139 Phone: (+1) 786.932.2155 e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail:

CONTRACTOR
Address
Address
Phone
e-mail

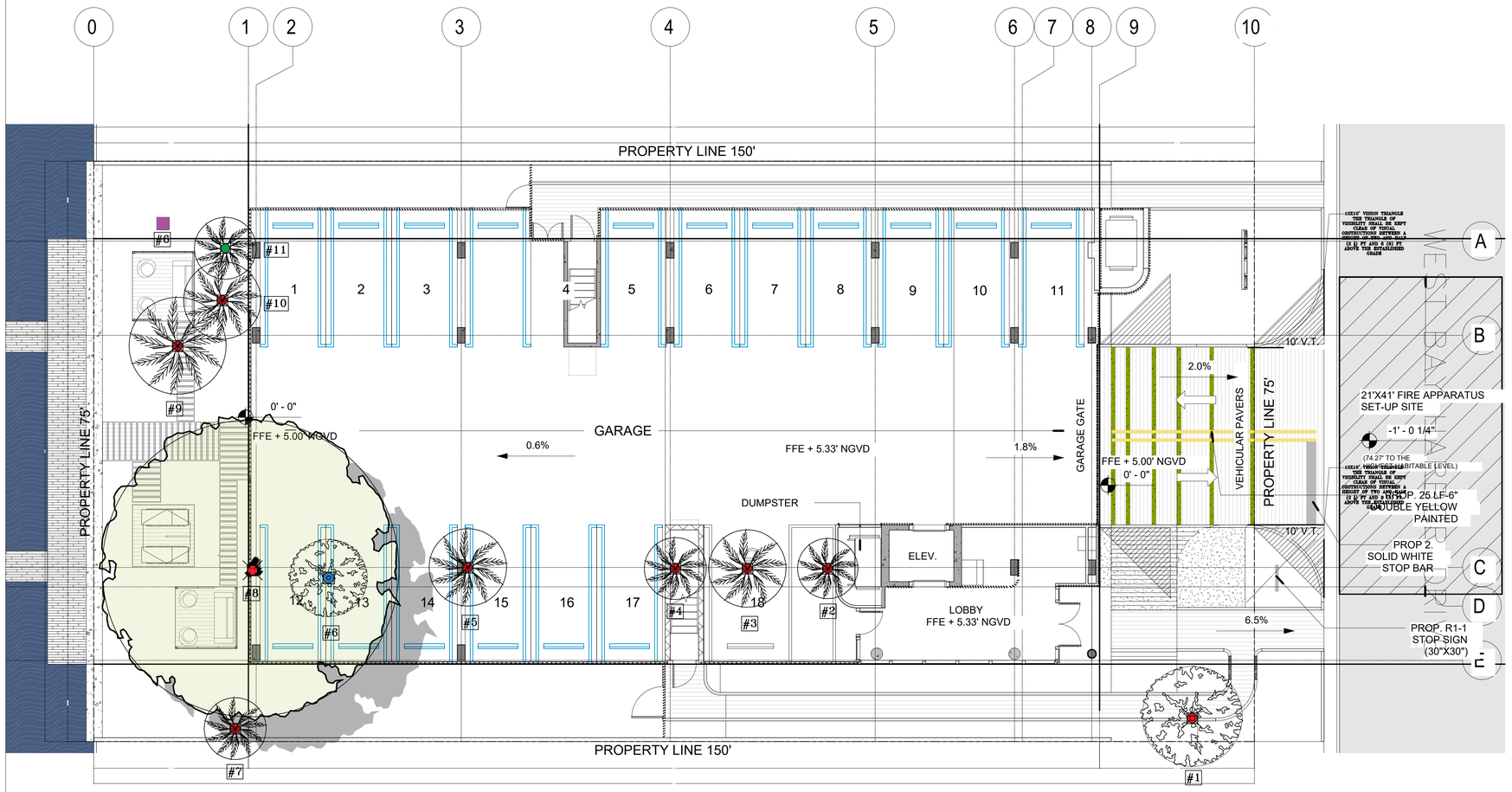
NO.	DESCRIPTION	DATE	BY

DRAWING TITLE:

CIVIL DETAILS

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-8

Scale: N.T.S.



LEGEND

- EXISTING TO REMAIN
- EXISTING TO RELOCATE
- EXISTING TO REMOVE
- RELOCATED LOCATION

EXISTING TREE DISPOSITION CHART

NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)	CONDITION	ACTION
1.	Ficus Benjamina Tree	Ficus Tree	10'	12'	4"	MODERATE	REMOVE
2.	Roystonea Regia	Royal Palm	10'	8'	6"	GOOD	REMOVE
3.	Dypsis Lutescens	Areca Palm	20'	12'	4"	MODERATE	REMOVE
4.	Veitchia Palm	Adonidia Palm	15'	10'	4"	MODERATE	REMOVE
5.	Dypsis Lutescens	Areca Palm	17'	12'	4"	MODERATE	REMOVE
6.	Plumeria Rubra	Frangipani Tree	17'	10'	8"	GOOD	RELOCATE
7.	Roystonea Regia	Royal Palm	24'	8'	10"	MODERATE	REMOVE
8.	Bulnesia Arborea Tree	Verawood tree	22'	24'	11"	GOOD	REMOVE
9.	Ravenala Magadascariensis	Ravenala Palm	18'	10'	6"	MODERATE	REMOVE
10.	Ravenala Magadascariensis	Ravenala Palm	18'	10'	6"	MODERATE	REMOVE
11.	Livistona Chinensis	Chinese Palm	9'	11'	8"	GOOD	REMAIN

MITIGATION TREE SCHEDULE TO BE REPLACED

EXISTING TREES TO REMOVE

ID #.	Scientific Names	Common Names	Ø (IN)	HEIGHT (FT)	SPREAD (IN)	NATIVE/SPECIMEN
1.	Ficus Benjamina Tree	Ficus Tree	4"	10'	12'	NO
2.	Roystonea Regia	Royal Palm	6"	10'	8'	NO
3.	Dypsis Lutescens	Areca Palm	4"	20'	12'	NO
4.	Veitchia Palm	Adonidia Palm	4"	15'	10'	NO
5.	Dypsis Lutescens	Areca Palm	4"	17'	12'	NO
7.	Veitchia Palm	Adonidia Palm	10"	24'	8'	NO
8.	Bulnesia Arborea Tree	Verawood tree	11"	24'	22'	NO
9.	Ravenala Magadascariensis	Ravenala Palm	6"	18'	10'	NO
10.	Ravenala Magadascariensis	Ravenala Palm	6"	18'	10'	NO

