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

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

MEETING OF THE DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

October 1, 2024
7:00 PM

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for an exterior alteration for "Corey & Eliana Goldman" located at 1260 99 Street, Lot 5 of Block 28. The owners are proposing the removal of two existing windows. One in the primary bedroom and the other in the 2nd bedroom. Enclosed please find the site plan and elevations. Item #1.

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

2. Request for approval for an exterior renovation for "Shani Kagan & Beaujon Davidson" located at 1231 101 Street, Lot 15 of Block 25. On April 16, 2024, and June 17, 2024, the Board deferred the project. The owners have submitted the revised plans. The resubmittal package meets minimum code requirements and appears to include the information requested by the DRB. The owners are proposing to renovate the existing exterior house facade with a raised front entry & foyer / wood-appearing stucco siding and new doors and window locations. Enclosed please find the site plan and elevations. Item #2.

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

3. Request for approval for a new multifamily dwelling for "10190 BH 27D LLC" located at 10150 -10190 East Bay Harbor Drive, Lots 1-2 / 19-20 of Block 6. The developer is proposing to construct a twenty (20) dwelling unit townhouse development. The proposed building will be three (3) stories in height with two (2) floors of residential over one-story of garage / foyer / guest suite and bathroom @ 30-feet above BFE + plus 1' FBC. The proposed building will not require any TDR's. Enclosed please find the site plan and elevations. Item #3.

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10190 East Bay Harbor Drive.

4. Request for approval for a new multifamily dwelling for "9720 West Bay Harbor Drive, LLC" located at 9720 West Bay Harbor Drive, Lot 27 of Block 3. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building positioned east / west on the site. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage @ 65-feet above BFE plus + 1' FBC. The proposed dwelling units will range from 2,334 to 4,252 square feet of A/C space plus balconies. The proposed building will not require any TDR's. Enclosed please find the site plan and elevations. Item #4.

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9720 West Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT
October 1, 2024

ITEM NUMBER: 1.

ITEM: Request for approval for an exterior alteration for "Corey & Eliana Goldman" located at 1260 99 Street, Lot 5 of Block 28. The owners are proposing the removal of two existing windows. One in the primary bedroom and the other in the 2nd bedroom. Enclosed please find the site plan and elevations. Item #1.

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1260 99 St SFR Reno DRB Staff Report Sept 9 2024
2.	DRB Application
3.	1260 99 Street DRB Set 10.1.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: September 9th, 2024

Subject: Existing Single-Family Residence – Renovations (Remove 2 Windows)
1260 99th Street
Bay Harbor Islands Acct. No.: SPR24-000019
MMPA Acct. No.: 01-0702-1195

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the Site Development Plans (recd. 7/25/24) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the removal of two (2) existing windows on an existing 2,482+/- sq. ft. single-family house located at 1260 99th Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1260 99th Street
Legal Description:	Lot 5, Block 28, "Bay Harbor Island" subdivision, according to the Plat thereof, as recorded in Plat Book 46, on Page 5 of the public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Michael Alan Fine Architect P.A., as agent for the property owners, Corey & Eliana Goldman, has submitted an application for the removal of two (2) existing windows on an existing interior non-waterfront single-family residence located at 1260 99th Street. The existing one-story single-family residence is about 2,482 square feet according to the MDPA website. Town Resolution No. 1077 requires the DRB to review / approve such requests.

According to the MDPA website the original home / site improvements were built in 1954 and had 3 Bedrooms, 2 Full Bathrooms, and 1 Half Bathroom. The Town's 2006 Historic Structure Survey notes the site was built in 1955 and has a "Ranch" architectural style (Site DA10331). Over the years a few misc. improvements were made to the site (pool / patio / etc.). The house has one interior parking garage space and the aforementioned rear yard swimming pool & deck area. There is an existing "circular" driveway along the 99th Street frontage that will remain. In May 2024 the Town received a Building Permit application to remove the two (2) windows. MMPA reviewed the application and noted the Town Council's 2008 Resolution No. 1077 that established responsibilities for the new Planning & Zoning Board (PZB), when the Town Council ceased functioning as the PZB and created a free-standing board (architects / others) to review & approve land development applications. While seemingly minor in nature and not readily visible except to the adjoining neighbors, technically staff does not have the ability to approve such requests.

Following is the applicable provisions from Resolution No. 1077:

Section 1. The Planning and Zoning Board **shall** review and approve the following:

e. **Revisions to plans previously approved by the Planning and Zoning Board for changes in material and/or color that affect the overall aesthetic look. (Structural changes: location, reduction or addition of doors, windows,** roof design changes (pitch), and architectural features (railings, balconies, columns, or any accent feature).

The plans submitted do not include much detail on the interior room functions, and state law now limits a local government's ability to review / comment on single-family floor plan layouts, expect for compliance with applicable Florida Building Code requirements (i.e. means of access / exiting / flood elevation / etc.). The site appears to have a large amount of landscaped open space (min. 35% required) that will remain. As to the exterior façade changes (reduction of windows), at the northeast corner of the house a window is proposed to be removed on the east façade, and at the southwest corner of the house another window is to be removed and closed-in on the west façade. Concrete block will be used to fill the voids and a stucco finish applied to match the rest of the house is proposed.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / RECOMMENDED CONDITIONS

The Site Development Plans submitted for the reduction (removal) of two (2) existing windows to an existing interior (non-waterfront) lot single-family residence meet or exceed all Town Land Development requirements. The applicant submitted plans that were reviewed and commented on by Town staff / MMPA, and all previous comments / issues have been addressed by the current plans. It is the responsibility of the Design Review Board (DRB), as the renamed former Planning & Zoning Board (PZB), to determine if the revised exterior architectural appearance is acceptable.

The following condition of approval is recommended:

1) This approval is based on the plans prepared by Michael Alan Fine Architect P.A. received by the Town on July 25th, 2024, with any modifications required by the Design Review Board. Any future modifications required to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.

TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD

(NEW SUBMITTAL)

TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.

Permit # B24-0000233
PROCESS NUMBER Project # 24-000842
DRB APPLICATION FEE - $350.00

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)
Name MICHAEL ALAN FINE Contact Number 305-490-5466
Address 5055 Collins Ave #4G
City Miami Beach State Florida Email Address MFINEDESIGN2@GMAIL.COM

OWNER / PROPERTY INFORMATION
Name Corey & Eliana Goldman Address 1260 99 Street
Folio# 13-2227-001-5450 Lot 5 Block 28

DESCRIPTION OF PROPOSED USE / REQUEST
Remove two windows and close in the openings with masonry

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 7/18/24 Signature of Applicant: _____

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 7/18/24 Signature of Owner: _____

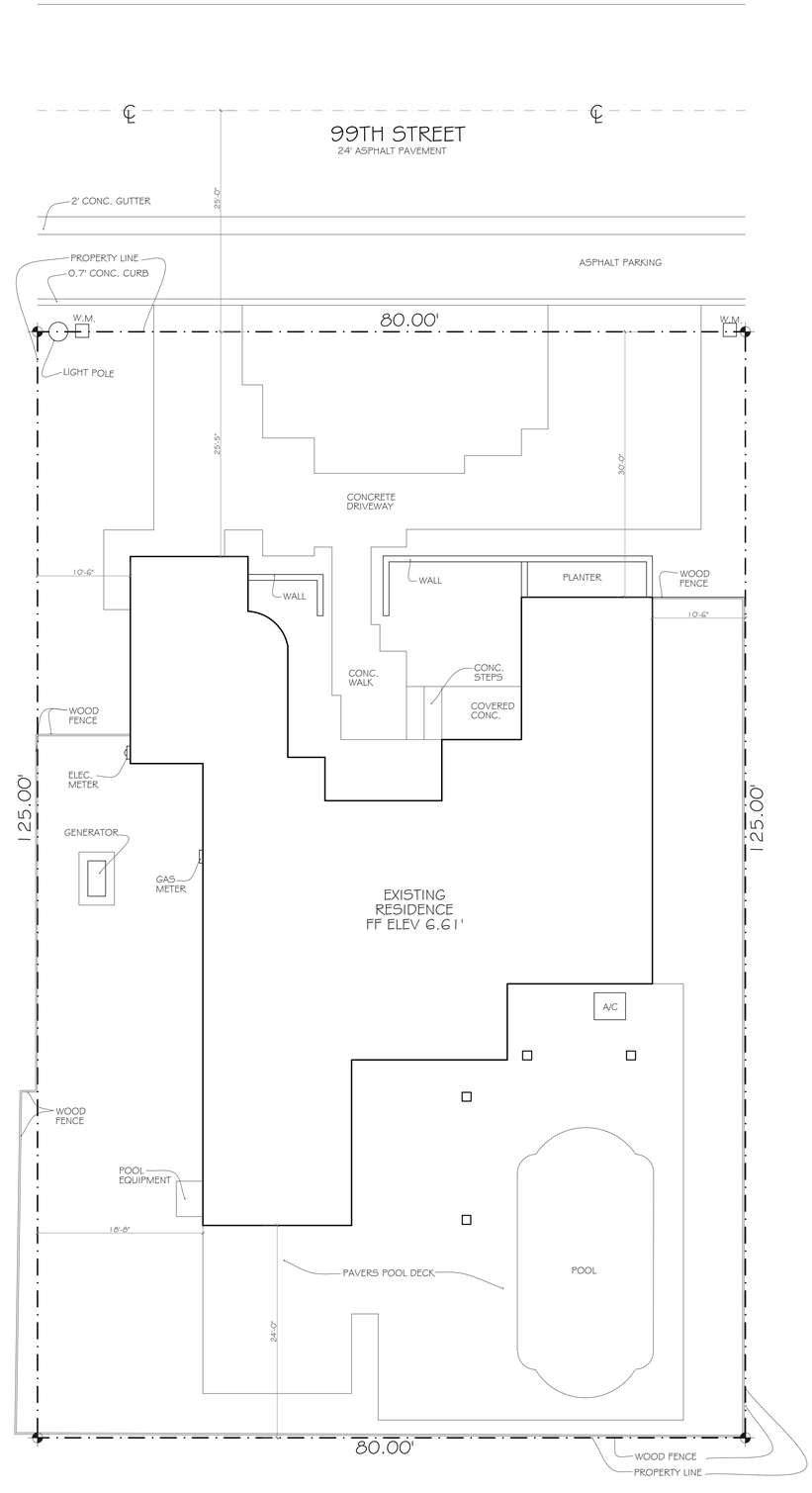
I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

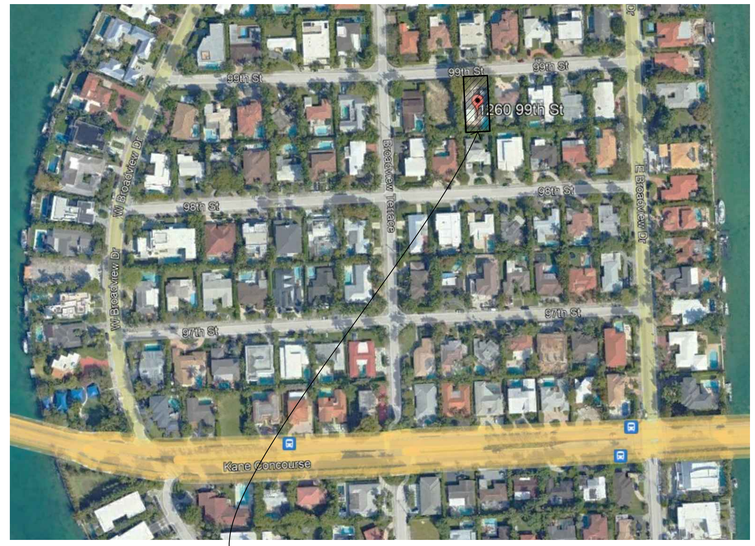
Date: 7/18/24 Signature of Applicant: _____

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

LEGAL DESCRIPTION:
LOT 5, BLOCK 28, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS:
1260 99TH STREET, BAY HARBOR ISLANDS, FLORIDA 33154





LOCATION SKETCH

NTS

SHEET INDEX:

A-1	EXISTING SITE PLAN
A-2	EXISTING FLOOR PLAN
A-3	DEMOLITION PLAN
A-4	PROPOSED FLOOR PLAN

SCOPE OF WORK:

1. REMOVE NOTED WINDOWS AND CLOSE OPENINGS WITH MASONRY.

EXISTING SITE PLAN

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

Michael A Fine
Digitally signed by Michael A Fine
Date: 2024.09.10 14:35:58 -04'00'

MICHAEL ALAN FINE ARCHITECT P.A.
5055 COLLINS AVENUE #4G
MIAMI BEACH, FL 33140
LIC. NO. AR001 1631 - P.A. LIC. NO. - #AAC001628
TEL. NO. (305) 490 5466

GOLDMAN RESIDENCE
1260 99TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

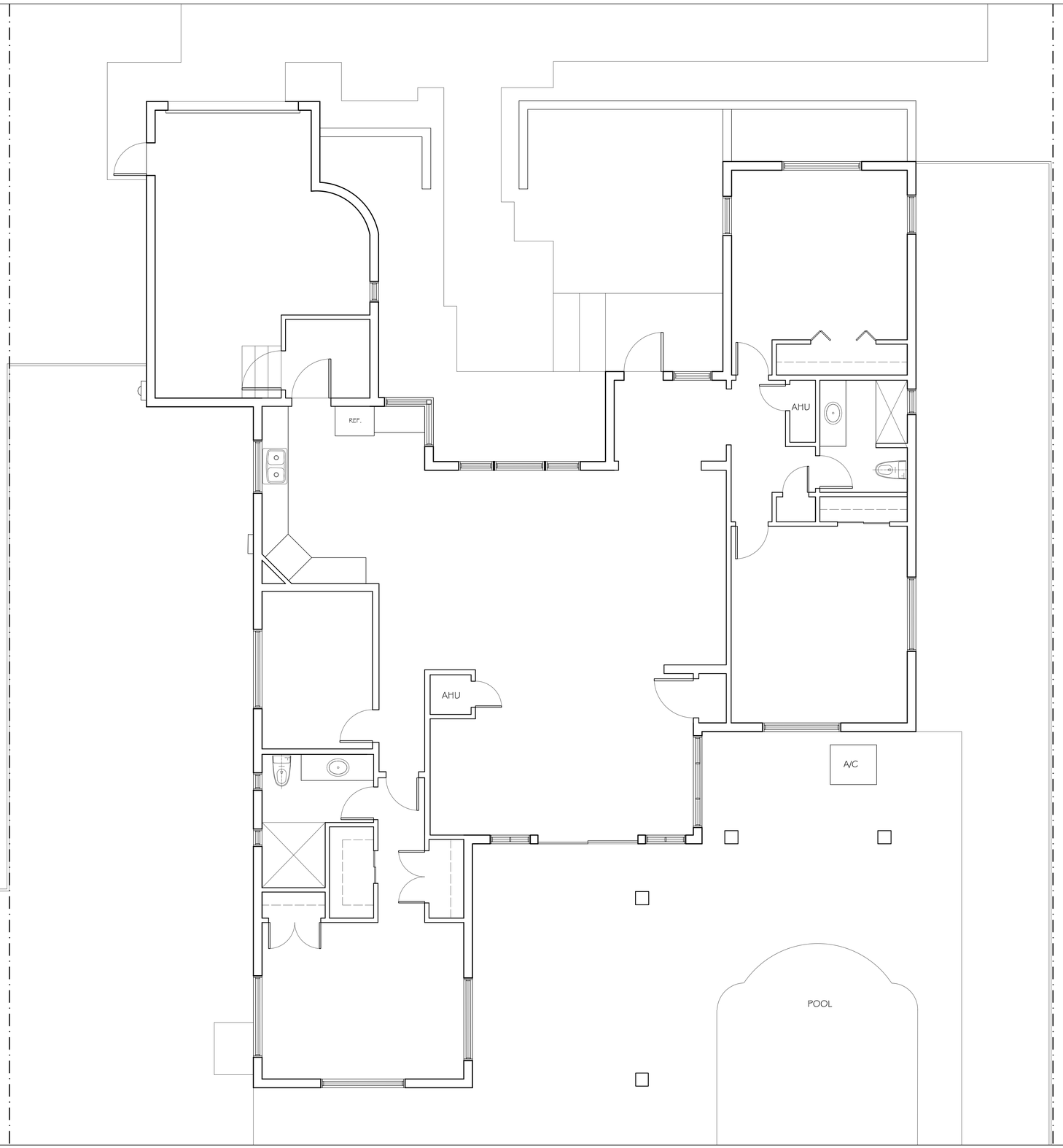
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owner:

revisions:
04/11/2024

sheet:
A-1



N

EXISTING FLOOR PLAN

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

STATE OF FLORIDA
MICHAEL ALAN FINE
AR0011631
REGISTERED ARCHITECT

FINE MICHAEL ALAN FINE ARCHITECT P.A.
5055 COLLINS AVENUE #4G
MIAMI BEACH, FL 33140
LIC. NO. AR00 | 1631 - P.A. LIC. NO. - #AAC001628
TEL. NO. (305) 490 5466

GOLDMAN RESIDENCE
1260 99TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

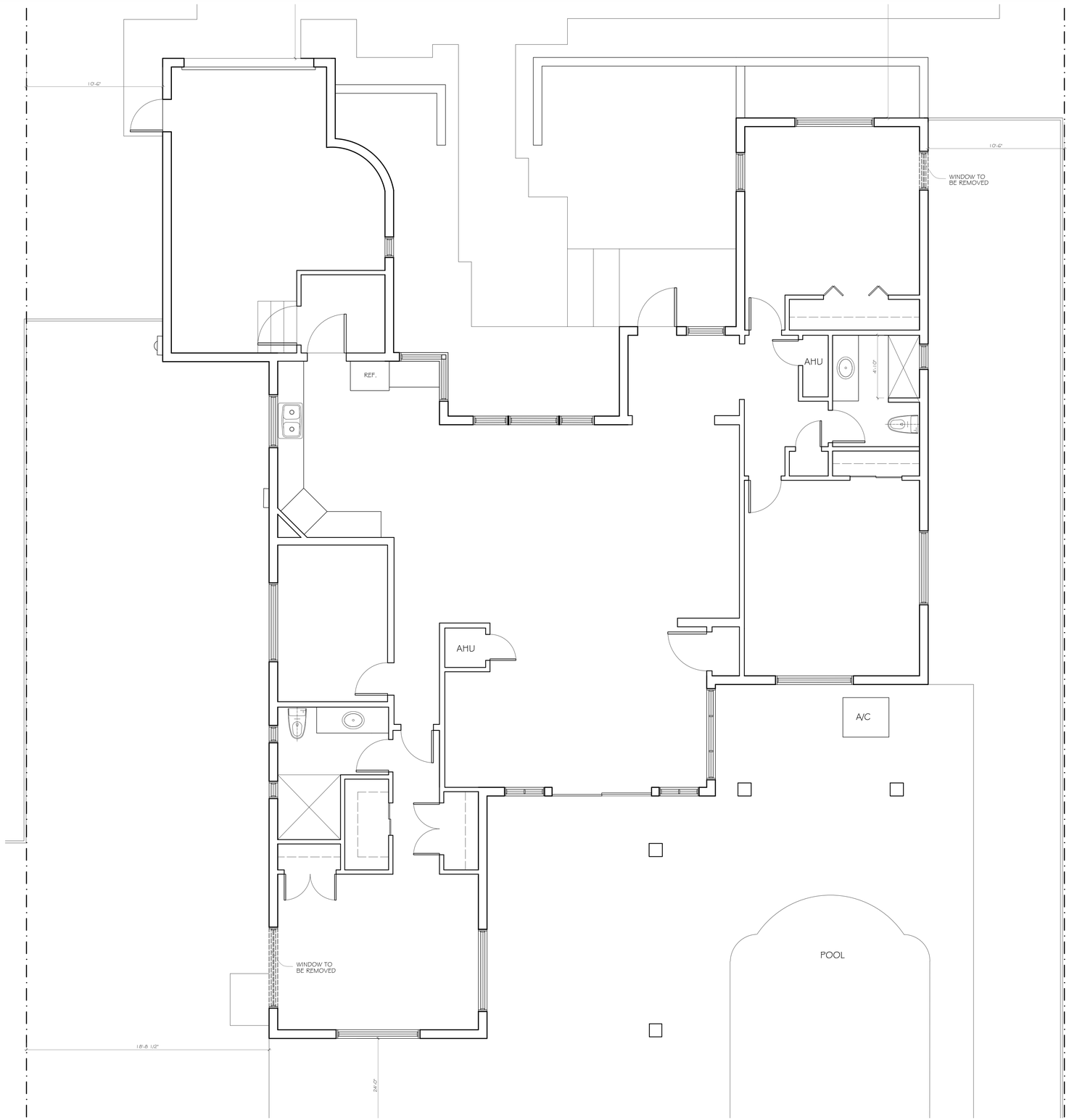
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owner:

revisions:
04/11/2024

sheet:
A-2



DEMOLITION PLAN

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

MICHAEL ALAN FINE ARCHITECT P.A.
5055 COLLINS AVENUE #4G
MIAMI BEACH, FL 33140
LIC. NO. AR00 | 1631 - P.A. LIC. NO. - #AAC001628
TEL. NO. (305) 490 5466

GOLDMAN RESIDENCE
1260 99TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

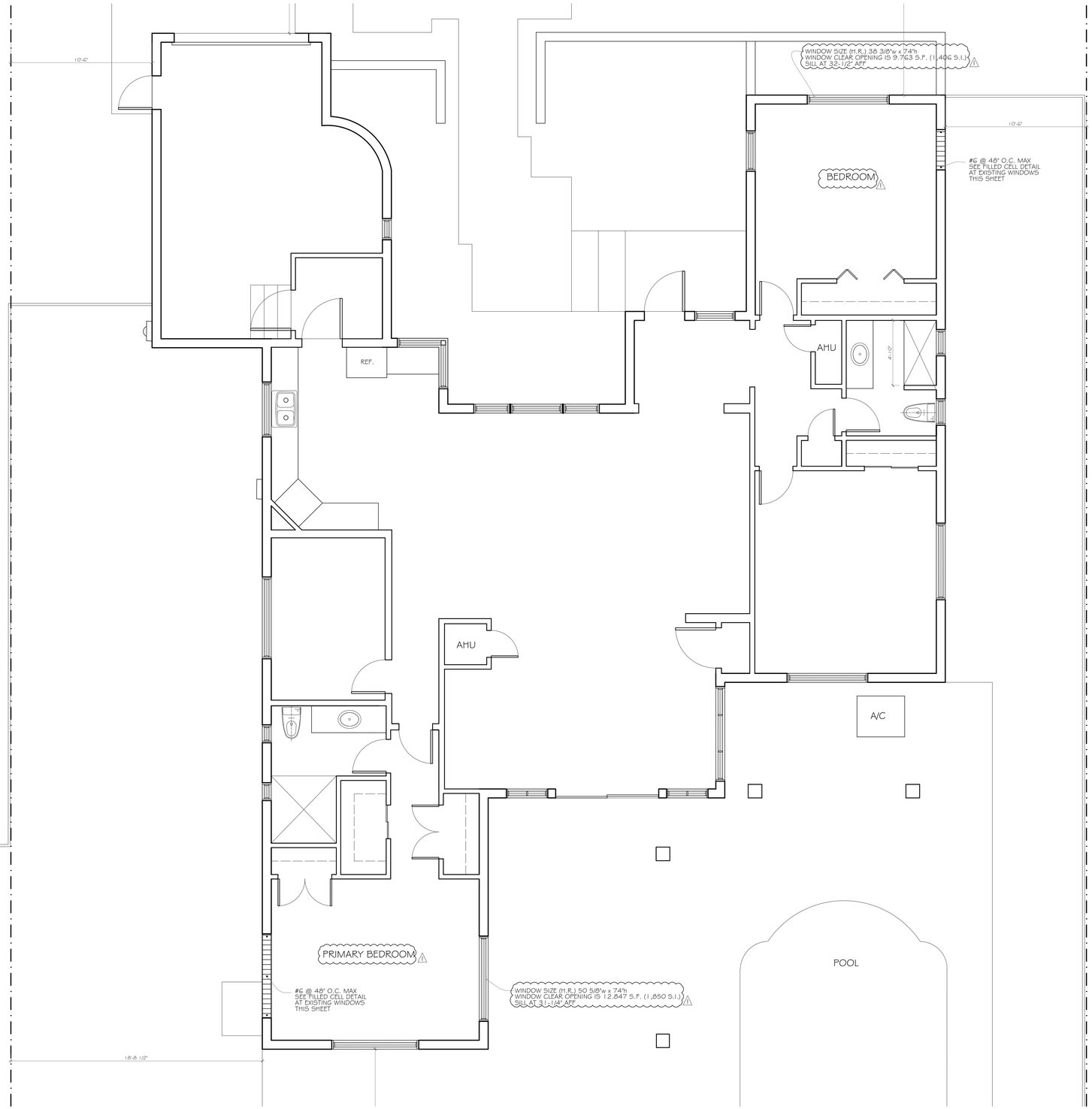
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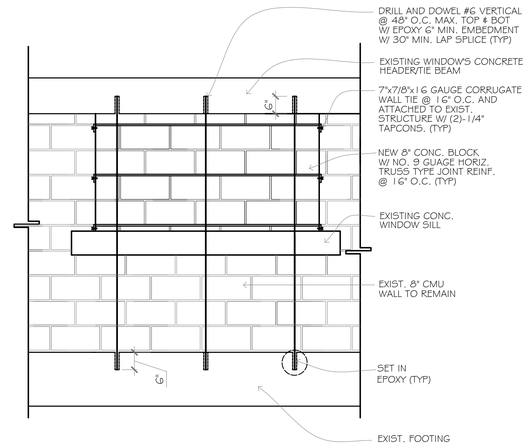


PROPOSED FLOOR PLAN

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

N

NOTE 1: GLASS DOORS AND GLAZING ADJACANT TO DOORS TO BE CATEGORY II SAFETY GLAZING - PER FBC 2023 SEC. 2406.4.1, 2406.4.2, AND TABLE 2406.2



FILLED CELL DETAIL AT EXISTING WINDOWS

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

NOTE: EACH ROOM EXCEEDS FBC 2023 R310 REQUIREMENTS FOR EGRESS WINDOWS (MAX. 3'-8" AFF & CLEAR OPENING OF 5.7 S.F. (820 S.I.).

PRIMARY BEDROOM = WINDOW CLEAR OPENING IS 12.847 S.F. (1,850 S.I.)
FRONT BEDROOM = WINDOW CLEAR OPENING IS 9.763 S.F. (1,406 S.I.)

CODE IN EFFECT IS FLORIDA BUILDING CODE BUILDING AND EXISTING 2023 8TH EDITION AND NFPA 1 AND NFPA 101 2015 EDITIONS.

MICHAEL ALAN FINE ARCHITECT P.A.
5055 COLLINS AVENUE #4G
MIAMI BEACH, FL 33140
LIC. NO. AR0011631 - P.A. LIC. NO. - #AAC001628
TEL. NO.: (305) 490 5466

GOLDMAN RESIDENCE
1260 89TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

title:

com. no:

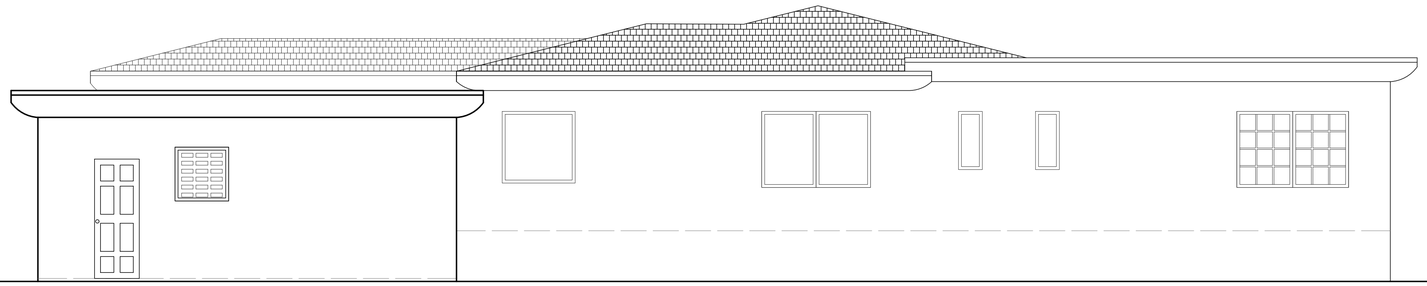
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08/13/2024
09/09/2024

sheet:
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MICHAEL ALAN FINE
STATE OF FLORIDA
AR0011631
REGISTERED ARCHITECT

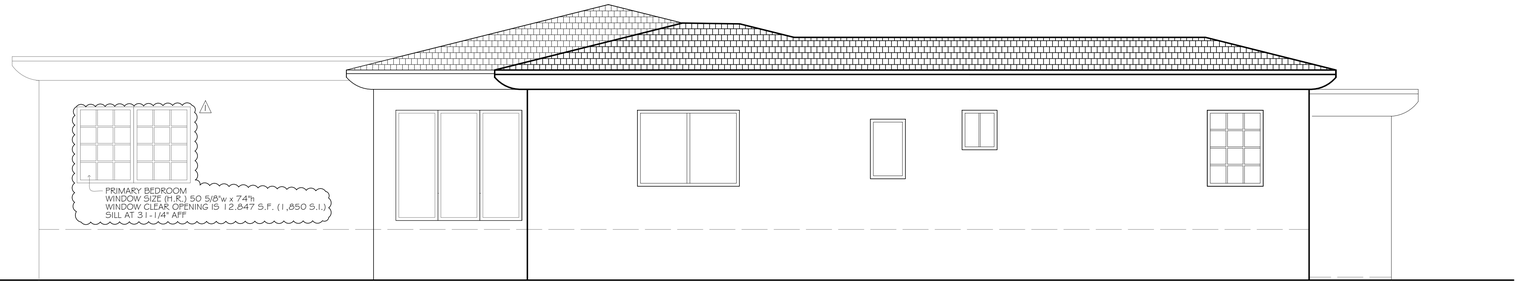




WEST ELEVATION



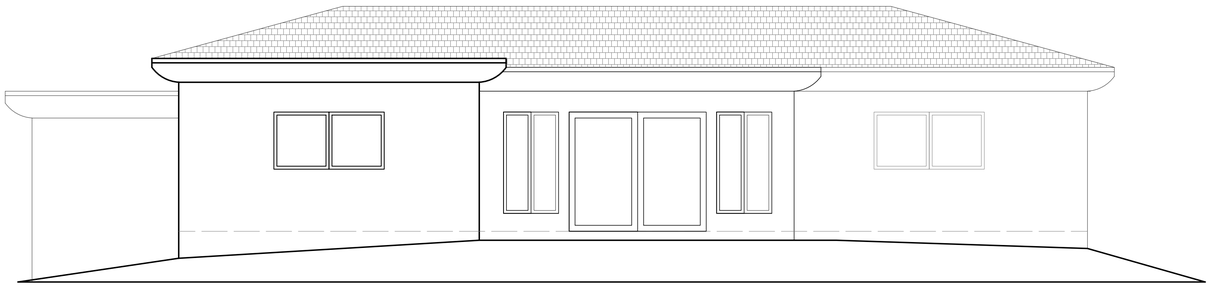




EAST ELEVATION





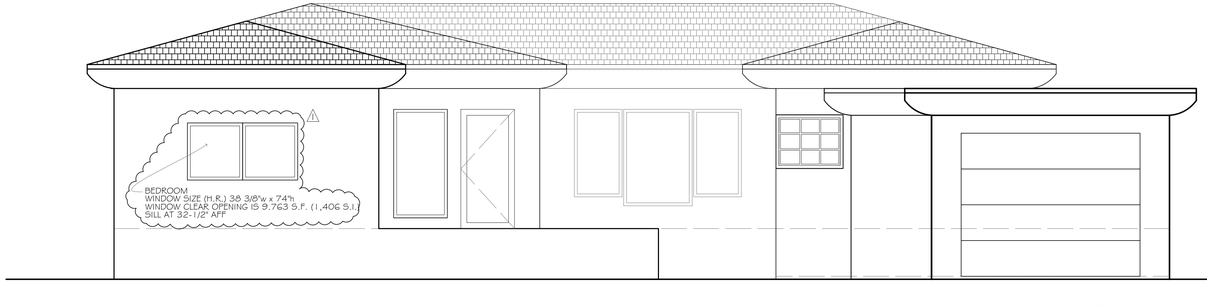


SOUTH ELEVATION









NORTH ELEVATION



EXISTING ELEVATIONS

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

MICHAEL ALAN FINE ARCHITECT P.A.
LIC. NO. AR0011631 - P.A. LIC. NO. - #AAC001628
TEL. NO. (305) 490 5466
5055 COLLINS AVENUE #4G
MIAMI BEACH, FL 33140

GOLDMAN RESIDENCE
1260 99TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

title:

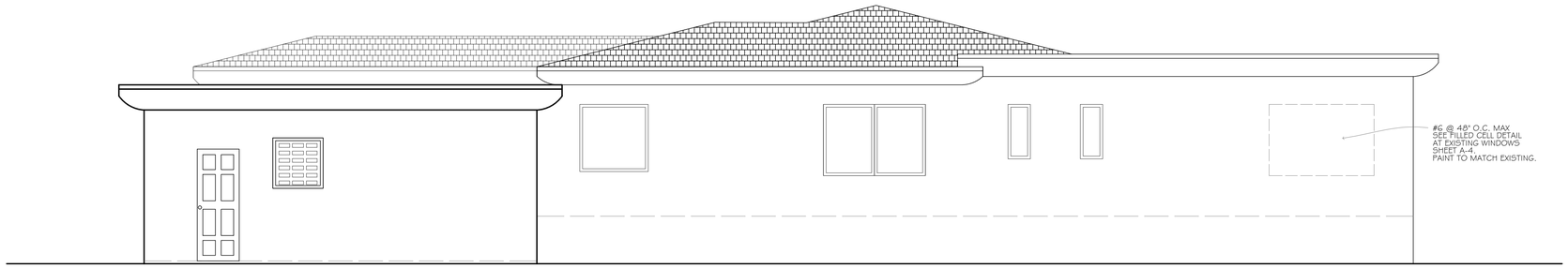
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owner:

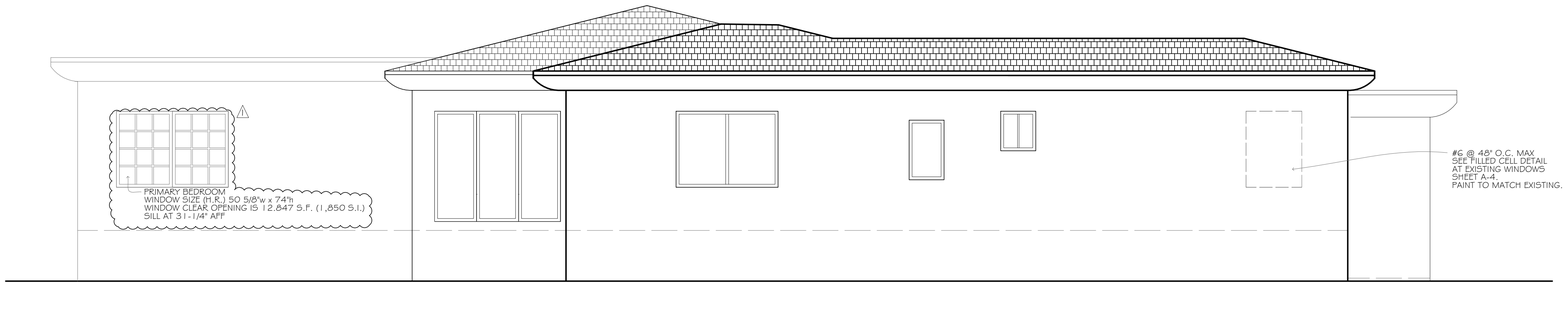
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08.23.2024

sheet:
A-5

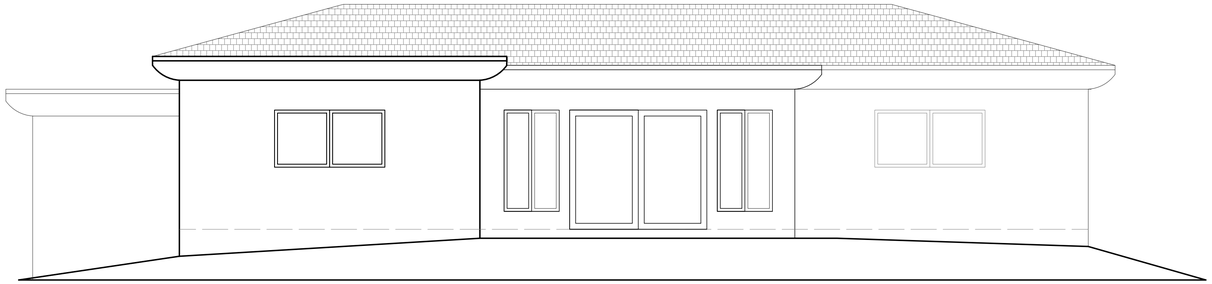
STATE OF FLORIDA
MICHAEL ALAN FINE
AR0011631
REGISTERED ARCHITECT



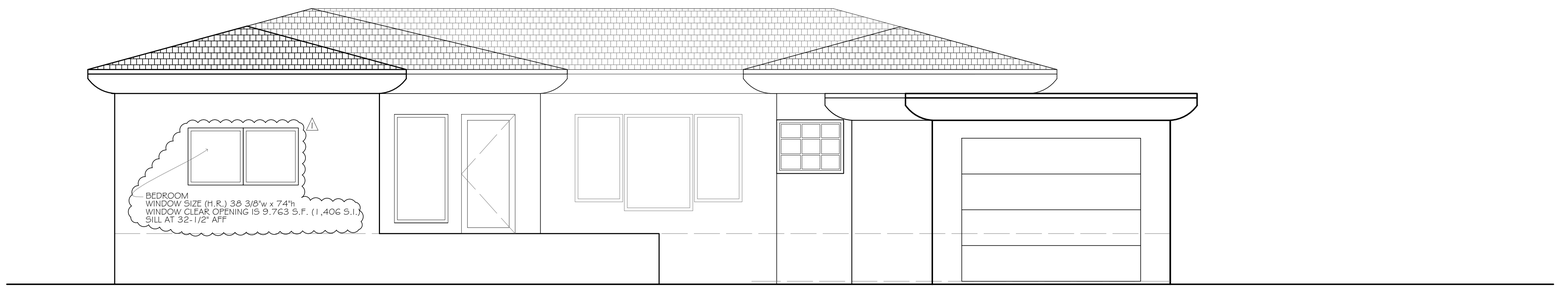
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

PROPOSED ELEVATIONS

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

FINE MICHAEL ALAN FINE ARCHITECT P.A.
5055 COLLINS AVENUE #4G
MIAMI BEACH, FL 33140
LIC. NO. AR001631 - P.A. LIC. NO. - #AAC001628
TEL. NO. (305) 490 5466

GOLDMAN RESIDENCE
1260 99TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

builder:

com. no.

owner:

revisions:
06/13/2024 1
08/20/2024 2

sheet:
A-6

AGENDA ITEM REPORT
October 1, 2024

ITEM NUMBER: 2.

ITEM: Request for approval for an exterior renovation for "Shani Kagan & Beaujon Davidson" located at 1231 101 Street, Lot 15 of Block 25. On April 16, 2024, and June 17, 2024, the Board deferred the project. The owners have submitted the revised plans. The resubmittal package meets minimum code requirements and appears to include the information requested by the DRB. The owners are proposing to renovate the existing exterior house facade with a raised front entry & foyer / wood-appearing stucco siding and new doors and window locations. Enclosed please find the site plan and elevations. Item #2.

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1231 101 St SFR Reno DRB Staff Report Sept 16 2024
2.	SPR24-000002 Revised Plans - Narrative 9.11.2024
3.	1231 101 Street DRB Set 10.1.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: September 16th, 2024

Subject: Existing Single-Family Residence - Renovation (DRB #3 Review)
1231 101 Street
Bay Harbor Islands Acct. No.: SPR2024-000002
MMPA Acct. No.: 01-0702-1183

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the submitted site plan and architectural plans (last revised dated 09/09/2024) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for renovations to an existing single-family house located at 1231 101 Street.

GENERAL PROJECT INFORMATION

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

PROJECT DESCRIPTION

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

BACKGROUND / PROJECT HISTORY

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

This project was reviewed by the Design Review Board (DRB) at their meeting on April 16th, 2024, and deferred. The DRB expressed some concerns with the proposed exterior façade design and requested the applicant consider the DRB comments and re-study / revise the drawings. The DRB expressed there was not a consistent architectural appearance. In mid-May 2024 a set of revised exterior house façade elevations were resubmitted. Those plans appeared to be similar to the original drawings but with more detail. The majority of the exterior changes involve (1) a new prominent front covered entry, (2) several window location / size changes, and (3) areas of scored stucco (note of plans states "marked") at various locations. The DRB reviewed the applicant's revised plans at their meeting on June 17th, 2024, but deferred the project again citing similar comments. The DRB again expressed concerns with the proposed exterior façade design. The DRB expressed again there was not a consistent architectural appearance in their opinion. The DRB requested: (1) a full set of plans, (2) renderings of all house elevations, (3) include samples of proposed exterior paint colors & materials, and (4) submit a written narrative explaining the project design and describing details of the proposed revisions. On September 11th, 2024, the Town received a revised set of plans and a written 4-page narrative as the DRB requested. MMPA has reviewed the re-submittal package and finds the plans meet minimum Code requirements and appear to include the information requested by the DRB.

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SUGGESTED CONDITIONS &SITE PLAN COMMENTS

The latest site plan & architectural plans submitted for renovations (exterior & interior) of an existing single-family house at 1231 101 Street meet or exceed most current Town Land Development and Landscape Code requirements (limited ability to require complete compliance). The applicant previously submitted plans that were reviewed and commented on by MMPA / Town staff and all previous comments and issues have been addressed by the current plans. As stated above, the DRB initially reviewed this application on April 16th, 2024, but deferred the matter for some suggested revisions. The DRB reviewed this application a second time on June 17th, 2024, but deferred the matter again as they found the submittal incomplete and requested revisions. The following conditions of approval are recommended if the DRB approves the project:

1) This approval is based on the latest revised plans prepared by Consulting Engineer Arshad Viqar, P.E., received by the Town on September 11th, 2024, with any modifications required by the Design Review Board (DRB). Any modifications to the above plans shall be reviewed by Town staff and may require re-approval by the DRB if felt to be substantial.

BUILDING SERVICES UNLIMITED, INC.
12260 SW 8TH STREET, SUITE #224
MIAMI, FL 33184
PHONE: (786) 502-2096
CELL: (305) 219-9791
E-mail:bsuengi@gmail.com

RECEIVED
SEP 11 2024
BY:.....

RESPONSE LETTER

Address: 1231 101 ST, BAY HARBOR ISLANDS 33154

Process number: SPR24-000002

Building Department

- As per Boards request- Full set of plans must be resubmitted
- As per Boards request- Need rendering of all sides of the property.
- As per Boards request- Need to submit paint colors swatches and materials that will be used.
- Narrative must be submitted along with the plans.

- Response: Please see the full set Plan resubmitted:

  -SP1
  -SP2
  -SP3
  -SP3.1
  -L1
  -A1
  -A1.1
  -A2
  -A2.1
  -A2.2
  -A2.3
  -A3
- Response: Please see Plan sheet A2.2 for rendering all sides of property.
- Response: Please see Plan sheet A3 for paint colors swatches and materials to be used.

DESIGN NARRATIVE FOR EXTERIOR RENOVATION

GENERAL PROJECT INFORMATION

RECEIVED
SEP 11 2024
BY:.....

Property Address: 1231 101st St, Lot 15 of Block 25

Property Owners: Shani Kagan & Beaujon Davidson

Project Engineers: Arshad Vigar, P.E, and Chuni Ram

Project Description: Exterior Renovation

PROJECT DESCRIPTION

The proposed exterior renovation for 1231 101st St, Lot 15 of Block 25, is designed to harmonize modern aesthetics with the neighborhood's existing character, enhancing both the property's overall appeal and its symmetrical appearance. By carefully selecting colors and materials, we aim to create a cohesive, contemporary look that not only complements the home's architectural style but also integrates seamlessly into the Bay Harbor Islands community.

---

1. PROPOSED FRONT ELEVATION (SOUTH)

- **Parapet (New Enclosed Entryway)**

  The new enclosed entryway features a box-like structure that covers the existing courtyard walkway leading to the front door. The right and left walls of the parapet each have two rectangular windows near the top, providing natural light. The ceiling is finished with vinyl and includes four lights on the right and four lights on the left side. The floor is finished with Tigerwood decking. The property's main entrance is highlighted by a wider glass front door, flanked by two sidelights of equal size, all with the same height, creating a balanced and modern appearance. Additionally, landscaping will frame the entryway on each side, further enhancing its appeal.

  Materials

  Vinyl Ceiling – Dimensions: 10.5" W x 94.5" L each; Color: Honey Maple Vinyl Ceiling

  Tigerwood Deck – Dimensions: 1" x 5 ½"

- Pressured wood will form the frame for the Tigerwood Deck, ensuring durability and proper drainage. This will be secured to the frame with stainless steel screws. After construction, a protective oil will be applied to maintain the wood's color and durability.

Flat Stucco – Color: Gray

- Once the flat stucco is applied, it will be painted with the Benjamin Moore paint specified below.

Benjamin Moore Paint

- Interior parapet walls – Color: Driftwood (2107 - 40); Finish: Matte
- Overall parapet structure – Color: Iron Mountain (2134 - 30); Finish: Matte

- **Right and Left Soffits**

The property originally featured a right soffit. To create a more symmetrical appearance, a left soffit will be constructed with the same dimensions as the existing one. To create the soffit on the left side of the property, plywood will be attached to the roof line with metal straps. Once the soffit framework is in place, lash wire will be added to the plywood, followed by stucco application. After the stucco dries and the structure is finished, the soffit will be painted with Benjamin Moore paint mentioned below. This addition will enhance the property's modern aesthetic and symmetry.

Materials

Flat Stucco – Color: Gray

- Once the flat stucco is applied, it will be painted with the Benjamin Moore paint specified below.

Benjamin Moore Paint – Color: Iron Mountain (2134 - 30); Finish: Matte

- **Front Exterior Walls – FRONT ELEVATION (SOUTH)**

Travertine tiles, measuring 48 x 48, will be installed across all the exterior walls at the front of the property. These tiles will be set using Laticrete 254 Platinum White. The addition of travertine not only enhances the durability of the exterior but also gives the home a sleek, modern look.

Materials

Thin-set mortar – Color: Platinum White

Travertine Tile – Name: Bone Vein; Dimensions: 48 x 48; Shape: Square; Color: Beige; Finish: Matte

Entry Lights – One round light will be installed on each side; one on the right and one on the left.

2. PROPOSED RIGHT ELEVATION (EAST) & PROPOSED LEFT ELEVATION (WEST)

The right and left elevations will have a consistent appearance throughout the property. These exterior walls will be finished with stucco and subsequently painted with the Benjamin Moore paint specified below.

Materials

Flat Stucco – Color: Gray

Benjamin Moore Paint – Color: Driftwood (2107-40); Finish: Matte

3. PROPOSED BACK ELEVATION (NORTH)

The back elevation will be consistent with the right and left elevations, but with a covered patio designed to mirror the main entrance, with a vinyl ceiling and a Tigerwood deck. The walls of the covered patio will be painted with the specified Benjamin Moore paint. The ceiling will feature four lights on each side, enhancing the property's modern aesthetic and providing an inviting ambiance for entertaining. This covered patio will contribute to the overall contemporary and sophisticated appearance of the property.

Materials

Vinyl Ceiling – Dimensions: 10.5" W x 94.5" L each; Color: Honey Maple Vinyl Ceiling

Tigerwood Deck – Dimensions: 1" x 5 ½"

- Pressured wood will form the frame for the Tigerwood Deck, ensuring durability and proper drainage. This will be secured to the frame with stainless steel screws. After construction, a protective oil will be applied to maintain the wood's color and durability.

Flat Stucco – Color: Gray

- Once the flat stucco is applied, it will be painted with the Benjamin Moore paint specified below.

Benjamin Moore Paint – Color: Driftwood (2107-40); Finish: Matte

Conclusion: This exterior renovation is designed to present a modern, cohesive appearance while respecting the aesthetic and environmental context of Bay Harbor Islands. The selected colors and materials work together to create a stylish, welcoming, and durable home. We believe this design will contribute positively to the neighborhood's character and look forward to your feedback and approval.

Attachments:

- Color Samples - will be provided at DRB meeting
- Material Swatches - will be provided at DRB meeting
- Elevation Drawings
- Current Plans
- Proposed Plans

Thank you for considering our design narrative. We are eager to address any questions or provide additional information as needed.

PROPERTY ADDRESS AND FOLIO:

1231 101ST STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO : 13-2227-001-5060

LEGAL DESCRIPTION:

BAY HARBOR ISLAND PB 46-5
LOT 15 BLK 25
LOT SIZE 80.000 X 125
OR 19341-2602 10 2000 1

ZONING INFORMATION:

ZONING DISTRICT..... RD
PRIMARY LAND ZONE.....0100 SINGLE FAMILY - GENERAL
PRIMARY LAND USE.....0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
BEDS/BATHS/ HALF.....5 /5 / 0
FLOORS..... 1
LIVING UNITS.....1
ACTUAL AREA..... 3,624 Sq. ft
LIVING AREA..... 3,239 Sq. ft
ADJUSTED AREA..... 2,989 Sq. ft
LOT SIZE..... 10,000 Sq. ft = 0.23 acre
YEAR BUILT/ YEAR EFFECTIVE..... MULTIPLE

DESIGN CRITERIA:

GOVERNING CODES:	FLORIDA BUILDING CODE 2020 7th EDITION, ASCE 7-16
WIND SPEED:	175 MPH
EXPOSURE:	C
ALTERATION LEVEL:	II

FLOOD INFORMATION:

FLOOD ZONE: AE
ELEVATION: 8.0
COMMUNITY: 120637
PANEL: 12086C0144
DATE OF FIRM: 09-11-2009

INDEX OF DRAWINGS

SP-1 : SITE & ZONING DETAILS
SP-2 : EXISTING SITE PLAN
SP-3 : PROPOSED SITE PLAN
SP-3.1: CROSS-SECTION ELEVATIONS
L1: LANDSCAPE PLAN
A-1: EXISTING/DEMOLITION FLOOR PLAN
A-1.1: EXISTING ELEVATIONS PLAN
A-2: PROPOSED FLOOR PLAN
A-2.1: PROPOSED ELEVATIONS PLAN
A-2.2: CONTEXT ANALYSIS PLAN
A-3: BUILDING ARTICULATIONS ANALYSIS PLAN
E-1: PROPOSED ELECTRICAL LAYOUT
E-2: PROPOSED ELECTRICAL LAYOUT 2
M-1: PROPOSED MECHANICAL LAYOUT
M-2: PROPOSED MECHANICAL LAYOUT 2
P-1: PROPOSED PLUMBING LAYOUT
P-2: PROPOSED PLUMBING LAYOUT 2

LEGAL DESCRIPTION:

LOT 15, IN BLOCK 25, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION
N.T.S.

SCOPE OF WORK: "interior & amp; Extrior Remodeling"

BUILDING/DEMOLITION:

- RELOCATED EXISTING LAUNDRY
- CHANGE LIVING ROOM TO NEW BEDROOM AND BATHROOM
- REMODEL MAST. BATHROOM AND WALKING CLOSET
- REMODEL KITCHEN ROOM
- REMOVE AC UNIT #3 AND MINI SPLIT.
- REMODEL BEDROOM #1 AND BATHROOM
- REMODEL BEDROOM #3, REMOVE EXISTING WATER HEATER AND ADD THREE NEW TANKLESS WATER HEATER.
- RELOCATED AC UNIT #1
- REMODEL BEDROOM#2.
- REMODEL COVERED CRYSTAL ROOF IN THE ENTRY.

ELECTRICAL
- EXISTING ELECTRICAL LAYOUT TO CATER THE NEW LAYOUT

PLUMBING
- EXISTING AND NEW PLUMBING FIXTURES, WATER LINES AND SANITARY LINES.

MECHANICAL
- EXISTING MECHANICAL LAYOUT TO CATER THE NEW LAYOUT

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANC!ES. IF ANY.
2. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMPNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
4. ALL CONCRETE FOR FOUNDATIONS & SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS. AND ALL COLUMNS, GROUTED CELLS, GLASS ABOVE GRADE AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
5. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATIONS W1TH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
6. OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.
7. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THESE DRAWINGS CONSTITUTES ACCEPTANCE & AGREEMENT WITH THE FOLLOWING STATEMENT: NO PARTY SHALL INITIATE DELAY CLAIMS AGAINST ARCHITECT LIABILITIES SHALL BE LIMITED TO FEES PAID TO THE DESIGN PROFESSIONAL.
8. PLEASE NOTE -IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS.

SECURITY NOTES: APPLICABLE ITEMS OF CHAPTER 30 OF THE F.B.C. INTRUSION AND BURGLARY SECURITY.

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE 36C.
2. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY.
3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 3/8" MIN. THROW BOLTS WITH INSERTS.
4. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWING DOORS BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
6. SINGLE, SWINGING, EXTERIOR DOORS, IF USED SHALL BE SOLID CORE OF NO LESS THAN 1-3/4" THICK.
7. GLASS AND EXTERIOR DOOR SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 2911.
8. VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE'S - STANDARD 2911
9. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IT LOCKED POSITION AND SO AS TO COMPLY WITH ARCHITECTURAL ALUMINUM MANUFACTURES ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.
10. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL.
11. DOOR AND WINDOWS BY YALE OGRON FRODUCTS (OR EQUAL).

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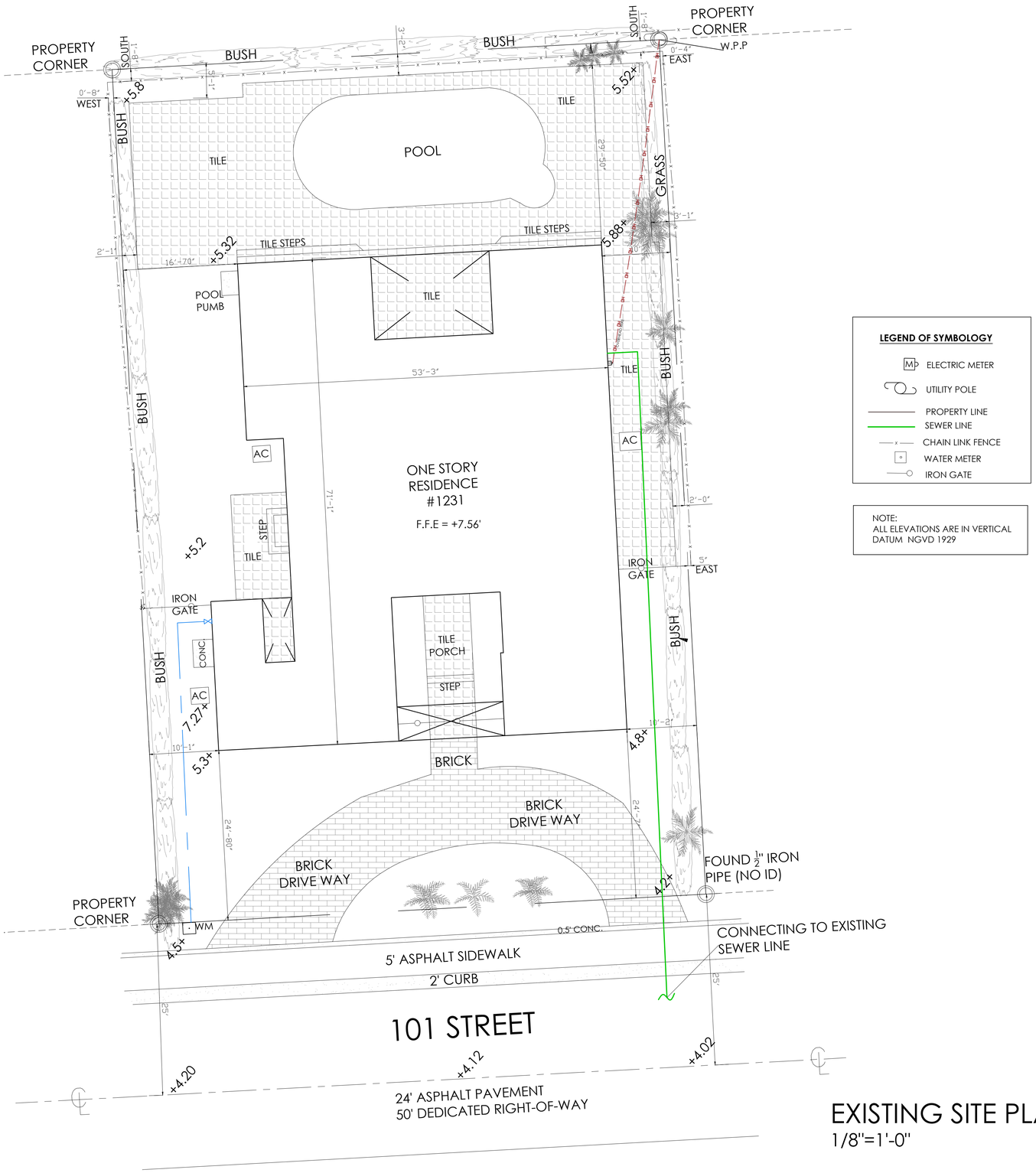
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ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

DRAWN BY:	RBF
CHECKED BY:	
DATE:	03/18/24
SCALE:	
SHEET:	SP1



LEGEND OF SYMBOLOGY

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

NOTE:
ALL ELEVATIONS ARE IN VERTICAL DATUM NGVD 1929

EXISTING SITE PLAN
1/8"=1'-0"

REVISION NO.	DATE
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Arshad Viqar

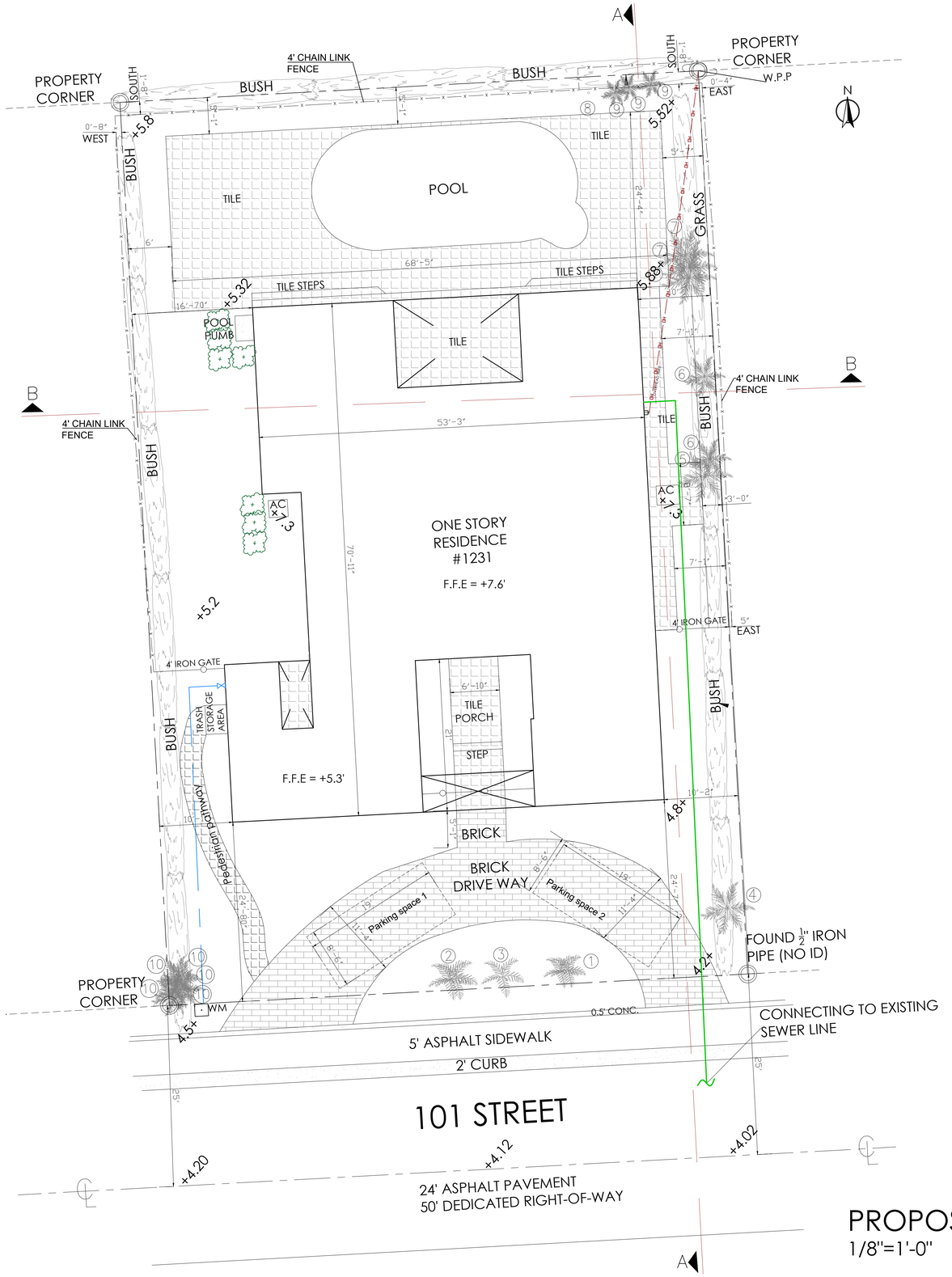
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ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.
FL. LIC. No. 38863
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INTERIOR & AMPL
EXTERIOR REMODELING
1231 101 STREET
BAY HARBOR ISLANDS, FL 33154

DRAWN BY:	LEO
CHECKED BY:	
DATE:	03-18-24
SCALE:	
SHEET:	SP2



PROPOSED SITE PLAN

1/8"=1'-0"

LEGEND OF SYMBOLOGY

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

NOTE:
ALL ELEVATIONS ARE IN VERTICAL DATUM NGVD 1929

NOTES:

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

TREE INVENTORY

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

LANDSCAPE OPEN SPACE CALCULATION

LOT SIZE= 10,000 SF= 100%

a) ALL UNDER ROOF	3792.74 SF	37.92%
b) DRIVEWAY	743 SF	7.43%
c) WALKWAYS	304.3 SF	3.04%
d) POOL	1,233.3 SF	12.33%
e) POOL DECK	428.8 SF	4.28%
f) GREEN SPACE	3,497.9 SF	35%

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

LOT COVERAGE CALCULATION

LOT SIZE= 10,000 SF= 100%

ALL UNDER ROOF	3792.74 SF	37.92%

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

FRONT YARD CALCULATION

FRONT YARD AREA= 80' Ft * 24.75' Ft= 1,980 SF= 100%

DRIVEWAY AREA	743 SF	37.53%

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

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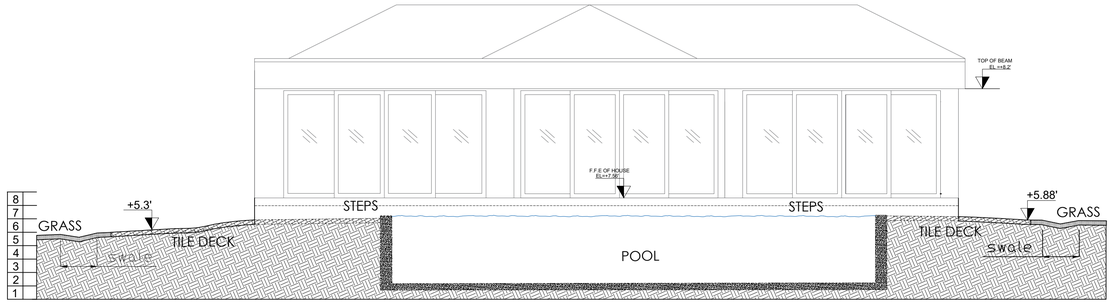
ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

CONSULTING ENGINEER:
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12260 SW 8th ST Suite #224
MIAMI, FL 33184
PHONE : (786) 502-2096

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

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CHECKED BY:
DATE: 04-04-24
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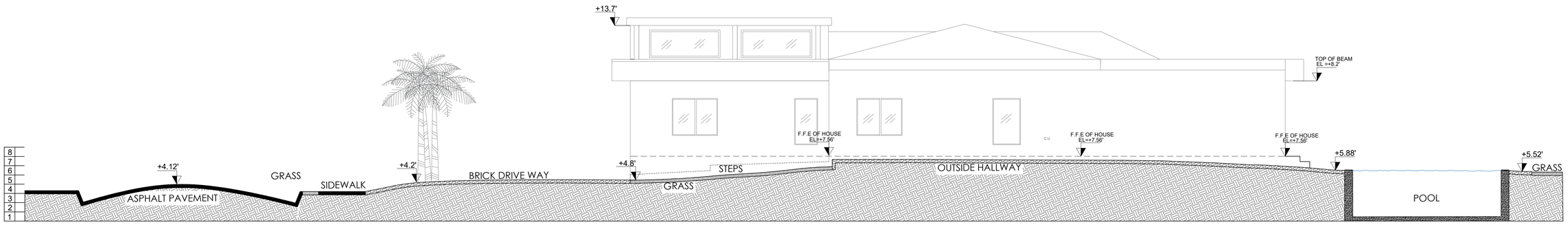
SP3



SECTION ELEVATION A.A

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

NOTE:
FLOOD ZONE: AE
BFE: 8.0'



SECTION ELEVATION B.B

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

REVISION NO.	DATE
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Arshad Viqar

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ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

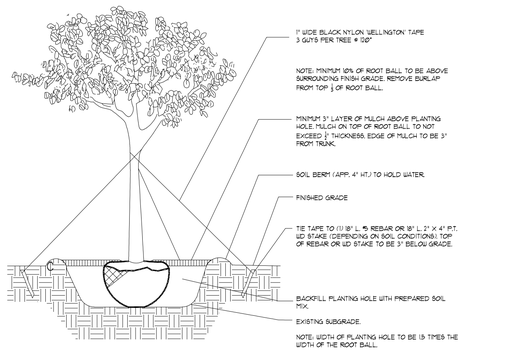
CONSULTING ENGINEER:
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FL LIC. No. 38863
12260 SW 8th ST Suite #224
MIAMI, FL 33184
PHONE : (786) 502-2096

INTERIOR & AMPL. EXTERIOR REMODELING

1231 101 ST
BAY HARBOR ISLANDS, FL 33154

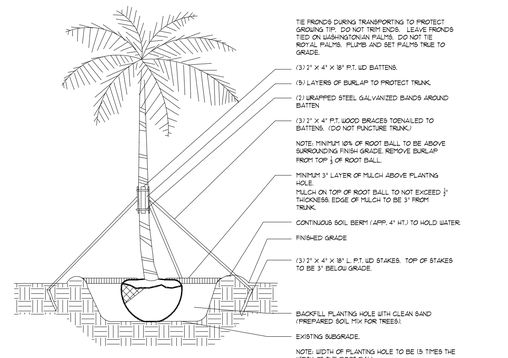
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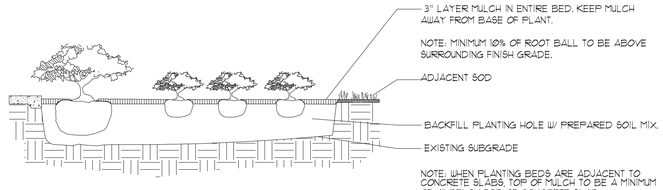
TREE PLANTING DETAIL N.T.S.

TREES WITH 3" CALIPER OR LESS



PALM PLANTING DETAIL N.T.S.

LARGE TREE PLANTING DETAIL SIMILAR



SHRUB/GROUND COVER DETAIL N.T.S.

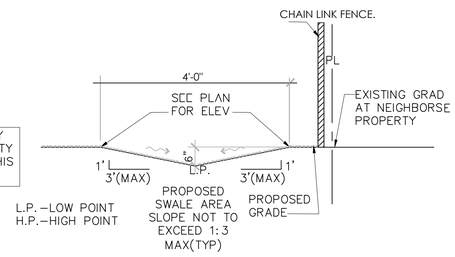
LANDSCAPE LEGEND							
SYMBOL	NEW	EXISTING	COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	HEIGHT RANGE	QUANTITY
		X	FLORATAM GRASS	FLORATAM ST. AGUSTINE	-	---	ALL GREEN AREA
	X	X	YEW PLU PINE	PODOCARPUS MACROPHYLLUS	NO	3'-5'(E)	7
	X		LIVE OAK	QUERCUS VIRGINIANA	YES	2.5"DBH, 15.0'H, 6.0' SPREAD	2
		X	DWARF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

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

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

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

CONTRACTOR TO VERIFY THAT ADJACENT PROPERTY GRADE IS FLUSH WITH THIS PROPERTY GRADE



SECTION A-A

REVISION NO.	DATE
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Arshad Viqar

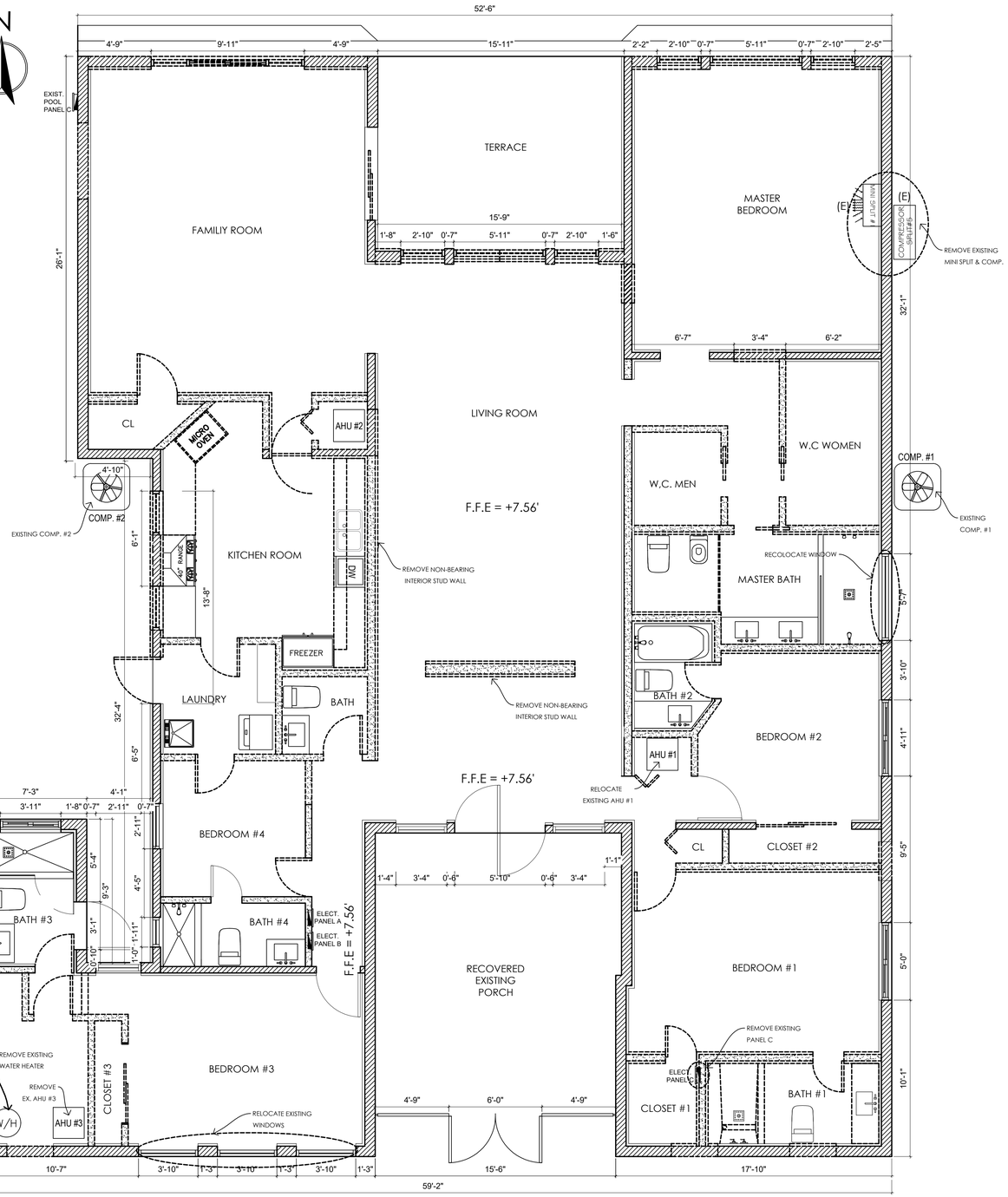
Digitally signed by Arshad Viqar
Date: 2024.09.06 12:56:37 -04'00'

ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

DRAWN BY:	RBF
CHECKED BY:	
DATE:	04/04/24
SCALE:	
SHEET:	L1



EXISTING/DEMOLITION FLOOR PLAN

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

LEGEND

- EXISTING 8" EXTERIOR CMU WALL (BEARING)
- EXISTING 5" INTERIOR STUD WALL
- NEW 5" INTERIOR STUD WALL
- REMOVE NON-BEARING (DEMOLITION) INTERIOR STUD WALL

ACTUAL AREA :	3,624	SQ.FT.
TOTAL LOT AREA:	10,000	SQ.FT.
PERCENTAGE OF LAND USED:	36.24 %	

DEMOLITION NOTES

1- ALL DEMOLITION WORK TO BE DONE IN A PROFESSIONAL MANNER TO MINIMIZE THE DAMAGE TO EXISTING AREAS NOT AFFECTED.
2- ANY MATERIALS SCHEDULED TO BE DEMOLISHED MAY BE SALVAGED BY OWNER AT OWNER'S EXPENSE AND DISPOSED OF AS SUCH.
3- DEMOLITION CONTRACTOR TO SECURE ALL TRAFFIC AREAS FROM DISTRIBUTION OF DUST, PARTICLES, AND OR DEBRIS FROM THE DEMOLITION WORK AFFECTING EXISTING AREAS BY USE OF FLOOR COVERINGS AND BARRIER SHEETS AS REQUIRED TO CARRY OUT THE WORK.
4- DEMOLITION CONTRACTOR TO COORDINATE ACTIVITY AREAS WITH SUBSTRATES PRIOR TO START OF WORK TO MINIMIZE CONFLICT WHIT NEW WORK.SEE NEW CONSTRUCTION PLANS.
5- THE DEMOLITION WORK HEREIN DESCRIBED IS INTENDED AS A BROAD OUTLINE OF THE GENERAL SCOPE OF WORK NECESSARY TO ACCOMPLISH THE INSTALLATION OF THE NEW WORK. ALL ASSOCIATED WORK CONTINGENT WITH THE BROAD OUTLINE OF THE DEMOLITION SCOPE IS TO BE CARRIED OUT WITH AFOREKNOWLEDGE. IT IS THEREFORE RECOMMENDED THAT THE DEMOLITION CONTRACTOR VISIT THE SITE PRIOR TO THE START OF WORK TO FAMILIARIZE THE ENTIRE SCOPE OF DEMOLITION SERVICES REQUIRED FOR THE WORK.
6- DEMOLITION CONTRACTOR TO NOTIFY ARCHITECT AND OR GENERAL CONTRACTOR IF THERE ARE MAJOR IMPEDIMENTS TO THE EXECUTION OF THE WORK NOT DESCRIBED IN THE SCOPE OF SERVICES PRIOR TO THE START OF WORK.
7- DEMOLITION CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND APPROVALS SPECIFIC TO THE PROJECT AND AS REQUIRED BY MUNICIPALITY HAVING JURISDICTION PRIOR TO THE START OF THE DEMOLITION WORK.

