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

DEVELOPMENT & REVIEW COMMITTEE MEETING

September 12, 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 La Jolla Dina LLC, to construct a 9-unit Multi-Family Development to be located at 10084 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT
September 12, 2024

ITEM NUMBER: 1.

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

DESCRIPTION:
Owner's Name: La Jolla Dina LLC
Folio: 13-2227-001-0580
Property Address: 10084 West Bay Harbor Drive
Zoning District: RM-1
Legal Description: Lot 15 of Block 3

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI 10084 WBHD MFR #3 DRC Staff Report Aug 8 2024
2.	SPR24-000012 DRC Application
3.	ArboristAssessment10084BayHarborDr
4.	Tree Survey
5.	Easment Sketch
6.	18374_GEO_7-Level Development_10084 W Bay Harbor Dr_Bay Harbor Islands_NYC Topanga, LLC_ACIP_Perc_Seawall Parameters_12-14-23
7.	1008 W Bay Harbor - Interiors & Site - 2024-06-20 (PDFs)
8.	Comments Narrative (BHI) 082824
9.	Cityof Bay Harbor Islands.ess
10.	24-33199 Model (1)

11.	24-33199 Model (2)
12.	10084 W BAY HARBOR DRC SET 9.12.2024

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.

APPLICATION FOR SITE PLAN REVIEW

Town Council

Joshua D. Fuller
Mayor

Elizabeth Tricoche
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Town Officials

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

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

Folio # 13-2227-001-0580

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

Project Description MULTI-FAMILY Units 9

Owner(s) Name SHAUL PINA TRUST

Mailing Address 8950 W OLYMPIC BLVD 176

City BEVERLY HILLS State CA Zip 90211

Phone Number 818-535-0897 Email SHAUL@OLDMASTICPRODUCTS.COM

Signature of Owner

Name of Applicant (if different from owner) JUAN AZUAY.

Mailing Address 7290 NW 1ST CT

City MIAMI State FL Zip 33150

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

Signature of Applicant

Name of Representative ~~JUAN~~ DOMITILE LEROY.

Mailing Address 7290 NW 1ST CT

City MIAMI State FL Zip 33150.

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

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 4/25/2024 By

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

CC#1113

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



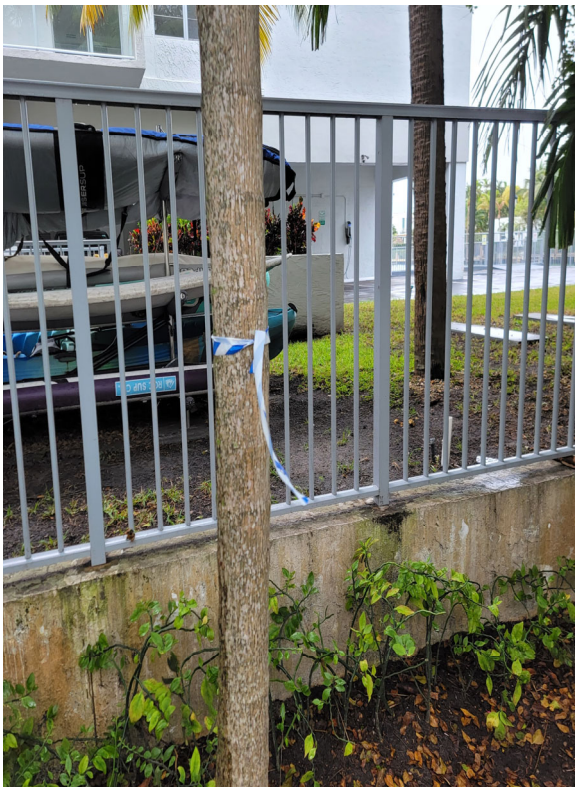
16'c.t.

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



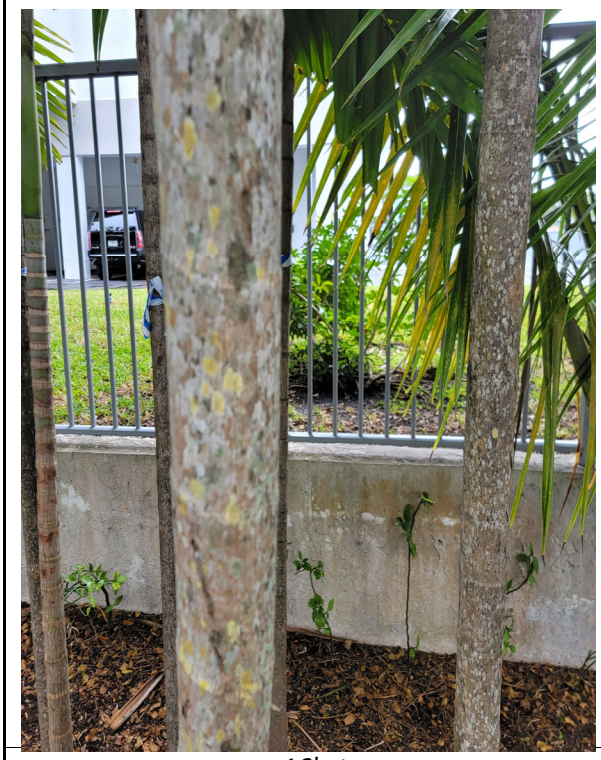
16'c.t.

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



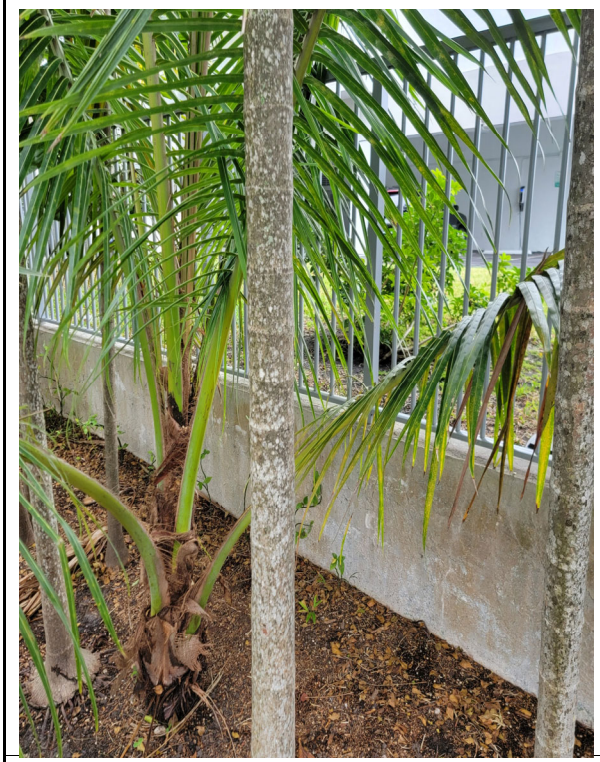
16'c.t.

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



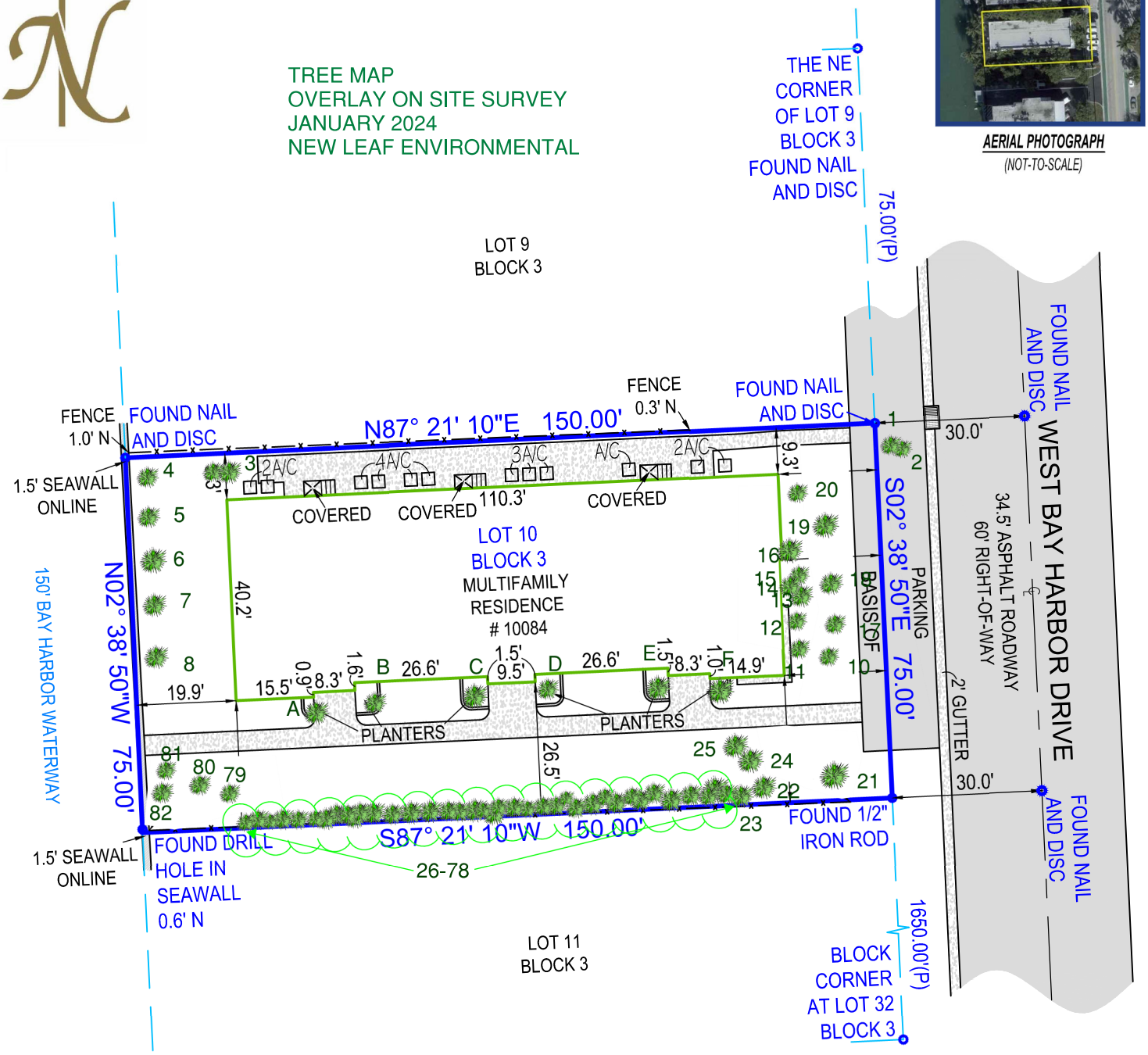
elevated planter box, 16'c.t., 3 X 3"

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

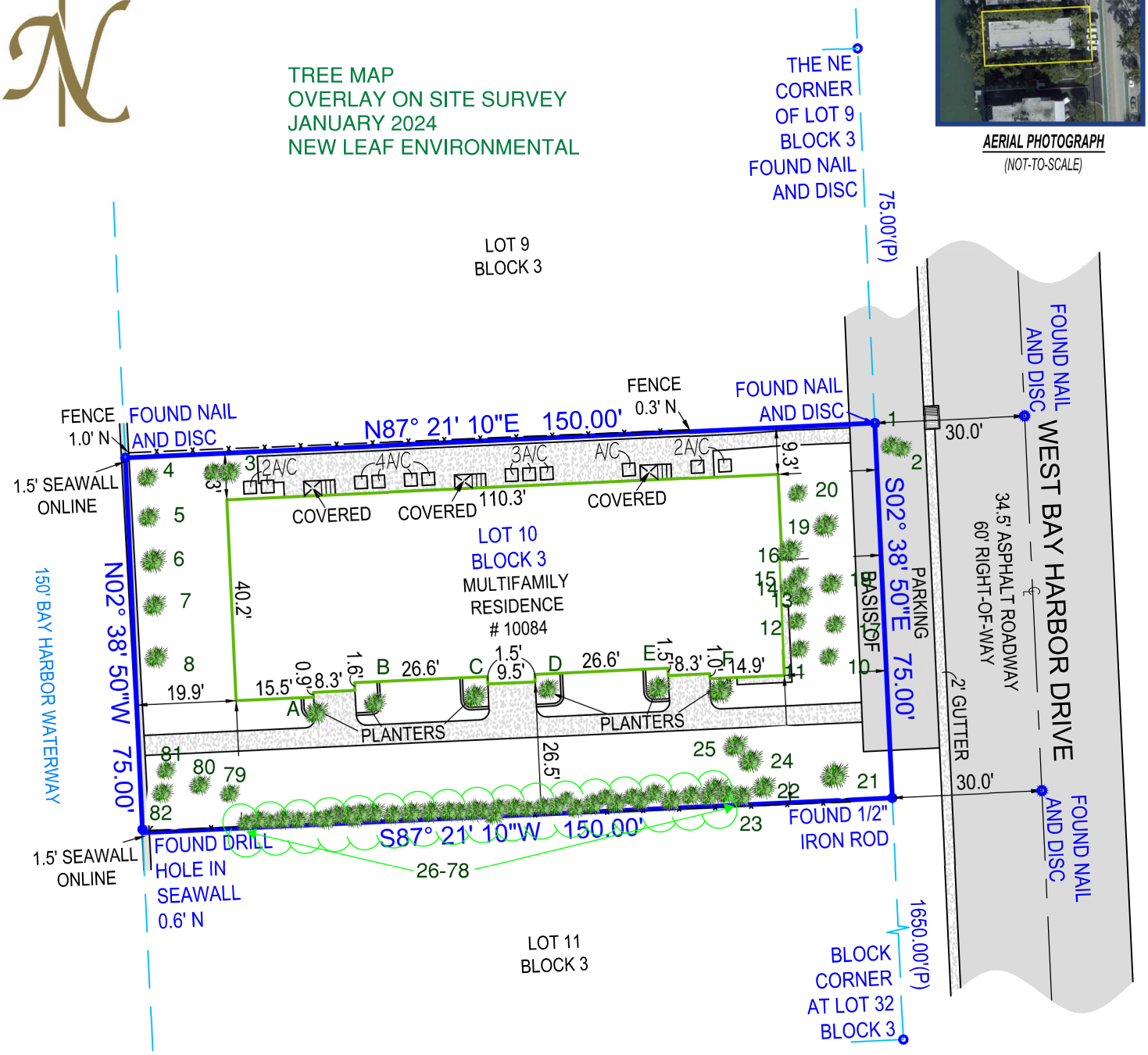
SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

10084 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL. 33154

TREE MAP
OVERLAY ON SITE SURVEY
JANUARY 2024
NEW LEAF ENVIRONMENTAL



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

"SKETCH & LEGAL DESCRIPTION"

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.

PROPERTY FOLIO No.: 13-2227-001-0580.

LEGAL DESCRIPTION:

A 5.00 feet wide Drainage Easement lying on the North side of Lot 10, in Block 3, of BAY HARBOR ISLAND; more particularly described as:

The North 5.00 feet of 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.

Containing approximately 750 square feet.

SURVEYOR'S NOTES:

1) This is not a Boundary Survey.
2) This instrument was conducted for the purpose of a "SKETCH & LEGAL DESCRIPTION" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
3) Bearings shown hereon are based on an assumed meridian of N00°00'00"W along the Easterly boundary line of Lot 10, 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.
4) This instrument has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
5) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
6) This instrument is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.
7) 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 that the Sketch & Legal Description of the described property is true and correct to the best of my knowledge and belief, as recently prepared under my direction; also that meets the Minimum Technical Standards set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

ROLANDO ORTIZ * PROFESSIONAL SURVEYOR & MAPPER * FLORIDA

Rolando Ortiz

Digitally signed by Rolando Ortiz
Date: 2024.08.19 23:12:01 -04'00'

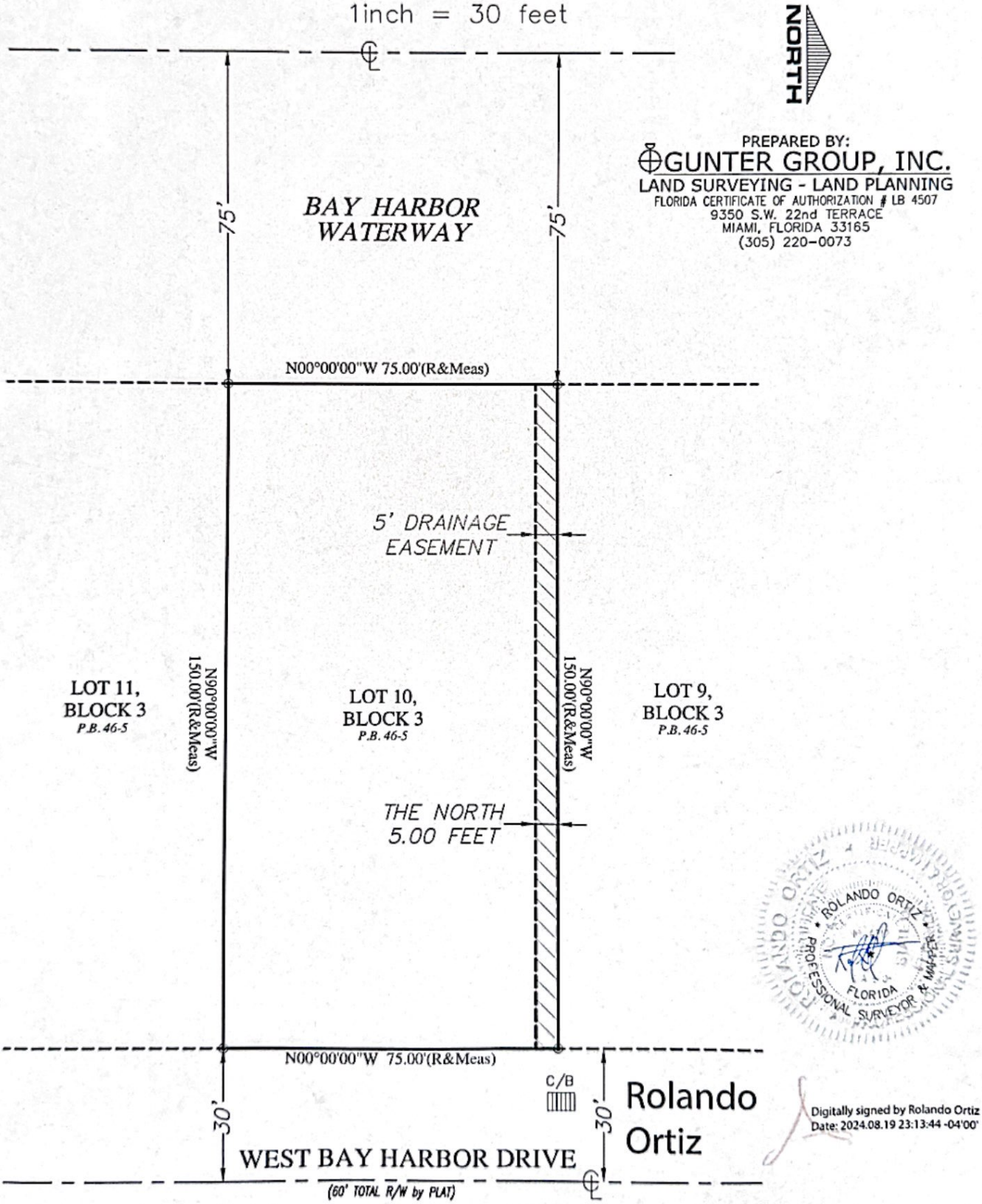
Date: 08-19-2024
Job No.: 24-33199
Sketch No.: 31059

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 & LEGAL DESCRIPTION)

"SKETCH & LEGAL DESCRIPTION"

SCALE:
1inch = 30 feet



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

ROLANDO ORTIZ
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA

Rolando Ortiz

Digitally signed by Rolando Ortiz
Date: 2024.08.19 23:13:44 -04'00'

NOT VALID WITHOUT SHEET 1 OF 2
(SHEET 1 OF 2 CONTAINS LEGAL DESCRIPTIONS AND SURVEYORS NOTES)

December 14, 2023

Ms. Danielle Dina
NYC Topanga, LLC
7781 Hayvenhurst Avenue
Van Nuys, California 91406

Re: Report of Subsurface Exploration & Geotechnical Engineering Study
Proposed 7-Level Development
10084 W Bay Harbor Drive
Bay Harbor Islands, Florida
NV5 Project No.: 18374

Dear Ms. Dina:

NV5, Inc. submits this report in fulfillment of the scope of services described in our Proposal No. 23-0627 dated August 9, 2023. The work was authorized by acceptance of our Professional Services Agreement. This report describes our understanding of the project, presents our evaluations, and provides our professional opinions and recommendations for foundation design and construction of the proposed 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.

Sincerely,
NV5, Inc.

This document has been digitally signed and sealed by:
Alfredo Budik
Digitally signed by Alfredo Budik
Date: 2023.12.14 11:02:00-05'00'
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies

ALFREDO BUDIK
LICENSE
No. 43884
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

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

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-12)
Appendix B Field Permeability Test Data (B-1 and B-2)

1.0 SITE AND PROJECT INFORMATION

The project site is located at 10084 W Bay Harbor Drive in Bay Harbor Islands, Florida. The site is bounded to the north and south by multi-level residential structures, to the east by W Bay Harbor Drive and to the west by the intracoastal waterways. A site vicinity map is presented as Drawing 1. Based on the Miami-Dade County Property Appraiser's webpage, the lot corresponds to Folio Number 13-2227-001-0580. A survey drawing was not provided. The site is rectangular shaped with dimensions of about 75 feet in the north-south direction and by 150 feet in the east-west direction. The site is currently occupied by a 2-level residential building. Site grades are estimated at about +4 to +5 feet with respect to the 1929 National Geodetic Vertical Datum (NGVD).

We understand the project is planned for a 7-level residential building. Basement is not planned for this project. Structural loads were not provided. We estimate column and wall loads to be on the order of 800 kips. We assume ground floor slabs will be loaded to around 150 pounds per square foot. When structural loading information is available, it should be provided to us.

2.0 PURPOSE AND SCOPE OF WORK

The purpose of our services on this project is to explore the subsurface conditions at the site in order to provide recommendations for foundation design and construction. Specifically, this report provides:

- Drawings showing boring and permeability 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(s), including vertical and lateral load resistance.
- Soil parameters for seawall design.
- Estimates of foundation settlements.
- 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, and impacts for adjacent structures.

3.0 FIELD EXPLORATION

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

3.1 BORINGS

NV5 explored the site subsurface conditions with five (5) engineering test borings drilled to maximum depths of about 50 and 75 feet below existing grade. The short boring was near the seawall. The borings were drilled with a truck-mounted and a track-mounted drill rigs utilizing the rotary wash method. Samples of the subsurface materials were recovered at roughly 2-foot intervals within the upper 10 feet of the borings and at approximately 5-foot intervals thereafter using a Standard Penetration Test split-spoon sampler (SPT) in substantial accordance with ASTM D-1586, "Standard Test Method for Standard Penetration Test and Split-Barrel Sampling of Soils." This test procedure drives a 1.4-inch I.D. split-tube sampler into the subsurface profile using a 140-pound hammer falling 30 inches. The total number of blows required to drive the sampler the second and third six-inch increments is the SPT N-value, in blows per foot, and is an indication of material strength. Upon completion of the borings, the boreholes were backfilled with soil cuttings.

The soil/rock samples recovered from the borings were initially classified in the field. The collected 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 of the boring is shown in the boring log data in Appendix A (sheets A-1 through A-12). Strata contacts shown on these drawings are approximate. The boring data reflect conditions at the specific test location only, and at the time the boring was drilled.

3.2 FIELD PERMEABILITY TESTS

NV5 performed also, two (2) permeability tests to a depth of 15 feet below grade at the locations shown on Drawing No. 1. The permeability tests were performed by rotating a roller bit and casing first down to a test depth of 15 feet below grade. A slotted PVC pipe was installed within the full hole. Next, with the borehole open, water was pumped into the borehole to develop a test hydraulic head. Once the hydraulic head was stabilized, the average flow rate into the borehole was recorded. Upon completion of the test, the borehole was backfilled to the ground surface with soil cuttings and the upper few feet closed with cement grout. A formula developed by the South Florida Water Management District was used to estimate hydraulic conductivity. Test results are presented in Appendix B (sheets B-1 and B-2).

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 (5) 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. Based on the 2021 International Building Code, a Site Class D classification is considered appropriate for this site.

Karst topography that is associated with the formation of sinkholes and other underground discontinuities in carbonate rock formations in the central and northern portions of Florida is generally not found in South Florida. Any discontinuities in the limestone due to solutioning of the rock are typically very 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 BORING

The subsurface conditions encountered in the borings are generally consistent with the geology described above. The subsurface conditions are presented graphically in records of test boring sheets in Appendix A (Sheets A-1 through A-12). 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.

Layer 1 – Sand/Limestone Fragments:
This surficial layer consists of brown to light brown sand with limestone fragments and by tan limestone fragments that extends about two (2) feet below grade in the majority borings except Boring B-5. A layer of silty sand about two (2) feet thick was encountered at top of Boring B-5. SPT N-values recorded in Layer 1 range from four (4) to 10 blows per foot (bpf), with an average value of around 6 bpf.

Layer 2 – Silt/Peat:
Below the sand the borings encountered gray silt followed by dark brown peat encountered at about two (2) feet below grade and extends to six (6) feet below grade. The thickness of the silt/peat is about four (4) feet. SPT N-values recorded in the Layer 2 range from less than one (1) to 4 blows per foot (bpf), with an average value of less than 3 bpf.

Layer 3 – Sand:
This layer consists of gray and dark gray with trace of shells and organics encountered at six (6) feet below grade with a thickness of about seven (7) feet in the borings. The recorded SPT N-values range from three (3) to 16 blows per foot (bpf), with an average value of around 8 bpf indicating a very loose to medium dense consistency.

Layer 4 – Limestone:
This layer consists of light brown and light gray limestone with some sand encountered at 13 feet below grade and extends 30 to 35 feet below grade with a thickness of about 17 to 22 feet. The recorded SPT N-values range from seven (7) to greater than 50 bpf, with an average value of around 29 bpf.

Layer 5 – Sand/Silty Sand/Shelly Sand:
This layer consists of gray and light brown sand with some shells encountered at 30 and 35 feet below grade with a thickness that range from eight (8) to 38 feet in the borings. In Borings B-3 and B-4 shelly sand was recovered at 48 and 58 feet below grade and extend to the bottom of Layer 5. In Boring B-5 sand with silt was observed at 40 feet below grade and extends to the termination depth of that boring at 50 feet below grade. The recorded SPT N-values range from seven (7) to 55 bpf, with an average value of around 26 bpf.

Layer 6 – Limestone/Sandstone with Sand Zones:
This layer consists of light gray and light brown limestone encountered at 43 to 68 feet below grade extending to the maximum termination depth of the borings at 75 feet below grade. In Boring B-1 gray and brown sandstone was recovered between 43 and 68 feet below grade, and in Boring B-2 zone of gray sand was observed between 60 and 68 feet below grade. The recorded SPT N-values in Layer 6 range from 19 to greater than 50 blows per foot (bpf), with an average value of around 42 bpf. The low blow count was in the sandy zone of the layer.

For the layers described above, Table 1 below summarizes our estimates of engineering parameters considered pertinent to the design of foundations for the 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/ Limestone Fragments	2±	4 – 10	6	200	-	-
2	Silt/Peat	4±	<1 – 4	3	100	-	-
3	Sand	7±	3 – 16	8	200	-	-
4	Limestone	17 - 22	7 – 50+	29	10,000	50 – 300	3
5	Sand/Silty Sand/ Shelly Sand	8 - 38	7 – 55	26	400	-	-
	Limestone/Sandstone	5+	19 – 50+	42	10,000 – 15,000	100 – 500	3 – 5

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

Groundwater

Groundwater was encountered in the borings between 3 and 4 feet below the existing ground surface. It should be noted that groundwater readings during drilling might not represent stabilized levels. Stabilized water levels would be best obtained by installing groundwater monitoring devices and taking readings over an extended period. NV5 can provide these services if they are of interest to the project development team.

The depths above correspond approximately to elevations ranging between +0.7 and +1.2 feet NGVD. On average, stabilized groundwater levels in the general vicinity of the project are expected to vary between approximate elevations 0 to +4 feet NGVD, the variations being primarily as a result of seasonal rainfall and tidal fluctuations in nearby water bodies. Nonetheless, it should be noted that groundwater levels outside of this range could be encountered during construction. Storm and hurricane events and construction activities 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) or so feet of the existing ground surface.

5.2 FIELD PERMEABILITY

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

TABLE 2 – SUMMARY OF FIELD PERMEABILITY TEST RESULTS

Test ID	Test Depth (ft.)	Hydraulic Conductivity (cfs/ft²-ft. head)
P-1	15	5.48×10^{-04}
P-2	15	8.52×10^{-05}

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 FOUNDATION SUPPORT

Due to the compressible silt and peat layers encountered close to the surface, a deep foundation is recommended for the proposed 7-level building. Consistent with current practice in the South Florida area we consider augered, cast-in-place (ACIP) piles to be the most feasible deep foundation type for this project. Other deep foundation systems such as driven piles and drilled shafts are not considered appropriate. 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 could be difficult to penetrate the hard zones in the 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 7-level structure can be supported on 14- or 16-inch-diameter ACIP piles on the order of 35 to 53 feet long below existing grade. Shorter low capacity 14-inch diameter piles can be also considered for midspan and for miscellaneous structures. We note however, that the anomalously limited Later 4 limestone condition encountered at the Boring B-4 location, could result in piles that are considerably longer, on the order of 47 and 53 feet long below existing grade for the 14- and 16-inch diameter piles, respectively.

As an alternative method to transfer the loads to the competent bearing layer for smaller structures such as perimeter walls, pool, pool deck, guard house, planters, etc., helical piles can also be used. The helical piles would be on the order of 15 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.

6.2 ESTIMATED SETTLEMENT

We estimate that foundations that are properly designed and constructed as recommended herein will experience total settlements of one (1) inch or less and maximum differential settlements of ½ inch. Given the granular nature of the subsurface materials at the site, we predict settlement will occur coincidental with the application of the building dead and live loads and for a short time after.

6.3 IMPACTS OF FILL ON SILTY AND PEATY SOILS

It is noteworthy that the borings encountered silt and peat materials up to 4 feet thick encountered at depth of about two (2) feet below grade. These materials are highly compressible, and as a result miscellaneous structures such as privacy walls, paver blocks, planter boxes and other hardscape that are not pile supported could experience settlement. Additionally, new fills could result in increases in in-situ stress and hence compression of the layer, particularly where the layer is close to the ground surface. Settlement of the silt and peat materials could result also in downdrag forces on perimeter piles adjacent to the settling fill. NV5 should therefore evaluate the project grading plans to assess any potential adverse impacts with respect to the silt and peat materials, including downdrag forces on piles.

6.4 GROUND FLOOR SLAB

Ground level slabs should be structurally supported due to the presence of the compressible materials close to the ground surface.

6.5 IMPACTS TO ADJACENT STRUCTURES

The primary potential adjacent structure of concern for the proposed development is the 3- and 7-level buildings to the north and south. 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 7-level structure are not expected to cause significant areal settlements outside the foundation footprints. We therefore do not anticipate direct offsite settlement impacts.

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

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 20 and 70 feet away from the north and south buildings, respectively. 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/limestone fragments. 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 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 the proposed foundation footprints plus a five-foot perimeter where possible. 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 site development history beyond its current condition. Where old spread or other foundations 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 pavements on grade should be proof-rolled. Proof-rolling should include planned development footprints plus a five-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 compactor.

2. New structural fill 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 (3) inches.

   Based on our boring data, Layer 1 materials that consist of sands and limestone fragments should satisfy the fill criteria. The materials might require localized sorting and moisture-conditioning prior to re-use. Topsoil, silt and peat should not be used as structural fill. In any event, representative samples of the fill soils should be collected for classification and compaction testing. The maximum dry density, optimum moisture content, gradation, and

plasticity should be determined. These tests are needed for quality control of the compacted fill.