TOTAL DBH SUM TO MITIGATE: 55" INCHES

MITIGATION SUMMARY

TOTAL TO MITIGATE : 55" DBH

PROPOSED MITIGATION TOTAL : 62" DBH

MITIGATION BREAKDOWN: 5 Gumbo Limbo, each with 10" DBH x 16'SP x 24'HT = Total DBH = 10"X5 = 50"DBH
3 Geen Buttonwood, each with 4" DBH x 8'SP x 14'HT = Total DBH = 4"X3 = 12"DBH

TOTAL PROPOSED DBH* = 62" DBH

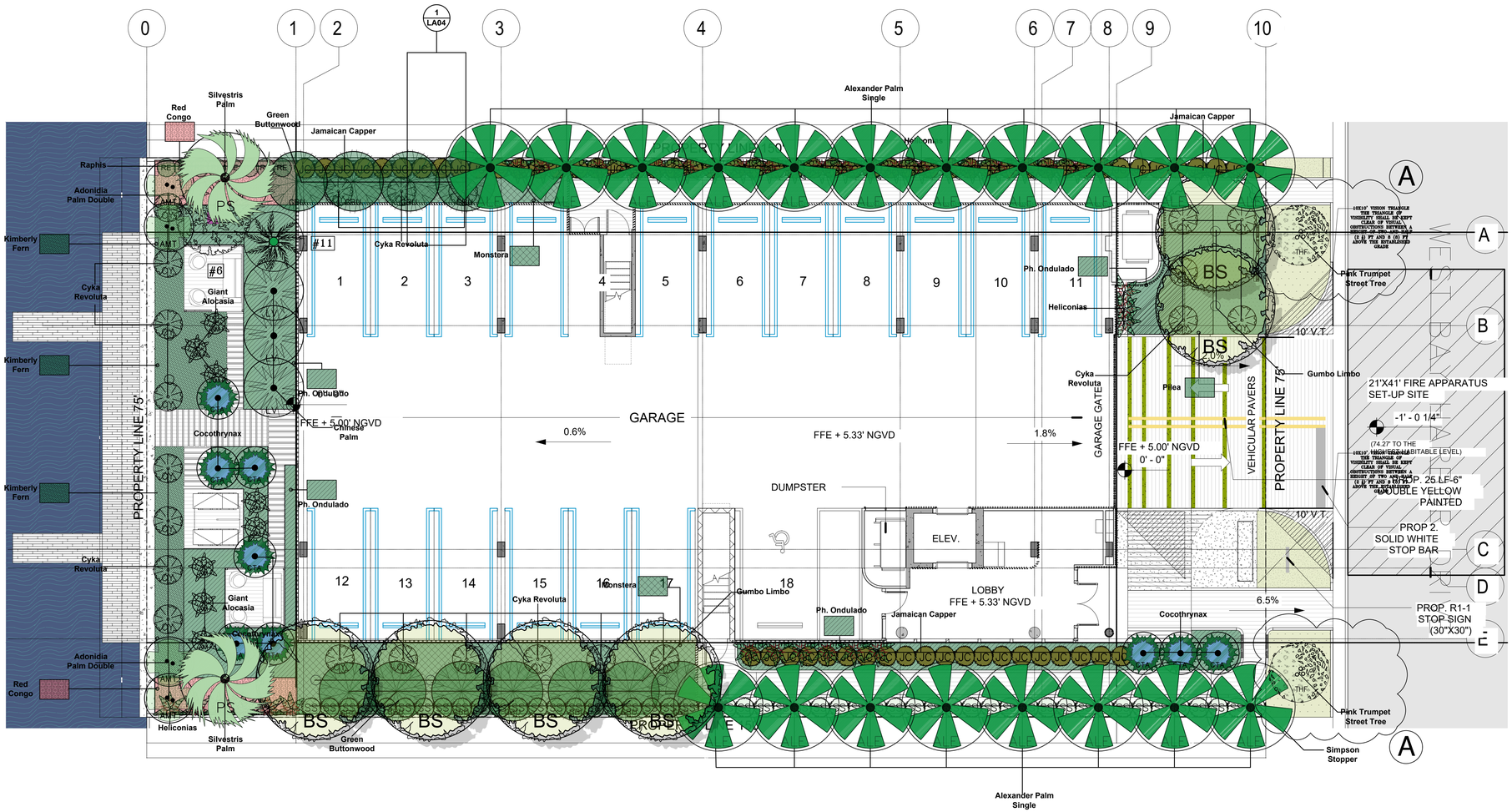
8 Trees in total proposed for mitigation
*100% of the total proposed as replacement is met by Florida Native Trees

arc'scape
The collective
designdpt@collectivearcscape.com
T: (+1) 786-932-2155
E: collectivearcscape.com
600 12th St, Suite 10
Miami Beach, FL,33139

9720 WEST BAY HARBOR DR

9720 WEST HARBOR BAY,
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE: **TREE DISPOSITION PLAN**	ISSUE DATE: **06/19/2024**	DESIGN: **Arc'Scape**	SEAL LANDSCAPE ARCHITECT: ROCIO MARTINEZ LA6667641
SCALE: **1 / 8" = 1" - 0**	REVISION: **07/19/2024**	DRAWN: **FMR**	SHEET NUMBER: **LA.01**



PLANT LIST

PALMS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	ALE	19	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	18'HT X 12'SP	INSTALLED AT MATURE HEIGHT
	AMT	4	ADONIDIA MERILLI	ADONIDIA PALM	7' CT 6'SP 6"DBH DOUBLE	
	CTA	9	COCOTHRYNAX ARGENTATA	FLORIDA SILVER PALM	10'HT x 8' SP SINGLE	NATIVE
	PS	2	PHOENIX SYLVESTRIS	SYLVESTRIS PALM	20'HT 12'SP 10"DBH	
	LC	3	LIVISTONA CHINENSIS	CHINESE PALM	10' CT 12'SP 9"DBH SINGLE	
	11	1	LIVISTONA CHINENSIS (Existing)	CHINESE PALM	9'HT 11'SP 8"DBH SINGLE	