REVISION NO.	DATE
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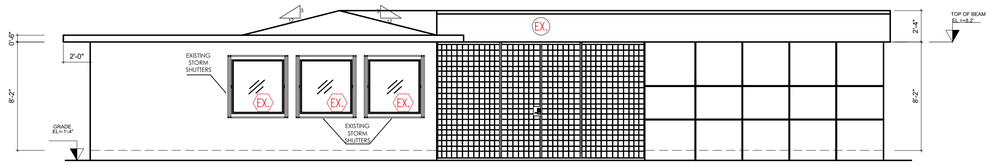
Arshad Viqar
Digitally signed by Arshad Viqar
Date: 2024.09.06 12:55:04 -04'00'

ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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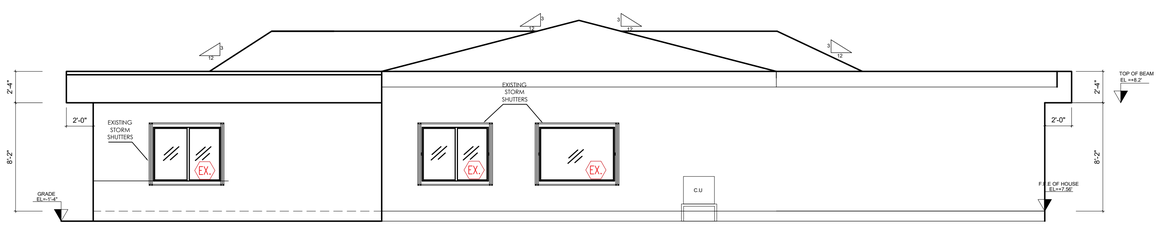
INTERIOR & AMPL.
EXTERIOR REMODELING
1231 101 ST
BAY HABOR ISLANDS, FL 33154

DRAWN BY:	LEO
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DATE:	03-18-24
SCALE:	
SHEET:	A1



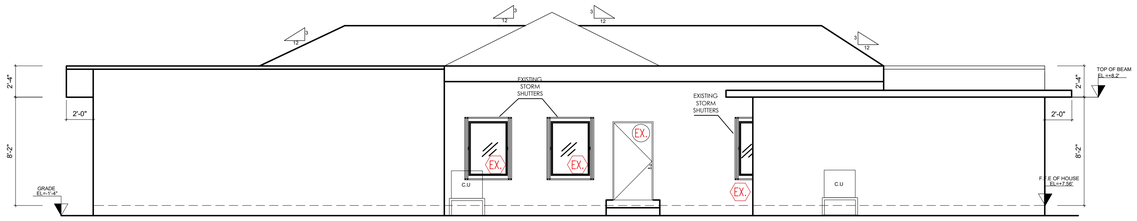
EXISTING FRONT ELEVATION (SOUTH)

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



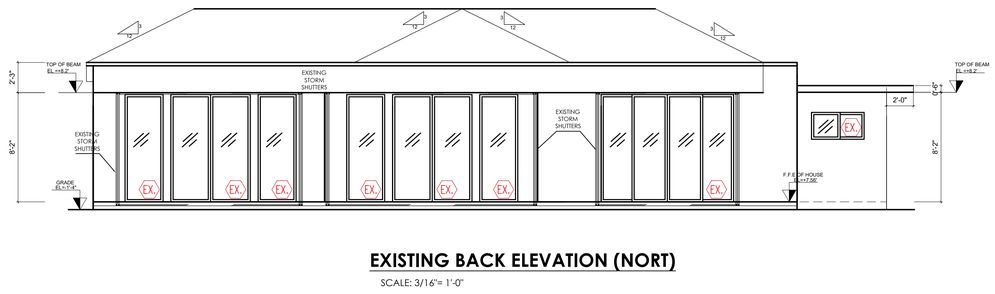
EXISTING RIGHT ELEVATION (EAST)

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



EXISTING LEFT ELEVATION (WEST)

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



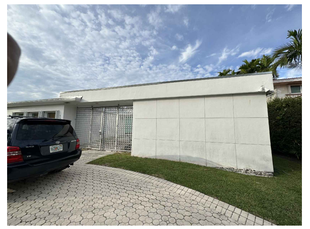
EXISTING BACK ELEVATION (NORT)

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

FRONT ELEVATION (SOUTH)







SIDE ELEVATIONS (EAST & WEST)













REAR ELEVATION (NORTH)





REVISION NO.	DATE
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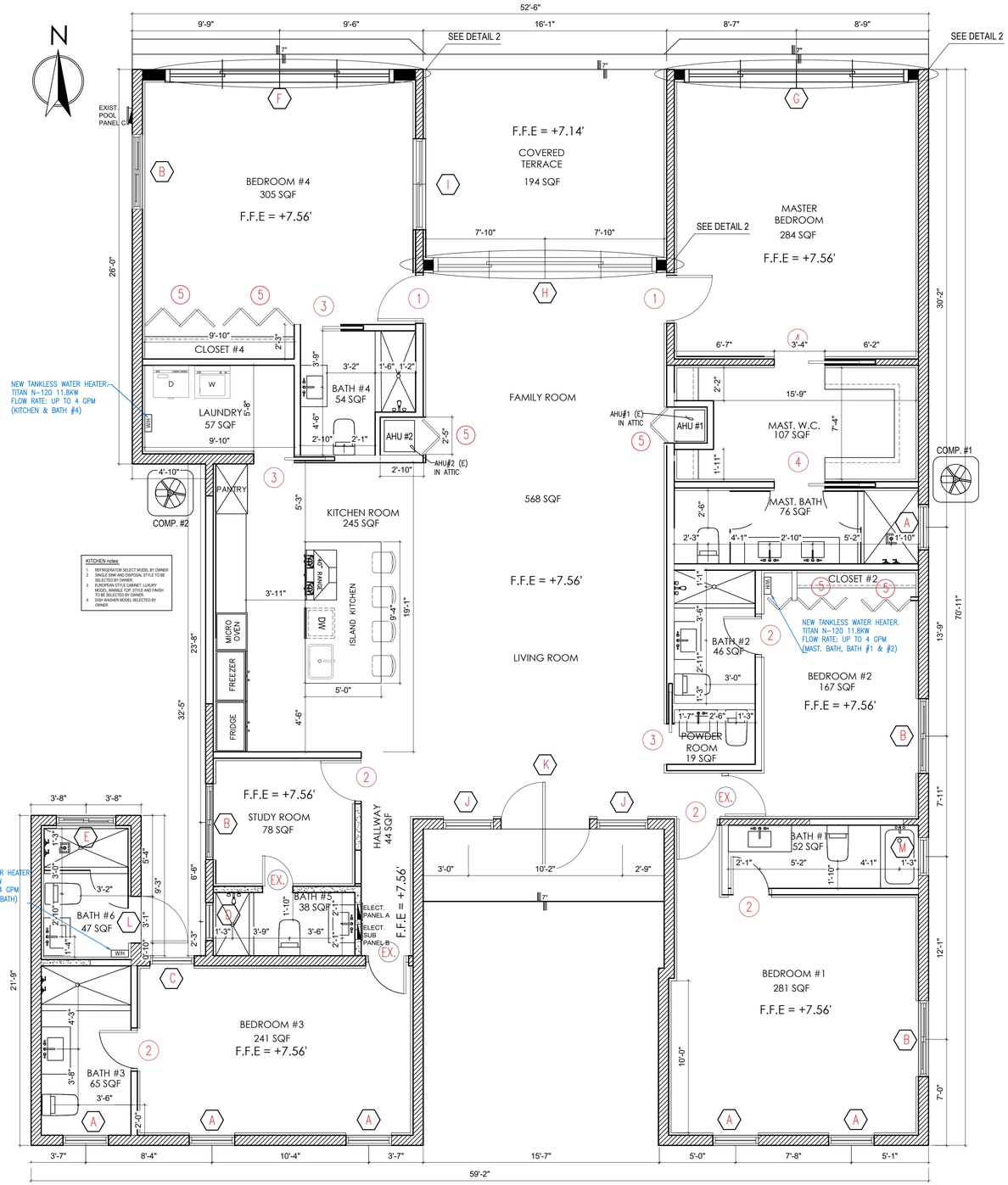
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Date: 2024.09.06 12:55:32 -04'00'

ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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1231 101 ST
BAY HABOR ISLANDS, FL 33154

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DATE:	
SCALE:	
SHEET:	A1.1



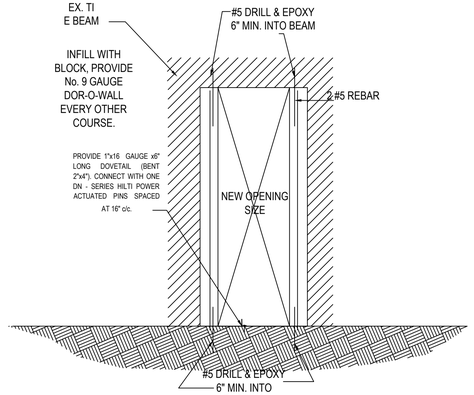
PROPOSED FLOOR PLAN

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

LEGEND

- EXISTING 8" EXTERIOR CMU WALL (BEARING)
- EXISTING 5" INTERIOR STUD WALL
- NEW 5" INTERIOR STUD WALL

ACTUAL AREA :	3,624	SQ.FT.
TOTAL LOT AREA:	10,000	SQ.FT.
PERCENTAGE OF LAND USED:	36.24	%



CONC. BLOCK INFILL DETAIL 2

SCALE: NTS

DOOR SCHEDULE

MARK	DESCRIPTION	QTY.	W	H	TYPE	DESIGN PRESSURE	PRODUCT APPROVAL #	REMARKS
1	NEW	2	36"	81"	SWING DOOR	-	-	INTERIOR DOOR
2	NEW	5	34"	81"	SWING DOOR	-	-	INTERIOR DOOR
3	NEW	3	32"	81"	SLIDING DOOR	-	-	INTERIOR DOOR
4	NEW	2	40"	81"	SLIDING DOOR	-	-	INTERIOR DOOR
5	NEW	10	30"	81"	LOUVERED DOOR CLOSET	-	-	INTERIOR DOOR

WINDOW / DOOR SCHEDULE

MARK	DESCRIPTION	QTY	DIMENSIONS W(IN)	DIMENSIONS H(IN)	MATERIAL	TYPE	ZONE	DESIGN PRESSURE (PSF)	PRODUCT APPROVAL	REMARKS	U	SHGC
A	NEW	2	30"	60"	ALUMINUM/GLASS	FIXED WINDOW	5	+39.47 -52.47	NOA # 22-0105.01		1.1	0.5
A	NEW	4	30"	60"	ALUMINUM/GLASS	FIXED WINDOW	4	+39.47 -42.86	NOA # 22-0105.01		1.1	0.5
B	EXISTING	1	60"	48"	ALUMINUM/GLASS	ROLLING WINDOW	4	+38.83 -51.18	NOA #305.256.8085	EGRESS	1.1	0.5
B	EXISTING	3	60"	48"	ALUMINUM/GLASS	ROLLING WINDOW	5	+38.83 -51.18	NOA #305.256.8085	EGRESS	1.1	0.5
C	EXISTING	1	30"	48"	ALUMINUM/GLASS	ROLLING WINDOW	4	+38.83 -51.18	NOA #305.256.8085	EGRESS	1.1	0.5
D	NEW	1	30	60"	ALUMINUM/GLASS	FIXED WINDOW	4	+39.47 -42.86	NOA # 22-0105.01		1.1	0.5
E	EXISTING	1	48"	24	ALUMINUM/GLASS	ROLLING WINDOW	4	+46.5 -50.6	NOA #305.256.8085	EGRESS	1.1	0.5
F	NEW	4	48"	96"	ALUMINUM/GLASS	SLIDING DOOR	5	+37.02 -40.42	NOA # 22-0118.05	EGRESS	1.1	0.5
F	NEW	5	48"	96"	ALUMINUM/GLASS	SLIDING DOOR	5	+37.02 -47.57	NOA # 22-0118.05	EGRESS	1.1	0.5
G	NEW	4	48"	96"	ALUMINUM/GLASS	SLIDING DOOR	5	+37.02 -40.42	NOA # 22-0118.05	EGRESS	1.1	0.5
G	NEW	5	48"	96"	ALUMINUM/GLASS	SLIDING DOOR	5	+37.02 -47.57	NOA # 22-0118.05	EGRESS	1.1	0.5
H	NEW	4	48"	96"	ALUMINUM/GLASS	SLIDING DOOR	4	+37.02 -40.42	NOA # 22-0118.05	EGRESS	1.1	0.5
I	EXISTING	2	30"	96"	ALUMINUM/GLASS	SLIDING DOOR	5	+45.9 -50.5	NOA #305.256.8085	EGRESS	1.1	0.5
J	EXISTING	2	36"	96"	ALUMINUM/GLASS	FIXED WINDOW	4	+46.4 -50.5	NOA #305.256.8085		1.1	0.5
K	NEW	2	30"	96"	ALUMINUM/GLASS	OUTSWING DOOR	4	+44.6 -48.7	NOA #305.256.8085	EGRESS	1.1	0.5
L	EXISTING	1	36"	96"	ALUMINUM	OUTSWING DOOR	4	+46.4 -50.5	NOA #305.256.8085	EGRESS	1.1	0.5
M	NEW	1	30"	60"	ALUMINUM	FIXED WINDOW	4	+39.47 -42.86	NOA # 22-0105.01		1.1	0.5
N	NEW	4	36"	96"	ALUMINUM/GLASS	FIXED WINDOW	5	+37.77 -49.07	NOA # 22-0105.01			

REVISION NO.	DATE
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Arshad Viqar

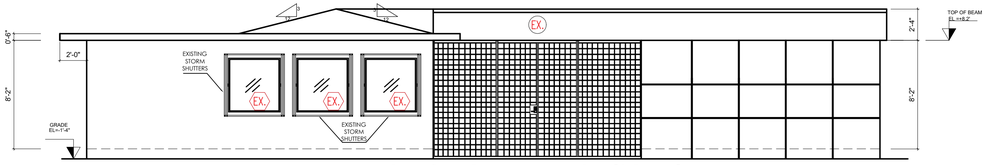
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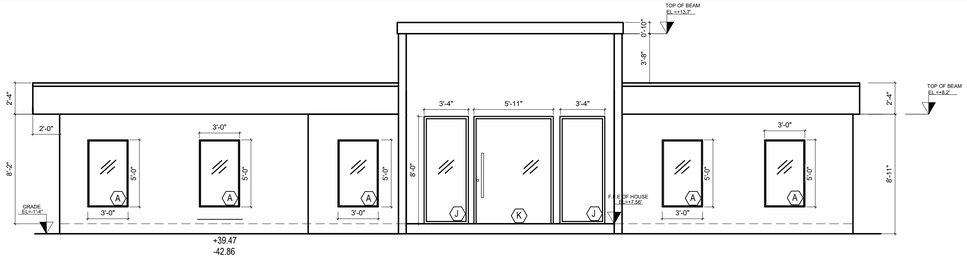
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INTERIOR & AMPL.
EXTERIOR REMODELING
1231 101 ST
BAY HABOR ISLANDS, FL 33154

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SCALE:
SHEET: A2

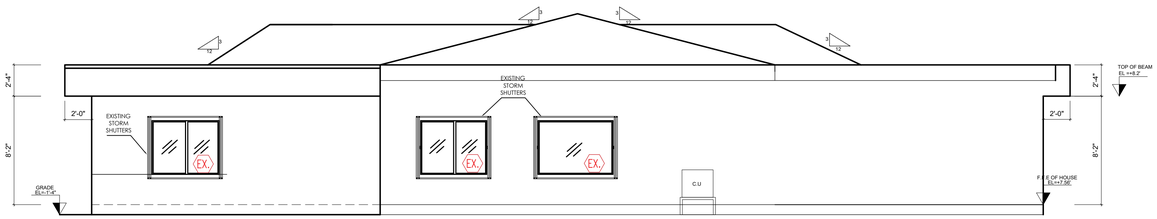


EXISTING FRONT ELEVATION (SOUTH)



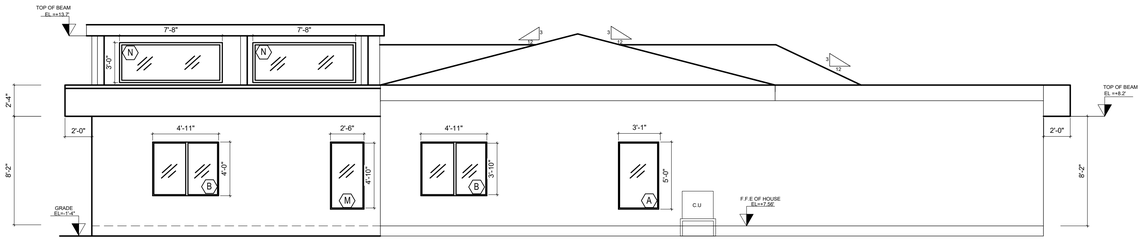
PROPOSED FRONT ELEVATION (SOUTH)

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



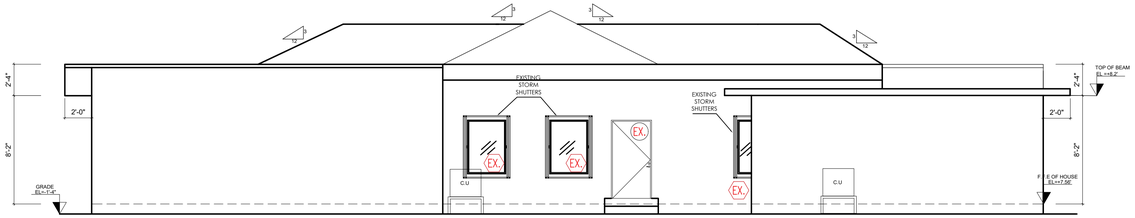
EXISTING RIGHT ELEVATION (EAST)

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



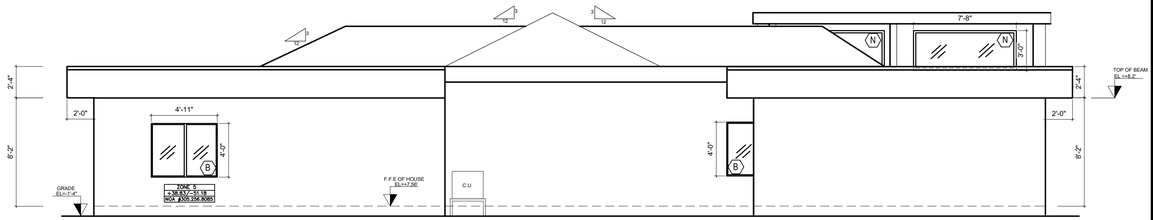
PROPOSED RIGHT ELEVATION (EAST)

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



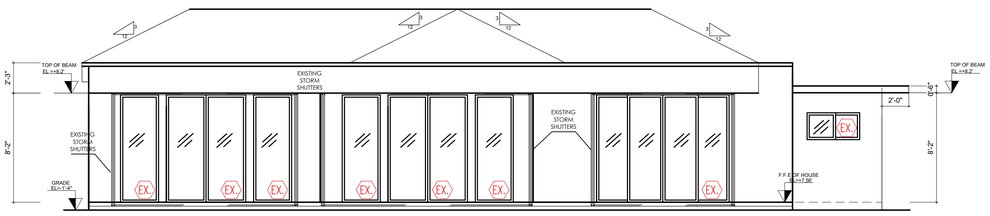
EXISTING LEFT ELEVATION (WEST)

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



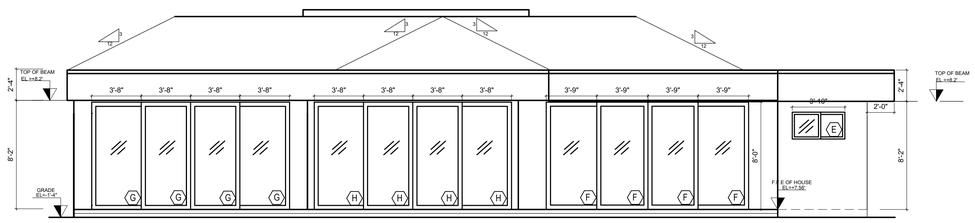
PROPOSED LEFT ELEVATION (WEST)

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



EXISTING BACK ELEVATION (NORTH)

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



PROPOSED BACK ELEVATION (NORTH)

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

REVISION NO.	DATE
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Arshad Viqar

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Date: 2024.09.06 12:58:21 -04'00'

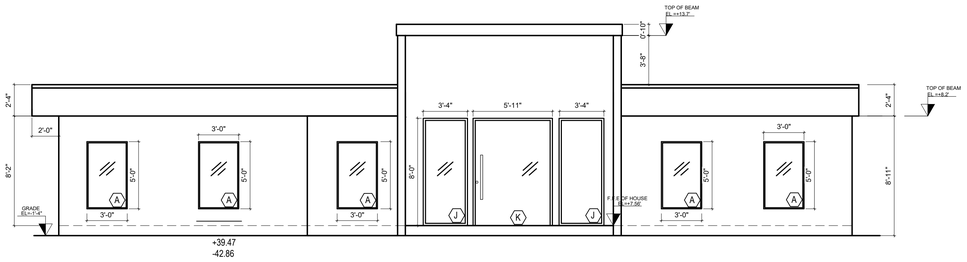
ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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INTERIOR & AMPL.
EXTERIOR REMODELING

1231 101 STREET
BAY HARBOR ISLANDS, FL 33154

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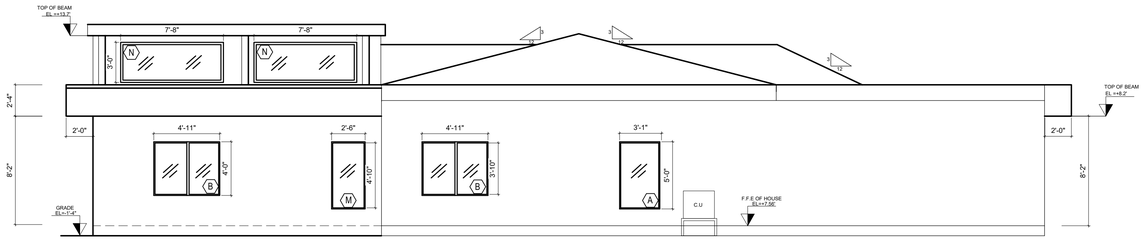


PROPOSED FRONT ELEVATION (SOUTH)

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



PROPOSED FRONT ELEVATION (SOUTH)

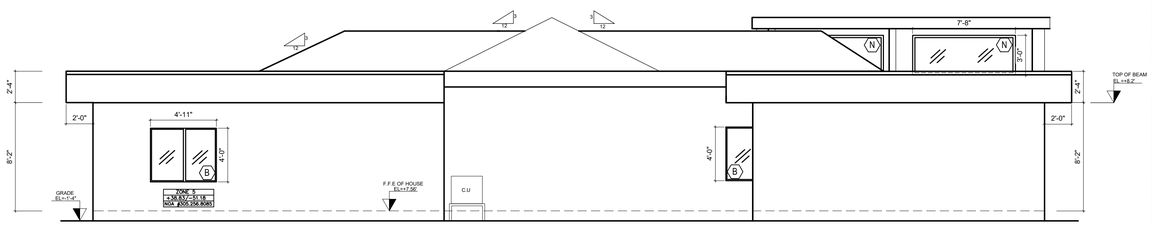


PROPOSED RIGHT ELEVATION (EAST)

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



PROPOSED RIGHT ELEVATION (EAST)

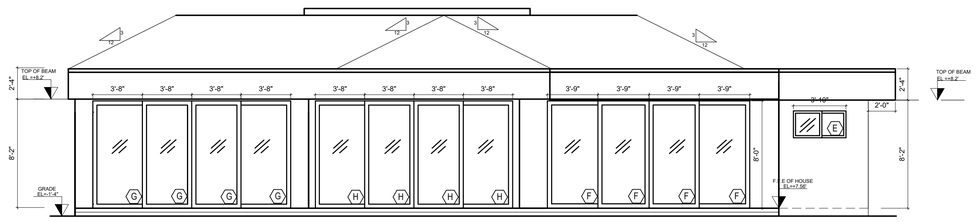


PROPOSED LEFT ELEVATION (WEST)

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



PROPOSED LEFT ELEVATION (WEST)



PROPOSED BACK ELEVATION (NORTH)

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



PROPOSED BACK ELEVATION (NORTH)

REVISION NO.	DATE
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Arshad Viqar

Digitally signed by Arshad Viqar
Date: 2024.09.06 12:54:37 -04'00'

ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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INTERIOR & AMPL. EXTERIOR REMODELING

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SHEET:	A2.2



EXISTING EXTERIOR VIEW IN THE CONTEXT



PROPOSED DESIGN EXTERIOR IN THE CONTEXT



EXISTING EXTERIOR VIEW IN THE CONTEXT



PROPOSED DESIGN EXTERIOR IN THE CONTEXT



EXISTING EXTERIOR VIEW IN THE CONTEXT



PROPOSED DESIGN EXTERIOR IN THE CONTEXT

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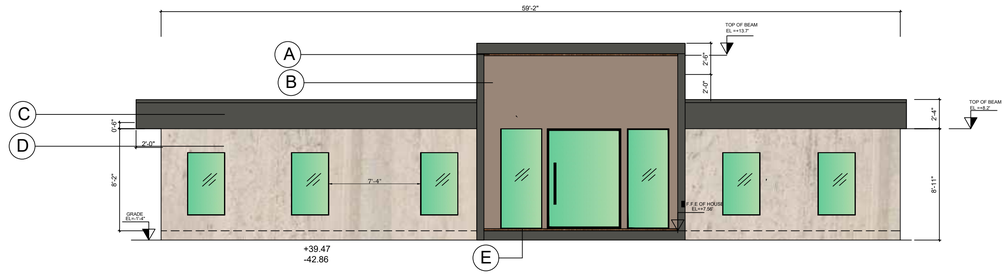
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Date: 2024.09.06 12:57:07 -04'00'

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1231 101 STREET
BAY HABOR ISLANDS, FL 33154

DRAWN BY:	LEO
CHECKED BY:	
DATE:	03-18-24
SCALE:	
SHEET:	A2.3



PROPOSED FRONT ELEVATION (SOUTH)

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

MATERIAL SPECIFICATION

A		HONEY MAPLE VINYL CEILING 70 SQFT (94.5" X 10.5")
B		FLAT STUCCO DRIFTWOOD (2107-40) BENJAMIN MOORE
C		FLAT STUCCO IRON MOUNTAIN (2134-30) BENJAMIN MOORE
D		BONE VEIN TRAVERTINE TILE 48" x 48"
E		TIGER WOOD (DECK) 1"x 5 1/2"

BUILDING ARTICULATION ANALYSIS SOUTH ELEVATION

SOUTH ELEVATION TOTAL AREA= 745.91 SF
SOUTH ELEVATION TOTAL LENGTH= 59.2 F
UNINTERRUPTED WALL SURFACES= 7.4 F=12.5%<50% OF TOTAL LENGTH

MATERIALS	TYPE OF MATERIAL	SF	%	OBSERVATIONS
	GLASS(WINDOWS & DOORS)	174.93	23.45	GLASS PANELS ARE LESS 50% OF THE FACADE AREA
	BONE VEIN TRAVERTINE TILE	303.59	40.70	TILES 40.70%
	FLAT STUCCO IRON MOUNTAIN	147.74	19.80	STUCCO 35.85 %
	FLAT STUCCO DRIFTWOOD	119.65	16.05	
	TOTAL	745.91	100	

BUILDING ARTICULATION ANALYSIS EAST ELEVATION

EAST ELEVATION TOTAL AREA= 904.34SF
EAST ELEVATION TOTAL LENGTH= 70.11 F
UNINTERRUPTED WALL SURFACES= 28.8 F= 41.07%< 50% OF TOTAL LENGTH

MATERIALS	TYPE OF MATERIAL	SF	%	OBSERVATIONS
	GLASS (WINDOWS)	112.46	12.4	GLASS PANELS ARE LESS 50% OF THE FACADE AREA
	FLAT STUCCO IRON MOUNTAIN	226.38	25.03	STUCCO 87.56 %
	FLAT STUCCO DRIFTWOOD	565.5	62.53	
	TOTAL	904.34	100	

BUILDING ARTICULATION ANALYSIS WEST ELEVATION

WEST ELEVATION TOTAL AREA= 865.84 SF
WEST ELEVATION TOTAL LENGTH= 70.11 F
UNINTERRUPTED WALL SURFACES=21.9 F=32.66%<50% OF TOTAL LENGTH

MATERIALS	TYPE OF MATERIAL	SF	%	OBSERVATIONS
	GLASS (WINDOWS)	53.76	6.21	GLASS PANELS ARE LESS 50% OF THE FACADE AREA
	FLAT STUCCO IRON MOUNTAIN	150.56	17.39	STUCCO 89.26 %
	FLAT STUCCO DRIFTWOOD	622.33	71.87	
	TOTAL	826.65	100	

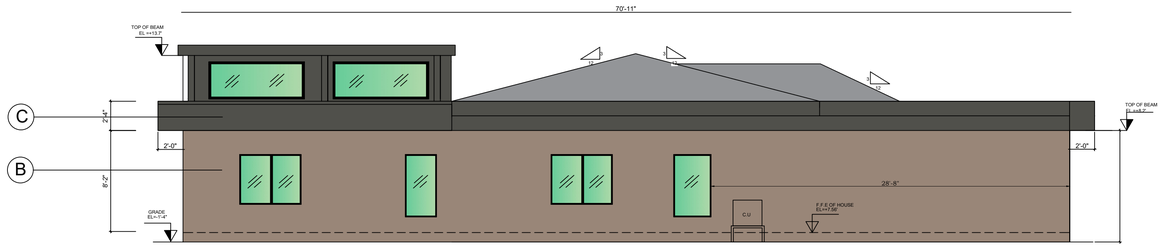
BUILDING ARTICULATION ANALYSIS NORTH ELEVATION

WEST ELEVATION TOTAL AREA= 665.83 SF
SOUTH ELEVATION TOTAL LENGTH= 59.2 F
UNINTERRUPTED WALL SURFACES= N/A

MATERIALS	TYPE OF MATERIAL	SF	%	OBSERVATIONS
	GLASS(WINDOWS & DOORS)	364.11	54.68	
	FLAT STUCCO IRON MOUNTAIN	152.3	22.87	STUCCO 45.29%
	FLAT STUCCO DRIFTWOOD	149.34	22.42	
	TOTAL	665.75	100	

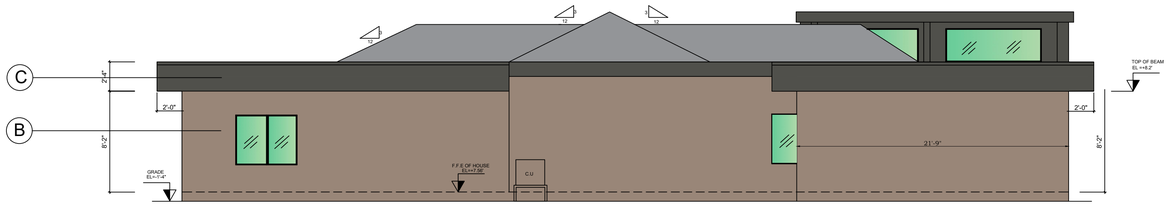
TOTAL AREA OF ELEVATIONS: 3142.65 SF = 100%
TOTAL GLASS SURFACES: 705.26 SF= 22.44%
TOTAL STUCCO SURFACES: 2133.8 SF = 67.89%
TOTAL BONE VEIN TRAVERTINE TILE SURFACES: 303.59 SF = 9.67%

- THE TOTAL AREA OF SURFACES OCCUPIED BY GLASS REPRESENT 22.44% OF THE TOTAL SURFACE OF THE ELEVATIONS.
- IN ALL ELEVATIONS THE LENGTH OF UNINTERRUPTED WALLS IS LESS THAN 50% OF THE TOTAL LENGTH OF THE ELEVATION



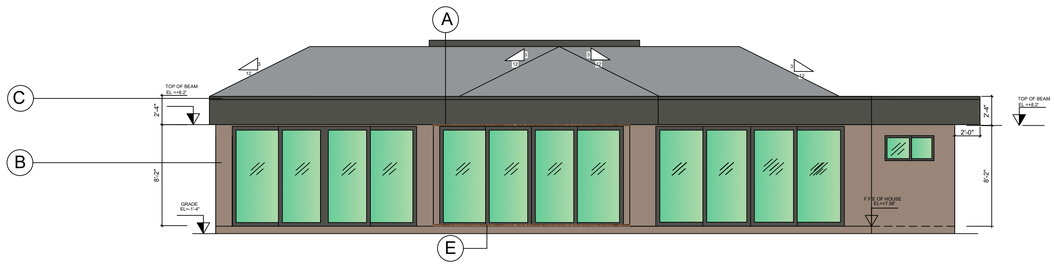
PROPOSED RIGHT ELEVATION (EAST)

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



PROPOSED LEFT ELEVATION (WEST)

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



PROPOSED BACK ELEVATION (NORTH)

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



ISOMETRIC SOUTH



ISOMETRIC EAST



ISOMETRIC NORTH



ISOMETRIC WEST

REVISION NO.	DATE
1	
2	
3	
4	

Arshad Viqar
Digitally signed by Arshad Viqar
Date: 2024.09.11 09:51:21 -04'00'

ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

INTERIOR & AMPL.
EXTERIOR REMODELING

1231 101 STREET
BAY HABOR ISLANDS, FL 33154

DRAWN BY:	LEO
CHECKED BY:	
DATE:	03-18-24
SCALE:	
SHEET:	A3




1231





AGENDA ITEM REPORT
October 1, 2024

ITEM NUMBER: 3.

ITEM: Request for approval for a new multifamily dwelling for "10190 BH 27D LLC" located at 10150 -10190 East Bay Harbor Drive, Lots 1-2 / 19-20 of Block 6. The developer is proposing to construct a twenty (20) dwelling unit townhouse development. The proposed building will be three (3) stories in height with two (2) floors of residential over one-story of garage / foyer / guest suite and bathroom @ 30-feet above BFE + plus 1' FBC. The proposed building will not require any TDR's. Enclosed please find the site plan and elevations. Item #3.

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 10190 East Bay Harbor Drive.

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 10150-90 EBHD MFR DRB Staff Report Sept 16 2024
2.	DRB APPLICATION
3.	LOI - 10190 EBHD 4.22.24
4.	Drainage Report
5.	Geotechnical Report
6.	Impact Analysis
7.	Traffic Statement
8.	10190 EBHD DRB Set 10.1.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

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

Date: **September 16th, 2024**

Subject: **Site Development Plan Application**
Redevelopment of Three Existing Multi-Family Residential Sites
10150-10190 East Bay Harbor Drive & 1075 101 St. – 20 DU "Townhomes"
Bay Harbor Islands Acct. No. SPR2024-000011
MMPA Acct. No. 01-0702-1190

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the recent revised Site Development Plans dated received September 5th, 2024 and if found acceptable, as submitted or with modifications, **APPROVE** the Site Development Plan subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the DRB.

GENERAL PROJECT INFORMATION

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

PROJECT DESCRIPTION

As agents for the contract purchaser of the above-described properties (Regency Development Group, LLC), attorney Matthew Amster, Esq. from the Bercow Radell Fernadez & Tapanes law firm and Kobi Karp Architecture and Interior Design, Inc. has submitted a new Site Development Plan application to allow for the construction of a twenty (20) dwelling unit multifamily

development located on three (3) existing multifamily sites located at 10150 East Bay Harbor Drive, 10190 East Bay Harbor Drive, and 1075 101st Street. The proposed dwelling units range from 2,767 to 3,176 square feet of A/C space plus balconies, etc. The proposed site design incorporates (20) dwelling units, each of which are three (3) stories in height, each with ground floor individual parking garages and a private roof deck. Technically under the FBC the project is classified as a "multifamily" development (share a common interior wall / sell interior area). From a marketing standpoint the project will be a "townhouse" product. The project site has (3) street frontages which require larger setbacks, restricting the buildable area. The proposed site design includes two (2) linear buildings, oriented north / south with one building in the western portion of the site and the other in the eastern portion of the site parallel to East Bay Harbor Drive. A shared central internal private drive-aisle is proposed that will extend between 101st St. and 102 St. Eighteen (18) of the twenty (20) units will have direct access to this driveway for their parking garages. Only two (2) units will have direct access to the front facing parking garages to 101st Street. The interior drive is a one (1) way drive isle and is 12' in width (23'+ driveway corridor for maneuvering) which meets Code requirements. Four (4) guest spaces are proposed in the front yards where the private driveway connects to 101st St. and 102nd St.

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

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

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

The surrounding area contains a mix of multifamily buildings of varying heights, including seven (7) story buildings to the northeast (Sereno East @ 38 DU) and southeast (Belmont Condominium @ 59 DU), and three (3) story and four (4) story buildings to the west of the property. Additionally, there are approved but not yet built redevelopment projects close by: A seven (7) story / 77 DU project to the north of 102 Street (CHBH 103 St.) and a seven (7) story / 44 DU project to the east across East Bay Harbor Drive (Bay Harbor Towers).

BACKGROUND INFORMATION

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

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet. The proposed 3-story complex will be 30' in height, with a rooftop recreational deck & shade structure. The proposed use of the property is consistent with this zoning classification and the latest revised plans are consistent with the Code.

PLATTING

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

RIGHT-OF-WAY AND ACCESS DESCRIPTION / PARKING

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

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

Based on twenty (20) DU the Code requires at least forty (40) parking spaces (2 spaces per DU). Forty-four (44) parking spaces are provided through twenty (20) two-car garages and guest spaces. As this project includes four (4) lots, four (4) guest spaces are required and provided. Therefore, the site design meets the minimum Code requirements for on-site parking spaces.

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

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

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

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated September 5th, 2024 submitted to the Town for consideration:

1) This approval is based on the latest revised Site Development Plans prepared by Kobi Karp Architecture & Interior Design dated received by the Town September 5th, 2024, as well any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes requested after the DRB approval may require separate approval from the DRB / staff, as specified in the Town Code.

2) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.

3) Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.

4) Substantial changes required by the Miami-Dade County Fire Department or Building Codes subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / DRB in accordance with §5-23.1(c).

5) All existing paved parking areas within the roadway swales must be removed at the time of redevelopment and reconstructed with landscaped swales for drainage / motorist vehicle safety / Street Trees, as per the MD & Town Code requirements.

6) Payment of all required impacts fees (Town / County / School Board) prior to issuance of building permits.

7) All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.

8) All existing utility poles / overhead wires within the site shall be removed. All new utilities shall be installed underground as per Town Code requirements.

Docusign Envelope ID: CF668C11-E620-435E-8EFB-81A0E7C0FC15

TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD

(NEW SUBMITTAL)

TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.

PROCESS NUMBER SPR24-000011
DRB APPLICATION FEE - $350.00

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)
Name 10190 Bay Harbor Development, LLC Contact Number (847) 219-1021
Address 18101 Collins Avenue, Suite 4809
City Miami State Florida Email Address michael@regencydevgroup.com

OWNER / PROPERTY INFORMATION
Name 10190 BH 27D, LLC, 10150 BH 27D, LLC and 1075 BH 27D, LLC Address 11900 Biscayne Boulevard, Suite 300
Folio# 13-2227-001-1250, 13-2227-001-1440, 13-2227-001-1430 Lot 19, 20, 1 and 2 Block 6

DESCRIPTION OF PROPOSED USE / REQUEST
Site plan approval for multi-family residential project.

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 9/4/2024 Signature of Applicant: DocuSigned by: 8CA5BC5D459F461...

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 9/4/2024 Signature of Owner: Signed by: Arash Goharí 4212ED47E4284D0...

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: 9/4/2024 Signature of Applicant: DocuSigned by: 8CA5BC5D459F461...

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

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

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

www.brzoninglaw.com

305.377.6236 office
305.377.6222 fax
mamster@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

April 22, 2024

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

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

Dear Ms. Lasday:

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

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

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

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



Figure 1

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

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

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

Very truly yours,

Matthew Amster

cc: Michael Yanopoulos, Esq.

OCEAN ENGINEERING

CIVIL ENGINEERING CONSULTANTS

DRAINAGE CALCULATIONS FOR:

10190 EAST BAY HARBOR DRIVE

10190 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

May 2024

Prepared by:

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

Walter M Lugo

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

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

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

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

DRAINAGE WELL CALCULATIONS

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

10190 EAST BAY HARBOR DRIVE

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

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

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

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

Intensity, I = 6.74 (Inch/Hour)

RATIONAL METHOD PEAK RUNOFF CALCULAITONS

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

DRAINAGE WELL DESIGN CRITERIA

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

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

CALCULATIONS FOR 90 SEC. RETENTION TIME

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

EXFILT. TRENCH CALCULATIONS

10190 EAST BAY HARBOR DRIVE

10190 East Bay Harbor Dr Bay Harbor Islands, FL 33154

BASIN INFORMATION FOR PROP. EXFILTRATION TRENCH

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

SFWMD STORMWATER QUALTITY VOLUME CALCULATIONS

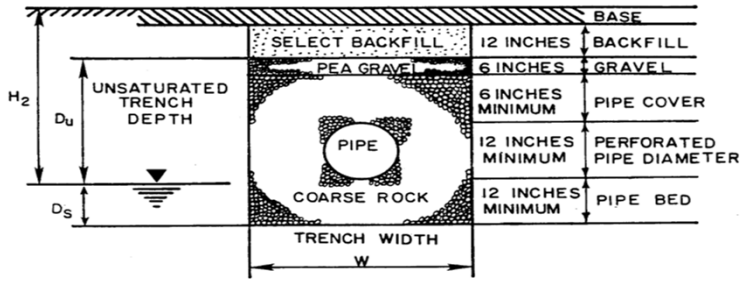
Required volume to be pre-treated through exfiltration is the highest of:

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

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

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

EXFILTRATION TRENCH DETAILS



H_2 = Depth to the Water Table (ft)

W = Trench width (ft)

D_u = Non-Saturated Trench Depth (ft)

D_s = Saturated Trench Depth (ft)

L = Provided Length of Exfiltration Trench

5YR / 24HR STORMWATER QUANTITY VOLUME CALCULATIONS

In accordance with standard SFWMD model:

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

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

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

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

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

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

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

I = rainfall intensity (ft/sec)

t = duration (sec)

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

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

Runoff volume = Total trench storage + exfiltrated volume

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

The relation yields:

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

Where:

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

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

$\gamma = 0.5WD_u$

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

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

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

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

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

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

Where:

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

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

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

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

EXFILTRATION TRENCH LENGTH CALCULATIONS

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

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

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

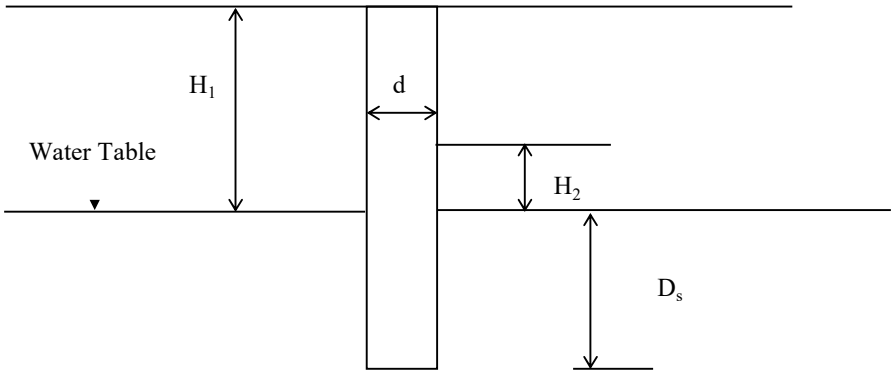
Required exfiltration trench length for quality volume (ft.)	Required length of exfiltration trench for quantity volume (ft.)	Provided Length (ft)
6	10	**25**

PROVIDED LENGTH = 25 feet

PERCOLATION TEST RESULTS

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

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



HYDRAULIC CONDUCTIVITY

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

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

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

Q = Average Flow Rate = 0.055700 CFS

d = Diameter of Test Hole = 2.0 inches

H_2 = Head on Water Table = 2.7 feet

D_s = Depth below Ground Water Table = 2.3 feet

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

SOIL PROFILE :

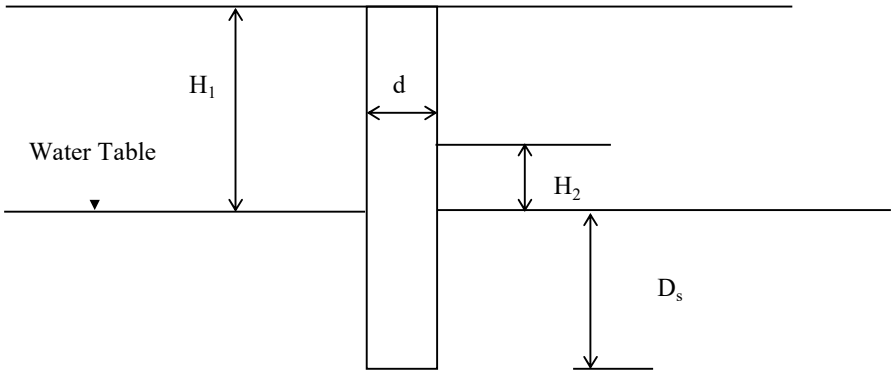
0.0' - 2.0'	3" of Topsoil over light tan Sand with a trace of limestone fragments
2.0' - 2.5'	Light brownish yellow Sand with a trace of roots, shells and peat
2.5' - 5.0'	Gray Silt with a trace of sand, shells and organics

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

PERMEABILITY TEST

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

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



HYDRAULIC CONDUCTIVITY

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

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

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

Q = Average Flow Rate = 0.066840 CFS

d = Diameter of Test Hole = 2.0 inches

H_2 = Head on Water Table = 1.5 feet

D_s = Depth below Ground Water Table = 2.5 feet

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

SOIL PROFILE :

0.0' - 1.0'	Dark brown to brown Sand
1.0' - 5.0'	Tan to brown Sand

NOTES:
1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.
2) K value calculated using PVC diameter of 2 inches
3) 100% loss of circulation at 4 feet below grade.

PERMEABILITY TEST

N|V|5

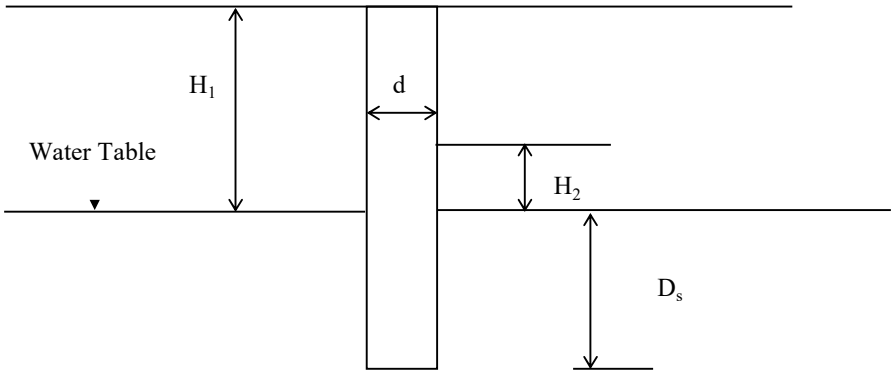
PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

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

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

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

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



HYDRAULIC CONDUCTIVITY

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

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

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

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

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

SOIL PROFILE :

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

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

PERMEABILITY TEST

N|V|5

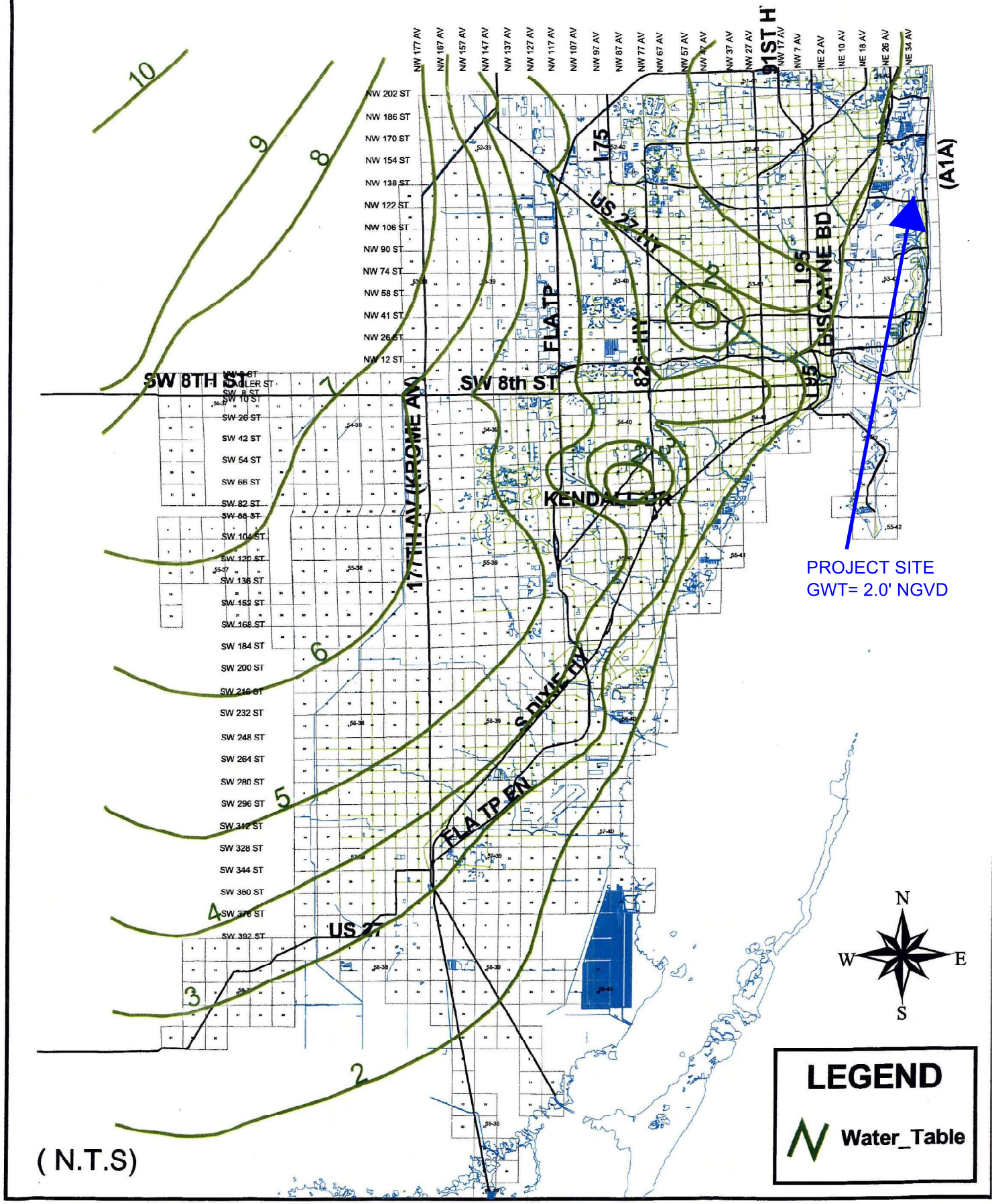
PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

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

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

EXHIBITS

MIAMI DADE COUNTY
AVERAGE 1999 OCTOBER WATERTABLE



May 21, 2024

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

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

Dear Mr. Michin:

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

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

This item has been digitally signed and sealed by Qingyi Qian on 05/21/2024 using a Digital Signature. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sincerely,
NV5, Inc.

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

Qingyi Qian

QINGYI QIAN
LICENSE
No 78655
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

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

Enclosures/

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

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FIGURES

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

APPENDICES

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

1.0 SITE AND PROJECT INFORMATION

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

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

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

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

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

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

Structural loads were not provided. We estimate column and wall loads to be on the order of 300 kips and 12 kips per linear foot, respectively. We assume ground floor slabs will be loaded to around 150 pounds per square foot. When structural loading is available that information should be provided to us.

2.0 PURPOSE AND SCOPE OF WORK

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

- Drawings showing test locations, a graphic summary of the generalized subsurface conditions, and boring logs with detailed descriptions of the materials encountered.
- Discussion of generalized subsurface conditions at the site including groundwater levels and hydraulic conductivity.
- Discussion of feasible foundation type(s) for the proposed development.
- Design parameters for the recommended foundation type, including vertical and lateral load resistance.
- Estimates of foundation settlements.
- Recommendations for foundation testing.

- Recommendations for site preparation and grading, including the re-use of site-excavated materials for fill, fill placement and compaction and slab subgrade preparation.
- Construction considerations including excavation support and dewatering, impacts of existing foundations, and impacts for adjacent structures.

3.0 FIELD EXPLORATION

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

3.1 BORINGS

The subsurface conditions at the site were explored with six (6) engineering test borings drilled to about 35 feet below grade at the approximate locations shown on Drawing 1.

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

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

3.2 FIELD PERMEABILITY TESTS

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

4.0 LOCAL GEOLOGY AND GEOLOGIC HAZARDS

4.1 LOCAL GEOLOGY

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

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

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

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

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

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

4.2 GEOLOGIC HAZARDS

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

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

5.0 SUBSURFACE CONDITIONS

5.1 BORINGS

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

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

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

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

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

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

TABLE 1 - SUMMARY OF ESTIMATED PERTINENT ENGINEERING PARAMETERS

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

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

Groundwater

Groundwater was encountered in the borings at depths of about 2.7 to 3.8 feet below the existing ground surface. It should be noted that groundwater reading during drilling might not represent stabilized groundwater level. Stabilized water levels would be best obtained by installing groundwater monitoring devices and taking readings over an extended period. NV5 can provide these services if they are of interest to the project development team.

The water depths reported above corresponds to approximate elevations of +0.9 to +2.2 feet NGVD based on our assumed elevation at the boring locations. On average, stabilized groundwater levels in the general vicinity of the project are expected to vary between elevations 0 and +4 feet NGVD, the variations being primarily the result of seasonal rainfall and tidal fluctuation in nearby intracoastal waterway. Nonetheless, it should be noted that groundwater levels outside of this range could be encountered during construction. Storm and hurricane events and construction activities could also result in variations in the groundwater levels.

Notwithstanding the variations acknowledged, we anticipate that groundwater at the site will generally be encountered within the upper five (5) feet of the existing ground surface.

5.2 FIELD PERMEABILITY

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

TABLE 2 – SUMMARY OF FIELD PERMEABILITY TESTING

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

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

6.0 EVALUATION AND DISCUSSION

6.1 GENERAL

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

6.2 FOUNDATION SUPPORT

Given the subsurface conditions encountered in the borings, and the anticipated structure loads, we conclude that deep foundation support is appropriate for the proposed 3-story buildings. Consistent with current practice in the South Florida area we consider augered, cast-in-place (ACIP) piles to be the most feasible foundation type to support the tower. Other deep foundation systems such as driven piles and drilled shafts are not considered feasible. In addition to the noise nuisance, vibrations from driven pile foundations could adversely impact existing buildings on the site as well as those on adjacent properties. Additionally, it would be difficult to penetrate the hard zones in the limestone and sandstone rock at the site to sufficient depths to provide adequate uplift capacity on the driven piles. Drilled shafts are typically economically feasible and attractive only where they are used to carry very large loads that sufficiently justify the slower installation rates and other installation difficulties attendant with such foundations.

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

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

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

6.3 IMPACTS OF PEAT AND SILTY MATERIALS

It is noteworthy that the borings encountered near surface very soft peat and silt. These materials are highly compressible and will undergo consolidation when subjected to new stresses. It is therefore desirable to keep new fills to an absolute minimum to prevent consolidation settlement of the layer and the consequent potential impacts to any pavements or miscellaneous structures supported on shallow footings, particularly where these materials are closer to the ground surface. Depending on the importance of the structures that could be potentially impacted by these settlements, it may be prudent to consider pile support of such structures.

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

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

6.4 ESTIMATED SETTLEMENT

Assuming overall base pressures of 0.5 to 0.8 kips per square foot (ksf) for the proposed 3-story buildings, we estimate that foundation settlements for 14-inch-diameter ACIP piles about 26 feet long or helical piles about 20 feet long below existing grade will be on the order of one (1) inch with edge-to-center differential settlements on the order of 50 percent of the total settlement. The granular nature of the subsurface materials at the site will result in the majority of the structure settlements occurring during construction and for a short time period (typically less than two months) following substantial completion of the top level. Additional small settlements of the structure could occur after structural completion as interior walls, cladding, finishes etc. are added to the building. The settlements of the structure are expected to be relatively uniform. As the structure height increases, the structures should become stiffer, thereby reducing the potential for differential edge-to-center settlements. Differential movements of the pile cap system will result in redistribution of loads in the superstructure and among the pile caps.

6.5 IMPACTS TO ADJACENT STRUCTURES

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

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

6.5.1 Settlement Impacts

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

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

6.5.2 Excavation & Ground Movement Impacts

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

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

6.5.3 Vibration Impacts

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

6.6 MISCELLANEOUS ENVIRONMENTAL IMPACTS

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

7.0 RECOMMENDATIONS

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

7.1 SITE PREPARATION AND GRADING

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

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

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

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

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

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

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

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

7.2 FOUNDATION SUPPORT

7.2.1 ACIP Piles

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

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

TABLE 3 - SUMMARY OF PILE ALLOWABLE AXIAL CAPACITIES

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

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

2. For computer structural modeling of the building initial vertical spring constants of 80 kips per inch (kpi) may be used for the 14-inch-diameter ACIP pile. The vertical spring constant is the working pile load divided by the estimated pile settlement and is based on our experience and a review of available pile load test data in similar subsurface conditions. The initial spring constant value should be refined as the structural model is developed. The design value used should match the settlement estimates. For transient loading an initial spring constant of 800 kpi may be used for the piles.

3. To evaluate the lateral capacity of the piles, we performed lateral load analyses using the LPILE computer program to estimate the performance of the piles under lateral loading. In the analyses, we have considered the simultaneous application of about 25 percent of the compression load along with the lateral load in Table 3 above. A fixed head condition was assumed for the pile. A p-modification factor of 0.4 was applied to the soil resistance values to consider the effect of pile grouping since the LPILE program analyzes a single-pile condition only. No y-modification was applied. Our recommendations for allowable pile lateral capacities for the fixed head condition are presented in Table 4 below.

TABLE 4 - SUMMARY OF PILE LATERAL LOADS AND BENDING MOMENTS

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

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

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

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

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

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

5. Pile reinforcing should be designed by the structural engineer to resist the tension and lateral forces applied to the pile systems. We recommend that piles resisting tension loads be reinforced over their entire length. The information provided in Table 4 above should be used to design the reinforcing for piles resisting lateral loads. If the pile is not reinforced over the entire length, we recommend as a minimum, three (3) No. 7 bar be installed the full length of the pile to verify pile cross-section continuity.

   It should be noted that the lateral load capacity provided above assume pile reinforcement of approximately one (1) to two (2) percent. If the actual pile reinforcement differs significantly from this assumption, it might become necessary to revisit the lateral recommendations provided in Table 4 above.

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

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

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

9. During grouting of the pile excavation, the auger should be raised at a rate consistent with the capacity of the pump to ensure the entire pile shaft is uniformly grouted and to prevent caving of soils into the pile excavation. The actual grout volume for each ACIP pile should be at least 15 percent greater than the theoretical pile volume. A grout head of at least six (6) feet should be maintained throughout the grouting of the pile shaft. Production piles should be installed in a manner similar to the successfully tested pile.

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

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

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

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

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

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

7.2.2 Helical Piles

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

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

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

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

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

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

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

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

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

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

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

7.3 GROUND FLOOR SLABS

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

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

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

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

7.4 EXCAVATION AND DEWATERING

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

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

2. Average groundwater elevation is expected to be approximately between Elevation 0 and +4.0 feet NGVD for this site. As stated above, groundwater levels outside of this range could be encountered during construction. Some dewatering is expected for foundations and the installation of elevator shafts, and deeper utilities and appurtenances such as sewers, storm drains, catch basins, and manholes. We judge that if required, localized dewatering of

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

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

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

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

7.5 OTHER RECOMMENDATIONS

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

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

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

8.0 REPORT LIMITATIONS

This report has been prepared pursuant to approved proposal 24-0349 between 10190 East Bay Harbor Development, LLC ("client") and NV5 dated May 9, 2024 and in general accordance with the standard of care ordinarily practiced by members of Consultant's profession performing similar services on similar projects in similar localities; no other warranty is expressed or implied. The report should be read in its entirety. NV5 is not responsible for misinterpretations arising from reading sections of the report only.

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

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

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

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

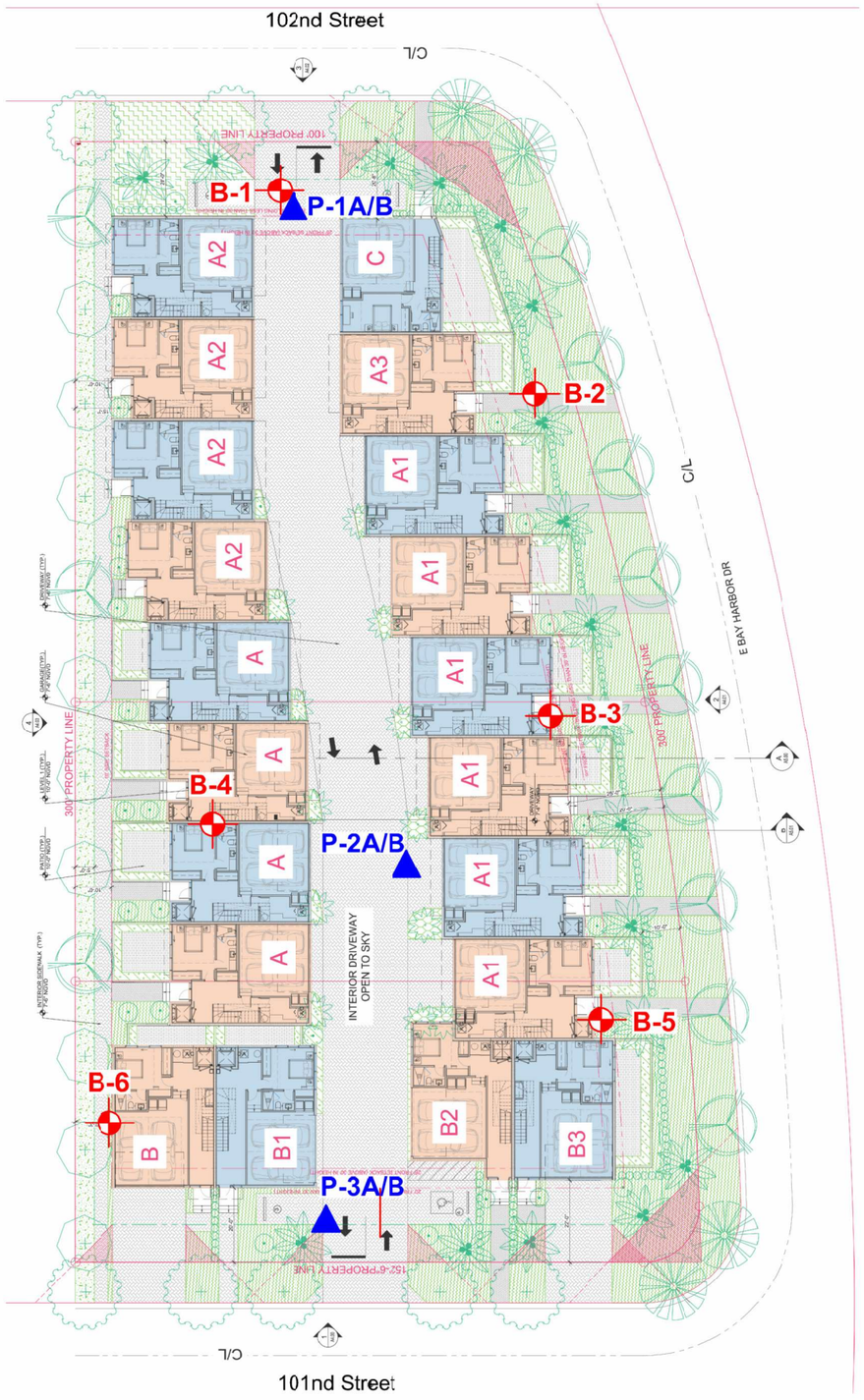
NV5 should be retained to provide consultation to the ownership and design team during the design development phase of the project, to review final foundation specifications and review foundation design drawings in order to ascertain that its recommendations have been properly interpreted and implemented.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

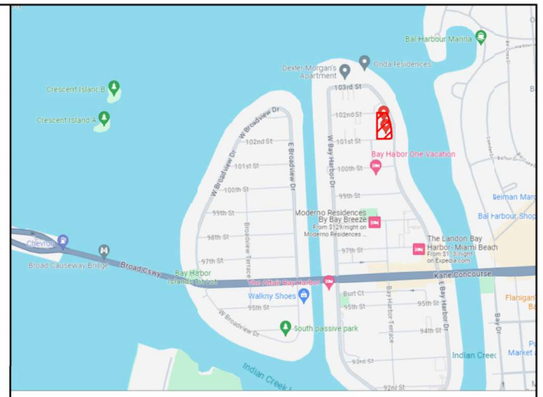
9.0 CLOSURE

We appreciate the opportunity to provide specialized engineering services on this project and look forward to an opportunity to participate in construction related aspects of the development. If you have questions about information contained in this report contact the writer at 305.901-2049.

****

DRAWINGS





Site Vicinity Map

0 40

Approximate Scale in Feet

LEGEND:

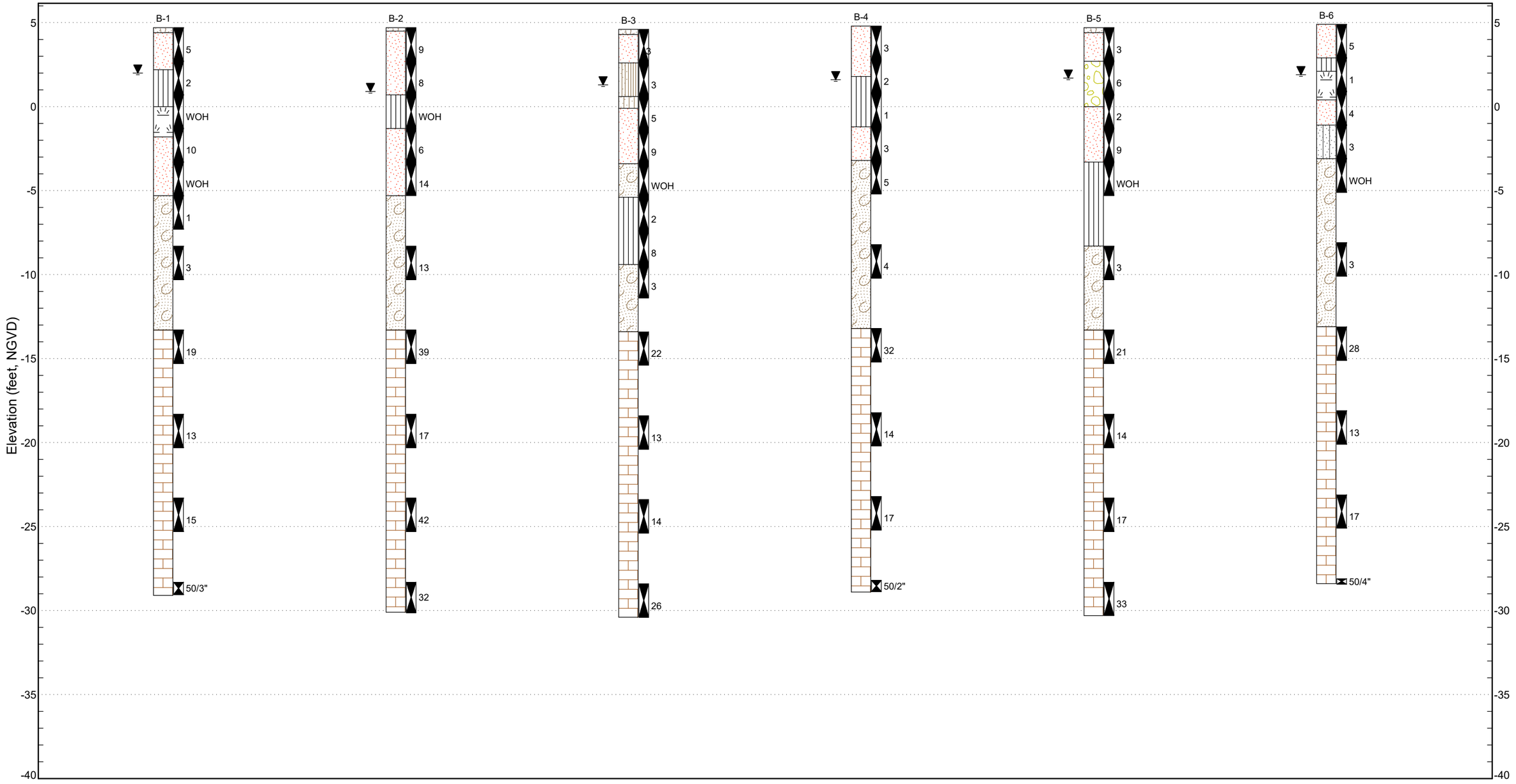
B-1 - Number & Approximate Location of Test Boring.