3. Fill soils should be placed with loose lift thicknesses of not more than 12-inches, moisture-conditioned to within two (2) percent of the optimum moisture content based on ASTM D-1557, and compacted to a minimum 95 percent relative compaction[1]. One test should be performed for each 2,500 square feet of proof rolling and fill area per lift of fill soils. If during the compaction process, the fill shows evidence of yielding under the weight of the compactor, it should be removed and replaced with dry granular fill described above. 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 roller/compactor should be monitored for potential adverse effect on adjacent existing structures, pavements, and utilities*. If existing foundations and nearby structures will be affected by the vibration of the compactor, the compaction procedure may require modification as approved by NV5.

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.

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 (low capacity)	-16	80	40	5.0
14	-29 to -44[c]	230	115	5.0
16	-29 to -49[d]	300	150	5.0

Notes:
a. Minimum pile tip elevation based on an average site grade of +4 feet NGVD at the time of the borings.
b. Required grout strength is for a 28-day test
c. Minimum pile tip elevation is EL -29' NGVD. For conditions similar to Boring B-4, extend pile to Elev. -44' NGVD.
d. Minimum pile tip elevation is EL -29' NGVD. For conditions similar to Boring B-4, extend pile to Elev. -49' NGVD.

2. For computer structural modeling of the building initial vertical spring constants of 230 and 350 kips per inch (kpi) may be used for the 14- and 16-inch-diameter ACIP piles, respectively. For the low capacity 14-inch diameter pile 80 kpi should be used. The vertical spring constant is the working pile load divided by the estimated pile settlement and is based on our experience and a review of available pile load test data in similar subsurface conditions. The initial spring constant value should be refined as the structural model is developed. The design value used should match the settlement estimates. For analysis of transient loads, a value of 1,200 kpi may be used for the deep piles and 600 kpi for the low capacity piles.

[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).

3. To evaluate the lateral capacity of the piles, we performed lateral load analyses using the LPILE computer program to estimate the performance of the piles under lateral loading. In the analyses, we have considered the simultaneous application of about 25 percent of the compression loads along with the lateral loads in Table 3 above. A fixed head condition was assumed for the pile. Modification factor of 0.4 was applied to p- soil resistance values to consider the effect of pile grouping since the LPILE program analyzes a single-pile condition only. No y-modification factor 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	7	380	0	20
16	10	650	0	20

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.

2. Resistance to lateral loads can also be provided by passive pressure acting on the pile caps or grade beams. Equivalent fluid densities of 180 and 80 pounds per cubic foot may be used to compute the passive pressures acting against the sides of the pile caps and grade beams above and below the groundwater table respectively. Passive resistance of the upper one foot of soil should be neglected, unless it is confined by a slab or pavement. Frictional resistance at the bottom of pile cap should be neglected.

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, a single No. 7 bar be installed the full length of the pile to verify pile cross-section continuity.

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

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

7. We recommended that a load test program be performed for the project prior to the start of production piling for piles with a design greater than 80 kips in compression. This will allow for the test results to be analyzed, and for pile recommendations to be revised if necessary. Based on load test results pile capacities and/or lengths may be adjusted. The pile load test program should consist of one (1) compression load test (ASTM D 1143), one (1) tension load test (ASTM D 3689) and one (1) lateral load test (ASTM D 3966) for each pile diameter and pile tip chosen. Load tests should be performed and results interpreted in accordance with the most current edition of the Florida Building Code. We recommend the use of strain gauge pairs in all test piles to evaluate pile load transfer. Upon final selection of the load test location, NV5 will provide recommendations for the locations (w.r.t. to elevation) of the pile instrumentation.

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

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

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

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

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

12. 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 10 feet should be maintained throughout the grouting of the pile shaft.

    Production piles should be installed in a manner similar to the successfully tested pile.

13. 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.

14. 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.

15. 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 for the piles. At least three cubes should be tested at 28 days. Any remaining cubes should be retained for subsequent breaks if required.

16. 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.

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

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

Helix Diameter (in)	10-12-14
Allowable Compression Load (kips)	20
Allowable Tension Load (kips)	8
Allowable Lateral Load (kips)	0
Est. Length Below Existing Grade (ft.)	15

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.

7.2.3 Soil Parameters for Seawall Design

One (1) soil boring was performed near the existing seawall. The following table summarizes the geotechnical parameters for seawall design.

TABLE 5 – SUMMARY OF GEOTECHNICAL PARAMETERS FOR SEAWALL

Layer ID	Description	Depth* (ft.)	Angle of Internal Friction (degrees)	Coefficient of Active Earth Pressure, k_a	Coefficient of Passive Earth Pressure, k_p	Total Unit Weight (pcf)	Cohesion (psf)
1	Silty Sand/ Silt/Peat	0 – 6	26	0.39	2.56	95	-
2	Sand	6 – 13	29	0.35	2.88	105	-
3	Limestone	13 - 35	38	0.24	4.20	120	-
4	Sand	35 – 40	33	0.29	3.39	115	-
5	Sand w/Silt	40 – 50	32	0.31	3.25	115	-

*Depth from Ground surface near the bulkhead

7.3 GROUND FLOOR SLABS

1. Ground floor slabs should be structurally supported due to the presence of the compressible silt and peat layers. Driveways can be supported on grade if settlement tolerances of about two (2) inches are acceptable. Otherwise, they should be pile supported.

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

3. 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.

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 RETAINING WALLS

1. Retaining and below grade walls wall that will be restrained at the top should be designed to resist at-rest earth pressures. We recommend that the earth pressures be determined using a triangular distribution and an equivalent fluid density of 50 pounds per cubic foot (pcf). Walls that are free to rotate at the top such as site retaining walls should be designed for active earth pressures using a triangular pressure distribution with an equivalent fluid weight of 35 pcf. Additionally, walls should be designed for the appropriate hydrostatic pressures to which they will be subjected. A lateral coefficient of 0.4 and a rectangular pressure distribution should be used to compute the effect of surface surcharges on the walls.

2. Walls in permanently submerged areas should be properly waterproofed.

7.5 GROUND FLOOR SLABS

1. Ground floor slabs should be structurally supported. Driveways can be supported on grade if settlement tolerances are acceptable. Otherwise they should be pile supported.

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

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

4. A design groundwater level of +4.0 feet NAVD can be used for design of ground level and below grade slabs. Information for flood zone elevation (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.

7.6 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. Localized weak sand zones could become loose if unsupported. Deeper excavations, especially those that extend below the groundwater table, as well as excavations that will remain open for longer periods of time will require support in the form of temporary shoring or sliding trench boxes to prevent instability of excavation walls and to protect workers from injury. All excavations should comply with Occupational Safety and Health Administration (OSHA) design and safety requirements.

   Shoring designs should be signed and sealed by a Florida-licensed professional engineer, and should be provided for the Owner's review.

2. Average groundwater elevation is expected to be approximately between Elevation 0 and +4 feet NGVD for this site. As stated above, groundwater levels outside this range could be encountered during construction. Dewatering for foundation excavations is not expected to be a significant factor for this project. Nonetheless, some dewatering could be required for the construction of the pool, installation of deeper pile caps, utilities and appurtenances. We judge that localized dewatering of foundation excavations can 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 dry excavations 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.

7.7 OTHER RECOMMENDATIONS

1. NV5 should participate in the design development phases of this project to verify that our recommendations have been properly implemented. We should be provided an opportunity to review final design plans.

2. Vibrations from construction activities could have an adverse impact on adjacent structures. We recommend that pre- and post-construction surveys of adjacent structures of concern be conducted to document conditions. We recommend also vibration monitoring be performed at adjacent structures during construction activities.

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 are different from those described herein are encountered.

4. NV5 should observe the foundation installation to satisfy the requirements of the Florida Building Code and municipal agencies. If ownership retains another geotechnical engineer to observe foundation installation, that engineer will be required to accept full responsibility for the foundation performance.

8.0 REPORT LIMITATIONS

This report has been prepared pursuant to the approved agreement between NYC Topanga, LLC (client") and NV5 dated August 9, 2023, 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 only reading sections of the report.

This report has been prepared for the exclusive use of the Owner and other members of the design/construction team for the specific site and project discussed in this report. The report should not be used for any other site or project 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 location and describe subsurface conditions encountered at that specific location at the time the field exploration was made. Further, the plan area of the field test location 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.

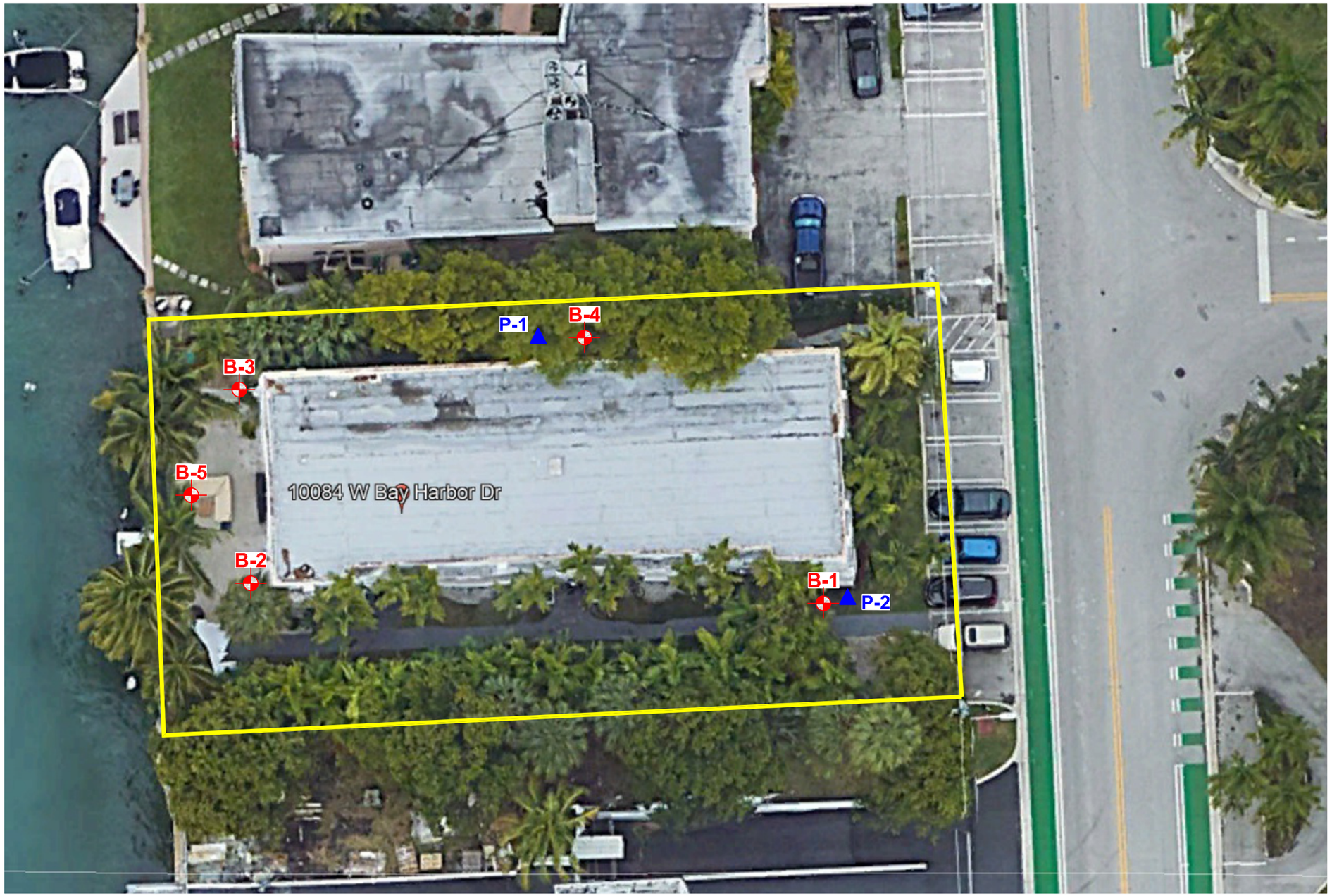
NV5 should be retained to provide consultation to the ownership and design team during the design development phase of the project, to review final foundation specifications and review foundation design drawings in order to ascertain that its recommendations have been properly interpreted and implemented.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

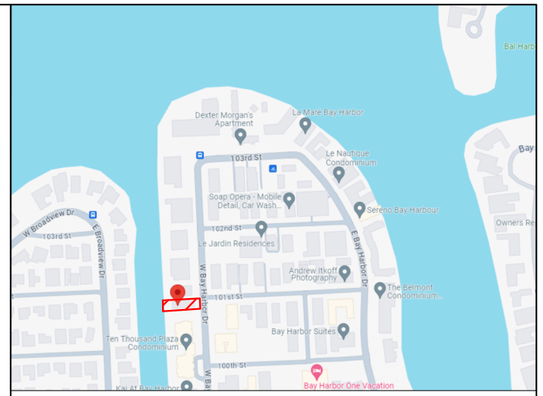
9.0 CLOSURE

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 305.901-2151.

****

DRAWINGS





Site Vicinity Map

0 20

Approximate Scale in Feet

LEGEND:

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

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

NOTES:

1. Test locations shown are approximate.
2. Test location symbols are not to scale.
3. Base drawing was taken from aerial view, Google Earth, 2023.

NV5	**DRAWING TITLE:** *Site Vicinity Map & Test Location Plan*				**DWN BY:** *CR*
	PROJECT NAME: *10084 W Bay Harbor Drive – Proposed 7-Level Development*				**CKD BY:** *AB*
	PROJECT LOCATION: *10084 W Bay Harbor Drive, Bay Harbor Islands, Florida*	**PROJECT NO:** *18374*	**DATE:** *12/08/2023*	**DWG NO:** *1*	**APD BY** —



Note: Boring top elevations have been estimated

BORING SUMMARY SHEET

PROJECT NAME: 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT LOCATION: 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

PROJECT NUMBER: 18374

DATE: 12/08/2023

DRAWN BY: CR

CHECKED BY: AB

DRAWING NO: 2

LEGEND

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

APPENDIX A

BORING LOG RESULTS

BORING NUMBER B-1

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DATE STARTED 12/7/23 **COMPLETED** 12/7/23 **GROUND ELEVATION** 4 ft NGVD est. **HOLE SIZE** 3 inches

DRILLING CONTRACTOR NV5 **GROUND WATER LEVELS:** 3.8 ft / Elev 0.2 ft

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY J. Rivera / A. Valdespino **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	10	6-7-3-3 (10)	SP		SAND, loose, fine, light brown SAND, loose, fine, light brown to dark brown, with limestone fragments, trace of silt	
						2.3	1.7
	SPT	14	3-2-2-1 (4)	ML		SILT, soft, gray	0
						4.5	-0.5
5	SPT	14	1-WOH-WOH-2 (WOH)			SILT, very soft, gray, with a trace of sand SILTY PEAT, very soft, dark brown	
						6.0	-2.0
	SPT	9	2-2-14-14 (16)	SP		SAND, medium dense, fine to medium, dark gray, with a trace of limestone fragments, shells and silt	
	SPT	10	5-8-3-3 (11)			SAND, medium dense, fine to medium, dark gray, with shells	-5
10							
						13.0	-9.0
	SPT	11	11-50/5" (100)	LS		LIMESTONE, hard, light gray to gray, with sand	-10
15							
	SPT	19	21-20-17-20 (37)			LIMESTONE, medium hard, light brown, with a trace of sand	-15
20							
	SPT	14	11-10-11-11 (21)			LIMESTONE, soft, light brown	-20
25							
	SPT	12	12-6-3-6 (9)			LIMESTONE, very soft, light gray, with sand	-25
30							
	SPT	3	5-4-3-5 (7)			LIMESTONE, very soft, gray	-30
35						35.0	-31.0

(Continued Next Page)

BORING NUMBER B-1

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35							
40	SPT	12	5-3-4-7 (7)	SP		SAND, loose, fine, gray, with sandstone fragments	-35
						43.0	-39.0
45	SPT	12	12-23-50/5" (100)	SS		SANDSTONE, hard, gray, with sand	-40
50	SPT	2	50/3" (100)			SANDSTONE, hard, gray, with sand	-45
55	SPT	4	9-7-12-18 (19)			SANDSTONE, very soft, brown	-50
60	SPT	18	16-17-21-50/5" (38)			SANDSTONE, medium hard, light gray, with a trace of coral	-55
65	SPT	4	50/4" (100)			SANDSTONE, hard, light gray, with a trace of coral	-60
						68.0	-64.0
70	SPT	3	50/3" (100)	LS		LIMESTONE, hard, light brown	-65
						73.2	-69.2
	SPT	2	50/2" (100)			LIMESTONE, hard, light brown	

Boring terminated at 73.2 feet.

BORING NUMBER B-2

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DATE STARTED 12/1/23 **COMPLETED** 12/1/23 **GROUND ELEVATION** 5 ft NGVD est. **HOLE SIZE** 3 inches

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

DRILLING METHOD Rotary drill with mud, wash & casing

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

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							5
	SPT	11	2-2-3-3 (5)	SP		SAND, loose, fine, tan, with a trace of shells and limestone fragments	
						2.0	3.0
	SPT	12	1-1-1-1 (2)	ML		SILT, very soft, gray	
						4.0 ▼	1.0
5	SPT	10	1-2-2-2 (4)			FIBROUS PEAT, soft, dark brown, with a trace of sand	0
						6.0	-1.0
	SPT	12	3-4-4-3 (8)	SP		SAND, loose, fine, gray, with shells, trace of organics	
10	SPT	12	4-3-4-2 (7)			SAND, loose, fine, gray, with shells, trace of organics	-5
						13.0	-8.0
15	SPT	13	18-25-26-30 (51)	LS		LIMESTONE, moderately hard, light brown, with a trace of sand	-10
20	SPT	12	19-20-26-31 (46)			LIMESTONE, moderately hard, light brown, with a trace of sand	-15
25	SPT	10	6-8-8-8 (16)			LIMESTONE, very soft, light brown, with a trace of sand	-20
30	SPT	10	8-6-7-9 (13)			LIMESTONE, very soft, light brown, with a trace of sand	-25
35	SPT	10	8-8-8-8 (16)			LIMESTONE, very soft, light gray, with a trace of sand	-30
						35.0	-30.0

(Continued Next Page)

BORING NUMBER B-2

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35							-30
40	SPT		4-3-4-3 (7)	SP		NO RECOVERY (Possible SAND)	-35
45	SPT	12	10-10-11-12 (21)			SAND, medium dense, fine, gray, with a trace of limestone fragments	-40
						48.0	-43.0
50	SPT	3	50/4" (100)	LS		LIMESTONE, hard, light brown, with a trace of sand	-45
						50.0	-45.0
55	SPT	12	26-20-18-10 (38)	LS		LIMESTONE AND SAND, medium hard, light brown	-50
						58.0	-53.0
60	SPT	3	50/4" (100)	LS		LIMESTONE, hard, light brown	-55
						60.0	-55.0
65	SPT	14	13-12-15-14 (27)	SP		SAND, medium dense, fine, gray, with a trace of limestone fragments	-60
						68.0	-63.0
70	SPT	2	50/3" (100)	LS		LIMESTONE, hard, light brown	-65
75	SPT	14	14-16-16-18 (32)			LIMESTONE, medium hard, light brown, with sand	-70
						75.0	-70.0

Boring terminated at 75.0 feet.

BORING NUMBER B-3

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DATE STARTED 11/30/23 **COMPLETED** 11/30/23 **GROUND ELEVATION** 4 ft NGVD est. **HOLE SIZE** 3 inches

DRILLING CONTRACTOR FGD **GROUND WATER LEVELS:** 3.0 ft / Elev 1.0 ft

DRILLING METHOD Rotary drill with mud, wash & casing

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

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							
	SPT	10	2-2-3-4 (5)	GP		LIMESTONE FRAGMENTS, loose, tan, with sand	2.0
	SPT	12	1-1-1-2 (2)	ML		SILT, very soft, gray, with a trace of sand	0.0
5	SPT	8	1-1-3-6 (4)			FIBROUS PEAT, soft, dark brown	-2.0
	SPT	10	3-2-1-1 (3)	SP		SAND, very loose, fine to medium dark gray, with shells, trace of organics	-5
10	SPT	10	3-4-2-2 (6)			SAND, loose, fine, gray, with a trace of shells	
							-9.0
15	SPT		15-20-30-40 (50)			LIMESTONE, moderately hard, light brown	-10
							-15
20	SPT	12	16-18-26-32 (44)			LIMESTONE, medium hard, light brown	
							-20
25	SPT	14	8-8-7-9 (15)	LS		LIMESTONE, very soft, light brown, with a trace of sand	
							-25
30	SPT	10	5-6-6-8 (12)			LIMESTONE, very soft, light brown, with sand	
							-30
35	SPT	12	6-6-13-12 (19)			LIMESTONE, very soft, light brown to light gray, with sand	-31.0

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BORING NUMBER B-3

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35							-35
40	SPT	10	6-7-9-10 (16)	SP		SAND, medium dense, fine, gray, with limestone fragments	-40
45	SPT	12	16-25-30-34 (55)			SAND, very dense, fine, light brown	-45
50	SPT	13	15-20-25-30 (45)			SAND, dense, fine, light brown	-50
55	SPT	13	14-12-13-12 (25)			SAND, medium dense, fine to medium, light brown, with shells, trace of limestone fragments	
						58.0	-54.0
60	SPT	12	10-11-14-15 (25)	SP		SHELLY SAND, medium dense, medium, light brown	-55
65	SPT	12	10-12-10-10 (22)			SHELLY SAND, medium dense, coarse, light brown	-60
						68.0	-64.0
70	SPT	12	13-14-15-14 (29)	LS		LIMESTONE, soft, light brown	-65
						73.3	-69.3
	SPT	3	50/4" (100)			LIMESTONE, hard, light brown	

Boring terminated at 73.3 feet.

BORING NUMBER B-4

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DATE STARTED 11/20/23 **COMPLETED** 11/20/23 **GROUND ELEVATION** 4 ft NGVD est. **HOLE SIZE** 3 inches

DRILLING CONTRACTOR FGD **GROUND WATER LEVELS:** 3.3 ft / Elev 0.7 ft

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY FGD **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	10	1-2-2-1 (4)	SP		SAND, very loose, fine, dark brown, with a trace of roots, wood and limestone fragments	2.0
	SPT	12	2-1-1-1 (2)	ML		SILT, very soft, gray, with a trace of sand	0.0
5	SPT	7	1-2-2-3 (4)			SILTY PEAT, soft, dark brown to gray	-2.0
	SPT	10	2-2-2-2 (4)	SP		SAND, very loose, fine to medium, gray, with shells	
10	SPT	12	4-3-3-2 (6)			SAND, loose, fine to medium, gray, with shells	-5
							-9.0
15	SPT	12	16-19-26-36 (45)	LS		LIMESTONE, medium hard, light brown, with a trace of sand	-10
20	SPT	13	15-19-25-30 (44)			LIMESTONE, medium hard, light brown, with a trace of sand	-15
25	SPT	13	9-8-8-10 (16)			LIMESTONE, very soft, light brown, with a trace of sand	-20
30	SPT	12	6-6-7-8 (13)			LIMESTONE, very soft, light brown, with a trace of sand	-25
							-26.0
35	SPT	12	7-8-12-10 (20)	SM		SILTY SAND, medium dense, light gray, with limestone fragments	-30

(Continued Next Page)

BORING NUMBER B-4

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35				SM		38.0	-34.0
40	SPT	11	7-7-10-11 (17)	SP		SAND, medium dense, fine, gray, with limestone fragments	-35
45	SPT	12	17-24-29-30 (53)			SAND, very dense, fine, light gray	-40
						48.0	-44.0
50	SPT	17	16-18-22-28 (40)	SP		SHELLY SAND, dense, medium to coarse, light brown	-45
55	SPT	12	11-12-12-11 (24)			SHELLY SAND, medium dense, medium, light brown, with limestone fragments	-50
60	SPT	13	9-11-15-16 (26)			SHELLY SAND, medium dense, fine to medium, light brown	-55
65	SPT	12	11-11-11-11 (22)			SHELLY SAND, medium dense, coarse, light brown	-60
						68.0	-64.0
70	SPT	12	15-15-16-16 (31)	LS		LIMESTONE, medium hard, light gray to light brown, with shells	-65
	SPT	4	50/5" (100)			73.4 LIMESTONE, hard, light gray, with shells	-69.4
						Boring terminated at 73.4 feet.	

BORING NUMBER B-5

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DATE STARTED 12/1/23 **COMPLETED** 12/1/23 **GROUND ELEVATION** 4 ft NGVD est. **HOLE SIZE** 3 inches

DRILLING CONTRACTOR FGD **GROUND WATER LEVELS:** 3.0 ft / Elev 1.0 ft

DRILLING METHOD Rotary drill with mud, wash & casing

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

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0	SPT	11	2-2-3-3 (5)	SM		SILTY SAND, loose, fine, brown, with of limestone fragments	2.0
	SPT	12	1-1-1-1 (2)	ML		SILT, very soft, gray	0.0
5	SPT	10	1-2-2-2 (4)			FIBROUS PEAT, soft, dark brown	-2.0
	SPT	12	3-4-4-3 (8)	SP		SAND, loose, fine to medium, dark gray, with shells	
10	SPT	12	4-3-4-2 (7)			SAND, loose, fine to medium, dark gray, with shells	-5
							-9.0
15	SPT	13	18-25-26-30 (51)	LS		LIMESTONE, moderately hard, light brown, with a trace of sand	-10
20	SPT	12	19-20-26-31 (46)			LIMESTONE, moderately hard, light brown, with a trace of sand	-15
25	SPT	10	7-9-9-9 (18)			LIMESTONE, very soft, light brown	-20
30	SPT	10	6-8-7-8 (15)			LIMESTONE, very soft, light brown	-25
35	SPT	2	50/3" (100)			LIMESTONE, hard, gray	-30 -31.0

(Continued Next Page)

BORING NUMBER B-5

PROJECT NAME 10084 W Bay Harbor Drive – Proposed 7-Level Development

PROJECT NUMBER 18374 **PROJECT LOCATION** 10084 W Bay Harbor Drive, Bay Harbor Islands, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35				SP			-35
40	SPT	12	10-12-11-11 (23)			SAND, medium dense, fine, gray, with a trace of silt and limestone fragments	-36.0
45	SPT	11	11-11-10-12 (21)	SP-SM		SAND WITH SILT, medium dense, fine, light brown, with limestone fragments	-40
50	SPT	12	11-12-13-12 (25)			SAND WITH SILT, medium dense, fine, light brown, with limestone fragments	-45
						Boring terminated at 50.0 feet.	-46.0

KEY TO SYMBOLS

Symbol Description

Strata symbols

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

Misc. Symbols

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

Boring continues

End of Boring

Soil Samplers

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

AU Auger Cuttings

RC Rock Core

Notes:

1. Exploratory borings were drilled between 11/20/2023 and 12/07/2023 using a 3-inch-diameter rotary drill with mud, wash and casing.
2. Groundwater was encountered at depths between 3.0 and 4.0 feet below grade upon boring completion.
3. These logs are subject to the limitations, conclusions, and recommendations in this report.
4. Results of tests conducted on samples recovered are reported on the logs.

NOTES RELATED TO RECORDS OF TEST BORING AND GENERALIZED SUBSURFACE PROFILE

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

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

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

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

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

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

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

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

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

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

10. Grain size descriptions are as follows:

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

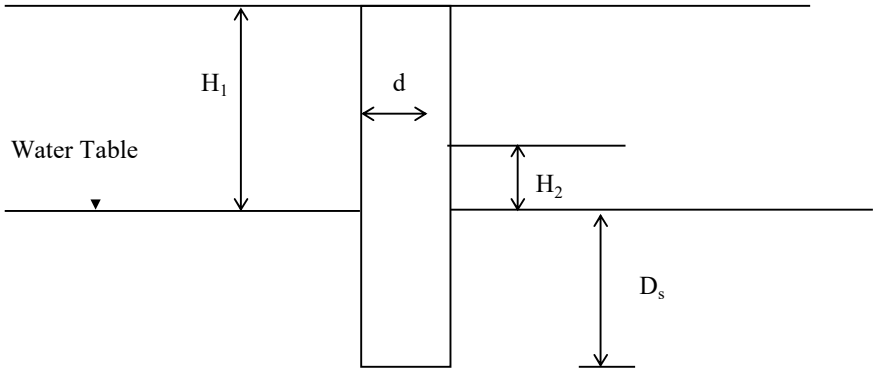
11. Definitions related to adjectives used in soil/rock descriptions:

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

APPENDIX B

FIELD PERMEABILITY TEST DATA

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



HYDRAULIC CONDUCTIVITY

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

5.48E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	9.00
2	9.00
3	9.00
4	9.00
5	9.00
6	9.00
7	9.00
8	9.00
9	9.00
10	9.00

Q = Average Flow Rate = 0.020052 CFS

d = Diameter of Test Hole = 3.0 inches

H_2 = Head on Water Table = 3.5 feet

D_s = Depth below Ground Water Table = 11.5 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.0'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	3.5'	Below Existing Grade
DEPTH OF TEST HOLE :	15.0'	Below Existing Grade
AVERAGE FLOW RATE:	9.00	GPM

SOIL PROFILE :

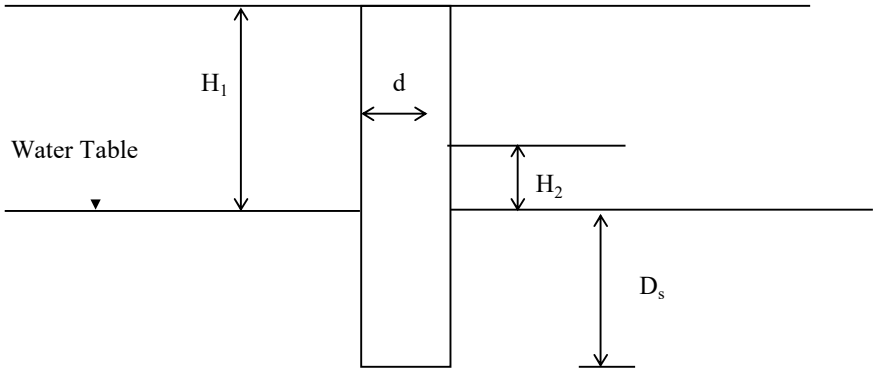
0.0 - 2.0'	Dark brown Sand with a trace of roots, wood and limestone fragments
2.0 - 4.0'	Gray Silt with a trace of sand
4.0 - 6.0'	Dark brown to gray Silty Peat
6.0 - 13.0'	Gray Sand with shells
13.0' - 15.0'	Light brown Limestone with a trace of sand

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

PERCOLATION TEST

PROJECT NAME: 10084 W Bay Harbor Drive - 7-Level Development		
PROJECT LOCATION: 10084 W Bay Harbor Drive, Bay Harbor Islands, FL		
PROJECT NO: 18374	**TEST DATE:** 12/01/2023	**TEST NO:** P-1
TESTED BY: FGD		**CHECKED BY:** AB

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



HYDRAULIC CONDUCTIVITY

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

8.52E-05 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 =	3.8	feet
D_s =	Depth below Ground Water Table =	11.2	feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+5.0'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	3.8'	Below Existing Grade
DEPTH OF TEST HOLE :	15.0'	Below Existing Grade
AVERAGE FLOW RATE:	1.00	GPM

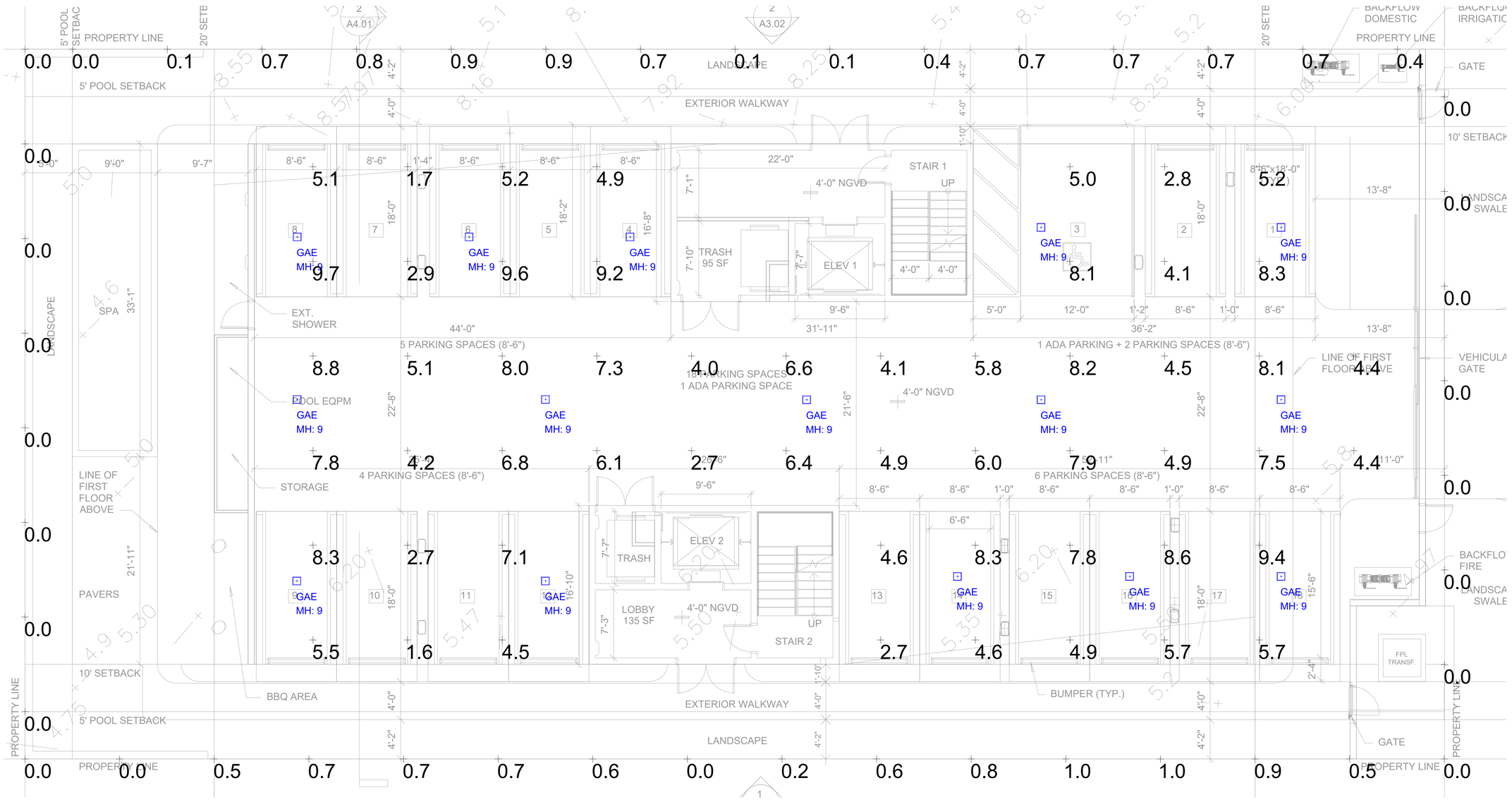
SOIL PROFILE :

0.0 - 2.0'	Light brown to dark brown Sand with limestone fragments
2.0 - 4.5'	Gray Silt with a trace of sand
4.5 - 6.0'	Dark brown to gray Silty Peat
6.0 - 13.0'	Gray Sand with shells and limestone fragments
13.0' - 15.0'	Light gray Limestone with a trace of 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

PERCOLATION TEST

PROJECT NAME: 10084 W Bay Harbor Drive - 7-Level Development		
PROJECT LOCATION: 10084 W Bay Harbor Drive, Bay Harbor Islands, FL		
PROJECT NO: 18374	**TEST DATE:** 12/01/2023	**TEST NO:** P-2
TESTED BY: FGD		**CHECKED BY:** AB



Photometrics Calculation Software Generated Luminaire Schedule								
Scenario: NORMAL MODE								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
▪	15	GAE	Single	3779	3779	0.900	28	28

Scenario/Channel Summary			
Scenario: NORMAL MODE			
Channel	Switched	Dimming	# Lums
AE	On	1.00	15

Calculation Summary							
Scenario: NORMAL MODE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	5.89	9.7	1.6	3.68	6.06
PROPERTY LINE - LAKE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PROPERTY LINE -RESIDENTIAL	Illuminance	Fc	0.42	1.0	0.0	N.A.	N.A.