PLANT LIST

TREES

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	CMY	2	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	15'HT x 8' SP 4"DBH MULTI TRUNK	STREET TREE
	GBW	11	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14'HT x 8' SP 4"DBH SINGLE TRUNK	NATIVE INSTALLED AT MATURE HEIGHT
	BS	6	BURSERA SIMARUBA	GUMBO LIMBO TREE	24'HT x 16' SP 10"DBH	NATIVE INSTALLED AT MATURE HEIGHT
	6	1	PLUMERIA RUBRA (Relocated)	FRANGIPANI TREE	17' HT –10'SP– 8"DBH	

PLANT LIST

SHRUBS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	JC	70	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	7 GAL 38"HT	NATIVE
	SS	52	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	7 GAL 38"HT	NATIVE
	HL	38	HELICONIA CARIBAEA	HELICONIA	45 GAL,8'HT	
	CY	24	CYKA REVOLUTA	CYKA	15 GAL 20"HT	
	AM	8	ALOCASIA MACRORRHIZOS	GIANT ALOCASIA	15 GAL 17"HT	
	RE	8	RAPHIS EXCELSA	LADY PALM	7GAL,2'HT,2'SP	

PLANT LIST

GROUNDCOVERS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	KFR	130	NEPHROLEPIS OBLITERATA	KIMBERLY FERN	3 GAL 12"	
	PHR	60	PHILLODENDRON RED CONGO	RED CONGO	3 GAL 18"	
	MD	160	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL	
	PHB	250	PHILLODENRON ONDULADO	PH ONDULADO	3 GAL 12"	
	PIL	110	PILEA PEPEROMIOIDES	PILEA	1 GAL FULL	

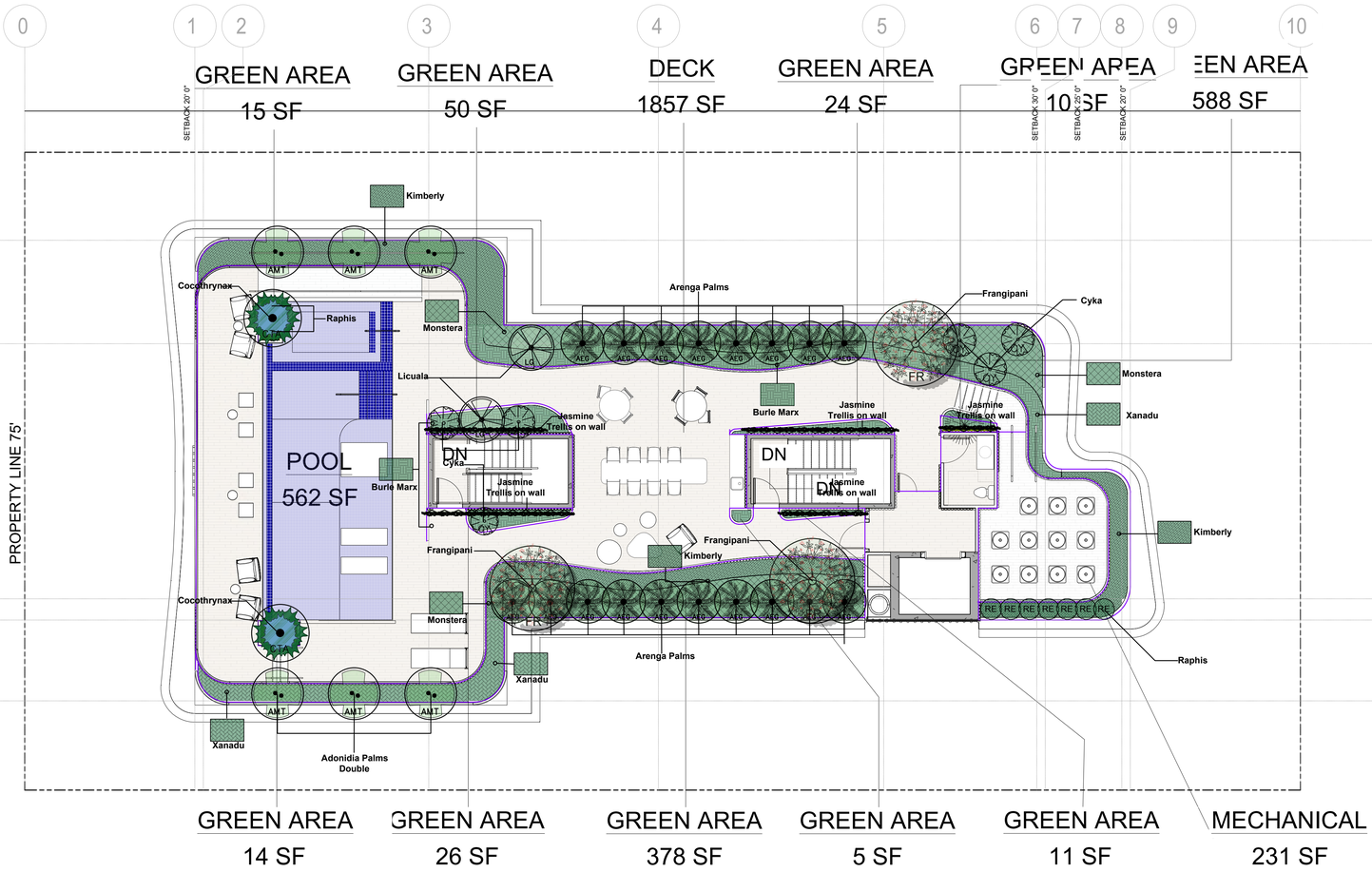
(A) The street tree species have been revised in accordance with the town's recommendation; Crape Myrtle trees have been replaced with Pink Trumpet Trees. Please see cloud A on LA 0.2

arc'scape
The collective
designdpt@collectivearcscape.com
T: (+1) 786-932-2155
E: collectivearcscape.com
600 12th St, Suite 10
Miami Beach, FL,33139