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

NOTES:

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

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



Note: Boring top elevations have been estimated

BORING SUMMARY SHEET

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

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

PROJECT NUMBER: 18505

DATE: 05/21/2024

DRAWN BY: CR

CHECKED BY: CLG

DRAWING NO: 2

LEGEND

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

APPENDIX A

BORING LOG DATA

BORING NUMBER B-1

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

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

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

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

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY Y. Garcia **CHECKED BY** C. Rausseo

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0				SM		0.3 4" of Topsoil	4.4
	SPT	14	2-3-2-3 (5)	SP		SAND, loose, fine, light tan, with a trace of limestone fragments	
	SPT	16	2-1-1-1 (2)	ML		2.5 SAND, very loose, fine, light brownish yellow, with a trace of shells, sand and organics	2.2
5	SPT	18	WOH-WOH-WOH-WOH (WOH)			SILT, very soft, gray to light brownish yellow, with a trace of sand	
				PT		4.7 SILT, very soft, gray to light brownish yellow, with a trace of sand, shells and organics	0 0.0
	SPT	18	3-5-5-4 (10)	SP		FIBROUS PEAT, very soft, dark brown	
	SPT	14	WOH-WOH-WOH-WOH (WOH)			6.5 SILTY PEAT, very soft, dark brown	-1.8
10	SPT	12	WOH-WOH-1-2 (1)			SAND, loose, fine, dark gray, with shells	
				SP		SAND, very loose, medium, dark gray, with shells and silt	-5
						10.0	-5.3
						SHELLY SAND, very loose, coarse, dark gray	
15	SPT	12	2-1-2-2 (3)	SP		SHELLY SAND, very loose, coarse, dark gray, with a trace of limestone fragments	-10
						18.0	-13.3
20	SPT	16	22-8-11-16 (19)			LIMESTONE, very soft, light brown, with sand	-15
25	SPT	16	9-6-7-5 (13)			LIMESTONE, very soft, light brown, with a trace of sand	-20
30	SPT	14	9-7-8-6 (15)	LS		LIMESTONE, very soft, light brown, with a trace of sand	-25
	SPT	6	20-50/3" (100)			33.8 LIMESTONE, hard, light brown, with sand	-29.1

Boring terminated at 33.8 feet.

BORING NUMBER B-2

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

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

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

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

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY J. Rivera / H. Parada **CHECKED BY** C. Rausseo

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0				SM		0.2 2" of Topsoil	4.5
	SPT	10	2-4-5-5 (9)	SP		SAND, loose, fine, light tan	
	SPT	16	5-4-4-2 (8)			4.0 SAND, loose, fine, light brown, with a trace of roots and limestone fragments	0.7
5	SPT	20	1-WOH-WOH-2 (WOH)	ML		6.0 SANDY SILT, very soft, gray to dark brown, with organics	0 -1.3
	SPT	10	1-1-5-10 (6)	SP		SAND, loose, fine, dark gray, with shells, traces of organics	
10	SPT	18	7-9-5-2 (14)			10.0 SAND, medium dense, fine, dark gray, with shells	-5 -5.3
15	SPT	12	4-7-6-2 (13)	SP		SHELLY SAND, medium dense, coarse, dark gray	-10
						18.0	-13.3
20	SPT	22	18-19-20-34 (39)	LS		LIMESTONE, medium hard, light brown, with sand	-15
25	SPT	18	11-10-7-13 (17)			LIMESTONE, very soft, light brown	-20
30	SPT	16	18-18-24-13 (42)			LIMESTONE, medium hard, light brown	-25
	SPT	6	5-4-28-50/4" (32)			34.8 LIMESTONE, medium hard, light brown to light gray	-30 -30.1

Boring terminated at 34.8 feet.

BORING NUMBER B-3

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

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

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

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

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY Y. Garcia **CHECKED BY** C. Rausseo

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0							
	SPT	16	3-2-1-1 (3)	SM / SP		0.3 3" of Topsoil SAND, very loose, fine, dark brown to light tan, with a trace of limestone fragments 2.0	4.3 2.6
	SPT	12	1-1-2-2 (3)	SM-ML		SILT AND SAND, soft, dark brown to gray, with a trace of wood and limestone fragments 4.0	0.6
5	SPT	12	1-2-3-5 (5)	SM		4.7 SILTY SAND WITH ORGANICS, loose, dark brown	0 -0.1
	SPT	14	6-5-4-1 (9)	SP		SAND, loose, fine, gray SAND, loose, fine, gray, with shells 8.0	-3.4
10	SPT	18	1-WOH-WOH-WOH (WOH)	SP		SHELLY SAND, very loose, medium, dark gray 10.0	-5 -5.4
	SPT	12	1-1-1-1 (2)	ML		SILT, very soft, gray, with a trace of shells	
	SPT	12	2-3-5-4 (8)			SILT, medium stiff, gray with shells 14.0	-9.4
15	SPT	16	2-1-2-1 (3)	SP		SHELLY SAND, very loose, coarse, dark gray 18.0	-10 -13.4
20	SPT	16	7-10-12-10 (22)	LS		LIMESTONE, soft, light brown, with a trace of sand	-15
25	SPT	16	11-7-6-8 (13)			LIMESTONE, very soft, light brown, with a trace of sand	-20
30	SPT	16	10-6-8-10 (14)			LIMESTONE, very soft, light brown, with a trace of sand	-25
35	SPT	14	6-21-5-5 (26)			LIMESTONE, soft, light brown to light gray, with a trace of sand 35.0	-30 -30.4

Boring terminated at 35.0 feet.

BORING NUMBER B-4

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

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

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

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

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY Y. Garcia **CHECKED BY** C. Rausseo

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0	SPT	15	3-2-1-1 (3)	SP		SAND, very loose, fine, tan to light tan, with a trace of limestone fragments, silt and shells	
	SPT	14	2-1-1-1 (2)			3.0 SAND, very loose, fine, light tan to gray, with a trace of shells and silt	1.8
5	SPT	18	WOH-WOH-1-1 (1)	ML		SILT, very soft, gray	0
						6.0 SILT WITH ORGANICS, very soft, dark brown to gray	-1.2
	SPT	18	1-1-2-4 (3)	SP		8.0 SAND, very loose, fine to medium, dark gray, with shells and peat	-3.2
10	SPT	20	2-4-1-1 (5)	SP		SHELLY SAND, loose, fine, dark gray	-5
15	SPT	12	1-1-3-3 (4)			SHELLY SAND, very loose, coarse, dark gray, with a trace of limestone fragments	-10
						18.0	-13.2
20	SPT	14	20-15-17-30 (32)	LS		SANDY LIMESTONE, medium hard, light brown	-15
25	SPT	12	7-6-8-5 (14)			LIMESTONE, very soft, light brown, with sand	-20
30	SPT	14	10-9-8-18 (17)			LIMESTONE, very soft, light brown, with sand	-25
	SPT	6	17-50/2" (100)			33.7 LIMESTONE, hard, light gray to gray, with sand	-28.9

Boring terminated at 33.7 feet.

BORING NUMBER B-5

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

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

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

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

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY Y. Garcia **CHECKED BY** C. Rausseo

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0				SM		0.3 3" of Topsoil	4.4
	SPT	12	3-2-1-2 (3)	SP		2.0 SAND, very loose, fine, tan, with a trace of limestone fragments	2.7
	SPT	12	3-3-3-4 (6)	GP		LIMESTONE FRAGMENTS, loose, light brown	
5	SPT	13	3-1-1-2 (2)			4.7	0 0.0
	SPT	12	3-6-3-2 (9)	SP		SAND, very loose, fine, gray, with a trace of limestone fragments 8.0 SAND, loose, fine, gray, with a trace of shells	-3.3
10	SPT	18	1-WOH-WOH-1 (WOH)	ML		SILT, very soft, dark gray, with shells	-5
						13.0	-8.3
15	SPT	14	1-1-2-4 (3)	SP		SHELLY SAND, very loose, coarse to fine, dark gray	-10
						18.0	-13.3
20	SPT	18	5-11-10-13 (21)	LS		SANDY LIMESTONE, soft, light brown	-15
25	SPT	16	9-6-8-9 (14)			LIMESTONE, very soft, light brown, with a trace of sand	-20
30	SPT	14	6-8-9-16 (17)			LIMESTONE, very soft, light brown	-25
35	SPT	14	3-30-3-6 (33)			35.0 LIMESTONE, medium hard, light brown to light gray, with a trace of sand	-30 -30.3

Boring terminated at 35.0 feet.

BORING NUMBER B-6

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

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

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

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

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY Y. Garcia **CHECKED BY** C. Rausseo

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY (in)	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0	SPT	8	4-3-2-1 (5)	SP		SAND, loose, fine, tan, with a trace of limestone fragments	2.9
						2.0	
	SPT	14	WOH-WOH-1-WOH (1)	ML		SILT, very soft, gray	2.1
						2.8	
				PT		SILTY PEAT, very soft, dark brown	
5	SPT	12	2-1-3-8 (4)			FIBROUS PEAT, very soft, dark brown	0.4
				SP		4.5 SAND, very loose, fine, gray, with shells	0
	SPT	18	4-2-1-1 (3)	SM		6.0 SILTY SAND, very loose, dark gray, with shells, traces of peat	-1.1
						8.0	-3.1
10	SPT	14	WOH-WOH-WOH-4 (WOH)	SP		SHELLY SAND, very loose, coarse, dark gray	-5
15	SPT	14	3-2-1-1 (3)			SHELLY SAND, very loose, coarse, dark gray	-10
						18.0	-13.1
20	SPT	16	17-16-12-18 (28)	LS		SANDY LIMESTONE, soft, light brown	-15
25	SPT	14	10-7-6-7 (13)			LIMESTONE, very soft, light brown, with sand	-20
30	SPT	12	8-7-10-8 (17)			LIMESTONE, very soft, light brown, with a trace of sand	-25
	SPT	4	50/4" (100)			33.3 LIMESTONE, hard, light brown to light gray, with a trace of sand	-28.4
						Boring terminated at 33.3 feet.	

KEY TO SYMBOLS

Symbol Description

Strata symbols

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

Misc. Symbols

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

 Boring continues

 End of Boring

Soil Samplers

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

 AU Auger Cuttings

 RC Rock Core

Notes:

1. Exploratory borings were drilled between 05/15/2024 and 05/17/2024 using a 3-inch-diameter rotary drill with mud, wash and casing.
2. Groundwater was encountered at depths between 2.7 and 3.8 feet below grade upon boring completion.
3. These logs are subject to the limitations, conclusions, and recommendations in this report.
4. Results of tests conducted on samples recovered are reported on the logs.

NOTES RELATED TO RECORDS OF TEST BORING AND GENERALIZED SUBSURFACE PROFILE

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

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

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

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

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

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

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

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

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

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

10. Grain size descriptions are as follows:

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

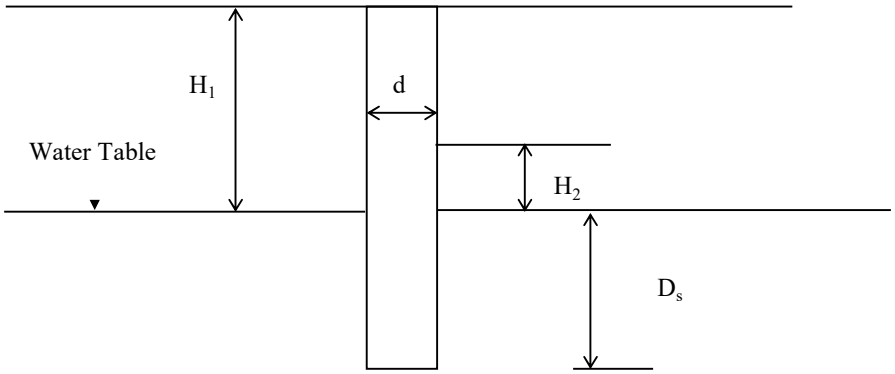
11. Definitions related to adjectives used in soil/rock descriptions:

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

APPENDIX B

PERMEABILITY TEST DATA

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



HYDRAULIC CONDUCTIVITY

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

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

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

Q = Average Flow Rate = 0.055700 CFS

d = Diameter of Test Hole = 2.0 inches

H_2 = Head on Water Table = 2.7 feet

D_s = Depth below Ground Water Table = 2.3 feet

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

SOIL PROFILE :

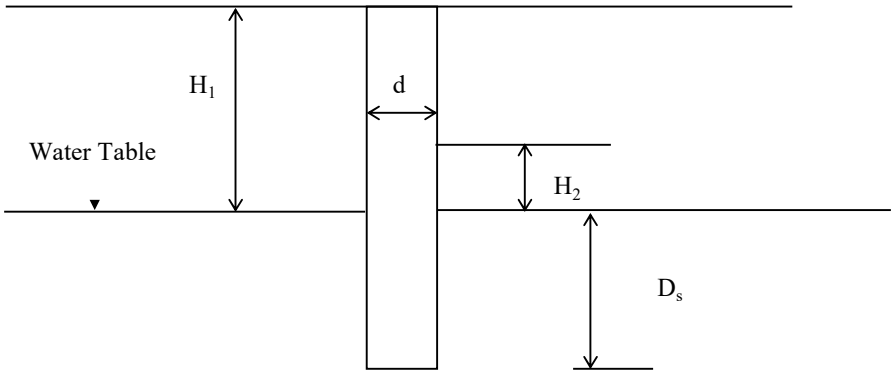
0.0' - 2.0'	3" of Topsoil over light tan Sand with a trace of limestone fragments
2.0' - 2.5'	Light brownish yellow Sand with a trace of roots, shells and peat
2.5' - 5.0'	Gray Silt with a trace of sand, shells and organics

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

PERMEABILITY TEST

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

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



HYDRAULIC CONDUCTIVITY

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

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

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

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

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

SOIL PROFILE :

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

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

PERMEABILITY TEST

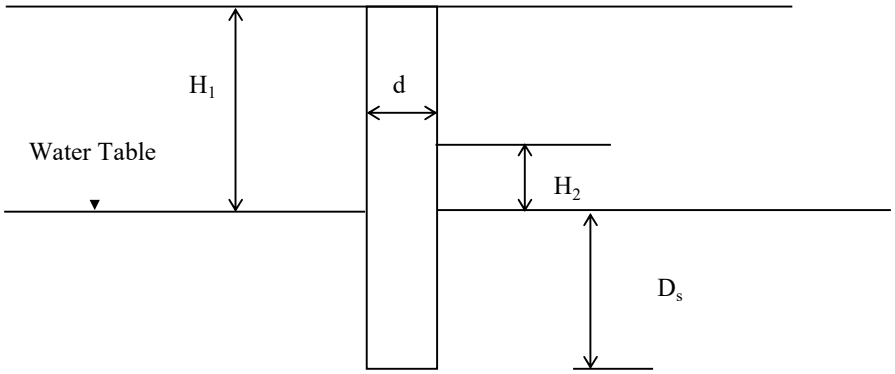
N|V|5

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

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

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

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



HYDRAULIC CONDUCTIVITY

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

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

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

Q = Average Flow Rate = 0.066840 CFS

d = Diameter of Test Hole = 2.0 inches

H_2 = Head on Water Table = 1.5 feet

D_s = Depth below Ground Water Table = 2.5 feet

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

SOIL PROFILE :

0.0' - 1.0'	Dark brown to brown Sand
1.0' - 5.0'	Tan to brown Sand

NOTES:
1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.
2) K value calculated using PVC diameter of 2 inches
3) 100% loss of circulation at 4 feet below grade.

PERMEABILITY TEST

N|V|5

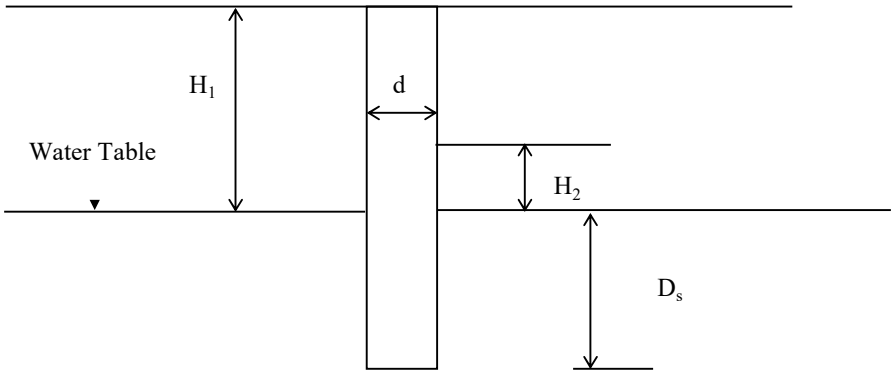
PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

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

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

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

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



HYDRAULIC CONDUCTIVITY

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

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

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

Q = Average Flow Rate = 0.073524 CFS

d = Diameter of Test Hole = 2.0 inches

H_2 = Head on Water Table = 2.5 feet

D_s = Depth below Ground Water Table = 7.5 feet

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

SOIL PROFILE :

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

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

PERMEABILITY TEST

N|V|5

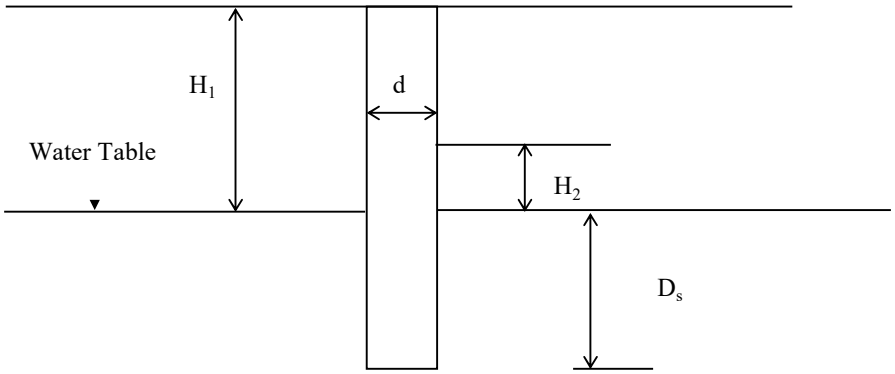
PROJECT NAME: 10190 East Bay Harbor Drive - 3-Story Residential Buildings

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

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

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

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



HYDRAULIC CONDUCTIVITY

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

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

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

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

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

SOIL PROFILE :

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

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

PERMEABILITY TEST

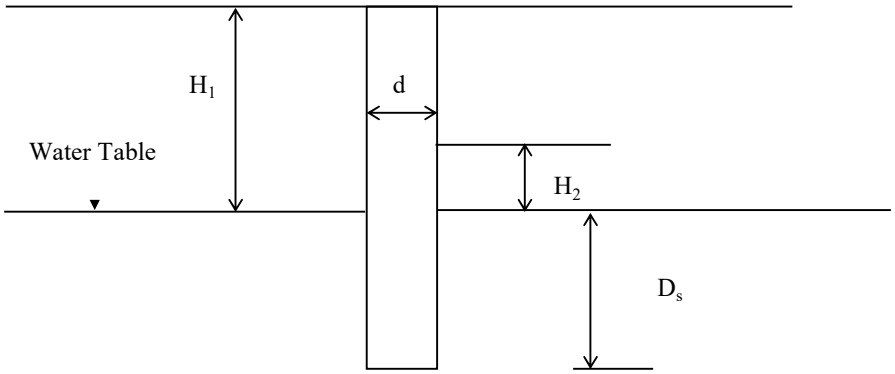
N|V|5

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

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

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

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



HYDRAULIC CONDUCTIVITY

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

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

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

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

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

SOIL PROFILE :

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

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

PERMEABILITY TEST

NV5

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

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

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

TOWN OF BAY HARBOR ISLANDS, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 10190 East Bay Harbor Drive

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

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

General Project Description: 20 towhhomes with internal garages

Site Square Feet / Acreage: Approximately 44,000 SF / 1.01 Acres

---

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water

200 gallons per capita, per day

Existing: 34 units x 200 gallons = 6,800 gallons
Proposed: 20 units x 200 gallons = 4,000 gallons
Net decrease: - 2,800 gallons per capita, per day

Sanitary Sewer

156 gallons per capita, per day

Existing: 34 units x 156 gallons = 5,304 gallons
Proposed: 20 units x 156 gallons = 3,120 gallons
Net decrease: - 2,184 gallons per capita, per day

Solid Waste

0.632 tons per capita, per year

Existing: 34 units x 0.632 tons = 21.5 tons
Proposed: 20 units x 0.632 tons = 12.6 tons
Net decrease: - 9 tons per capita, per year

Drainage

Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours.
See enclosed drainage plans from engineer.

Local Streets*

LOS “B” at peak hour

	Please refer to the submitted Traffic Generation Statement.
Arterial Roadways**	LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922) Please refer to the submitted Traffic Generation Statement.
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old The Project does not propose Recreation Facilities at this time
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA) The project will undergo school concurrency review by Miami-Dade County Public Schools once the application is submitted by the Town.

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

1 April 2024

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

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

Dear Mr. Miller:

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

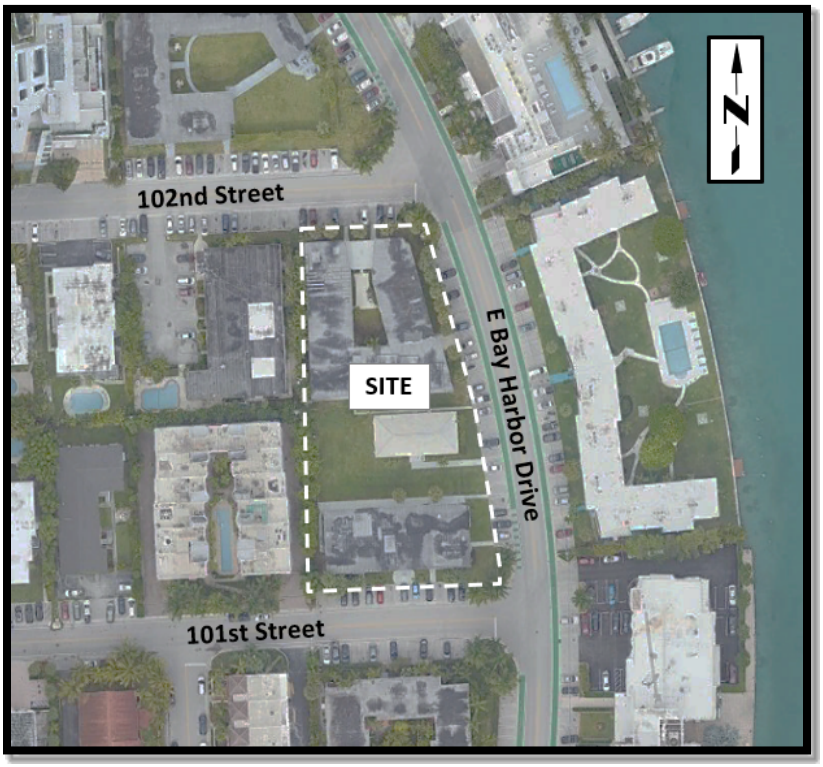


Figure 1: Site Location

Project Description

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

Trip Generation Analysis

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

Table 1.- Trip Generation Estimates

Daily

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

Morning Peak Hour

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

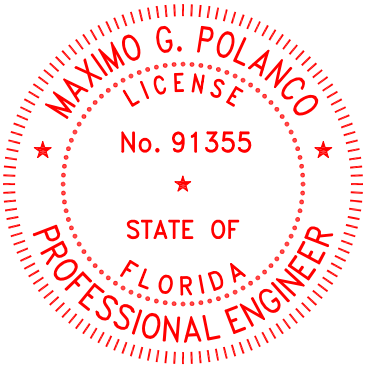
Afternoon Peak Hour

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

Conclusion

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

Sincerely,
Langan Engineering and Environmental Services, LLC



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

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

Maximo G Polanco

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

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

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

MGP:mgp

Attachments:

Attachment A – Site Plan
Attachment B – ITE Excerpts

Florida Certificate of Authorization No. 6601

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

ATTACHMENT A
SITE PLAN



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

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DRB SET

--

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

Owner:

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

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

SITE PLAN - LEVEL 1

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

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

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/12/2024

PROPERTY INFORMATION

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

ASSESSMENT INFORMATION

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

BENEFITS INFORMATION

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

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

SHORT LEGAL DESCRIPTION

BAY HARBOR ISLAND PB 46-5

LOTS 1 & 2 BLK 6

LOT SIZE 19942 SQ FT M/L



TAXABLE VALUE INFORMATION

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

SALES INFORMATION

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

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/12/2024

PROPERTY INFORMATION

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

ASSESSMENT INFORMATION

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

BENEFITS INFORMATION

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

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

SHORT LEGAL DESCRIPTION

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



TAXABLE VALUE INFORMATION

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

SALES INFORMATION

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

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/12/2024

PROPERTY INFORMATION

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

ASSESSMENT INFORMATION

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

BENEFITS INFORMATION

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

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

SHORT LEGAL DESCRIPTION

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



TAXABLE VALUE INFORMATION

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

SALES INFORMATION

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

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ATTACHMENT B
ITE EXCERPTS

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

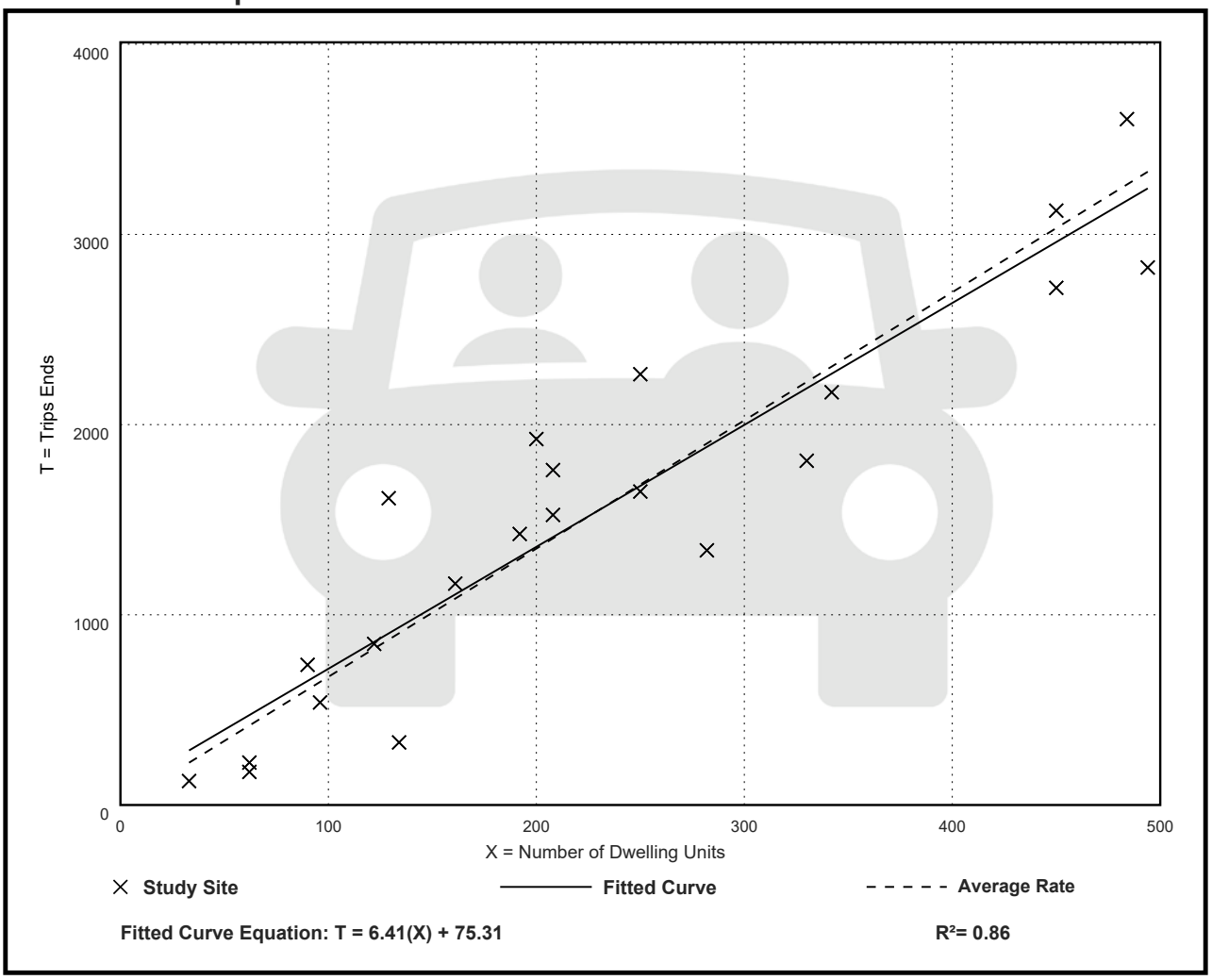
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

R^2= 0.86

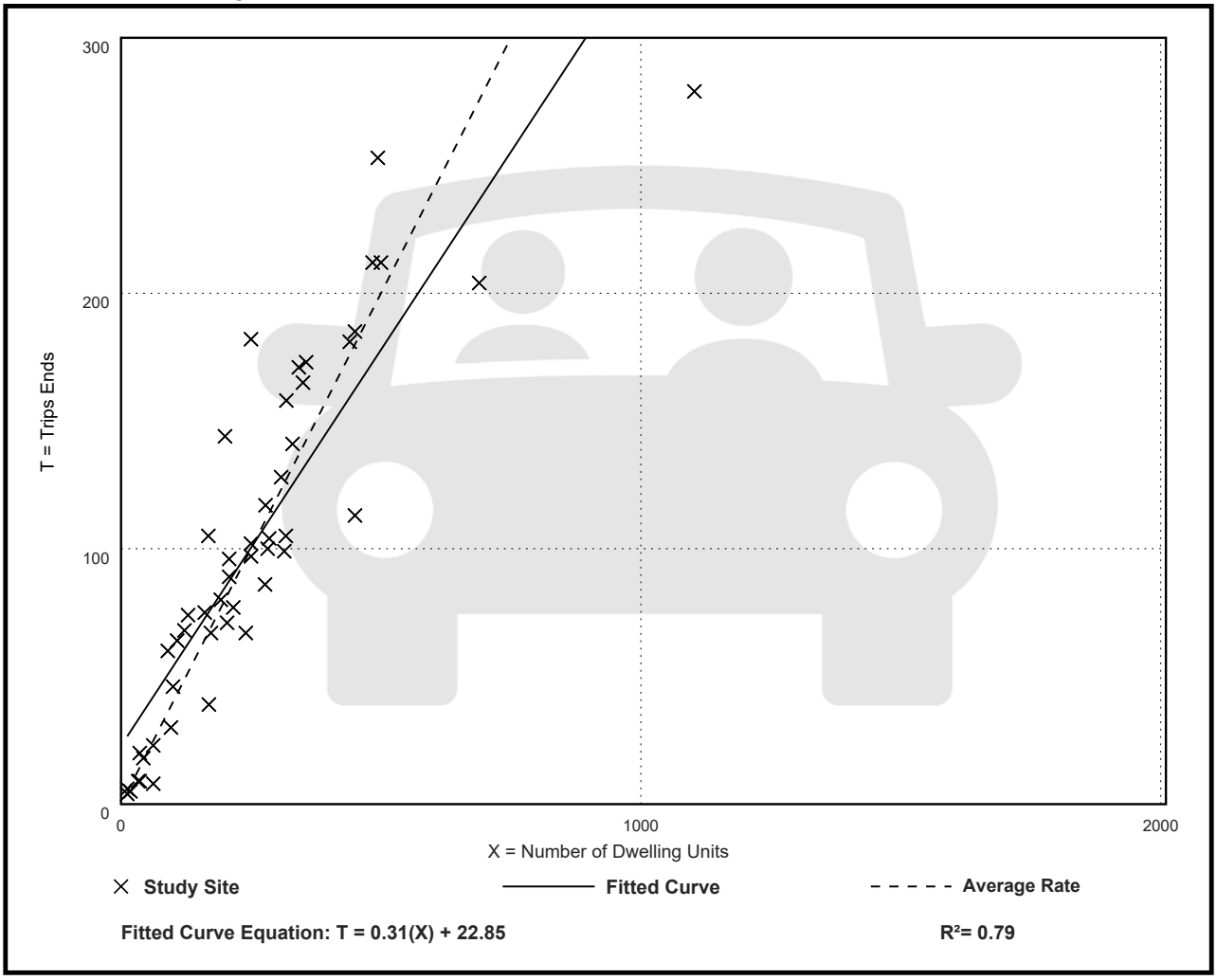
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



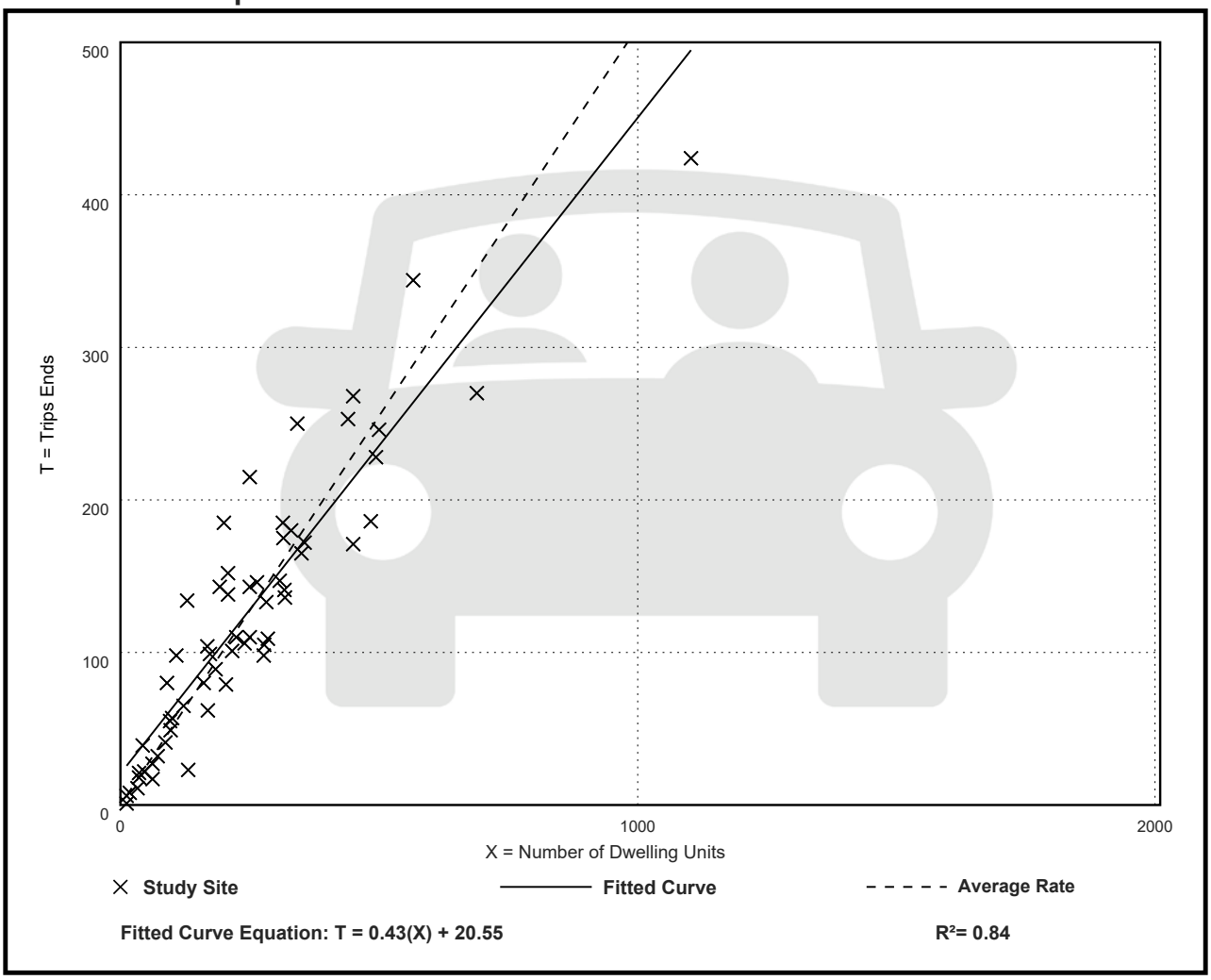
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Attached Housing
(215)

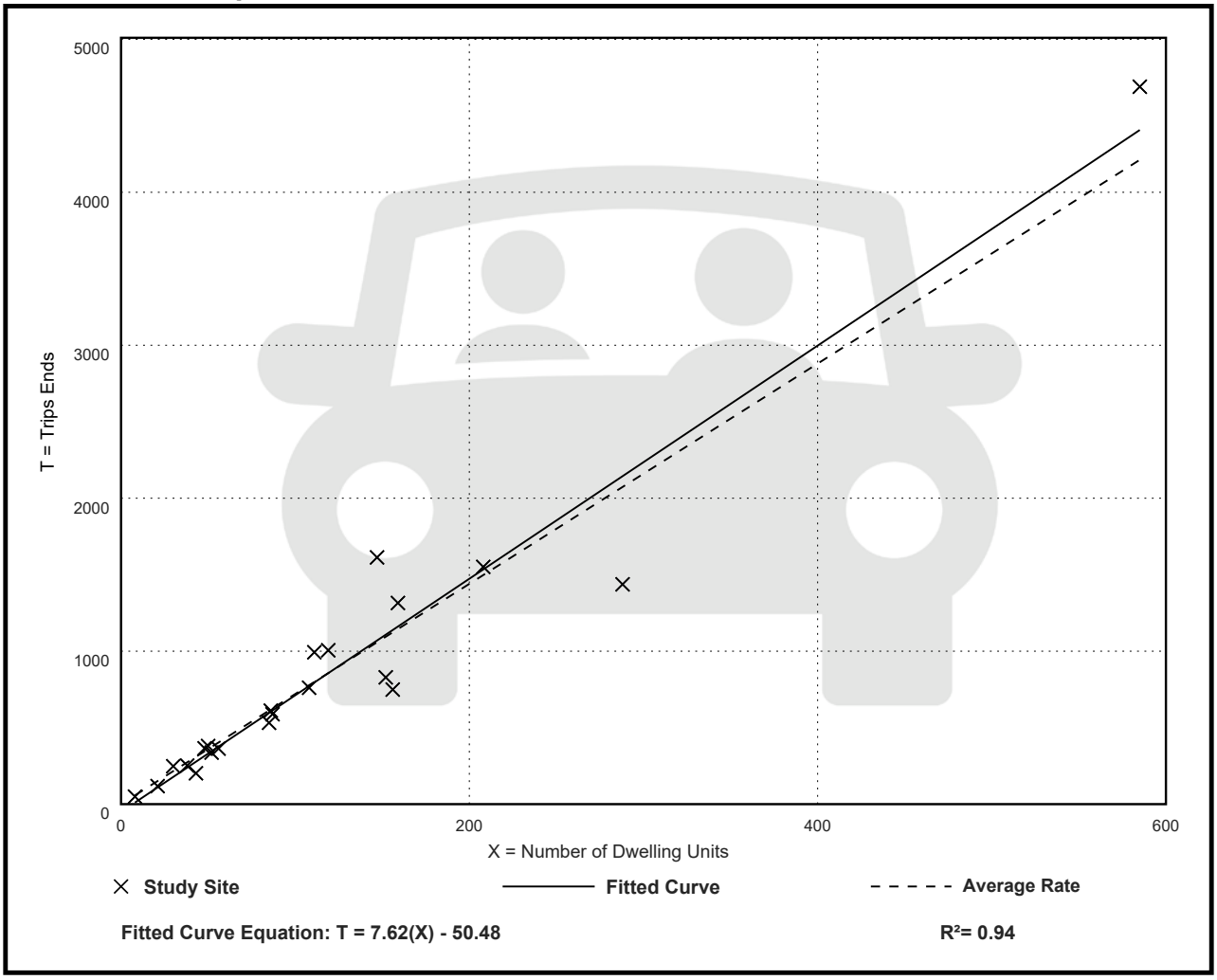
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



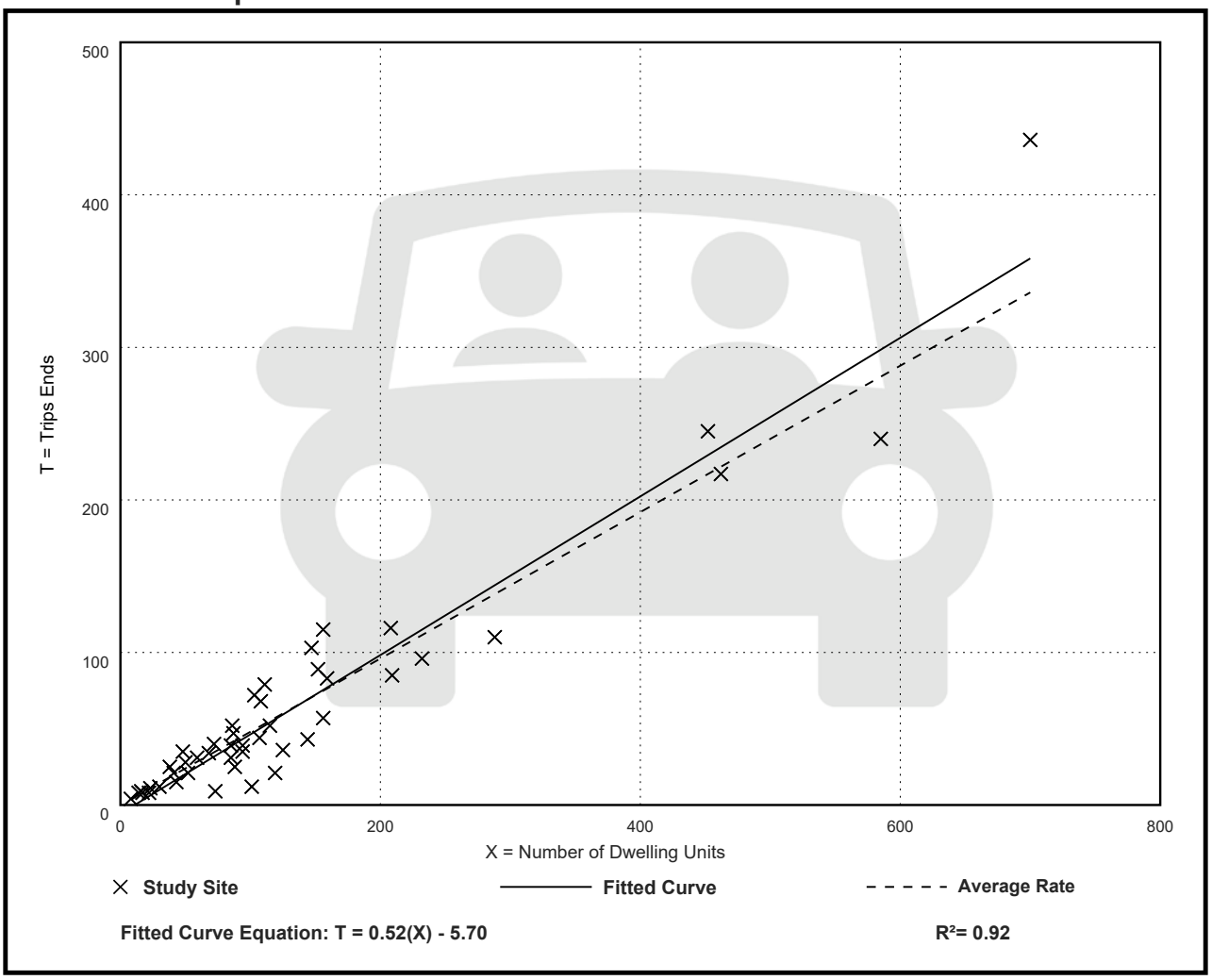
Single-Family Attached Housing
(215)

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



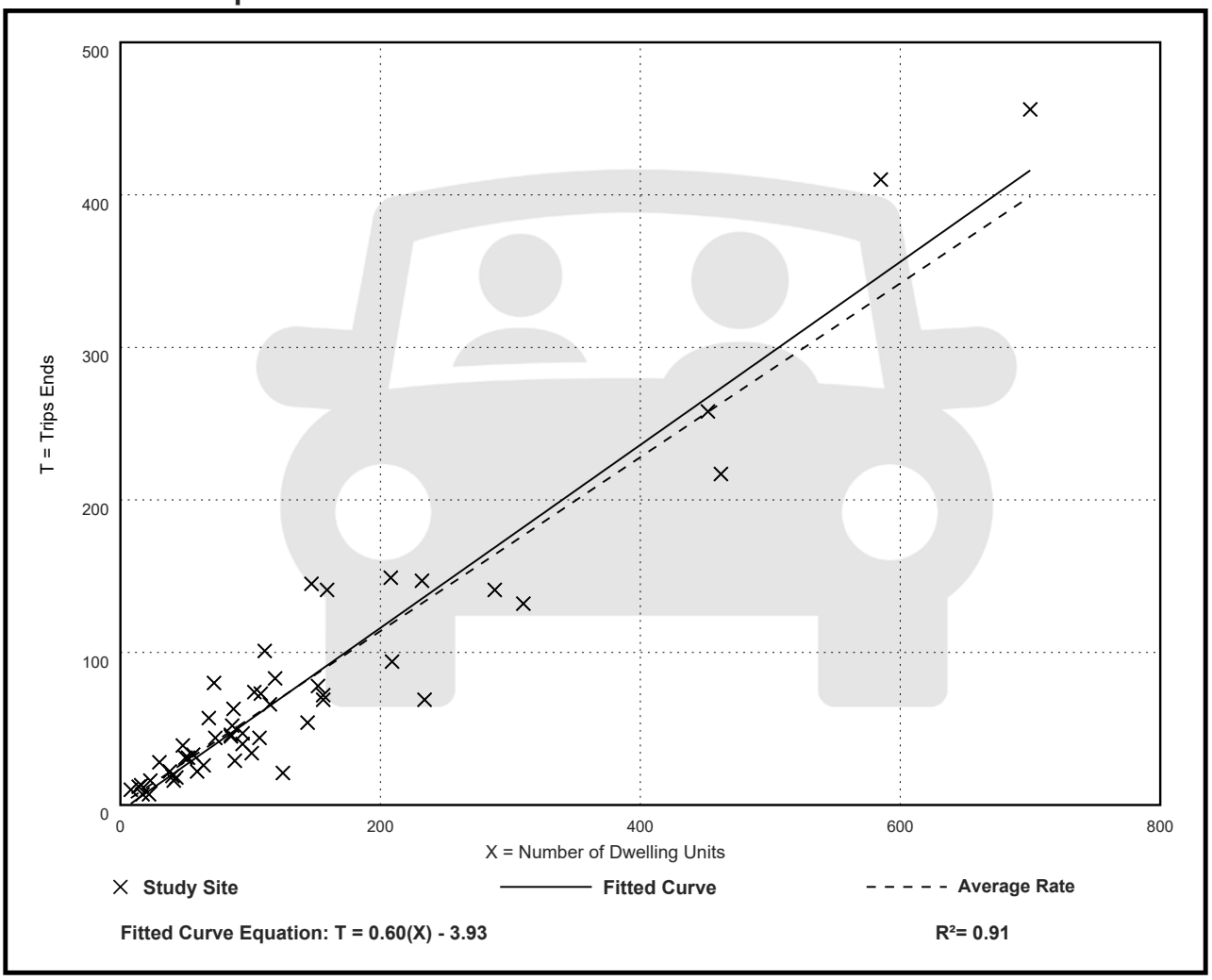
Single-Family Attached Housing
(215)

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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

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

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

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

10190 EAST BAY HARBOR DRIVE

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

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



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

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

2- CONCRETE STRUCTURE, TYPE 2 CONSTRUCTION.

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

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

5- TOTAL CONSTRUCTION AREA: 63,944 SF.

6- TOTAL RESIDENTIAL AREA: 63,944 SF.

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

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

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

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

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

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

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

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

DRAWING INDEX
PROJECT:2416 10190 E Bay Harbor Dr

Delta (Revision):

Discipline	Sheet	Description	Permit 04-17-2024	Rev#1 05-22-2024	Rev#2 07-11-2024
Arch. KKAID	A0.00	COVER	X	X	X
		SURVEY	X		
	A1.00	PROJECT DATA	X	X	X
	A1.01	OPEN AREA CALCULATIONS	X		X
	A1.02	CONTEXT SITE MAP	X		
	A1.03	CONTEXT PHOTOS	X		
	A1.04	SURROUNDING BUILDINGS	X		
	A1.05	RENDERING - STREET VIEW	X		
	A1.06	RENDERING - AERIAL VIEW	X	X	
	A2.00	SITE PLAN	X	X	X
	A3.00	FLOOR PLAN - LEVEL 1	X	X	X
	A3.01	FLOOR PLAN - LEVEL 2	X		X
	A3.02	FLOOR PLAN - LEVEL 3	X		X
	A3.03	ROOF PLAN	X		X
	A3.10	ENLARGED UNIT A	X		X
	A3.10.1	ENLARGED UNIT A	X		
	A3.11	ENLARGED UNIT A.1	X		X
	A3.11.1	ENLARGED UNIT A.1	X		
	A3.12	ENLARGED UNIT A.2	X		X
	A3.12.1	ENLARGED UNIT A.2	X		
	A3.13	ENLARGED UNIT A.3	X		X
	A3.13.1	ENLARGED UNIT A.3	X		
	A3.14	ENLARGED UNIT B	X		X
	A3.14.1	ENLARGED UNIT B	X		
	A3.15	ENLARGED UNIT B1	X		X
	A3.15.1	ENLARGED UNIT B1	X		
	A3.16	ENLARGED UNIT B2	X		X
	A3.16.1	ENLARGED UNIT B2	X		
	A3.17	ENLARGED UNIT B3	X		X
	A3.17.1	ENLARGED UNIT B3	X		
	A3.18	ENLARGED UNIT C	X		X
	A3.18.1	ENLARGED UNIT C	X		
	A3.19	ENLARGED UNIT A.4			X
	A3.19.1	ENLARGED UNIT A.4			X
	A3.20	ENLARGED UNIT A.5			X
	A3.20.1	ENLARGED UNIT A.5			X
	A3.21	ENLARGED UNIT A.6			X
	A3.21.1	ENLARGED UNIT A.6			X
	A4.00	BUILDING ELEVATION - SOUTH	X		X
	A4.01	BUILDING ELEVATION - EAST	X		X
	A4.02	BUILDING ELEVATION - NORTH	X		
	A4.03	BUILDING ELEVATION - WEST	X		X
	A4.04	BUILDING ELEVATION - INTERIOR EAST		X	
	A4.05	BUILDING ELEVATION - INTERIOR WEST		X	X
	A5.00	BUILDING SECTION A	X	X	
	A5.01	BUILDING SECTION B	X	X	
	A5.02	ELEVATOR SETBACKS ANALYSIS	X		
	A5.03	BUILDING SECTION C		X	
	PH1.00	PHOTOMETRIC - LEVEL 1	X	X	
LANDSCAPE AAL	L-200	PROPOSED SITE LANDSCAPE PLAN	X	X	X
	L-201	PROPOSED SITE TREE DISPOSITION		X	
	L-210	LANDSCAPE DETAIL	X	X	
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	X	X
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X	
	C201	PAVING GRADING AND DRAINAGE PLAN	X	X	
	C300	WATER AND SEWER PLAN	X	X	
	C301	WATER AND SEWER PLAN	X	X	
	C400	DRAINAGE DETAILS	X	X	
TRAFFIC LANGAN	N/A	TRAFFIC STUDY	X		
CIVIL OCEAN ENG.	N/A	DRAINAGE REPORT	X		
CIVIL OCEAN ENG.	N/A	GEOTECH REPORT		X	

Rev.	Date	Rev.	Date
1	DRC COMMENTS 05-22-2024		
2	DRC COMMENTS 07-11-2024		
3			
4			
5			
6			
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15			

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ZONING SET

--

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

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

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

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

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

Consultant:

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

Consultant:

Consultant:

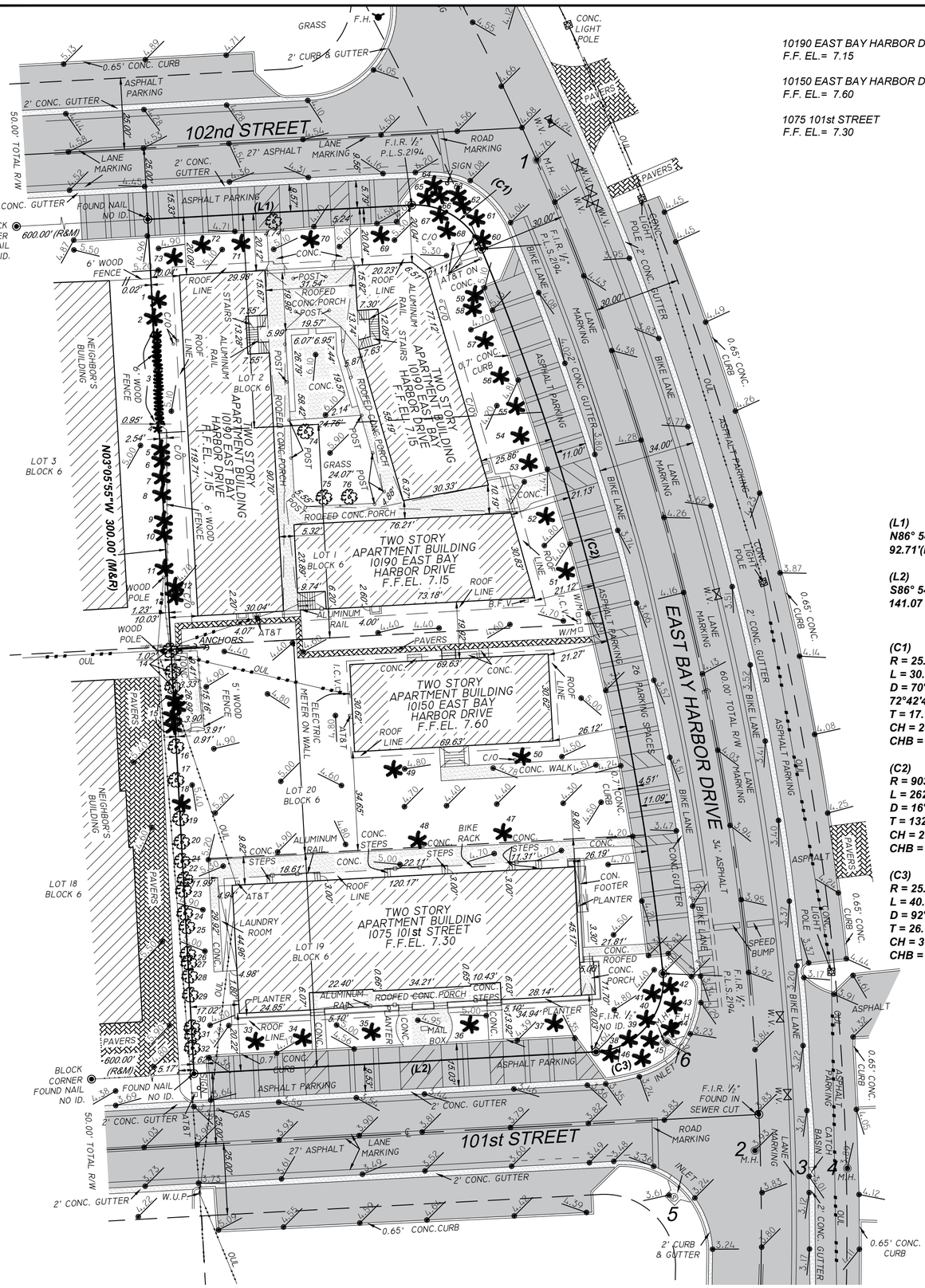
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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

KOBI KARP

COVER

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



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

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

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

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

(L2)
S86° 54' 05"W
141.07 (M&R)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

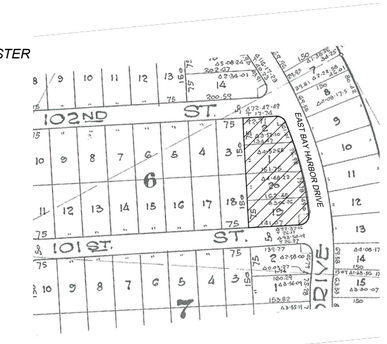
(73) AREACA PALM
DBH: 6"
CANOPY: 10'
HEIGHT: 15'

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

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

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

LOCATION SKETCH
NOT TO SCALE



LEGAL DESCRIPTION:

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

PROPERTY ADDRESS:

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

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

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

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

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

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

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

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

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

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

LEGEND

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

SYMBOLS

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

SURVEYOR'S NOTES:

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

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

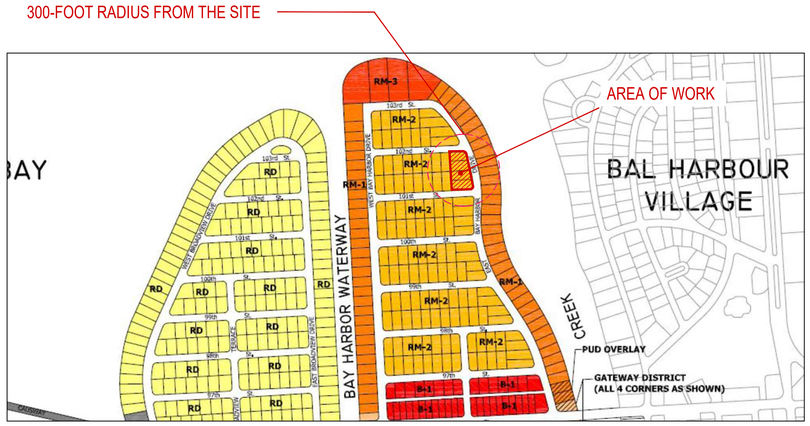
A BOUNDARY SURVEY

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

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

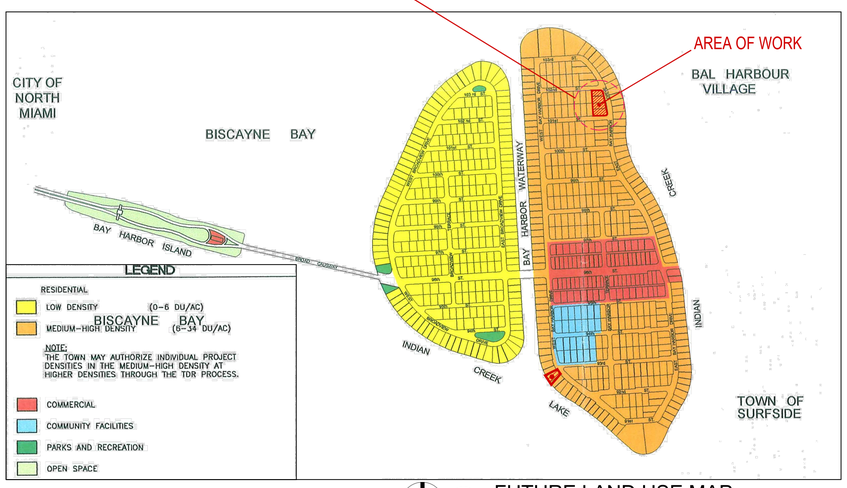
PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

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



1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S



3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

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

1

SITE REQUIREMENTS

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

2

SETBACK REQUIREMENTS

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

3

AREA BREAKDOWN

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

4

PARKING REQUIREMENTS

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

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

5

OF UNIT BREAKDOWN

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

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

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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

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

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

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

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

Consultant:

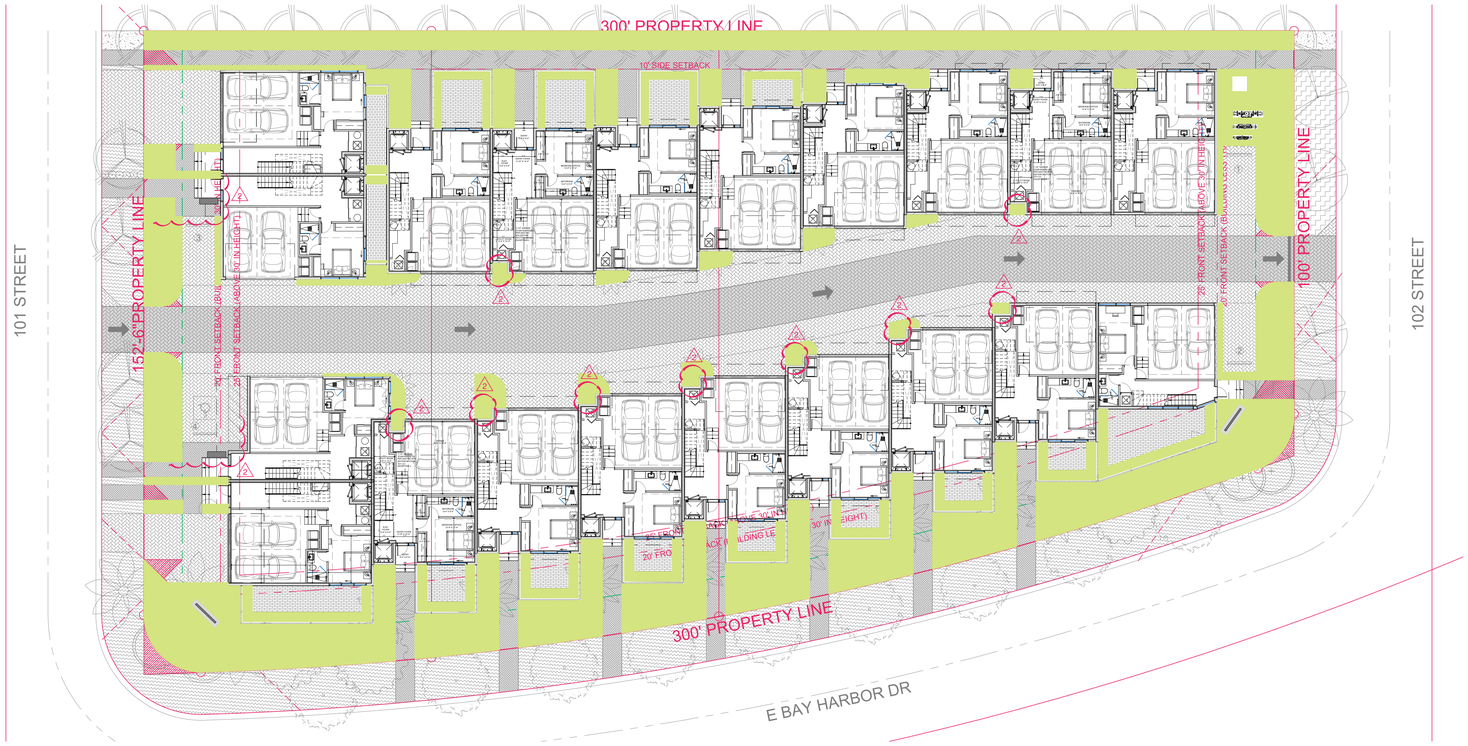
Consultant:

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

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Lic. # AR0012578

PROJECT DATA

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



1 GROUND FLOOR - OPEN SPACE

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

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



2 ROOF DECK - OPEN SPACE

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

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

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2	DRC COMMENTS 07-11-2024		
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Consultant:
MEP ENGINEER:
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Miami, FL 33016
Tel: 305-828-0644

Consultant:

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OPEN AREA CALCULATION

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

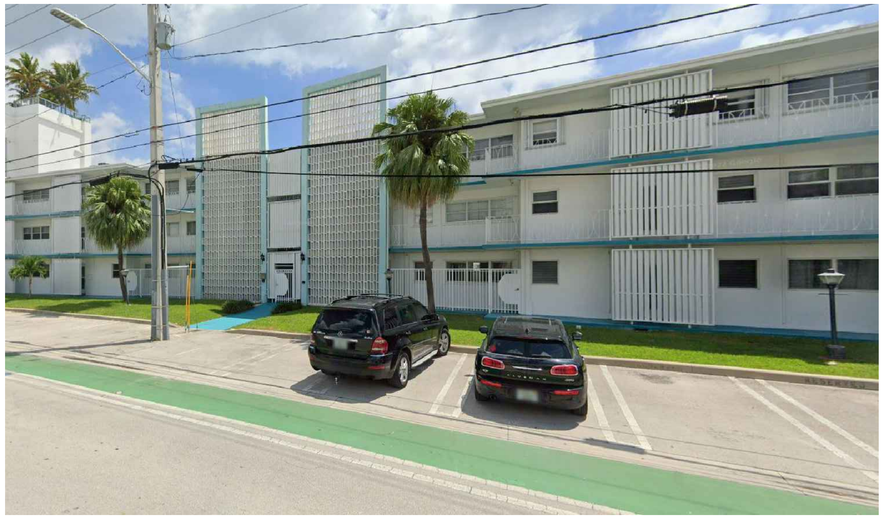





SITE
103rd St
102nd St
101st St
100th St
99th St
98th St
97th St
96th St
95th St
94th St
93rd St
92nd St
91st St
Bay Harbor Dr
Bay Harbor Islands
Bay Harbor Dr
Bay Harbor Islands
Bay Harbor Dr
Bay Harbor Islands



1 PROPERTY VIEW
SCALE: N.T.S.



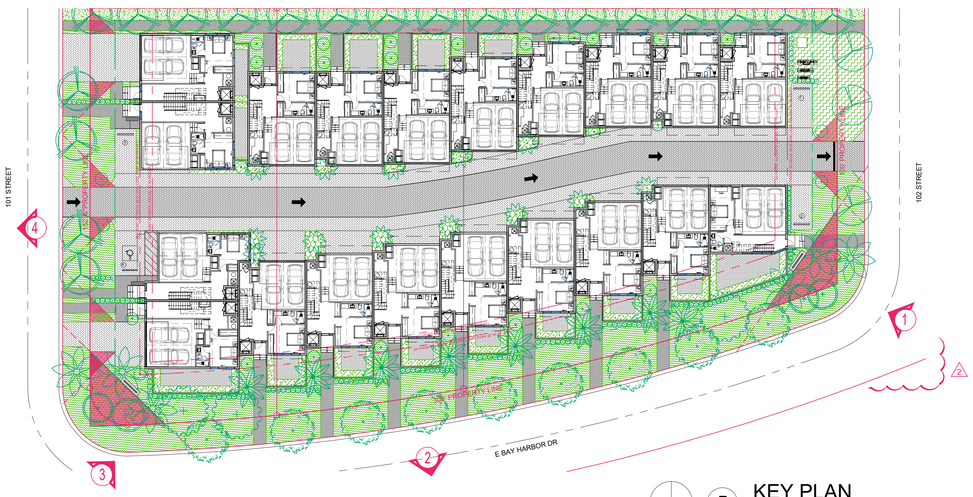
2 STREET VIEW
SCALE: N.T.S.



3 PROPERTY VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

Rev.	Date	Rev.	Date
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Consultant:

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CONTEXT PHOTOS

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



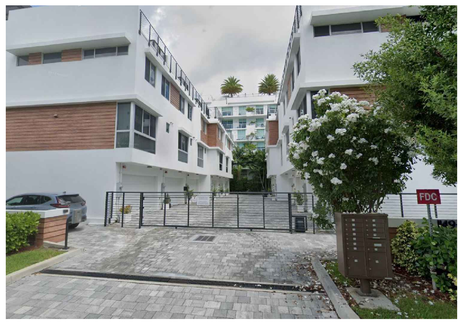
6 SURROUNDING BUILDINGS
SCALE: N.T.S.



1 PHOTO
SCALE: N.T.S.



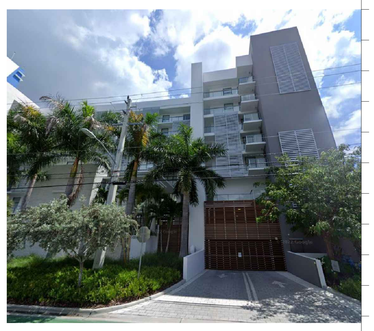
2 PHOTO
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3 PHOTO
SCALE: N.T.S.



4 PHOTO
SCALE: N.T.S.



5 PHOTO
SCALE: N.T.S.

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ZONING SET

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SURROUNDING BUILDINGS

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



1 RENDERING - STREET VIEW
N.T.S

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RENDERING - STREET VIEW

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



2 RENDERING - AERIAL VIEW
N.T.S

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1	DRC COMMENTS	05-22-2024			
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Tel: 305-570-8093

Consultant:

Consultant:

ARCHITECT:

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

KOBI KARP
Lic. # AR0012578

RENDERING - AERIAL VIEW

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



FIRE STAGING NOTE

21' MIN.

47' MIN.

FIRE STAGING AREA DIM.