10084 W BAY HARBOR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
GAE	LED SQUARE CANOPY W/ BATTERY PACK	ILP	CP-3L-U-40-PG-FINISH-XX-EM5	UNV	4000K	3779	LED	28	0-10V	RECESSED	
INTERIOR											
B	4" LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
BE	4" LED ROUND DOWNLIGHT W/ BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-EM-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
CE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-3L-U-40-XX-FRL-EM5	UNV	4000K	3333	LED	24.9	0-10V	RECESSED	
DE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-4L-U-40-XX-FRL-EM5	UNV	4000K	4676	LED	34	0-10V	RECESSED	
EE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	VVT4-4L-U-50-XX-FRL-EM5	UNV	5000K	4589	LED	32	0-10V	RECESSED	
FIXTURE SCHEDULE NOTES											
GENERAL NOTE: ADVISE/CONFIRM FINISH											
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT MATT MARSHALL @LIGHTING DYNAMICS - 954 812-0346; MMARSHALL@LIGHTINGDYNAMICS.COM											

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	06/20/24

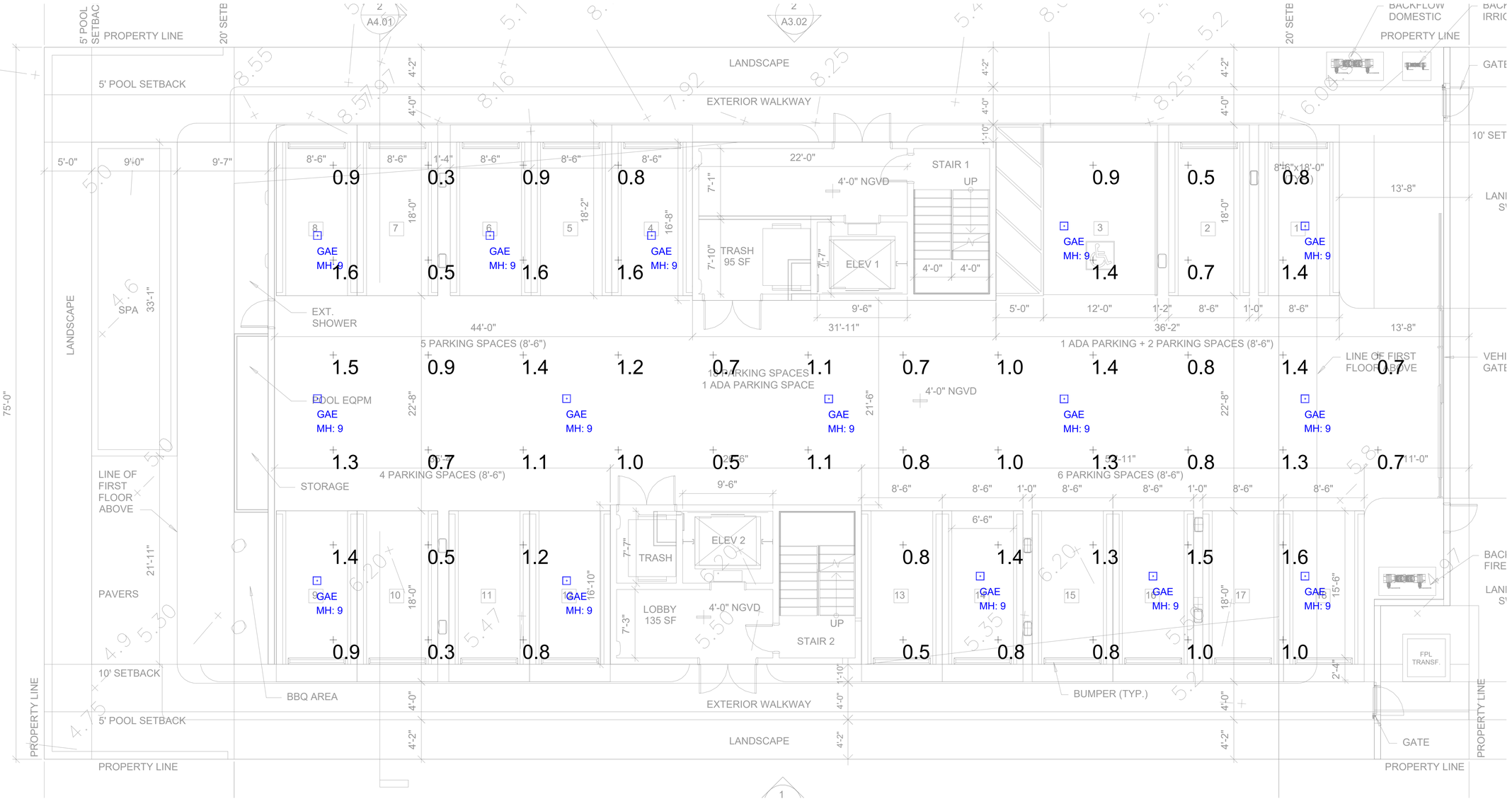
LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

1008 W BAY HARBOR
SITE - NORMAL MODE
Bay Harbor Islands, FL

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Project	Sheet
10084 W BAY HARBOR	L0
Date 06/20/2024	
Scale 3/16" = 1'	DRAWN BY SD



Photometrics Calculation Software Generated Luminaire Schedule								
Scenario: EM MODE								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
▪	15	GAE	Single	3779	3779	0.900	28	28

Scenario/Channel Summary			
Scenario: EM MODE			
Channel	Switched	Dimming	# Lums
AE	On	0.17	15

Calculation Summary							
Scenario: EM MODE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.00	1.6	0.3	3.33	5.33

10084 W BAY HARBOR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
GAE	LED SQUARE CANOPY W/ BATTERY PACK	ILP	CP-3L-U-40-PG-FINISH-XX-EM5	UNV	4000K	3779	LED	28	0-10V	RECESSED	
INTERIOR											
B	4" LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
BE	4" LED ROUND DOWNLIGHT W/ BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-EM-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
CE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-3L-U-40-XX-FRL-EM5	UNV	4000K	3333	LED	24.9	0-10V	RECESSED	
DE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-4L-U-40-XX-FRL-EM5	UNV	4000K	4676	LED	34	0-10V	RECESSED	
EE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	VVT4-4L-U-50-XX-FRL-EM5	UNV	5000K	4589	LED	32	0-10V	RECESSED	
FIXTURE SCHEDULE NOTES											
GENERAL NOTE: ADVISE/CONFIRM FINISH											
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT MATT MARSHALL @ LIGHTING DYNAMICS - 954 812-0346; MMARSHALL@LIGHTINGDYNAMICS.COM											

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NOTES:

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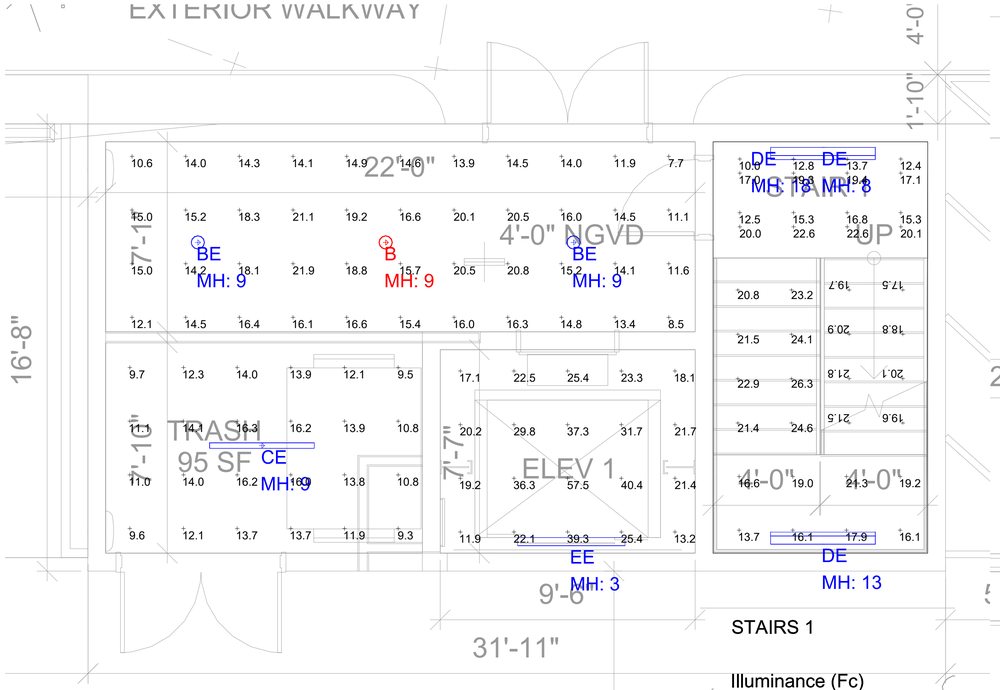
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Project Name and Address

1008 W BAY HARBOR
SITE - EM MODE
Bay Harbor Islands, FL

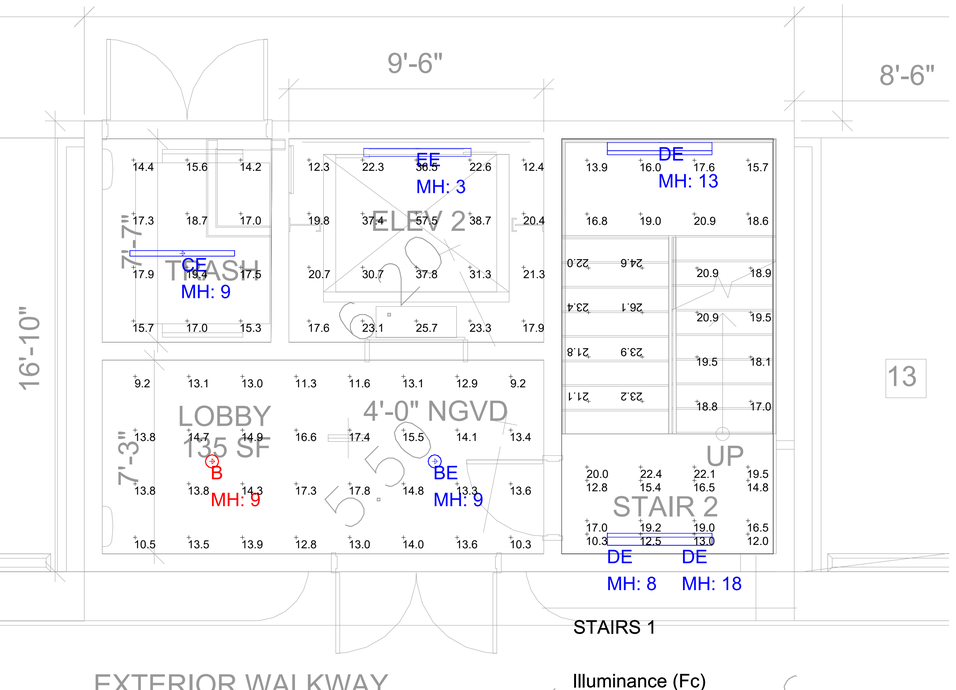
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Project	Sheet
10084 W BAY HARBOR	L0E
Date: 06/20/2024	
Scale: 3/16" = 1'	DRAWN BY: SD



STAIRS 1

Illuminance (Fc)
Average = 18.79
Maximum = 26.3
Minimum = 10.0
Avg/Min Ratio = 1.88
Max/Min Ratio = 2.63



STAIRS 1

Illuminance (Fc)
Average = 18.79
Maximum = 26.3
Minimum = 10.0
Avg/Min Ratio = 1.88
Max/Min Ratio = 2.63

Photometrics Calculation Software Generated Luminaire Schedule
Scenario: NORMAL MODE

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	2	B	Single	1153	1153	0.900	12.42	12.42
	3	BE	Single	1153	1153	0.900	12.42	12.42
	2	CE	Single	3333	3333	0.900	24.9	24.9
	6	DE	Single	4676	4676	0.900	34	34
	2	EE	Single	4589	4589	0.900	32	32

Calculation Summary
Scenario: NORMAL MODE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ELEVATOR PIT 1_Floor	Illuminance	Fc	26.69	57.5	11.9	2.24	4.83
ELEVATOR PIT 2_Floor	Illuminance	Fc	26.47	57.5	12.3	2.15	4.67
LOBBY 1_Floor	Illuminance	Fc	15.41	21.9	7.7	2.00	2.84
LOBBY 2_Floor	Illuminance	Fc	13.57	17.8	9.2	1.48	1.93
STAIR 1_Floor	Illuminance	Fc	13.60	16.8	10.0	1.36	1.68
STAIR 2_Floor	Illuminance	Fc	13.41	16.5	10.3	1.30	1.60
TRASH ROOM 1_Floor	Illuminance	Fc	12.75	16.3	9.3	1.37	1.75
TRASH ROOM 2_Floor	Illuminance	Fc	16.67	19.4	14.2	1.17	1.37
STAIRS 1	Illuminance	Fc	18.79	26.3	10.0	1.88	2.63
STAIRS 2	Illuminance	Fc	18.53	26.1	10.3	1.80	2.53

Scenario/Channel Summary
Scenario: NORMAL MODE

Channel	Switched	Dimming	# Lums
B	On	1.00	2
BE	On	1.00	3
CE	On	1.00	2
DE	On	1.00	6
EE	On	1.00	2

10084 W BAY HARBOR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
GAE	LED SQUARE CANOPY W/ BATTERY PACK	ILP	CP-3L-U-40-PG-FINISH-XX-EM5	UNV	4000K	3779	LED	28	0-10V	RECESSED	
INTERIOR											
B	4" LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
BE	4" LED ROUND DOWNLIGHT W/ BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-EM-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
CE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-3L-U-40-XX-FRL-EM5	UNV	4000K	3333	LED	24.9	0-10V	RECESSED	
DE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-4L-U-40-XX-FRL-EM5	UNV	4000K	4676	LED	34	0-10V	RECESSED	
EE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	VVT4-4L-U-50-XX-FRL-EM5	UNV	5000K	4589	LED	32	0-10V	RECESSED	
FIXTURE SCHEDULE NOTES											
GENERAL NOTE: ADVISE/CONFIRM FINISH											
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT MATT MARSHALL @ LIGHTING DYNAMICS - 954 812-0346; MMARSHALL@LIGHTINGDYNAMICS.COM											

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NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	06/20/24

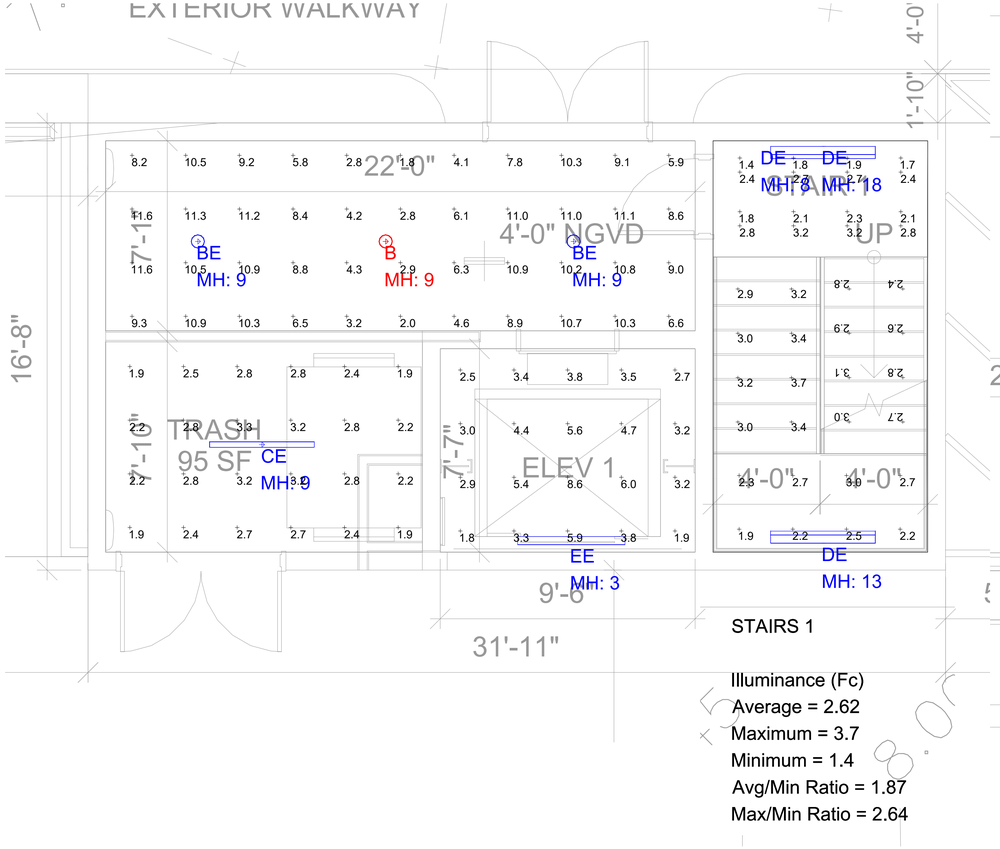
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(954) 944-0286
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Project Name and Address

1008 W BAY HARBOR
INTERIOR - NORMAL MODE
Bay Harbor Islands, FL

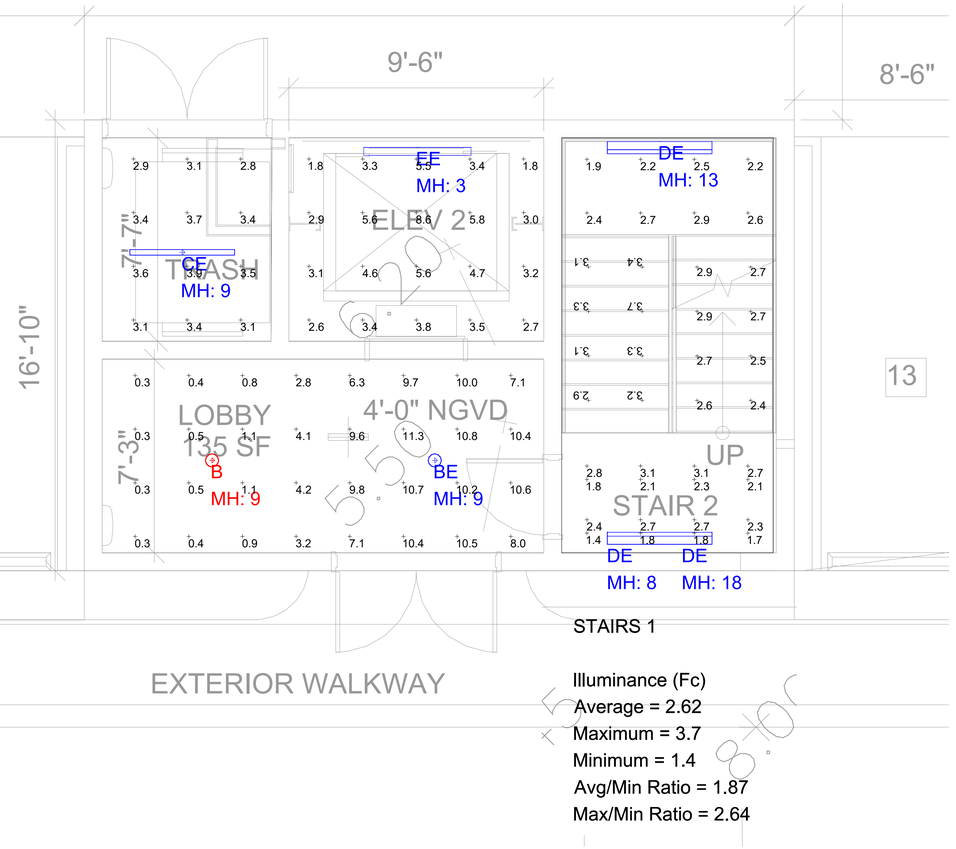
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CLIENT MTTR MGMT

Project	Sheet
10084 W BAY HARBOR	L1
Date: 06/20/2024	
Scale: 3/8" = 1'	DRAWN BY: SD



STAIRS 1

Illuminance (Fc)
Average = 2.62
Maximum = 3.7
Minimum = 1.4
Avg/Min Ratio = 1.87
Max/Min Ratio = 2.64



STAIRS 1

Illuminance (Fc)
Average = 2.62
Maximum = 3.7
Minimum = 1.4
Avg/Min Ratio = 1.87
Max/Min Ratio = 2.64

Photometrics Calculation Software Generated Luminaire Schedule								
Scenario: EM MODE								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	2	B	Single	1153	1153	0.900	12.42	12.42
	3	BE	Single	1153	1153	0.900	12.42	12.42
	2	CE	Single	3333	3333	0.900	24.9	24.9
	6	DE	Single	4676	4676	0.900	34	34
	2	EE	Single	4589	4589	0.900	32	32

Scenario/Channel Summary			
Scenario: EM MODE			
Channel	Switched	Dimming	# Lums
B	Off	1.00	2
BE	On	0.80	3
CE	On	0.20	2
DE	On	0.14	6
EE	On	0.15	2

Calculation Summary							
Scenario: EM MODE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ELEVATOR PIT 1_Floor	Illuminance	Fc	3.98	8.6	1.8	2.21	4.78
ELEVATOR PIT 2_Floor	Illuminance	Fc	3.95	8.6	1.8	2.19	4.78
LOBBY 1_Floor	Illuminance	Fc	8.01	11.6	1.8	4.45	6.44
LOBBY 2_Floor	Illuminance	Fc	5.43	11.3	0.3	18.10	37.67
STAIR 1_Floor	Illuminance	Fc	1.89	2.3	1.4	1.35	1.64
STAIR 2_Floor	Illuminance	Fc	1.88	2.3	1.4	1.34	1.64
TRASH ROOM 1_Floor	Illuminance	Fc	2.55	3.3	1.9	1.34	1.74
TRASH ROOM 2_Floor	Illuminance	Fc	3.33	3.9	2.8	1.19	1.39
STAIRS 1	Illuminance	Fc	2.62	3.7	1.4	1.87	2.64
STAIRS 2	Illuminance	Fc	2.59	3.7	1.4	1.85	2.64

10084 W BAY HARBOR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
GAE	LED SQUARE CANOPY W/ BATTERY PACK	ILP	CP-3L-U-40-PG-FINISH-XX-EM5	UNV	4000K	3779	LED	28	0-10V	RECESSED	
INTERIOR											
B	4" LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
BE	4" LED ROUND DOWNLIGHT W/ BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-EM-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
CE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-3L-U-40-XX-FRL-EM5	UNV	4000K	3333	LED	24.9	0-10V	RECESSED	
DE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-4L-U-40-XX-FRL-EM5	UNV	4000K	4676	LED	34	0-10V	RECESSED	
EE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	VVT4-4L-U-50-XX-FRL-EM5	UNV	5000K	4589	LED	32	0-10V	RECESSED	
FIXTURE SCHEDULE NOTES											
GENERAL NOTE: ADVISE/CONFIRM FINISH											
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT MATT MARSHALL @LIGHTING DYNAMICS - 954 812-0346; MMARSHALL@LIGHTINGDYNAMICS.COM											

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	06/20/24

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

1008 W BAY HARBOR
INTERIOR - EM MODE
Bay Harbor Islands, FL

FILE P:\PROJECTS\2024\JUNE
CLIENT MTTR MGMT

Project 10084 W BAY HARBOR
Date 06/20/2024
Scale 3/8" = 1'
Sheet L1E
DRAWN BY SD

EA3 CIVIL ENGINEERING

August 28, 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. Note from last review dated 07 /10/24. The past comments indicated that a Geotechnical Report signed and sealed by a FL Licensed Professional Engineer to be included with the set of Civil drawings. The a Geotechnical Report signed and sealed by a FL Licensed Professional Engineer was not included with the submitted set.

To be provided by others.

2. Sheet C4.00; Note #2. Indicates the possible use of sand bags in-leu of silt fence. This must be approved by the the Town Department of Public Works and not at the discretion of the contractor or the engineer of record. Please remove the note #2 on Sheet C4.00.

Note #2 has been removed from Sheet C4.00.

3. If an existing outfall stormwater drainage pipe is within the property. The pipe must be replaced with a 16", C-900 PVC pipe. The outfall pipe must have a check valve. A detail must be provided in the Civil Drawings. This Note to be added to the civil plans.

See Note #13 as shown on Sheet C2.00, as well as a check valve detail on Sheet C3.00.

EA3 CIVIL ENGINEERING

4. Note from last review dated 07/10/24. 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. Detail and note is missing.

Details are provided on Sheet C3.00. See Note #3 on Sheet C3.00.

5. Note from last review dated 07/10/24. Note for Full lane restoration is required for any excavations in the public roadway and outline of connection for Fire Line is missing on Sheet C3.00. Detail and note is missing.

Details are provided on Sheet C3.00. Fire Lane restoration hatch has been added to Sheets C2.00, C3.00 and C4.00. See Note #4 on Sheet C3.00.

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

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

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
- 5.8 – EXISTING ELEVATION
- – SIGN
- – ELECTRIC HANDHOLD
- – AIR CONDITIONER
- C/B – CATCH BASIN
- – LAMP

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: Danielle Dina Trs.

SURVEYOR'S NOTES:

1) This survey was conducted 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-243, elevation: 6.61 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 Danielle Dina Trs., 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.