9720 WEST BAY HARBOR DR

9720 WEST HARBOR BAY,
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE: LANDSCAPE DESIGN PARKING FLOOR	ISSUE DATE: 06/19/2024	DESIGN: Arc'Scape	SEAL LANDSCAPE ARCHITECT: ROCIO MARTINEZ LA6667641
SCALE: 1 / 8" = 1" - 0	REVISION: 07/19/2024	DRAWN: FMR	SHEET NUMBER: LA.02



PLANT LIST						
PALMS						
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	LG	2	LICUALA GRANDIS	LICUALA PALM	6'HT x 4' SP SINGLE	
	AMT	6	ADONIDIA MERILLI	ADONIDIA PALM	7' CT 6'SP 6"DBH DOUBLE	
	THR	2	COCOTHRYNAX ARGENTATA	FLORIDA SILVER PALM	10'HT x 8' SP SINGLE	NATIVE
	AEG	18	ARENGA ENGLERI	ARENGA PALM	4'HT 5'SP MULTI	

PLANT LIST						
TREES						
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	FR	3	PLUMERIA RUBRA	FRANGIPANI TREE	8' HT -8'SP- 4"DBH	

PLANT LIST						
SHRUBS						
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	CY	6	CYKA REVOLUTA	CYKA	15 GAL 20"HT	
	JT	43	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	15 GAL 20"HT	
RE	RE	9	RAPHIS EXCELSA	LADY PALM	7GAL,2'HT,2'SP	

PLANT LIST						
GROUNDCOVERS						
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	KFR	70	NEPHROLEPIS OBLITERATA	KIMBERLY FERN	3 GAL 12"	
	PHX	40	PHILLODENDRUM XANADU	XANADU	3 GAL 12"	
	MD	60	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL	
	PHB	40	PHILLODENDRUM BURLEMARX	BURLE MARX	7 GAL FULL	

arc'scape
The collective
designdpt@collectivearcscape.com
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E: collectivearcscape.com
600 12th St, Suite 10
Miami Beach, FL,33139

9720 WEST BAY HARBOR DR

9720 WEST HARBOR BAY,
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE: LANDSCAPE DESIGN ROOFTOP	ISSUE DATE: 06/19/2024	DESIGN: Arc'Scape	SEAL LANDSCAPE ARCHITECT: ROCIO MARTINEZ LA6667641	SHEET NUMBER: LA.03
SCALE: 1 / 8" = 1" - 0	REVISION: 07/19/2024	DRAWN: FMR		

Landscape Notes

§ 18A-11

Landscape maintenance.

(A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
(1) Installed in compliance with the Landscape requirements;
(2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
(3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.
(B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.
(C) Trees shall be pruned in the following manner:
(1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
(2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
(3) Cutting of lateral branches that results in the removal of more than one-third () of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
(4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds () of the tree.
(5) No more than one-third () of a tree's living canopy shall be removed within a one (1) year period.
(6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
(7) All newly installen planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3'' depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24'', and ground covers a minimum of 12'' from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepsisi Indica to be planted 30'' form edge of walkways.
04. All tees and palms over 8'' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocos, Acoelorraphe, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or anu damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsability for the actual plant count necessary for the sucessfull completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall comform to Miami-Dade County`s landscape ordinance Chapter 18-A. ordinance
98-13, and any other municipal landscape ordinance in effect at the projects location, includins streets-trees.
10. Landscape Contractor is requierd to procure and obtain any necessary permits aplicable for the sucesful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighboors, so as to materially impede vission between a height of 3
feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspectinh the site and phisically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor`s work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in recolacting and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plan material

Sec. 30-242. - Artificial turf.

(a)Definitions . The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
(1)Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
(2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.

(b)Installation.
(1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
(2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.

(c)Installation, Maintenance and Repair .
(1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
(2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
(4)All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
(5)If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
(6)Artificial Turf shall be visually level, with the grain pointing in a single direction.
(7)An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
(8)Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
(9)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
(10)All Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
(11)All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.(12)All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

B The town's landscape calculation scale has also been adjusted for improved clarity. Please see cloud B on LA 0.4. Additionally, please find attached a comprehensive landscape chart. Kindly review the enclosed town landscape calculation table.

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 9720 W BAY HARBOR DR Legal Description N/A

Net Lot Area 11,250 sqft Acres / 0.2583 SF

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 11,250 SF x 20% = 2,250 SF (BHI – Sec. 23-11)	20% /2,250SF	30% % /3,387SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 2,250 SF x 60% = 1,350 SF	60% Max / 1,350SF	56 % /1,250SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.2583 acres = 8 (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio, max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16	8	18
2. Native Species Required - 50% Min. # of shade trees req. 8 x 50% = 4 (BHI – Sec. 24-16(a)(2))	4	17 (95% from proposed trees are Florida Native)
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 8 x 50% = 4 (MDC – Sec. 18A-6(C)(1)(b))	4	17
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	8	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	3	3

*See Following Table.

Page 1 of 3 Revised 7/15/21

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 8
2. Number of shade trees required 8 (from Sec. (II)(A)(1) above)
3. Shade tree heights required: 12 ft. - N/A % or N/A shade trees; 14-16 ft. - N/A % or N/A shade trees; 16-18 ft. - 50 % or 8 shade trees; 18-20 ft. - 25 % or 8 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)

III. Street Trees	Required	Provided
1. Street Trees @ 1:35' Width of lot 75' / 35' = 2 (15' min height / 6' clear wood / 2 ½" caliper) (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))	2	2 (Pink Trumpet, BH Street Tree from Master Plan)

Page 2 of 3 Revised 7/15/21

IV. Shrubs Required	Required	Provided
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24' on center) (BHI – Sec. 24-16(a)(2)(d))	80	200
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	24	122 (61% from proposed shrubs are Florida Native)
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	40	122
V. Buffers (If applicable)		
1. Parking Lot from ROW	NO (yes / no)	NO (yes / no)
2. Dissimilar Uses	NO (yes / no)	NO (yes / no)
VI. Parking Lot Landscaping (If applicable)	Required	Provided
1. 10 SF / parking space: 10 x ____ spaces = ____ SF (MDC – Sec. 18A-6(J))	N/A	N/A
2. Shade Trees Required (MDC – Sec. 18A-6(J))	N/A	N/A
3. Shrubs Required (MDC – Sec. 18A-6(I))	N/A	N/A
VII. Right Tree Right Place (BHI – Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)		2, (Street Tree,Pink Trumpet)