GENERAL NOTES:

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

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

*F.C.R. = FIRE COMMAND ROOM

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

FLOOD LEGEND

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

FLOOD PROOFING

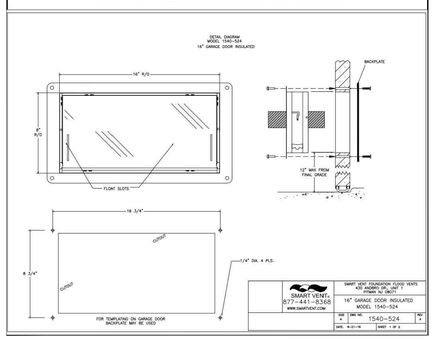
1. ALL CONSTRUCTION WILL BE WET FLOODPROOFING UP TO BASE FLOOD ELEVATION (B.F.E.)+ 9'-0" +1'-0" ELEVATION (DESIGN FLOOD ELEVATION 10'-0" NGVD) DESIGNED IN ACCORDANCE WITH ASCE 24, TABLE 6-1 AND TABLE 1-1 AND FBC, SECTION 1612.5

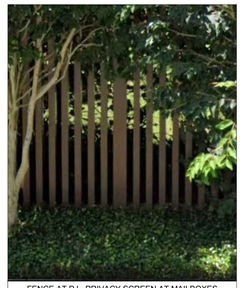
2. FLOOD PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH RISK FLOOD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE24, TABLE 6-1 AND TABLE 1-1

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

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

SMART VENTS SPECIFICATIONS





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

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

LEGAL DESCRIPTION:

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

PROPERTY ADDRESS:

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

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

DESIGN FLOOD ELEVATION = 10 NGVD

LOT AREA= 44,014 SF (1.0104 ACRES)

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

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

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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

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

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

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

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

Consultant:

Consultant:

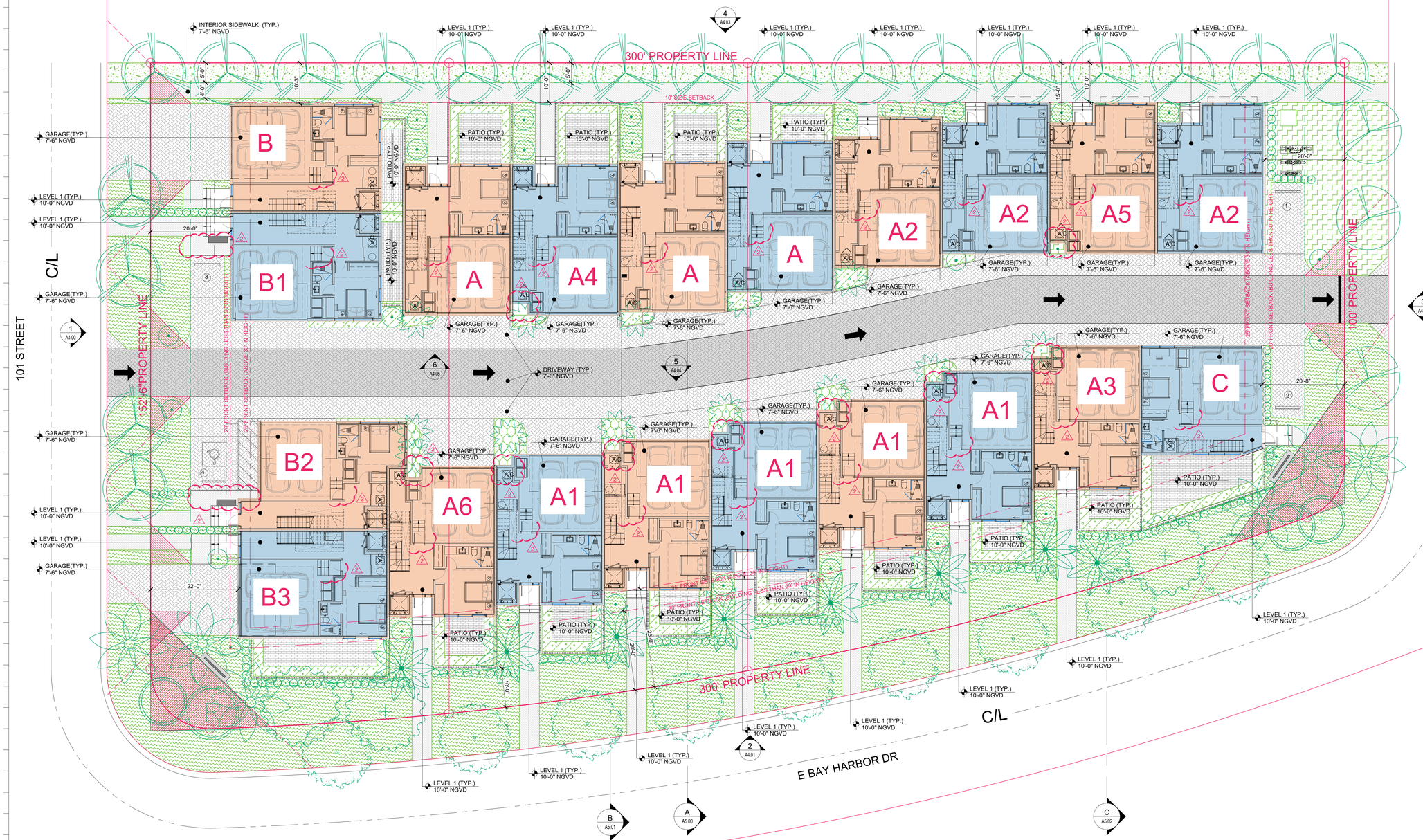
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Lic. # AR0012578

KOBI KARP

SITE PLAN

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



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

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

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Consultant:

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Lic. # AR0012578

KOBI KARP

FLOOR PLAN - LEVEL 1

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



Rev.	Date	Rev.	Date
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2	DRC COMMENTS 07-11-2024		
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BAY HARBOR ISLANDS, FL 33154

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KOBI KARP

FLOOR PLAN - LEVEL 2

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

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



Rev.	Date	Rev.	Date
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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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

Consultant:
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Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
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Tel: 786-519-2008

Consultant:
LANDSCAPE DESIGN:

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Lic. # AR0012578

K O B I
K A R P

FLOOR PLAN - LEVEL 3

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

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



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BAY HARBOR ISLANDS, FL 33154

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Consultant:
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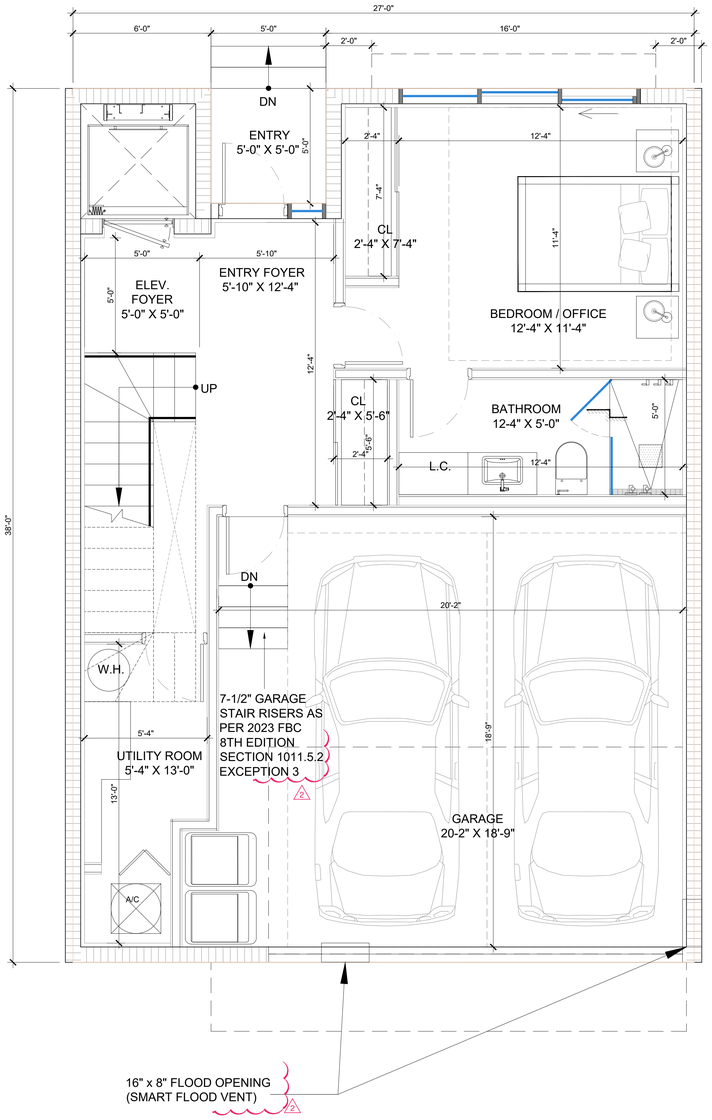
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K O B I
K A R P

ROOF PLAN

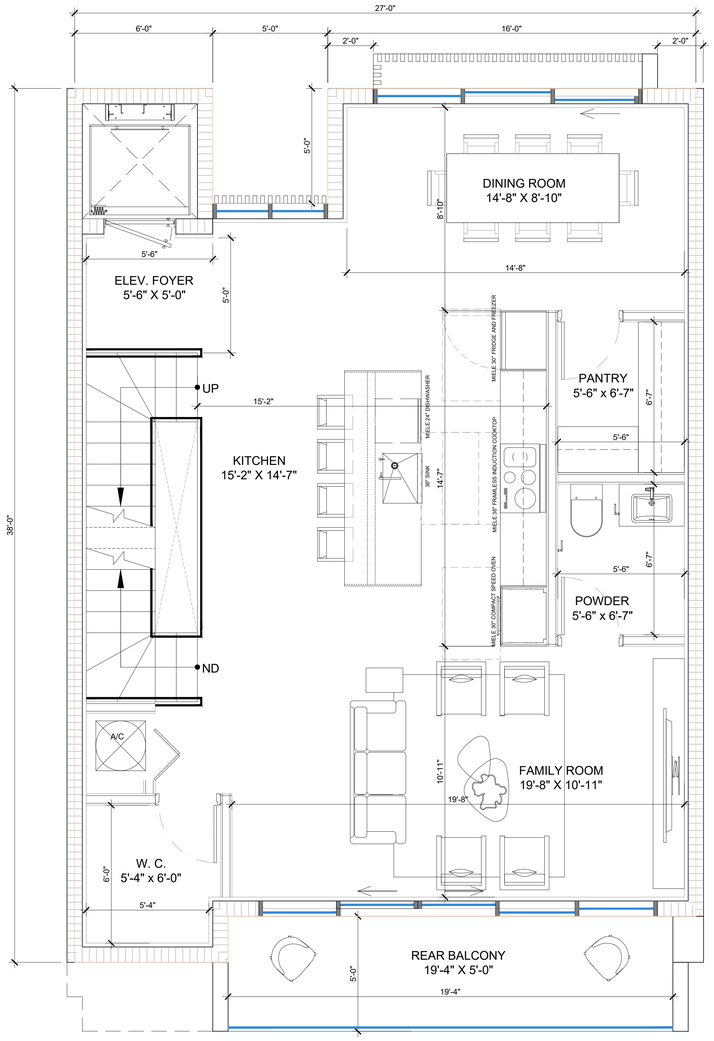
- ROOF PLAN
SCALE: 3/32" = 1'-0"

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



1 ENLARGED UNIT - TYPE A (LEVEL 1)

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



2 ENLARGED UNIT - TYPE A (LEVEL 2)

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

- ENLARGED UNIT - TYPE A

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

Rev.	Date	Rev.	Date
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ZONING SET

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10190 EAST BAY HARBOR DRIVE

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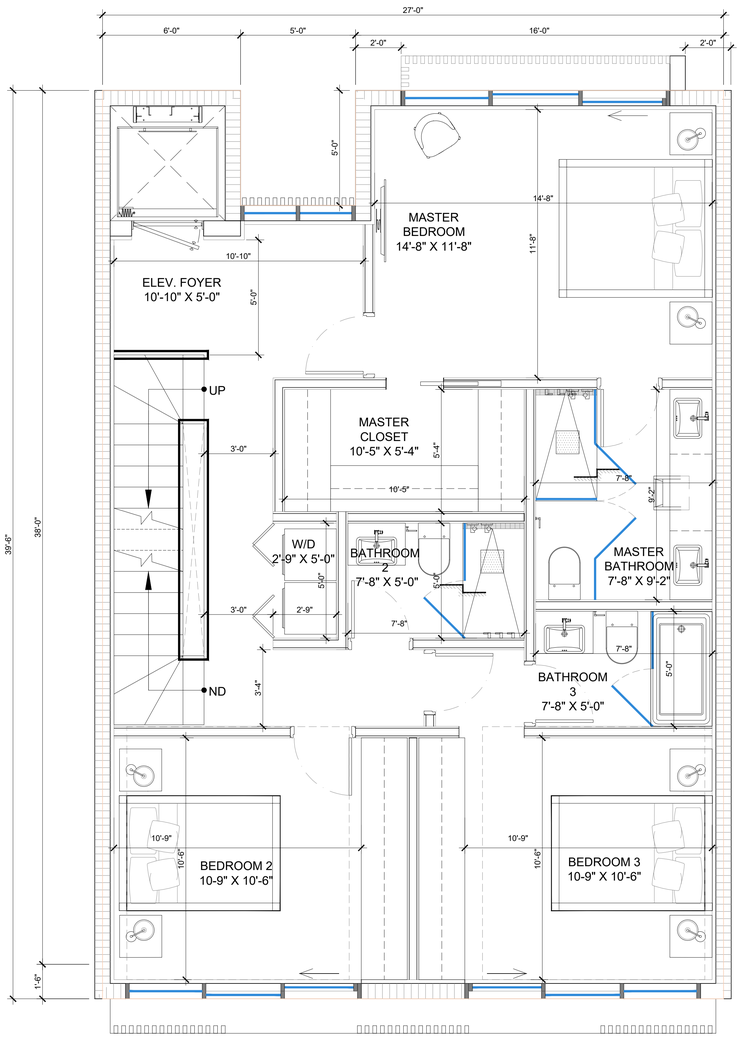
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K O B I K A R P

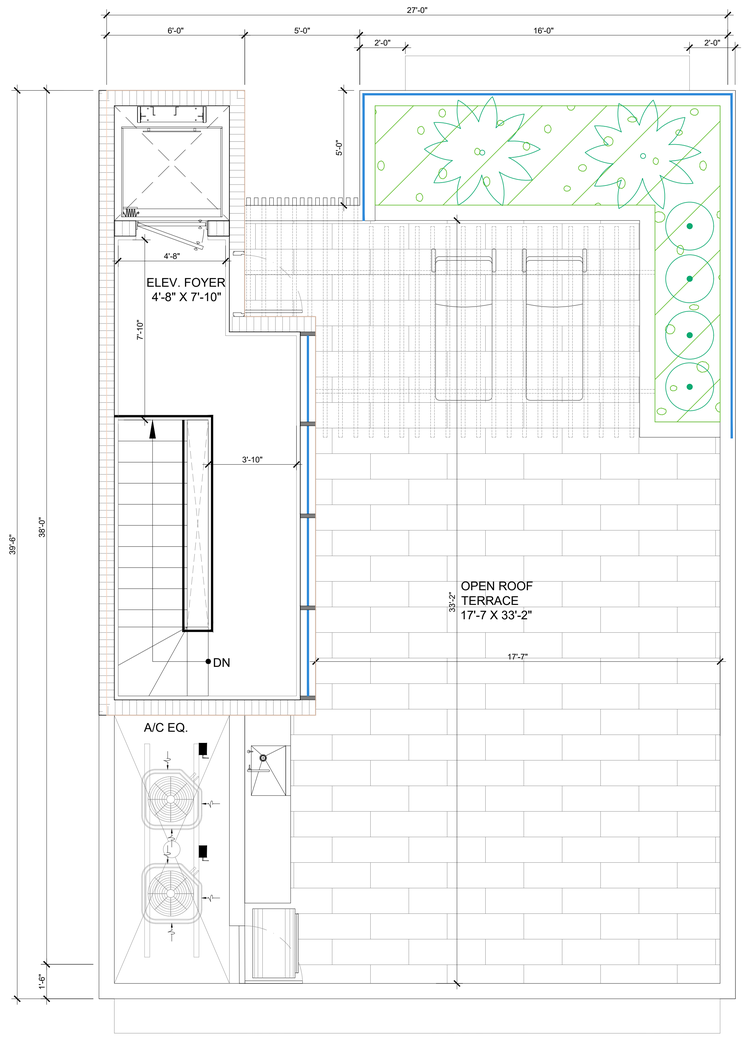
ENLARGED UNIT - TYPE A

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



3 ENLARGED UNIT - TYPE A (LEVEL 3)

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



4 ENLARGED UNIT - TYPE A (ROOF LEVEL)

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

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

- ENLARGED UNIT - TYPE A

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

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ZONING SET

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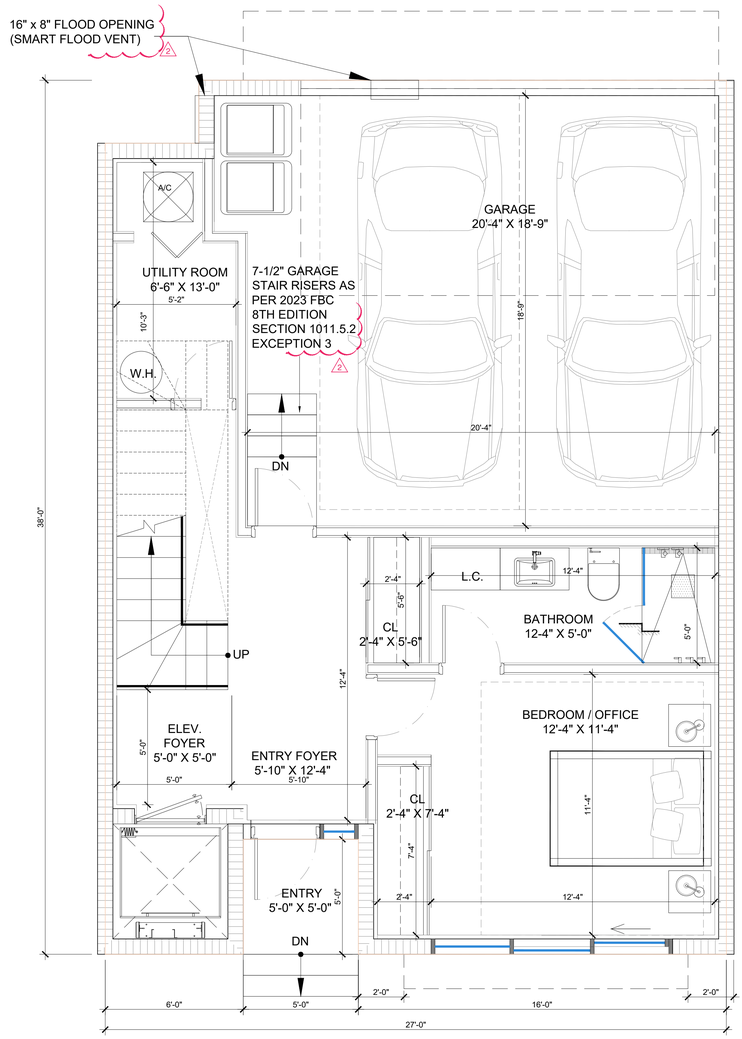
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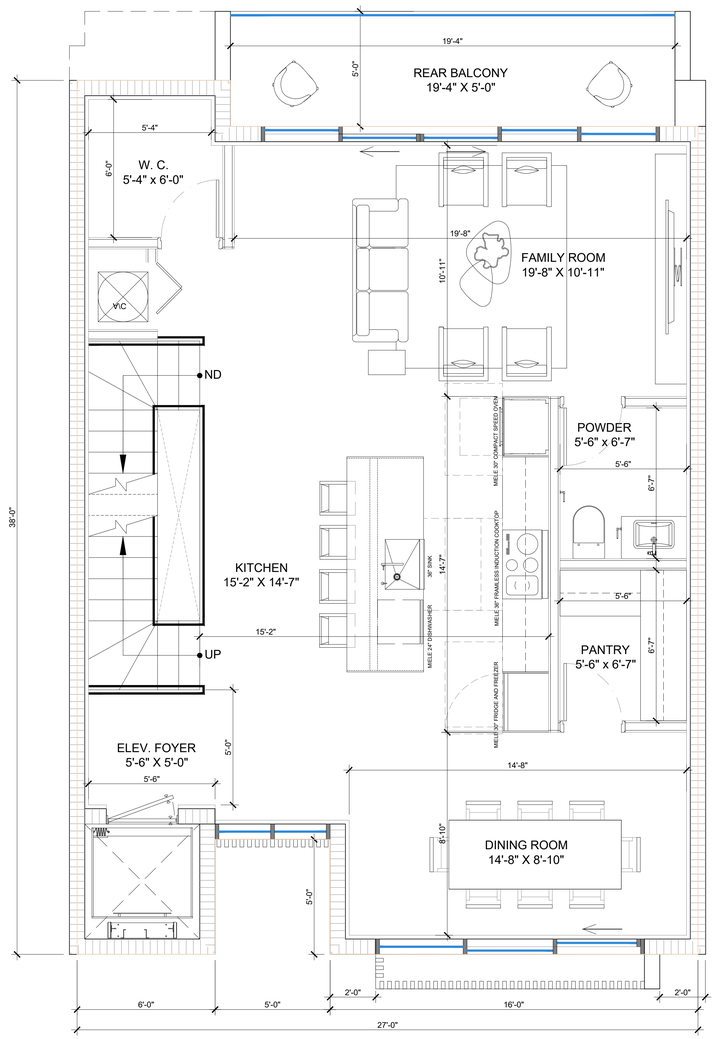
ENLARGED UNIT - TYPE A

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



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

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



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

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

- ENLARGED UNIT - TYPE A.1

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

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Tel: 305-828-0644

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

Consultant:

Consultant:

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

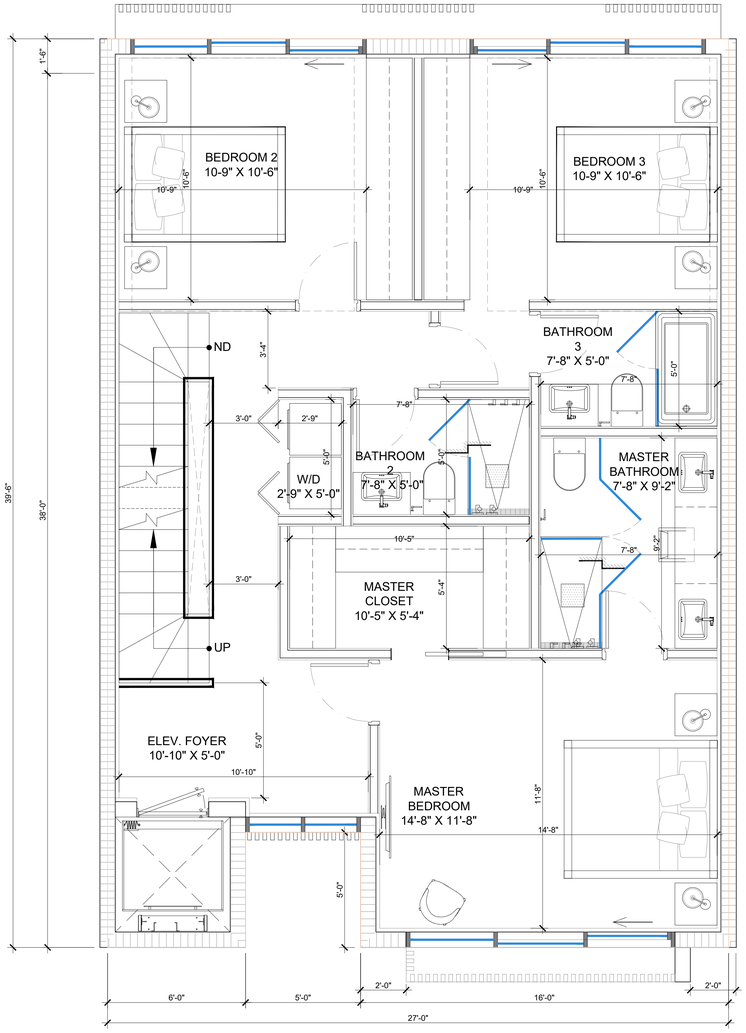
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

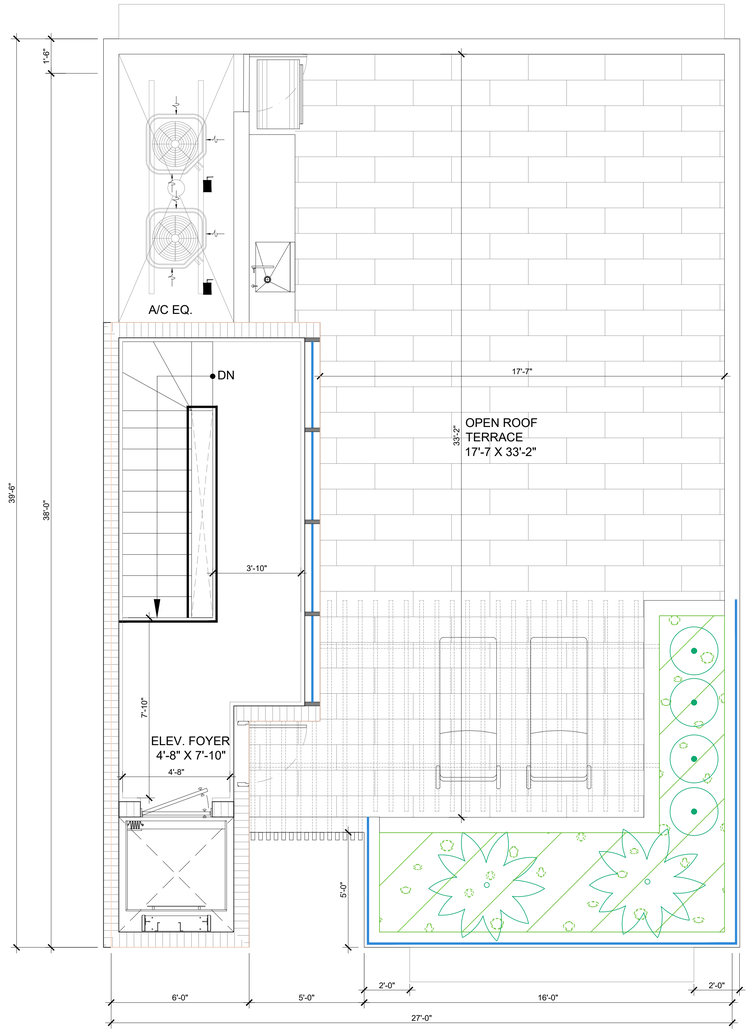
ENLARGED UNIT - TYPE A.1

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



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

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



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

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

- ENLARGED UNIT - TYPE A.1

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

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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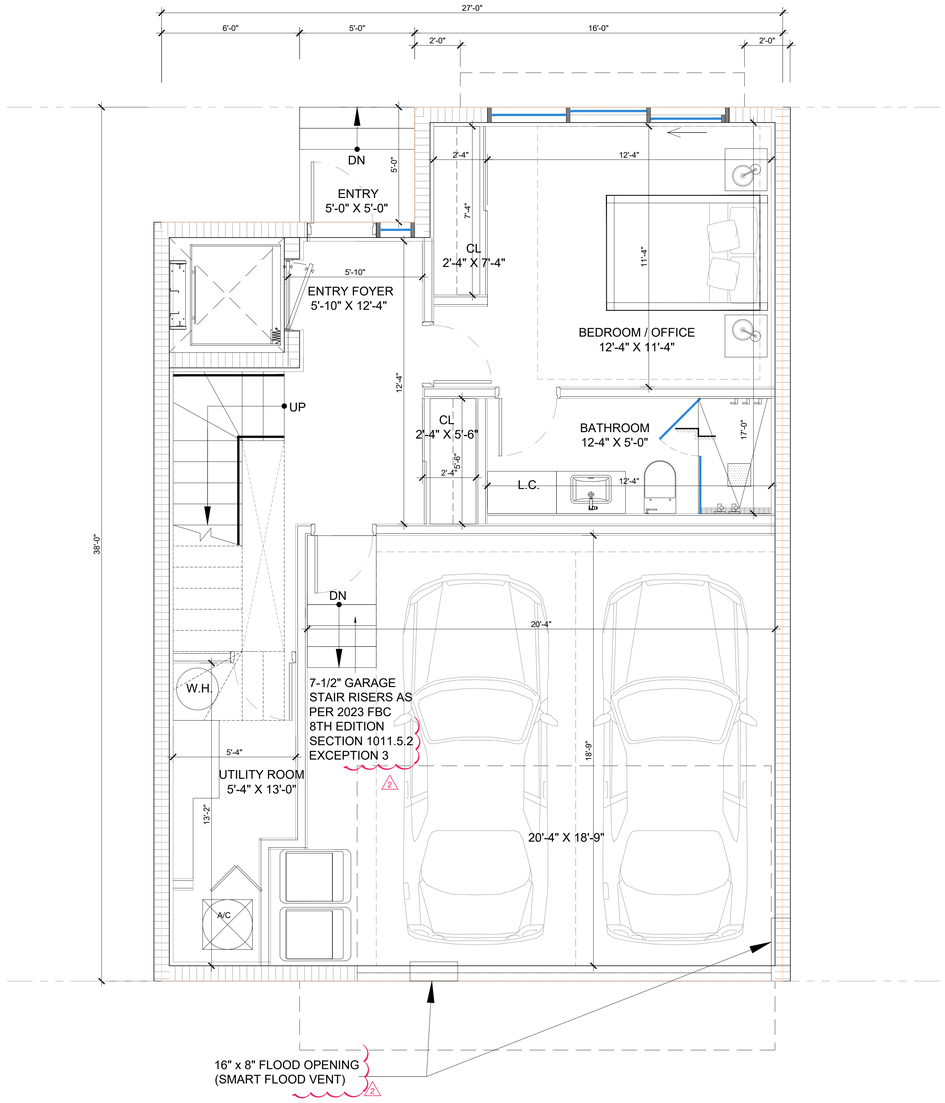
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

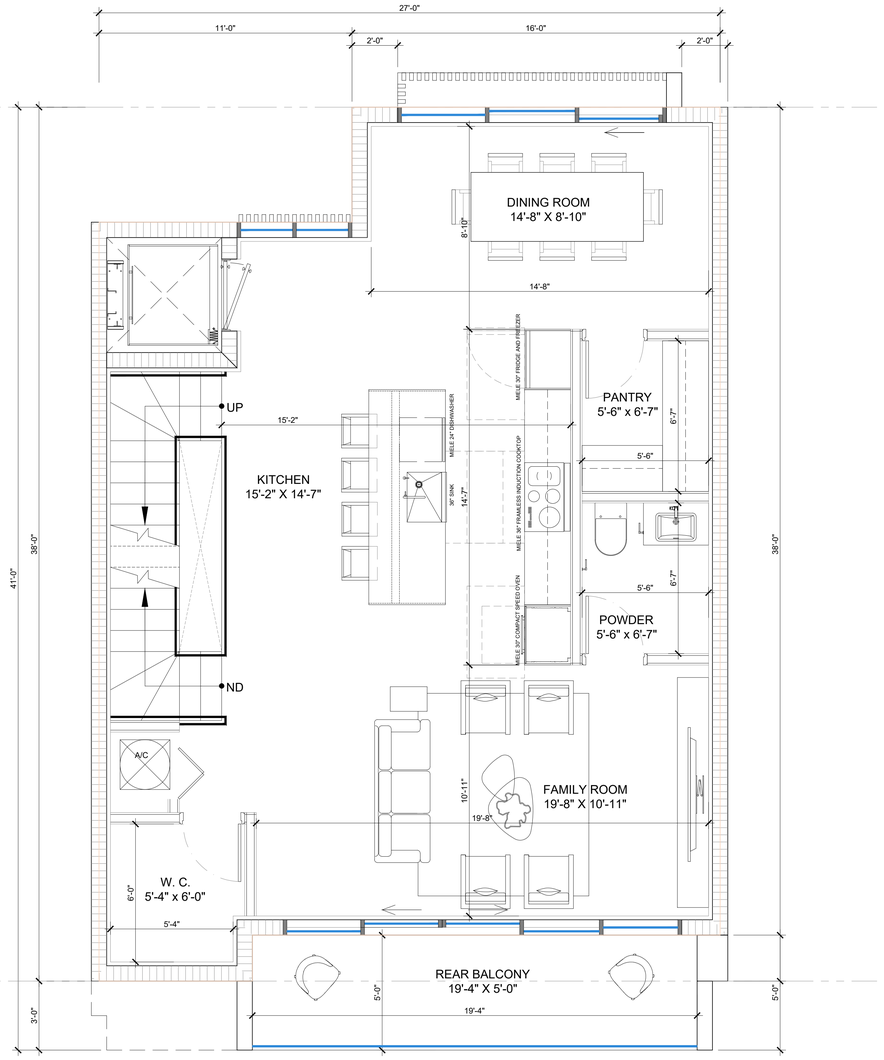
ENLARGED UNIT - TYPE A.1

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



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

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



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

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

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

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BAY HARBOR ISLANDS, FL 33154

Owner:

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Consultant:

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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

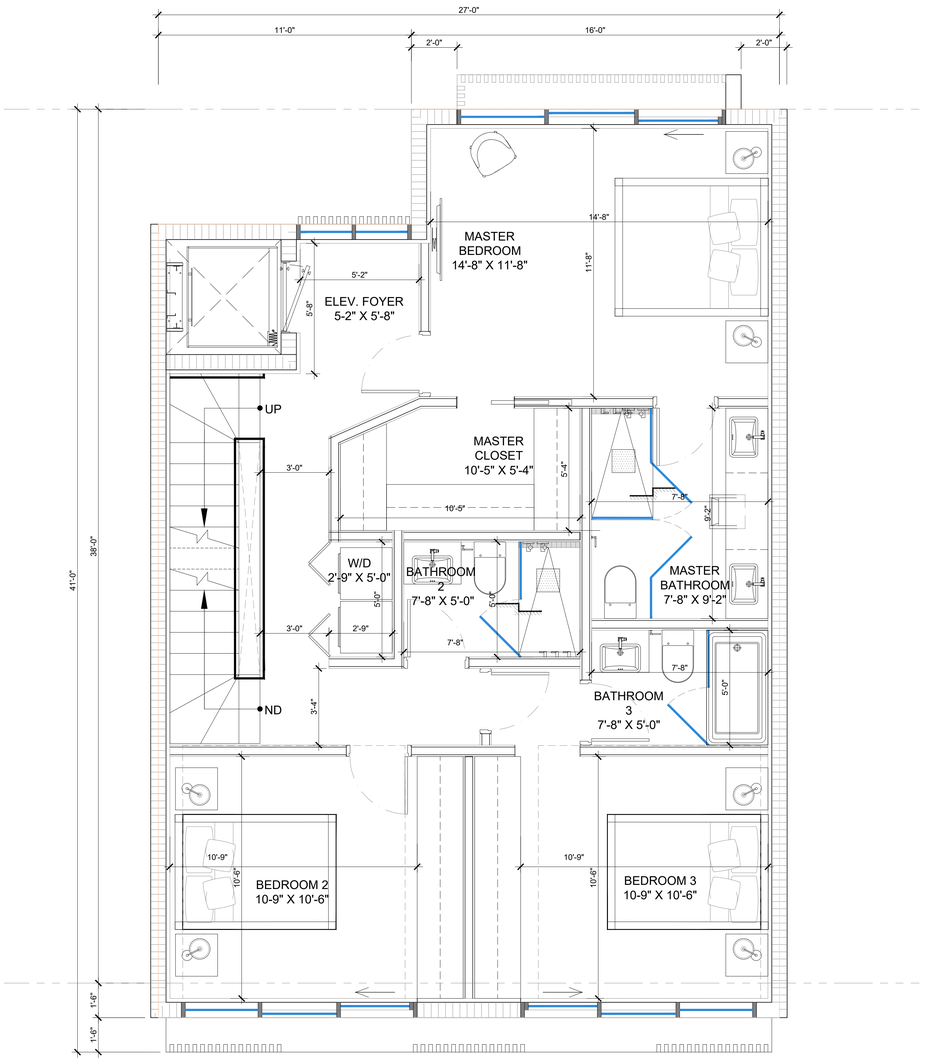
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K A R P

ENLARGED UNIT - TYPE A.2

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

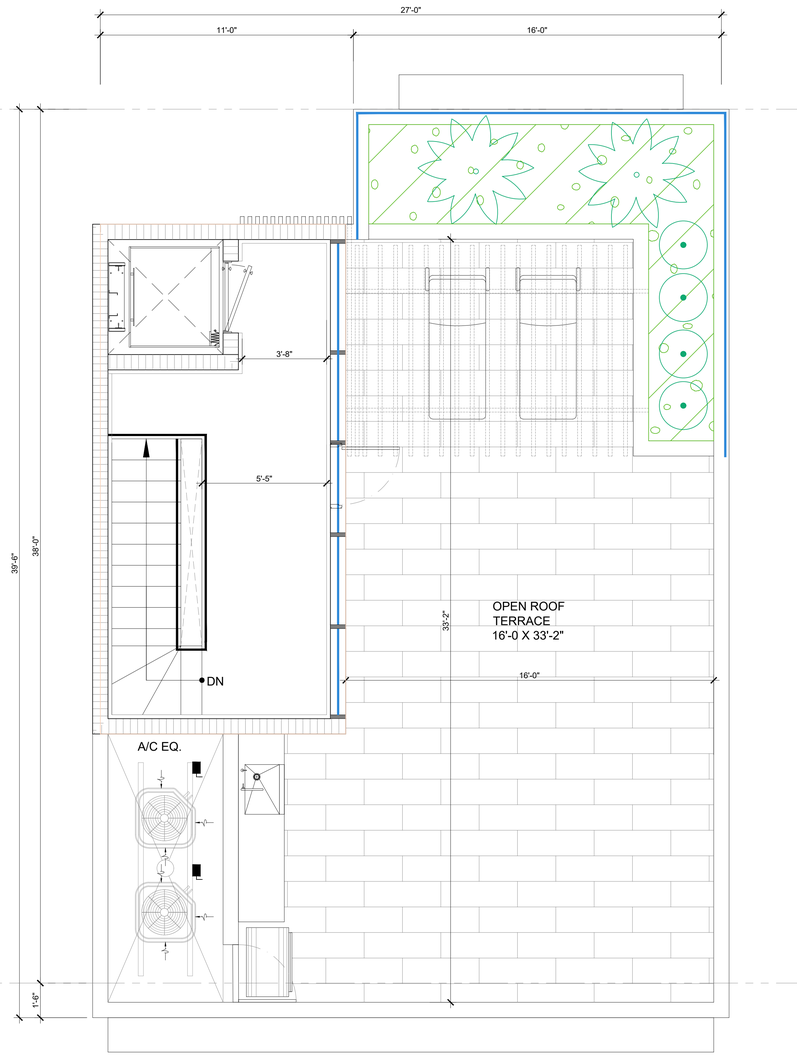
- ENLARGED UNIT - TYPE A.2

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



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

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



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

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

- ENLARGED UNIT - TYPE A.2

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

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BAY HARBOR ISLANDS, FL 33154

Owner:

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Consultant:
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Consultant:

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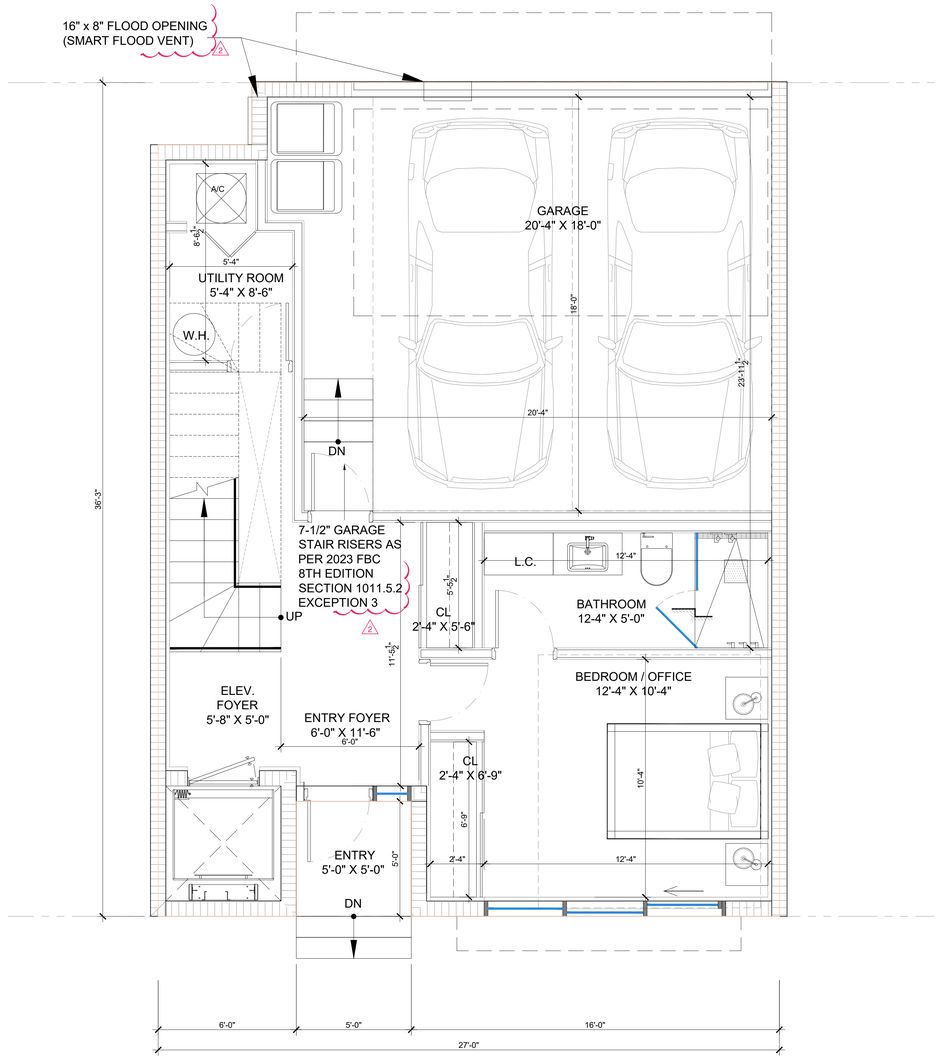
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

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K A R P

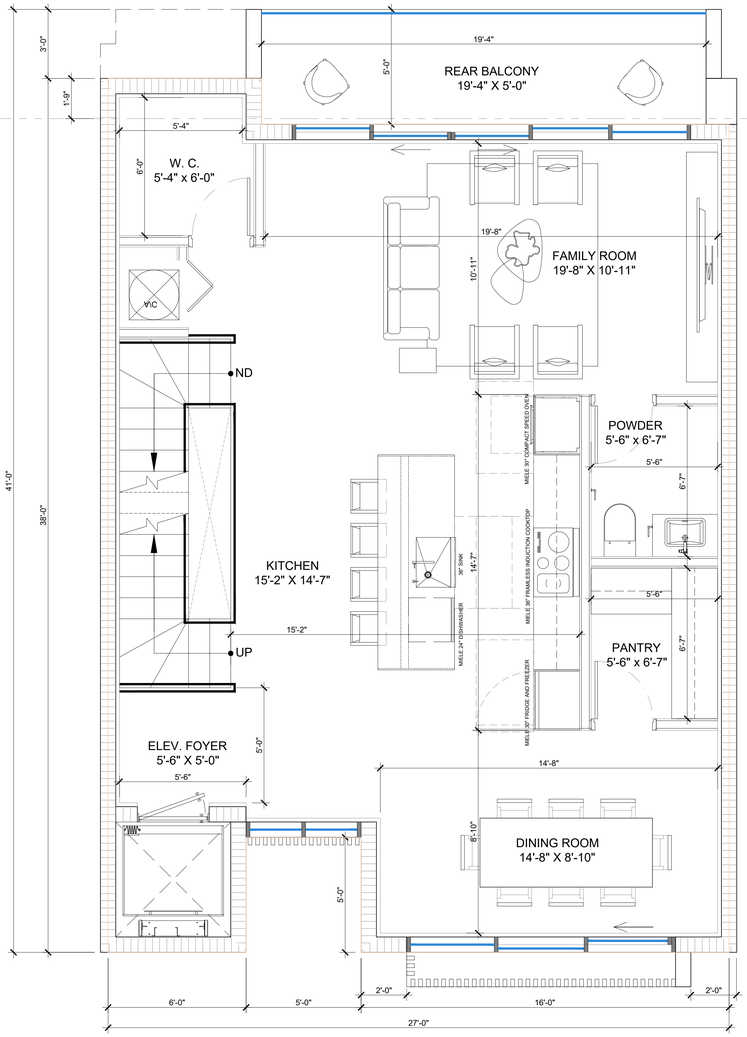
ENLARGED UNIT - TYPE A.2

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



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

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



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

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

- ENLARGED UNIT - TYPE A.3

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

Rev.	Date	Rev.	Date
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ZONING SET

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10190 EAST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

Owner:

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Tel: 786-518-2008

Consultant:
LANDSCAPE DESIGN:

Name: AAL ARCHITECTURAL LANDSCAPE
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FT. LAUDERDALE, FL 33315
Tel: 954-205-1721

Consultant:
MEP ENGINEER:

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

Consultant:

Name: LANGAN Engineers
Address: 110 EAST BROWARD BOULEVARD, SUITE 1500
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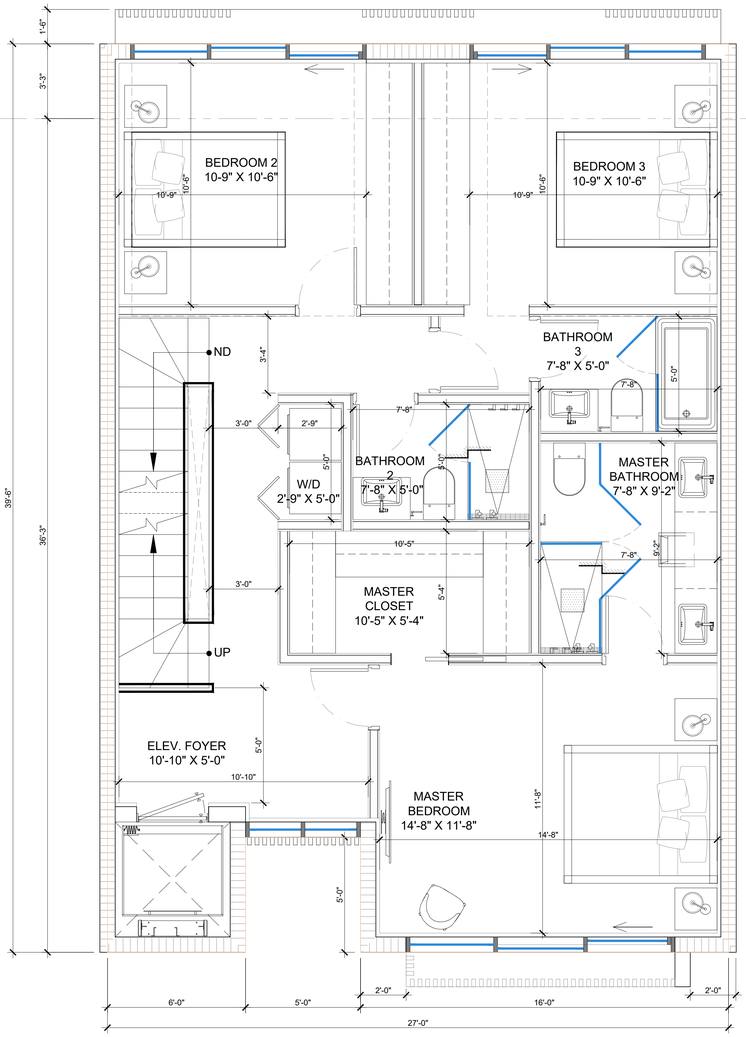
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

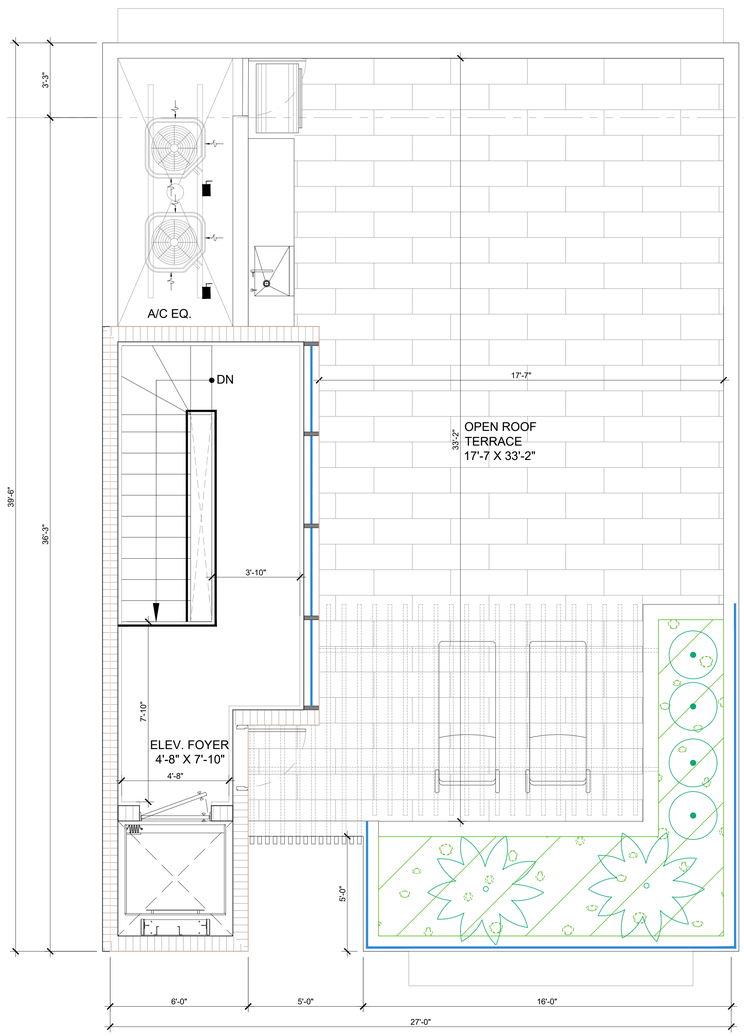
K O B I
K A R P

ENLARGED UNIT - TYPE A.3

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



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



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

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

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
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Consultant:
CIVIL ENGINEER:
Name: Ocean Engineering
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Miami, FL 33138
Tel: 786-518-2008

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

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

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

Consultant:

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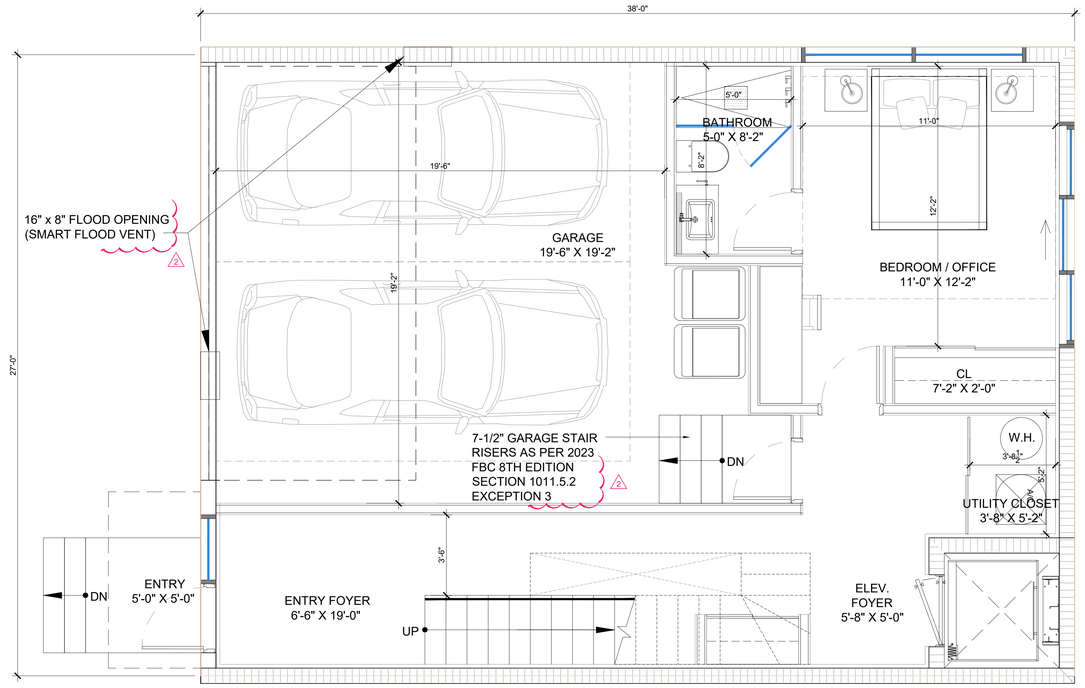
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT
KOBI KARP
Lic. # AR0012578

KOBI KARP

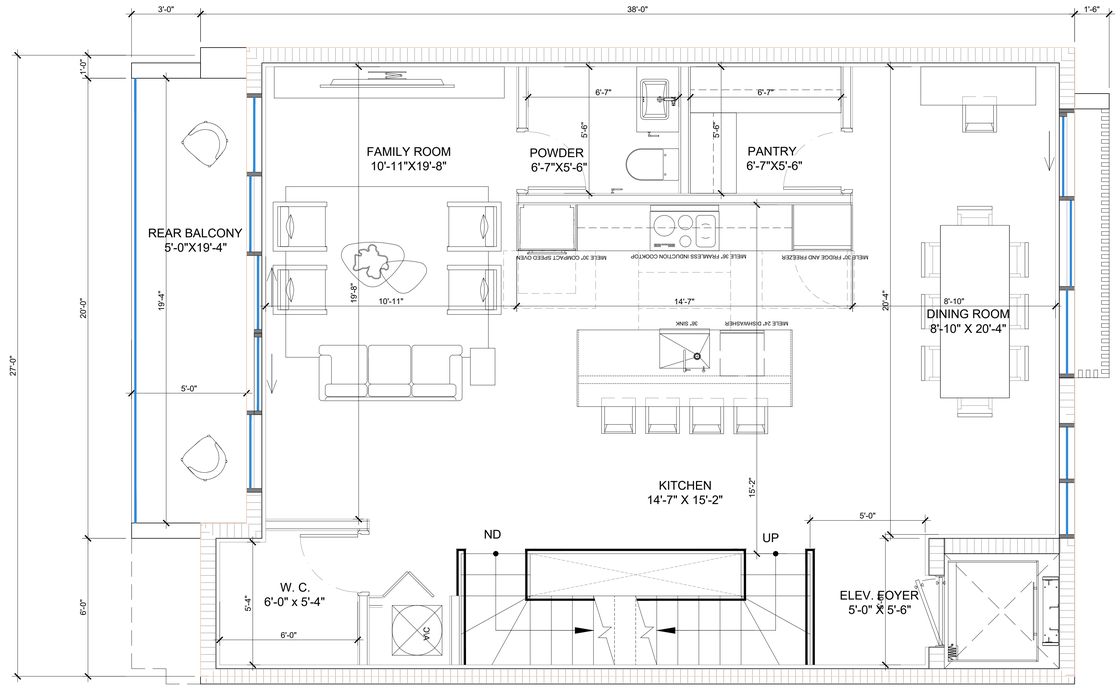
ENLARGED UNIT - TYPE A.3

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



1 ENLARGED UNIT - TYPE B (LEVEL 1)

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



2 ENLARGED UNIT - TYPE B (LEVEL 2)

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

- ENLARGED UNIT - TYPE B

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

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ZONING SET

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10190 EAST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

Owner:

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Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

Name: AAL ARCHITECTURAL LANDSCAPE
Address: 612 SW. 4TH AVENUE
FT. LAUDERDALE, FL 33315
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Consultant:

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Consultant:

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ARCHITECT:

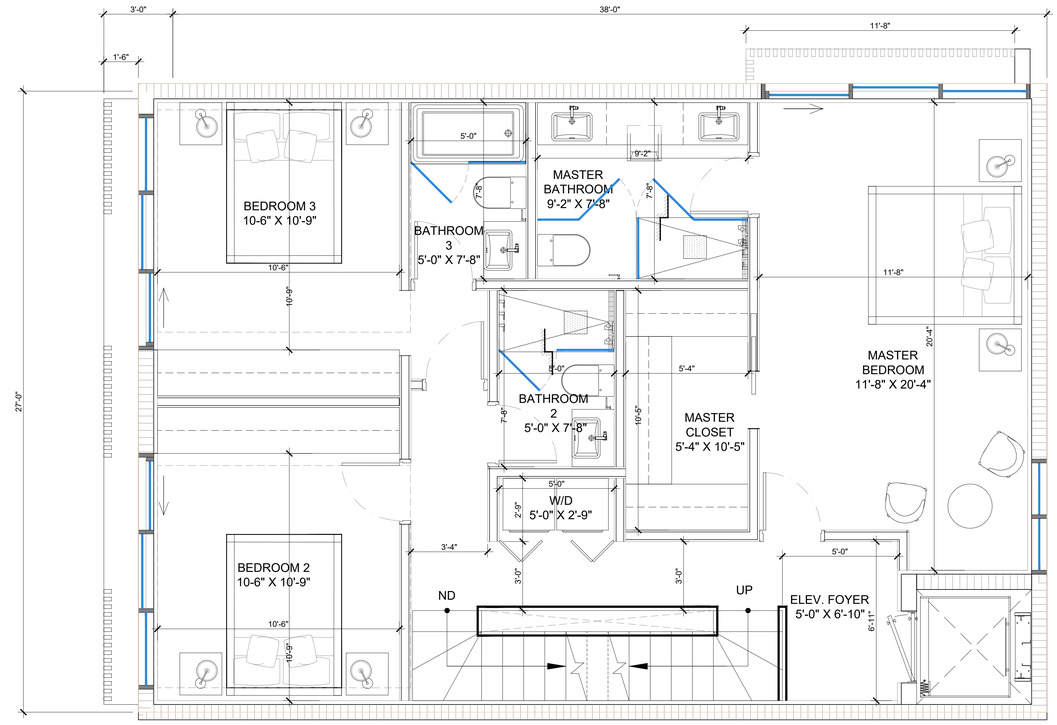
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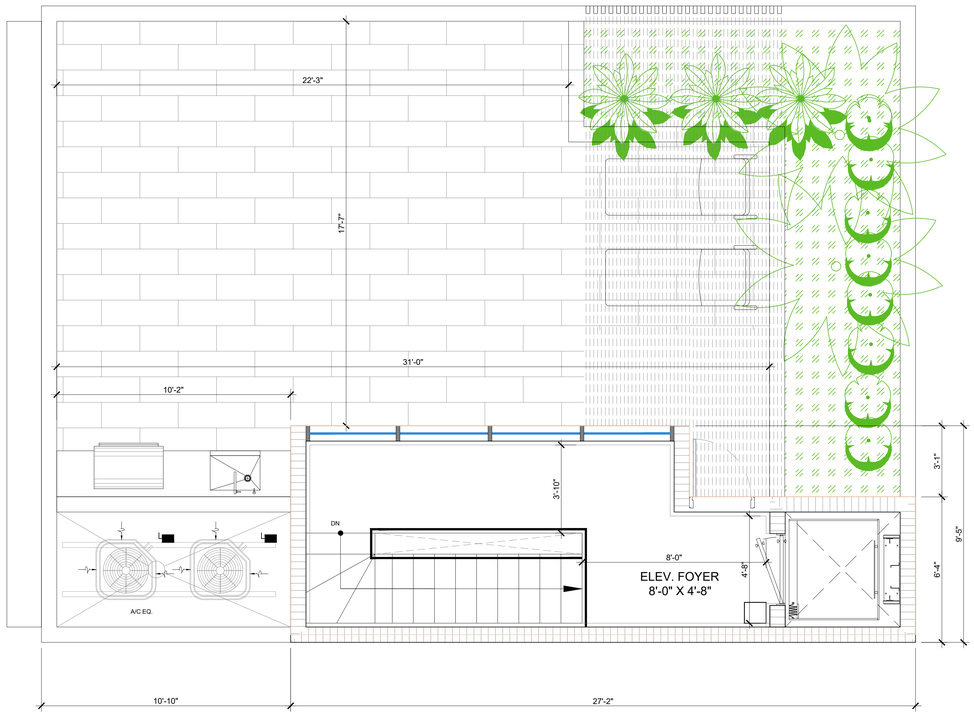
ENLARGED UNIT - TYPE B

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



1 ENLARGED UNIT - TYPE B (LEVEL 3)

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



2 ENLARGED UNIT - TYPE B (ROOF LEVEL)

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

- ENLARGED UNIT - TYPE B

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

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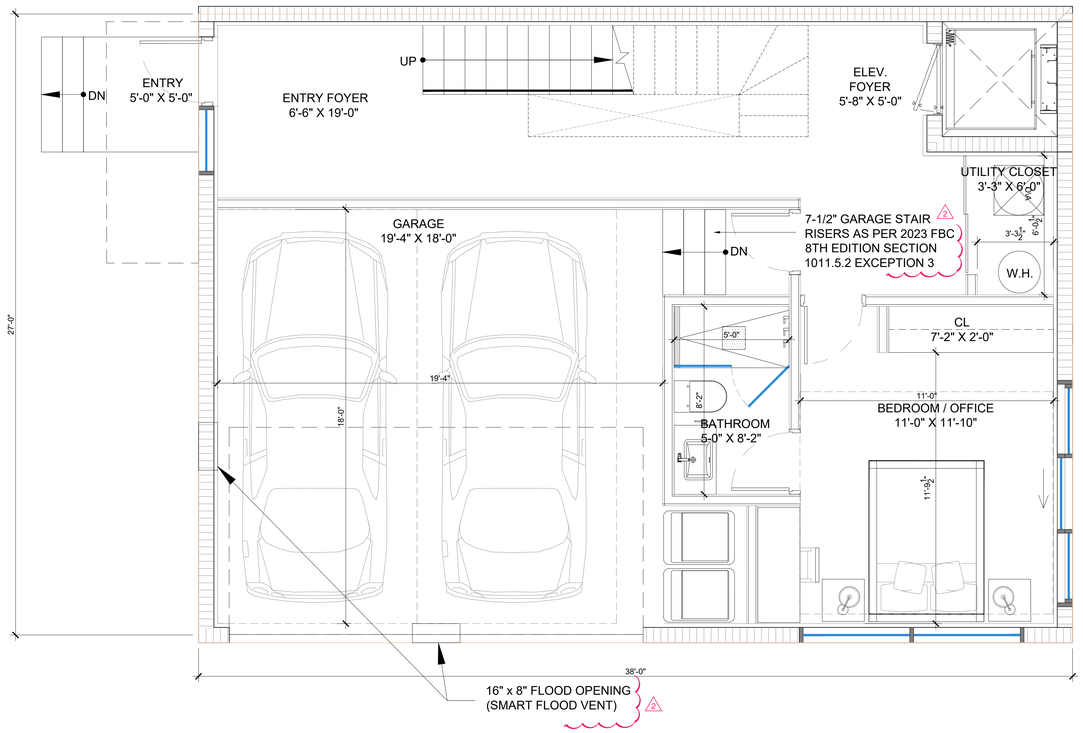
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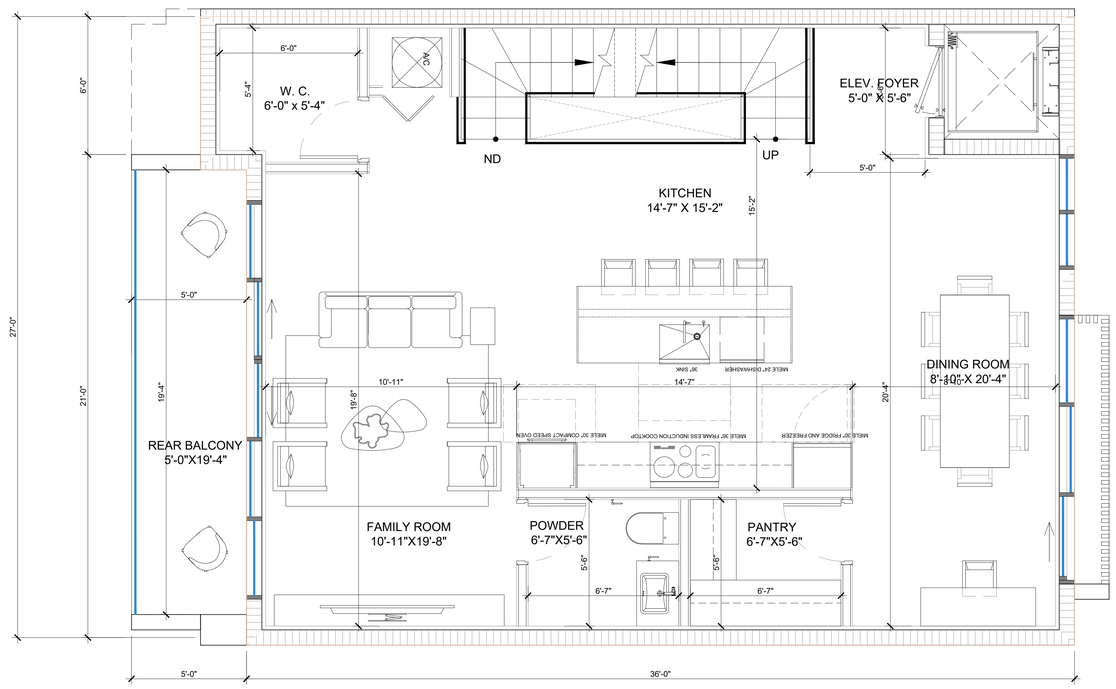
ENLARGED UNIT - TYPE B

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



1 ENLARGED UNIT - TYPE B1 (LEVEL 1)

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



2 ENLARGED UNIT - TYPE B1 (LEVEL 2)

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

- ENLARGED UNIT - TYPE B1

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

Rev.	Date	Rev.	Date
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

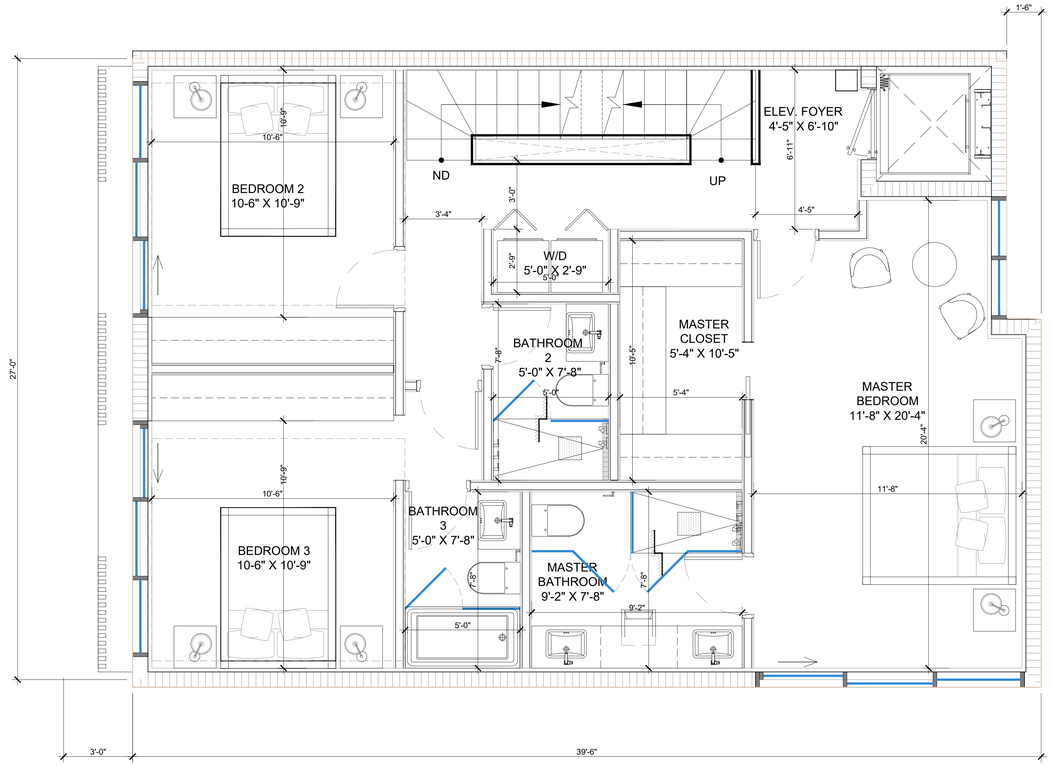
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Lic. # AR0012578

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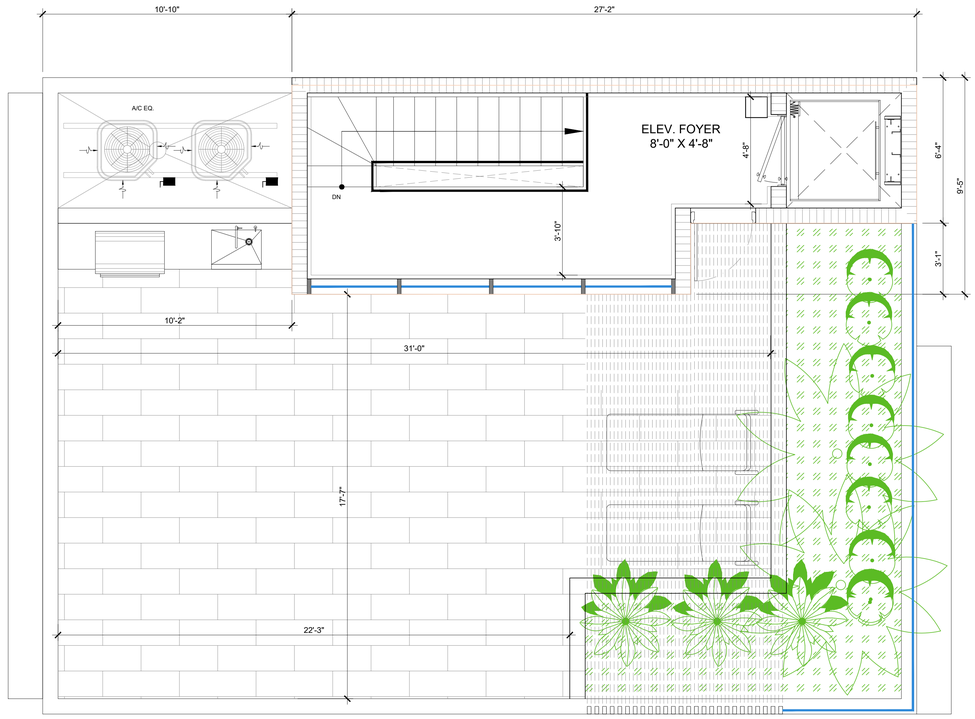
ENLARGED UNIT - TYPE B1

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



1 ENLARGED UNIT - TYPE B1 (LEVEL 3)

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



2 ENLARGED UNIT - TYPE B1 (ROOF LEVEL)

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

- ENLARGED UNIT - TYPE B1

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

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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

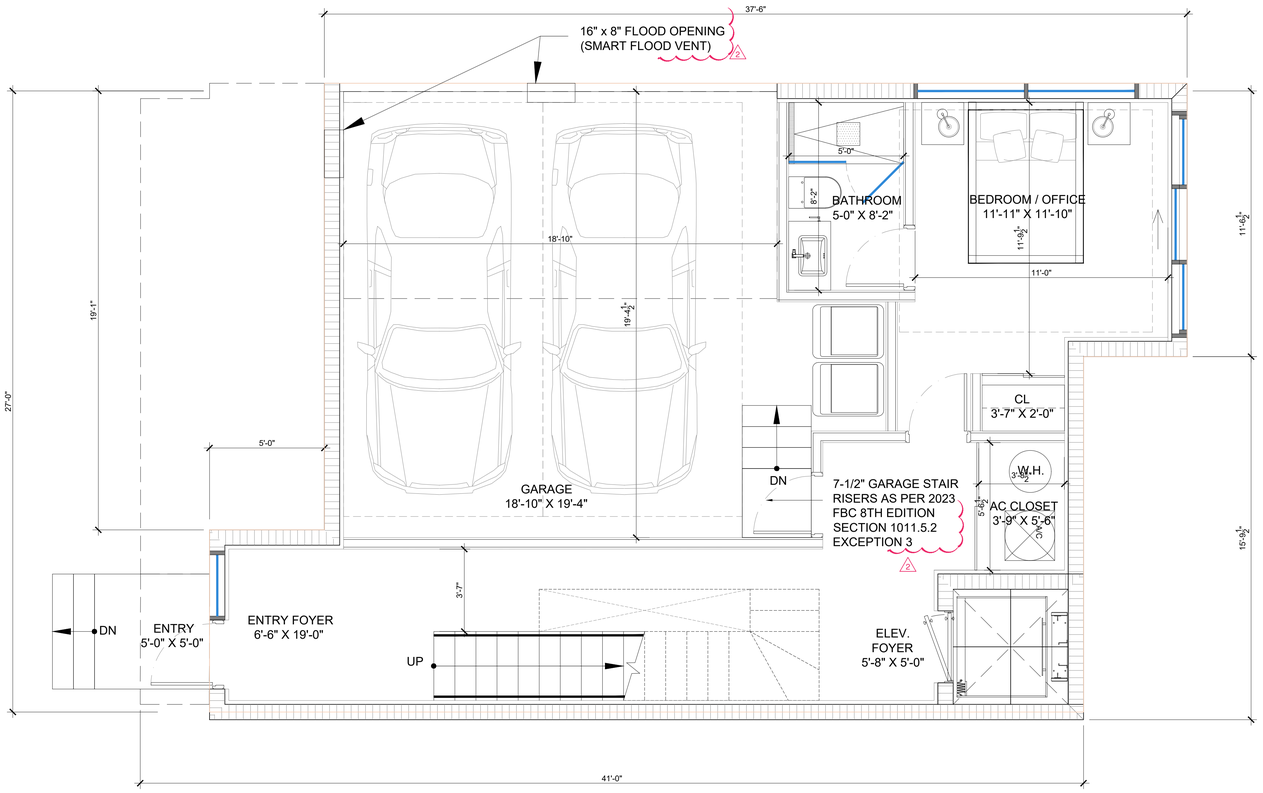
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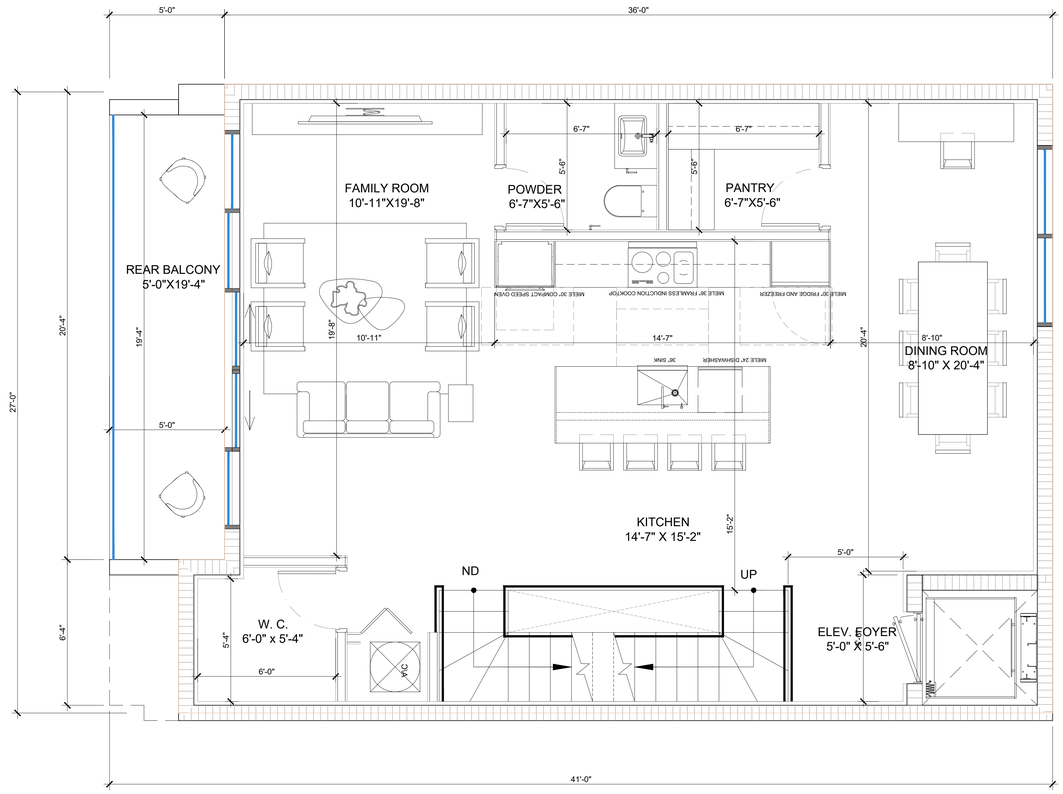
ENLARGED UNIT - TYPE B1