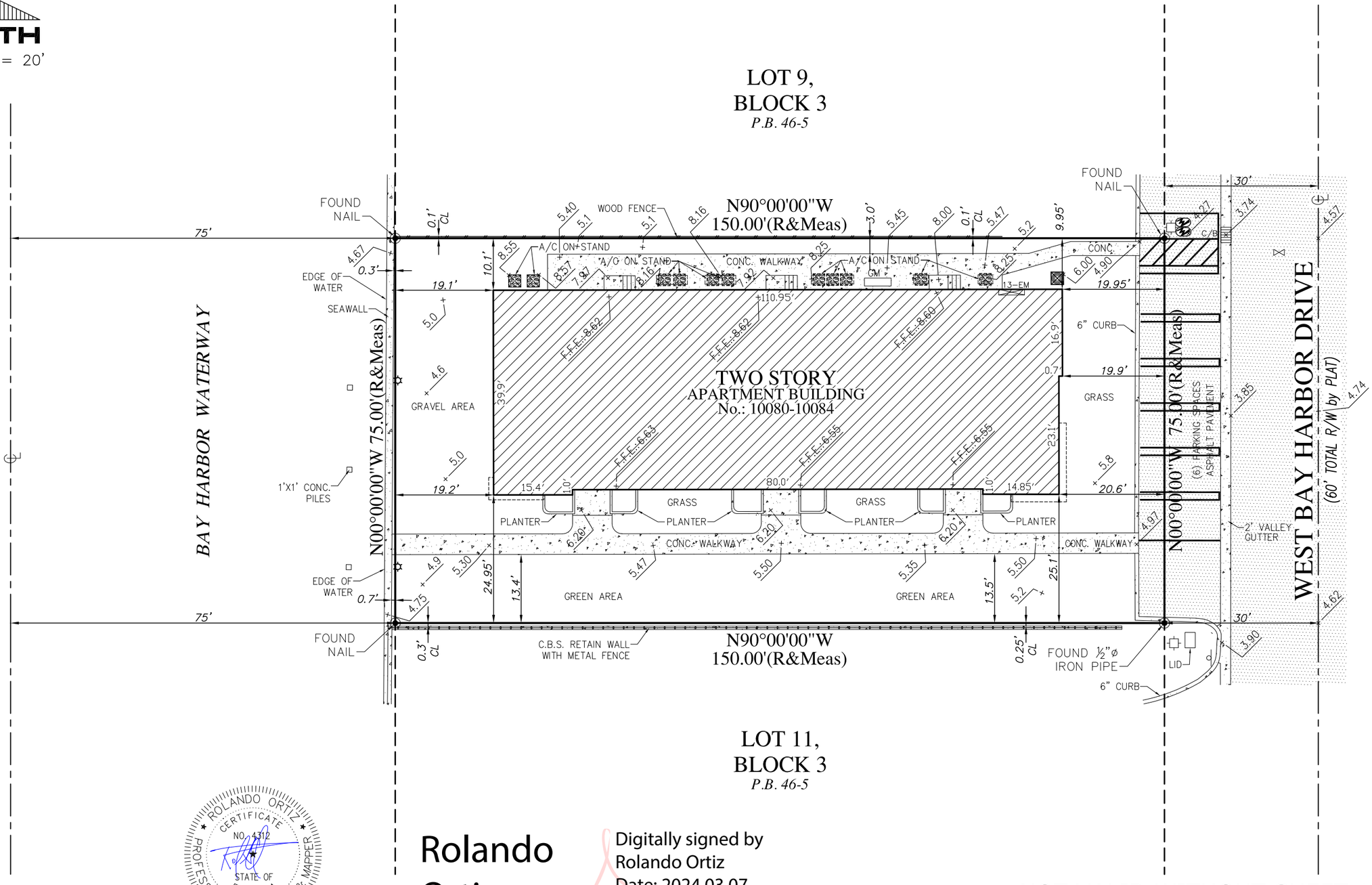
ROLANDO ORTIZ CERTIFICATE NO. 4312 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

NOT VALID WITHOUT SHEET 2 OF 2
(SHEET 2 OF 2 CONTAINS SKETCH OF SURVEY)

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
CERTIFICATE
NO. 4312
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

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:	JOB No.:	SKETCH No.:	REVISIONS:	SCALE:	SHEET:
	03-04-2024	24-33199	31059		1"=20'	2 OF 2

La Jolla

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

DRAWING LIST

A0.00	TITLE SHEET
A0.02	ABBREVIATIONS + GRAPHIC LEGENDS
A0.03	GENERAL NOTES
A0.04	SURVEY
A0.05	EXISTING SITE PHOTOS
A0.06	EXISTING SITE PHOTOS
A0.07	ZONING + SITE PLAN
A0.08	ZONING DIAGRAMS
A0.09	ELEVATION DIAGRAMS
A0.10	RENDERS
A0.11	RENDERS
A0.12	RENDERS
A0.13	AERIAL VIEWS
A0.14	MATERIALS BOARD
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

LANDSCAPE

L1.00	LANDSCAPE PLAN
L1.01	ROOF LEVEL LANDSCAPE PLAN
L1.02	NOTES, DETAILS & LEGEND
L1.03	TREE SURVEY / DISPOSITION PLAN

CIVIL

C1.00	GENERAL NOTES
C2.00	PAVING GRADING & DRAINAGE PLAN
C3.00	UTILITIES PLAN
C4.00	STORMWATER POLLUTION PREVENTION PLAN
C5.00	BEST MANAGEMENT PRACTICES

PHOTOMETRICS

L0	SITE - NORMAL MODE
L0E	SITE - EM MODE
L1	INTERIOR - NORMAL MODE
L1E	INTERIOR - EM MODE



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

8/28/2024 5:42:54 PM

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 — DETAIL SECTION

WINDOW TYPE — LEVEL MARKER (Name @ 10'-0", Elevation NGVD)

WALL TYPE — 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
www.ma77er.com

CONSULTANTS

CONTRACTOR
TBD
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.

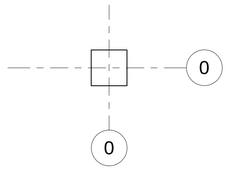
ROOF NOTES

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.

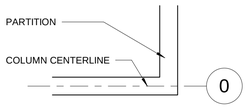
DIMENSIONING CRITERIA

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.

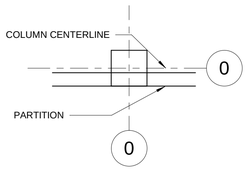
1. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



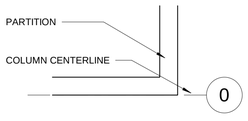
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



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

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112 N 46TH AVENUE |

LANDSCAPE
H.L.MARTIN, LANDSCAPE ARCHITECT, PA
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STRUCTURAL

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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 ISLANDS 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.

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
- 5.49 – EXISTING ELEVATION
- ⍊ – SIGN
- ELEC – ELECTRIC HANDHOLD
- ■ – AIR CONDITIONER
- C/B – CATCH BASIN
- ✲ – LAMP

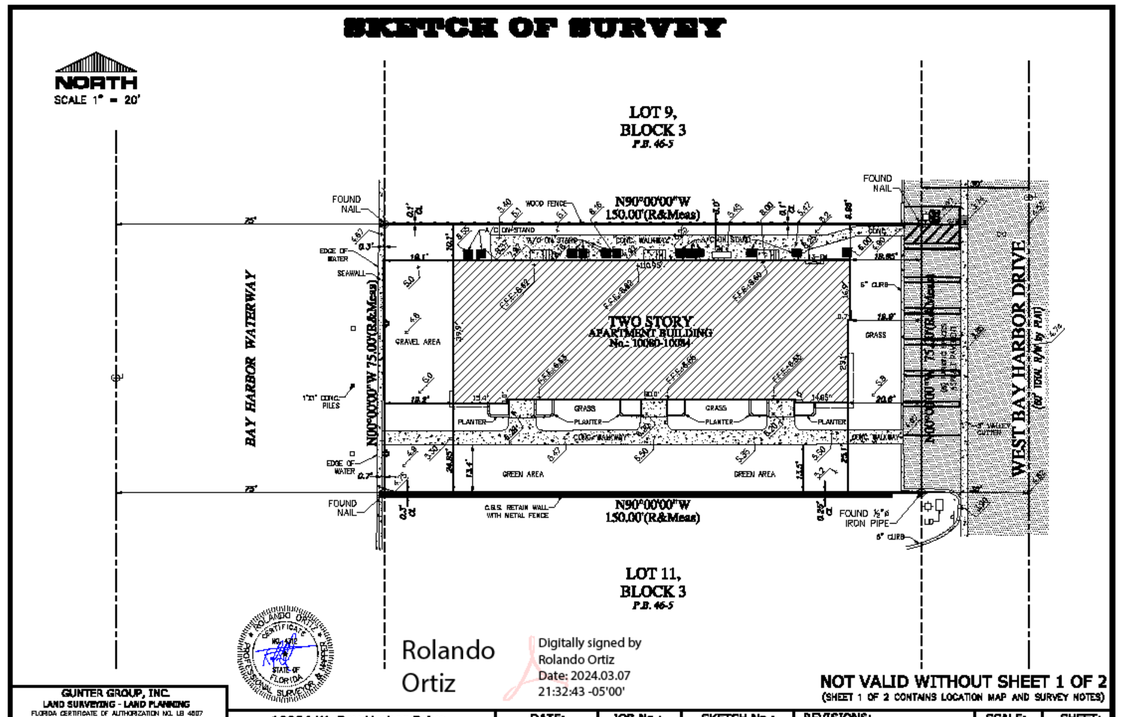
Rolando Ortiz
Digitally signed by Rolando Ortiz
Date: 2024.03.07 21:30:54 -05'00'

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)

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



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
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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



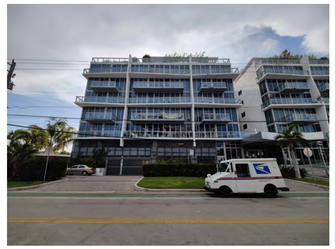
02-A



02-B



02-C



02-D



03-A



03-B



04-A



04-B



05-A



05-B



06-A



06-B



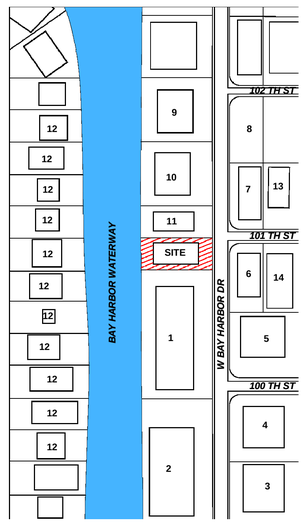
06-C



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

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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2	Revision 2	2024-07-25

SEAL

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DRAWING TITLE

EXISTING SITE PHOTOS

SCALE 1" = 160'-0"

SHEET #

A0.05

STATUS

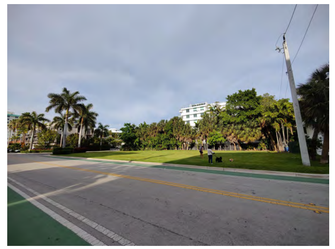
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07-C



08-A



08-B



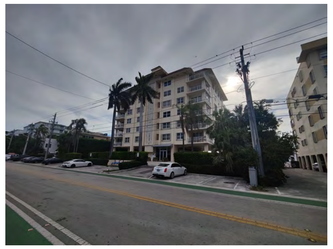
08-C



09-A



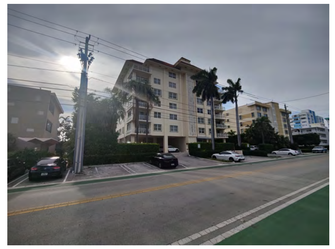
09-B



10-A



10-B



10-C



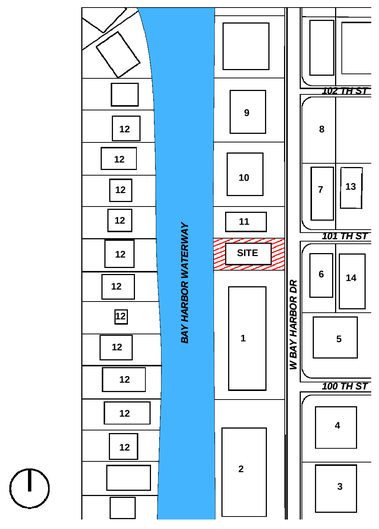
11-A



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"

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T | 786.409.3363
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SCALE 1" = 160'-0"

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STATUS

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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

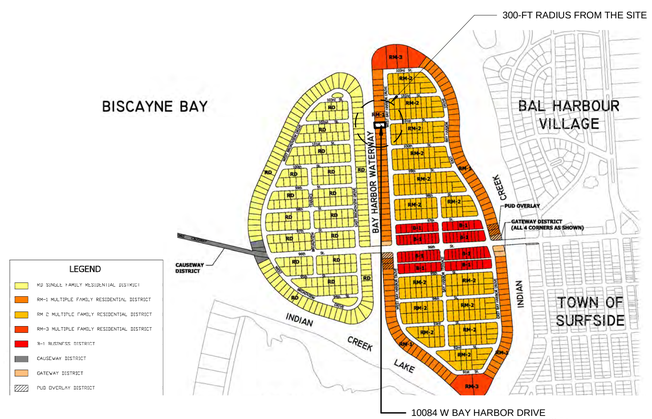
MUNICIPALITY	BAY HARBOR ISLANDS
ZONING DISTRICT	RM - 1
LOT DIMENSIONS	75'-0" X 150'-0"
LOT AREA	11,250 Sq. Ft.

1

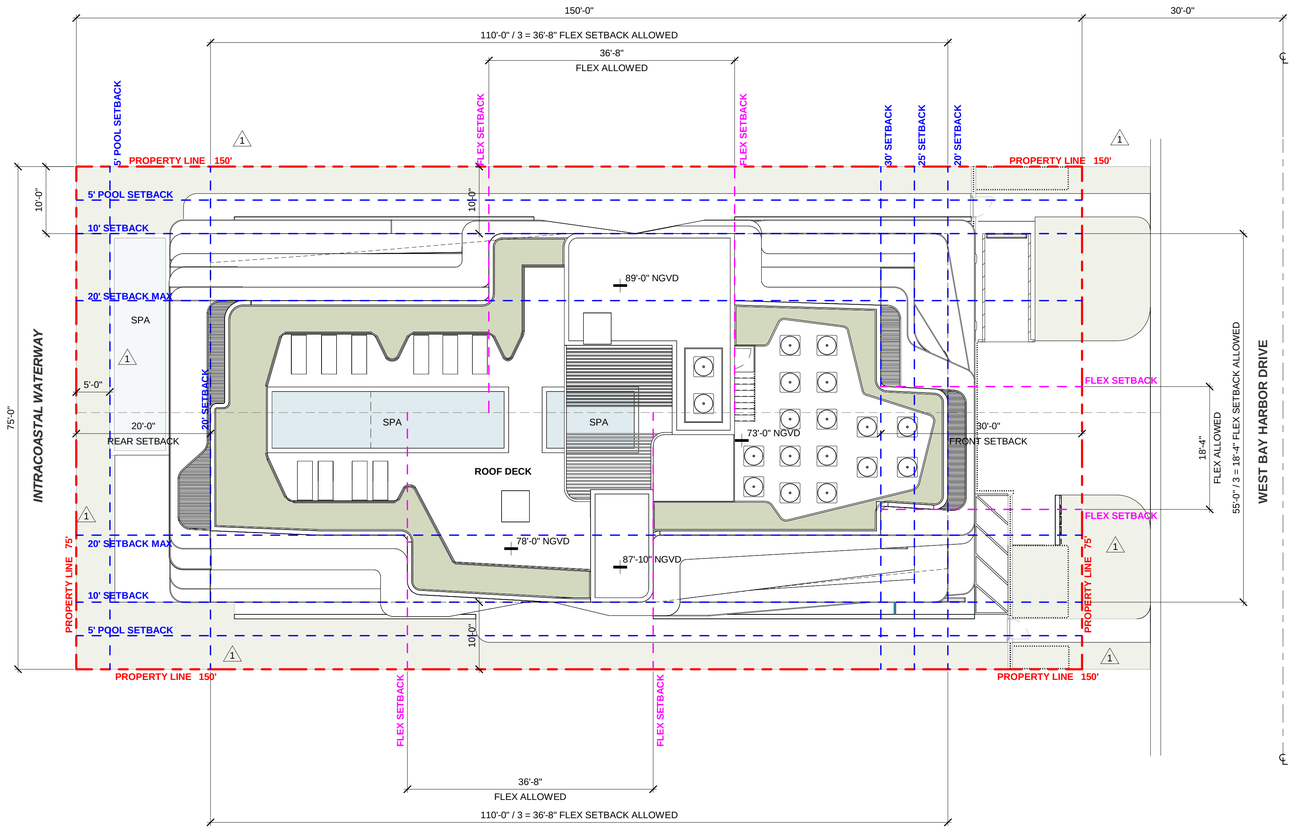
ZONING 1	REQUIRED		PROVIDED
LANDSCAPE OPEN SPACE (GROUND FLOOR)	20% OF LOT AREA 11,250 SF X 0.20 = 2,250 SF	-	2,250 SF (20.0%) 2
LANDSCAPE SPACE (ROOF DECK)	15% OF ROOF DECK AREA 3,130 SF X 0.15 = 470 SF	-	993 SF (31.7%)
UNIT SIZE	MIN 1,550 SF	-	32,826 SF
MINIMUM UNIT AREAS	1		1
EFFICIENCY	750 SF	N/A	
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

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ZONING + SITE PLAN

SCALE As indicated

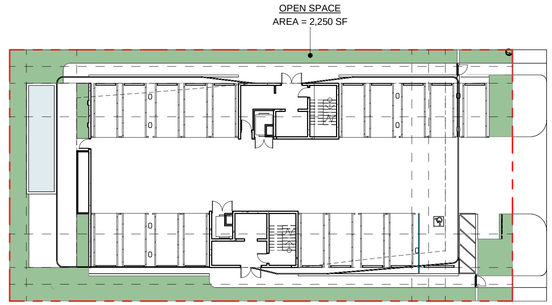
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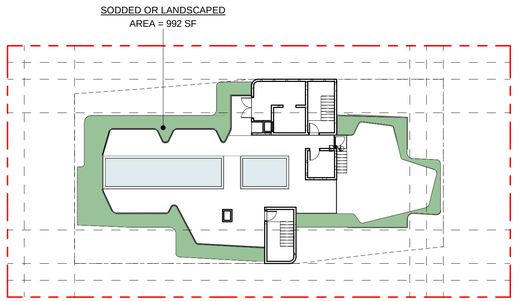
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GROUND PERVIOUS DIAGRAM

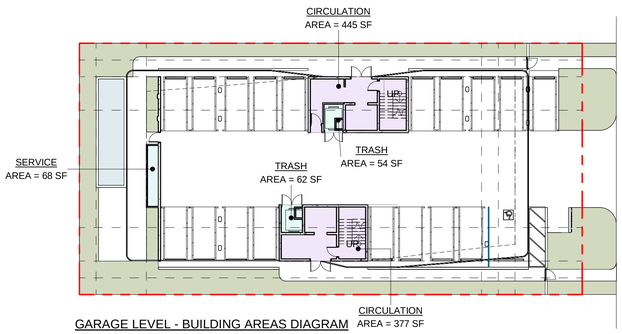
GROUND GREEN OPEN SPACE			
	ALLOWED	PROPOSED	
OPEN SPACE	11,250 SF X 20% = 2,250 SF	2,250 SF	20.0%



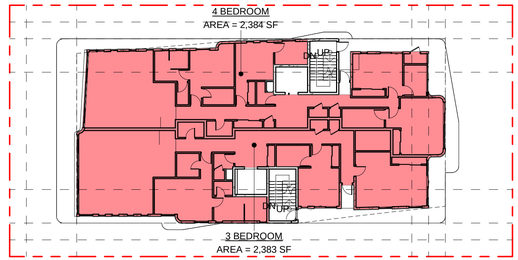
ROOF PERVIOUS DIAGRAM

ROOF LANDSCAPE			
	ALLOWED	PROPOSED	
SODDED OR LANDSCAPED	3,130 SF X 15% = 470 SF	992 SF	31.7%

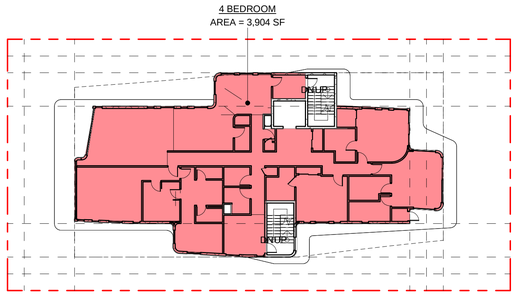
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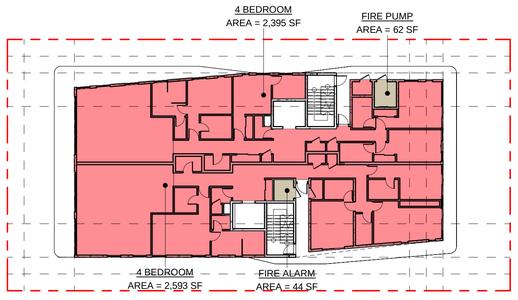
GARAGE LEVEL - BUILDING AREAS DIAGRAM



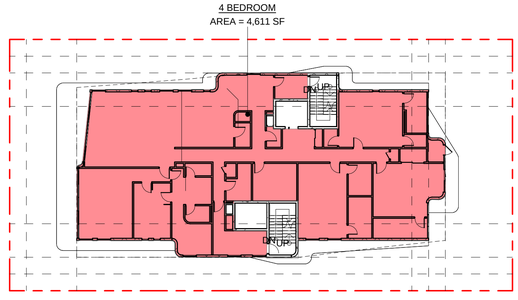
LEVEL 04 - BUILDING AREA DIAGRAM



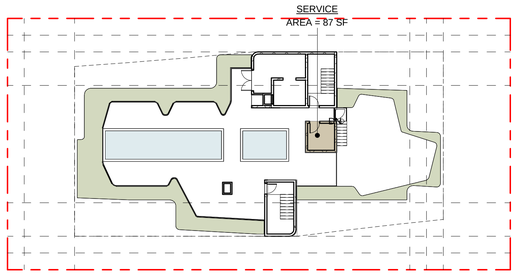
LEVEL 07 - BUILDING AREA DIAGRAM



LEVEL 02 - BUILDING AREA DIAGRAM

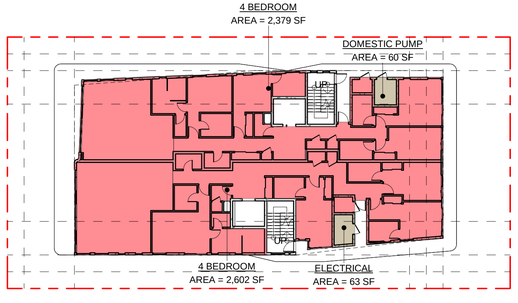


LEVEL 05 - BUILDING AREA DIAGRAM

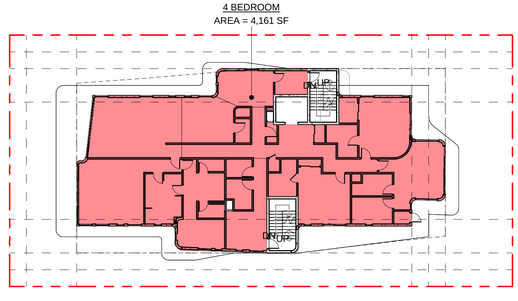


ROOF - BUILDING AREA DIAGRAM

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
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1	Revision 1	2024-06-27

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ZONING DIAGRAMS

SCALE 3/64" = 1'-0"

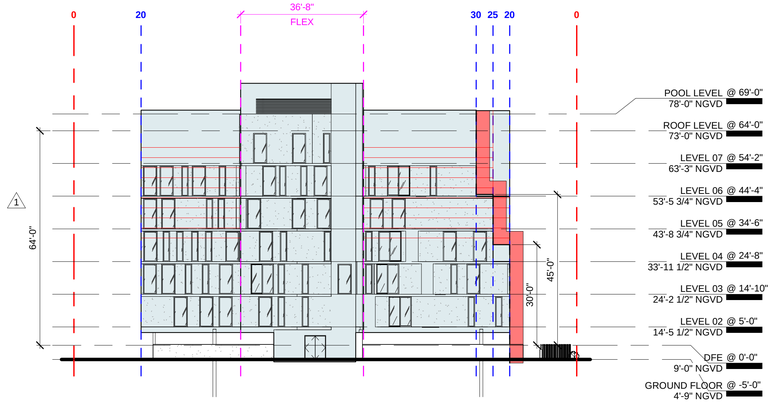
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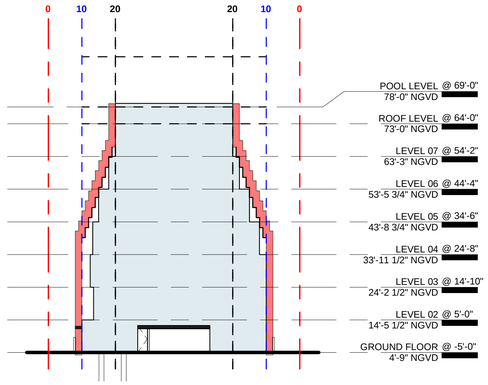
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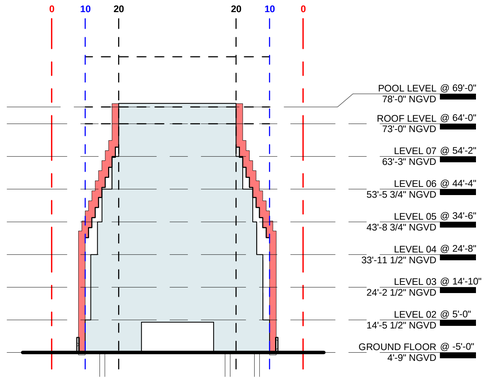
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SOUTH ELEVATION DIAGRAM



WEST ELEVATION DIAGRAM



EAST ELEVATION DIAGRAM

NORTH ELEVATION DIAGRAM

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ELEVATION DIAGRAMS

SCALE 3/64" = 1'-0"

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STATUS

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1
2





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RENDERS

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RENDERS

SCALE

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A0.11

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RENDERS

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A0.12

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1
2









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AERIAL VIEWS

SCALE

SHEET #

A0.13

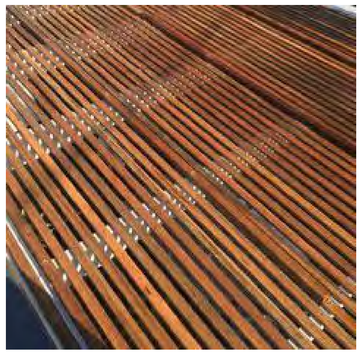
STATUS

PLANNING
& ZONING
2021.05.10

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CUMARU HARDWOOD CEILING & DECKING



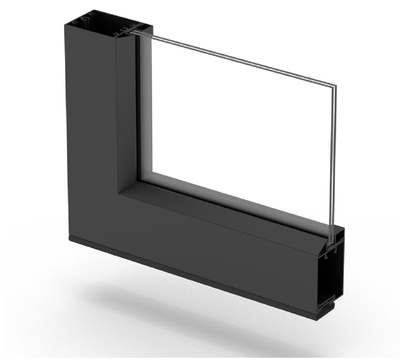
CUMARU HARDWOOD SCREENS



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

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

LANDSCAPE
H.L.MARTIN, LANDSCAPE ARCHITECT, PA
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STRUCTURAL

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REVISIONS

1	Revision 1	2024-06-27

SEAL

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PROJECT NO 2302

DRAWING TITLE

MATERIALS BOARD

SCALE

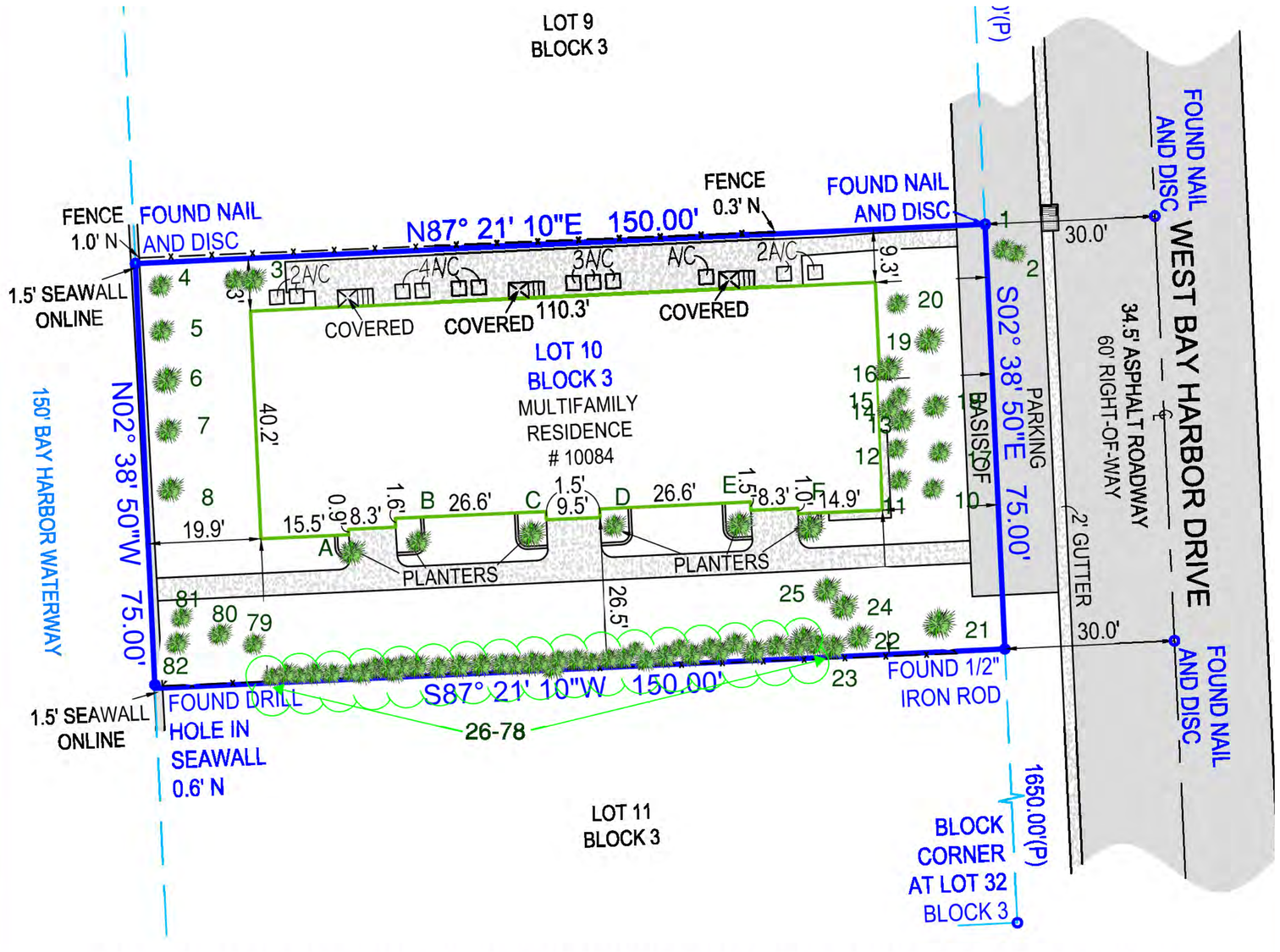
SHEET #

A0.14

STATUS

PLANNING & ZONING
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***
13 - Solitaire palm ***Ptychosperma elegans***
14 - Solitaire palm ***Ptychosperma elegans***
15 - Solitaire palm ***Ptychosperma elegans***
16 - Solitaire palm ***Ptychosperma elegans***
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***
34 - Solitaire palm ***Ptychosperma elegans***
35 - Solitaire palm ***Ptychosperma elegans***
36 - Solitaire palm ***Ptychosperma elegans***
37 - Solitaire palm ***Ptychosperma elegans***
38 - Solitaire palm ***Ptychosperm***
39 - Solitaire palm ***Ptychosperma elegans***
40 - Solitaire palm ***Ptychosperma elegans***
41 - Montgomery palm ***Veitchia arecina***
42 - Solitaire palm ***Ptychosperma elegans***
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75 - Solitaire palm ***Ptychosperma elegans***
76 - Solitaire palm ***Ptychosperma elegans***
77 - Solitaire palm ***Ptychosperma elegans***
78 - Solitaire palm ***Ptychosperma elegans***
79 - Coconut palm ***Cocos nucifera***
80 - Coltaire 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