VIII. Florida Friendly Landscaping (MDC – Sec. 18A-2(A))

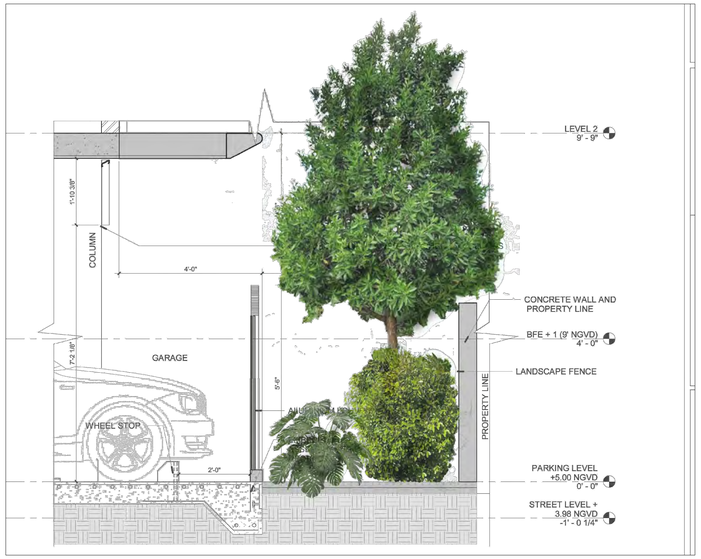
All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

Page 3 of 3 Revised 7/15/21

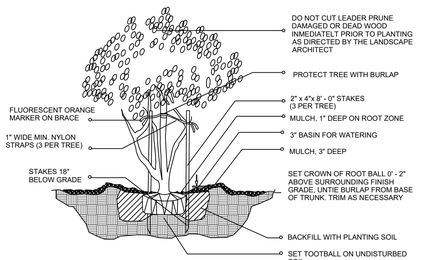
811 Know what's below Call before you dig. It's the Law!

ABBREVIATIONS:
g.t.=Gray Trunk.
c.t.=Clear Trunk.
o.c.=On Center.
B&B=Balled and Burlaped.
o.a.=Overall Height.
SPD=Spread.
NAT.=Native specie.
g.w.=Gray Wood
min.=minimum

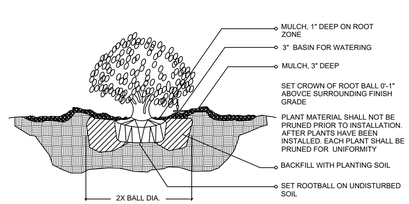
*SC= Shrubs counted toward shrubs requirement.
*TC= Tress /Palm counted toward Tree requirement.
EC= Energy Conservation Zone



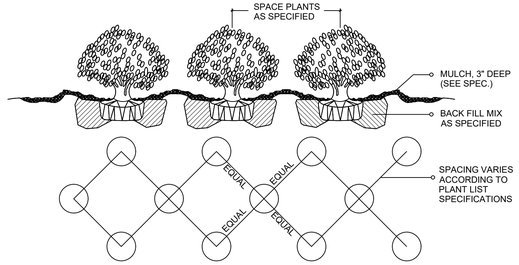
1 LA04 **PARKING METAL VERTICAL LOUVER**
3/4" = 1'-0"



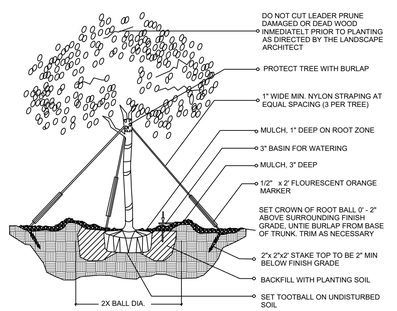
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



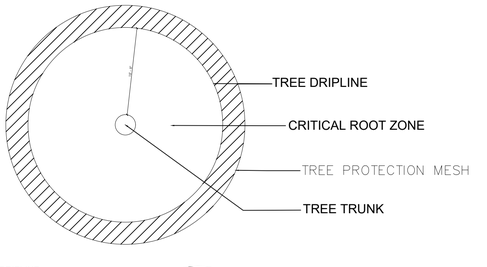
SHRUB / PLANTING DETAIL

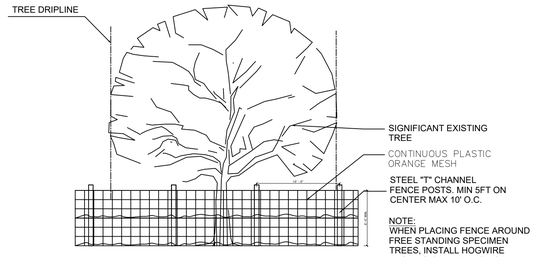


SHRUB / GROUNDCOVER SPACING PLANTING DETAIL



(2" cal. and over) LARGE TREE / PLANTING DETAIL

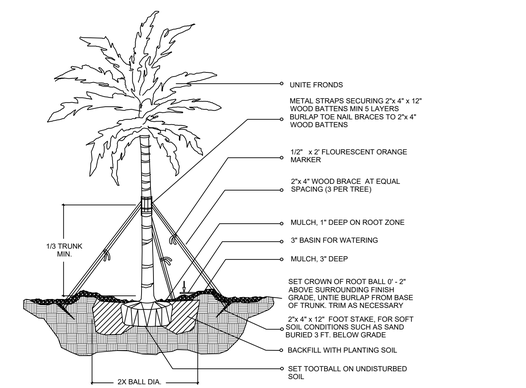




MESH LOCATION (LIMITS OF CRITICAL ROOT ZONE)

TREE PROTECTION MESH DETAIL

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY PLASTIC ORANGE MESH SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. IT SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL POSTS USING PIER BLOCK ONLY, AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIAL, VEHICULAR, TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING, FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.