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



1 ENLARGED UNIT - TYPE B2 (LEVEL 1)

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



2 ENLARGED UNIT - TYPE B2 (LEVEL 2)

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

- ENLARGED UNIT - TYPE B2

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

Rev.	Date	Rev.	Date
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2	DRC COMMENTS 07-11-2024		
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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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Tel: 305-828-0644

Consultant:

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

Consultant:

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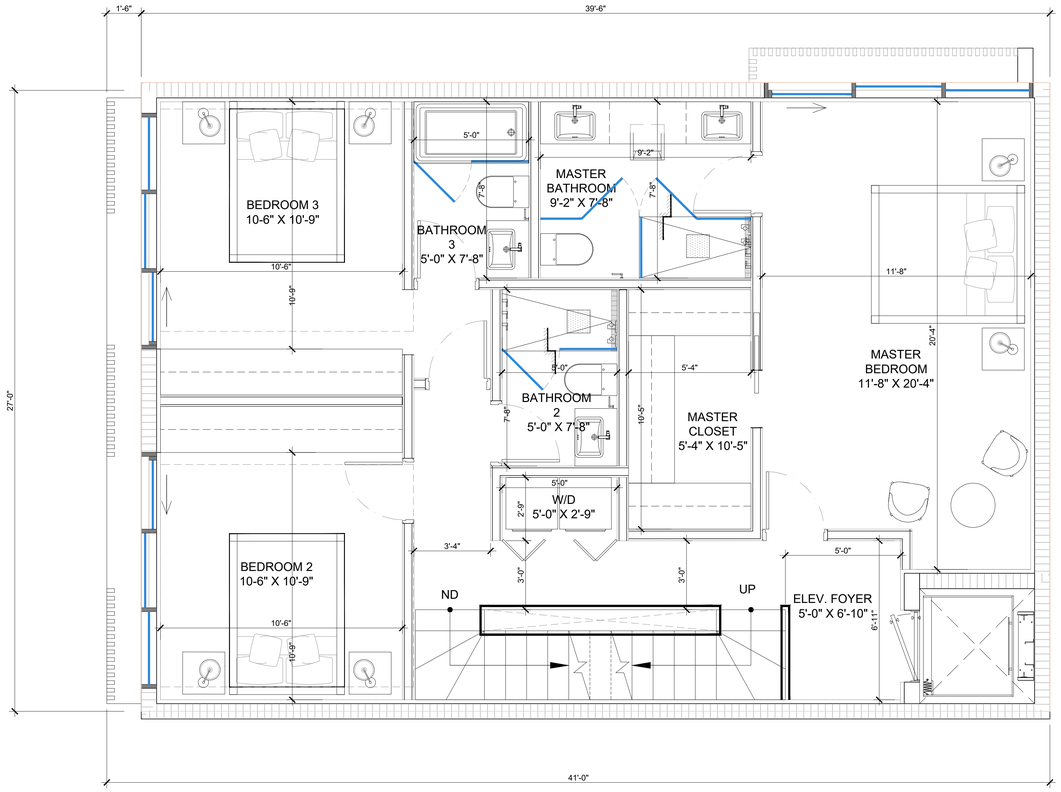
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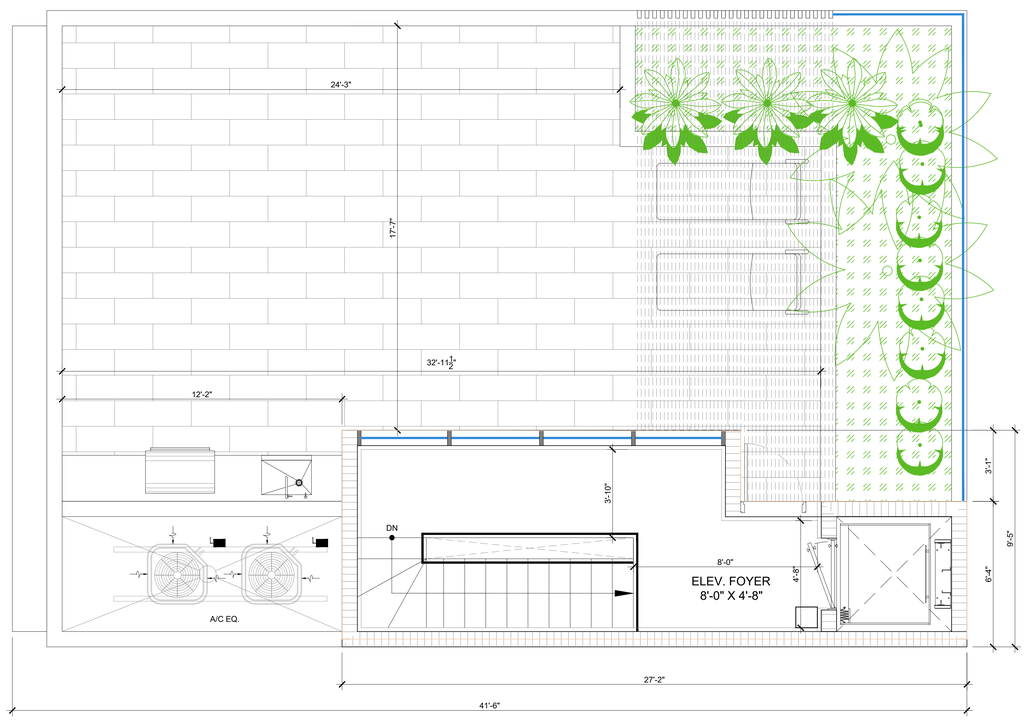
ENLARGED UNIT - TYPE B2

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



1 ENLARGED UNIT - TYPE B2 (LEVEL 3)

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



2 ENLARGED UNIT - TYPE B2 (ROOF LEVEL)

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

- ENLARGED UNIT - TYPE B.2

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

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10190 EAST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

Owner:

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Consultant:
LANDSCAPE DESIGN:

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Tel: 305-828-0644

Consultant:

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Tel: 305-570-8593

Consultant:

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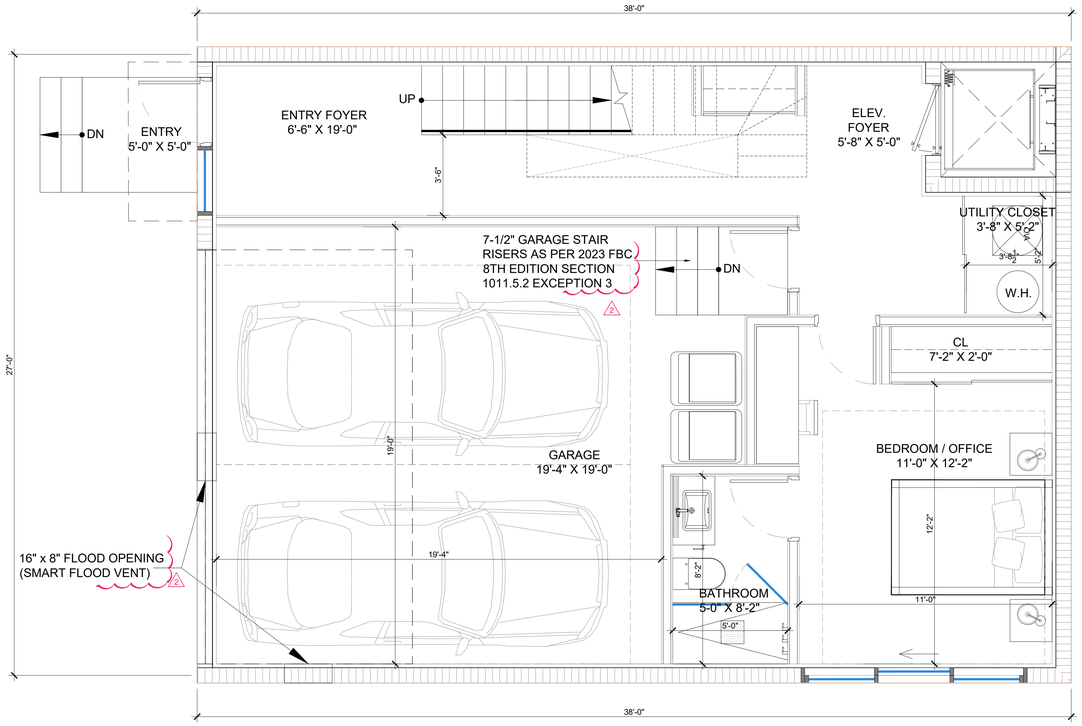
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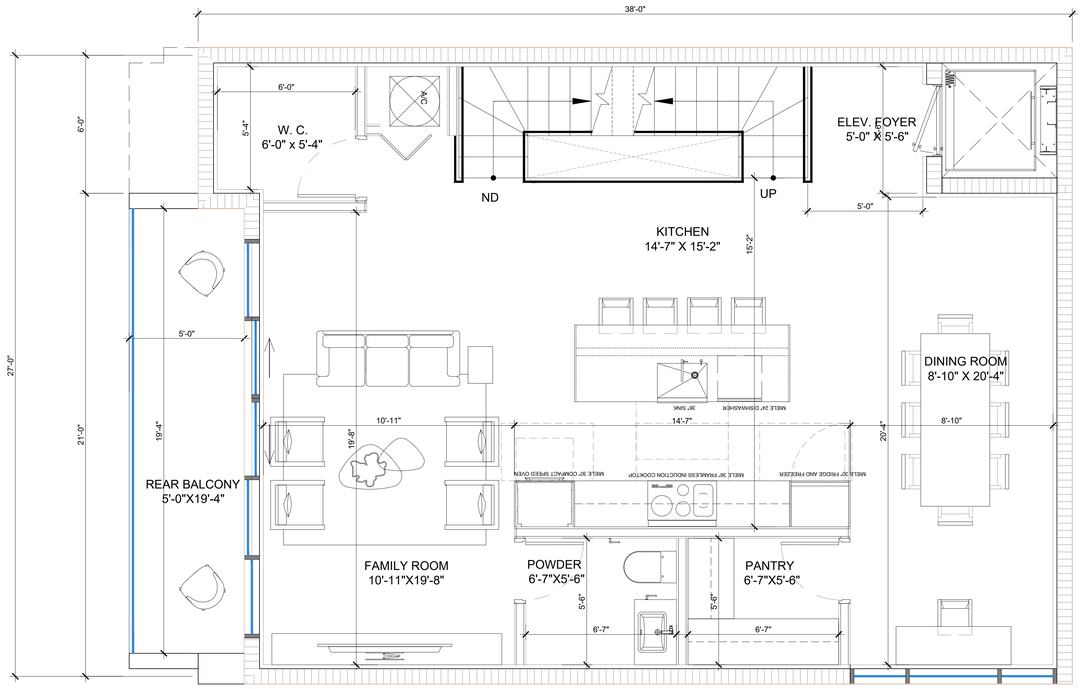
ENLARGED UNIT - TYPE B.2

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



1 ENLARGED UNIT - TYPE B3 (LEVEL 1)

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



2 ENLARGED UNIT - TYPE B3 (LEVEL 2)

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

- ENLARGED UNIT - TYPE B3

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

Rev.	Date	Rev.	Date
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10190 EAST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

Owner:

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Miami, FL 33138
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Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

Consultant:

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

Consultant:

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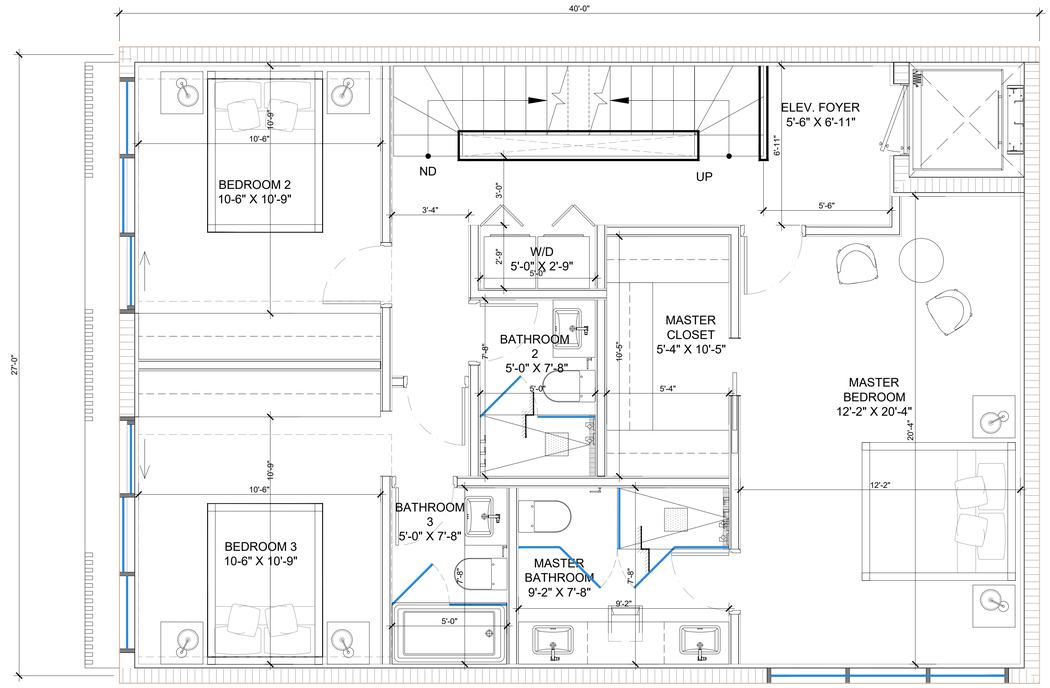
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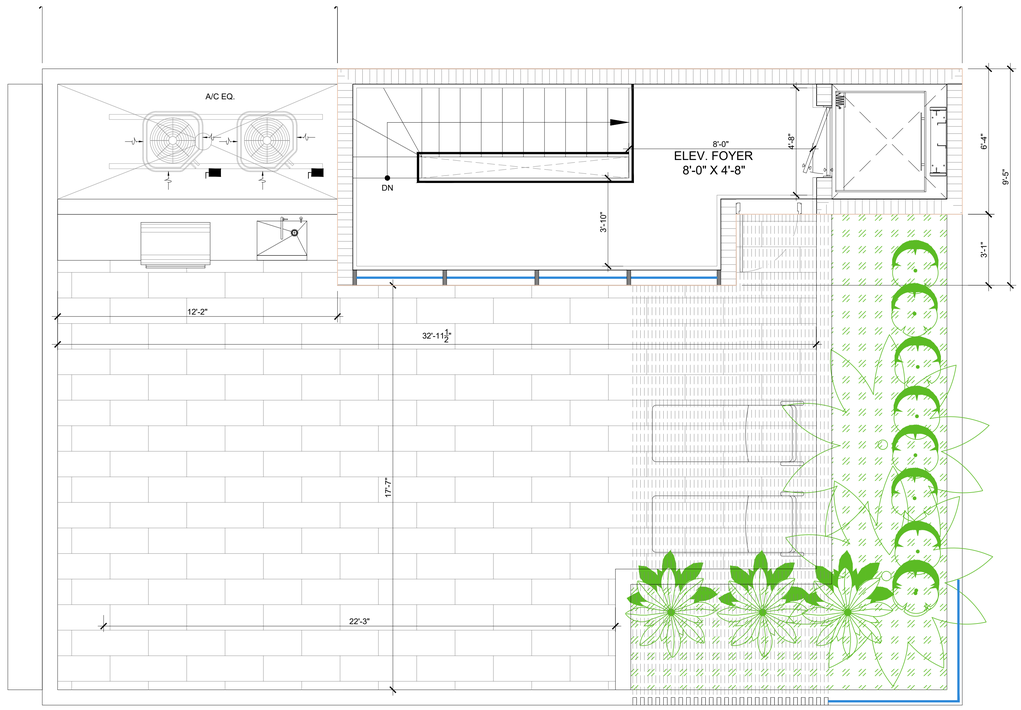
ENLARGED UNIT - TYPE B3

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



1 ENLARGED UNIT - TYPE B3 (LEVEL 3)

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



2 ENLARGED UNIT - TYPE B3 (ROOF LEVEL)

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

- ENLARGED UNIT - TYPE B.3

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

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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
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Sunny Isles Beach, Fl 33160

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CIVIL ENGINEER:

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Miami, FL 33138
Tel: 786-518-2006

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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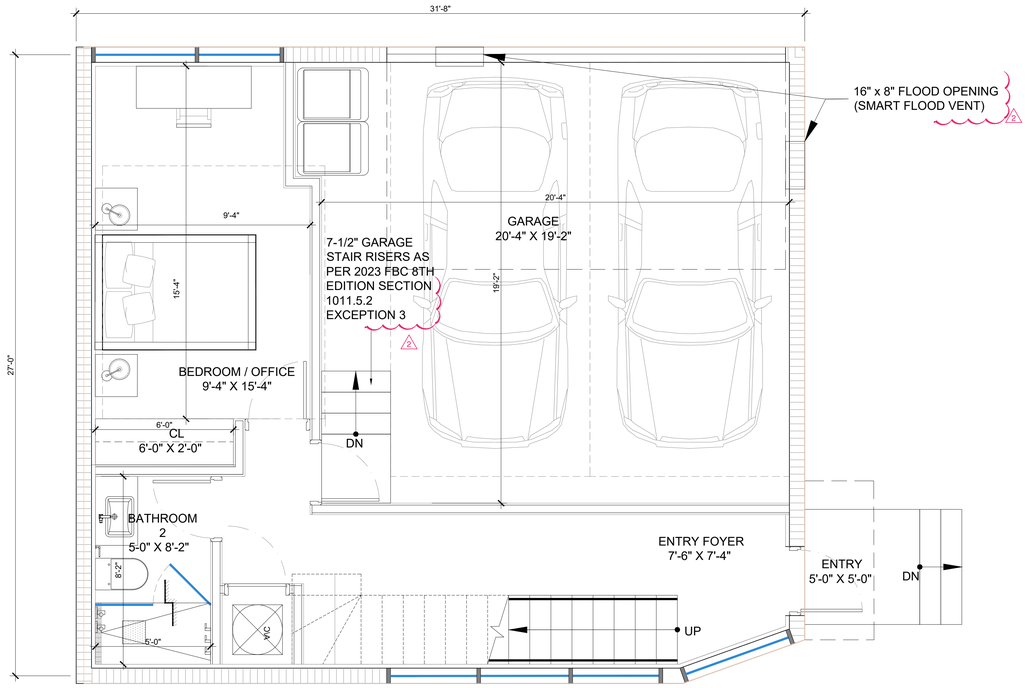
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KOBI KARP
Lic. # AR0012578

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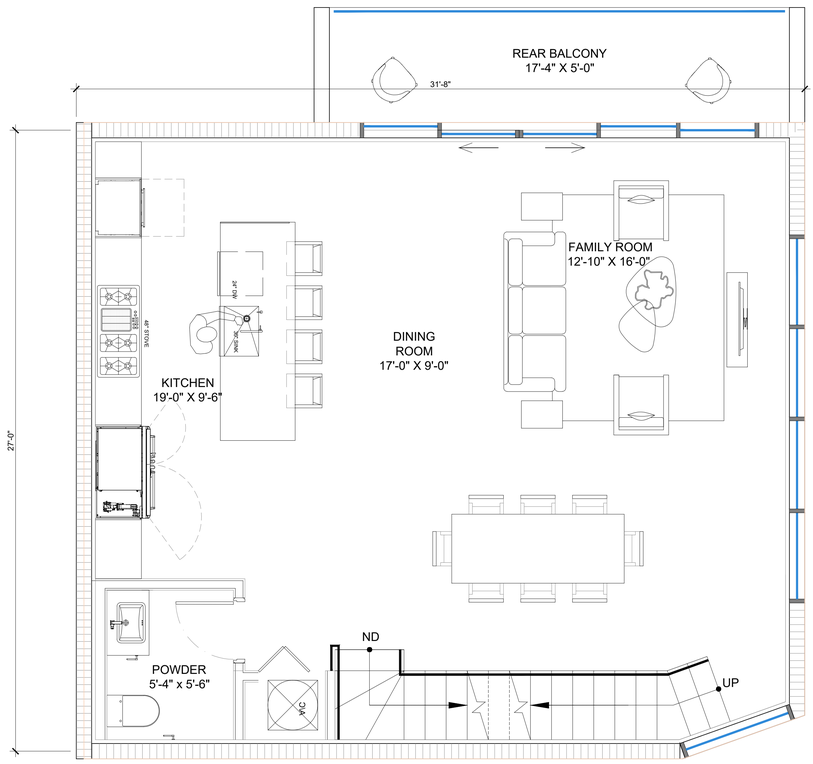
ENLARGED UNIT - TYPE B.3

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



1 ENLARGED UNIT - TYPE C (LEVEL 1)

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



2 ENLARGED UNIT - TYPE C (LEVEL 2)

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

- ENLARGED UNIT - TYPE C

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

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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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Consultant:
LANDSCAPE DESIGN:

Name: AAL ARCHITECTURAL LANDSCAPE
Address: 612 SW. 4TH AVENUE
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Tel: 954-205-1721

Consultant:
MEP ENGINEER:

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Consultant:

Name: LANGAN Engineers
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FLORT LAUDERDALE, FL 33016
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Consultant:

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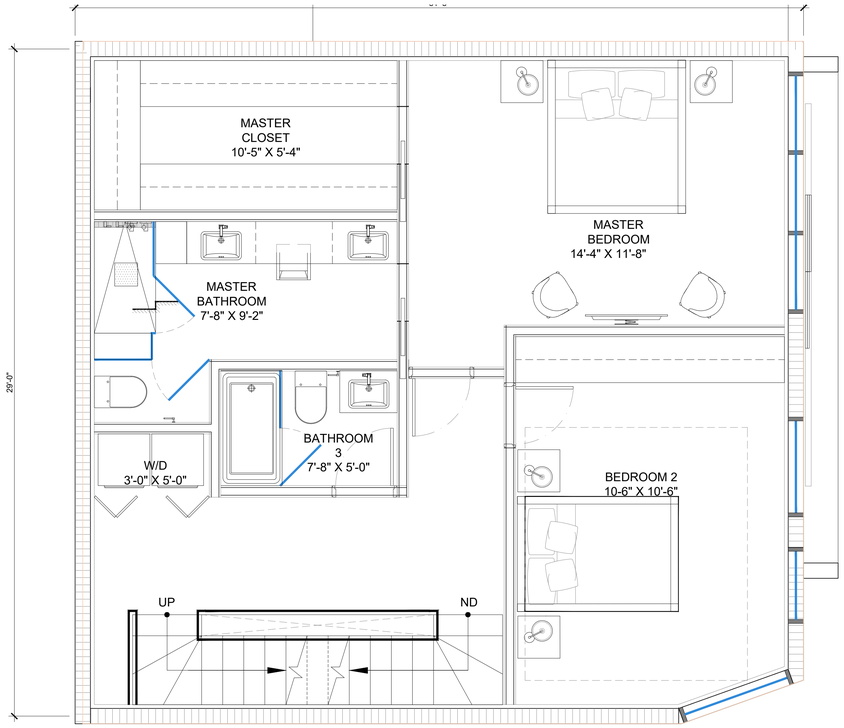
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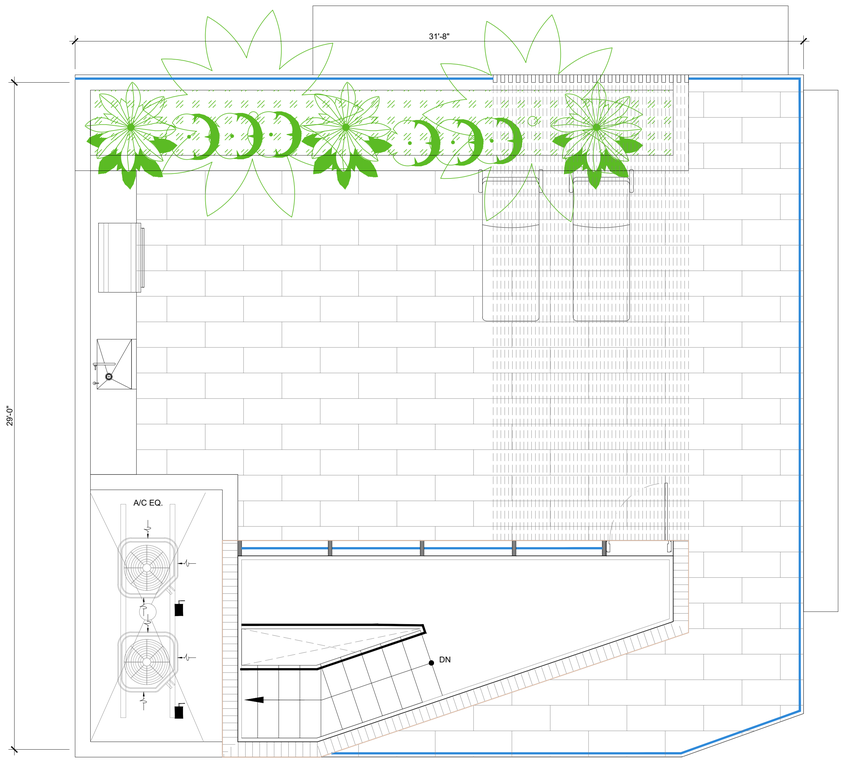
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ENLARGED UNIT - TYPE C

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



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



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

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

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BAY HARBOR ISLANDS, FL 33154

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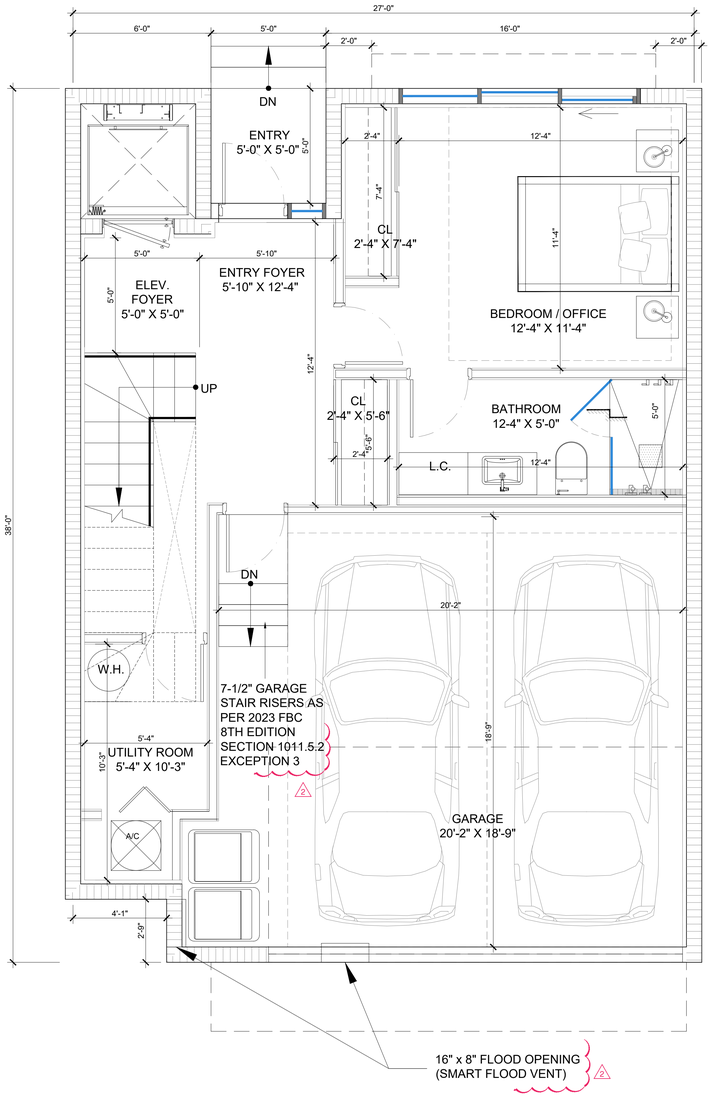
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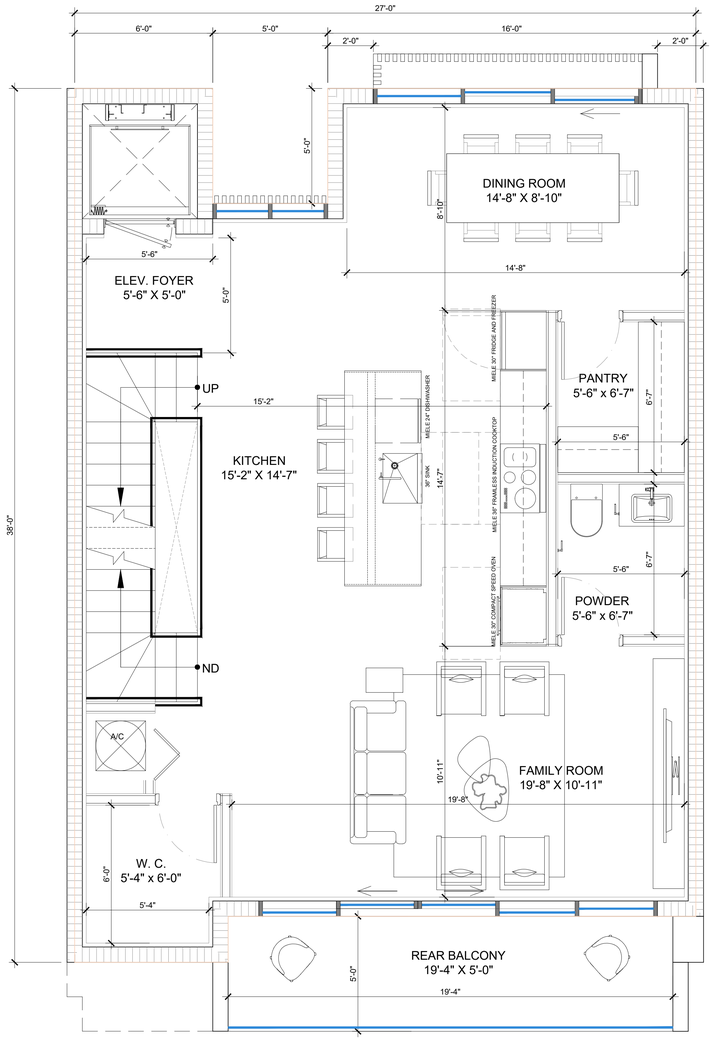
ENLARGED UNIT - TYPE C

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



1 ENLARGED UNIT - TYPE A4 (LEVEL 1)

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



2 ENLARGED UNIT - TYPE A4 (LEVEL 2)

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

- ENLARGED UNIT - TYPE A4

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

Rev.	Date	Rev.	Date
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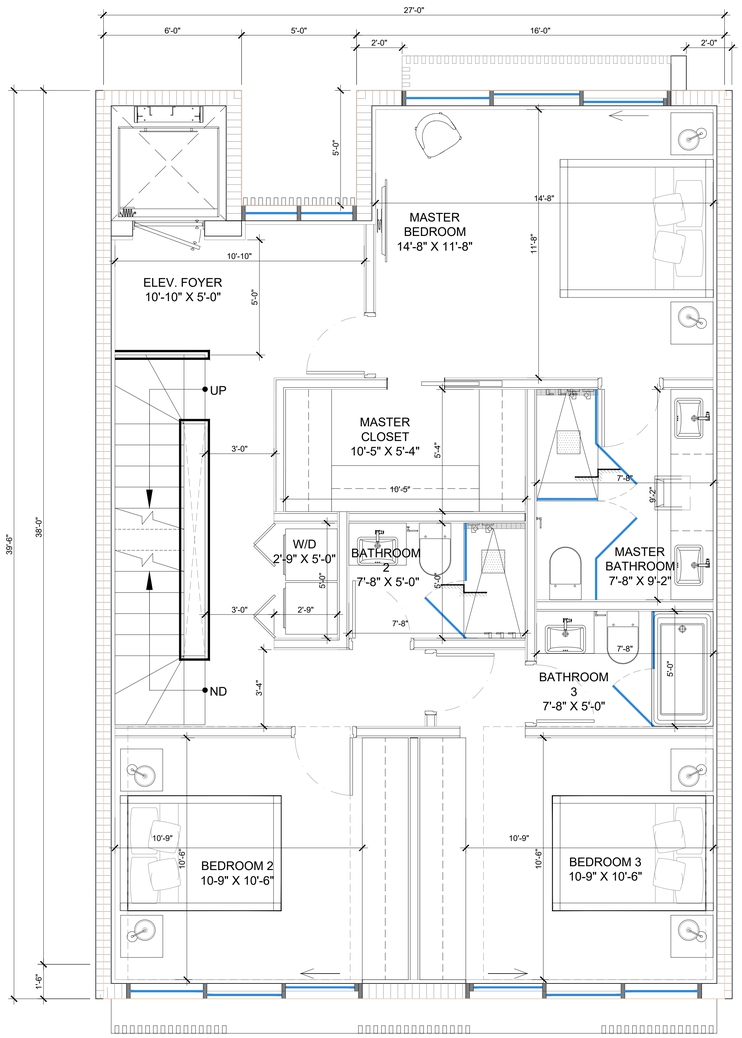
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Lic. # AR0012578

K O B I K A R P

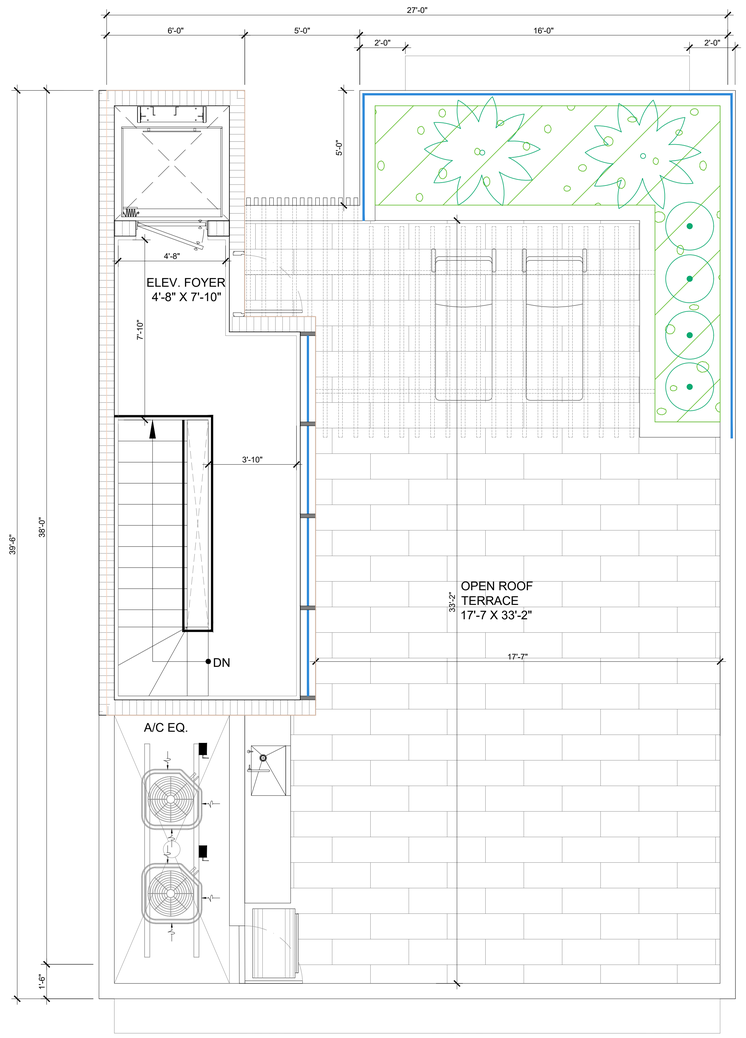
ENLARGED UNIT - TYPE A4

Date:	Sheet No. A3.19
Scale:	
Project: 2416	



3 ENLARGED UNIT - TYPE A4 (LEVEL 3)

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



4 ENLARGED UNIT - TYPE A4 (ROOF LEVEL)

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

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

- ENLARGED UNIT - TYPE A4

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

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

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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

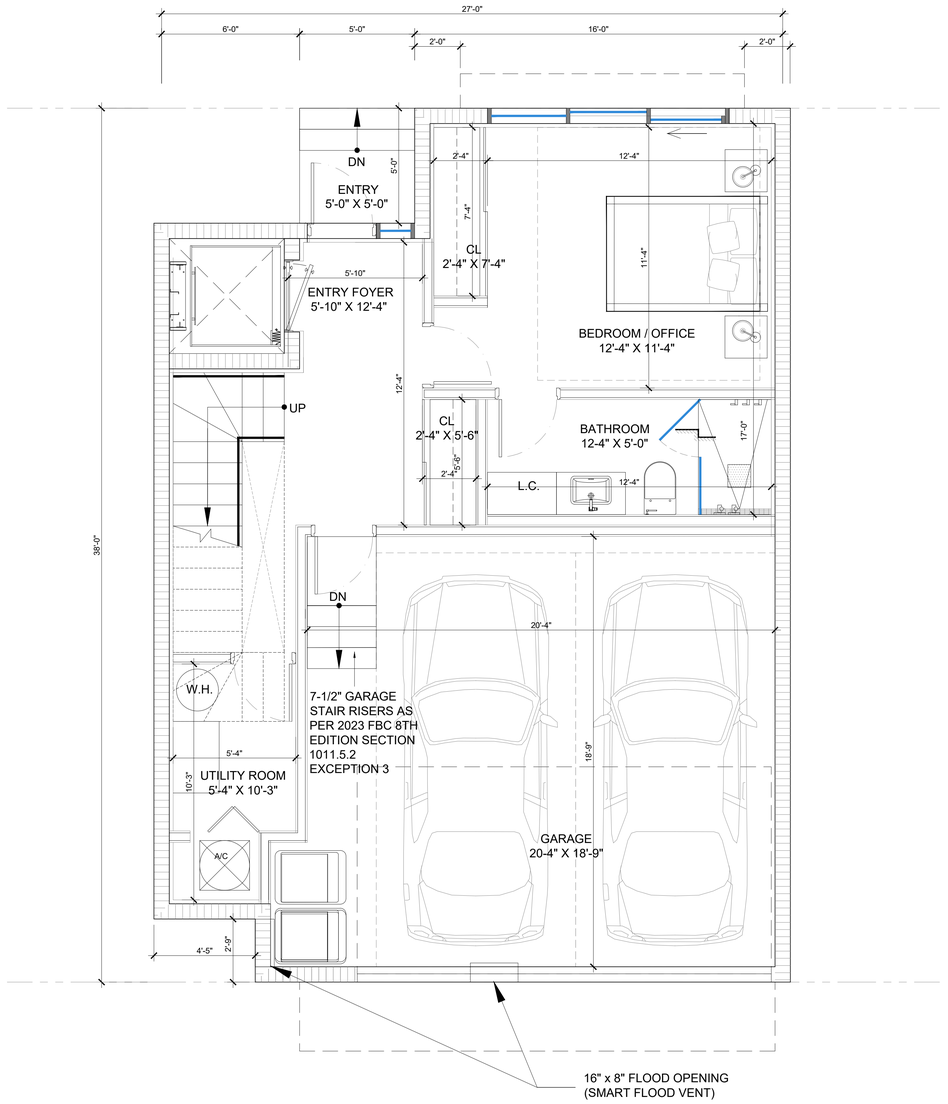
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

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K A R P

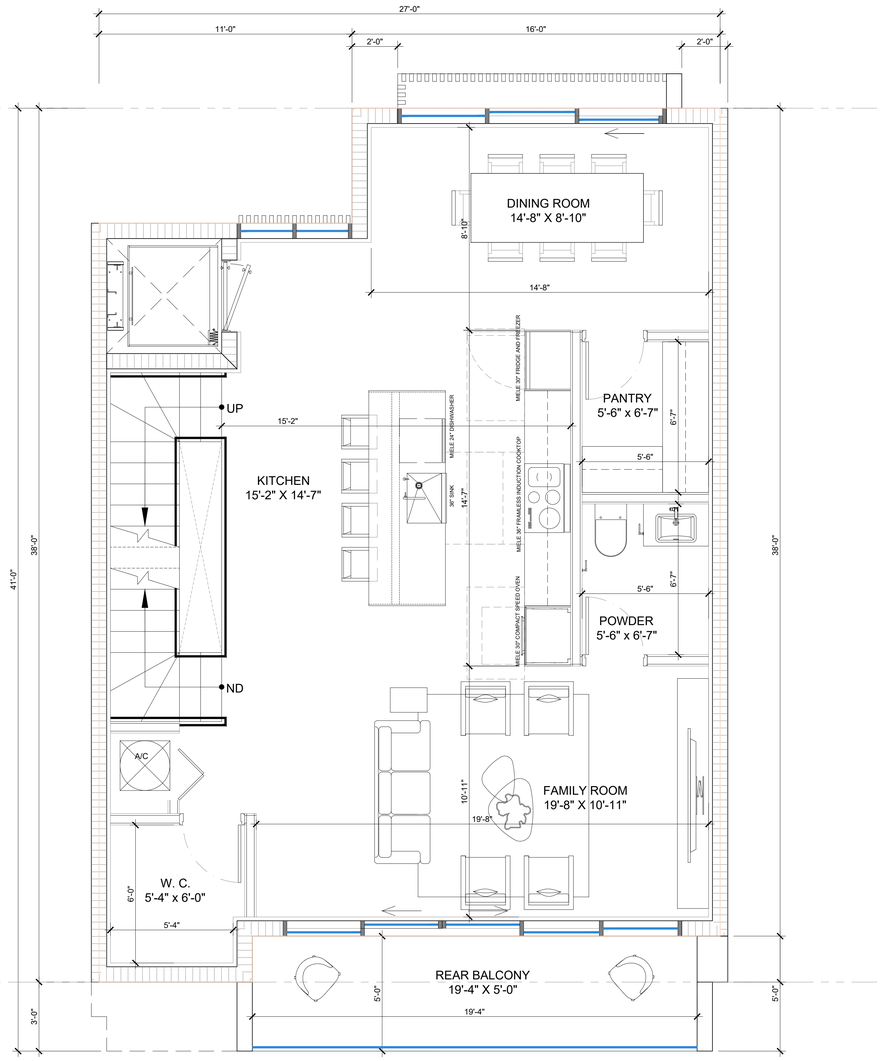
ENLARGED UNIT - TYPE A4

Date:	Sheet No.
Scale:	A3.19.1
Project: 2416	



1 ENLARGED UNIT - TYPE A5 (LEVEL 1)

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



2 ENLARGED UNIT - TYPE A5 (LEVEL 2)

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

- ENLARGED UNIT - TYPE A5

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

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

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
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Consultant:
CIVIL ENGINEER:

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Tel: 786-518-2008

Consultant:
LANDSCAPE DESIGN:

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Tel: 954-205-1721

Consultant:
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Consultant:

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FLORT LAUDERDALE, FL 33016
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Consultant:

Consultant:

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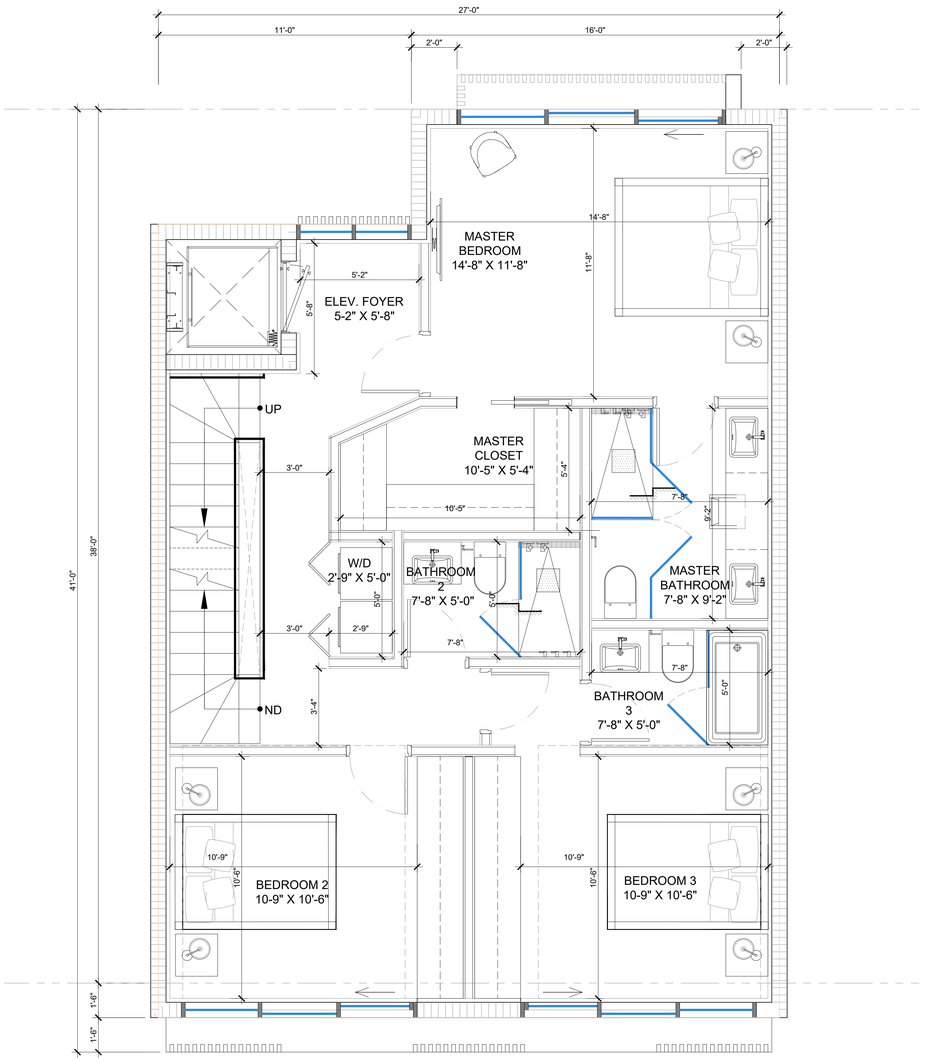
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

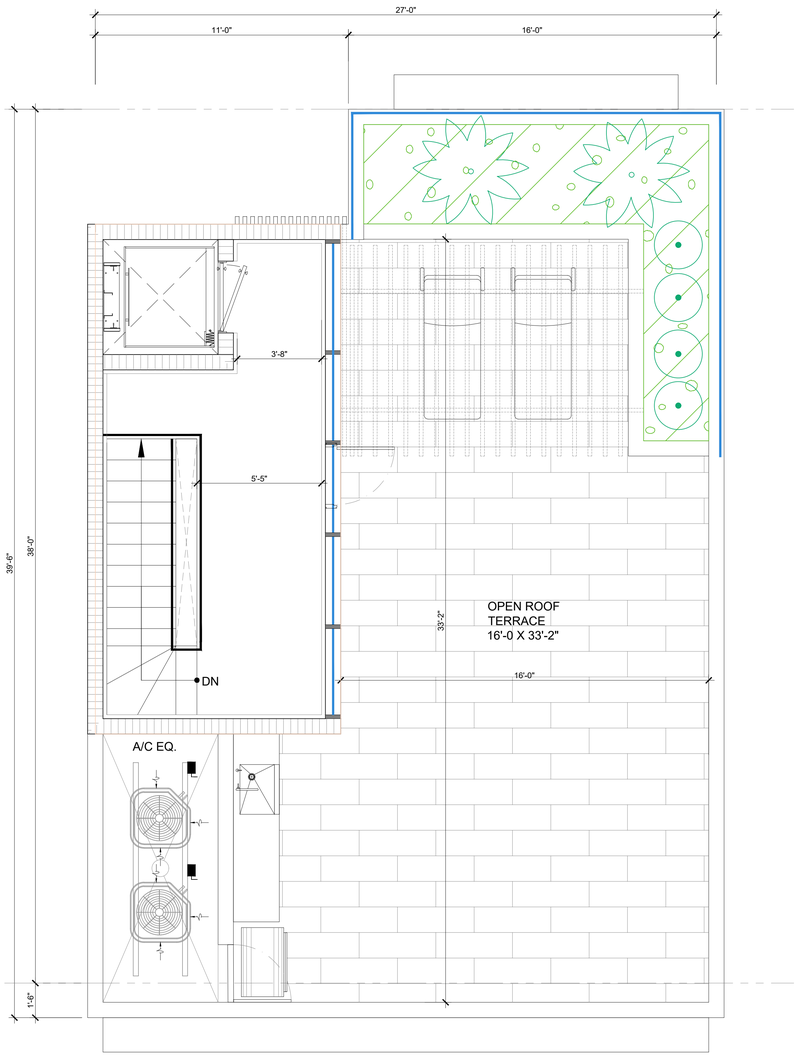
ENLARGED UNIT - TYPE A5

Date:	Sheet No.
Scale:	A3.20 2
Project: 2416	



1 ENLARGED UNIT - TYPE A5 (LEVEL 3)

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



2 ENLARGED UNIT - TYPE A5 (ROOF DECK)

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

- ENLARGED UNIT - TYPE A5

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

Rev.	Date	Rev.	Date
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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
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Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

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Miami, FL 33138
Tel: 786-518-2008

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

Name: LANGAN Engineers
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Tel: 305-570-8593

Consultant:

Consultant:

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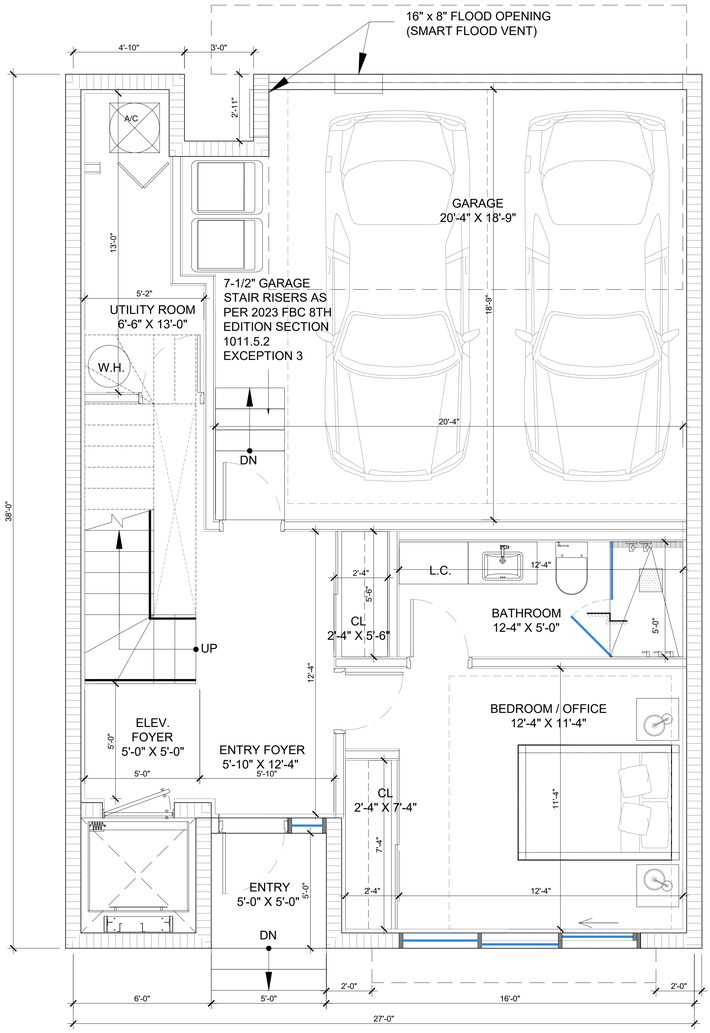
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

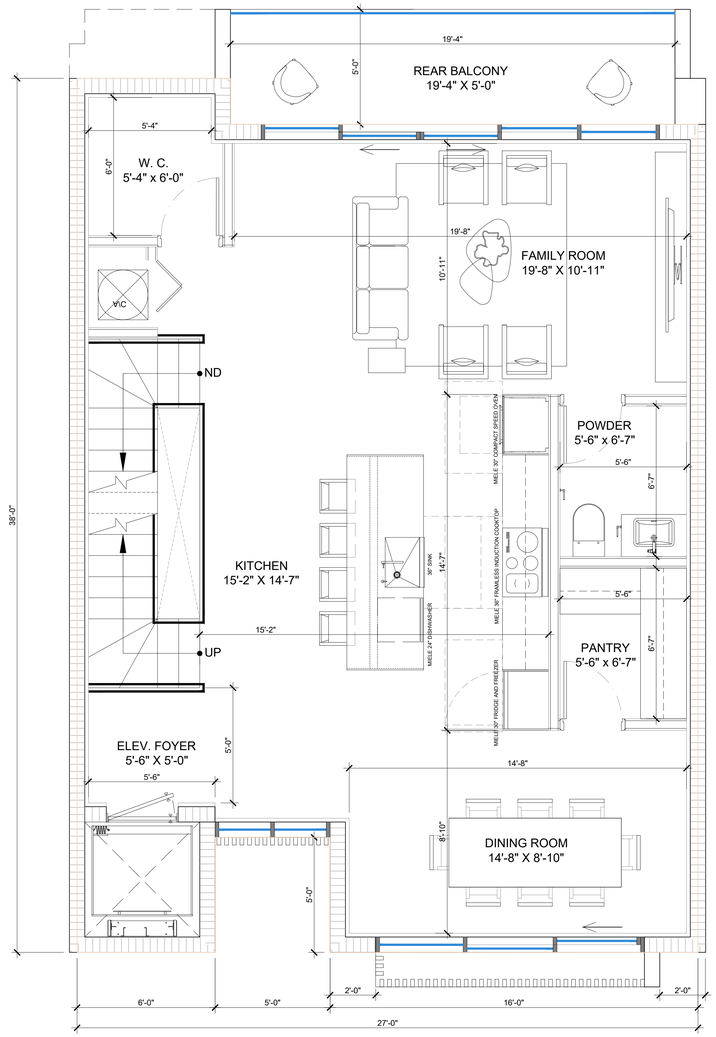
ENLARGED UNIT - TYPE A5

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



1 ENLARGED UNIT - TYPE A6 (LEVEL 1)

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



2 ENLARGED UNIT - TYPE A6 (LEVEL 2)

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

- ENLARGED UNIT - TYPE A6

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

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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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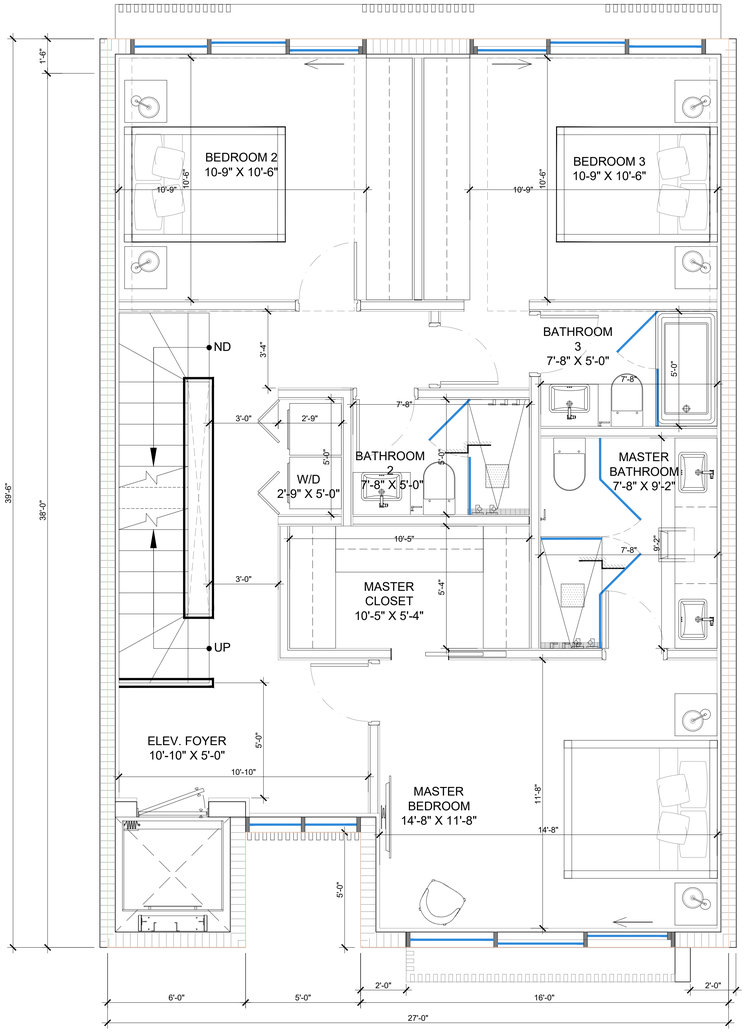
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

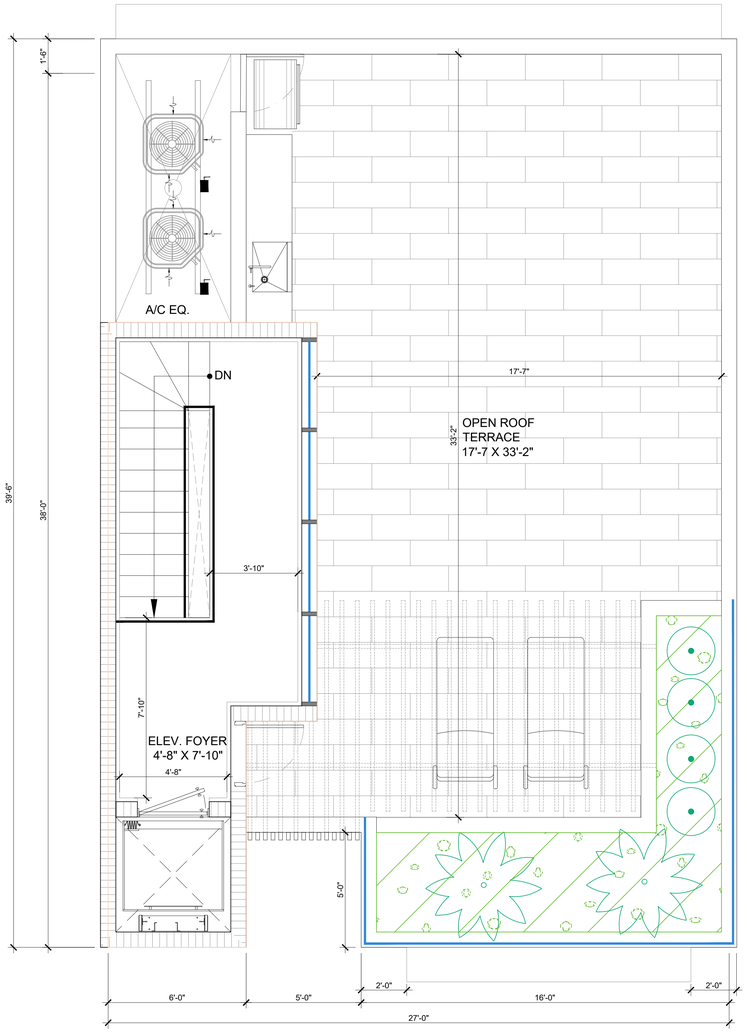
ENLARGED UNIT - TYPE A.6

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



3 ENLARGED UNIT - TYPE A6 (LEVEL 3)

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



4 ENLARGED UNIT - TYPE A6 (ROOF LEVEL)

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

- ENLARGED UNIT - TYPE A6

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

Rev.	Date	Rev.	Date
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ZONING SET

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10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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

Consultant:
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Tel: 786-518-2008

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

Consultant:

ARCHITECT:

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

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

ENLARGED UNIT - TYPE A6

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



1 BUILDING ELEVATION - SOUTH

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



A GLAZING (BRONZE COLOR)



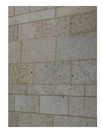
B RAILING (CLEAR COLOR)



C ALUM. FRAMING (BLACK COLOR)



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



E EXTERIOR STONE VENEER (BEIGE COLOR)



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



G STUCCO (GREY COLOR)



H WOOD CLADDING (MAHOGANI COLOR)

Rev.	Date	Rev.	Date
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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

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

Consultant:
CIVIL ENGINEER:

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

Consultant:
LANDSCAPE DESIGN:

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

Consultant:
MEP ENGINEER:

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

Consultant:

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

Consultant:

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ARCHITECT:

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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

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KOBI KARP

BUILDING ELEVATION - SOUTH

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



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



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



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



A GLAZING
(BRONZE COLOR)



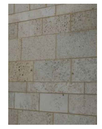
B RAILING
(CLEAR COLOR)



C ALUM. FRAMING
(BLACK COLOR)



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



E EXTERIOR STONE
VENEER
(BEIGE COLOR)



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



G STUCCO
(GREY COLOR)



H WOOD CLADDING
(MAHOGANI COLOR)

Rev.	Date	Rev.	Date
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ZONING SET

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BAY HARBOR ISLANDS, FL 33154

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KOBI KARP
Lic. # AR0012578

KOBI KARP

BUILDING ELEVATION - EAST

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



3 BUILDING ELEVATION - NORTH

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



A GLAZING (BRONZE COLOR)



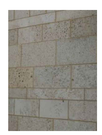
B RAILING (CLEAR COLOR)



C ALUM. FRAMING (BLACK COLOR)



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



E EXTERIOR STONE VENEER (BEIGE COLOR)



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



G STUCCO (GREY COLOR)



H WOOD CLADDING (MAHOGANI COLOR)

Rev.	Date	Rev.	Date
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Lic. # AR0012578

KOBI KARP

BUILDING ELEVATION - NORTH

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



4 WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



AA PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



BB PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



A GLAZING
(BRONZE COLOR)



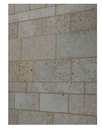
B RAILING
(CLEAR COLOR)



C ALUM. FRAMING
(BLACK COLOR)



D 2" X 4" ALUM.
DECORATIVE ELEMENT
(MAHOGANI COLOR)



E EXTERIOR STONE
VENEER
(BEIGE COLOR)



F 2" X 4" ALUM. FENCE,
50 % TRANSPARENCY
(MAHOGANI COLOR)



G STUCCO
(GREY COLOR)



H WOOD CLADDING
(MAHOGANI COLOR)

Rev.	Date	Rev.	Date
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2	DRC COMMENTS 07-11-2024		
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ZONING SET

--

10190 EAST BAY HARBOR DRIVE
10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

Consultant:
LANDSCAPE DESIGN:
Name: AAL ARCHITECTURAL LANDSCAPE
Address: 612 SW. 4TH AVENUE
FT. LAUDERDALE, FL 33315
Tel: 954-205-1721

Consultant:
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

Consultant:

Name: LANGAN Engineers
Address: 110 EAST BROWARD BOULEVARD, SUITE 1500
FLORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

Consultant:

ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT
KOBI KARP
Lic. # AR0012578

K O B I
K A R P

BUILDING ELEVATION - WEST

Date:	Sheet No.
Scale:	A4.03
Project: 2416	



5 INT. EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



AA PARTIAL INT. EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



BB PARTIAL INT. EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



A GLAZING
(BRONZE COLOR)



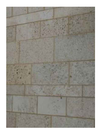
B RAILING
(CLEAR COLOR)



C ALUM. FRAMING
(BLACK COLOR)



D 2" X 4" ALUM.
DECORATIVE ELEMENT
(MAHOGANI COLOR)



E EXTERIOR STONE
VENEER
(BEIGE COLOR)



F 2" X 4" ALUM. FENCE,
50 % TRANSPARENCY
(MAHOGANI COLOR)



G STUCCO
(GREY COLOR)



H WOOD CLADDING
(MAHOGANI COLOR)

Rev.	Date	Rev.	Date
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KOBI KARP

BUILDING ELEVATION - INT. EAST

Date:	Sheet No. A4.04
Scale:	
Project: 2416	



6 INT. WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



AA PARTIAL INT. WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



BB PARTIAL INT. WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



A GLAZING
(BRONZE COLOR)



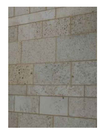
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(CLEAR COLOR)



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E EXTERIOR STONE
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F 2" X 4" ALUM. FENCE,
50 % TRANSPARENCY
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G STUCCO
(GREY COLOR)



H WOOD CLADDING
(MAHOGANI COLOR)

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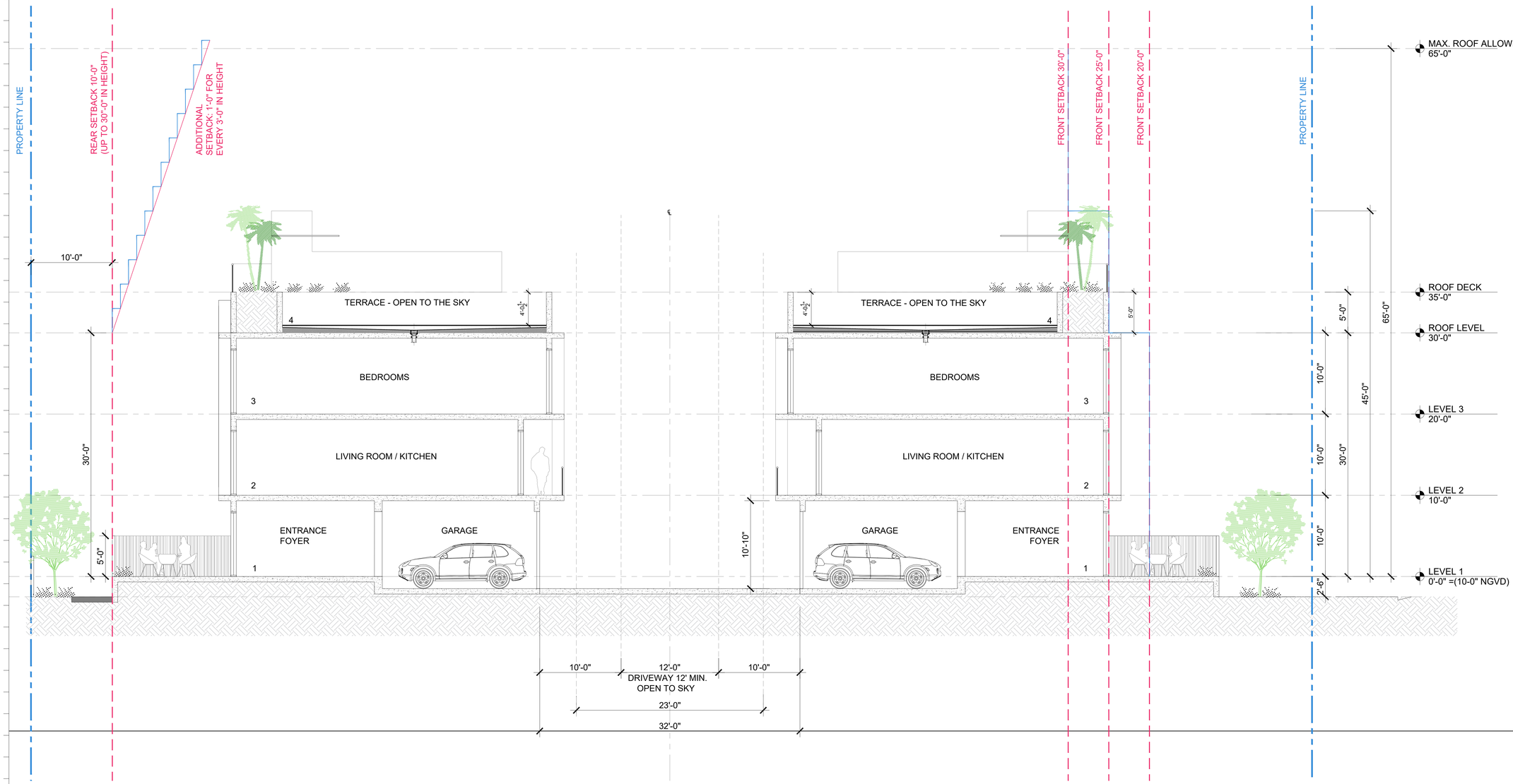
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

BUILDING ELEVATION - INT. WEST

Date:	Sheet No. A4.05
Scale:	
Project: 2416	



A BUILDING SECTION "A"

SCALE: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
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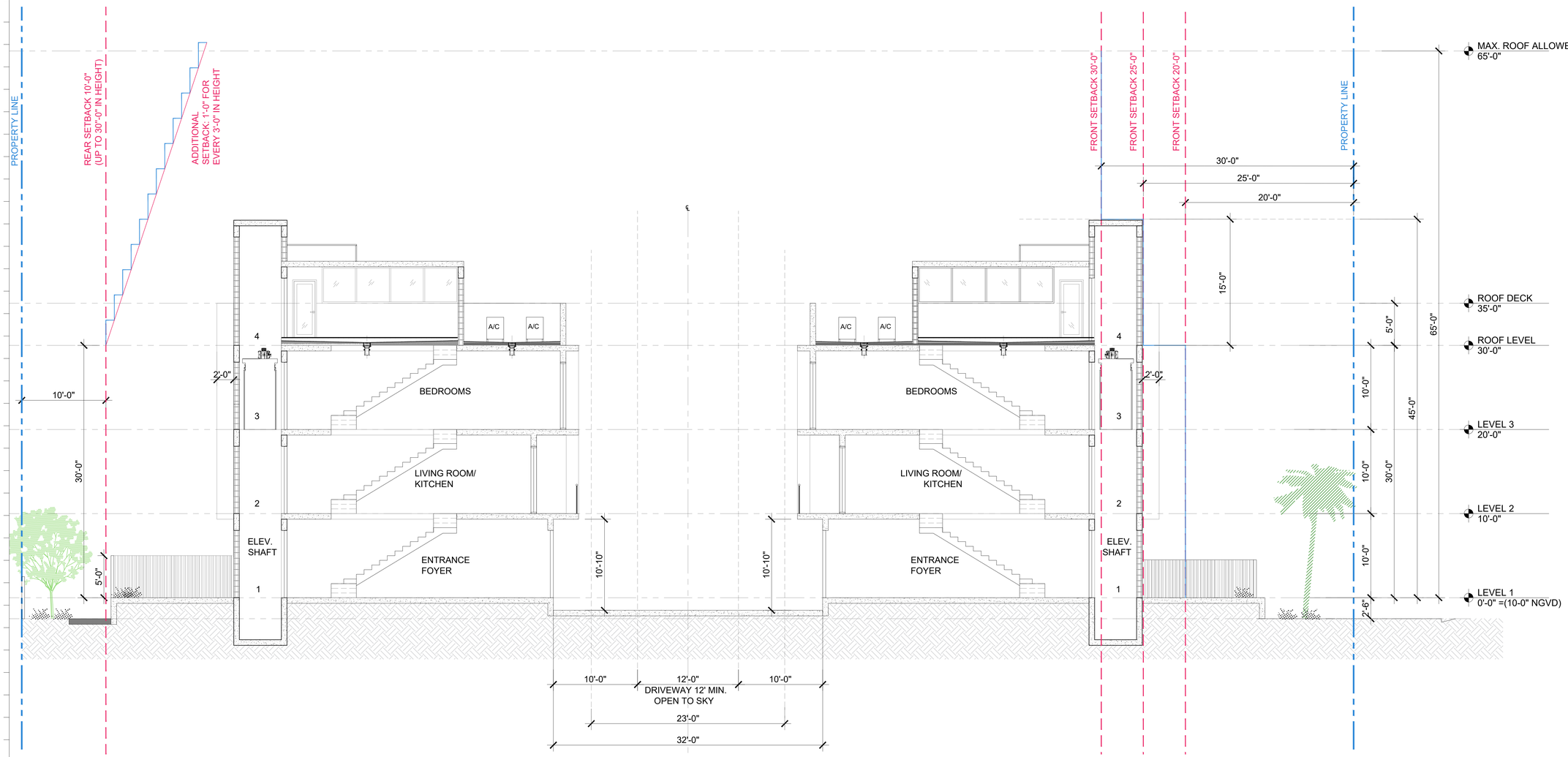
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Lic. # AR0012578

K O B I K A R P

BUILDING SECTION A

Date:	Sheet No. A5.00
Scale:	
Project: 2416	



B BUILDING SECTION

SCALE: 3/16" = 1'-0"

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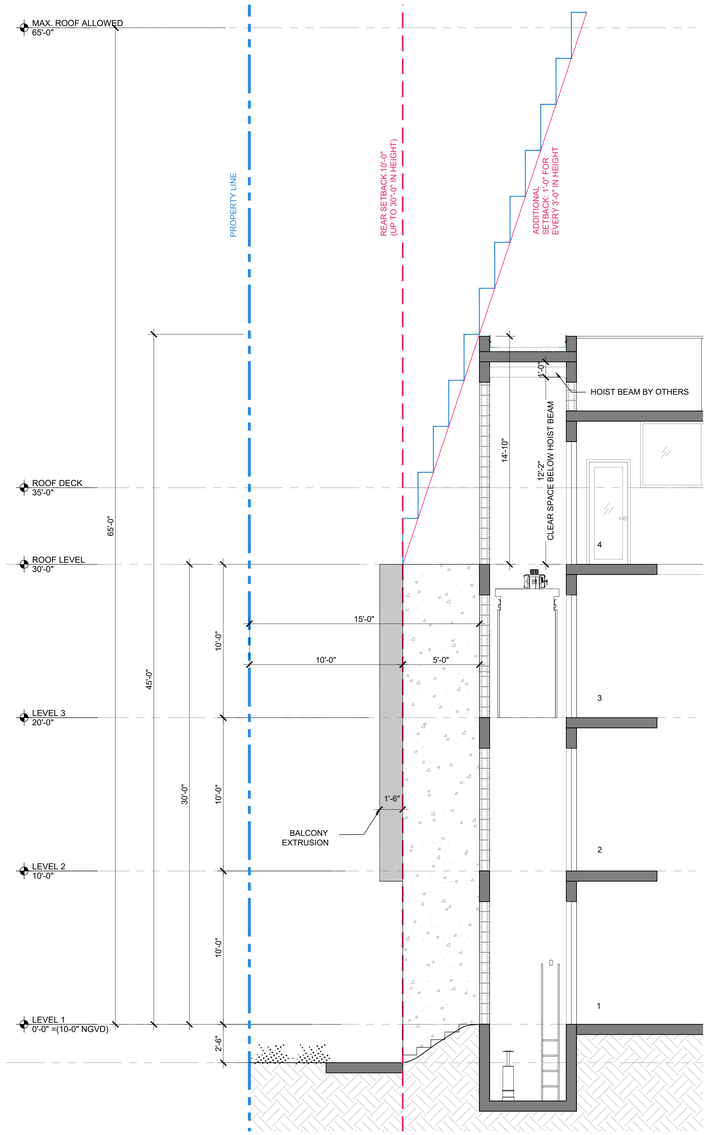
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K A R P

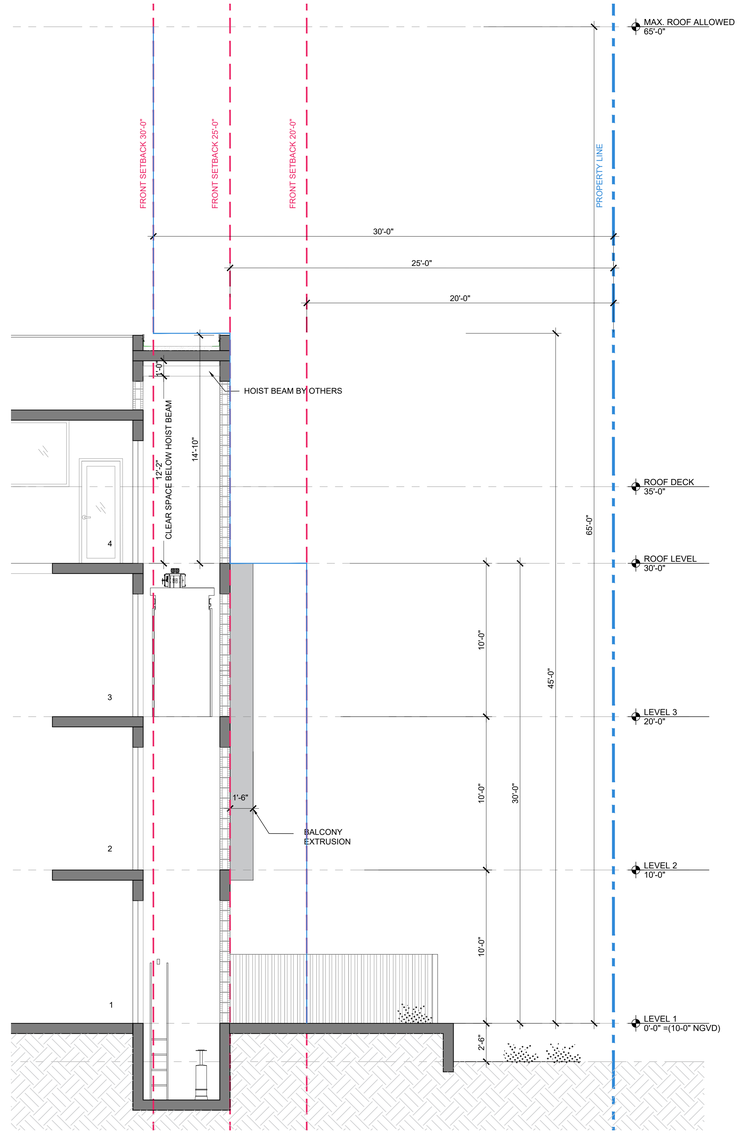
BUILDING SECTION B

Date:	Sheet No. A5.01
Scale:	
Project: 2416	



1 REAR ELEVATOR SETBACK ANALYSIS

SCALE: 1/4" = 1'-0"



2 FRONT ELEVATOR SETBACK ANALYSIS

SCALE: 1/4" = 1'-0"



3 KEY PLAN

SCALE: N.T.S.