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REVISIONS

2	Revision 2	2024-07-25

SEAL
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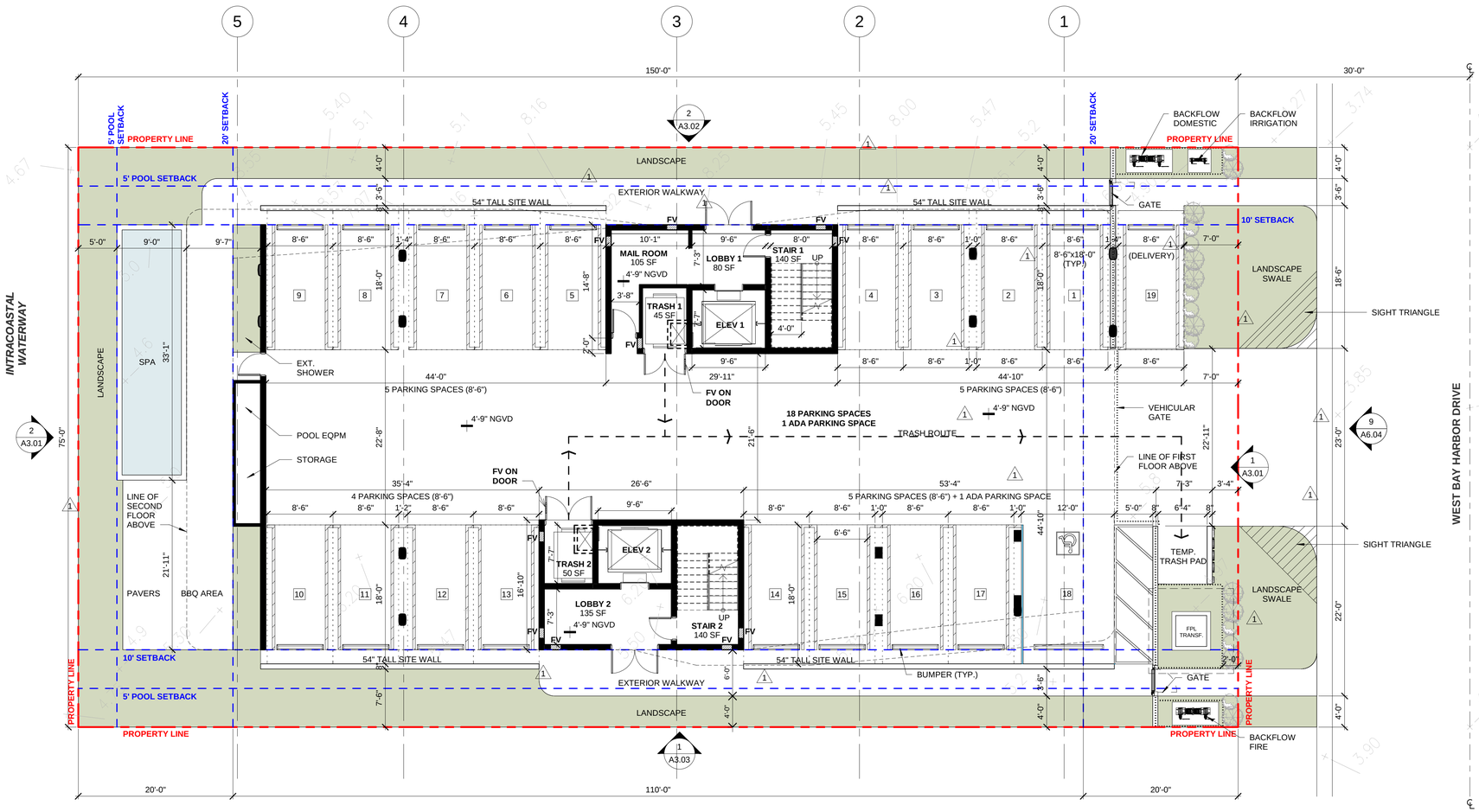
DRAWING TITLE
TREE SURVEY OF EXISTING TREES

SCALE As indicated

SHEET #
A0.15 2

STATUS
PLANNING & ZONING
2021.05.10

7/24/2024 8:35:00 PM



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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REVISIONS

2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

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PROJECT NO 2302

DRAWING TITLE

GROUND FLOOR SITE PLAN

SCALE As indicated

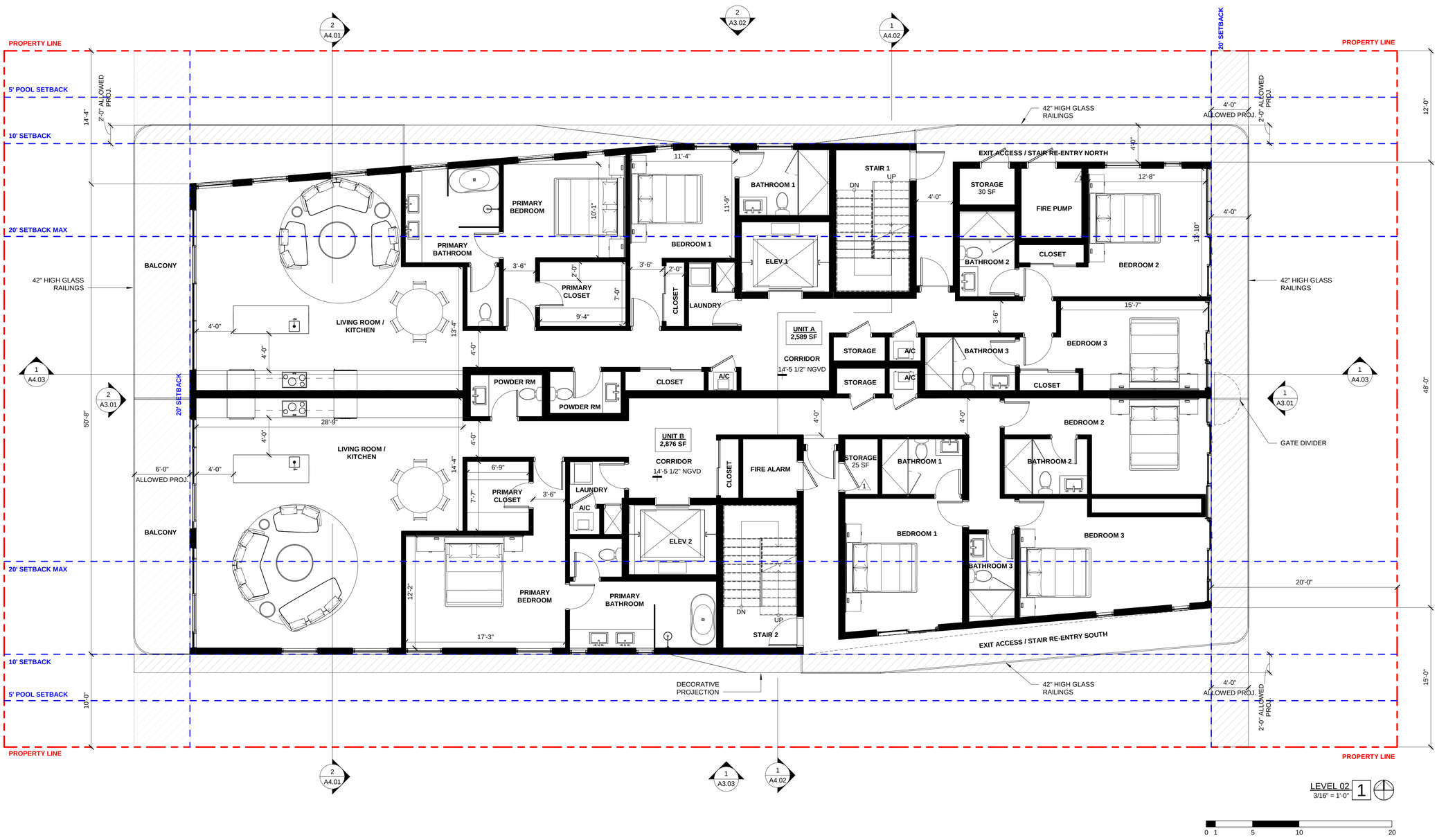
SHEET #

A1.00

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:35:01 PM



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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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
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- 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
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SEAL

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DRAWING TITLE

SECOND FLOOR PLAN

SCALE As indicated

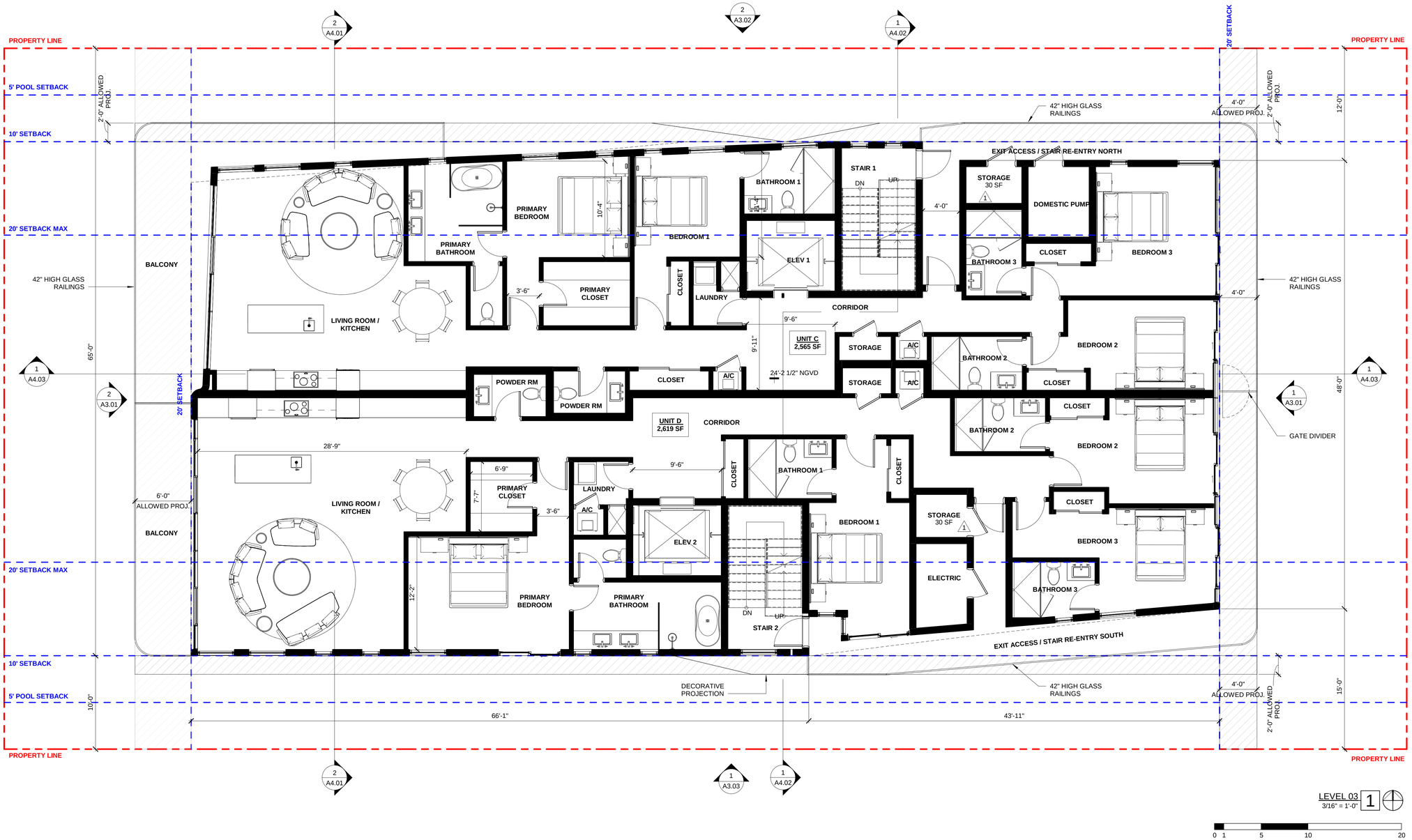
SHEET #

A1.01

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:35:17 PM



LEVEL 03
3/16" = 1'-0"

0 1 5 10 20

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DRAWING TITLE

THIRD FLOOR PLAN

SCALE As indicated

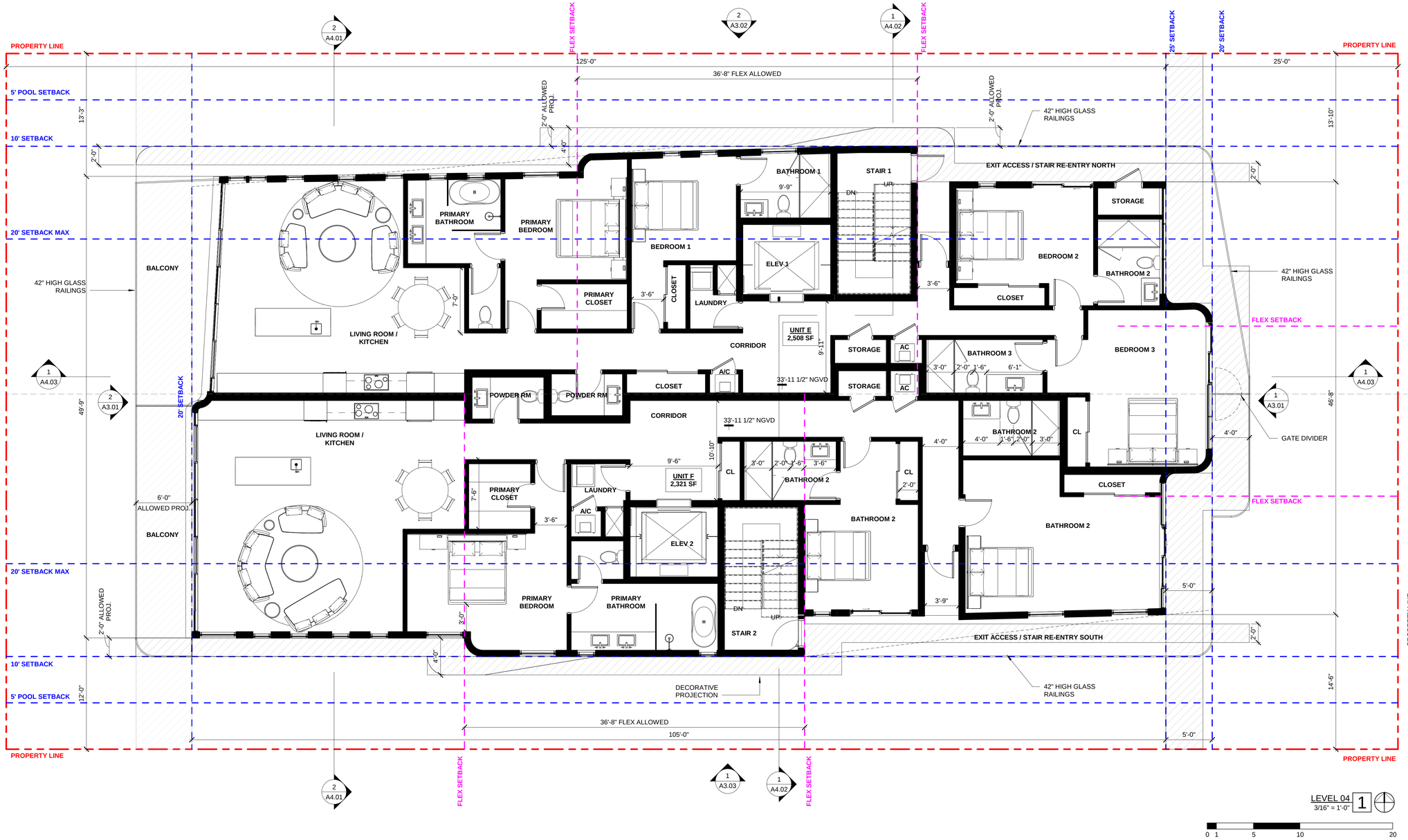
SHEET #

A1.02

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:35:34 PM



LEVEL 04
3/16" = 1'-0"

0 1 5 10 20

PLAN NOTES

1. 0'-0" = 9'-0" N.G.V.D.
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18. ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1 (FBCR 307.1)

MATERIALS

- ALUMINUM
- CONCRETE
- GLASS
- RIGID INSULATION
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- CONCRETE MASONRY UNIT
- EARTH
- GYPSUM / PLASTER / STUCCO
- STEEL
- PEA GRAVEL
- STONE
- BATT INSULATION
- PRECAST
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- 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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LANDSCAPE
H.L.MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST.

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REVISIONS

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PROJECT NO 2302

DRAWING TITLE

FOURTH FLOOR PLAN

SCALE As indicated

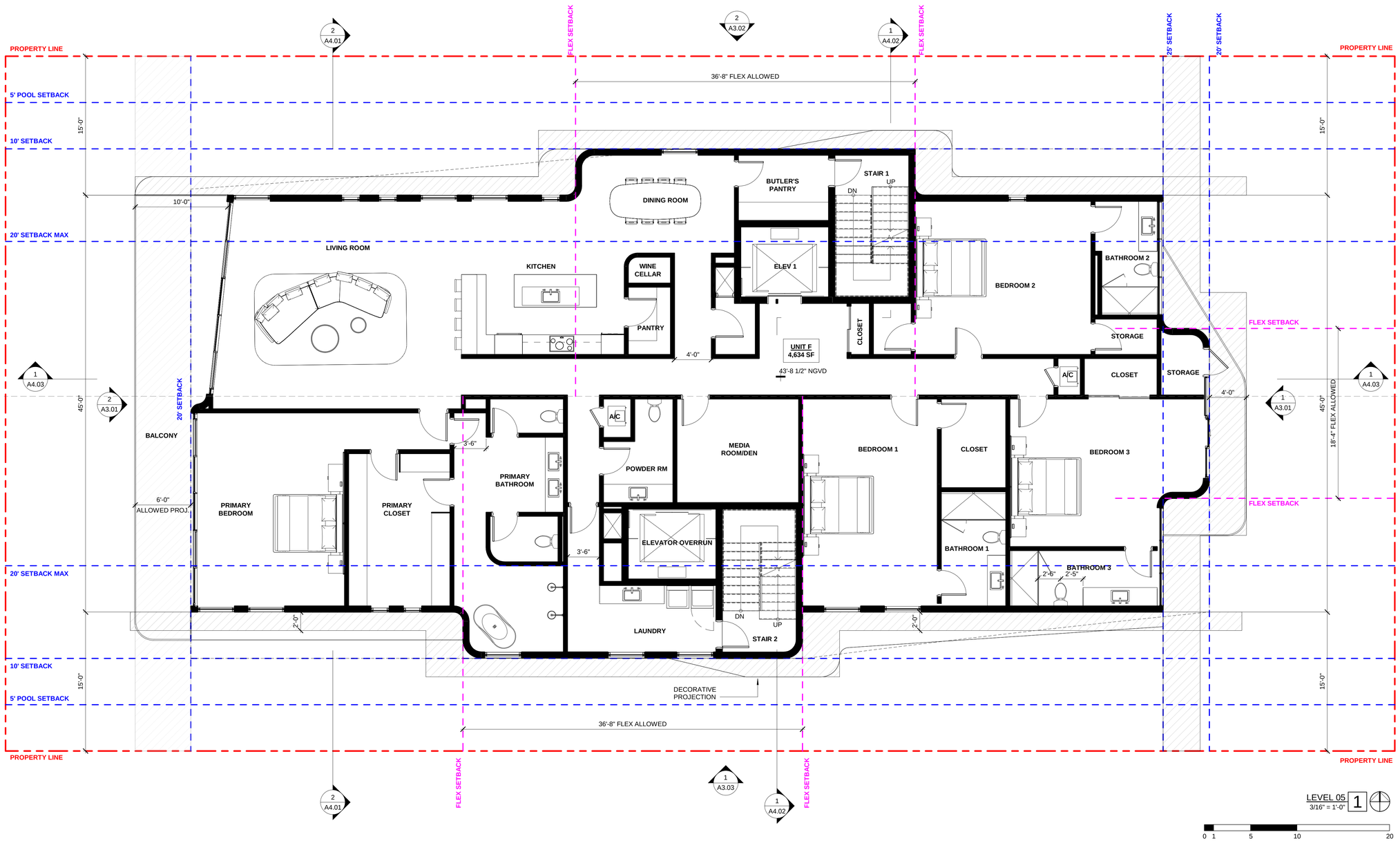
SHEET #

A1.03

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:35:48 PM



PLAN NOTES

1. 0'-0" = 9'-0" N.G.V.D.
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- 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

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DESIGNER

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T | 786.409.3363
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DRAWING TITLE

PROJECT NO 2302

FIFTH FLOOR PLAN

SCALE As indicated

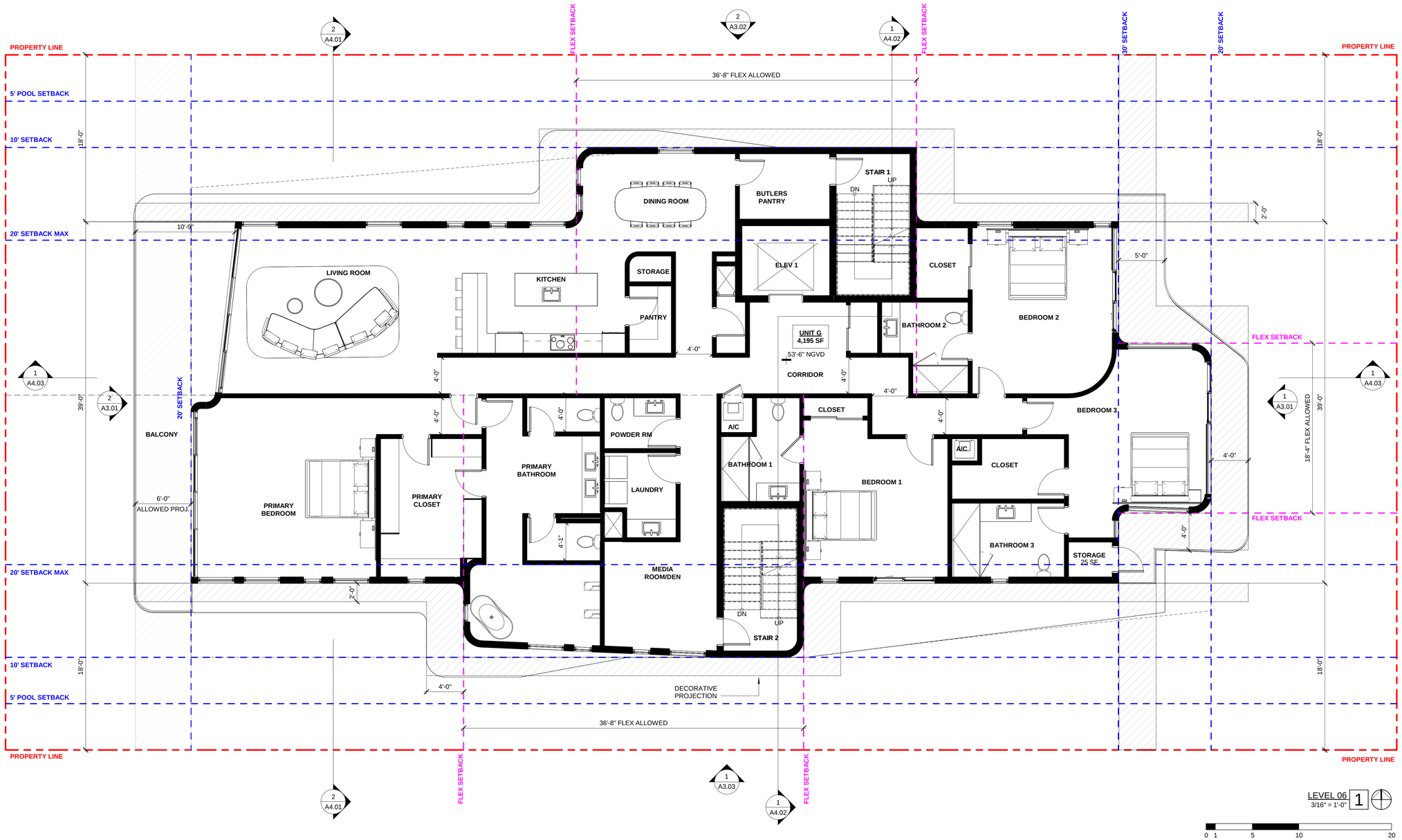
SHEET #

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

PLAN NOTES

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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

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7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

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TBD

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PROJECT NO 2302

DRAWING TITLE

SIXTH FLOOR PLAN

SCALE As indicated

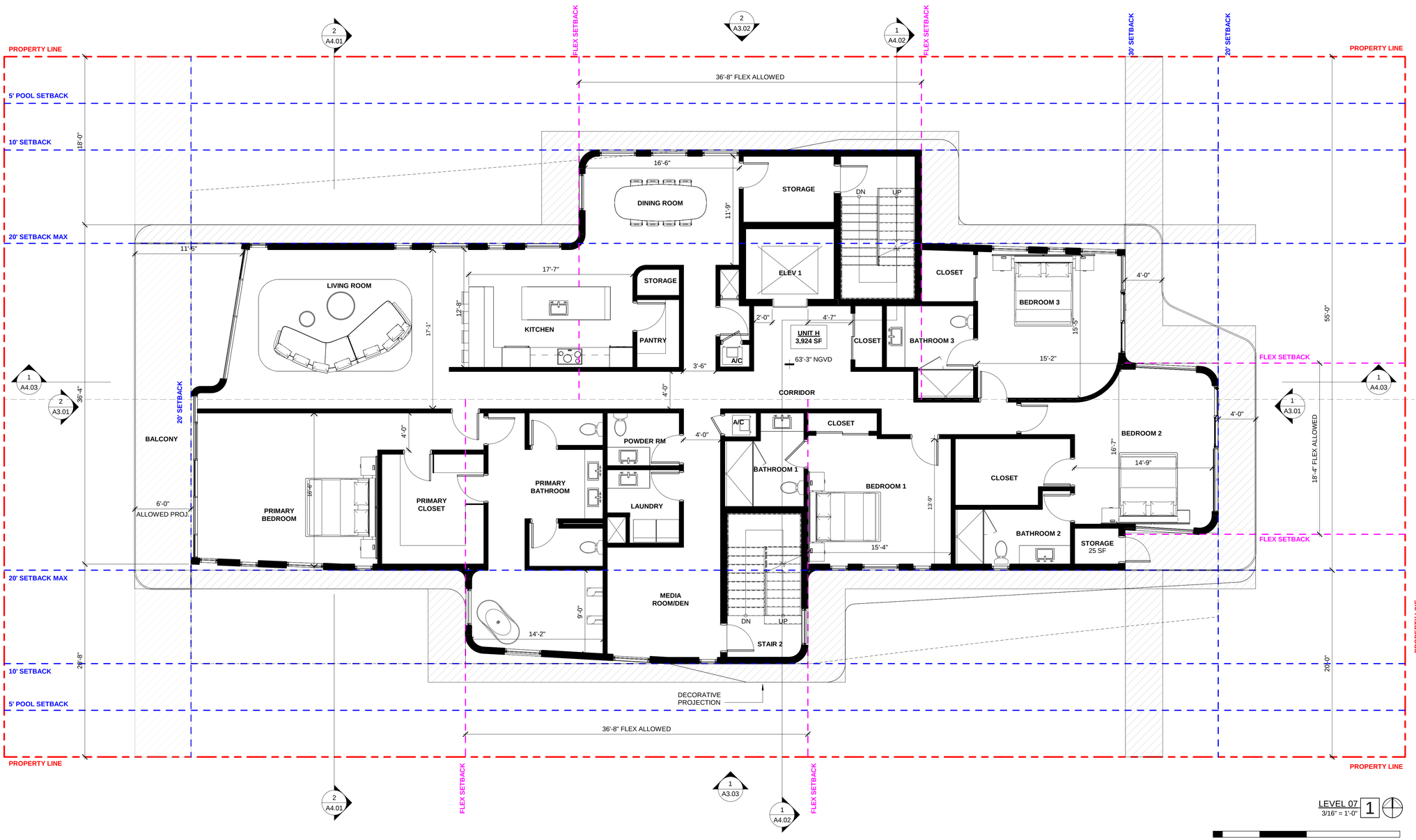
SHEET #

A1.05

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:36:05 PM



PLAN NOTES

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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

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CONSULTANTS

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DRAWING TITLE

PROJECT NO 2302

SEVENTH FLOOR PLAN

SCALE As indicated

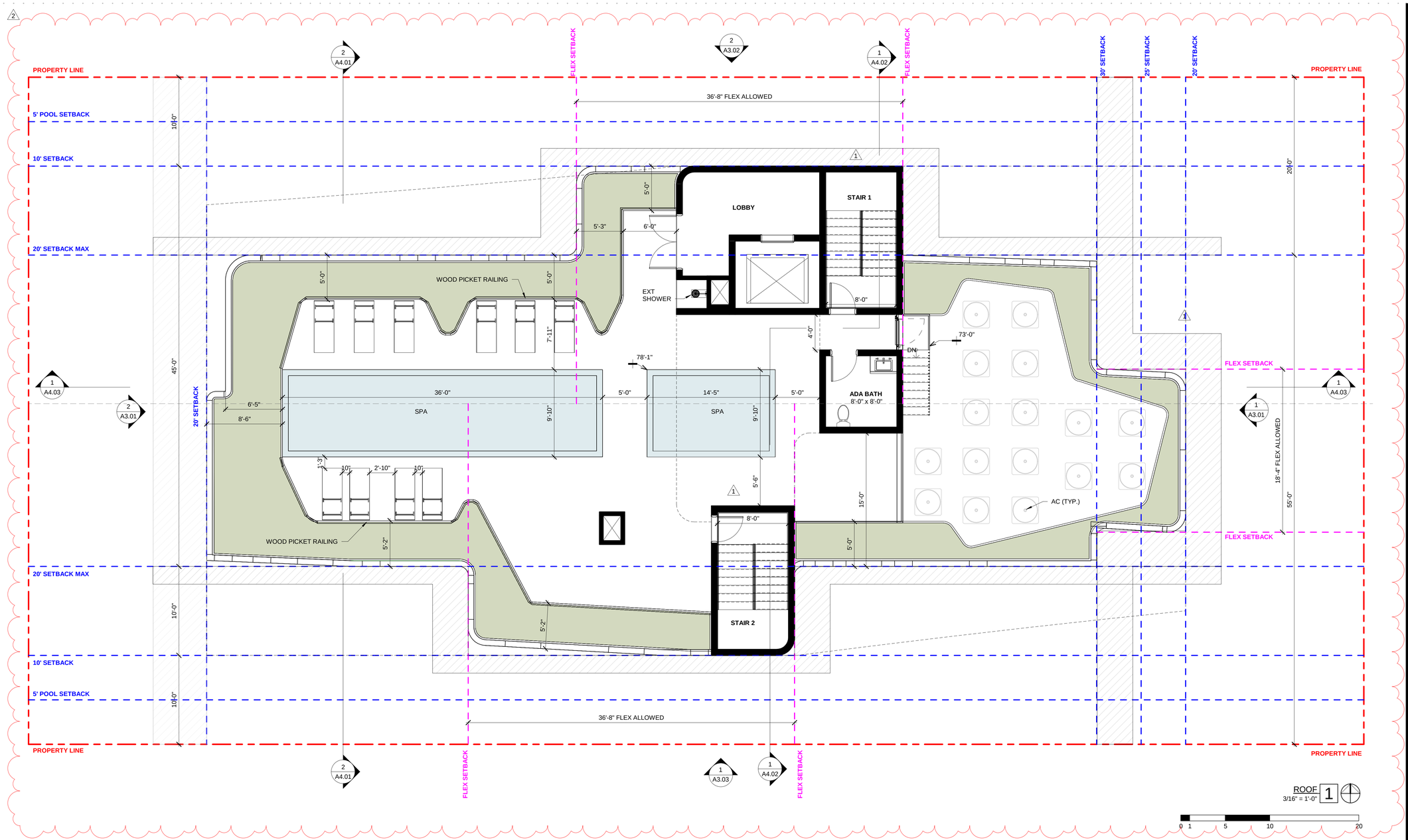
SHEET #

A1.06

STATUS

PLANNING & ZONING
2021.05.10

7/24/2024 8:36:13 PM



PLAN NOTES

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WALL LEGEND

- NEW POURED CONCRETE WALLS
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- EXISTING TO REMAIN

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

0 1 5 10 20

PROJECT | OWNER

La Jolla

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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