LARGE PALM / PLANTING DETAIL

arc'scape
The collective
designdpt@collectivearcscape.com
T: (+1) 786-932-2155
E: collectivearcscape.com
600 12th St, Suite 10
Miami Beach, FL,33139

9720 WEST BAY HARBOR DR

9720 WEST HARBOR BAY,
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE **LANDSCAPE NOTES**	ISSUE DATE **06/19/2024**	DESIGN **Arc'Scape**	SEAL LANDSCAPE ARCHITECT ROCIO MARTINEZ LA6667641	SHEET NUMBER **LA.04**
SCALE **1 / 8" = 1" - 0**	REVISION **07/19/2024**	DRAWN **FMR**		

East
Elevation

North
Elevation

arc'scape
The collective
designdpt@collectivearcscape.com
T: (+1) 786-932-2155
E: collectivearcscape.com
600 12th St, Suite 10
Miami Beach, FL,33139

9720 WEST BAY HARBOR DR
9720 WEST HARBOR BAY,
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE: **ELEVATIONS**	ISSUE DATE: **06/19/2024**	DESIGN: **Arc'Scape**	SEAL LANDSCAPE ARCHITECT	SHEET NUMBER: **LA.05**
SCALE: **1 / 8" = 1" - 0**	REVISION: **07/19/2024**	DRAWN: **FMR**	ROCIO MARTINEZ LA6667641	

West
Elevation

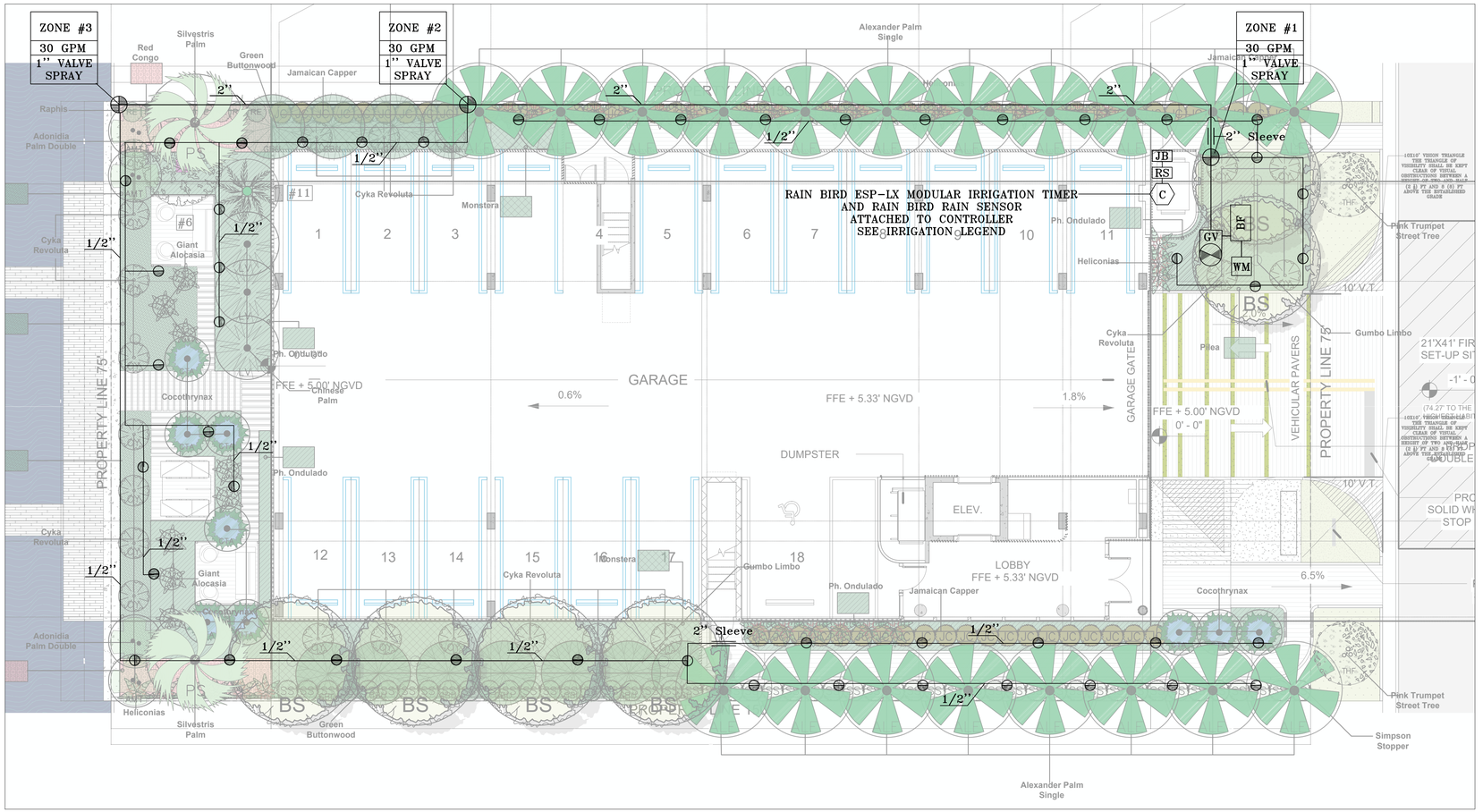
South
Elevation

arc'scape
The collective
designdpt@collectivearcscape.com
T: (+1) 786-932-2155
E: collectivearcscape.com
600 12th St, Suite 10
Miami Beach, FL,33139

9720 WEST BAY HARBOR DR

9720 WEST HARBOR BAY,
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE	ISSUE DATE	DESIGN	SEAL LANDSCAPE ARCHITECT	SHEET NUMBER
ELEVATIONS	**06/19/2024**	**Arc'Scape**	ROCIO MARTINEZ LA6667641	**LA.06**
SCALE **1 / 8" = 1" - 0**	REVISION **07/19/2024**	DRAWN **FMR**		



IRRIGATION LEGEND:

- WM — EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGENEER'S PLANS
- BF — PVB (BACKFLOW PREVENTER)
- GV — MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C — RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
- RS — RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB — JUNCTION BOX W/WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS

- 1" PVC Main SUPPLY LINE - Sch 40
- PVC LATERAL LINE (Sch. 160)
- PIPE in SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE # X — ZONE DESIGNATION & INFORMATION
- X GPM — GALLONS PER MINUTE
- X VALVE — VALVE SIZE
- X — IRRIGATION PIPE
- RAINDBIRD 1800 PRS - U SERIES NOZZE 12" / QUARTER, HALF, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD STRIP NOZZLES AS REQUIRED
- RAINBIRD BUBBLER, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD FLOOD BUBBLERS AS REQUIRED

arc'scape
The collective
designdpt@collectivearcscape.com
T: (+1) 786-932-2155
E: collectivearcscape.com
600 12th St, Suite 10
Miami Beach, FL,33139