Rev.	Date	Rev.	Date
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ZONING SET

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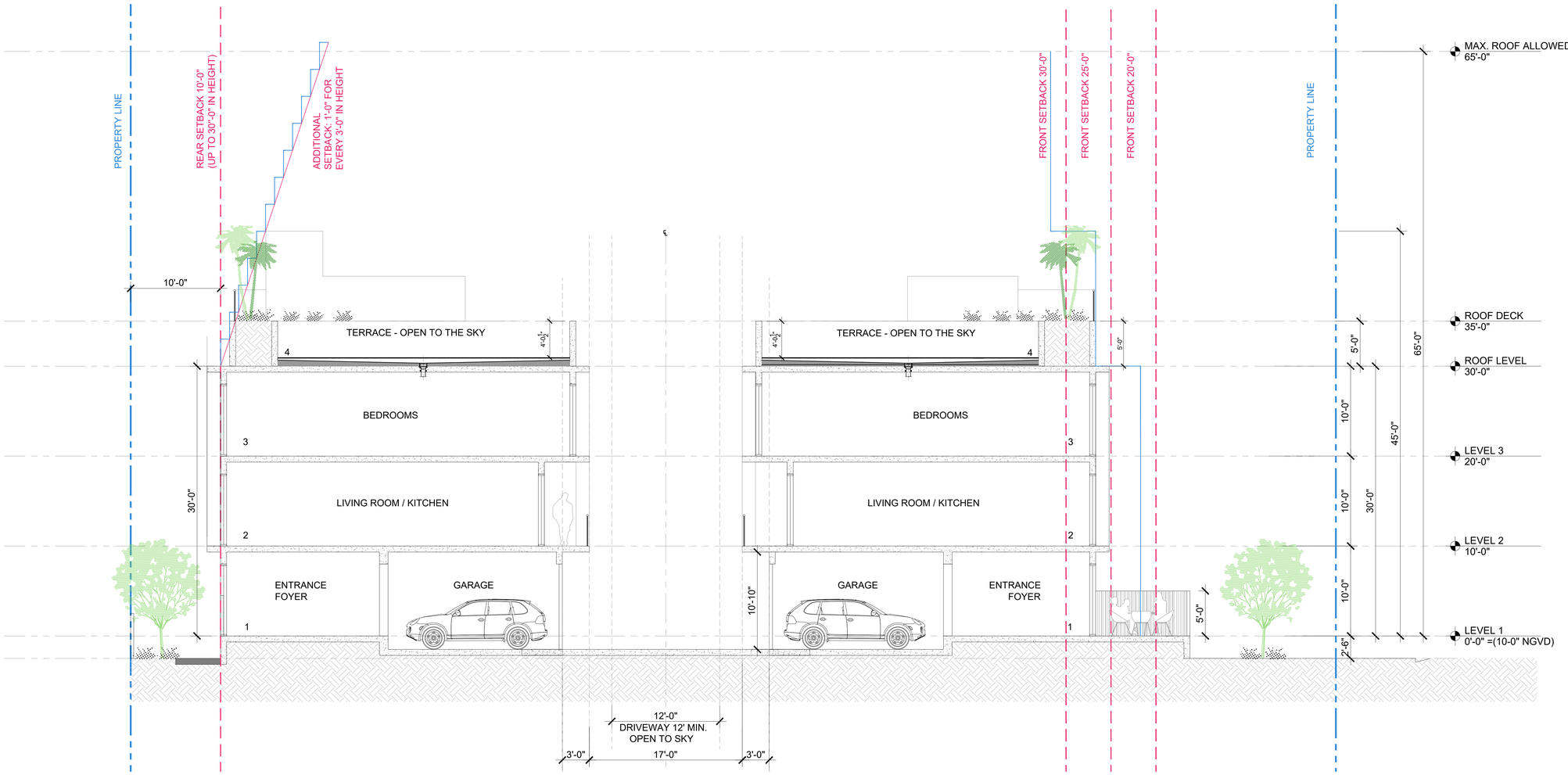
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

ELEVATOR SETBACKS ANALYSIS

Date:	Sheet No. A5.02
Scale:	
Project: 2416	



C BUILDING SECTION
SCALE: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
1	DRC COMMENTS 05-22-2024		
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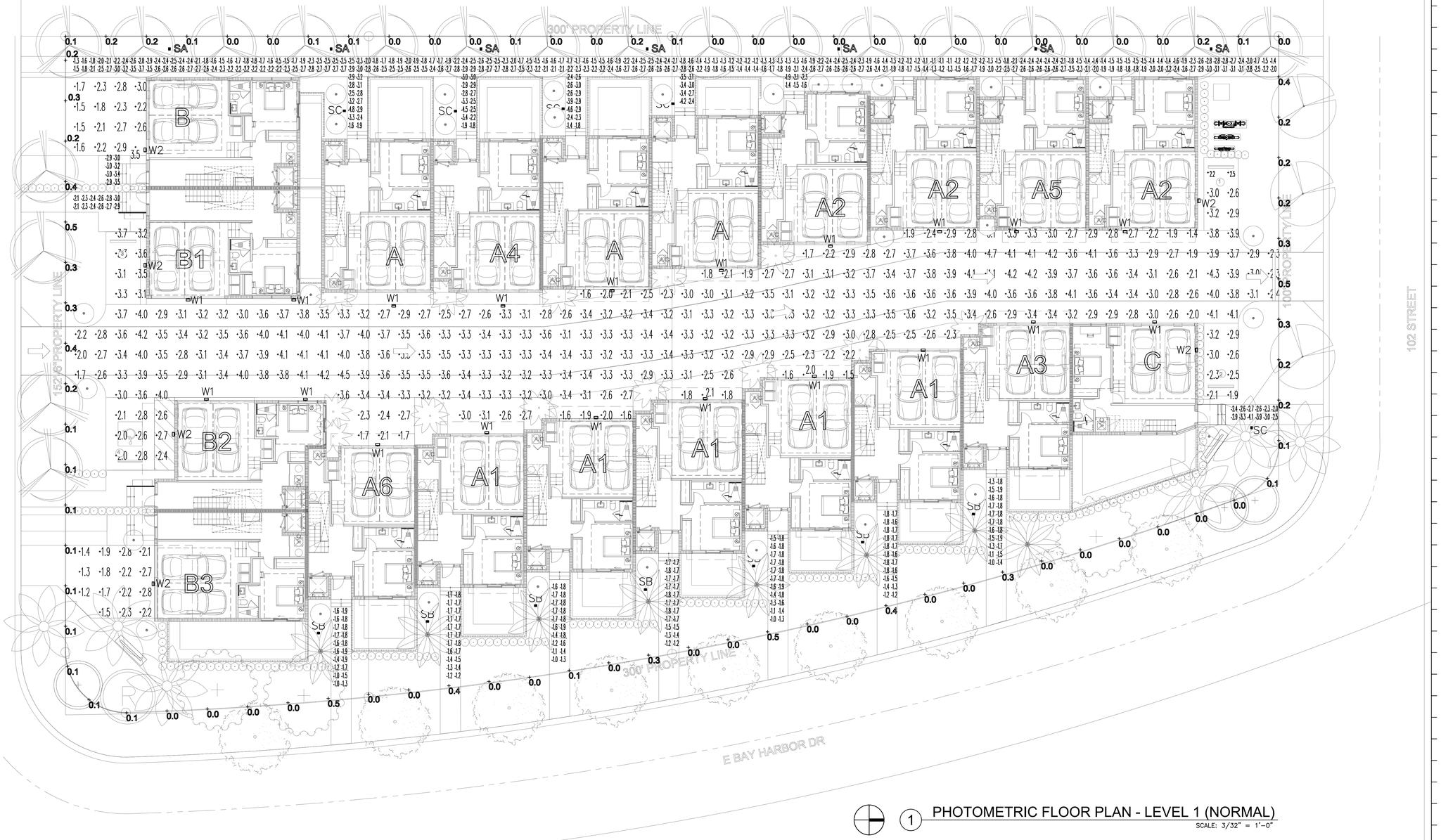
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Lic. # AR0012578

KOBI KARP

BUILDING SECTION C

Date:	Sheet No. A5.03
Scale:	
Project: 2416	



1 PHOTOMETRIC FLOOR PLAN - LEVEL 1 (NORMAL)

SCALE: 3/32" = 1'-0"

LUMINAIRE SCHEDULE									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	SA	Single	Lumenpulse	BLDC-TM1-xxx-10FT-CSL-XS15-30K-CRI 70-2 BLS	COLUMN: 10' A.F.G.	N/A	0.900	1127	17
	SB	Single	Lumenpulse	BLDC-TM1-xxx-10FT-CSL-XS10-30K-CRI 70-2 BLS	COLUMN: 10' A.F.G.	N/A	0.900	778	10
	SC	Single	Lumenpulse	BLDB-TM1-xxx-3FT-CSL-N03-30K-CRI 70-3 BLS	BOLLARD: 3' A.F.G.	N/A	0.900	165	3
	W1	Single	Lithonia Lighting	WDGE2 LED P2 30K 80CRI T3M	WALL MOUNTED: 12' A.F.G.	N/A	0.900	1964	18.98
	W2	Single	Lithonia Lighting	WDGE2 LED P3 30K 80CRI T3M	WALL MOUNTED: 12' A.F.G.	N/A	0.900	3062	32.14

CALCULATION SUMMARY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE	Illuminance	Fc	3.13	4.7	1.4	2.24	3.36
SPILL @ 5FT	Illuminance	Fc	0.12	0.5	0.0	N.A.	N.A.
UNIT B DRIVEWAY	Illuminance	Fc	2.29	3.5	1.5	1.53	2.33
UNIT B3 DRIVEWAY	Illuminance	Fc	2.01	2.8	1.2	1.68	2.33
WALKING AREA - NORTH	Illuminance	Fc	2.24	4.8	1.1	2.04	4.36
WALKING AREA - SOUTH	Illuminance	Fc	1.70	4.1	1.0	1.70	4.10

Rev.	Date	Rev.	Date
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.\Digital Seal.png

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MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilaneng.com
C.A. No. 8464/ P.E. No. 48181

PHOTOMETRIC - LEVEL 1 (NORMAL)

Date:	Sheet No.
Scale:	PH1.00
Project: 2416	

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 10190 East Bay Harbor Dr. **Legal Description** _____

Net Lot Area 1.01 Ac. **Acres /** 44,014 SF **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 44,014 SF x 20% = 8,800 SF (BHI – Sec. 23-11)	20% / 8,800 SF	28.5 % / 12,500+ SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 8,800 SF x 60% = 5,280 SF	60% Max / 5,280 SF	58 % / 5,100 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 1.01 acres = 28 (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16	28	30
2. Native Species Required - 50% Min. # of shade trees req. 28 x 50% = 14 (BHI – Sec. 24-16(a)(2))	14	91%
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 28 x 50% = 14 (MDC – Sec. 18A-6(C)(11)(ii))	14	91%
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	28	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	6	5 Trees 5 Palms

*See Following Table.

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

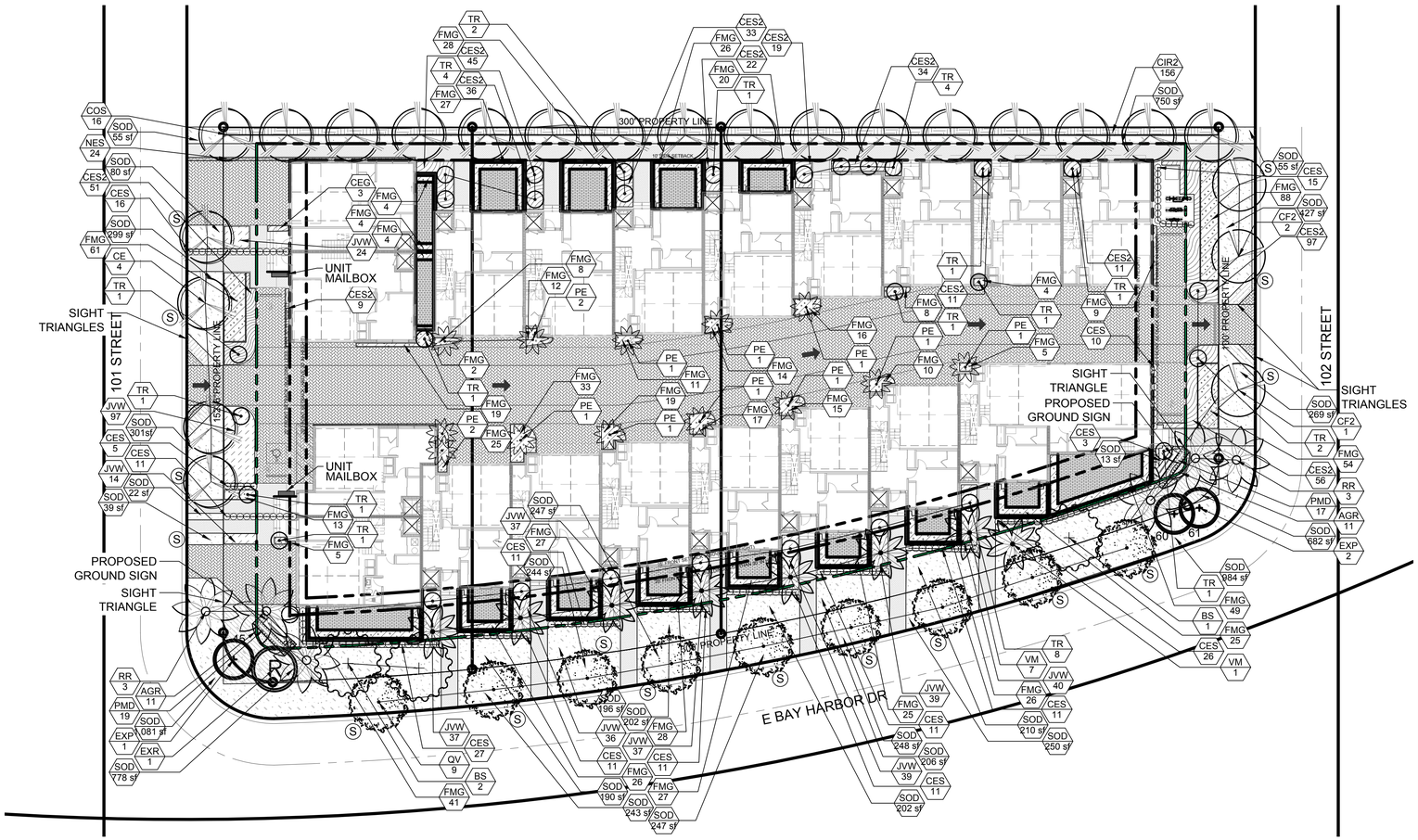
1. Number of Stories of building 3
2. Number of shade trees required 28 (from Sec. (II)(A)(1) above)
3. Shade tree heights required:
   - 12 ft. - 50 % or 14 shade trees
   - 14-16 ft. - 50 % or 14 shade trees
   - 16-18 ft. - 0 % or 0 shade trees
   - 18-20 ft. - 0 % or 0 shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI – Sec. 24-16(a)(2)

III. STREET TREES	REQUIRED	PROVIDED	
1. Street Trees @ 1:35'			
101st Street (152 LF)	4	4	GREEN BUTTONWOODS
102nd Street (100 LF)	3	3	GOLDEN SHOWER TREE
E. Bay Harbor Drive (300 LF)	9	9	OAKS



PLANT SCHEDULE 2409B

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	
TREES									
BS	3	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	2.5" CAL.	15' HT. 6' SPR.	YES	HIGH	
CF2	3	CASSIA FISTULA	GOLDEN SHOWER TREE	FG/B&B	2.5" CAL.	15' HT. 6' SPR.	NO	MEDIUM	S
CE	4	CONOCARPUS ERECTUS	BUTTONWOOD	FG/B&B	2.5" CAL.	15' HT. 6' SPR.	YES	HIGH	S
COS	16	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	FG/B&B	2.5" CAL.	15' HT. 6' SPR.	YES	HIGH	
QV	9	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	2.5" CAL.	15' HT. 6' SPR.	YES	HIGH	S
PALM TREES									
EXP	3	EXITING ROYSTONEA REGIA PALM	EX. ROYAL PALM TO REMAIN	-		15' O.A. MIN.	YES	MEDIUM	
EXR	1	EXITING ROYSTONEA REGIA PALM	EX. ROYAL PALM TO RELOCATE	-		15' O.A. MIN.	YES	MEDIUM	
RR	6	ROYSTONEA REGIA	ROYAL PALM	FG/B&B		12' C.T., 25' O.A.	YES	MEDIUM	
VM	8	VEITCHIA MERRILLI	CHRISTMAS PALM	FG/B&B		18` O.A., SINGLE TRUNK	NO	HIGH	
ACCENTS									
PE	13	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		12` CT, SINGLE TRUNK	NO	HIGH	
TR	31	THRINAX RADIATA	FLORIDA THATCH PALM	FG/B&B		5`-6` OA	YES	HIGH	
SHRUBS									
CES	179	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	-		24"HT X 24"SPR	YES	HIGH	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING
SHRUB AREAS									
CIR2	156	CHRYSOBALANUS ICACO `REDTIP`	RED TIP COCOPLUM	-		48" HT X 24" SPR	YES	HIGH	24" o.c.
CEG	3	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	-		24"HT X 24"SPR	YES	HIGH	24" o.c.
CES2	424	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	-		16" HT X 16" SPR	YES	HIGH	18" o.c.
GROUND COVERS									
AGR	22	ARACHIS GLABRATA	PERENNIAL PEANUT `LARGE LEAF`	1 GAL@		6"HT X 12"SPR @	NO	HIGH	18" o.c.
FMG	835	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	-		12"HT X 12"SPR	NO	HIGH	18" o.c.
JVW	400	JASMINUM VOLUBILE	WAX JASMINE	-		16" HT X 16" SPR	NO	MEDIUM	18" o.c.
NES	24	NEPHROLEPIS EXALTATA	BOSTON FERN	-		12" HT. FULL	YES	HIGH	18" o.c.
PMD	36	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL.,		14" HT X 12" SPR	NO	HIGH	18" o.c.
SOD/SEED									
SOD	8,520 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	`FLORITAM` ST. AUGUSTINE SOD	SOD					

(S) = STREET TREES

NOTES:

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4. SEE SHEET L-201 TREE DISPOSITION PLAN.
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SCALE: 1" = 20' 0' 10' 20' 40' 60' NORTH

DRC SUBMITTAL SET ISSUED 07-16-2024

AAL Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale FL. 33315 LC0000237
954-764-8858 EMAIL: tel: H.johnson@bellsouth.net
HUGH JOHNSON REGISTERED LANDSCAPE ARCHITECT FLORIDA REGISTRATION NO. 666 STATE OF FLORIDA Seal

Revision Dates
DRC COMMENTS 1 05.22.24
DRC COMMENTS 2 07.16.24

DRC SUBMITTAL
10190 EAST BAY HARBOR DRIVE
KOBI KARP
BAY HARBOR ISLANDS, FL 33154

Sheet Description: LANDSCAPE PLAN
Release Date: 04-19-24
Project Number: 2409B
Drawing Number: L-200
Sheet 1 OF 3



TREE TO BE REMOVED

PALM TO BE REMOVED

TREE TO REMAIN

PALM TO REMAIN

BAY HARBOR TOWNHOMES

EXISTING TREE SURVEY

#	SCIENTIFIC NAME	COMMON NAME	CAL (IN.)	HEIGHT (FEET)	CANOPY (FEET)	CONDITION	DISPOSITION	NATIVE	INCHES REMOVED
1	*Ptychosperma elegans*	Solitaire Palm	6	20	10	FAIR	REMOVE		
2	*Livistona chinensis*	Fan Palm	8	7	6	FAIR	REMOVE		
3	*Dypsis lutescens*	Areca Palm Cluster	38	30	6	FAIR	REMOVE		
4	*Livistona chinensis*	Fan Palm	18	15	6	FAIR	REMOVE		
5	*Dypsis lutescens*	Areca Palm	5	20	15	FAIR	REMOVE		
6	*Dypsis lutescens*	Areca Palm	4	20	4	FAIR	REMOVE		
7	*Dypsis lutescens*	Areca Palm Cluster	24	18	6	FAIR	REMOVE		
8	*Dypsis lutescens*	Areca Palm Cluster	42	25	20	FAIR	REMOVE		
9	*Dypsis lutescens*	Areca Palm Cluster	24	20	15	FAIR	REMOVE		
10	*Dypsis lutescens*	Areca Palm Cluster	12	25	20	FAIR	REMOVE		
11	*Dypsis lutescens*	Areca Palm	4	25	6	FAIR	REMOVE		
12	*Sabal palmetto*	Sabal Palm	2	15	20	FAIR	REMOVE	X	
13	*Dypsis lutescens*	Areca Palm Cluster	30	25	15	FAIR	REMOVE		
14	*Schefflera actinophylla*	Umbrella Tree Cluster	24	25	20	FAIR	REMOVE		
15	*Dypsis lutescens*	Areca Palm Cluster	10	25	6	FAIR	REMOVE		
16	*Ficus carica*	Fig Tree	40	20	20	GOOD	REMOVE		
17	*Ficus carica*	Fig Tree	36	20	20	GOOD	REMOVE		
18	*Dypsis lutescens*	Areca Palm Cluster	24	15	10	FAIR	REMOVE		
19	*Bursera simaruba*	Gumbo Limbo	30	15	15	GOOD	REMOVE	X	
20	*Ficus carica*	Fig Tree	24	20	15	GOOD	REMOVE		
21	*Clusia rosea*	Clusia Cluster	10	6	6	GOOD	REMOVE		
22	*Bursera simaruba*	Gumbo Limbo	18	20	20	GOOD	REMOVE	X	
23	*Ficus carica*	Fig Tree	24	20	20	GOOD	REMOVE		
24	*Clusia rosea*	Clusia Cluster	8	6	6	GOOD	REMOVE		
25	*Ficus carica*	Fig Tree	20	20	20	GOOD	REMOVE		
26	*Ficus carica*	Fig Tree	40	20	20	GOOD	REMOVE		
27	*Bursera simaruba*	Gumbo Limbo	6	20	20	GOOD	REMOVE	X	
28	*Ficus carica*	Fig Tree	24	20	20	GOOD	REMOVE		
29	*Clusia rosea*	Clusia Cluster	13	6	6	GOOD	REMOVE		
30	*Bursera simaruba*	Gumbo Limbo	6	15	15	GOOD	REMOVE	X	
31	*Schefflera actinophylla*	Umbrella Tree	7	20	15	FAIR	REMOVE		
32	*Schefflera actinophylla*	Umbrella Tree	28	20	20	FAIR	REMOVE		
33	*Livistona chinensis*	Fan Palm Cluster	36	15	20	FAIR	REMOVE		
34	*Livistona chinensis*	Fan Palm Cluster	30	15	15	FAIR	REMOVE		
35	*Ptychosperma elegans*	Solitaire Palm - Double	24	15	15	FAIR	REMOVE		
36	*Ptychosperma elegans*	Solitaire Palm - Double	24	15	15	FAIR	REMOVE		
37	*Livistona chinensis*	Fan Palm	12	15	15	FAIR	REMOVE		
38	*Roystonea regia*	Royal Palm	24	30	20	GOOD	RELOCATE	X	
39	*Sabal palmetto*	Sabal Palm	12	20	15	FAIR	REMOVE		
40	*Sabal palmetto*	Sabal Palm	12	20	15	FAIR	REMOVE		
41	*Sabal palmetto*	Sabal Palm	12	20	15	FAIR	REMOVE	X	
42	*Roystonea regia*	Royal Palm	22	25	25	GOOD	REMAIN		
43	*Ptychosperma elegans*	Solitaire Palm	44	20	15	FAIR	REMOVE		
44	*Ptychosperma elegans*	Solitaire Palm	4	12	12	FAIR	REMOVE		
45	*Roystonea regia*	Royal Palm	22	35	20	GOOD	REMAIN	X	
46	*Ptychosperma elegans*	Solitaire Palm - Double	42	18	20	FAIR	REMOVE		
47	*Sabal palmetto*	Sabal Palm	14	20	15	FAIR	REMOVE		
48	*Sabal palmetto*	Sabal Palm	14	20	15	FAIR	REMOVE		
49	*Ptychosperma elegans*	Solitaire Palm - Triple	30	15	20	FAIR	REMOVE		
50	*Ptychosperma elegans*	Solitaire Palm - Triple	30	15	20	FAIR	REMOVE		
51	*Sabal palmetto*	Sabal Palm	12	20	15	FAIR	REMOVE	X	
52	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
53	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
54	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
55	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
56	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
57	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
58	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
59	*Sabal palmetto*	Sabal Palm	15	20	15	FAIR	REMOVE	X	
60	*Roystonea regia*	Royal Palm	16	25	15	GOOD	REMAIN	X	
61	*Roystonea regia*	Royal Palm	20	30	25	GOOD	REMAIN	X	
62	*Ptychosperma elegans*	Solitaire Palm	20	60	25	FAIR	REMOVE		
63									
64									
66	*Ptychosperma elegans*	Solitaire Palm - Triple	6	15	15	FAIR	REMOVE		
65	*Sabal palmetto*	Sabal Palm	6	15	15	FAIR	REMOVE	X	
67	*Sabal palmetto*	Sabal Palm	12	15	15	FAIR	REMOVE	X	
68	*Ptychosperma elegans*	Solitaire Palm	14	15	15	FAIR	REMOVE		
69	*Ptychosperma elegans*	Solitaire Palm	12	15	15	FAIR	REMOVE		
70	*Sabal palmetto*	Sabal Palm	14	15	15	FAIR	REMOVE	X	
71	*Sabal palmetto*	Sabal Palm	14	15	15	FAIR	REMOVE	X	
72	*Sabal palmetto*	Sabal Palm	14	15	15	FAIR	REMOVE	X	
73	*Ptychosperma elegans*	Solitaire Palm	6	15	10	FAIR	REMOVE		
74	*Dracaena draco*	Dragon Tree	24	12	12	FAIR	REMOVE		
75	*Dracaena draco*	Dragon Tree	10	10	10	FAIR	REMOVE		
76	*Palm*	Palm	5	20	12	FAIR	REMOVE		

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0' 10' 20' 40' 60'

NORTH

DRC SUBMITTAL SET ISSUED 05-22-2024

AAL
Architectural Alliance Landscape
612 SW 4th Ave, Fort Lauderdale FL 33315 LC0000237
954-764-8858
TEL: H j o h n s o n @ a a r c h g r o u p . n e t
EMAIL:

HUGH JOHNSON
REGISTERED LANDSCAPE ARCHITECT
No. 6666667
STATE OF FLORIDA
Seal

DRC COMMENTS 1 05.22.24

Revision Dates

DRC SUBMITTAL

10190 EAST BAY HARBOR DRIVE

KOBI KARP
BAY HARBOR ISLANDS, FL 33154

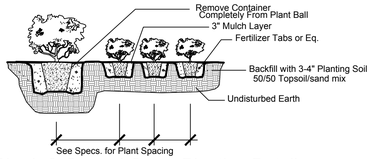
Sheet Description
TREE DISPOSITION PLAN

Release Date
04-19-24

Project Number
2409B

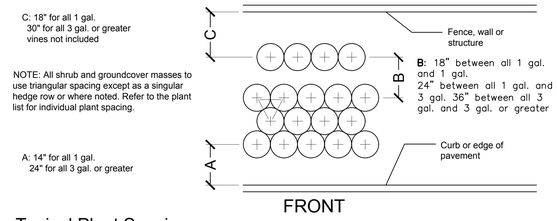
Drawing Number
L-201

Sheet 1 OF 3



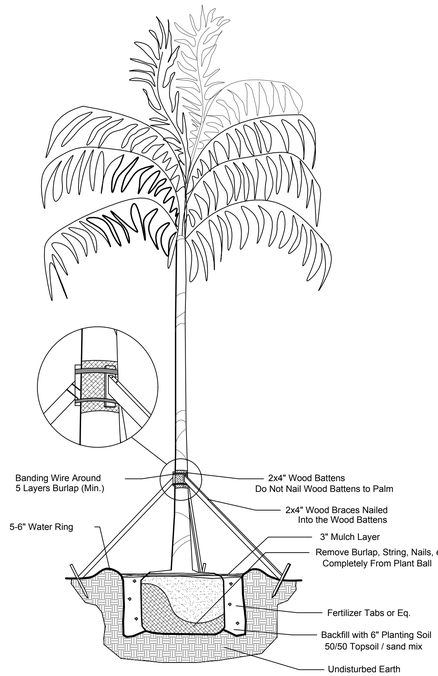
Shrub & Ground Cover Planting Detail

NTS



Typical Plant Spacing

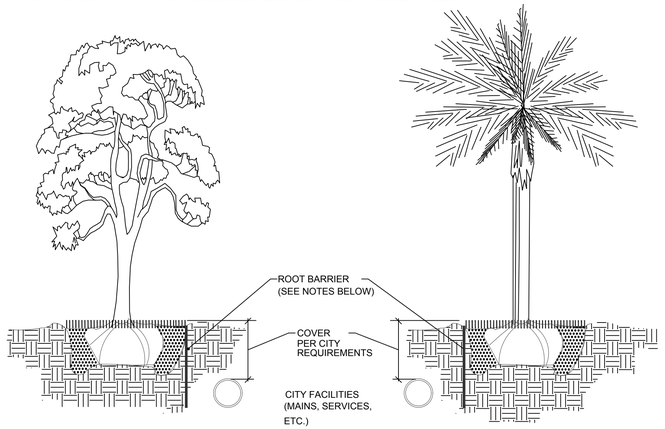
NTS



Palm Planting Detail

NTS

NOTE:
PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS.SEE TYPICAL DETAIL BELOW.

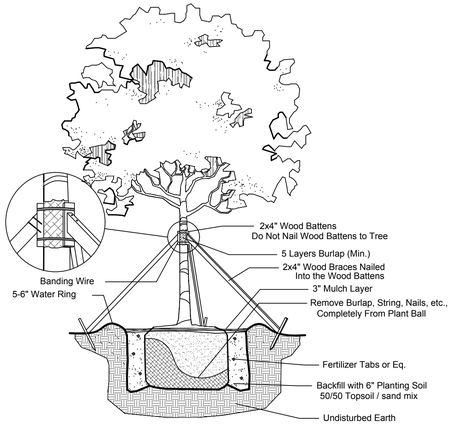


Typical Root Barrier Detail

NTS

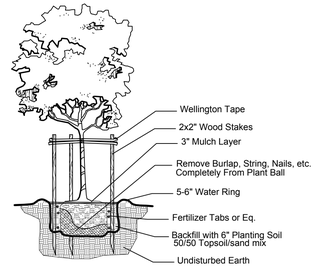
NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



Large Tree Planting Detail

NTS



Small Tree Planting Detail

NTS

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GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.

DRC SUBMITTAL SET ISSUED 05-22-2024

AAL
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REGISTERED LANDSCAPE ARCHITECT
HUGH T. JOHNSON
Landscape Architect
STATE OF FLORIDA
Seal

Revision Dates
DRC COMMENTS 1 05.22.24

DRB SUBMITTAL
10190 EAST BAY HARBOR DRIVE
KOBI KARP
BAY HARBOR ISLANDS, FL 33154

Sheet Description
LANDSCAPE DETAILS, NOTES AND CODE REQ.

Release Date
04-19-24

Project Number
2409B

Drawing Number
L-210

Sheet 3 OF 3

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

   A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

   B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

   C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

   A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

   B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

   C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

   A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

   B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

   C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

   D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

   E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

   A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

   B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

   A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

   B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

   C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

   D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

   E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

   F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

   G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

   A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

   B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

   C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

   A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

   B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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ZONING SET

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Owner:
Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:
Name: Ocean Engineering
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Miami, FL 33138
Tel: 786-518-2008

Consultant:
LANDSCAPE DESIGN:
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FT. LAUDERDALE, FL 33315
Tel: 954-205-1721

Consultant:
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Tel: 305-828-0644

Consultant:

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Tel: 305-570-8593

Consultant:

Consultant:

ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

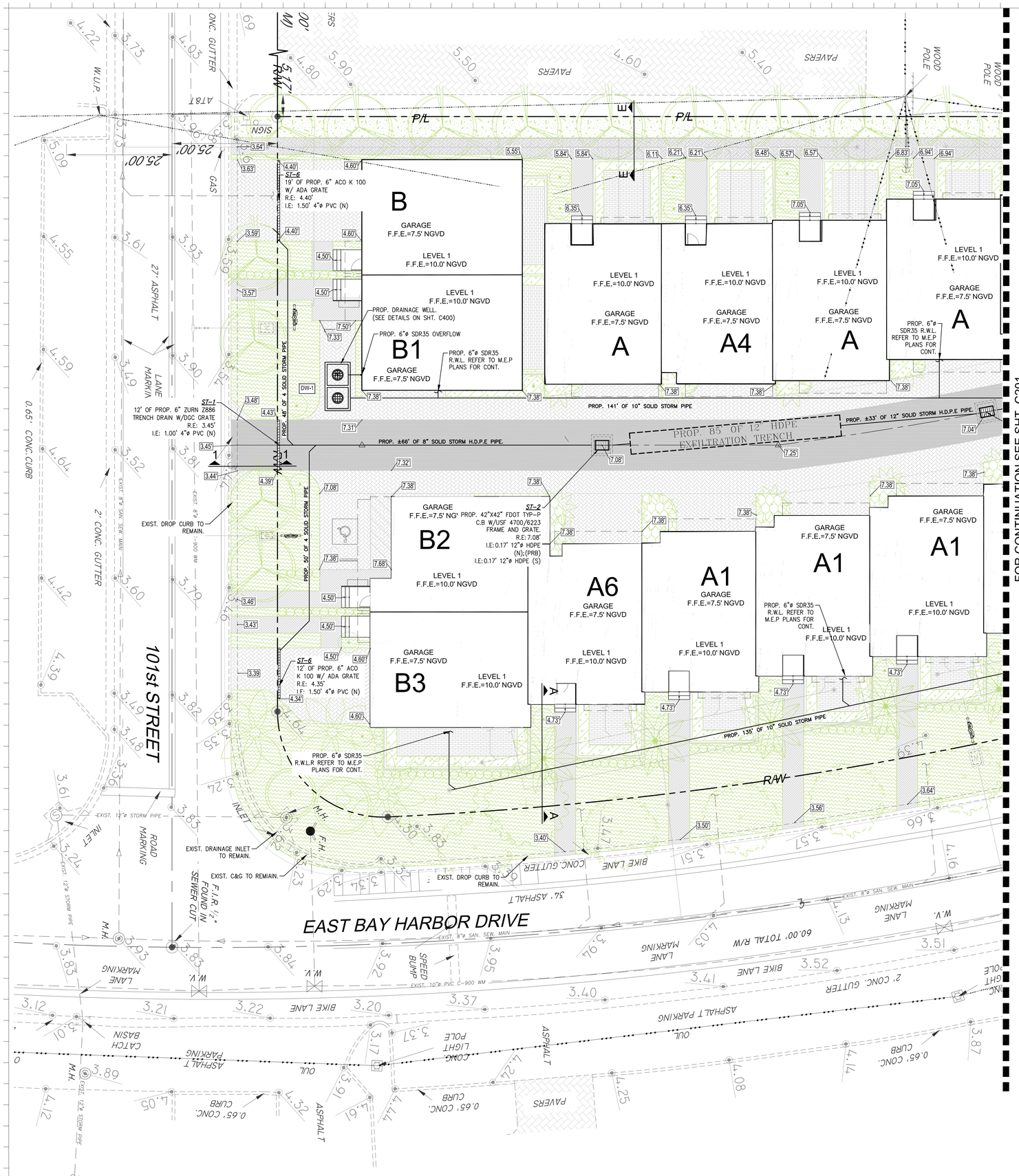
WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

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Project: 2416	



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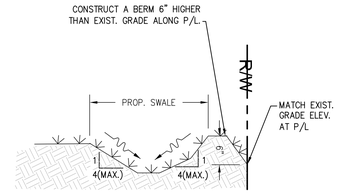
- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. PAVERS. REFER TO LA PLANS FOR DETAILS.
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
- PROP. EXFILT. TRENCH (SEE SHEET C400 FOR DETAILS)
- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5

GRAPHIC SCALE
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(IN FEET)
1" = 10'

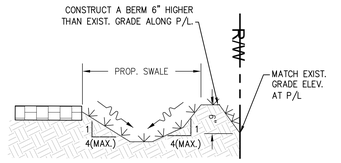
NOTES:

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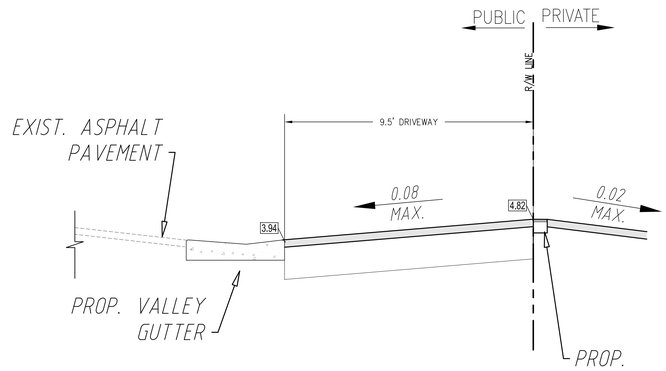
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SECTION A-A
N.T.S.



SECTION E-E
N.T.S.



DRIVEWAY SECTION 1-1
N.T.S

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1 DRC COMMENTS	05/22/24		
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BAY HARBOR ISLANDS, FL 33154

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Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:
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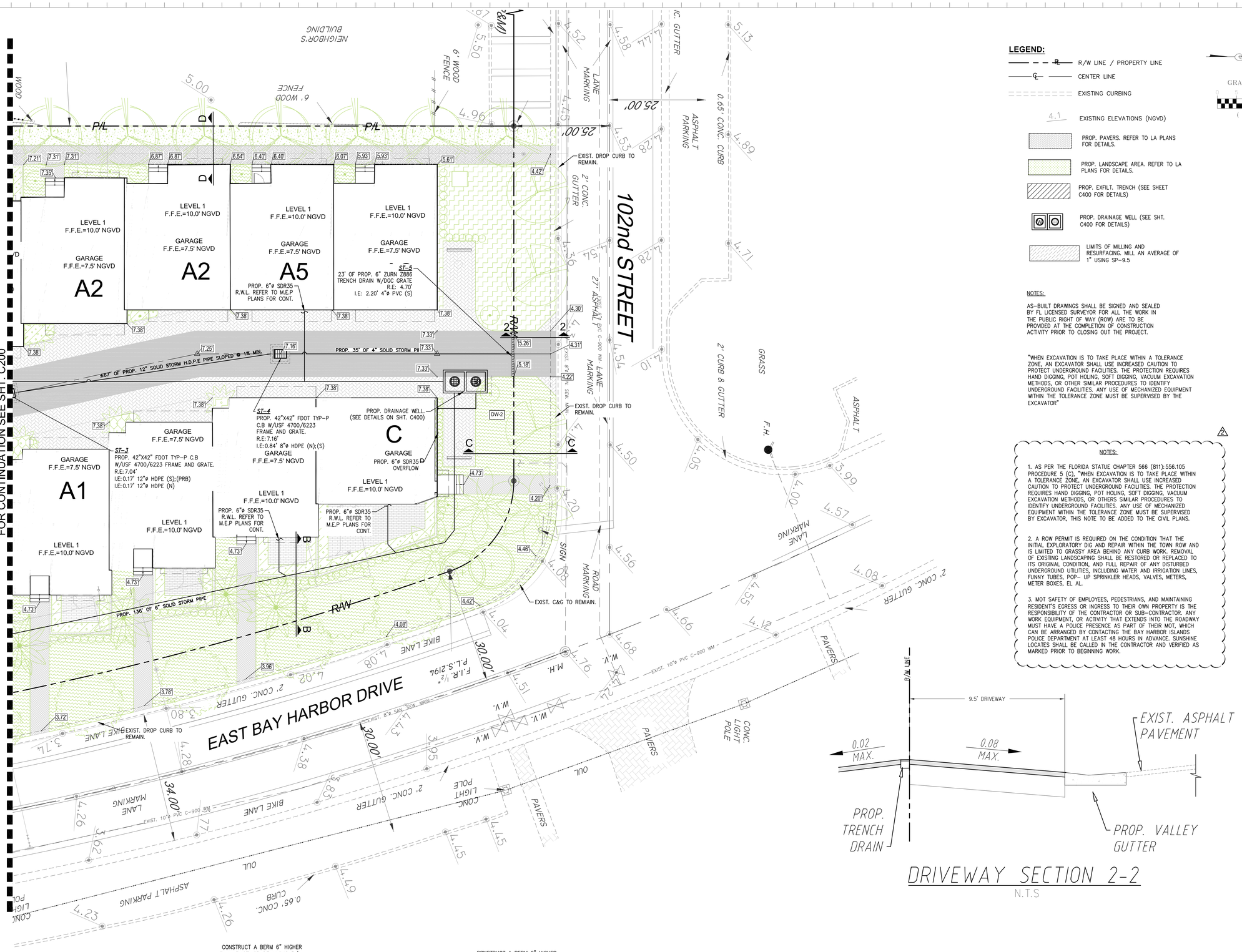
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PAVING, GRADING AND DRAINAGE PLAN

Date:	Sheet No.
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Project: 2416	

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LEGEND:

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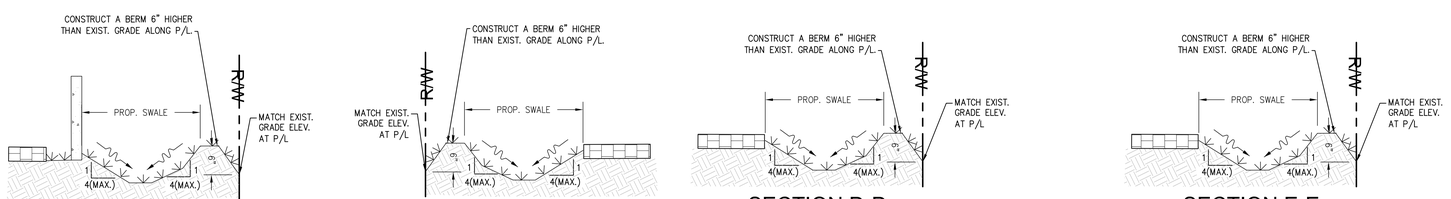
NOTES:

1. AS PER THE FLORIDA STATUE CHAPTER 566 (811):556.105 PROCEDURE 5 (C), "WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHERS SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY EXCAVATOR, THIS NOTE TO BE ADDED TO THE CIVIL PLANS.

2. A ROW PERMIT IS REQUIRED ON THE CONDITION THAT THE INITIAL EXPLORATORY DIG AND REPAIR WITHIN THE TOWN ROW AND IS LIMITED TO GRASSY AREA BEHIND ANY CURB WORK. REMOVAL OF EXISTING LANDSCAPING SHALL BE RESTORED OR REPLACED TO ITS ORIGINAL CONDITION, AND FULL REPAIR OF ANY DISTURBED UNDERGROUND UTILITIES, INCLUDING WATER AND IRRIGATION LINES, FUNNY TUBES, POP-- UP SPRINKLER HEADS, VALVES, METERS, METER BOXES, EL AL.

3. MOT SAFETY OF EMPLOYEES, PEDESTRIANS, AND MAINTAINING RESIDENT'S EGRESS OR INGRESS TO THEIR OWN PROPERTY IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTOR. ANY WORK EQUIPMENT, OR ACTIVITY THAT EXTENDS INTO THE ROADWAY MUST HAVE A POLICE PRESENCE AS PART OF THEIR MOT, WHICH CAN BE ARRANGED BY CONTACTING THE BAY HARBOR ISLANDS POLICE DEPARTMENT AT LEAST 48 HOURS IN ADVANCE. SUNSHINE LOCATES SHALL BE CALLED IN THE CONTRACTOR AND VERIFIED AS MARKED PRIOR TO BEGINNING WORK.

DRIVEWAY SECTION 2-2
N.T.S



SECTION B-B
N.T.S.

SECTION C-C
N.T.S.

SECTION D-D
N.T.S.

SECTION E-E
N.T.S.

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Rev.		Date	Rev.	Date
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Miami, FL 33016
Tel: 305-828-0644

Consultant:

Name: LANGAN Engineers
Address: 110 EAST BROWARD BOULEVARD, SUITE 1500
FLORT LAUDERDALE, FL 33016
Tel: 305-570-8593

Consultant:

Consultant:

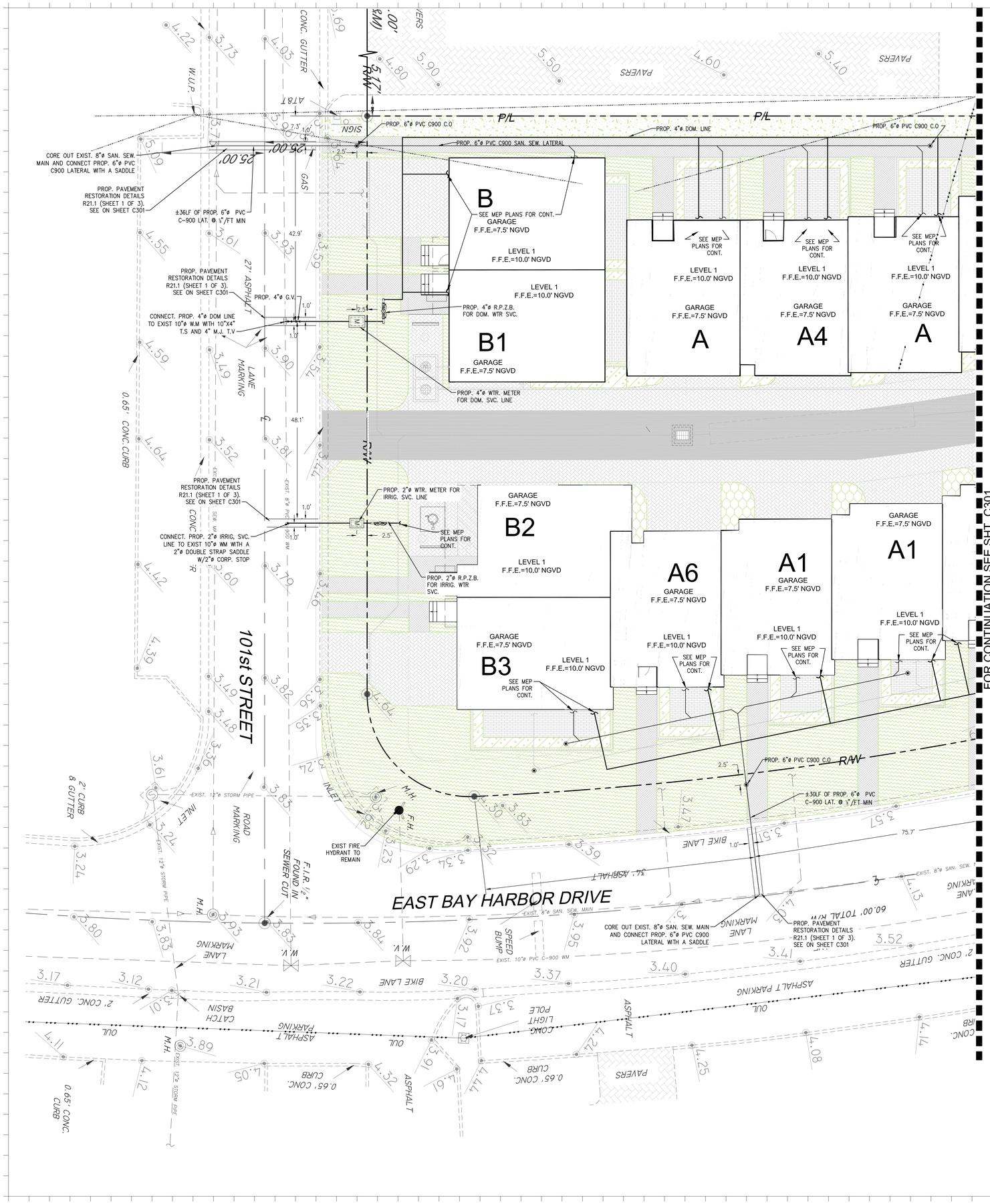
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN

Date:	Sheet No. C201
Scale:	
Project: 2416	



GRAPHIC SCALE

0 5 10 20

(IN FEET)
1" = 10

LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)

NOTES:

AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY FL LICENSED SURVEYOR FOR ALL THE WORK IN THE PUBLIC RIGHT OF WAY (ROW) ARE TO BE PROVIDED AT THE COMPLETION OF CONSTRUCTION ACTIVITY PRIOR TO CLOSING OUT THE PROJECT.

"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"

Rev.		Date	Rev.	Date
1	DRC COMMENTS	05/22/24		
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ZONING SET

--

10190 EAST BAY HARBOR DRIVE

10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Owner:

Name: 10190 EAST Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

Consultant:
CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

Consultant:
LANDSCAPE DESIGN:

Name: AAL ARCHITECTURAL LANDSCAPE
Address: 612 SW. 4TH AVENUE
FT, LAUDERDALE, FL 33315
Tel: 954-205-1721

Consultant:
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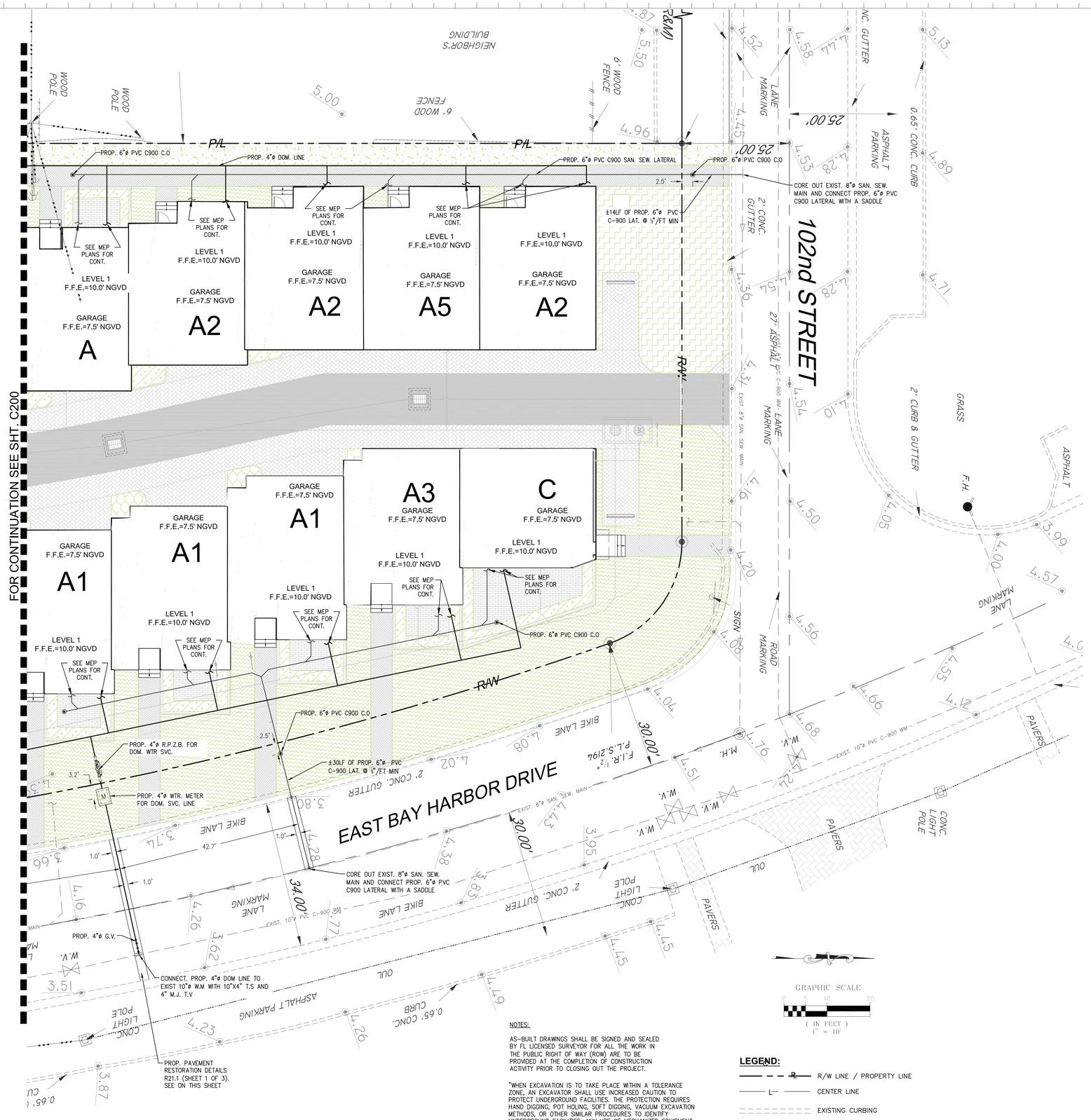
KOBI KARP

WATER AND SEWER PLAN

Date:	Sheet No.
Scale:	C300
Project: 2416	

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 Biscayne Blvd. Suite 509, Miami, FL 33138
Phone: 786-518-2008 (Cell) 786-518-2008 (Office)
Email: info@oceanengineeringinc.com



GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

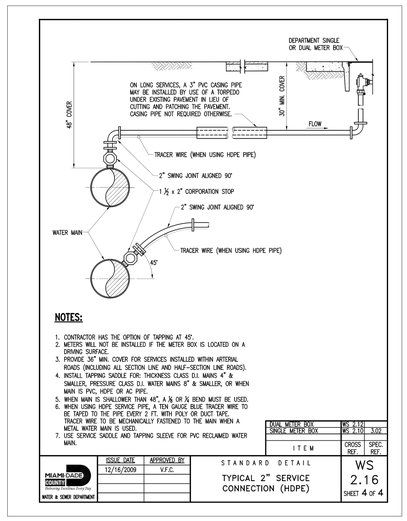
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LEGEND:

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- CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)



NOTES:

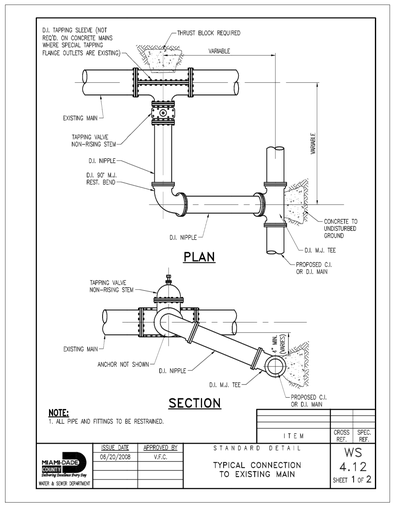
1. CONTRACTOR HAS THE OPTION OF TAPPING AT 45°.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
3. PROVIDE 30" MIN. COVER FOR SERVICES INSTALLED WITHIN ARTERIAL ROADS (INCLUDING ALL SECTION LINE AND HALF-SECTION LINE ROADS).
4. INSTALL TAPPING SADDLE FOR: THICKNESS CLASS D.I. MAINS 4" & SMALLER, PRESSURE CLASS D.I. WATER MAINS 6" & SMALLER, OR WHEN MAIN IS PVC, HDPE OR AC PIPE.
5. WHEN MAIN IS SHALLOWER THAN 48", A ⅛ OR ¼ BEND MUST BE USED.
6. WHEN USING HDPE SERVICE PIPE, A TEN GAUGE BLUE TRACER WIRE TO BE TAPED TO THE PIPE EVERY 2 FT. WITH POLY OR DUCT TAPE. TRACER WIRE TO BE MECHANICALLY FASTENED TO THE MAIN WHEN A METAL WATER MAIN IS USED.
7. USE SERVICE SADDLE AND TAPPING SLEEVE FOR PVC RECLAIMED WATER MAIN.

ITEM	CROSS REF.	SPEC. REF.
METAL METER BOX		WS 2.10
SINGLE METER BOX		WS 2.10

MIAMI-DADE COUNTY — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
12/16/2009	V.F.C.

STANDARD DETAIL
TYPICAL 2" SERVICE CONNECTION (HDPE)
WS 2.16 SHEET 4 OF 4



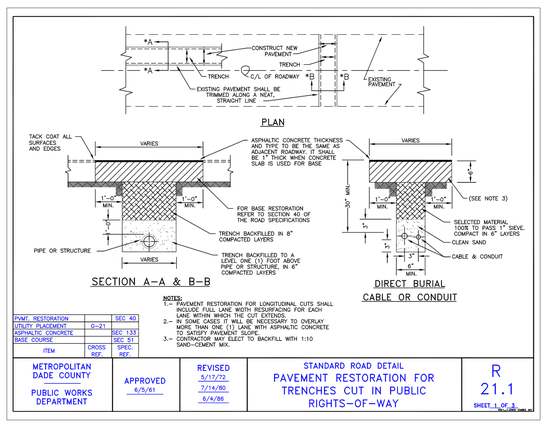
NOTE:
1. ALL PIPE AND FITTINGS TO BE RESTRAINED.

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
06/20/2008	V.F.C.

STANDARD DETAIL
TYPICAL CONNECTION TO EXISTING MAIN
WS 4.12 SHEET 1 OF 2



ITEM	SPEC. REF.
PAINT. RESTORATION	SEC. 40
UTILITY PLACEMENT	G-21
ASPHALTIC CONCRETE	SEC. 133
BASE COURSE	SEC. 51

NOTES:
1.— PAVEMENT RESTORATION FOR LONGITUDINAL CUTS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE CUT OR PORTION THEREOF.
2.— IN SOME CASES IT WILL BE NECESSARY TO OVERLAY MORE THAN ONE (1) LANE WITH ASPHALTIC CONCRETE TO SATISFY PAVEMENT SLOPE.
3.— CONTRACTOR MAY ELECT TO BACKFILL WITH 1:10 SAND-CEMENT MIX.

METROPOLITAN DADE COUNTY — PUBLIC WORKS DEPARTMENT	APPROVED 6/5/81	REVISED 5/17/72, 7/14/80, 6/4/86	STANDARD ROAD DETAIL — PAVEMENT RESTORATION FOR TRENCHES CUT IN PUBLIC RIGHTS-OF-WAY	R 21.1 SHEET 1 OF 3

Rev.		Date	Rev.	Date
1	DRC COMMENTS	05/22/24		
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BAY HARBOR ISLANDS, FL 33154

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Consultant:
CIVIL ENGINEER:
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Tel: 786-518-2008

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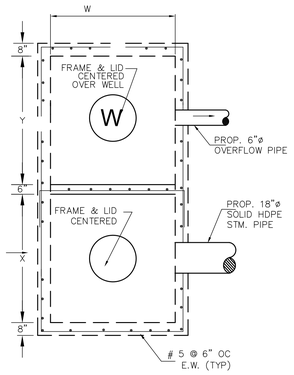
KOBI KARP

WATER AND SEWER PLAN

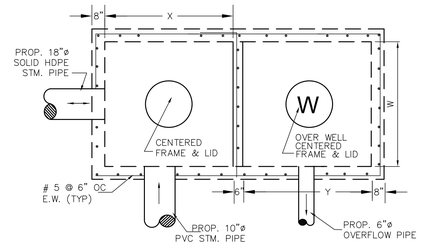
Date:	Sheet No. C301
Scale:	
Project: 2416	

Sunshine811 — Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

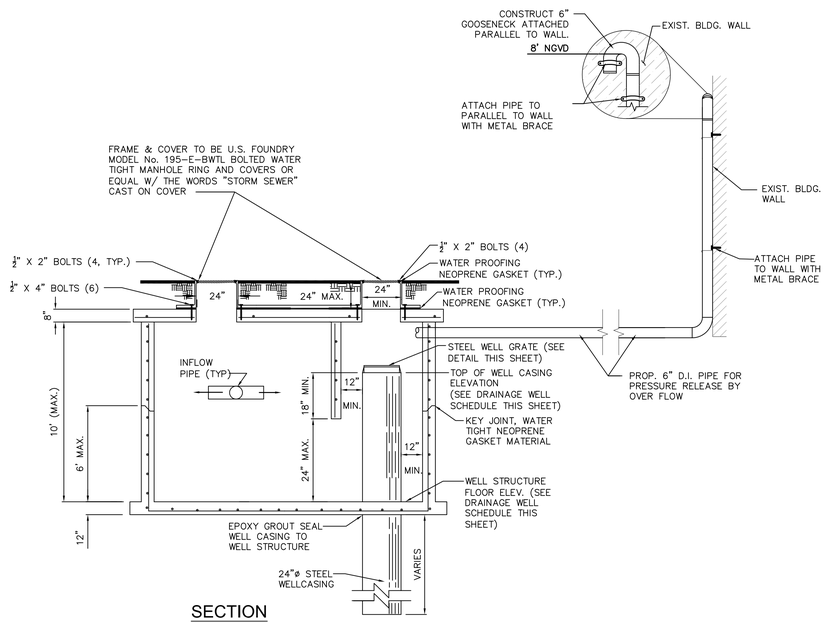
OCEAN ENGINEERING — CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 509, MIAMI FL. 33138
Phone: 786-353-5252 (Cell) , 786-518-2008 (Office)
Email: info@oceanengineeringinc.com



TOP VIEW N.T.S. DW-1



TOP VIEW N.T.S. DW-2



SECTION

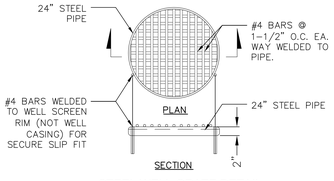
STORM DRAINAGE DISPOSAL WELL

NOTES FOR DRAINAGE WELL :

1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ..." .
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED *WELL RECHARGE RATE OF 450 GPM/FT OF HEAD* CANNOT BE ACHIEVED, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.
4. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.

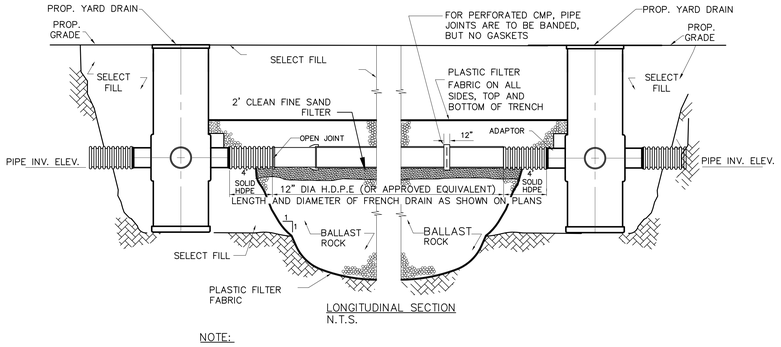
DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERTS				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					E	N	S	OVERFLOW				
DW-1	USF E-BWTL	5.0'	5.0'	5.0'		3.00'		2.30'	7.40'	3.48'	-0.02'	
DW-2	USF E-BWTL	5.0'	5.0'	5.0'	3.00'		3.00'	2.30'	7.15'	3.48'	-0.02'	



STEEL WELL GRATE DETAIL

N.T.S.



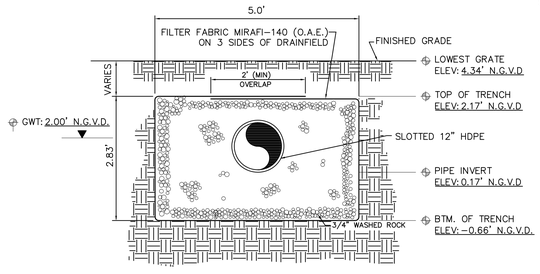
LONGITUDINAL SECTION

N.T.S.

NOTE:

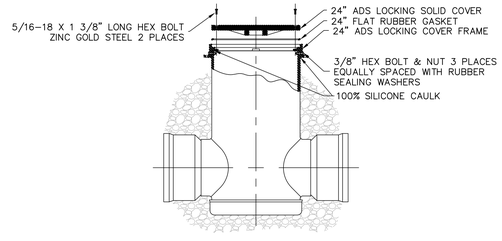
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL W/ 2' CLEAN FINE SAND FILTER



EXFILTRATION TRENCH FOR 12" SLOTTED HDPE

N.T.S.



FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL

N.T.S.

Rev.	Date	Rev.	Date
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WALTER M. LUGO P.E.
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KOBI KARP

DRAINAGE DETAILS

Date:
Scale:
Project: 2416
Sheet No. C400

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CIVIL ENGINEERING CONSULTANTS
8101 Biscayne Blvd. Suite 509
Phone: 786-518-2008 Cell: 786-518-2008 Office
E-mail: wlugo@oceanengineering.com.com

AGENDA ITEM REPORT
October 1, 2024

ITEM NUMBER: 4.

ITEM: Request for approval for a new multifamily dwelling for "9720 West Bay Harbor Drive, LLC" located at 9720 West Bay Harbor Drive, Lot 27 of Block 3. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building positioned east / west on the site. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage @ 65-feet above BFE plus + 1' FBC. The proposed dwelling units will range from 2,334 to 4,252 square feet of A/C space plus balconies. The proposed building will not require any TDR's. Enclosed please find the site plan and elevations. Item #4.

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 9720 West Bay Harbor Drive.

RECOMMENDED ACTION:
The design meets the Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 9720 WBHD MFR DRB Staff Report Sept 16 2024
2.	Bay Harbor 9720 DEVELOPMENT IMPACT ANALYSIS
3.	LA 01 Landscape_Material_ Guide
4.	9720 WBH Drive DRB Set 10.1.2024

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP MJM
Consultant Town Planner

Date: September 16th, 2024

Subject: Site Development Plan Application
9720 West Bay Harbor Drive - Multi-Family Residential Complex (9 DU)
Bay Harbor Islands Acct. No. SPR24-000016
MMPA Acct. No. 01-0702-1193

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the latest Site Development Plans dated August 27th, 2024, and if found acceptable, as submitted or with modifications, **APPROVE** the Site Development Plans subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the DRB, and a finding by the DRB of the following:

1. The DRB approves the applicant's request to not fully close-in the north side of the above grade parking garage as specified in §23-24(d)(4) by providing screening fences & walls and landscaping, and a suspended screen for those parking spaces in lieu thereof.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 9720 West Bay Harbor Drive

Legal Description: Lot 27 of Block 3, "Bay Harbor Island" Subdivision according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Studio Baigorria Design, as agent for the landowner, 9720 West Bay Harbor Dive, LLC, has submitted a Site Development Plan application to allow for the construction of a nine (9) dwelling unit complex located at 9720 West Bay Harbor Drive. The proposed dwelling units will range from 2,334 to 4,252 square feet of A/C space plus balconies, etc. The lot is currently developed as a 2-story / 8 DU apartment building. Therefore, there will be a net increase of one (1) DU for the site.

The proposed site design incorporates one rectangular-shaped building positioned east / west on the site. One (1) main driveway connection to West Bay Harbor Drive is proposed. The driveway is a two-way driveway that is 23-feet in width and provides access to a front yard lobby drop-off / delivery / guest parking space as well as the at grade level parking spaces below the building. A proposed Fire Department staging area is shown on the plans along West Bay Harbor Drive. The proposed new revised building as shown is 7-stories in height; six (6) floors of residential use over one (1) floor of at grade level parking @ 65-feet above existing FEMA Base Flood Elevation (BFE) + 1' FBC Freeboard.

The survey submitted shows a lot area of 11,200 sq. ft. / .258 acres in size which would allow for a maximum of nine (9) DU on the property at the maximum allowable base density (34 DUA). The proposed site plan proposes nine (9) DU as permitted. The Town's 2006 Historic Structure Survey does not include this site as it was apparently built in the 1970s.