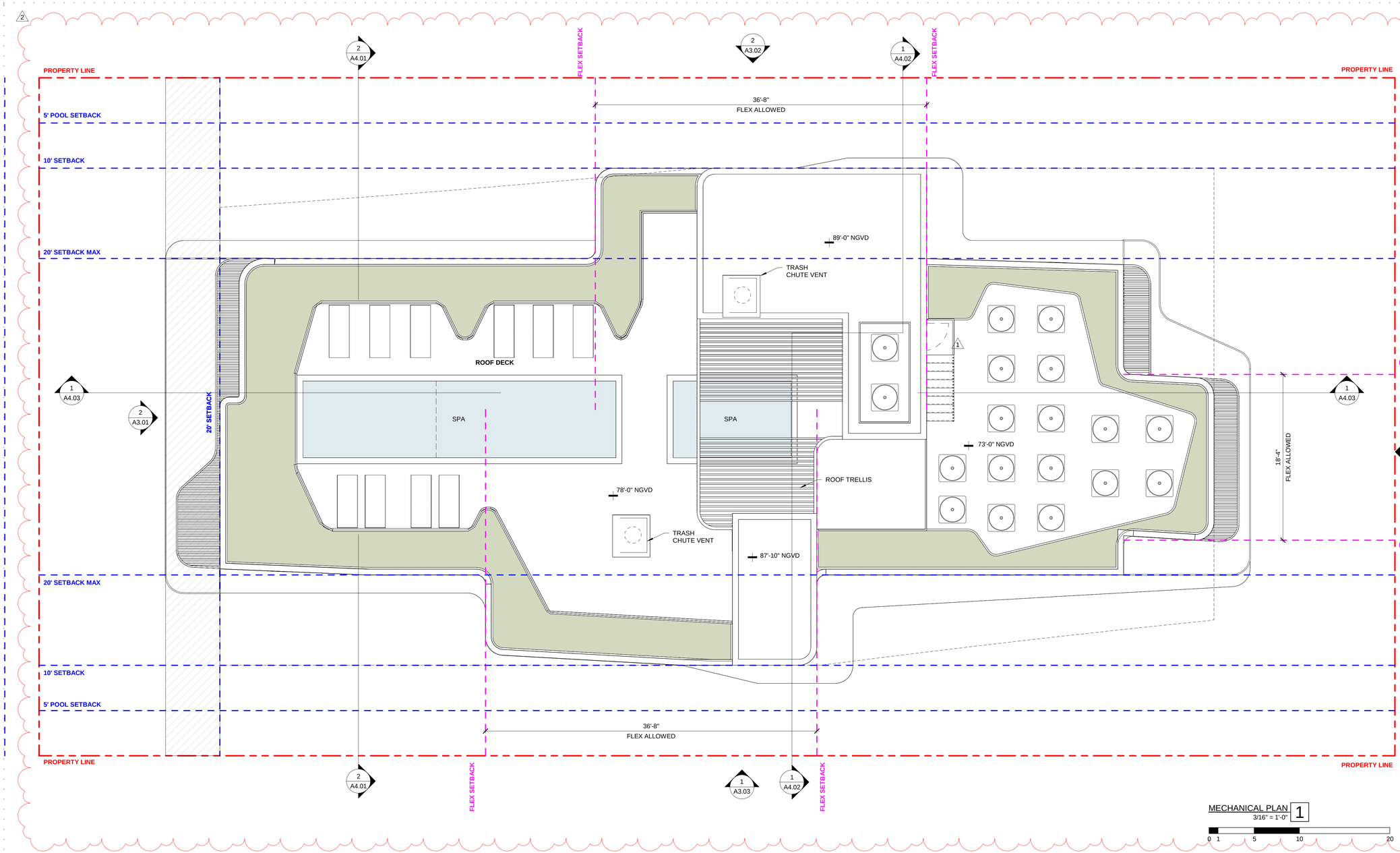
SHEET #

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

PLAN NOTES

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- 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

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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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

MECHANICAL ROOF

SCALE As indicated

SHEET #

A1.08

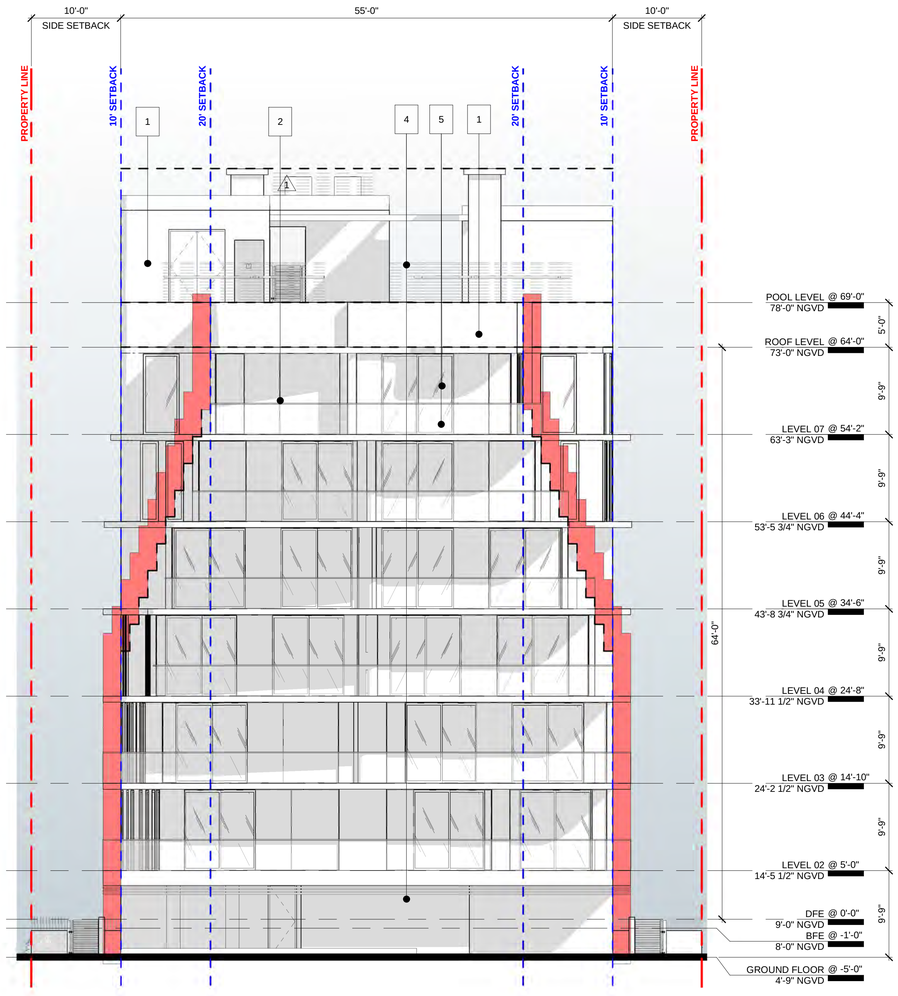
STATUS

PLANNING & ZONING
2021.05.10

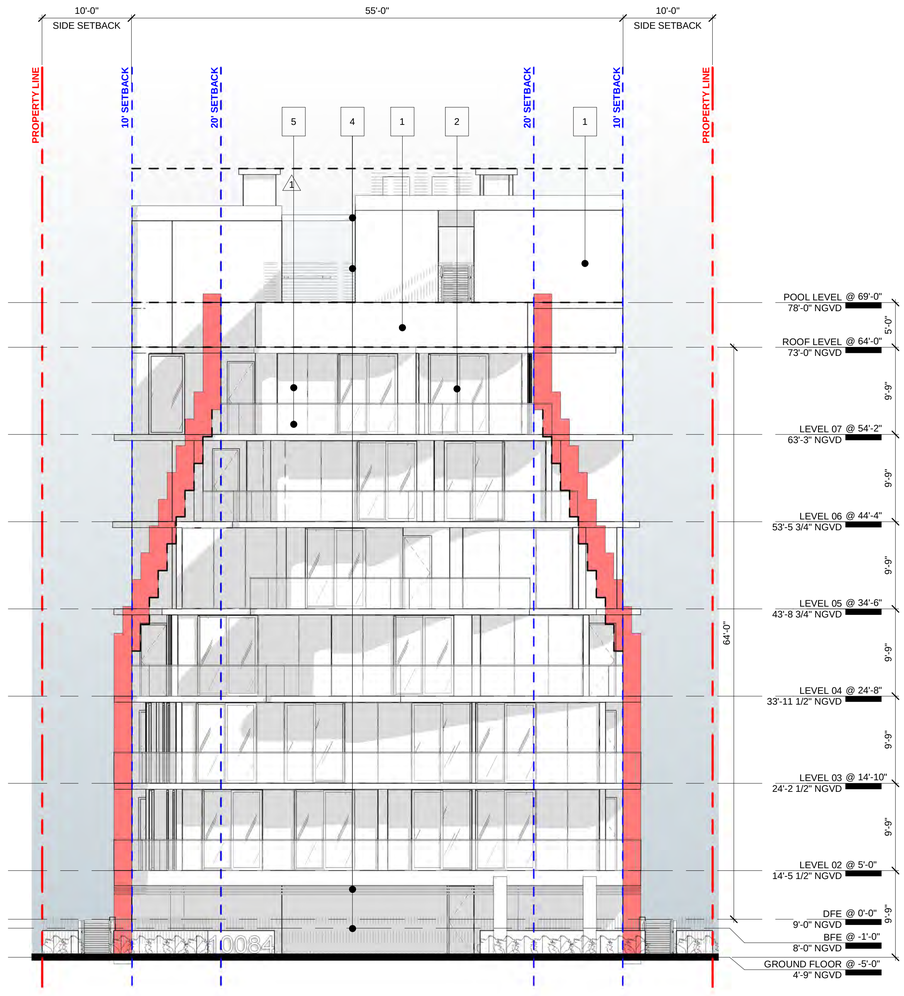
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MATERIALS LEGEND

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



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



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

PROJECT | OWNER

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MTTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786.409.3363
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DRAWING TITLE

EAST & WEST ELEVATIONS

SCALE As indicated

SHEET #

A3.01

STATUS

PLANNING & ZONING
2021.05.10

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MATERIALS LEGEND

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



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 |
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PROJECT NO 2302

DRAWING TITLE

NORTH ELEVATION

SCALE As indicated

SHEET #

A3.02

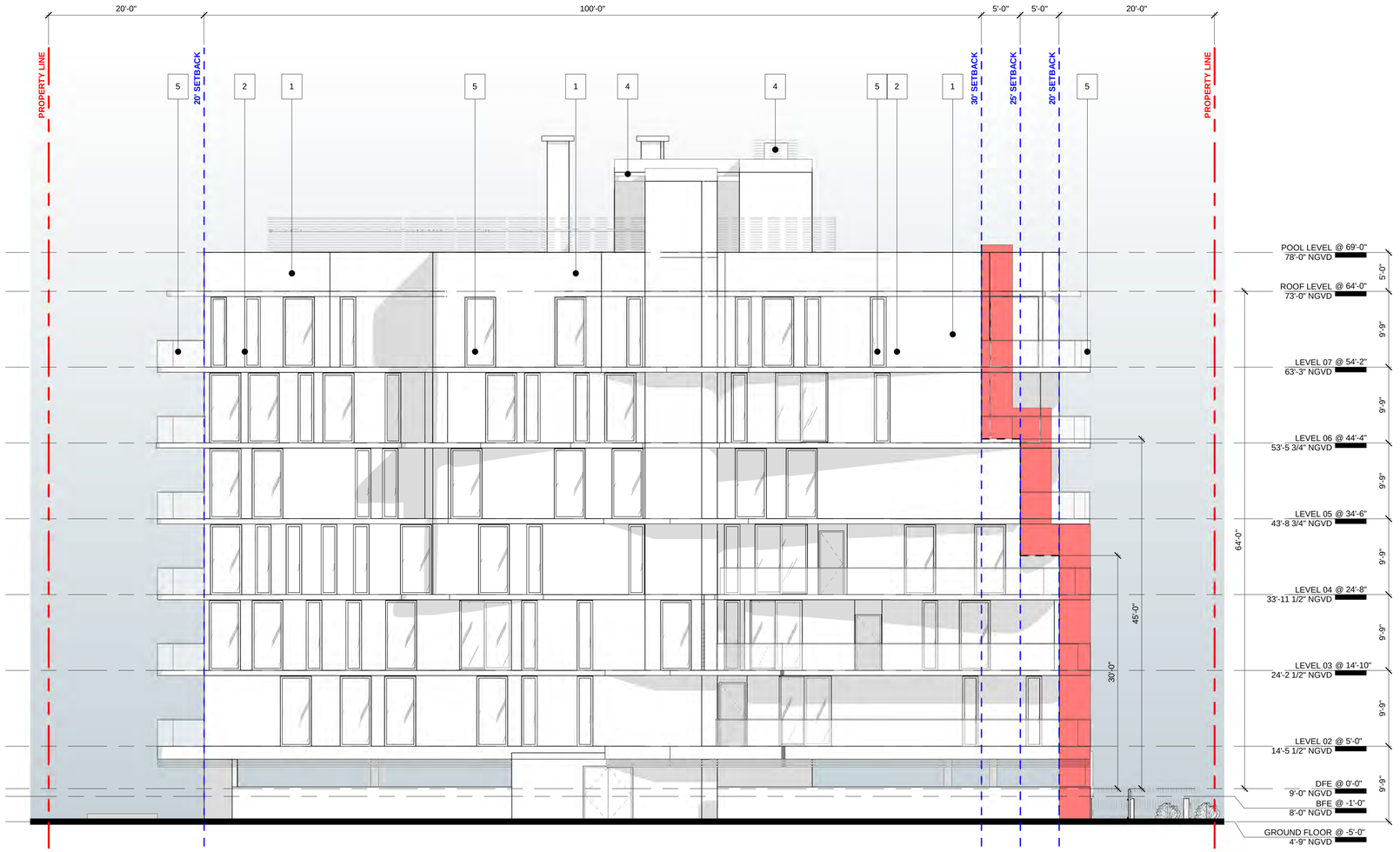
STATUS

PLANNING & ZONING
2021.05.10

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MATERIALS LEGEND

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



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
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PROJECT NO 2302

DRAWING TITLE

SOUTH ELEVATION

SCALE As indicated

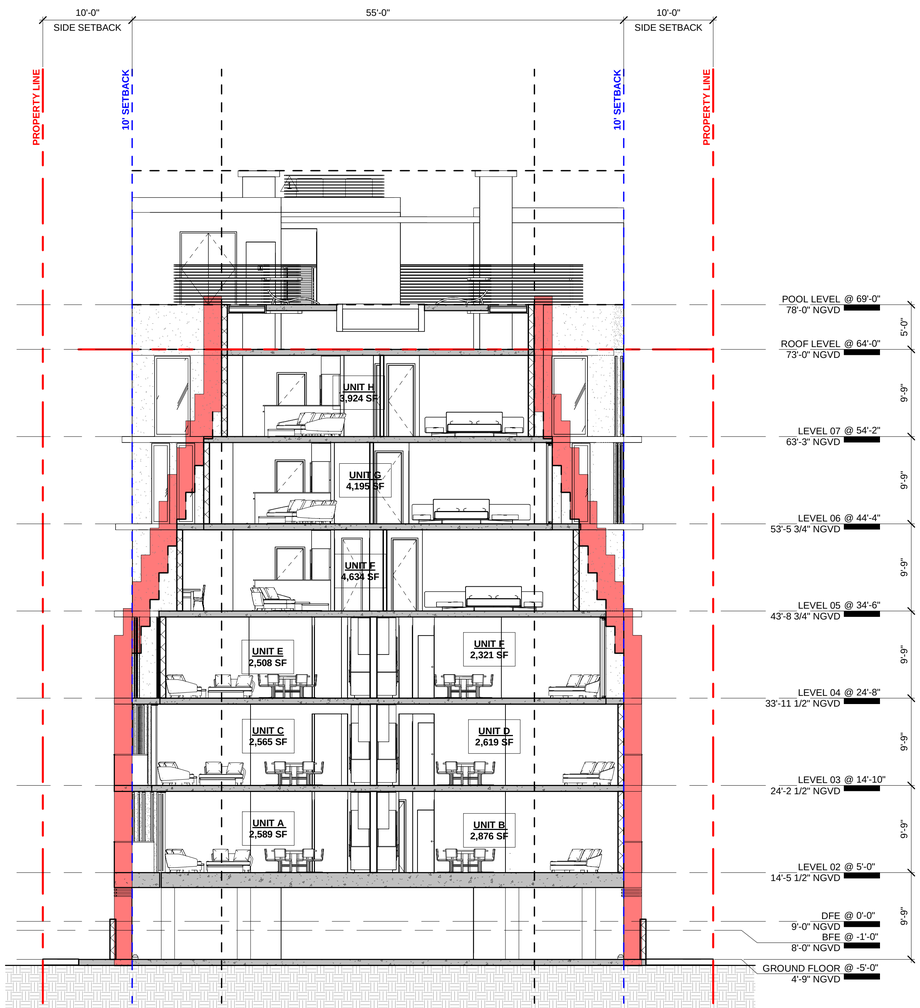
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A3.03

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

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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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1	Revision 1	2024-06-27

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PROJECT NO 2302

DRAWING TITLE

SECTIONS

SCALE 1/8" = 1'-0"

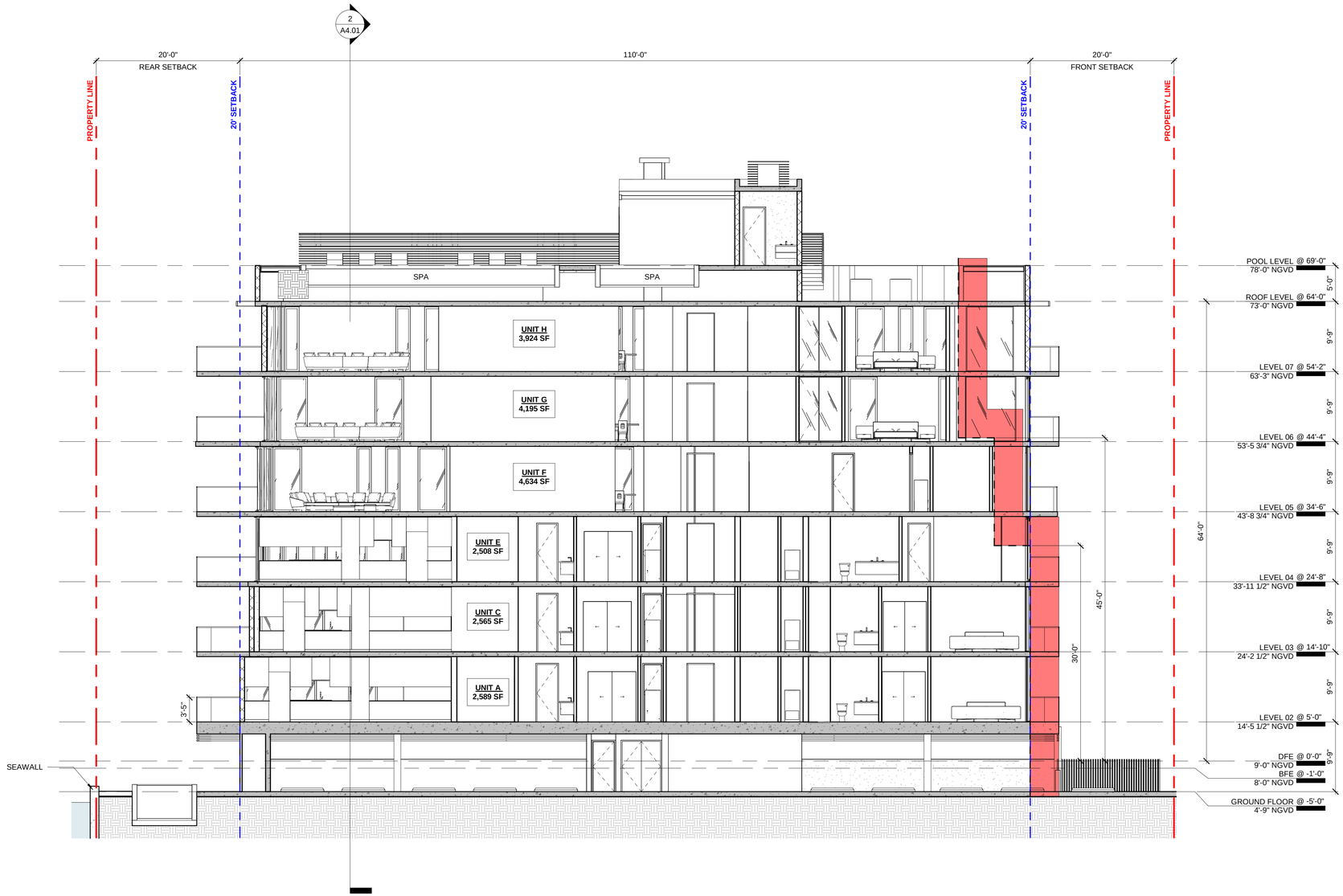
SHEET #

A4.01

STATUS

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

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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

SECTIONS

SCALE 1/8" = 1'-0"

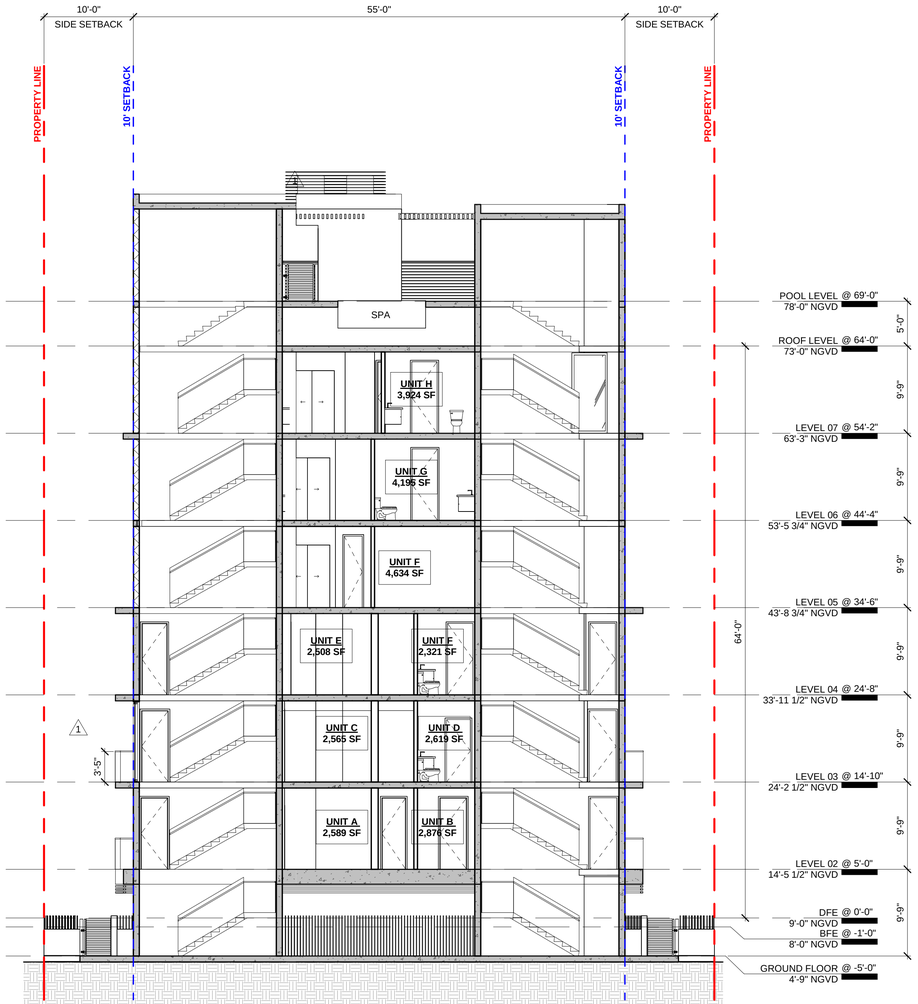
SHEET #

A4.03

STATUS

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2021.05.10

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

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T | 786.409.3363
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PROJECT NO 2302

DRAWING TITLE

SECTIONS

SCALE 1/8" = 1'-0"

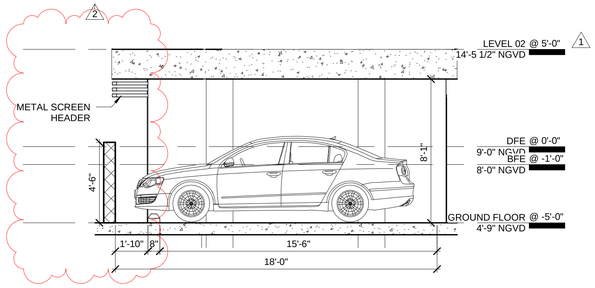
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A4.02

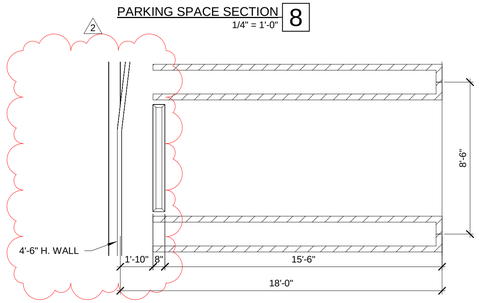
STATUS

PLANNING & ZONING
2021.05.10

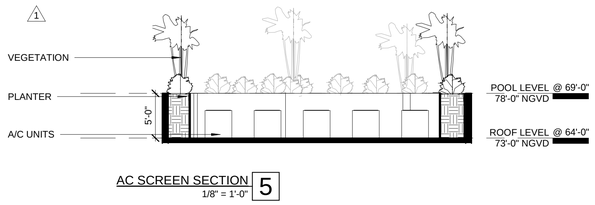
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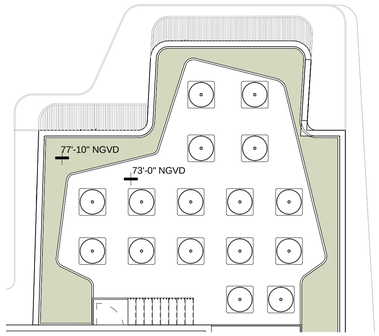
PARKING SPACE SECTION 8
1/4" = 1'-0"



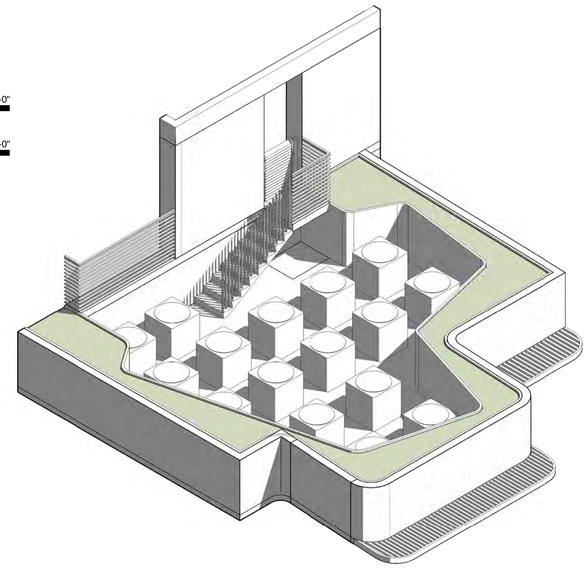
PARKING SPACE PLAN 7
1/4" = 1'-0"



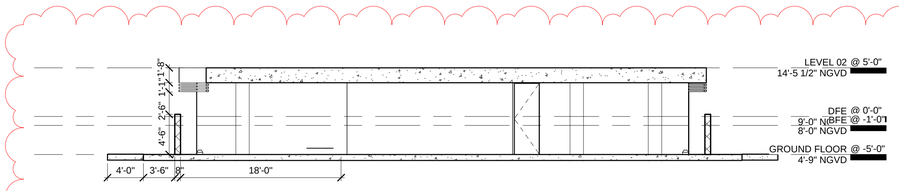
AC SCREEN SECTION 5
1/8" = 1'-0"



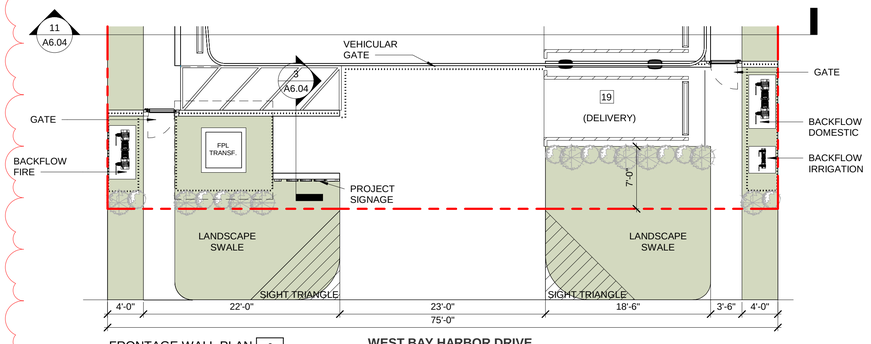
AC SCREEN PLAN 6
1/8" = 1'-0"



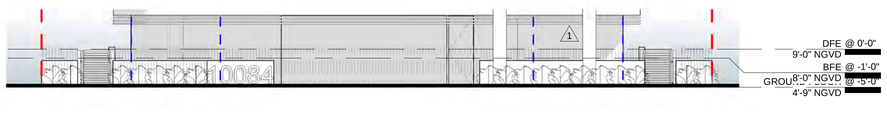
AC SCREEN AXON 4



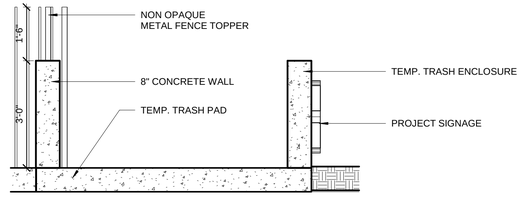
PARKING SCREEN 11
1/8" = 1'-0"



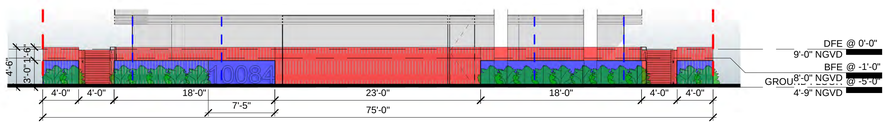
FRONTAGE WALL PLAN 1
1/8" = 1'-0"



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 1ST CT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONSULTANTS

CONTRACTOR
TBD
TBD

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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

CONTRACTOR
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CIVIL
EA3 CIVIL ENGINEERING, INC.
9050 PINES PLVD. STE 415-415
PEMBROKE PINES, FL 33024

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

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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

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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'

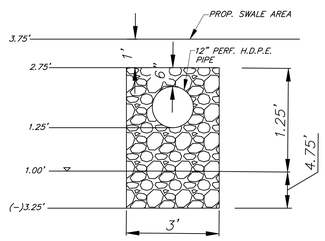
Heff = 1.25' Ds = 4.75'

W = 3.00' TRENCH HEIGHT = 6.00'

L1 = 77.9' ⟶ 78'

L2 = 108.8' ⟶ 109' REQUIRED DS > DU

120' F.D. PROVIDED

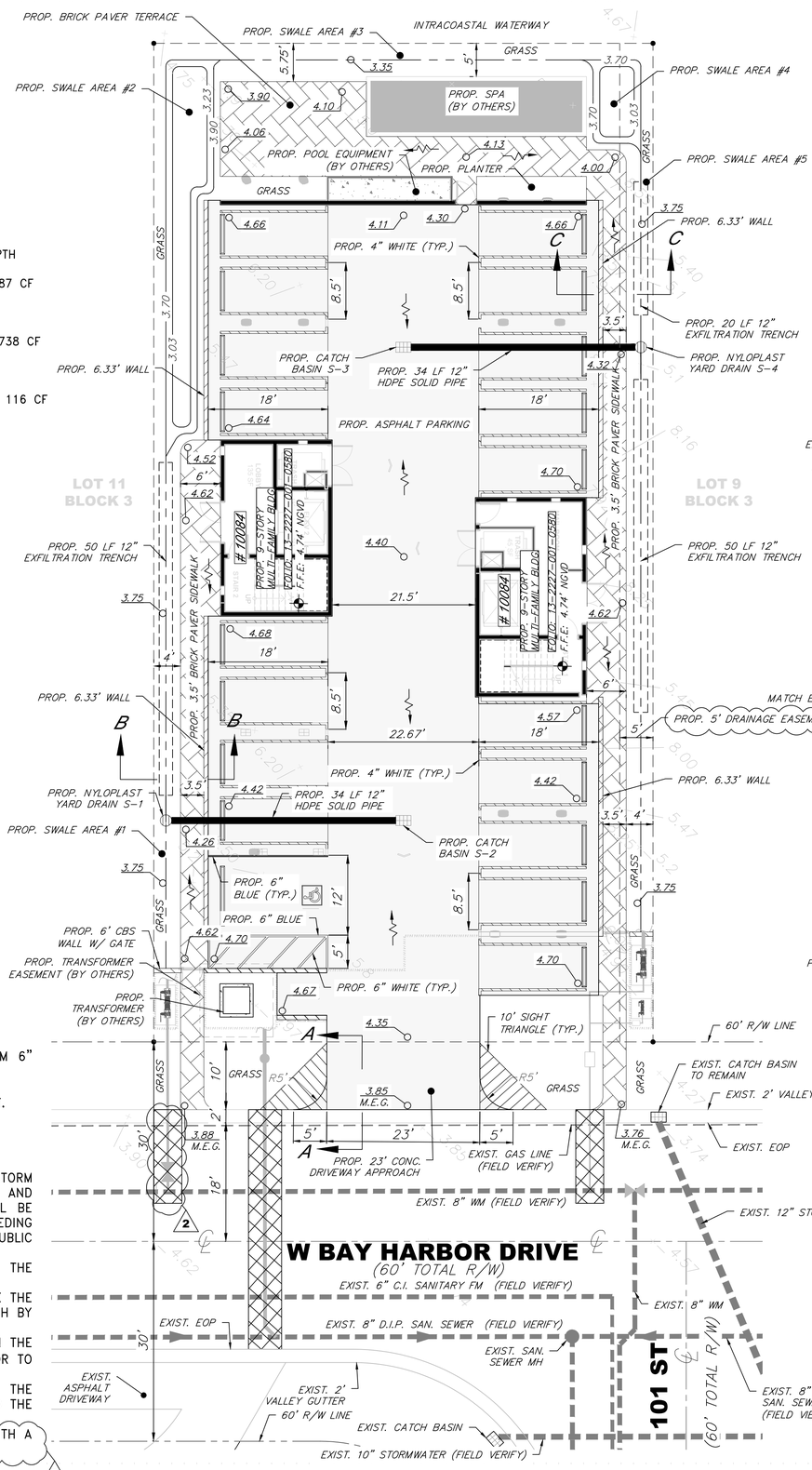


TYP. EXFILTRATION TRENCH SECTION
N.T.S.