9720 WEST BAY HARBOR DR

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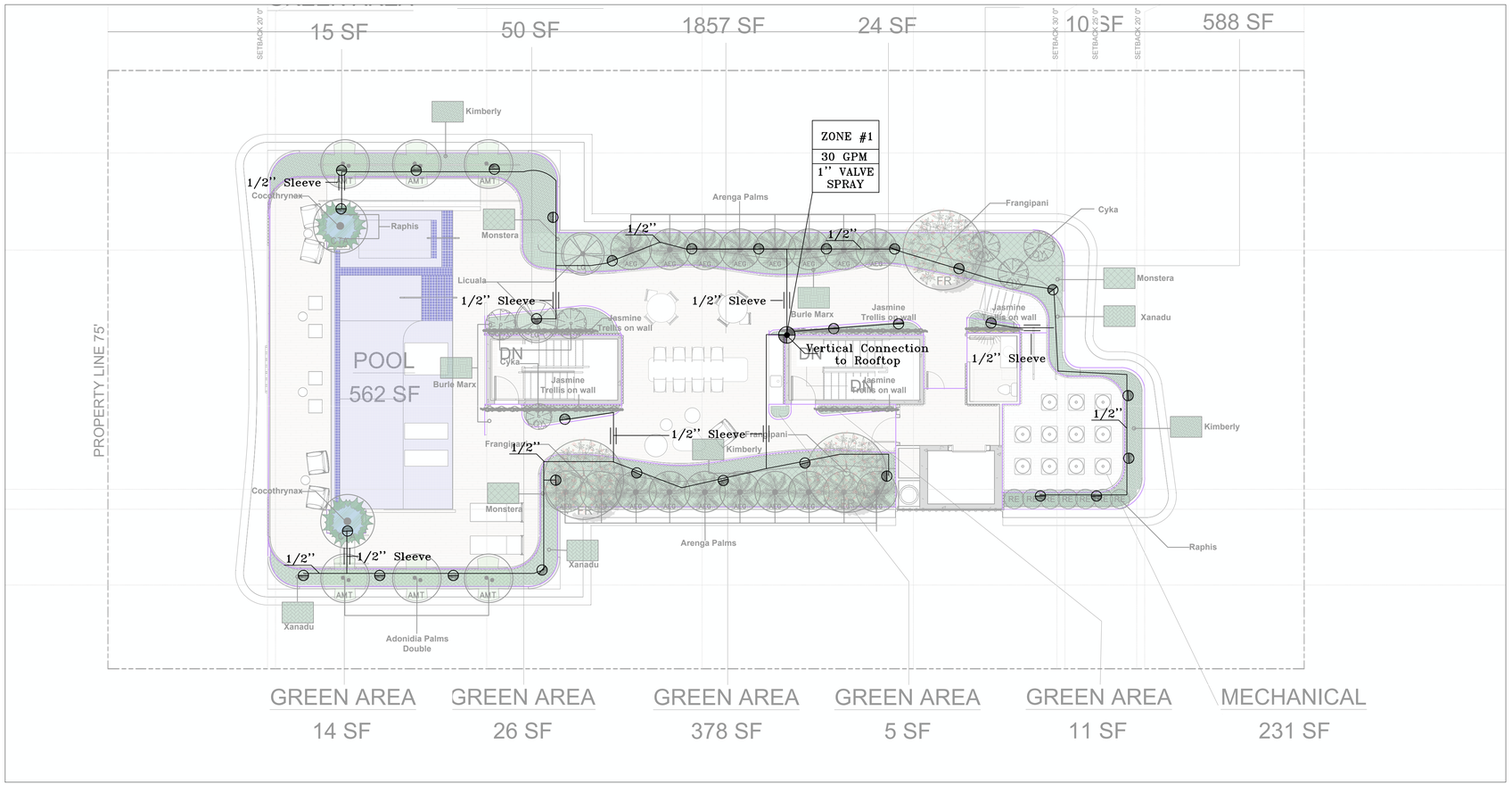
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE	ISSUE DATE	DESIGN	SEAL LANDSCAPE ARCHITECT	SHEET NUMBER
IRRIGATION PLAN PARKING FLOOR	**06/19/2024**	**Arc'Scape**	ROCIO MARTINEZ LA6667641	**IR.01**
SCALE **1 / 8" = 1" - 0**	REVISION **07/19/2024**	DRAWN **FMR**		



IRRIGATION LEGEND:

- WM — EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGENEER'S PLANS
- BF — PVB (BACKFLOW PREVENTER)
- GV — MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C — RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
- RS — RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
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- X — IRRIGATION PIPE
- RAINDBIRD 1800 PRS - U SERIES NOZZE 12" / QUARTER, HALF, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD STRIP NOZZLES AS REQUIRED
- RAINBIRD BUBBLER, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD FLOOD BUBBLERS AS REQUIRED

arc'scape
The collective
designdpt@collectivearcscape.com
T: (+1) 786-932-2155
E: collectivearcscape.com
600 12th St, Suite 10
Miami Beach, FL,33139

9720 WEST BAY HARBOR DR

9720 WEST HARBOR BAY,
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE	ISSUE DATE	DESIGN	SEAL LANDSCAPE ARCHITECT	SHEET NUMBER
IRRIGATION PLAN ROOFTOP	06/19/2024	Arc'Scape		IR.02
SCALE: 1 / 8" = 1" - 0	REVISION: 07/19/2024	DRAWN: FMR	ROCIO MARTINEZ LA6667641	

Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

***SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND**
***INSTALL RAIN SENSOR AS PER LOCAL CODE**

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.
AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER. TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

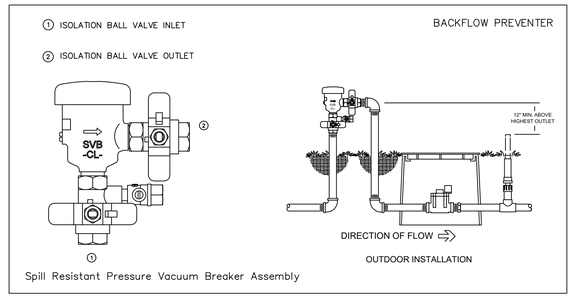
INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