The adjoining / nearby development sites currently include a new multifamily complex now under construction adjoining the site on its southern boundary that will have 8 DU / 31 DUA (9700 WBHD). To the immediate north is another new multifamily now under construction that will have 27 DU / 52 DUA (9740-9760 WBHD). To the immediate west of the site is the Town's 150' wide Bay Harbor Waterway. Finally, to the east across West Bay Harbor Drive is the Town's municipal 97th Street parking lot (currently being used as a temporary construction staging site for the 1177 Kane Concourse MXD project). This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (up to 7+/- stories depending on zoning). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town has completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while the interior (non-waterfront lots) are zoned RM-2. This interior lot is Zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The latest set of revised plans addressed all previous DRC issues.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 9 DU that are allowed via the base density (no TDRs needed / requested).

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC Freeboard to top of main roof deck). The proposed complex will be 65' in height, with an allowable rooftop recreational area. The proposed use of the property is consistent with this zoning classification and the latest revised plans are consistent with the Code.

PLATTING

The site will not require re-platting, as the site is currently platted as described above (1 lot).

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

As stated above, the Site Development Plan depicts access to the site from one (1) main driveway connection to West Bay Harbor Drive, a 60-foot wide local roadway. The driveway is shown as a two-way driveway that is 23-feet in width and provides access to the front yard lobby drop-off / delivery / guest parking space as well as the at grade parking spaces below the building.

Based on 9 DU the Code requires at least eighteen (18) parking spaces. Eighteen (18) standard parking spaces are shown on the plans under the building including one (1) ADA parking space and the previously mentioned lobby drop-off parking space in the front yard area. Therefore, the site design meets the current minimum Code requirements for on-site parking spaces.

A proposed Fire Department staging area is shown on the plans. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to identify a staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern and with an abundant use of glass. The design concept includes expansive curvilinear balconies on the upper floors. The building does not exceed one hundred twenty (120) feet in length; therefore, a formal "breezeway" is not required. As is common for most single lot multifamily developments, it is mathematically impossible to build a double-loaded parking lot (59' needed) meeting the Town's design criteria and meet both side setback requirements (10'). As the lot is 75' in width there is a 4' shortage. Commonly applicants have requested designs where typically one side of the underbuilding parking garage is partially open but screened to neighbors. That is the case here with a 6' boundary wall, a 5'-6" metal fence next to the parking spaces, and a screen panel extending down from the main building façade garage opening, and landscaping.

SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval based on the revised plans signed & sealed on August 27th, 2024, submitted to the Town for consideration:

1. This approval is based on the latest Site Development Plans prepared by Studio Baigorria Design Office, LLC, dated August 27th, 2024, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. This approval is based on the applicant's request to not fully close-in the sides of the above grade parking garage as specified in §23-24(d)(4) by providing decorative fences / walls / screening panels and landscaping for the exposed parking spaces in lieu thereof. If the Board does not approve this request the project must be redesigned to gain approval.

3. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town staff will ensure the final lighting plan complies with the Code footcandle limitations / requirements.

4. Miami-Dade & Town Park / Other impact fees must be paid / satisfied at the time of building permits.

5. School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.

6. Miami-Dade County Fire Department approval of the final staging areas shown on the plans is required at the time of building permit review. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted / reapproved by the DRC / DRB.

7. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.

8. The Town Code requires developers to remove existing above ground utility poles / wiring and underground all facilities; however, FPL has been objecting to undergrounding short section of its facilities. Therefore, pending resolution of the above, all utility connections from the existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the eastern property line is required.

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS

Holland Engineering, Inc
Civil Engineering Solutions
301 SW 7 Street, Ft. Lauderdale, FL 33315
(954) 367-0371 office
CA0007325

Bay Harbor 9720

9720 West Bay Harbor Drive
Bay Harbor Islands, Florida 33154

DEVELOPMENT IMPACT ANALYSIS REPORT

June 21, 2024

Prepared by:
Susan C. Holland, P.E.
Holland Engineering, Inc.
301 SW 7 Street
Ft. Lauderdale, FL 33015

SUSAN C HOLLAND LICENSE No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Susan C Holland
Digitally signed by Susan C Holland
Date: 2024.08.23 09:43:44 -04'00'

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS

Holland Engineering, Inc
Civil Engineering Solutions
301 SW 7 Street, Ft. Lauderdale, FL 33315
(954) 367-0371 office
CA0007325

The following information and analysis are intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to ensure that the Levels of Service (LOS) will be maintained as a result of this development.

1. POTABLE WATER

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **434 GPD** is expected from this project.

2. SANITARY SEWER:

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Sanitary Sewer Use Calculation Table. An increase in Sanitary Sewer flow of **339 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project are calculated based on the build-out information described on the attached Proposed Solid Waste Calculation Table. An increase in Solid Waste Generation of **1 TON/YR** is expected from this project.

4. STORM DRAINAGE:

This project will require the installation of one drainage well and exfiltration trench.
Roof drainage and condensate will be routed to the drainage well. All other surface drainage will be routed to the exfiltration trenches.

5. TRIP GENERATION ANALYSIS

The proposed development will not generate any increase for morning peak hour trips or the afternoon peak hour trips. The results of the trip comparison are detailed in the attached Trip Generation Analysis using the 11th Edition of the ITE Trip Generation Manual.

6. RECREATION FACILITIES:

The total population is estimated at 19.53 persons, based on a total of 9 dwelling units at 2.17 persons per unit.

- 1 tennis court for every 4,000 persons, 12-60 years old
- 1 lighted baseball field for every 6,000 persons, 10-40 years old
- 1 tot lot for every 5,000 persons, 3-12 years old

The proposed development is not anticipated to create significant impacts on the Town's current park system. Any recreation impacts that may occur will be mitigated by an impact fee paid by the developer to the Town.

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : Bay Harbor 9720
DATE : June 21, 2024

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
PROPOSED FLOWS:			
Residential Condominiums	9(2.17per DU)	200	3,906
SUB-TOTAL			**3,906**
PREVIOUS FLOWS:			
	8(2.17 per DU)	200	3,472
SUB-TOTAL			**3,472**
NET INCREASE			**434**

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : Bay Harbor 9720
DATE : June 21, 2024

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
PROPOSED FLOWS:			
Residential Condominiums	9(2.17per DU)	156	3,047
SUB-TOTAL			**3,047**
PREVIOUS FLOWS:			
	8(2.17per DU)	156	2,708
SUB-TOTAL			**2,708**
NET INCREASE			**339**

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : Bay Harbor 9720
DATE : June 21, 2024

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS](Avg. Household Size)	RATE [LB/SF-DAY] [LB/UNIT-DAY]	SOLID WASTE GENERATED [TONS PER CAPITA/YR]	SOLOD WASTE GENERATED [TONS/YR]
PROPOSED SOLID WASTE:				
Residential Condominiums	9(2.17per DU)		0.632	12
SUB-TOTAL				**12**
PREVIOUS SOLID WASTE:				
	8(2.17per DU)		0.632	11
SUB-TOTAL				**11**
NET INCREASE				**1**

TRIP GENERATION ANALYSIS

PROJECT : Bay Harbor 9720
DATE : June 21, 2024

Daily

						Total Trips		
Land Use	**ITE Code**	**Size**	**Trip Generation Rate**	**In**	**Out**	**In**	**Out**	**Total**
Existing								
Multifamily housing (low rise)	220	8 DU	T=6.76(X)	50%	50%	27	27	54
Proposed								
Multifamily housing (mid rise)	221	9 DU	T=4.54(X)	50%	50%	20	21	41
Difference						**-7**	**-6**	**-13**

Morning Peak Hour

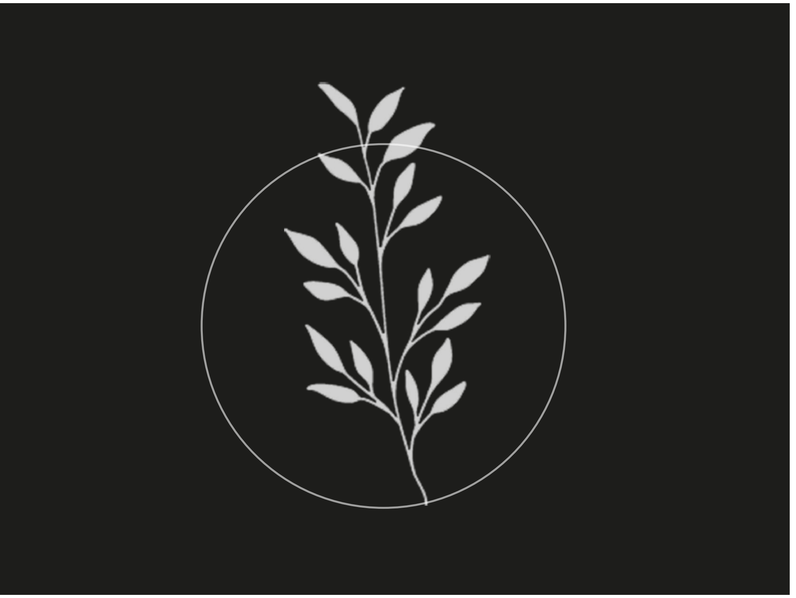
						Total Trips		
Land Use	**ITE Code**	**Size**	**Trip Generation Rate**	**In**	**Out**	**In**	**Out**	**Total**
Existing								
Multifamily housing (low rise)	220	8 DU	T=0.40(X)	24%	76%	1	2	3
Proposed								
Multifamily housing (mid rise)	221	9 DU	T=0.37(X)	24%	76%	1	2	3
Difference						**0**	**0**	**0**

Afternoon Peak Hour

						Total Trips		
Land Use	**ITE Code**	**Size**	**Trip Generation Rate**	**In**	**Out**	**In**	**Out**	**Total**
Existing								
Multifamily housing (low rise)	220	8 DU	T=0.51(X)	63%	37%	3	1	4
Proposed								
Multifamily housing (mid rise)	221	9 DU	T=0.39(X)	63%	37%	3	1	4
Difference						**0**	**0**	**0**

Bay Harbor 9720

Landscape Architecture/Design



designdpt@collectivearcscape.com
(+1)786-932-2155
collectivearcscape.com

arc'scape

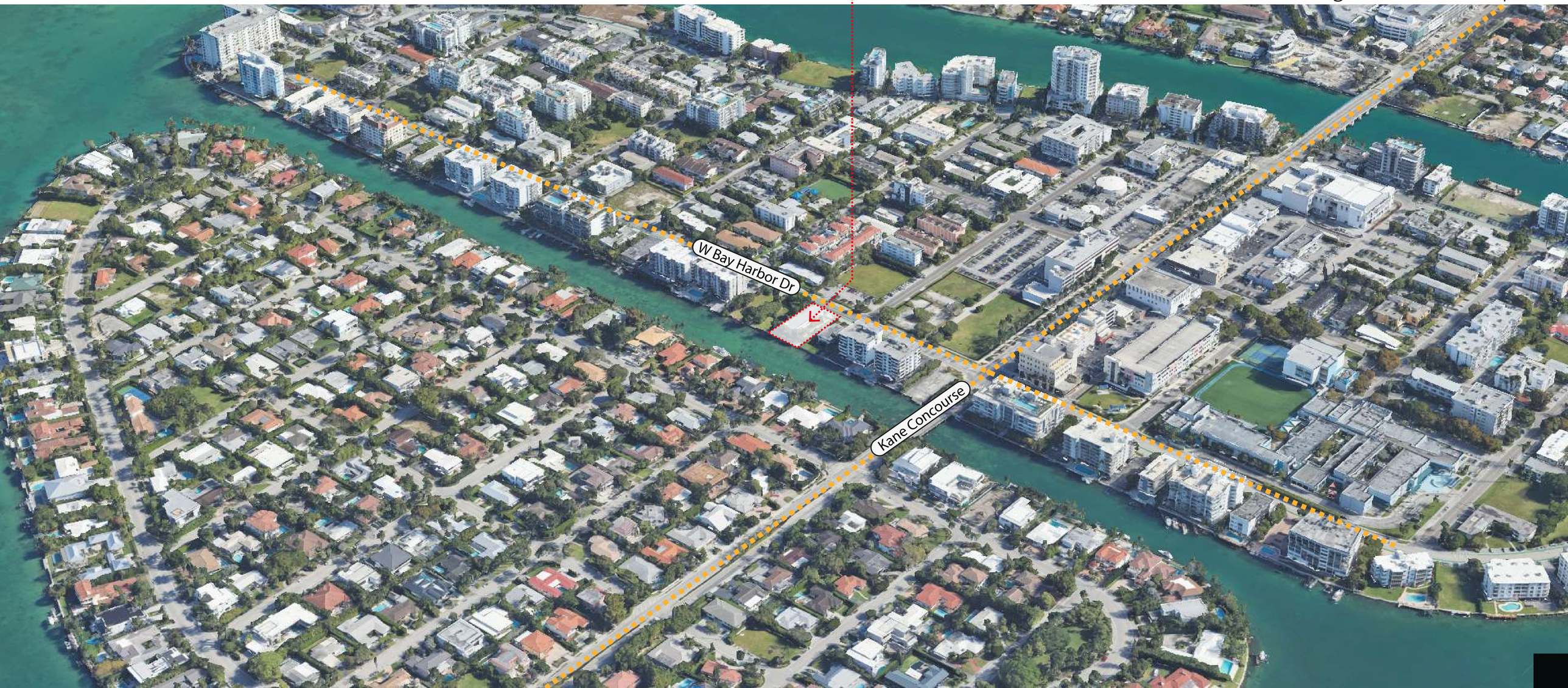
Thecollective

Landscape Architecture/Design/Installation

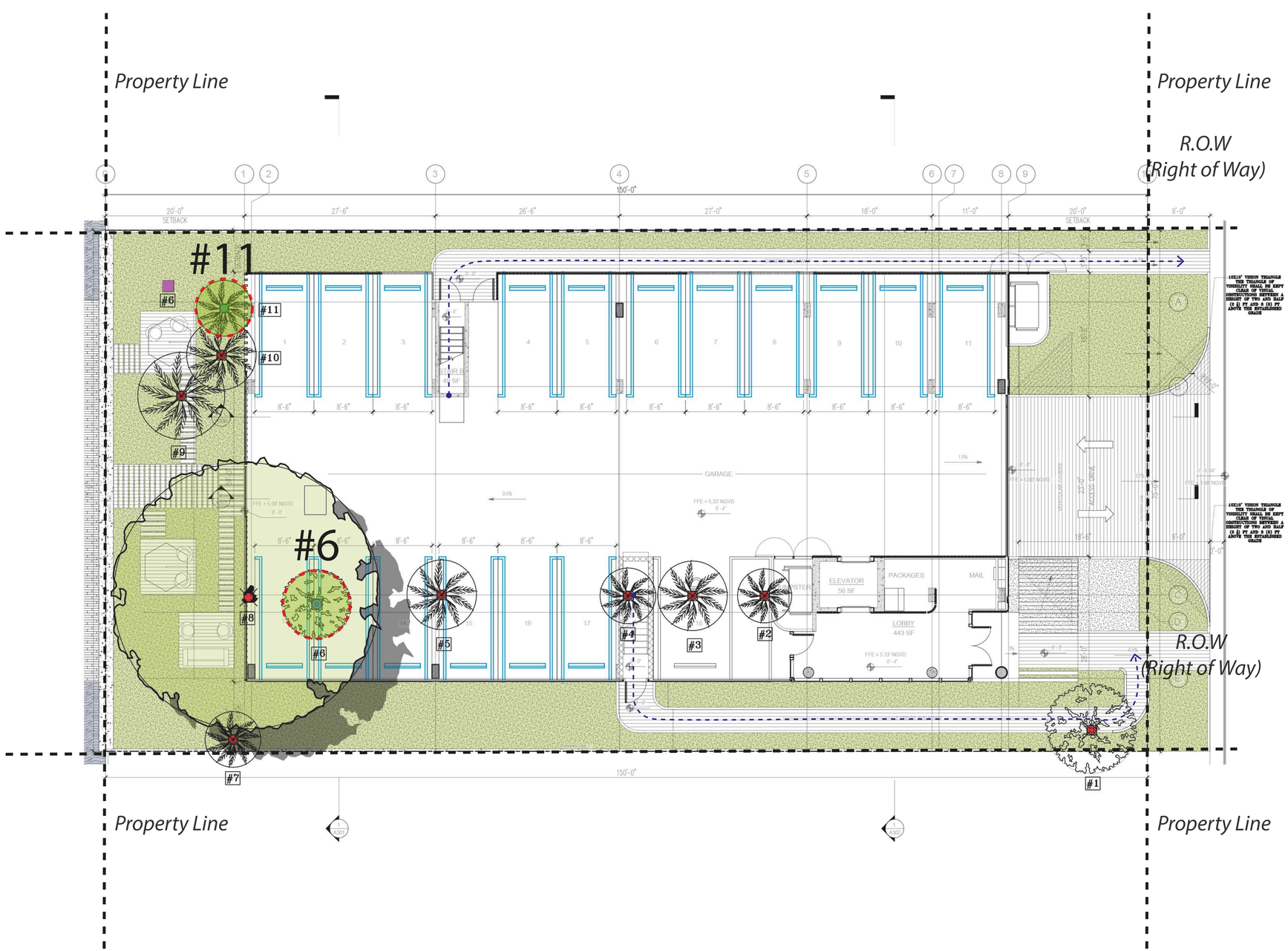
Landscape Design at

9720 West Bay Harbor Dr

Bay Harbor Islands, FL



Tree Disposition



Trees to remain or relocated

Which tree will remain or be relocated?

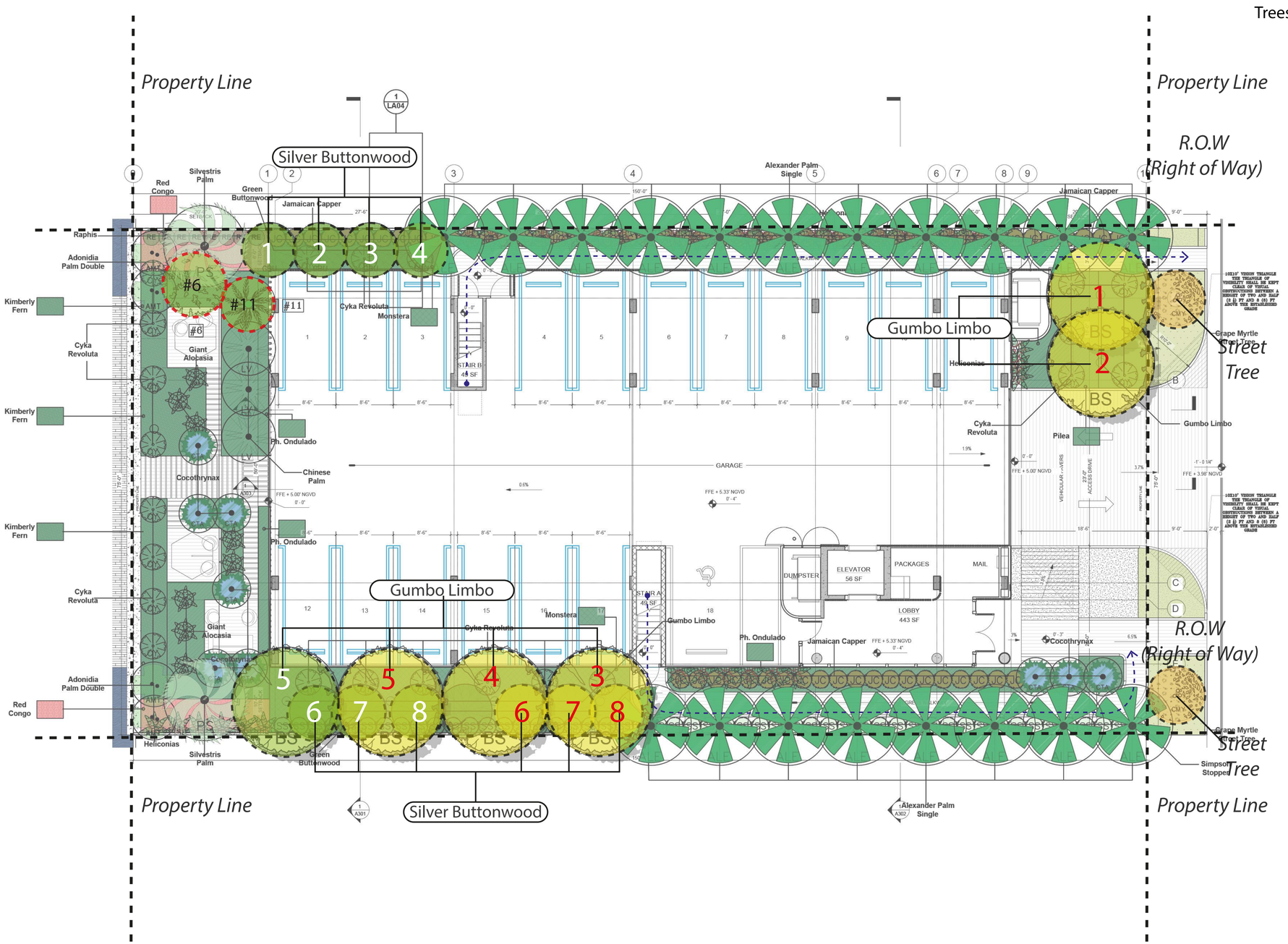
The following trees have been depicted to remain or being relocated, this due their good condition and positive contribution to the enrichment of the garden.

#6- Frangipani Tree
#11- Chinese Palm

(Tree Numbers acording to Tree survey)

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Landscape city requirements



Trees required in your property

Trees required due mitigation

Trees to remain or relocated

Street Tree

Which landscape requirements the property shall meet?

Your property is located at ***RM-1*** (Multiple Family Residencial District)

Which means that the property have to meet the following minimun landscape requeriments :

Trees Required: 8
Shrubs Required: 10 x (Trees required)= **80**

For Tree Mitigation:

Property have to provide **8 trees** to mitigate DBH due removal of existing trees.

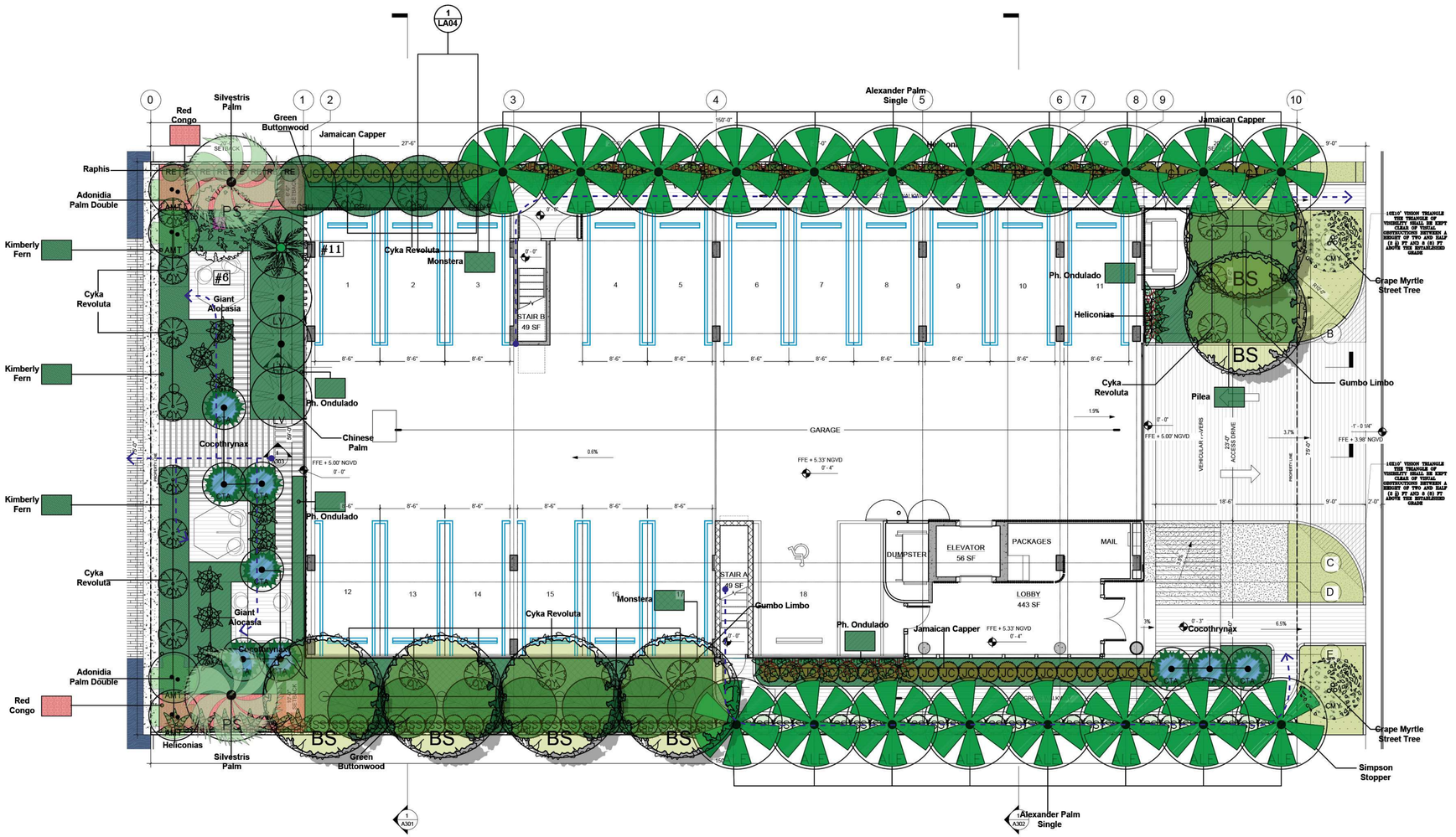
For Street trees:

2 Street trees have to be provided to ROW, (Crape Myrtle, following BH Master Plan)

50% *to* ***80%*** *of Landscape material Shall be Florida Native**

TOTAL TREES REQUESTED : 8

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Which landscape material do I have in my property?

Following the Miami landscape requirements and enhancing the gargen to it's maximum the trees palms, shrubs and groundcovers species listed at your property are:

- *Florida Native*

- *Trees&Palms*
  - a: Alexander Palm
  - b: Adonidia Palm
  - c: Florida Silver Palm
  - d: Sylvestris Palm
  - e: Chinese Palm
  - f: Crape Myrtle (Street Tree)
  - g: Gumbo Limbo
  - h: Frangipani Tree
  - i: Green Buttonwood
- *Shrubs*
  - a: Simpson Stopper
  - b: Jamaican Capper
  - c: Cyca Revoluta
  - d: Heliconia
  - e: Giant Alocasia
  - f: Raphis Lady Palm
- *Groundcovers*
  - a: Kimberly Fern
  - b:Red Congo
  - c: Monstera
  - d: Ph Onduladum
  - e: Pilea

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Trees/Palms









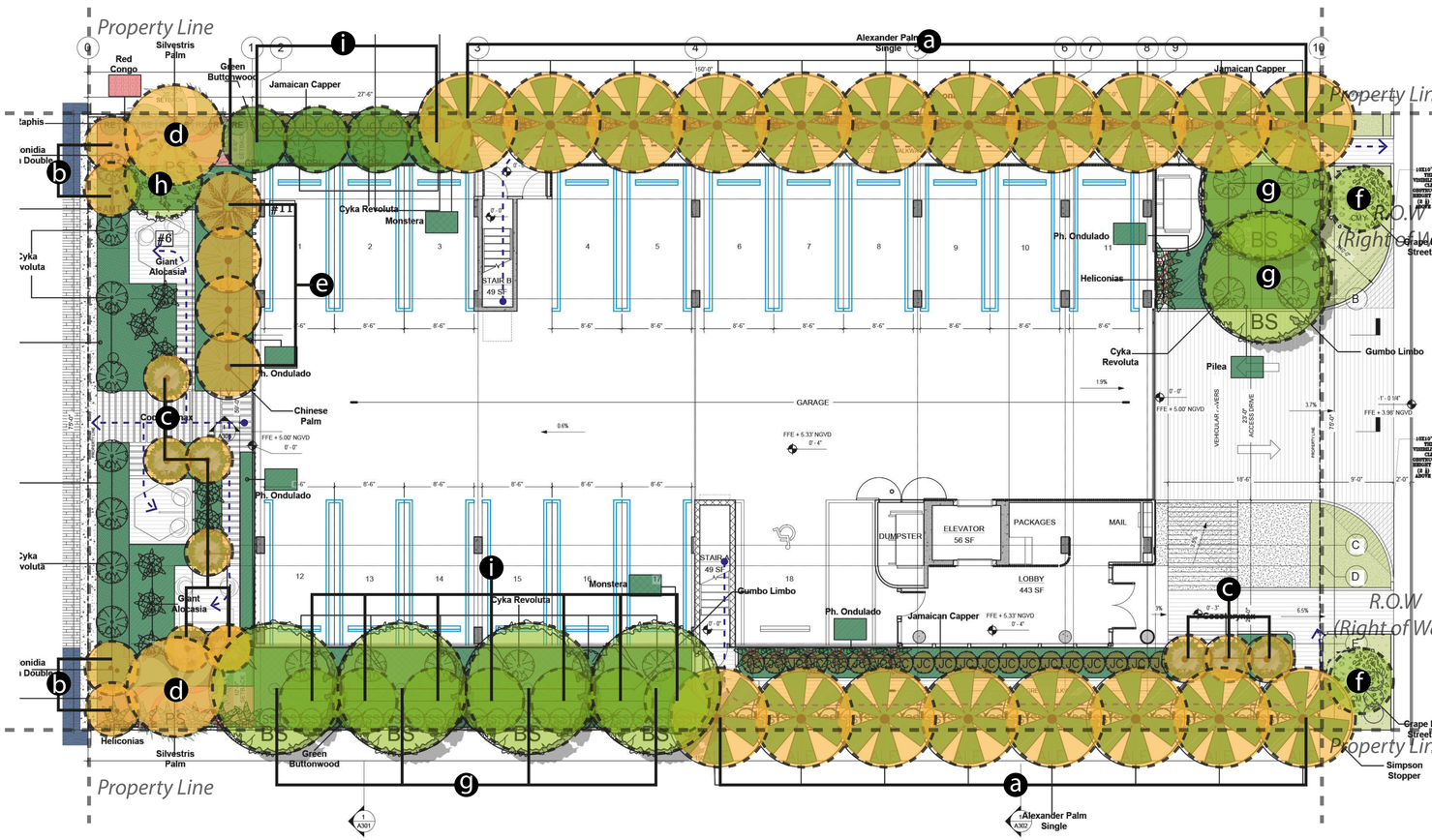




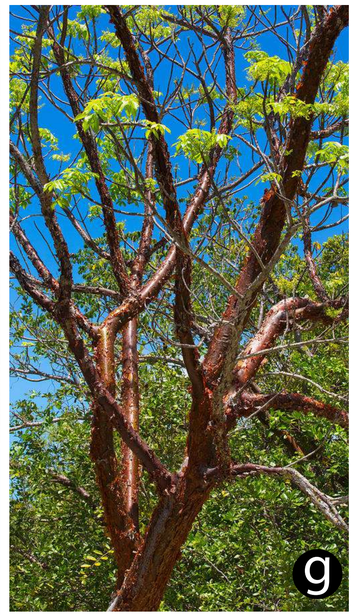
Trees Palms

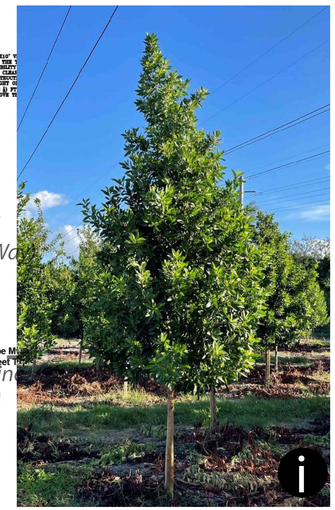
- a: Alexander Palm
- b: Adonidia Palm
- c: FL Silver Palm
- d: Sylvestris Palm
- e: Chinese Palm
- f: Crape Myrtle
- g: Gumbo Limbo
- h: Frangipani
- i: G.Buttonwood

Florida Native









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Shrubs

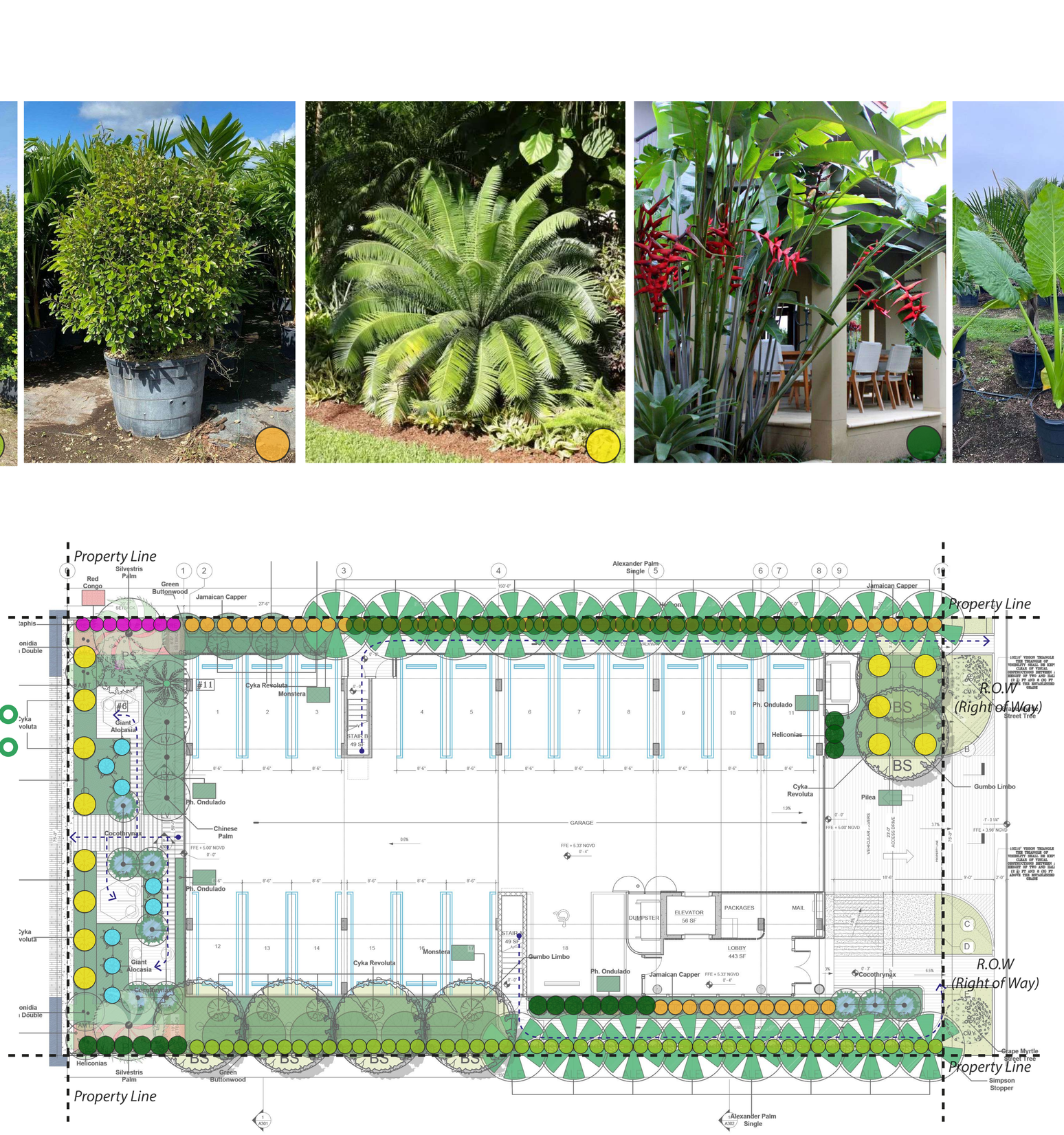






- Simpson Stopper
- Jamaican Capper
- Cyca Revoluta
- Heliconia
- Giant Alocasia
- Raphis Lady Palm

Florida Native



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Groundcovers



a



b



c

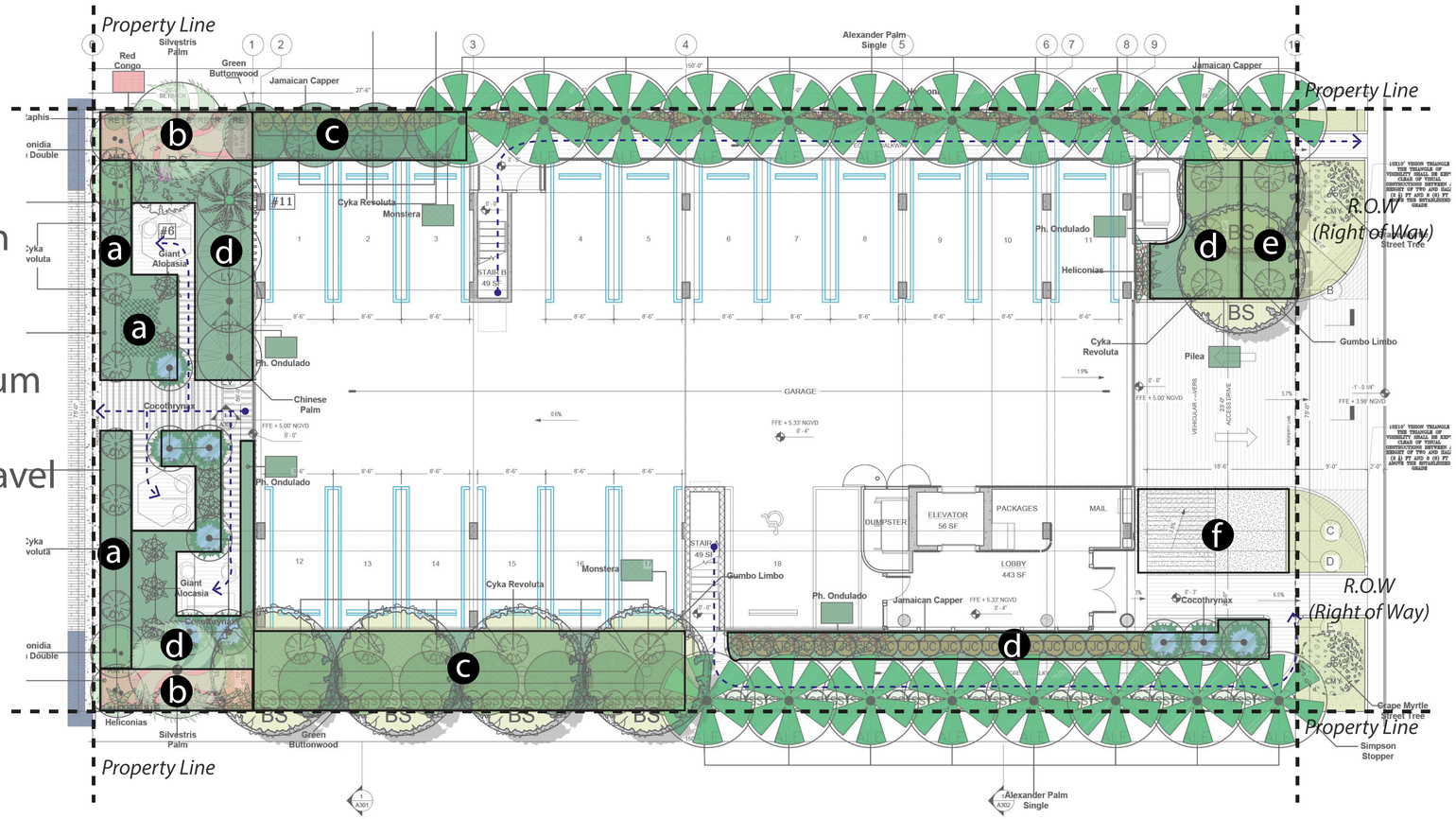


d



e

- a: Kimberly fern
- b: Red Congo
- c: Monstera
- d: Ph Onduladum
- e: Pilea
- f : Pavers on gravel





f

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Rooftop


Adonidia Palm


Cocotrhinax Palm


Licuala Palm


Arenga Palm

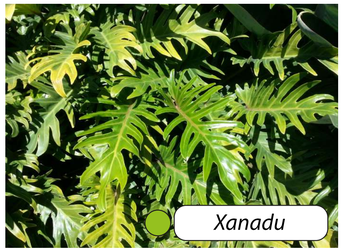

Cyca Revoluta

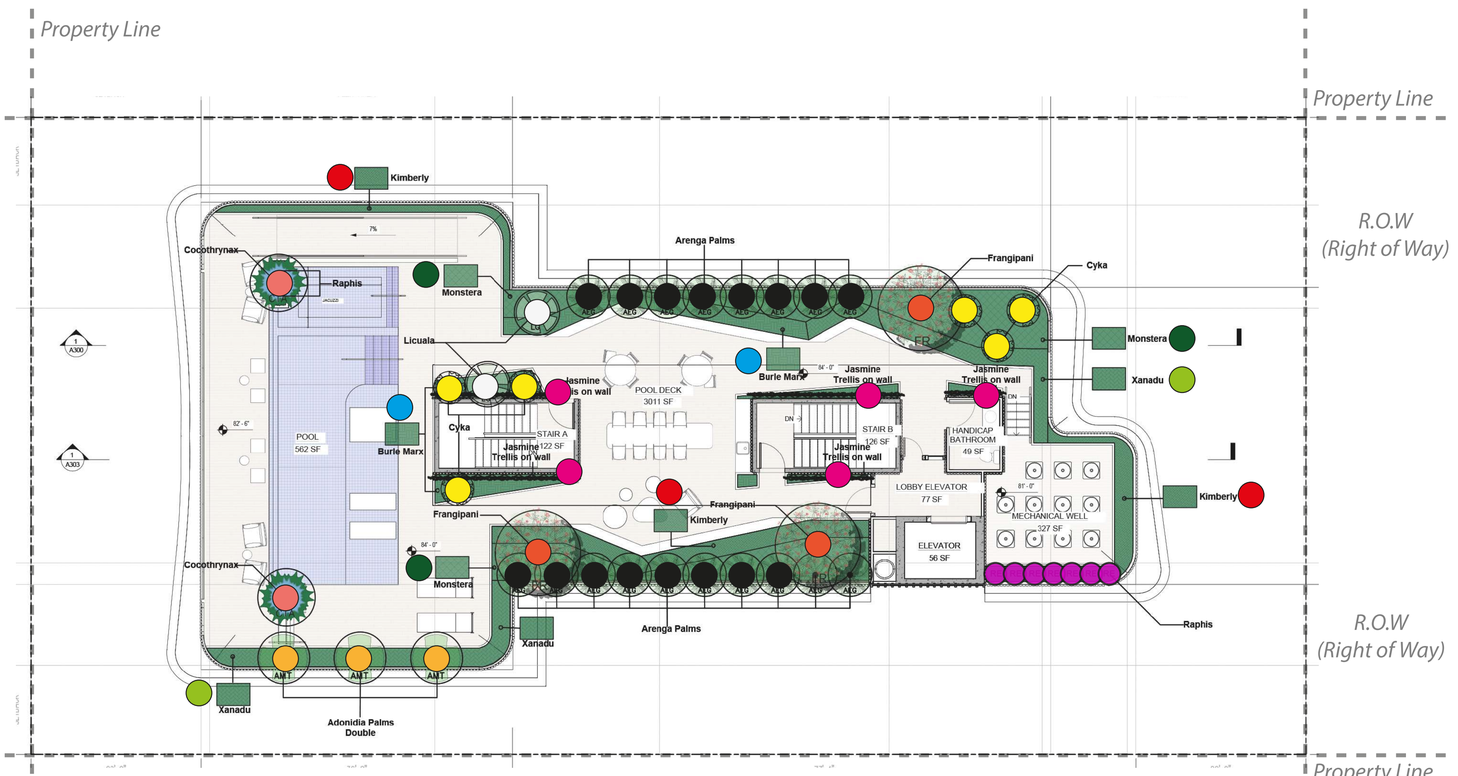

Raphis Palm


Kimberly Fern


Burlemarx


Jasmine Trellis


Xanadu




Frangipani


Monstera

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BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS

9720 BAY HARBOR

SHEET NUMBER	SHEET TITLE
G000	COVER SHEET
G001	SURVEY
G002	SITE CONTEXT
G003	CONTEXT - AERIAL VIEWS
G004	CONTEXT - AERIAL VIEWS 2
C-1	PAVING, GRADING, & DRAINAGE PLAN
C-2	WATER & SEWER PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
C-4	STORMWATER POLUTION
C-5	DETAILS & SECTIONS
C-6	DRAINAGE DETAILS
C-7	UTILITY DETAILS
C-8	CIVIL DETAILS
A000	ZONING DATA
A001	GROSS AREA CALCULATION
A100	SITE
A101	GROUND LEVEL - PARKING
A102	LEVEL 2
A103	LEVEL 3
A104	LEVEL 4
A105	LEVEL 5
A106	LEVEL 6
A107	LEVEL 7
A109	ROOFTOP LEVEL
A200	WEST ELEVATION
A201	EAST ELEVATION
A202	SOUTH ELEVATION
A203	NORTH ELEVATION
A300	SECTION 1
A301	SECTION 2
A302	SECTION 3
A303	SECTION 4
A401	ENLARGED GARAGE ENCLOSURE
A501	DETAILS
A502	DETAILS
A503	FACADE MATERIALS
A504	MATERIAL BOARD
A901	SE VIEW
A902	NE VIEW
A903	SW VIEW
A904	NW VIEW
A905	EAST VIEW
A906	WEST VIEW
A907	AERIAL VIEW
LD-100	FIXTURE SCHEDULE
LD-101	SITE PHOTOMETRICS
LD-102	GROUND LEVEL PHOTOMETRICS
LD-103	POOL - DECK PHOTOMETRICS
LA.01	TREE DISPOSITION PLAN
LA.02	LANDSCAPE PARKING FLOOR PLAN
LA.03	LANDSCAPE ROOFTOP PLAN
LA.04	LANDSCAPE NOTES
LA.05	ELEVATIONS
LA.06	ELEVATIONS
IR.01	IRRIGATION PLAN PARKING FLOOR
IR.02	IRRIGATION PLAN ROOFTOP
IR.03	IRRIGATION NOTES

1

REPORTS
- **DEVELOPMENT IMPACT ANALYSIS REPORT**
- **DRAINAGE CALCULATIONS**
- **LANDSCAPE MATERIAL GUIDE**
- **TREE REPORT**

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
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Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

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STRUCTURAL ENGINEER
Address
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Phone
e-mail

MEP ENGINEER
Address
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Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

No.	Description	Date
1	07/11/2024 DRC REVIEW	07/24/2024

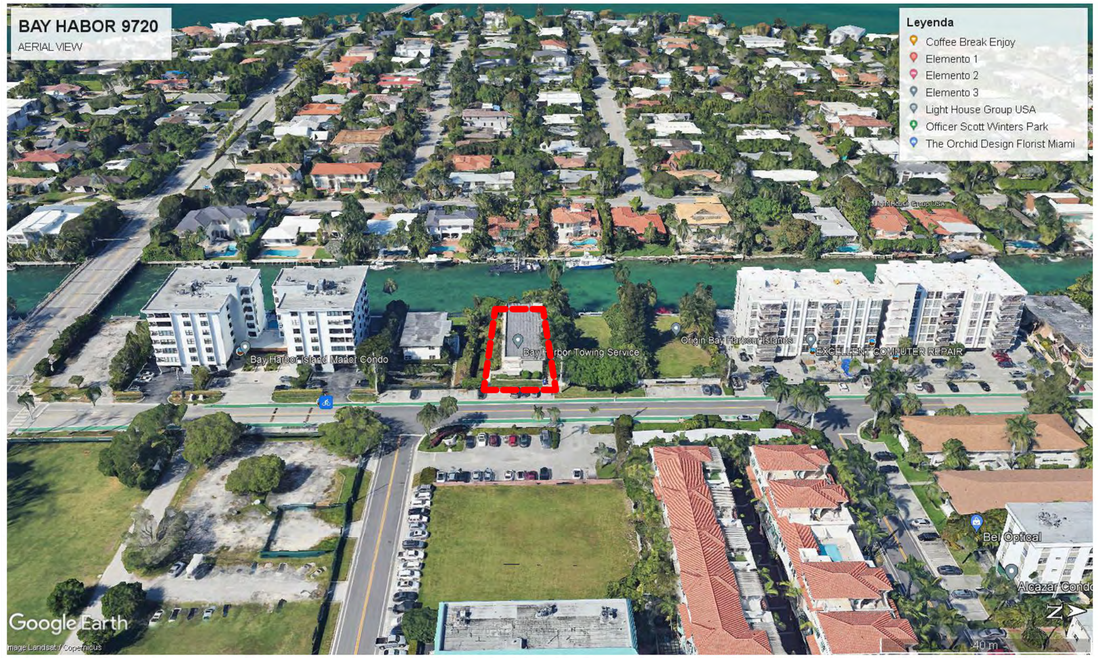
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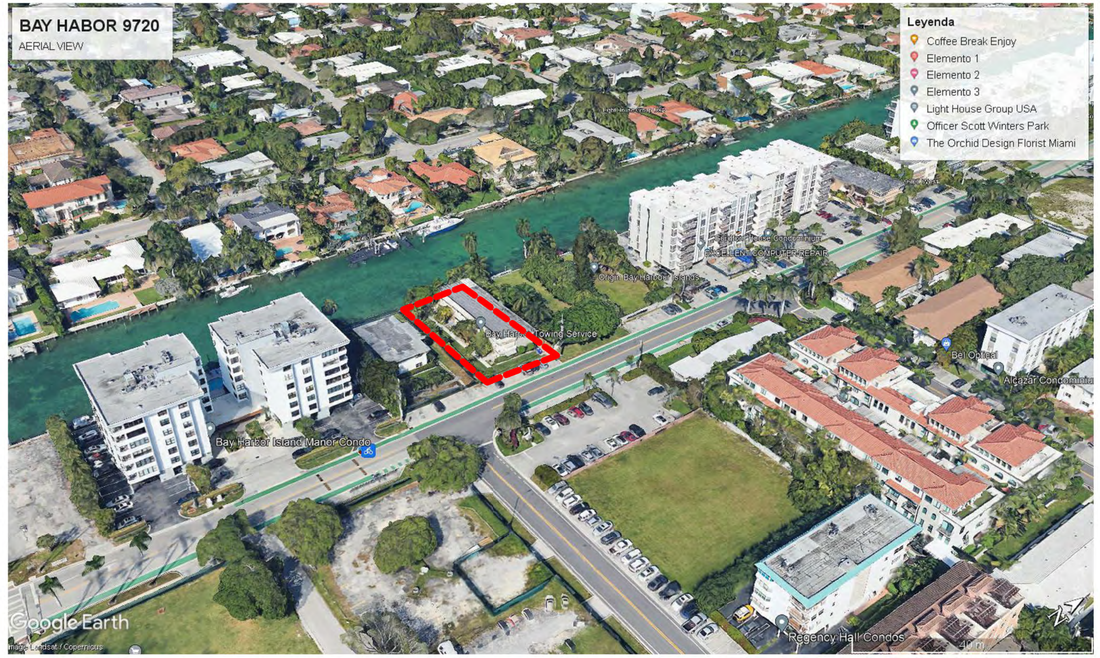
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Date	06/26/2024
Drawn by	Author
Checked by	Checker

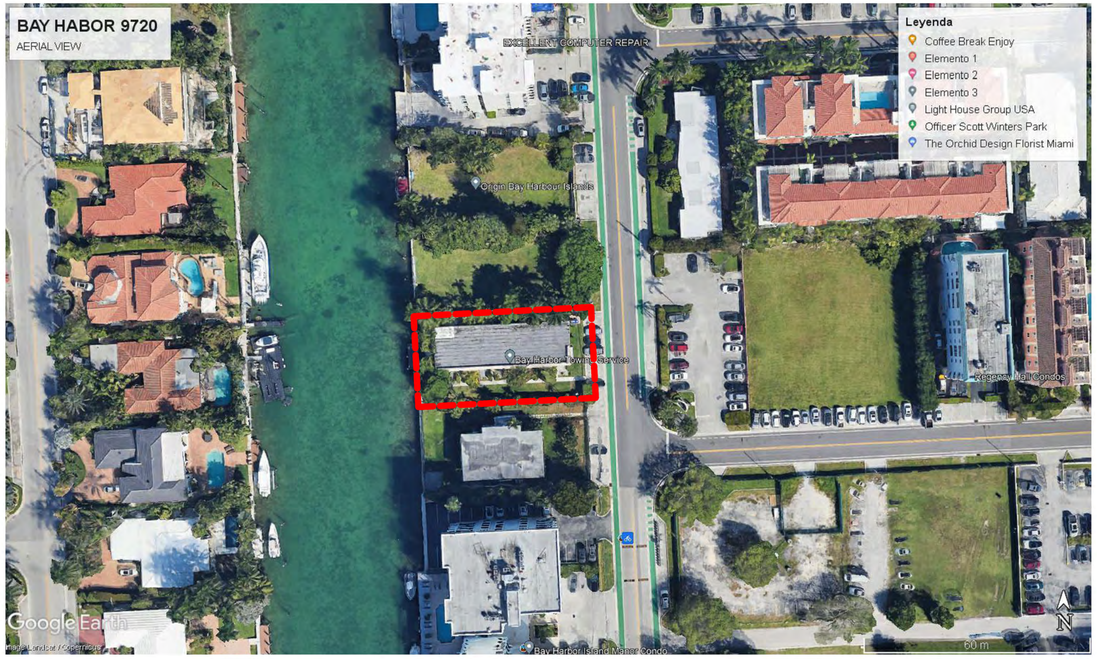
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9720 WEST BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL 33154

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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SEAL / SIGNATURE

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Phone: (+1) 786.932.2155
e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Adress
Address
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e-mail

CONTRACTOR
Address
Address
Phone
e-mail

No.	Description	Date

SITE CONTEXT

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

G002

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AERIAL VIEW 1



AERIAL VIEW 2

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

studio baigorria

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
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Contact: roxanatilili@gmail.com

SEAL / SIGNATURE

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STRUCTURAL ENGINEER
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MEP ENGINEER
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CONTRACTOR
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No.	Description	Date

CONTEXT - AERIAL VIEWS

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

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Scale

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AERIAL VIEW 1



AERIAL VIEW 2

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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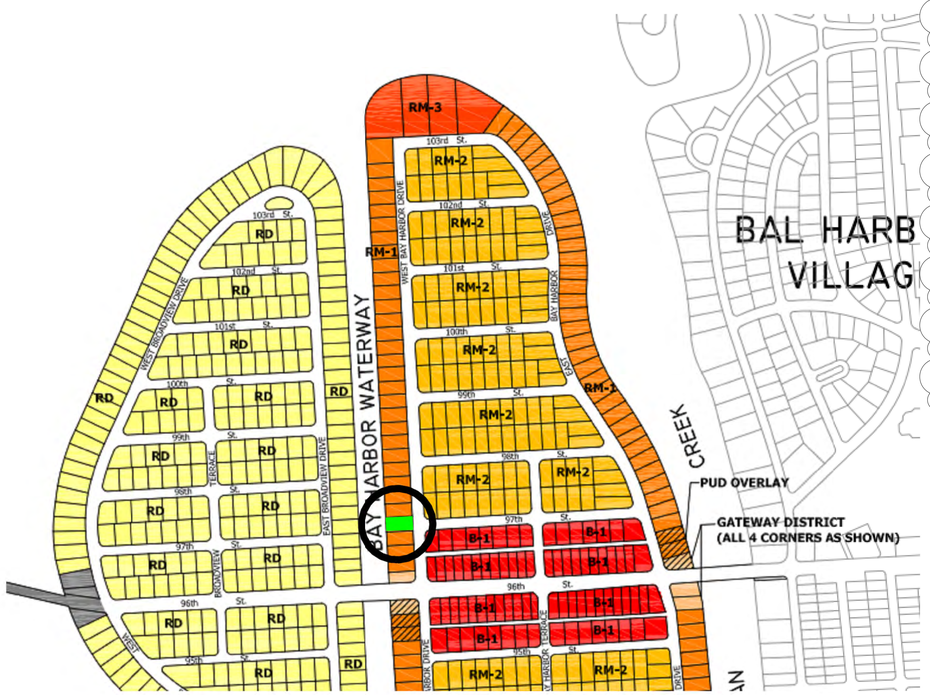
CONTEXT - AERIAL VIEWS 2

Project number	22-049
Date	06/26/2024
Drawn by	Author
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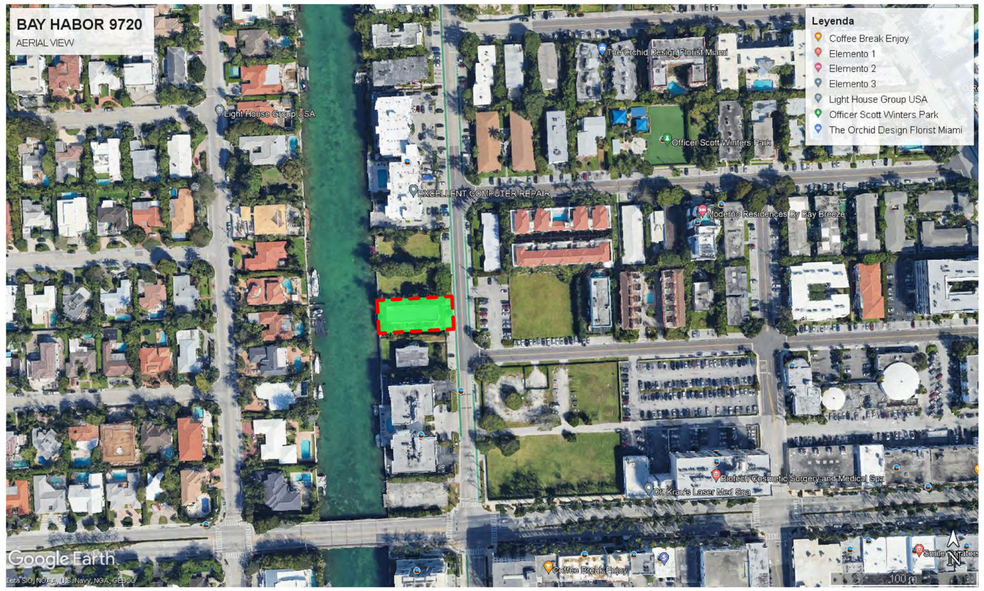


ZONING MAP

BUILDING INFORMATION AREAS					
LEVEL	COMMON AREA	NET AREA	OPEN AREA	TOTAL AREA	Comments
PARKING LEVEL +5.00 NGVD	610 SF	0 SF	5875 SF	6485 SF	
LEVEL 2	683 SF	5273 SF	911 SF	6867 SF	1 DU: 3 Bed - 3 1/2 Bath 1 DU 3 Bed W/DEN - 4 Bath
LEVEL 3	470 SF	5476 SF	887 SF	6834 SF	2 DU: 3 Bed - 4 Bath 1/2 Bth
LEVEL 4	470 SF	4816 SF	1432 SF	6719 SF	2 DU: 3 Bed - 3 1/2 Bath 1/2 Bth
LEVEL 5	473 SF	4216 SF	1435 SF	6125 SF	2 DU: 4 Bed - 4 1/2 Bath Lower level
LEVEL 6	304 SF	4091 SF	1444 SF	5839 SF	UPPER Level
LEVEL 7	374 SF	3976 SF	822 SF	5171 SF	1 DU: 4 Bed - 4 1/2 Bath
POOL DECK	740 SF	0 SF	2096 SF	2836 SF	
	4124 SF	27849 SF	14902 SF	46875 SF	

REFER TO PG A001 FOR FULL AREA CALCULATION

1



AERIAL VIEW

PROJECT INFORMATION

ZONING INFORMATION

APPLICABLE CODES:

CITY:	BAY HARBOR ISLANDS.
PROPERTY TAX FOLIO:	13-2227-001-0740
PROPERTY ADDRESS:	9720 WEST BAY HARBOR DRIVE
LEGAL DESCRIPTION:	LOT 27 IN BLOCK 3 OF BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
LAND USE DESIGNATION:	MH - MEDIUM HEIGHT DENSITY RESIDENTIAL
ZONING DESIGNATION:	RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
LOT AREA:	11,250.00 SQFT. (0.2583 ACRES)
	PRINCIPAL FRONT: 75.00 E SIDES: 150.00' N & 150.00' S REAR: 75.00' W

-FLORIDA BUILDING CODE (FBC) -8th EDITION - 2023
-ACCESSIBILITY -(FBC) - 8th EDITION - 2023
-FLORIDA FIRE PREVENTION CODE (FFPC) 8th EDITION - 2023, which includes:
1.NFPA 1 FIRE CODE; 2021
2. Reference Mandatory Codes And Standards listed in 69A-60.005, FAC.
3. NFPA 101 - Life Safety Code; 2021
-ASCE 24 (FLOOD DESIGN CLASS 2 AS PER ASCE 24-14 TABLE 1-1)
-AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN 2010
-FAIR HOUSING ACT DESIGN MANUAL. LATEST EDITION.

RM-1 MULTIPLE FAMILY DISTRICT	REQUIRED	CALCULATION	PROVIDED
LOT AREA	.	75.00' X 150.00' = 11,250 SQFT	11,250 SQFT (.2582 ACRES
GROUND FLOOR AREA: 6485 SF	.	BY LOT	11,250 SQFT
LANDSCAPE AREA: 3202 SF	>20%	11,250 X .20 = 2,250 SQFT.	3202 SQFT. 28.46%
LANDSCAPE AREA AT ROOF LVL: 1366 SF	>15% OF DECK AREA	2,096 X .15 =314.4 SQFT.	1366 SQFT. 65.17%
DENSITY:	34 DU/ACRE	.2582 ACRES X 34 = 9	9.

BUILDING AREA:

TOTAL AREA:	46,875 SQFT.
COMMON AREA:	4,124 SF
NET AREA:	27,849 SQFT.