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

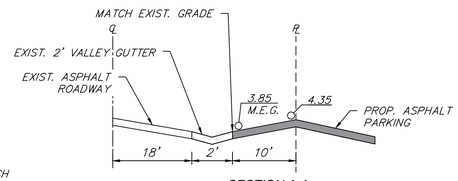
ENGINEER NOTES:

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.
13. IF AN EXISTING OUTFALL STORMWATER DRAINAGE PIPE IS WITHIN THE PROPERTY IT SHALL BE REPLACED WITH A 16" PVC C-900 PIPE WITH A CHECK VALVE.

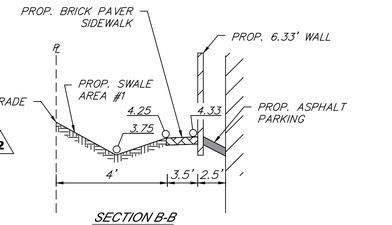


LEGEND

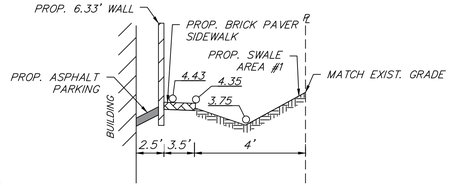
- CENTER LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EXIST. ELEVATION (FT-NGVD)
- PROP. GRADE ELEVATION (FT-NGVD)
- PROP. CONTOUR ELEVATION LINES (FT-NGVD)
- PROP. STORM DRAINAGE STRUCTURE
- EXISTING WATER/SEWER MAIN
- RUNOFF PATHWAY
- PROP. BRICK PAVER
- PROP. ASPHALT
- TRENCH RESTORATION



SECTION A-A



SECTION B-B



SECTION C-C

PAVING, GRADING, & DRAINAGE PLAN
SCALE: 1" = 10'-0"

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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

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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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9050 PINES PLVD. 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

Red Valve

CUT SHEET RV09.01-7
July 2024

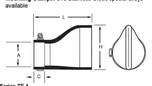
CTF - Tideflex® Series TF-1 Duckbill Check Valve



- Ideal for manhole installations
- Lightweight, all-elastomer design
- Seals around entrapped solids
- Cost-effective, virtually maintenance-free design

Materials of Construction

- **Elastomers:** Natural Rubber (NR), Ethylene Propylene Diene Terpolymer (EPDM), Acrylonitrile-Butadiene (NBR), Fluoroelastomer (FKM), Chloroprene (CR), Chlorosulfonated Polyethylene (CSM), Chloro-Isobutylene-Isoprene (CIIR), NSF/ANSI/CAN 61 and NSF/ANSI/CAN 372 certified EPDM.
- **Mounting Clamps:** 316 Stainless Steel, special alloys available



Series TF-1

PIPE O.D. A	DIMENSIONS inches MAXIMUM LENGTH L	MAXIMUM HEIGHT H	CUFF LENGTH C
100mm	12.00	6.00	3.00
4"	12.00	6.00	3.00
125mm	15.00	7.50	3.00
150mm	18.00	9.00	4.00
6"	18.00	9.00	4.00
200mm	24.00	12.00	4.00
8"	24.00	12.00	4.00
250mm	30.00	15.00	5.00
10"	30.00	15.00	5.00
300mm	36.00	18.00	6.00
12"	36.00	18.00	6.00
350mm	42.00	21.00	6.00
400mm	48.00	24.00	6.00
14"	48.00	24.00	6.00
450mm	54.00	27.00	6.00
15"	54.00	27.00	6.00
500mm	60.00	30.00	6.00
16"	60.00	30.00	6.00
600mm	72.00	36.00	6.00
18"	72.00	36.00	6.00
700mm	84.00	42.00	6.00
20"	84.00	42.00	6.00
750mm	90.00	45.00	6.00
800mm	96.00	48.00	6.00
24"	96.00	48.00	6.00
900mm	108.00	54.00	6.00
1000mm	120.00	60.00	6.00
30"	120.00	60.00	6.00
1100mm	132.00	66.00	6.00
1200mm	144.00	72.00	6.00
36"	144.00	72.00	6.00
1400mm	168.00	84.00	6.00
42"	168.00	84.00	6.00
1500mm	180.00	90.00	6.00
1600mm	192.00	96.00	6.00
48"	192.00	96.00	6.00
1800mm	216.00	108.00	6.00
54"	216.00	108.00	6.00
2000mm	240.00	120.00	6.00

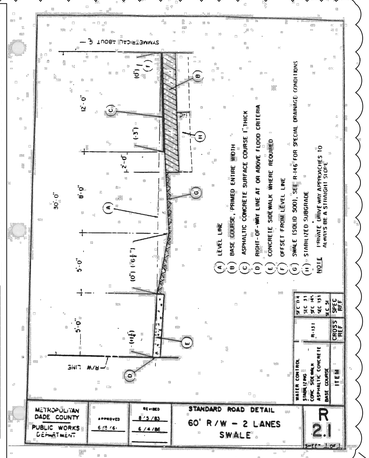
The Tideflex® Series TF-1 Duckbill Check Valve design provides excellent backflow prevention. The TF-1 offers very low head loss and a low cracking pressure to eliminate standing water. The valve's all-elastomer fabrication means it will not warp or freeze and is not affected by rust, corrosion or lack of lubrication. It requires virtually no maintenance or repairs and provides a long operational lifespan.

The Series TF-1 Check Valve operates using line pressure and backpressure to open and close without an additional energy source. Sliding, rotating, swinging and plunging parts are completely eliminated.

A flat-bottom and offset bill design simplifies installation. No modifications to the structure are needed. The flat-bottom design is ideal for installation in existing structures such as interceptors, manholes and vaults, where the invert of the pipe is as close to the floor of the vault as possible, to maximize head pressure from gravity.

The Series TF-1 Check Valve is ideal for sewer systems. The valve seals around small debris with less than one psi of backpressure. TF-1 Check Valves 18" and larger are constructed with a curved bill as standard. The curved bill returns to a closed position every time, allowing for a tighter seal in backflow applications. Contact Red Valve for Series TF-1 backpressure ratings.

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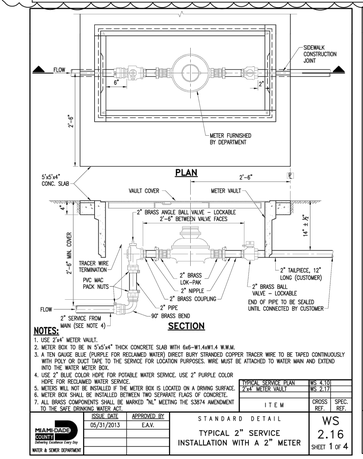


METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT | APPROVED 6/8/81 | REVISED 5/17/93, 7/14/95, 6/4/96

STANDARD ROAD DETAIL
60' R/W – 2 LANES SWALE

R 2.1

2



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 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 SDWTA AMENDMENT TO THE SAFE DRINKING WATER ACT.

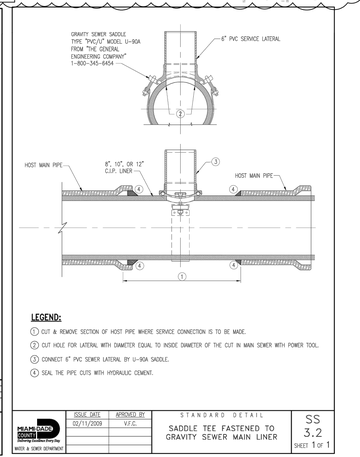
ITEM	TYPICAL SERVICE (DUAL) 2" x 1½" METER VAULT	WS 4.16 WS 2.11
	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY Making Standard Easy for WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
05/31/2013	E.A.V.

STANDARD DETAIL
TYPICAL 2" SERVICE INSTALLATION WITH A 2" METER

WS 2.16 SHEET 1 of 4

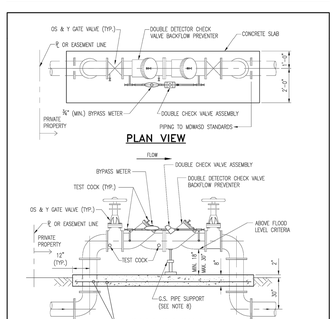


LEGEND:
1. CUT & REMOVE SECTION OF HOST PIPE WHERE SERVICE CONNECTION IS TO BE MADE.
2. CUT HOLE FOR LATERAL WITH DIAMETER EQUAL TO INSIDE DIAMETER OF THE CUT IN MAIN SEWER WITH POWER TOOL.
3. CONNECT 6" PVC SEWER LATERAL BY U-90A SADDLE.
4. SEAL THE PIPE CUTS WITH HYDRAULIC CEMENT.

ISSUE DATE	APPROVED BY
02/11/2009	V.F.C.

STANDARD DETAIL
SADDLE TEE FASTENED TO GRAVITY SEWER MAIN LINER

SS 3.2 SHEET 1 of 1



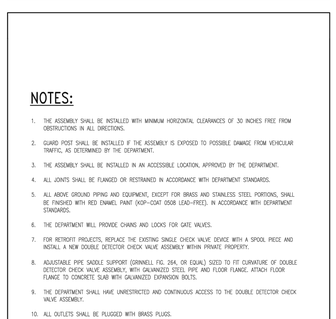
NOTES:
PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DOMESTIC WATER MAINS".

GUARD POST DETAIL	WS 4.5
ITEM	CROSS REF. / SPEC. REF.

ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

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 050B 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.

GUARD POST DETAIL	WS 4.5
ITEM	CROSS REF. / SPEC. REF.

ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

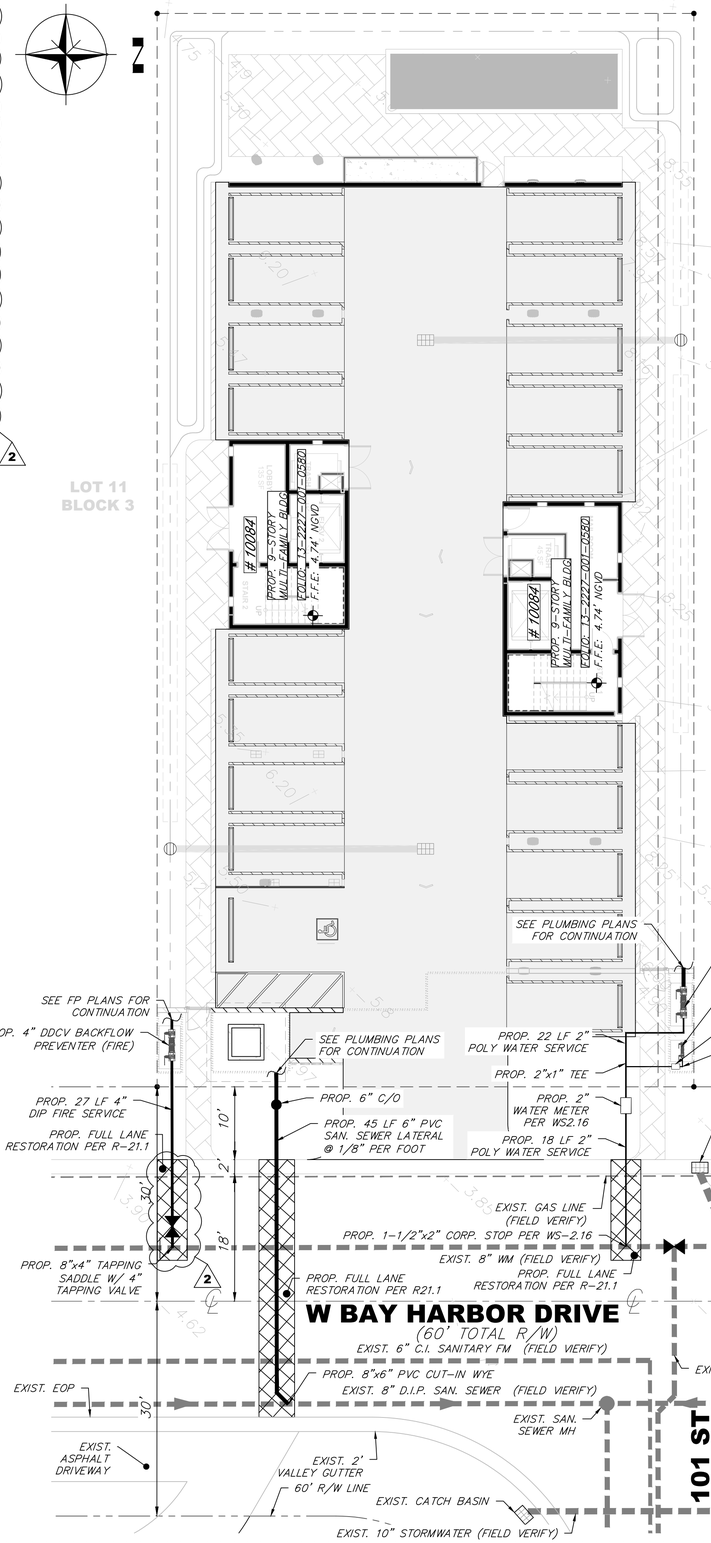
STANDARD DETAIL
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE NOTES

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.
3. 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.
4. FULL LANE RESTORATION REQUIRED FOR ANY EXCAVATIONS IN THE PUBLIC ROADWAY.

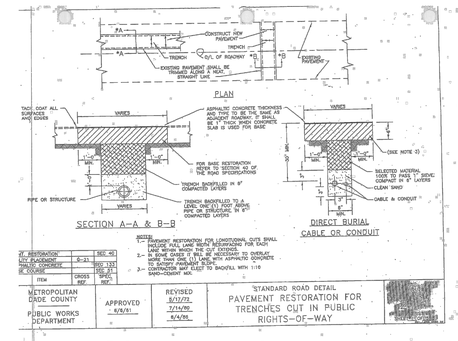
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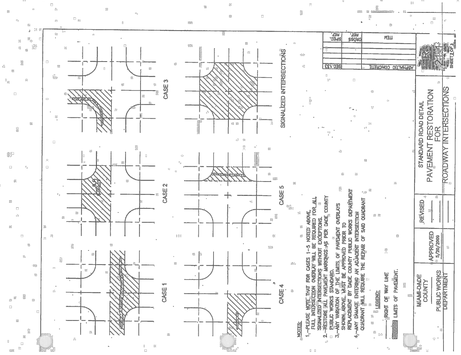


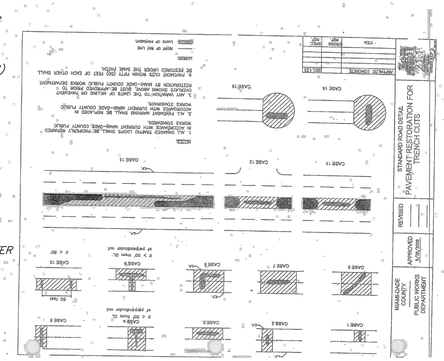
UTILITIES PLAN - PLAN VIEW
SCALE: 1" = 10'-0"

LEGEND

- CENTER LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED WATER/SEWER LINES
- EXISTING WATER/SEWER MAIN
- EXISTING / PROPOSED WATER VALVE
- TRENCH RESTORATION
- 9.93 EXISTING GRADE ELEVATION (NAVD '88)







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STRUCTURAL

MEP

GEOTECHNICAL

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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

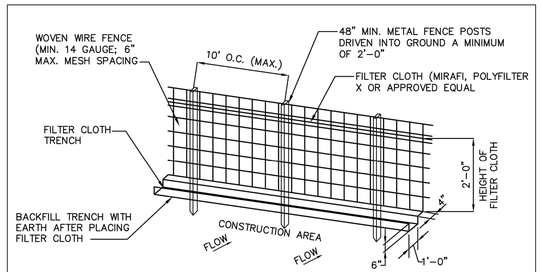
LEGEND

CENTER LINE

RIGHT-OF-WAY

PROPERTY LINE

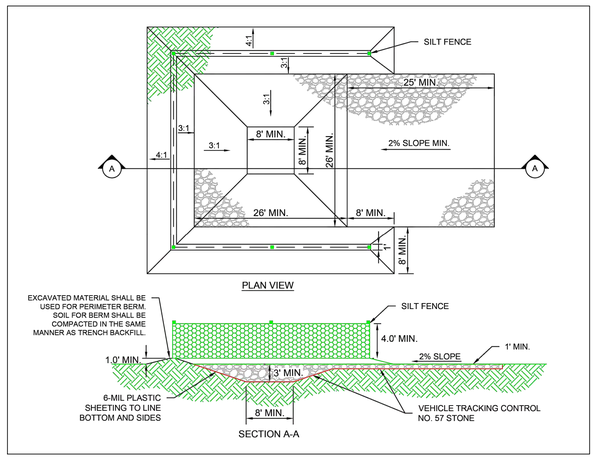
STAKED SILT FENCE



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.)

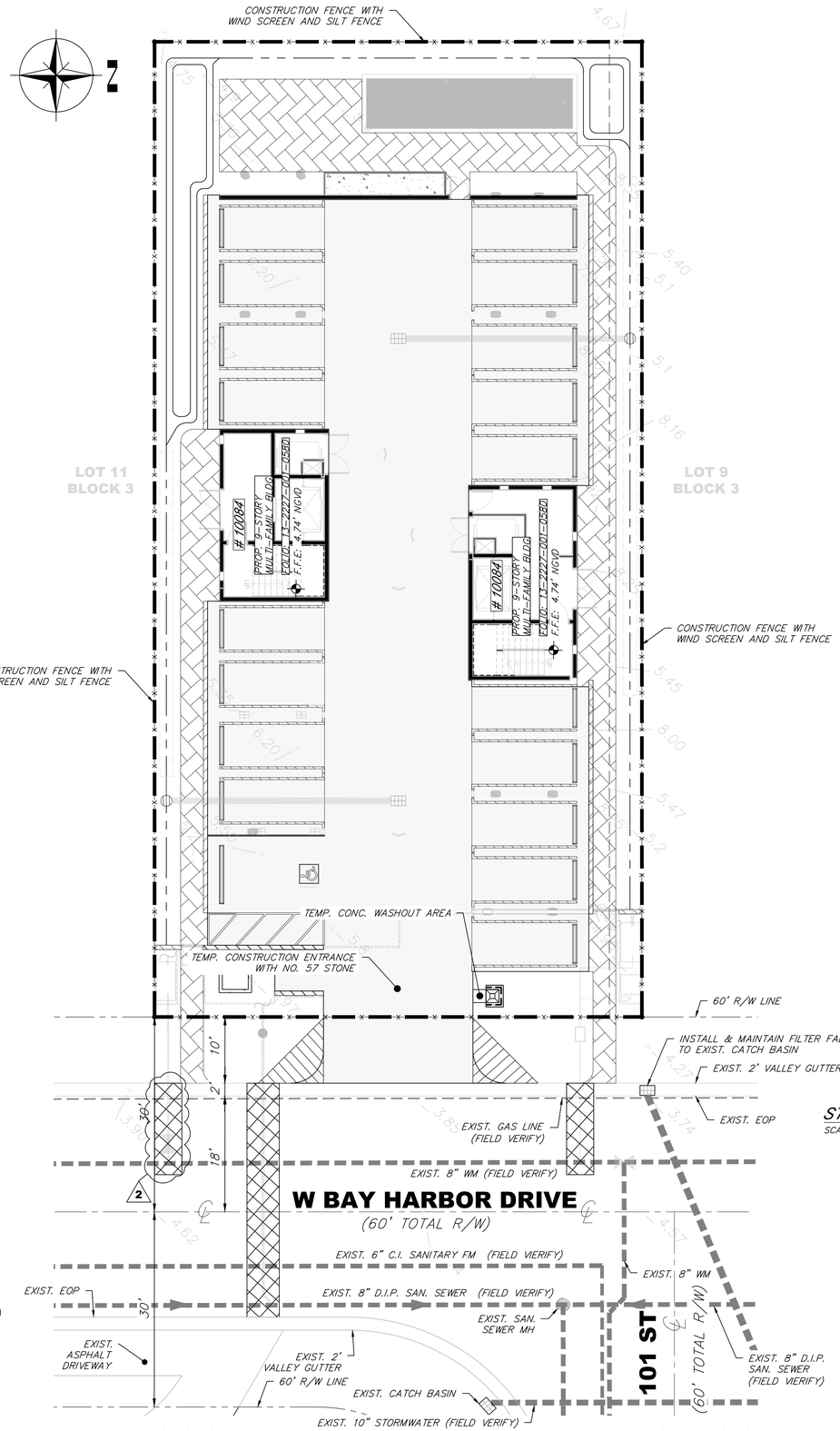


CONCRETE WASHOUT AREA

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



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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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

CONTRACTOR
TBD
TBD

CIVIL
EA3 CIVIL ENGINEERING, INC.
9050 PINES PLVD. STE 415-415
PEMBROKE PINES, FL 33024

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

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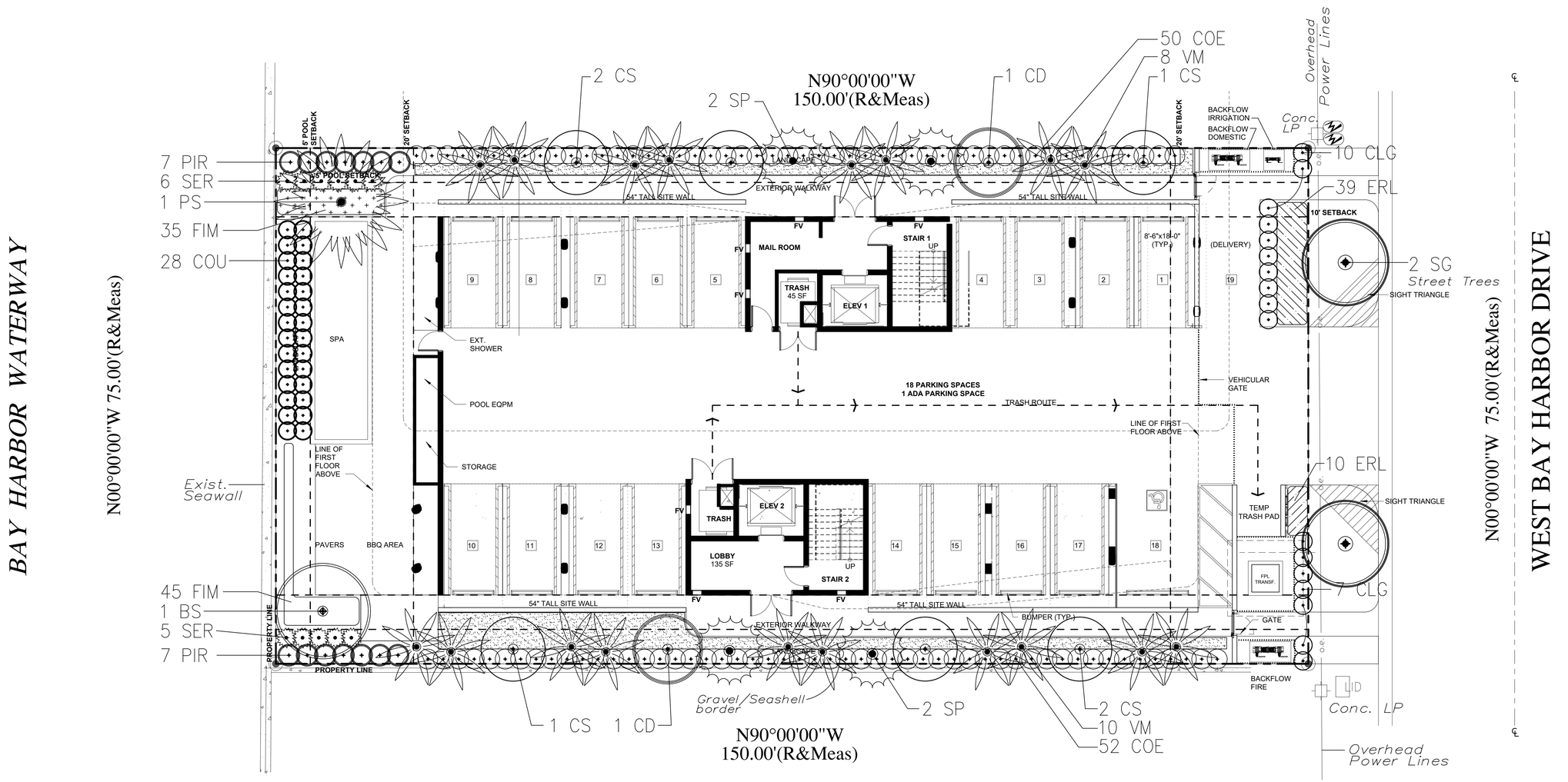
BEST MANAGEMENT PRACTICES

SCALE As indicated

C5.00

PLANNING & ZONING
2021.05.10

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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

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

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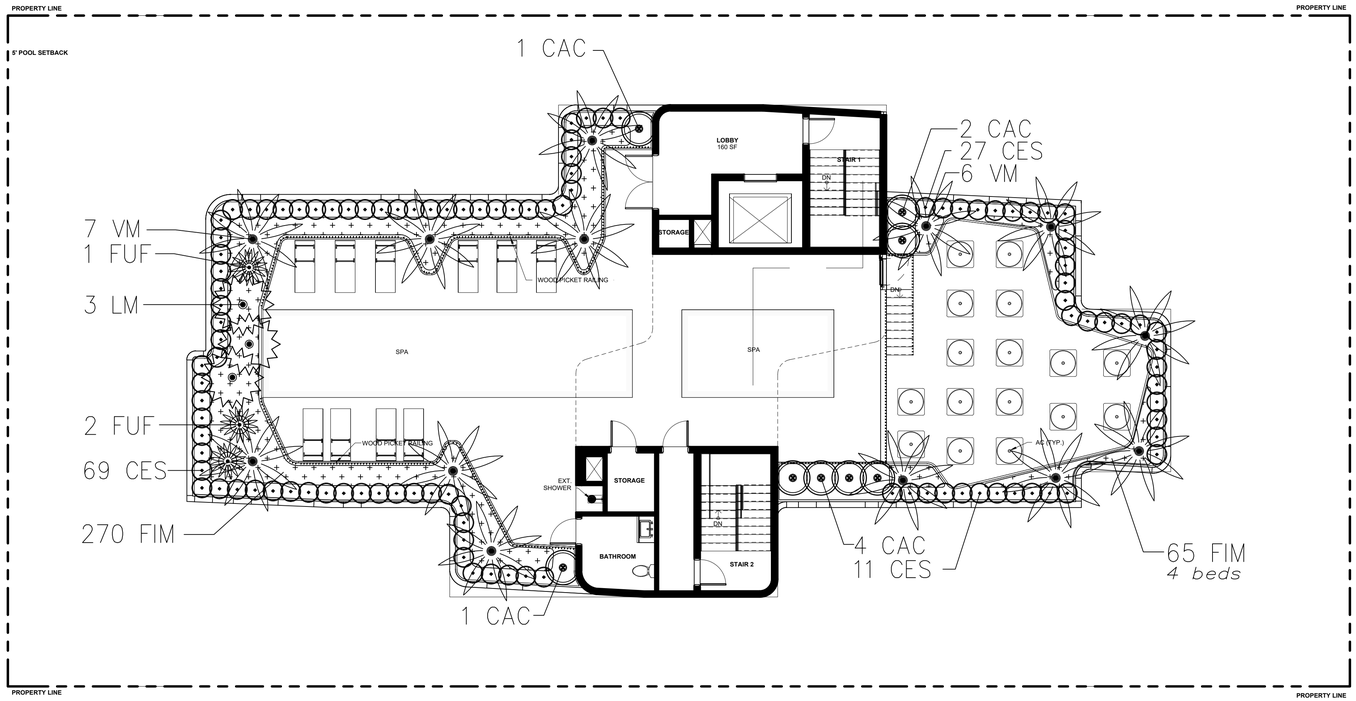
LANDSCAPE PLAN

SCALE As indicated

L1.00

PLANNING & ZONING
2021.05.10

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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
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
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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

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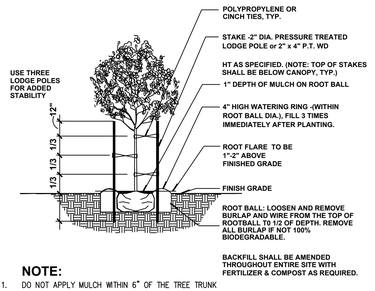
ROOF LEVEL LANDSCAPE PLAN

SCALE As indicated

L1.01

PLANNING & ZONING
2021.05.10

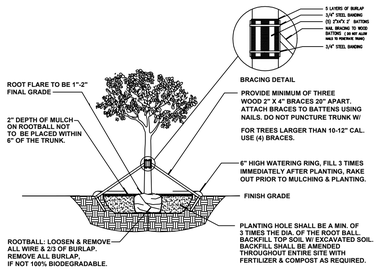
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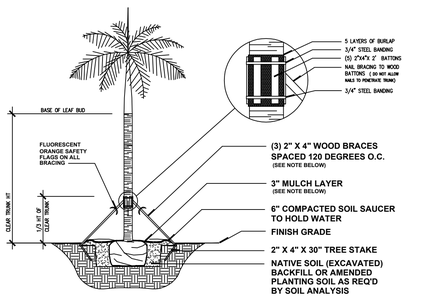
NOTE:

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.



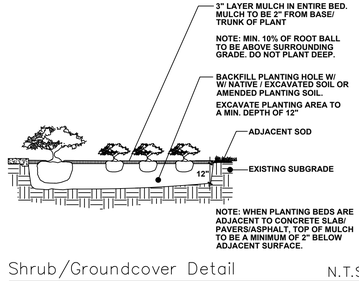
Tree Planting & Bracing Detail
Caliper of 2.5" or Greater N.T.S.