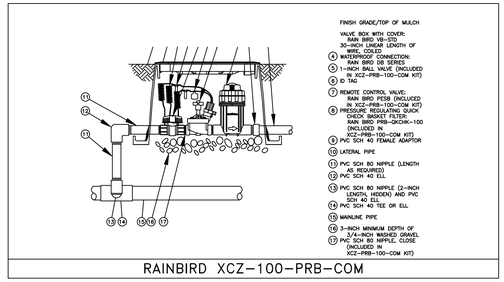
Article 9 - LANDSCAPE REQUIREMENTS

IRRIGATIONS REQUIREMENTS

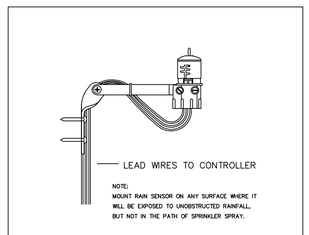
a. All newly-planted and relocated plant material shall be watered by temporary or
permanent irrigation systems until such time as they are established and subsequently
on an as needed basis to prevent stress and die off in compliance with existing water
restrictions.
b. Irrigation shall be prohibited within native plant communities and Natural Forest
communities, except for temporary systems needed to establish newly planted material.
Temporary irrigation systems shall be disconnected immediately after establishment of
plant communities.
c. Irrigation systems shall be designed, operated, and maintained to:
1. Meet the needs of the plants in the landscape
2. Conserve water by allowing differential operation schedules based on hydrozone.
3. Consider soil, slope and other site characteristics in order to minimize water waste,
including overspray or overflow on to impervious surfaces and other non-vegetated
areas, and off-site runoff.
4. Minimize free flow conditions in case of damage or other mechanical failure
5. Use low trajectory spray heads, and/or low volume water distributing or application
devices.
6. Maximize uniformity, considering factors such as:
i. Emitter types,
ii. Head spacing,
iii. Sprinkler pattern,
IX.9
iv. Water pressure at the emitter.
7. Use the lowest quality water feasible (graywater shall be used where approved
systems are available.)
8. Rain switches or other devices, such as soil moisture sensors, shall be used with
automatic controls.
9. Operate only during hours and on days permitted under South Florida Water
Management District rules.
10. Where feasible, drip irrigation or micro-sprinklers shall be used.
11. During dry periods, irrigation application rates of between one (1) and one and onehalf
(1 ½) inches per week are recommended for turf areas.
12. If an irrigation system is not provided, a hose bib shall be provided within seventyfive
(75) feet of any landscape area.



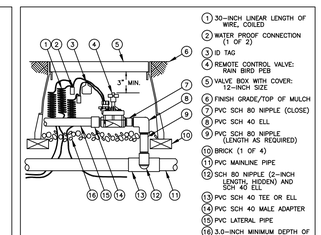
Spill Resistant Pressure Vacuum Breaker Assembly



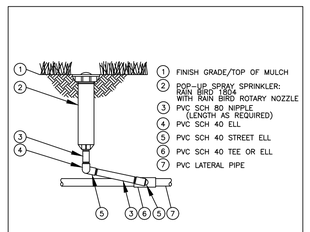
RAINBIRD XCZ-100-PRB-COM



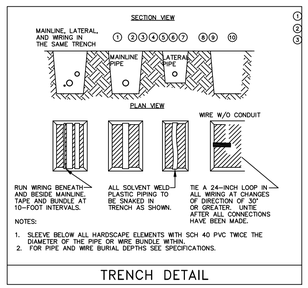
RAIN BIRD RAIN SENSOR



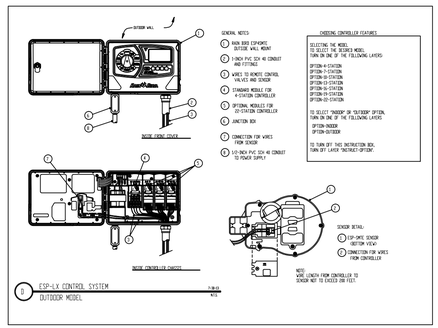
RAIN BIRD PGA VALVE

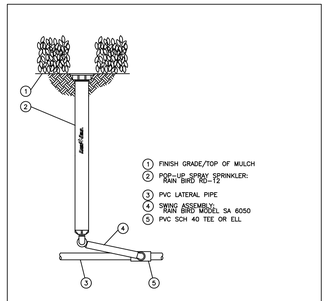


RAIN BIRD 1800 w/ROTARY NOZZLE

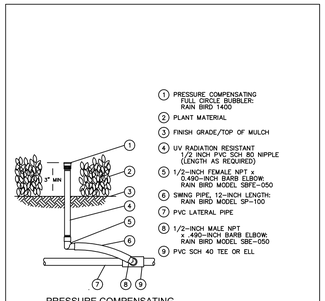


TRENCH DETAIL

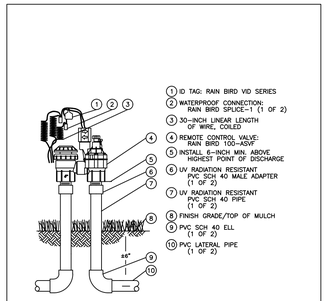




POP-UP SPRAY SPRINKLER
N.T.S. RD-6" OR 12" WITH SWING PIPE



PRESSURE COMPENSATING
FLAT BUBBLER DETAIL
N.T.S. 1400 SERIES ON RISER



WE ELECTRIC REMOTE-CONTROL VALVE
N.T.S. PEB Series

arc'scape
The collective
designdpt@collectivearcscape.com
T: (+1) 786-932-2155
E: collectivearcscape.com
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SHEET TITLE	ISSUE DATE	DESIGN	SEAL LANDSCAPE ARCHITECT	SHEET NUMBER
IRRIGATION NOTES	**06/19/2024**	**Arc'Scape**	ROCIO MARTINEZ LA6667641	**IR.03**
SCALE **1 / 8" = 1" - 0**	REVISION **07/19/2024**	DRAWN **FMR**		