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

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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

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

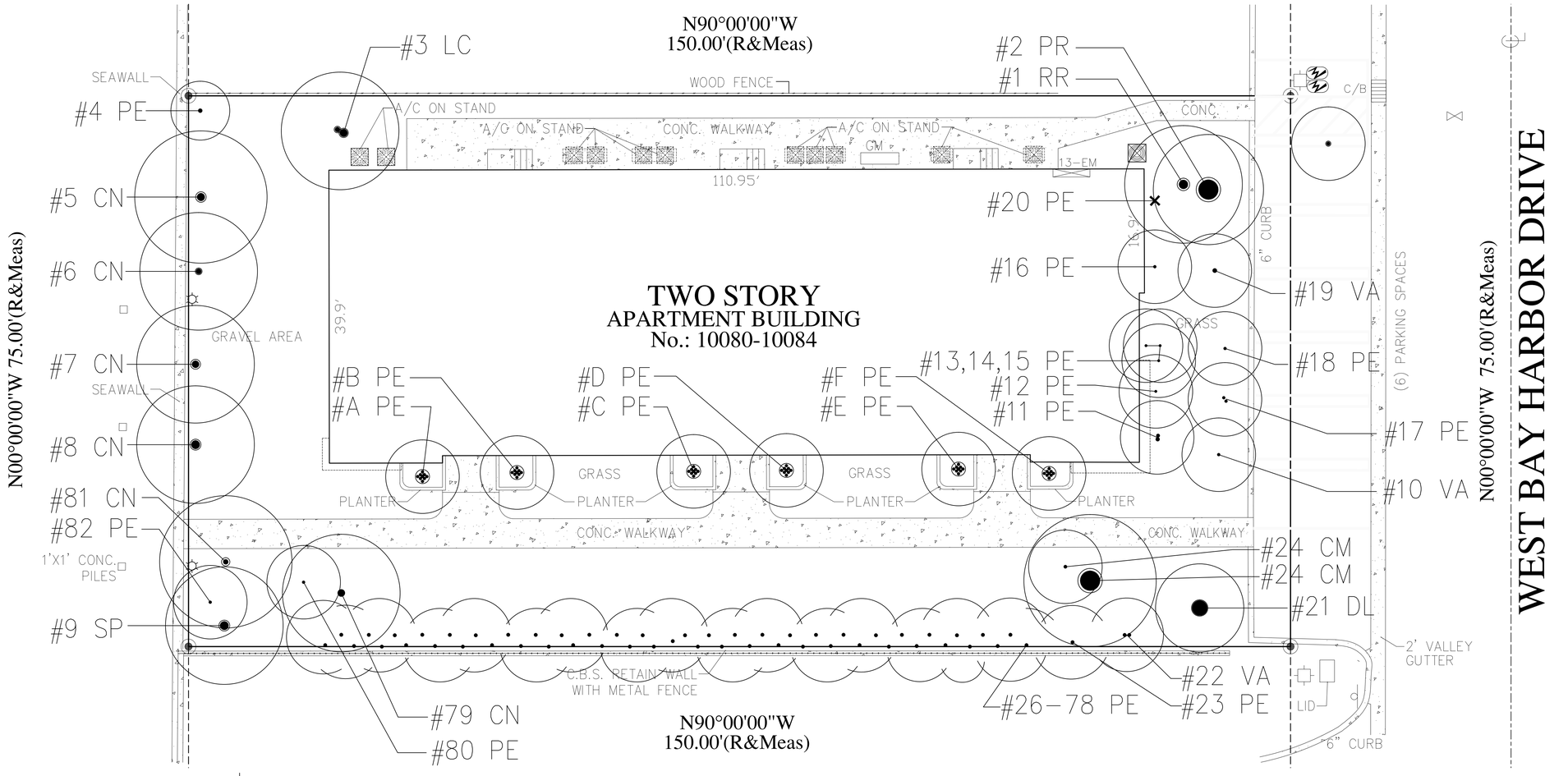
NOTES, DETAILS & LEGEND

SCALE N/A

L1.02

PLANNING & ZONING
2021.05.10

2024-04-24 16:45:20



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
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LANDSCAPE
H.L.MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST, MIAMI, FL 33155
305.790.4372, hlmartinufiu@bellsouth.net
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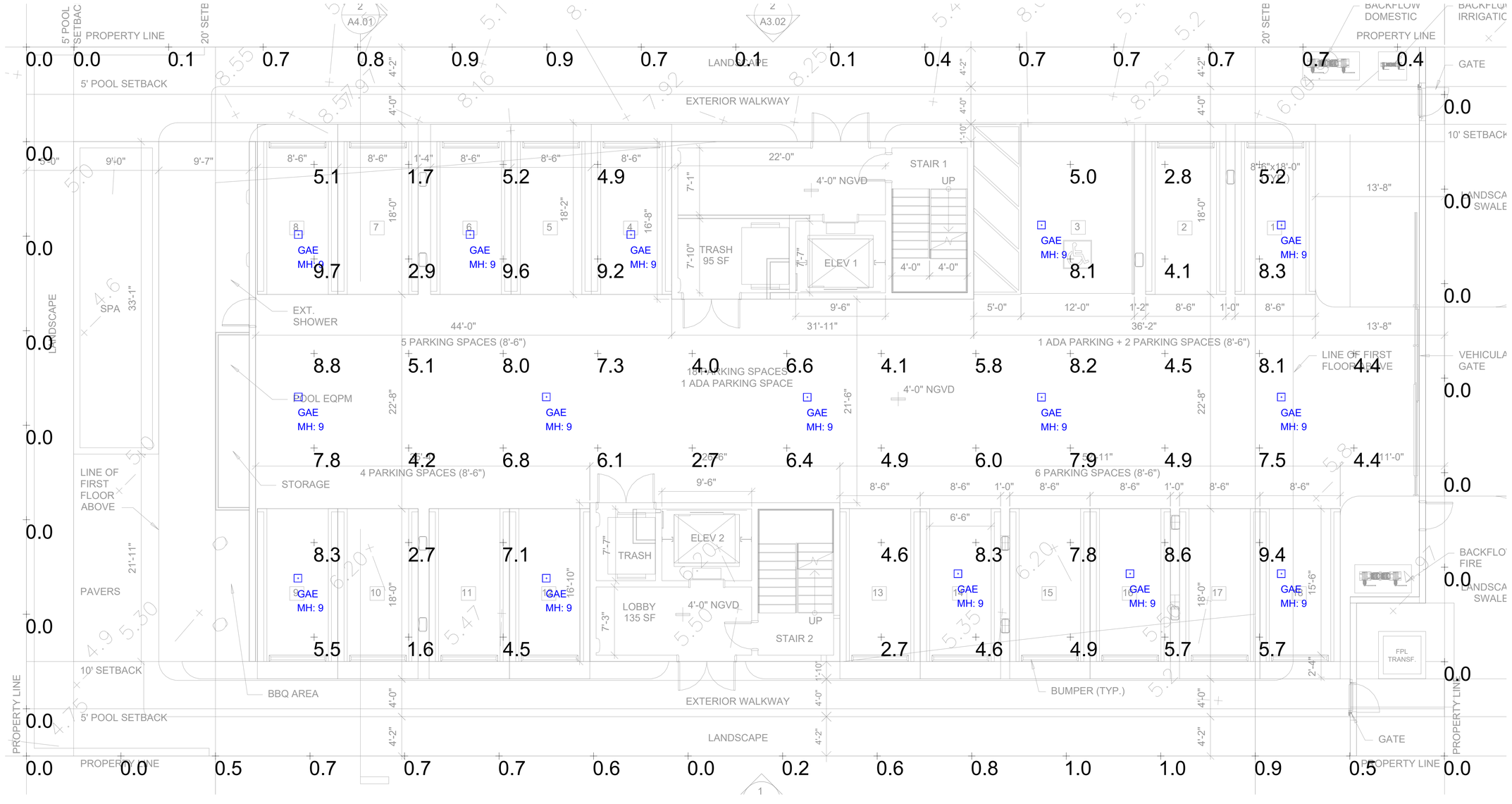
TREE SURVEY / DISPOSITION PLAN

SCALE As indicated

L1.03

PLANNING & ZONING
2021.05.10

2024-04-24 16:45:20



Photometrics Calculation Software Generated Luminaire Schedule								
Scenario: NORMAL MODE								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
▪	15	GAE	Single	3779	3779	0.900	28	28

Scenario/Channel Summary			
Scenario: NORMAL MODE			
Channel	Switched	Dimming	# Lums
AE	On	1.00	15

Calculation Summary							
Scenario: NORMAL MODE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	5.89	9.7	1.6	3.68	6.06
PROPERTY LINE - LAKE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PROPERTY LINE -RESIDENTIAL	Illuminance	Fc	0.42	1.0	0.0	N.A.	N.A.

10084 W BAY HARBOR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
GAE	LED SQUARE CANOPY W/ BATTERY PACK	ILP	CP-3L-U-40-PG-FINISH-XX-EM5	UNV	4000K	3779	LED	28	0-10V	RECESSED	
INTERIOR											
B	4" LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
BE	4" LED ROUND DOWNLIGHT W/ BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-EM-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
CE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-3L-U-40-XX-FRL-EM5	UNV	4000K	3333	LED	24.9	0-10V	RECESSED	
DE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-4L-U-40-XX-FRL-EM5	UNV	4000K	4676	LED	34	0-10V	RECESSED	
EE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	VVT4-4L-U-50-XX-FRL-EM5	UNV	5000K	4589	LED	32	0-10V	RECESSED	
FIXTURE SCHEDULE NOTES											
GENERAL NOTE: ADVISE/CONFIRM FINISH											
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT MATT MARSHALL @LIGHTING DYNAMICS - 954 812-0346; MMARSHALL@LIGHTINGDYNAMICS.COM											

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	06/20/24

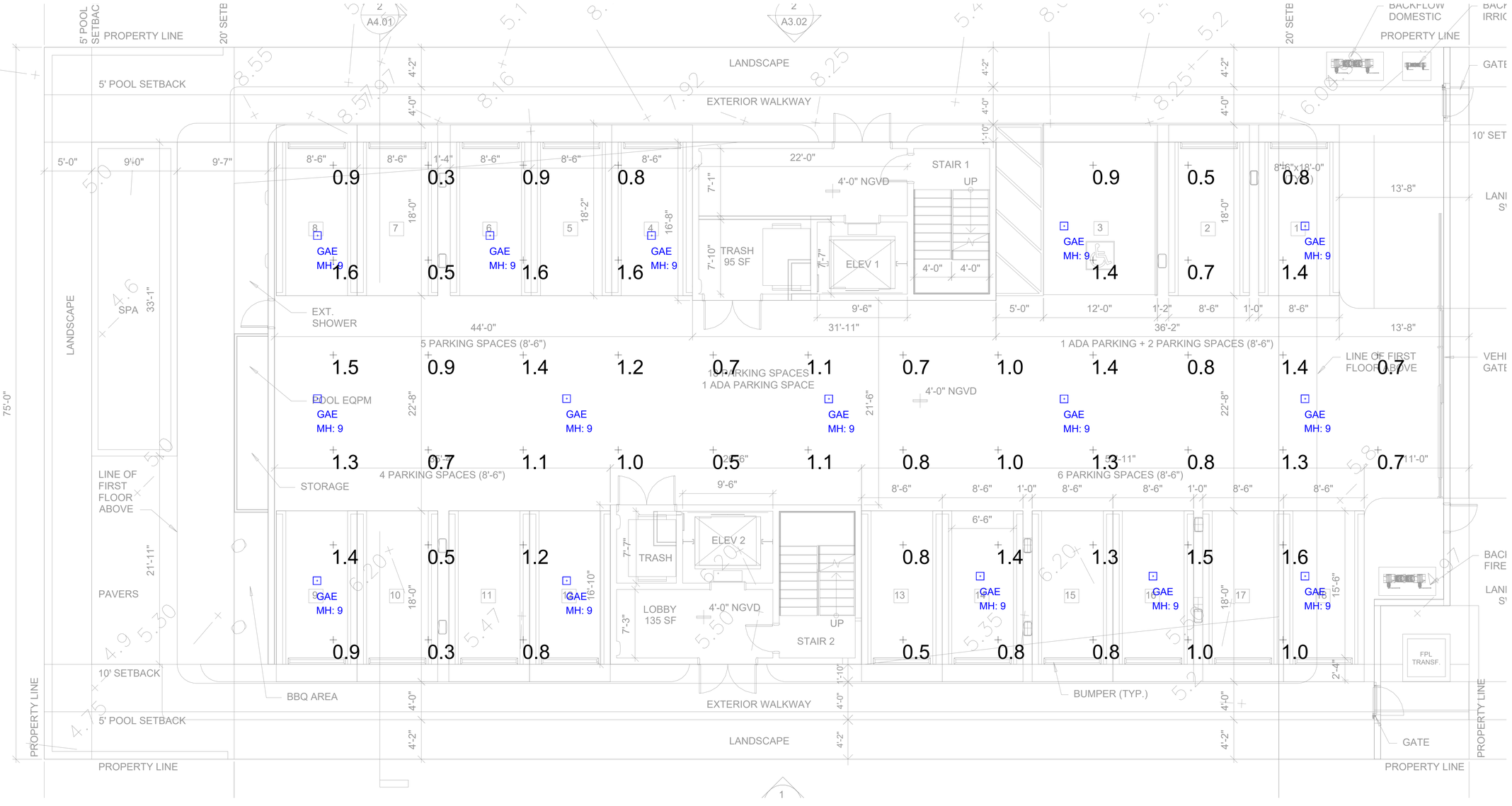
LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

1008 W BAY HARBOR
SITE - NORMAL MODE
Bay Harbor Islands, FL

FILE P:\PROJECTS\2024\JUNE
CLIENT MTTR MGMT

Project	Sheet
10084 W BAY HARBOR	L0
Date 06/20/2024	
Scale 3/16" = 1'	DRAWN BY SD



Photometrics Calculation Software Generated Luminaire Schedule

Scenario: EM MODE

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
▫	15	GAE	Single	3779	3779	0.900	28	28

Scenario/Channel Summary

Scenario: EM MODE

Channel	Switched	Dimming	# Lums
AE	On	0.17	15

Calculation Summary

Scenario: EM MODE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.00	1.6	0.3	3.33	5.33

10084 W BAY HARBOR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
GAE	LED SQUARE CANOPY W/ BATTERY PACK	ILP	CP-3L-U-40-PG-FINISH-XX-EM5	UNV	4000K	3779	LED	28	0-10V	RECESSED	
INTERIOR											
B	4" LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
BE	4" LED ROUND DOWNLIGHT W/ BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-EM-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
CE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-3L-U-40-XX-FRL-EM5	UNV	4000K	3333	LED	24.9	0-10V	RECESSED	
DE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-4L-U-40-XX-FRL-EM5	UNV	4000K	4676	LED	34	0-10V	RECESSED	
EE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	VVT4-4L-U-50-XX-FRL-EM5	UNV	5000K	4589	LED	32	0-10V	RECESSED	

FIXTURE SCHEDULE NOTES

GENERAL NOTE: ADVISE/CONFIRM FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT MATT MARSHALL @LIGHTING DYNAMICS - 954 812-0346; MMARSHALL@LIGHTINGDYNAMICS.COM

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NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	06/20/24

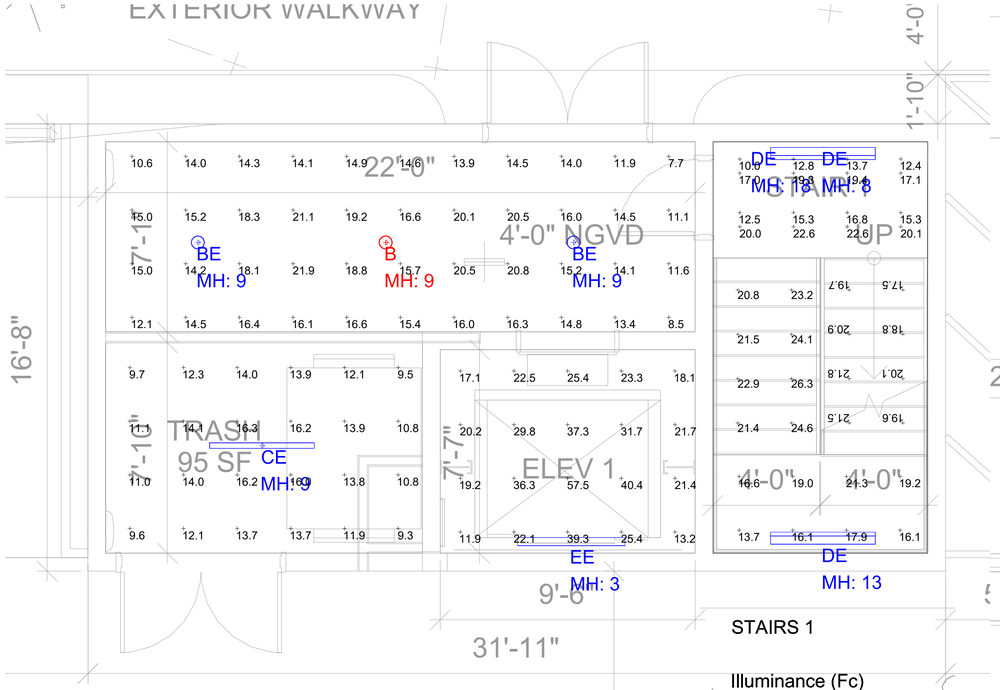
LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

1008 W BAY HARBOR
SITE - EM MODE
Bay Harbor Islands, FL

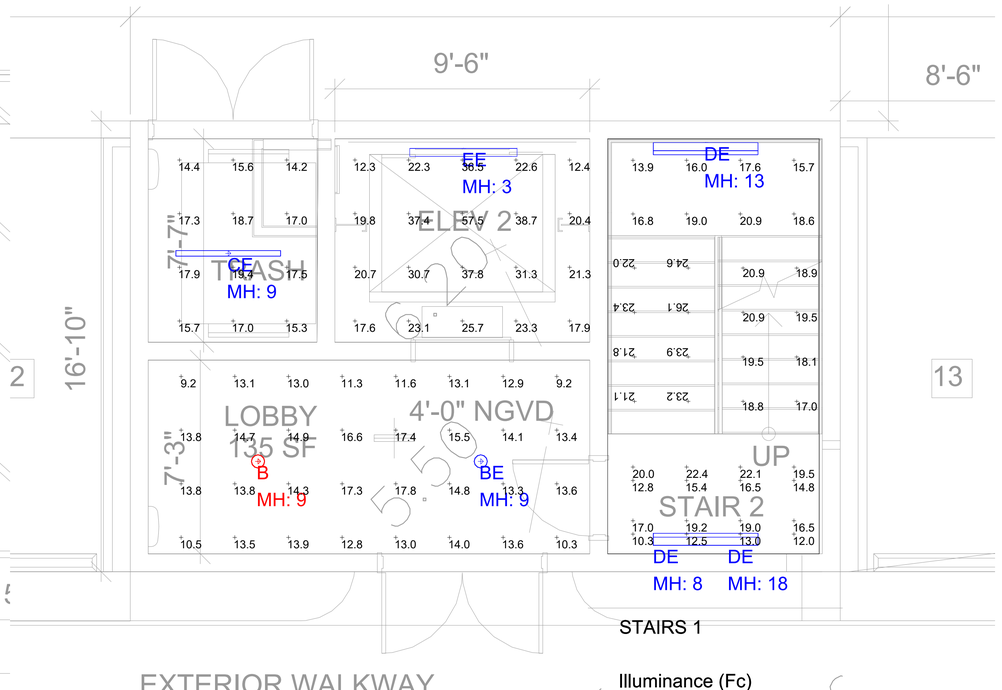
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CLIENT MTTR MGMT

Project 10084 W BAY HARBOR
Date 06/20/2024
Scale 3/16" = 1'
Sheet L0E
DRAWN BY SD



STAIRS 1

Illuminance (Fc)
Average = 18.79
Maximum = 26.3
Minimum = 10.0
Avg/Min Ratio = 1.88
Max/Min Ratio = 2.63



STAIRS 1

Illuminance (Fc)
Average = 18.79
Maximum = 26.3
Minimum = 10.0
Avg/Min Ratio = 1.88
Max/Min Ratio = 2.63

Photometrics Calculation Software Generated Luminaire Schedule
Scenario: NORMAL MODE

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	2	B	Single	1153	1153	0.900	12.42	12.42
	3	BE	Single	1153	1153	0.900	12.42	12.42
	2	CE	Single	3333	3333	0.900	24.9	24.9
	6	DE	Single	4676	4676	0.900	34	34
	2	EE	Single	4589	4589	0.900	32	32

Calculation Summary
Scenario: NORMAL MODE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ELEVATOR PIT 1_Floor	Illuminance	Fc	26.69	57.5	11.9	2.24	4.83
ELEVATOR PIT 2_Floor	Illuminance	Fc	26.47	57.5	12.3	2.15	4.67
LOBBY 1_Floor	Illuminance	Fc	15.41	21.9	7.7	2.00	2.84
LOBBY 2_Floor	Illuminance	Fc	13.57	17.8	9.2	1.48	1.93
STAIR 1_Floor	Illuminance	Fc	13.60	16.8	10.0	1.36	1.68
STAIR 2_Floor	Illuminance	Fc	13.41	16.5	10.3	1.30	1.60
TRASH ROOM 1_Floor	Illuminance	Fc	12.75	16.3	9.3	1.37	1.75
TRASH ROOM 2_Floor	Illuminance	Fc	16.67	19.4	14.2	1.17	1.37
STAIRS 1	Illuminance	Fc	18.79	26.3	10.0	1.88	2.63
STAIRS 2	Illuminance	Fc	18.53	26.1	10.3	1.80	2.53

Scenario/Channel Summary
Scenario: NORMAL MODE

Channel	Switched	Dimming	# Lums
B	On	1.00	2
BE	On	1.00	3
CE	On	1.00	2
DE	On	1.00	6
EE	On	1.00	2

10084 W BAY HARBOR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
GAE	LED SQUARE CANOPY W/ BATTERY PACK	ILP	CP-3L-U-40-PG-FINISH-XX-EM5	UNV	4000K	3779	LED	28	0-10V	RECESSED	
INTERIOR											
B	4" LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
BE	4" LED ROUND DOWNLIGHT W/ BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-EM-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
CE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-3L-U-40-XX-FRL-EM5	UNV	4000K	3333	LED	24.9	0-10V	RECESSED	
DE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-4L-U-40-XX-FRL-EM5	UNV	4000K	4676	LED	34	0-10V	RECESSED	
EE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	VVT4-4L-U-50-XX-FRL-EM5	UNV	5000K	4589	LED	32	0-10V	RECESSED	
FIXTURE SCHEDULE NOTES											
GENERAL NOTE: ADVISE/CONFIRM FINISH											
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT MATT MARSHALL @ LIGHTING DYNAMICS - 954 812-0346; MMARSHALL@LIGHTINGDYNAMICS.COM											

LIGHTING DYNAMICS INCORPORATED

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NOTES:

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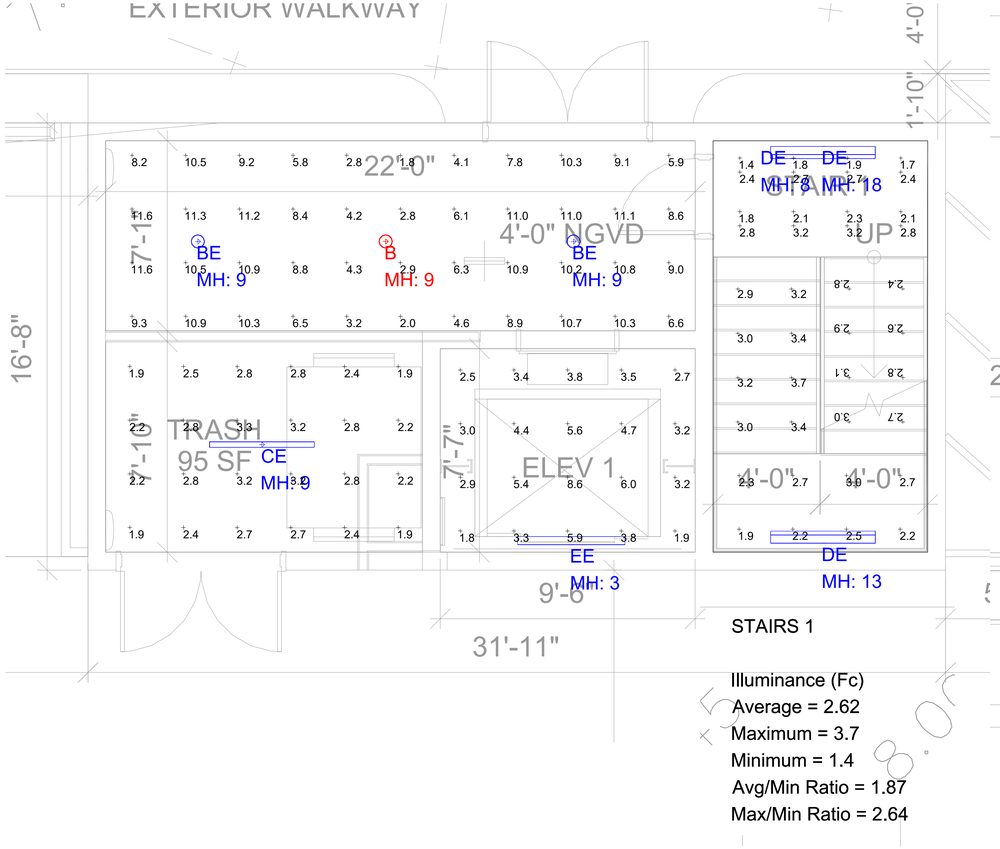
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Project Name and Address

1008 W BAY HARBOR
INTERIOR - NORMAL MODE
Bay Harbor Islands, FL

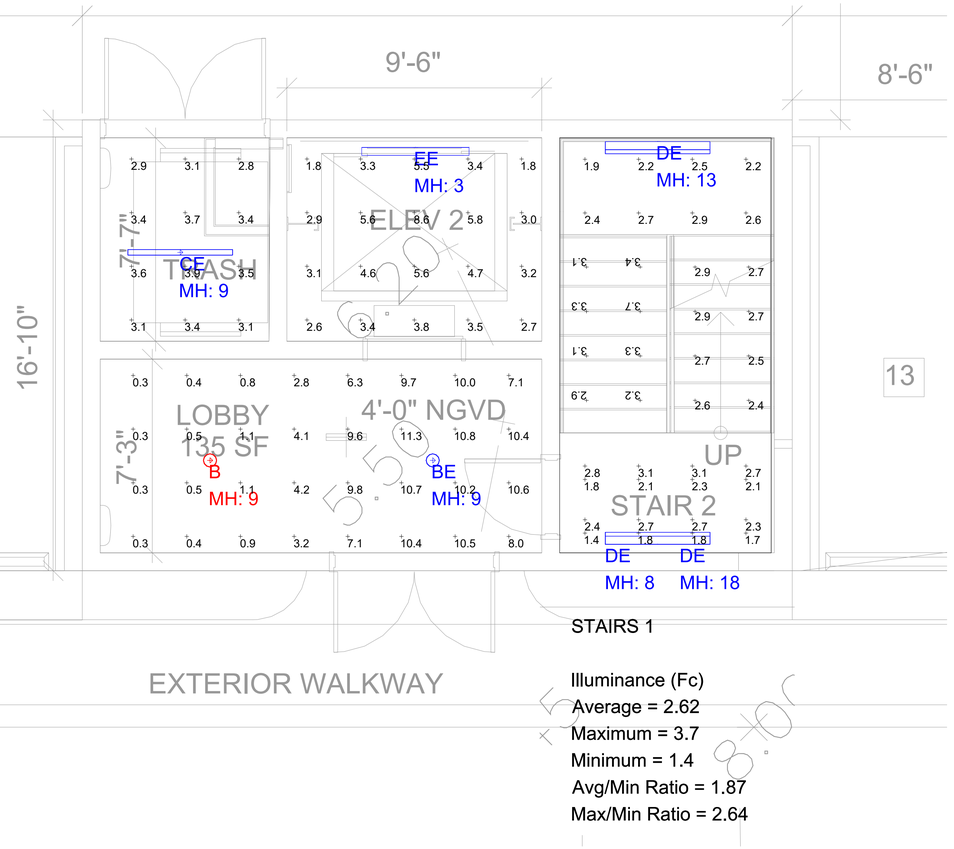
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CLIENT MTTR MGMT

Project 10084 W BAY HARBOR
Date 06/20/2024
Scale 3/8" = 1'
Sheet L1
DRAWN BY SD



STAIRS 1

Illuminance (Fc)
Average = 2.62
Maximum = 3.7
Minimum = 1.4
Avg/Min Ratio = 1.87
Max/Min Ratio = 2.64



STAIRS 1

Illuminance (Fc)
Average = 2.62
Maximum = 3.7
Minimum = 1.4
Avg/Min Ratio = 1.87
Max/Min Ratio = 2.64

Photometrics Calculation Software Generated Luminaire Schedule

Scenario: EM MODE

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	2	B	Single	1153	1153	0.900	12.42	12.42
	3	BE	Single	1153	1153	0.900	12.42	12.42
	2	CE	Single	3333	3333	0.900	24.9	24.9
	6	DE	Single	4676	4676	0.900	34	34
	2	EE	Single	4589	4589	0.900	32	32

Calculation Summary

Scenario: EM MODE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ELEVATOR PIT 1_Floor	Illuminance	Fc	3.98	8.6	1.8	2.21	4.78
ELEVATOR PIT 2_Floor	Illuminance	Fc	3.95	8.6	1.8	2.19	4.78
LOBBY 1_Floor	Illuminance	Fc	8.01	11.6	1.8	4.45	6.44
LOBBY 2_Floor	Illuminance	Fc	5.43	11.3	0.3	18.10	37.67
STAIR 1_Floor	Illuminance	Fc	1.89	2.3	1.4	1.35	1.64
STAIR 2_Floor	Illuminance	Fc	1.88	2.3	1.4	1.34	1.64
TRASH ROOM 1_Floor	Illuminance	Fc	2.55	3.3	1.9	1.34	1.74
TRASH ROOM 2_Floor	Illuminance	Fc	3.33	3.9	2.8	1.19	1.39
STAIRS 1	Illuminance	Fc	2.62	3.7	1.4	1.87	2.64
STAIRS 2	Illuminance	Fc	2.59	3.7	1.4	1.85	2.64

Scenario/Channel Summary

Scenario: EM MODE

Channel	Switched	Dimming	# Lums
B	Off	1.00	2
BE	On	0.80	3
CE	On	0.20	2
DE	On	0.14	6
EE	On	0.15	2

10084 W BAY HARBOR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	TEMP	LUMENS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
GARAGE											
GAE	LED SQUARE CANOPY W/ BATTERY PACK	ILP	CP-3L-U-40-PG-FINISH-XX-EM5	UNV	4000K	3779	LED	28	0-10V	RECESSED	
INTERIOR											
B	4" LED ROUND DOWNLIGHT	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
BE	4" LED ROUND DOWNLIGHT W/ BATTERY PACK	GREEN CREATIVE	SPFTR4-LES-90-27-DIM010UNV-MD-EM-ADR4-CC	UNV	2700K	1153	LED	12.42	0-10V	RECESSED	
CE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-3L-U-40-XX-FRL-EM5	UNV	4000K	3333	LED	24.9	0-10V	RECESSED	
DE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	SS4-4L-U-40-XX-FRL-EM5	UNV	4000K	4676	LED	34	0-10V	RECESSED	
EE	4' LINEAR LED STRIP W/ BATTERY PACK	ILP	VVT4-4L-U-50-XX-FRL-EM5	UNV	5000K	4589	LED	32	0-10V	RECESSED	
FIXTURE SCHEDULE NOTES											
GENERAL NOTE: ADVISE/CONFIRM FINISH											
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT MATT MARSHALL @LIGHTING DYNAMICS - 954 812-0346; MMARSHALL@LIGHTINGDYNAMICS.COM											

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Project 10084 W BAY HARBOR
Date 06/20/2024
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Sheet L1E
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