BUILDING SETBACKS	REQUIRED	PROVIDED
PRINCIPAL FRONT	20' UP TO 30' Height above DFE 25' UP TO 45' Height above DFE 30' UP TO 65' Height above DFE	20' UP TO 30' Height above DFE 25' UP TO 45' Height above DFE 30' UP TO 65' Height above DFE
SIDE SETBACK	10' UP TO 30'Height above DFE 1' / 3' IN HEIGHT AFTER 30' MAX = 20' (SINGLE LOT)	10' UP TO 30' Height above DFE 14' UP TO 43' Height above DFE 17' UP TO 53' Height above DFE 20' UP TO 65' Height above DFE
REAR SETBACK	20'	20'
FLEX SETBACK	1/3 TOTAL DIMENSION OF THE BUILDING ON THE SIDES (110' 0"/3= 36'8") AND FRONT (55'0"/3=18'3")	WEST SIDE= 40' 0" EAST SIDE = 37' 6" FRONT = 18' 0" BACK = 18' 0"

HEIGHT / FLOOD LEGEND **FLOOD ZONE: AE**

AVERAGE CROWN OF ROAD	-0' 11".....(3.98' NGVD)
BUILDING LOBBY (F.F.E.):	0' 4".....(5.33' NGVD)
B.F.E.	3' 0".....(8.00' NGVD)
D.F.E.*	4' 0".....(9.00' NGVD)
1ST HABITABLE FLOOR:	+ 7.75' ABOVE DFE.....(16.75' NGVD)
LAST HABITABLE FLOOR:	+ 54.50' ABOVE DFE.....(63.50' NGVD)
ROOF:	+ 65.00' ABOVE DFE.....(74.00' NGVD)
POOL DECK:	+ 70.00' ABOVE DFE.....(79.00' NGVD)
ELEV. & STAIR HEIGHT:	79' 75" (15' 4" A.R.D.).....(88.75' NGVD)

PARKING	REQUIRED	CALCULATION	PROVIDED
RESIDENTIAL	2 PER D/U	2X9= 18 SPACES	SINGLE SPACES = 17 HC SPACE = 1
DROP OFF			DROP OF AREA = 1
TOTAL SPACES	18 SPACES		18 SPACES

***D.F.E. (DESIGN FLOOD ELEVATION) = FEMA B.F.E. + 1' FBC FREEBOARD (8.0' NGVD + 1.0' NGVD = 9.0' NGVD).**

PROJECT INFORMATION

GENERAL FLOOD NOTES:
1. AS PER ASCE 24 FLOOD DESIGN CLASS 2 APPLICABLE WET FLOODPROFFING
2. ALL AREAS OF ACCESS TO THE BUILDING: LOBBY, GARAGE AND STORAGE THAT ARE BELOW THE DESIGN FLOOD ELEVATION (BFE +1'-0") TO BE WET FLOOD PROOFED UP TO BFE +1'-0" (NGVD+9)
3. FLOOD DAMAGE RESISTANT MATERIALS TO BE APPLIED TO ALL FLOORS, WALLS & SURFACES UP TO DFE (NGVD+9):
A. LOBBY : 3'-8" ABOVE F.F.E.
B. STORAGE (TRASH ROOM): 3'-8" ABOVE F.F.E.
4. EQUALIZATION OF HYDROSTATIC FLOOD FORCES PROVIDED THROUGH FLOOD VENTS LOCATED ON ALL EXTERIOR WALLS. NET AREA OF THE OPENINGS TO BE CALCULATED AS ENGINEERED OPENINGS DETERMINED IN CONSTRUCTION DOCUMENTS AS PER ASCE 24 SECTION 2.7.2.2. OR AS NON ENGINEERED OPENING AT THE RATIO OF 1 SQ IN / 1 SQ FT OF ENCLOSED AREA.
5. THE BOTTOM OF EACH FLOOD OPENING SHALL NOT BE HIGHER THAN 1 FT. ABOVE F.F.E. OR EXTERIOR GRADE ADJACENT TO THE WALL.
6. ELEVATOR CABS EQUIPPED WITH CONTROLS THAT PREVENT CABS FROM DESCENDING INTO FLOODWATERS.
7. MAIL BOX: METAL MAILBOXES TO BE PLACED AT BFE +1'-0" (NGVD+9), 3'-8" ABOVE F.F.E.
8. EQUIPMENT ROOM: ALL EQUIPMENT TO BE PLACED MINIMUM AT BFE +1'-0" (NGVD+9), 3'-8" ABOVE F.F.E

BAY HARBOR 9720

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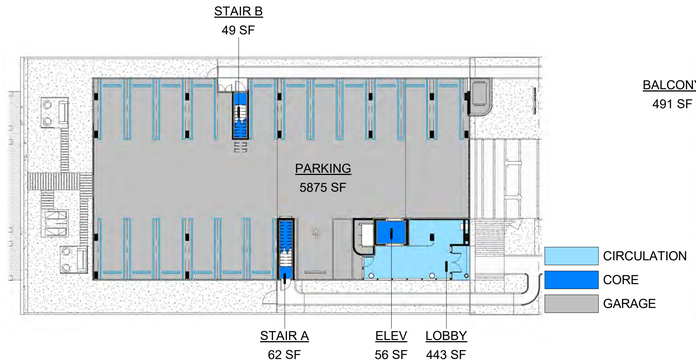
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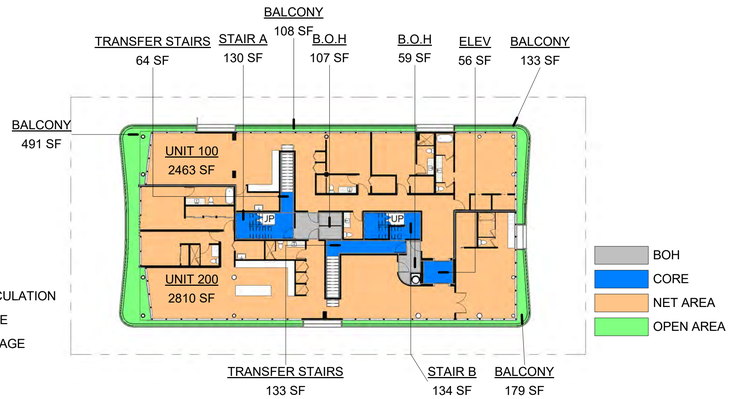
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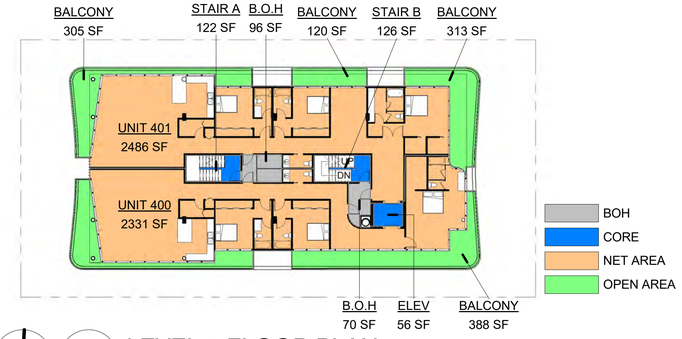
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PARKING LEVEL +5.00 NGVD



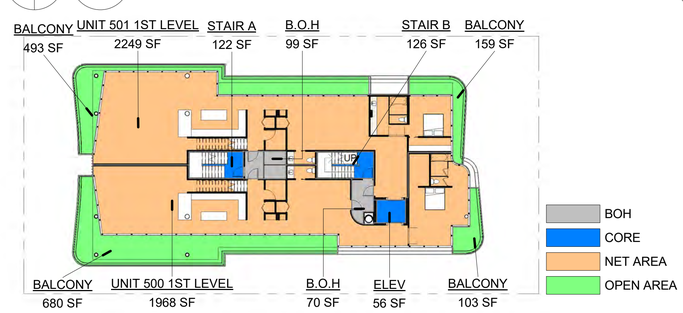
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LEVEL 2 FLOOR PLAN



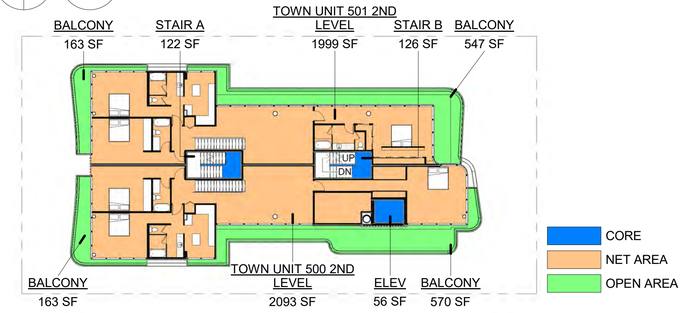
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LEVEL 3 FLOOR PLAN



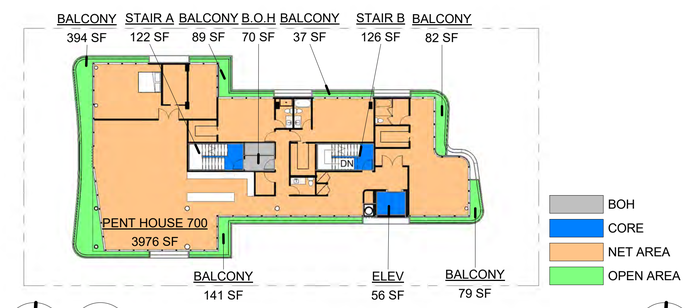
4 A001 1 : 250

LEVEL 4 FLOOR PLAN



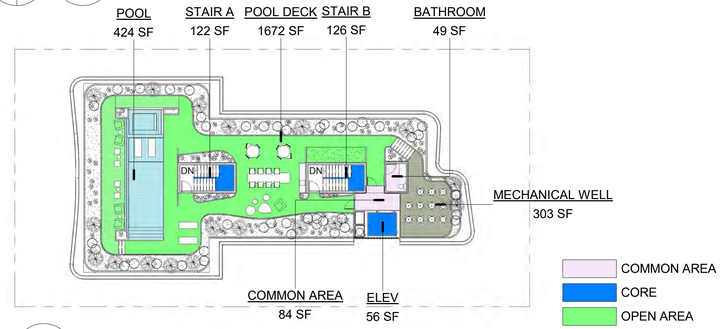
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LEVEL 5 FLOOR PLAN



6 A001 1 : 250

LEVEL 6 FLOOR PLAN



7 A001 1 : 250

LEVEL 7 FLOOR PLAN

9 A001 1 : 250

POOL DECK FLOOR PLAN

GROSS AREA	
NAME	AREA
PARKING LEVEL +5.00 NGVD	
CIRCULATION	443 SF
CORE	167 SF
	610 SF
LEVEL 2	
BOH	166 SF
CORE	517 SF
NET AREA	5273 SF
	5956 SF
LEVEL 3	
BOH	166 SF
CORE	304 SF
NET AREA	5476 SF
	5947 SF
LEVEL 4	
BOH	166 SF
CORE	304 SF
NET AREA	4816 SF
	5287 SF
LEVEL 5	
BOH	169 SF
CORE	304 SF
NET AREA	4216 SF
	4689 SF
LEVEL 6	
CORE	304 SF
NET AREA	4091 SF
	4395 SF
LEVEL 7	
BOH	70 SF
CORE	304 SF
NET AREA	3976 SF
	4350 SF
POOL DECK	
COMMON AREA	133 SF
CORE	303 SF
POOL	424 SF
S_MECH	303 SF
	1163 SF
	32397 SF

NET AREA	
NAME	AREA
LEVEL 2	
NET AREA	5273 SF
LEVEL 3	
NET AREA	5476 SF
LEVEL 4	
NET AREA	4816 SF
LEVEL 5	
NET AREA	4216 SF
LEVEL 6	
NET AREA	4091 SF
LEVEL 7	
NET AREA	3976 SF
11	27849 SF

BAY HARBOR 9720

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BAY HARBOR ISLANDS, FL 33154

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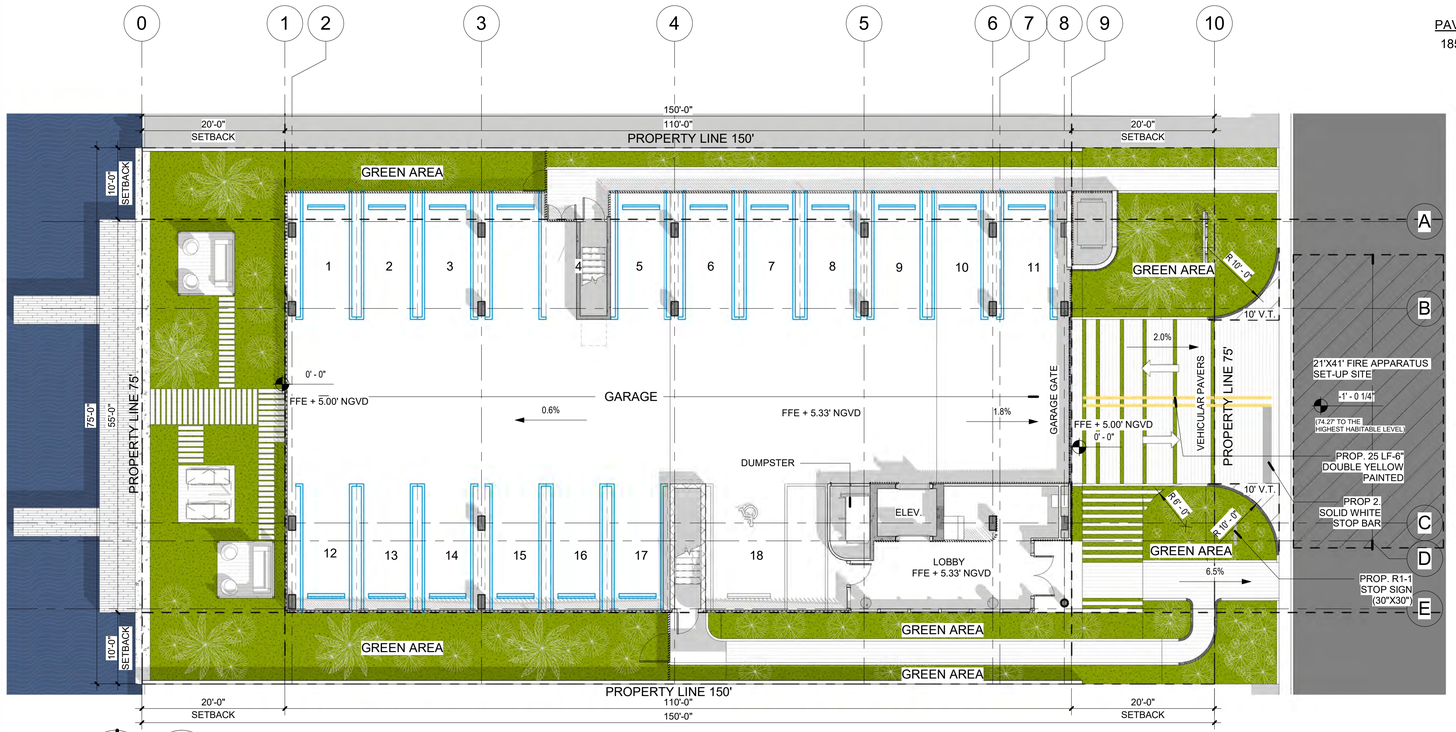
GROSS AREA CALCULATION

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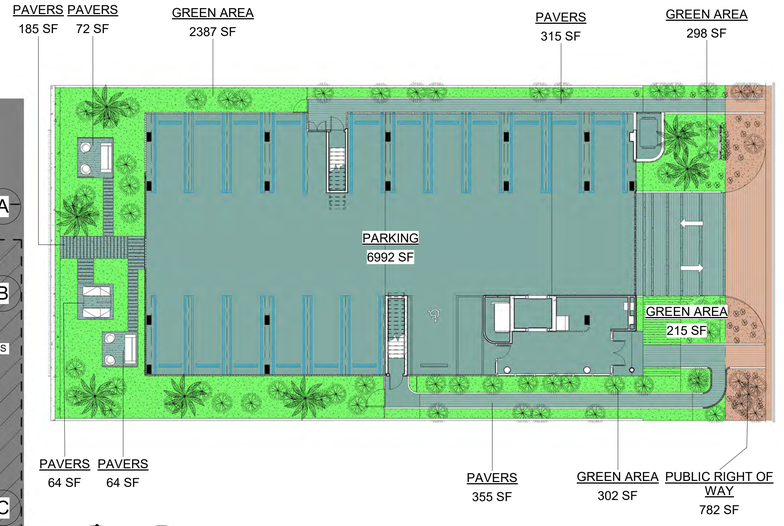
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1 A100 **GROUND LEVEL**
1" = 10'-0"

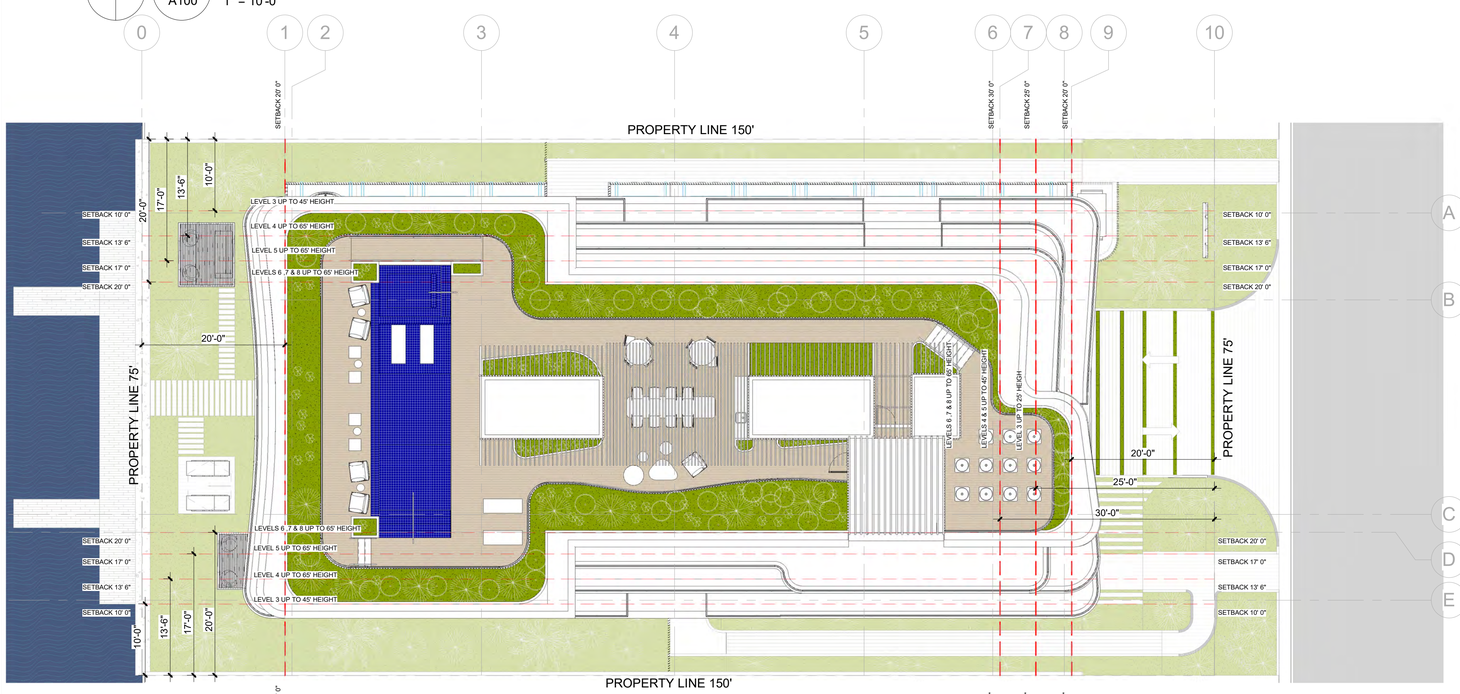


3 A100 **PARKING LEVEL +5.00 NGVD**
1/16" = 1'-0"

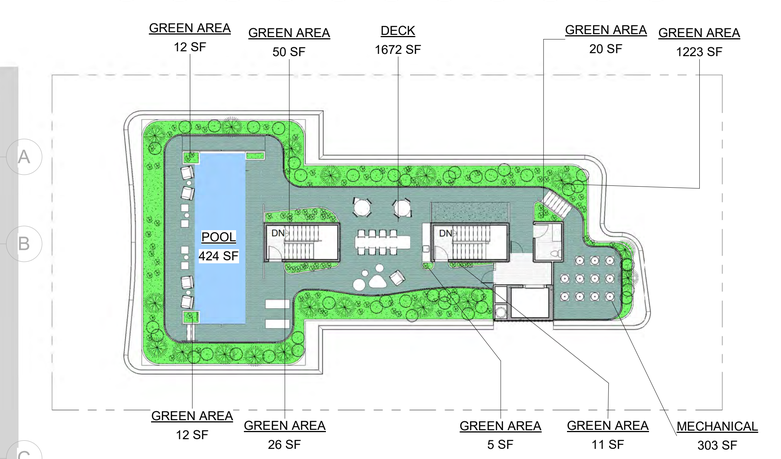
PERVIOUS / IMPERVIOUS GROUND LEVEL

Name	Area	Color Group
PARKING	6992 SF	IMPERVIOUS
PAVERS	1056 SF	IMPERVIOUS
	8048 SF	
GREEN AREA	3202 SF	PERVIOUS 28.46 %
	3202 SF	

1



2 A100 **SITE PLAN**
1" = 10'-0"



4 A100 **POOL DECK**
1/16" = 1'-0"

PERVIOUS / IMPERVIOUS POOL DECK

Name	Area	Color Group
DECK	1672 SF	IMPERVIOUS
MECHANICAL	303 SF	IMPERVIOUS
POOL	424 SF	IMPERVIOUS
	2096SF DECK + POOL	
GREEN AREA	1366 SF	PERVIOUS 65.17 %
	1366 SF	

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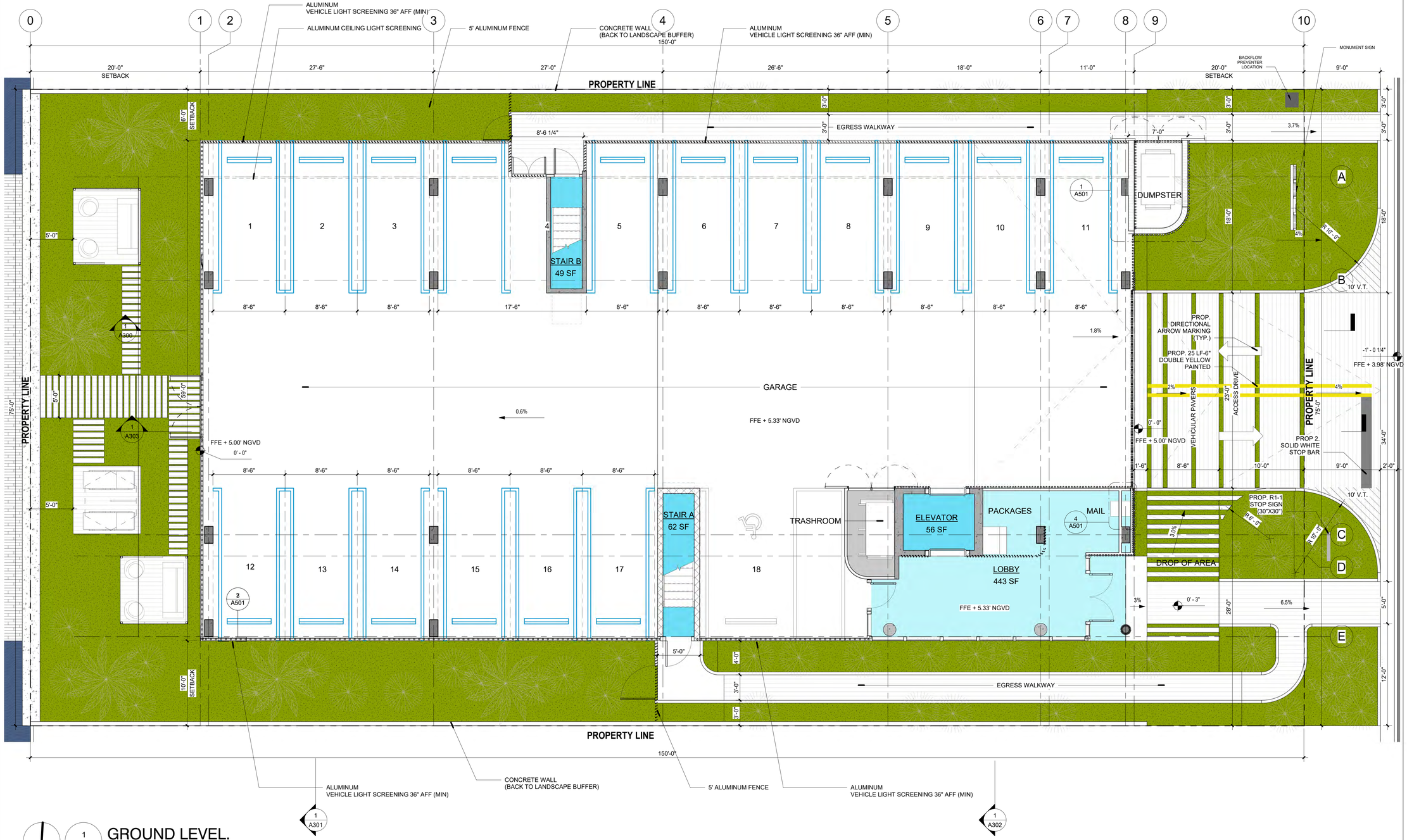
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1 A101 GROUND LEVEL.
3/16" = 1'-0"

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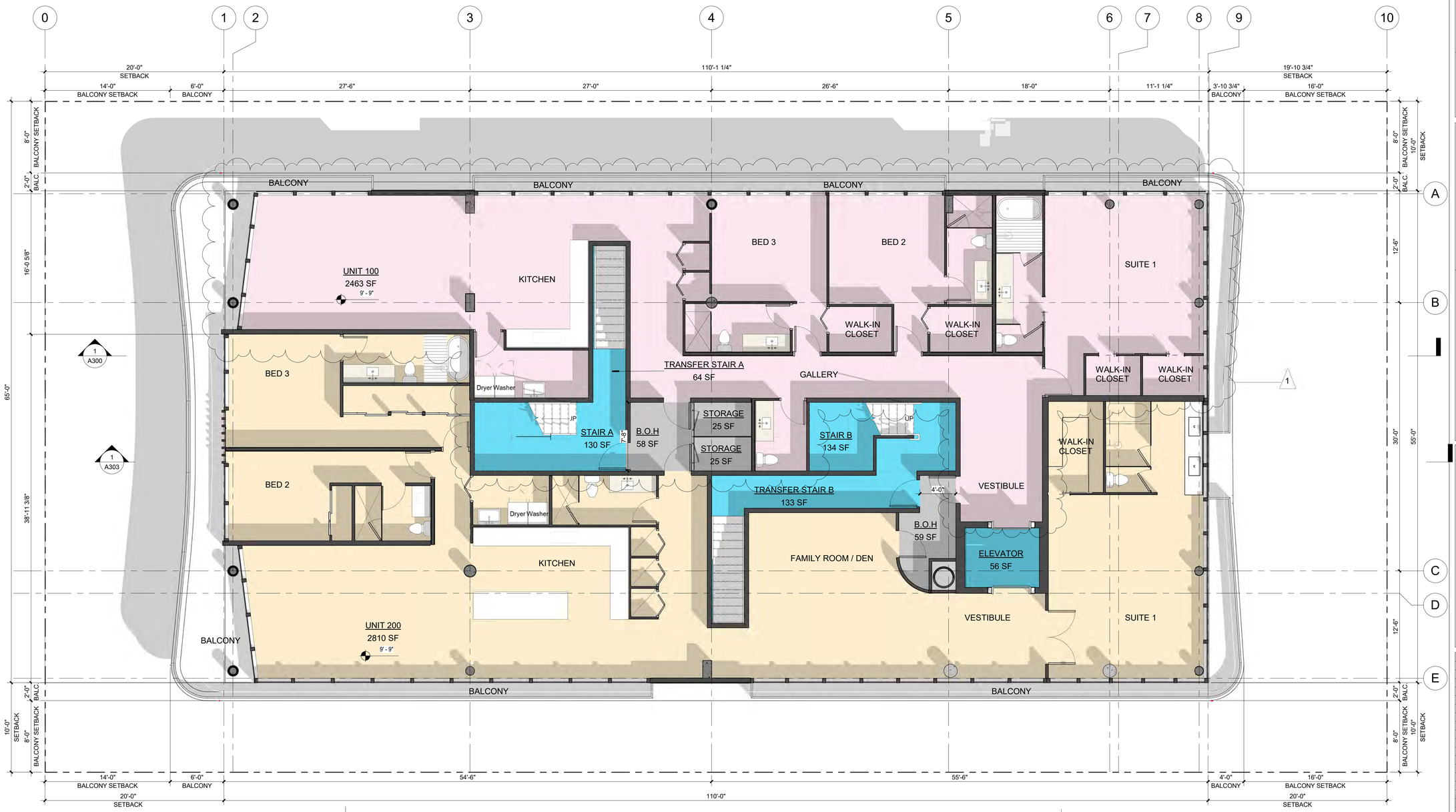
GROUND LEVEL - PARKING

Project number	22-049
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Scale 3/16" = 1'-0"

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1 A102 LEVEL 2
3/16" = 1'-0"

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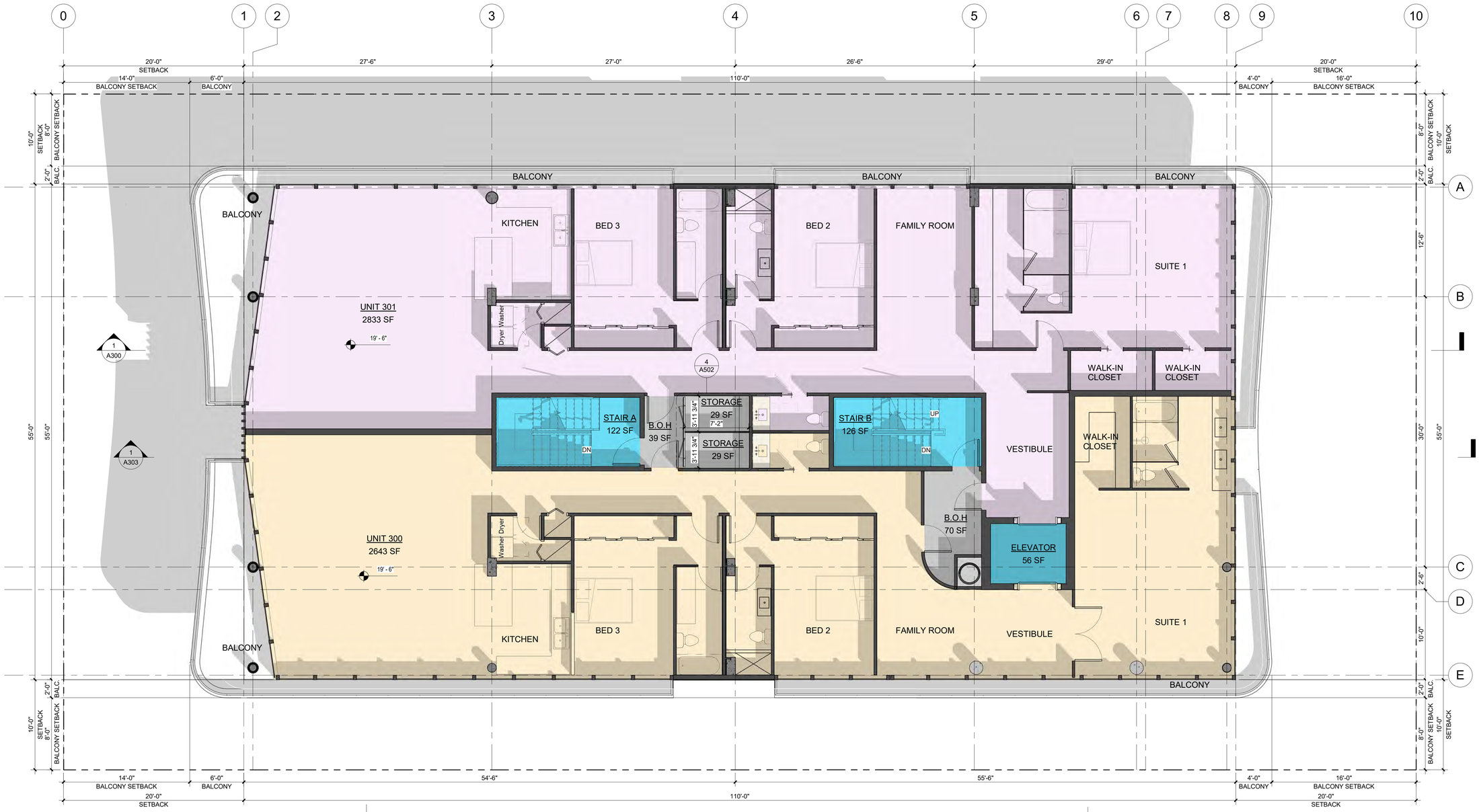
LEVEL 2

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Scale 3/16" = 1'-0"

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1 A103 **LEVEL 3**
3/16" = 1'-0"

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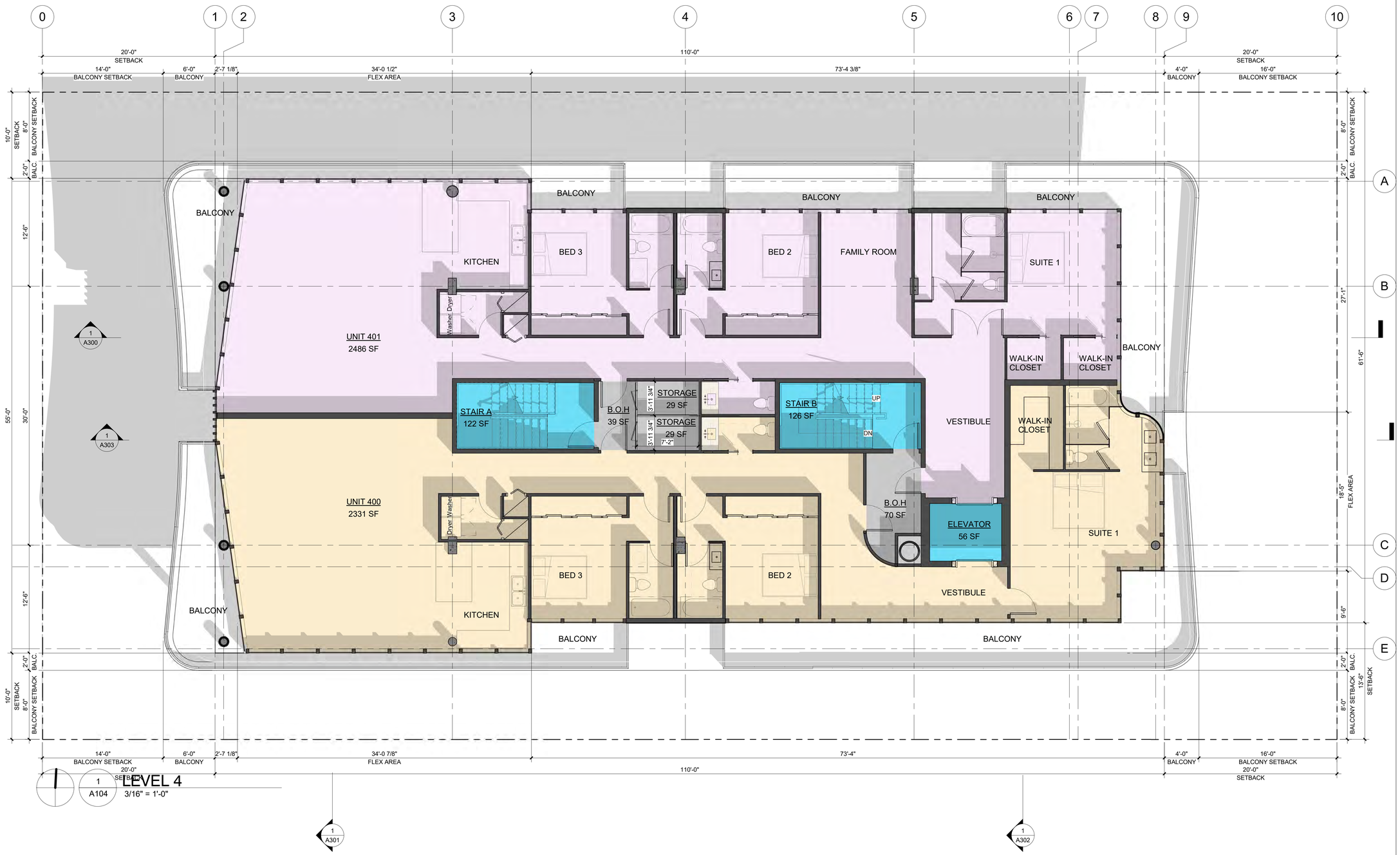
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Scale 3/16" = 1'-0"

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LEVEL 4

3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

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e-mail: desingdptq@collectivearcspace.com

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MEP ENGINEER
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CONTRACTOR
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No.	Description	Date

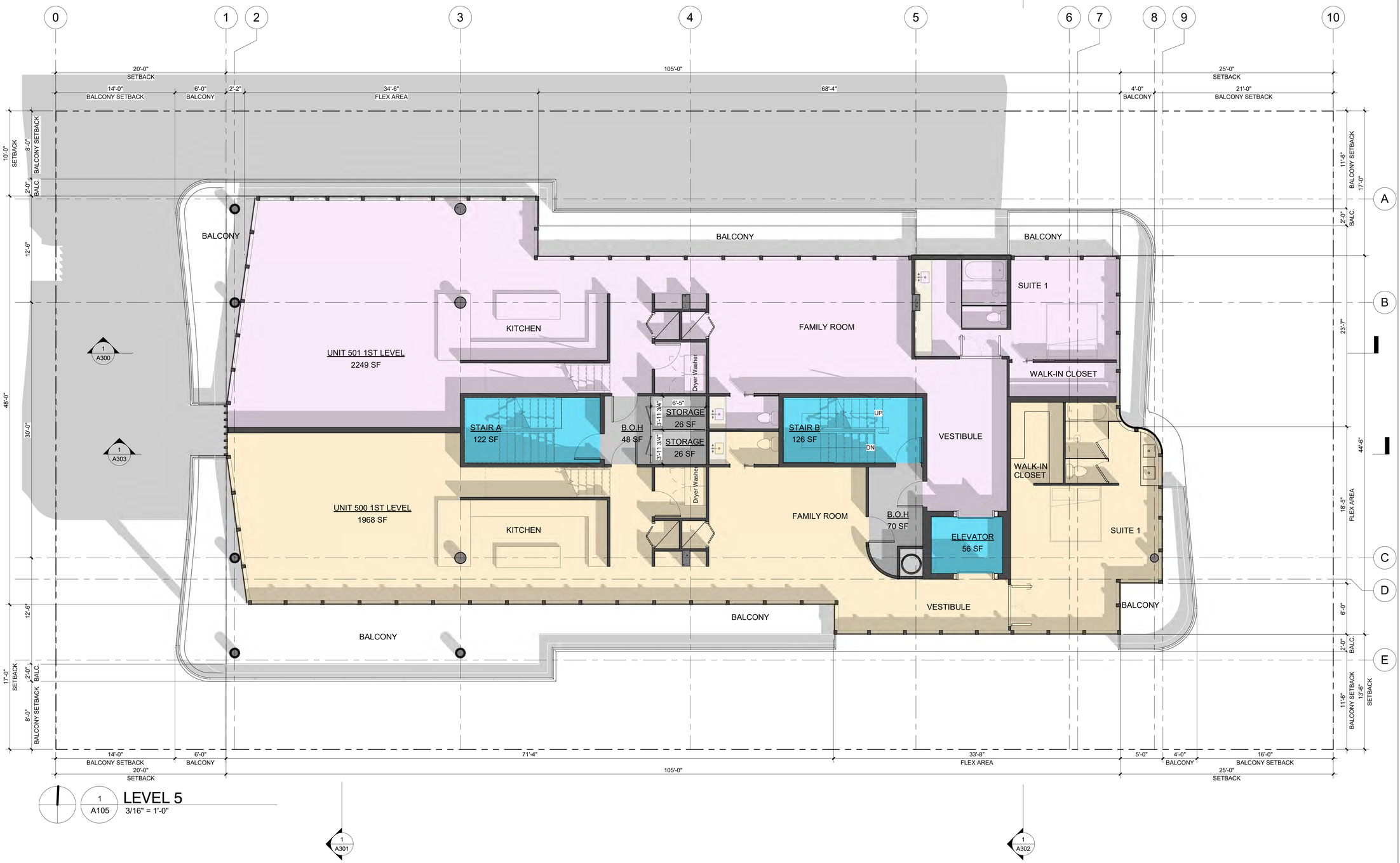
LEVEL 4

Project number	22-049
Date	06/26/2024
Drawn by	Author
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A104

Scale 3/16" = 1'-0"

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LEVEL 5

3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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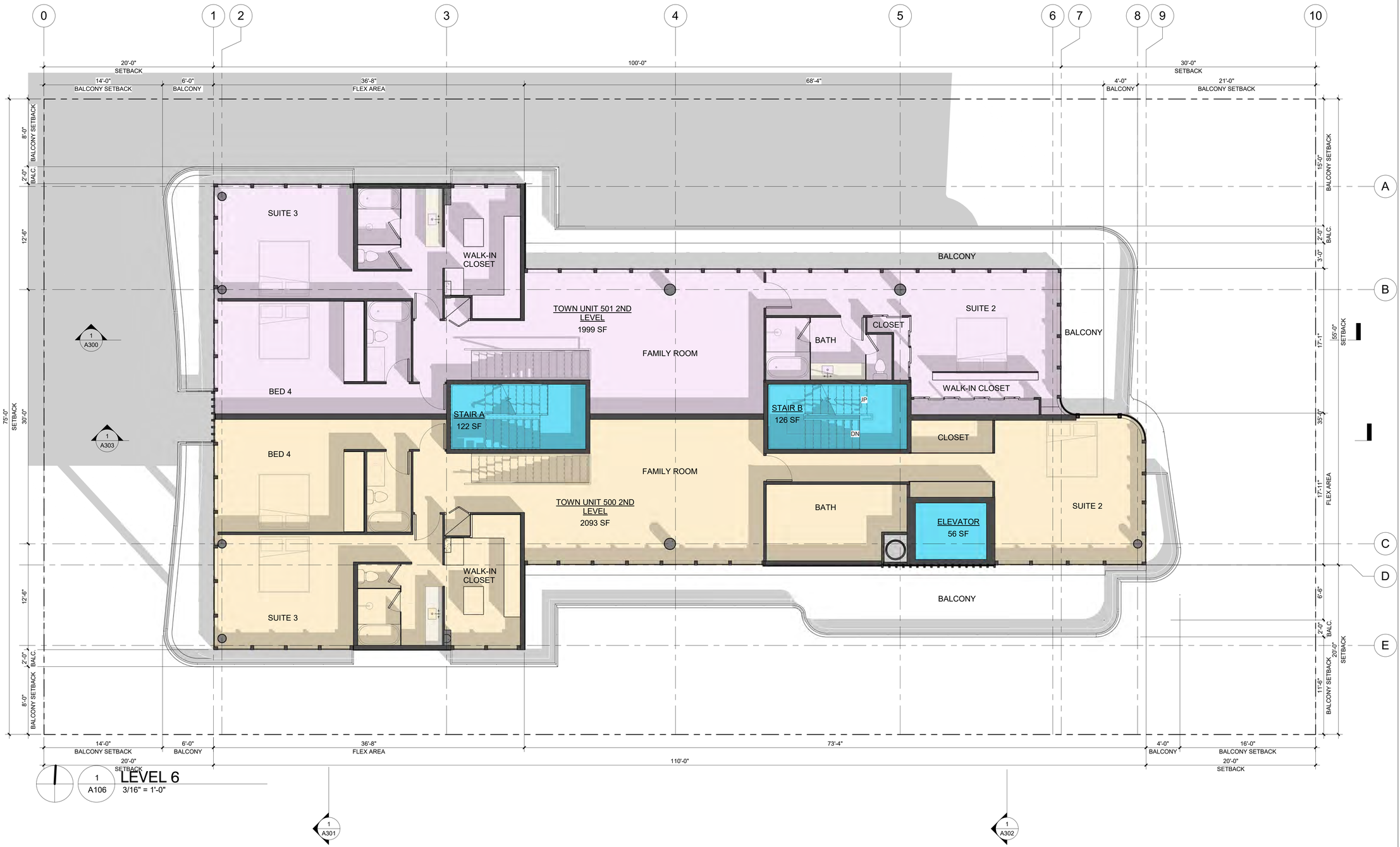
LEVEL 5

Project number	22-049
Date	06/26/2024
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Checked by	Checker

A105

Scale 3/16" = 1'-0"

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LEVEL 6

3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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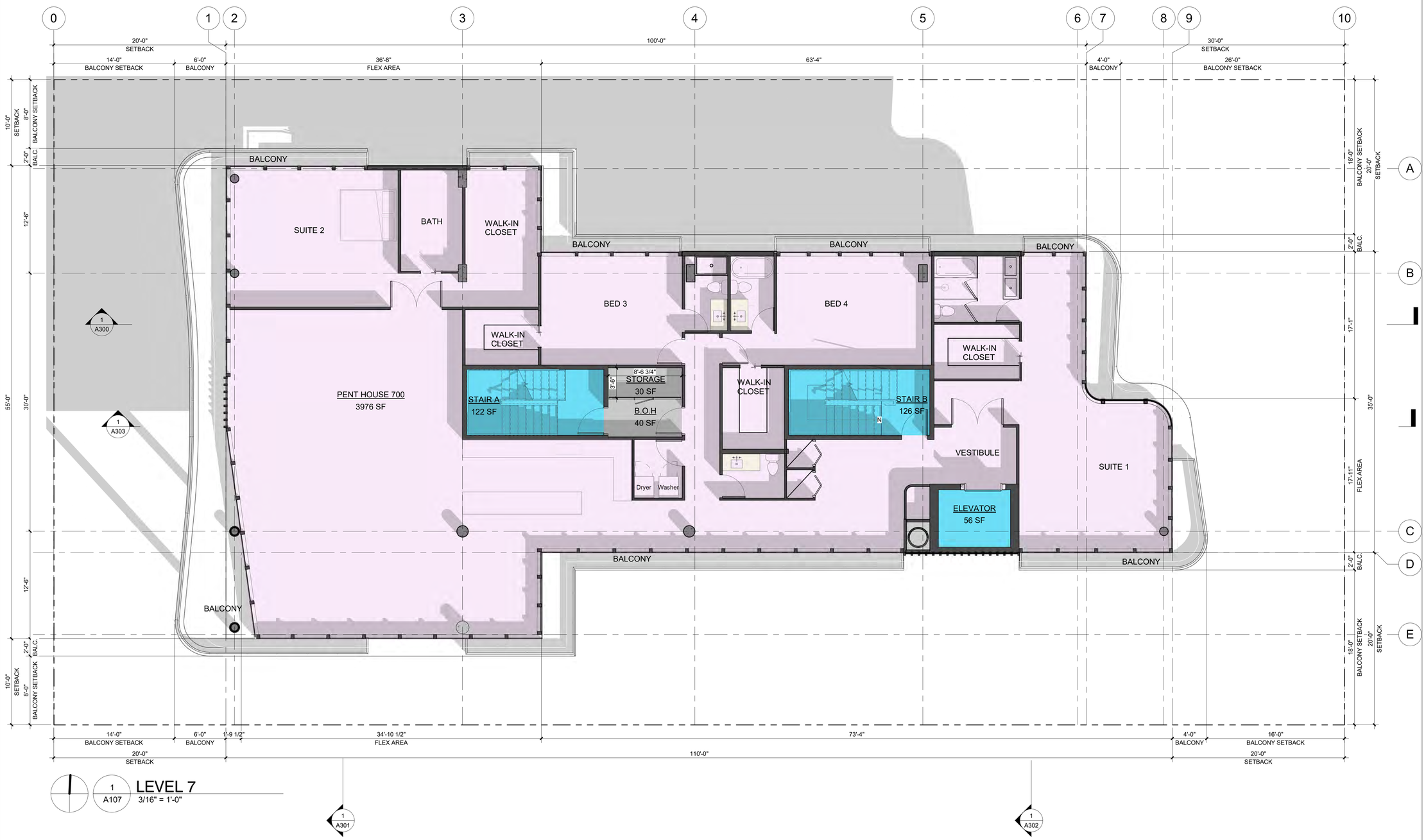
CONTRACTOR
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No.	Description	Date

Project number	22-049
Date	06/26/2024
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Checked by	Checker
Scale	3/16" = 1'-0"

A106

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1 A107 LEVEL 7
3/16" = 1'-0"

1 A301

1 A302

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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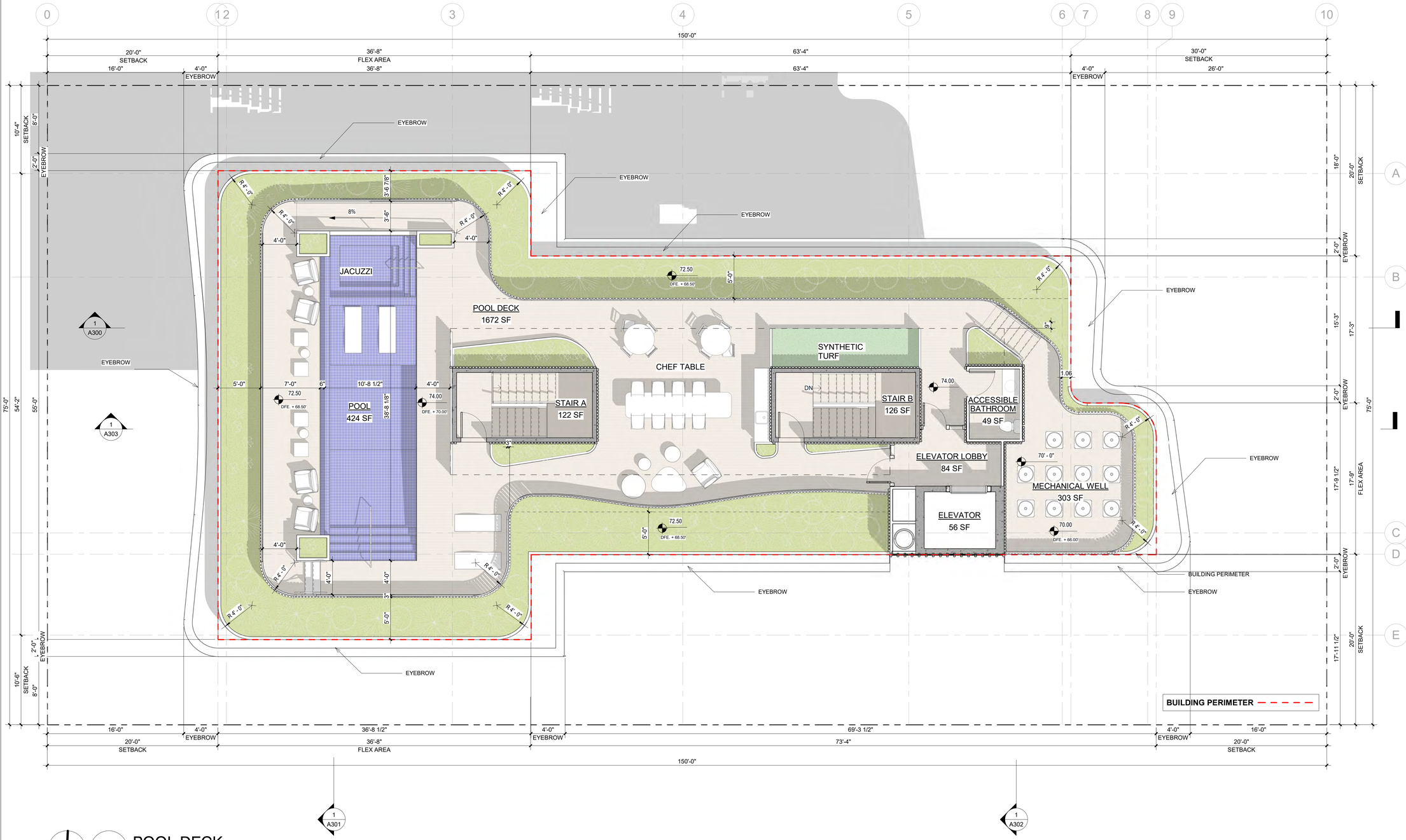
LEVEL 7

Project number	22-049
Date	06/26/2024
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A107

Scale 3/16" = 1'-0"

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1 A109 **POOL DECK**
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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No.	Description	Date

ROOFTOP LEVEL

Project number	22-049
Date	06/26/2024
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Checked by	Checker

A109

Scale 3/16" = 1'-0"

8/27/2024 5:38:07 PM



(X"=VARIES) MINIMUN HEIGHT = 6'4"
(Y"=VARIES) MINIMUN HEIGHT = 3'0" ABOVE FFE
UP TO 5'0" ABOVE FFE

KEYNOTE LEGEND	
Key Value	Description
1	ALUMINUM STOREFRONT ASSEMBLY. W/LAMINATED TINTED GLASS W/HIGH PERFORMANCE LOW/E COATING.
2	FIBER CEMENT PANEL REF: EQUITONE LINEA LTA60 OR SIMILAR
3	ALUMINUM LOUVER ASSEMBLY LIGHT. LIGH WOOD COLOR.
4	ALUMINUM LOUVER SCREEN OR SIMILAR
5	VERTICAL INTERMEDIATE LOUVERS ALUMINUM OR SIMILAR
6	CONCRETE SLAB WITH MOLDED EDGE, SMOOTH FINISH, COLOR WHITE (TYP)
7	LAMINATED GLASS GUARDRAIL 42" H
9	TEXTURE CONCRETE PAINTED WHITE.
10	CONCRETE OR CMU SMOOTH FINISH, PAINTED COLOR GRAY

1 / A200 WEST ELEVATION
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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No.	Description	Date
1	07/11/2024 DRC REVIEW	07/24/2024

WEST ELEVATION

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A200

Scale 3/16" = 1'-0"

8/27/2024 5:38:34 PM



(X"=VARIES) MINIMUN HEIGHT = 6'4"
(Y"=VARIES) MINIMUN HEIGHT = 3'0" ABOVE FFE UP TO 5'0" ABOVE FFE

KEYNOTE LEGEND	
Key Value	Description
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4	ALUMINUM LOUVER SCREEN OR SIMILAR
5	VERTICAL INTERMEDIATE LOUVERS ALUMINUM OR SIMILAR
6	CONCRETE SLAB WITH MOLDED EDGE, SMOOTH FINISH, COLOR WHITE (TYP)
7	LAMINATED GLASS GUARDRAIL 42" H
9	TEXTURE CONCRETE PAINTED WHITE.
10	CONCRETE OR CMU SMOOTH FINISH, PAINTED COLOR GRAY

1 / A201 EAST ELEVATION
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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SEAL / SIGNATURE

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No.	Description	Date

EAST ELEVATION

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker
	A201
Scale	3/16" = 1'-0"

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1 / A202 SOUTH ELEVATION
3/16" = 1'-0"

(X"=VARIES) MINIMUN HEIGHT = 6'4"
(Y"=VARIES) MINIMUN HEIGHT = 3'0" ABOVE FFE UP TO 5'0" ABOVE FFE

KEYNOTE LEGEND	
Key Value	Description
1	ALUMINUM STOREFRONT ASSEMBLY. W/LAMINATED TINTED GLASS W/HIGH PERFORMANCE LOW/E COATING.
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6	CONCRETE SLAB WITH MOLDED EDGE, SMOOTH FINISH, COLOR WHITE (TYP)
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9	TEXTURE CONCRETE PAINTED WHITE.
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BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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No.	Description	Date

SOUTH ELEVATION

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A202

Scale 3/16" = 1'-0"

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1 / A203 NORTH ELEVATION
3/16" = 1'-0"

(X"=VARIES) MINIMUN HEIGHT = 6'4"
(Y"=VARIES) MINIMUN HEIGHT = 3'0" ABOVE FFE UP TO 5'0" ABOVE FFE

KEYNOTE LEGEND	
Key Value	Description
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BAY HARBOR 9720

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9720 WEST BAY HARBOR DRIVE

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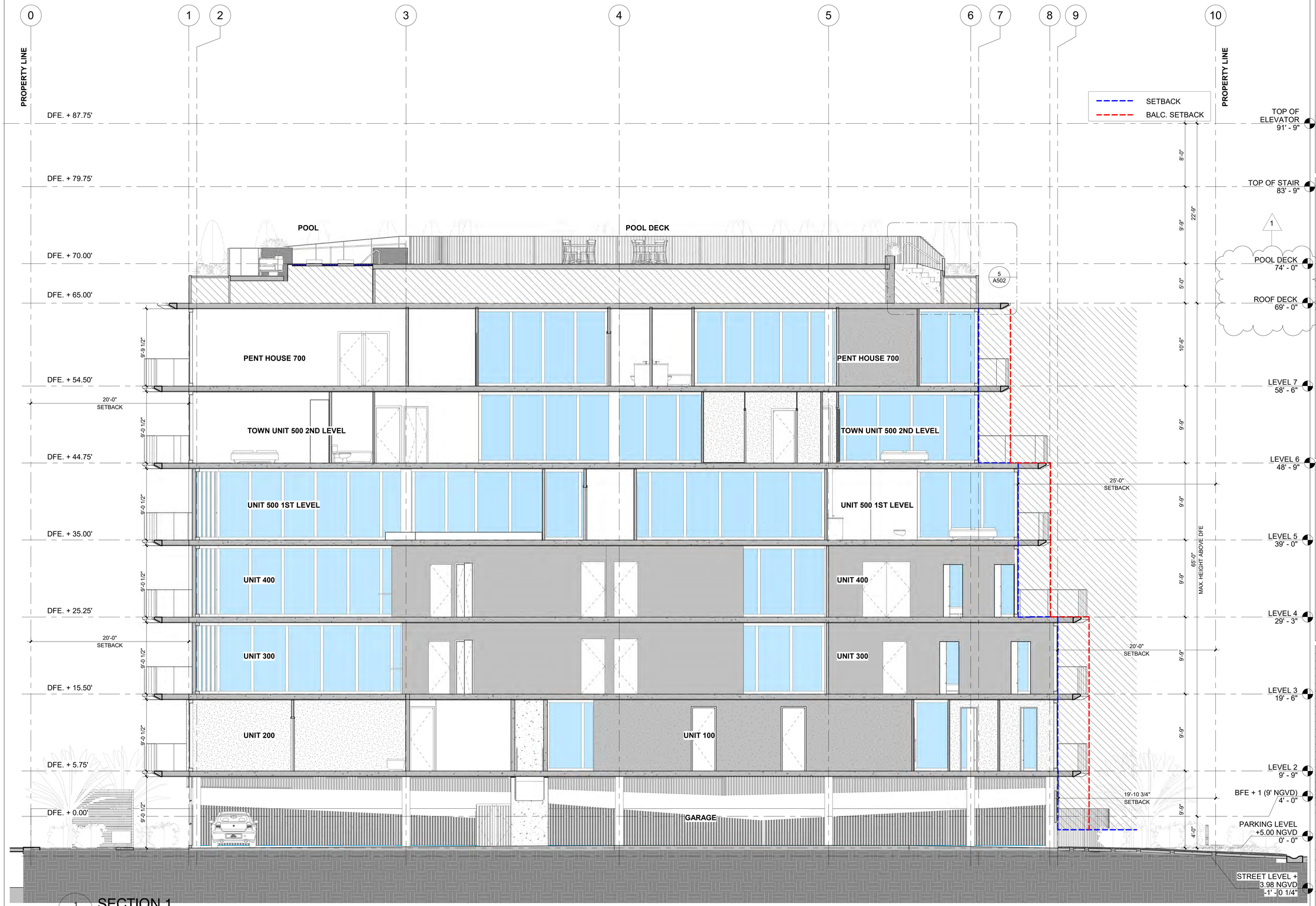
NORTH ELEVATION

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A203

Scale 3/16" = 1'-0"

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1 / A300 SECTION 1
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
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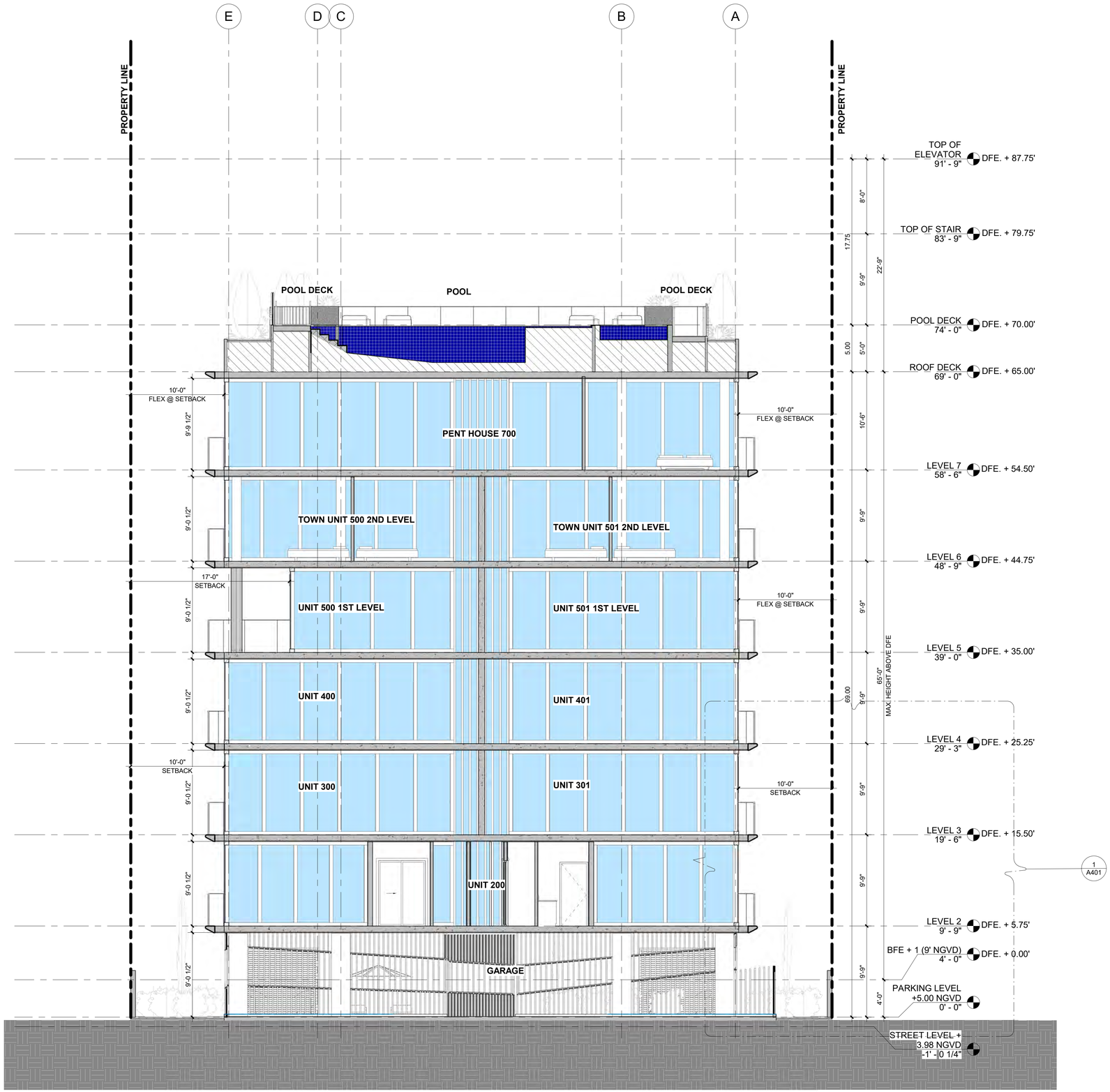
SECTION 1

Project number	22-049
Date	06/26/2024
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A300

Scale 3/16" = 1'-0"

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1 A301 SECTION 2
3/16" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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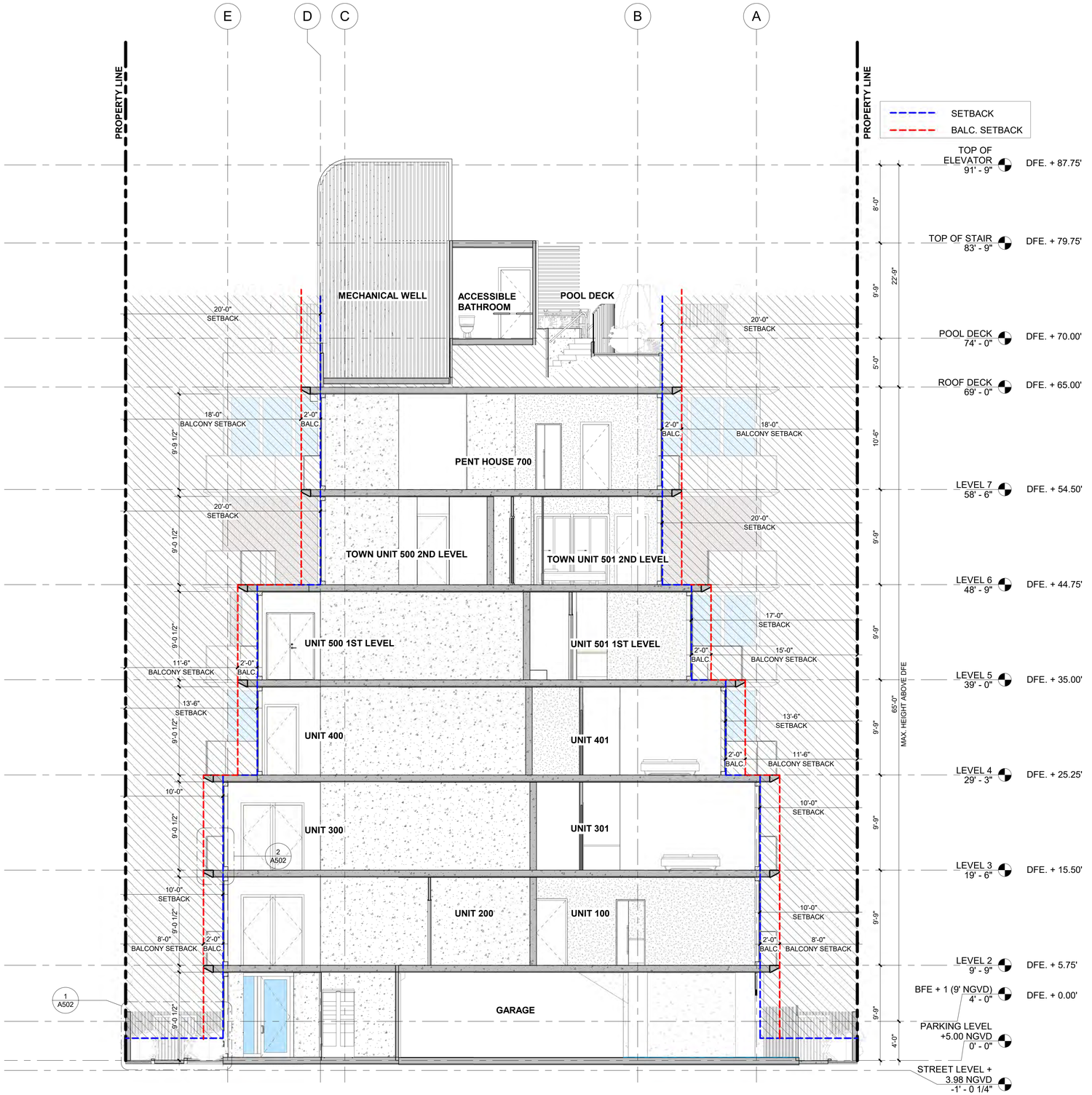
SECTION 2

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A301

Scale 3/16" = 1'-0"

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1 A302 SECTION 3
3/16" = 1'-0"

BAY HARBOR 9720

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9720 WEST BAY HARBOR DRIVE

DESIGNER

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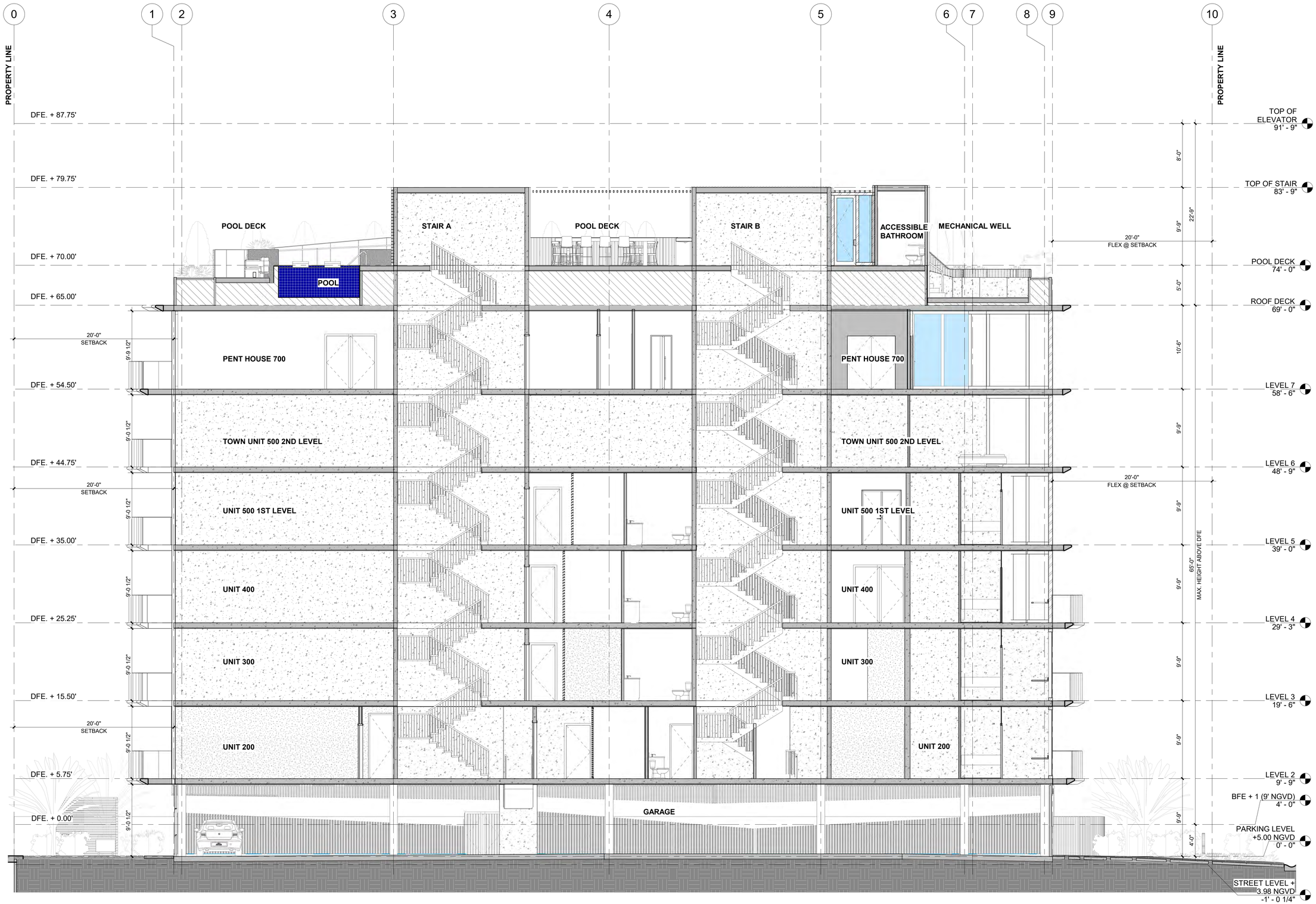
SECTION 3

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A302

Scale 3/16" = 1'-0"

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1 A303 SECTION 4
3/16" = 1'-0"

BAY HARBOR 9720

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DESIGNER

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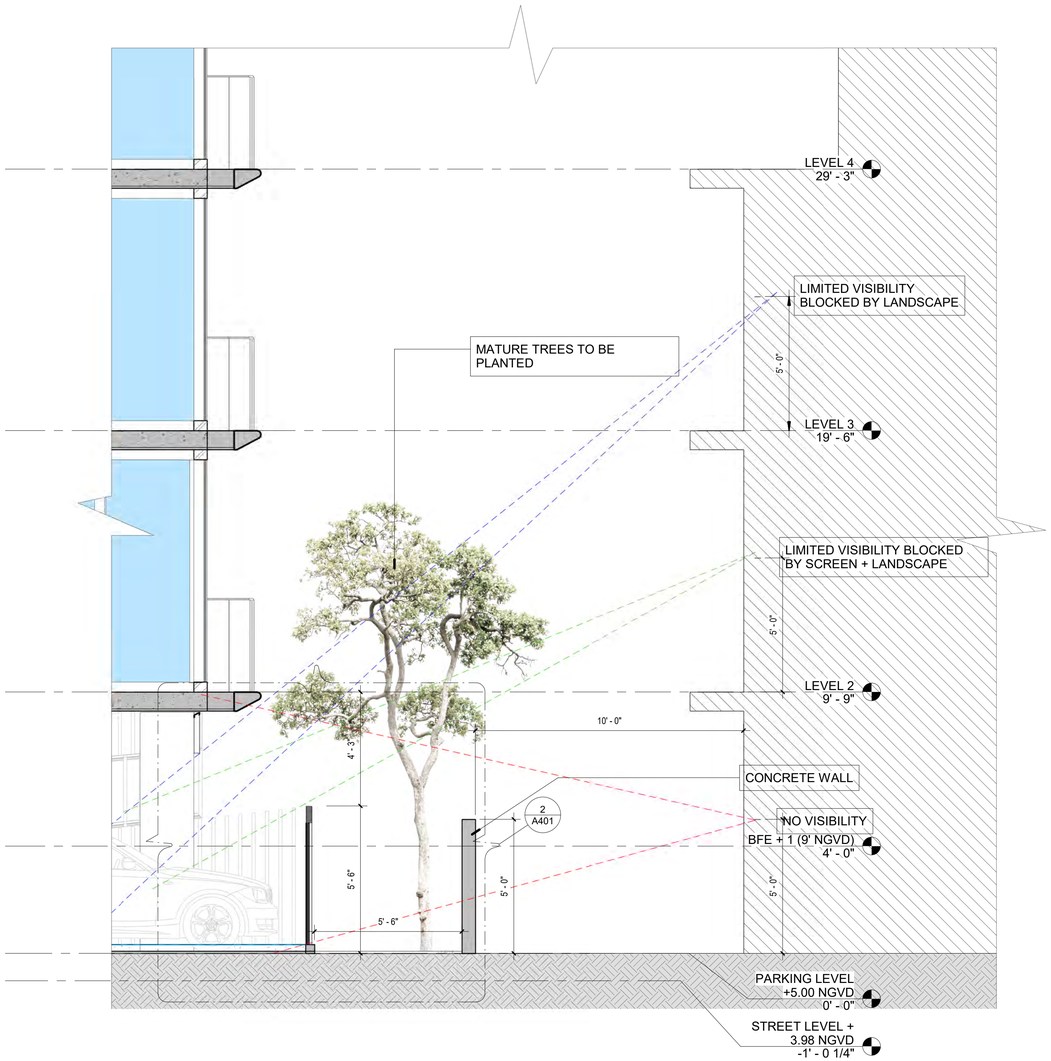
SECTION 4

Project number	22-049
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A303

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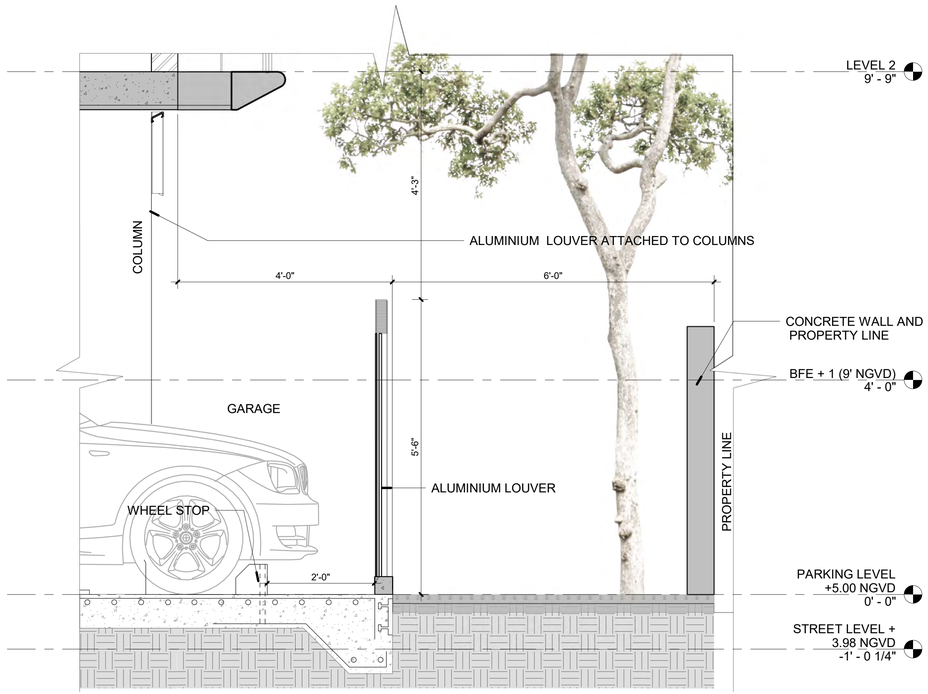
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1
A401

GARAGE ENCLOSURE VISIBILITY FROM BUILDING ON THE NORTH SIDE

3/8" = 1'-0"



2
A401

PARKING METAL VERTICAL LOUVER DETAIL

3/4" = 1'-0"

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
7600 COQUINA DR NORTH BAY VILLAGE, FL 33141
Ph: +1 305 815 8122
Contact: roxanatilll@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

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MEP ENGINEER
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CONTRACTOR
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No.	Description	Date

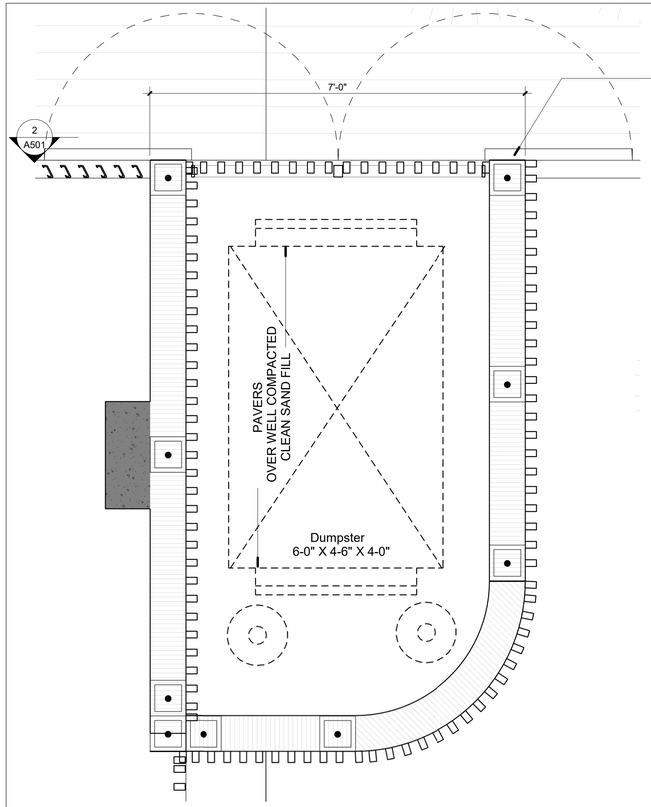
ENLARGED GARAGE ENCLOSURE

Project number	22-049
Date	06/26/2024
Drawn by	Author
Checked by	Checker

A401

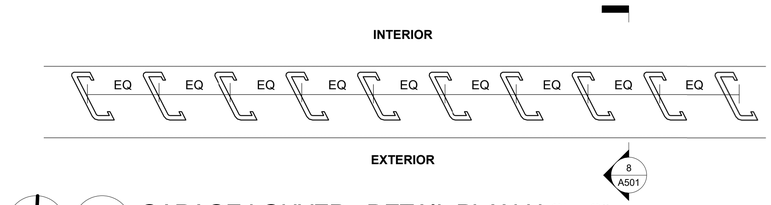
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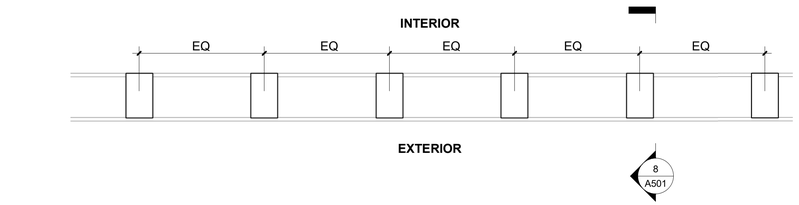


SOLID METAL DOOR WITH ALUMINUM FINS PAINTED; 180 DEGREE OPENING FOR DUMPSTER

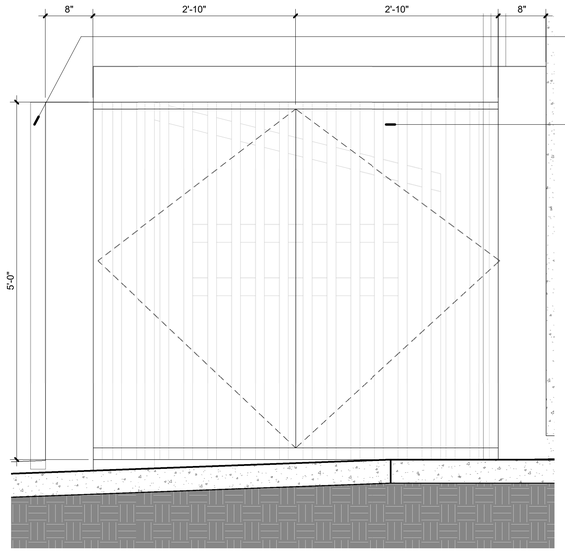
1 A501 **DUMPSTER**
3/4" = 1'-0"



7 A501 **GARAGE LOUVER - DETAIL PLAN H 2' - 0"**
3" = 1'-0"
LOUVER + DENSE



3 A501 **GARAGE LOUVER - DETAIL PLAN H 4' - 0"**
3" = 1'-0"
INTERMEDIATE LOUVER



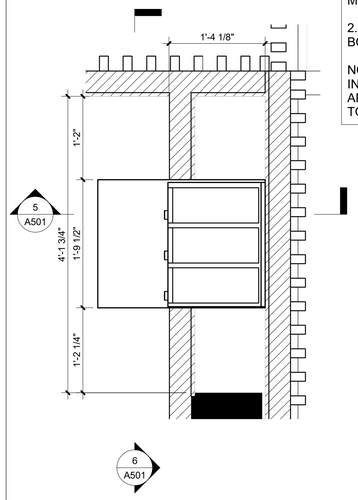
2 A501 **DUMPSTER ENCLOSURE FRONT ELEVATION**
1" = 1'-0"

INSTALLATION REQUIREMENTS PER USPS:

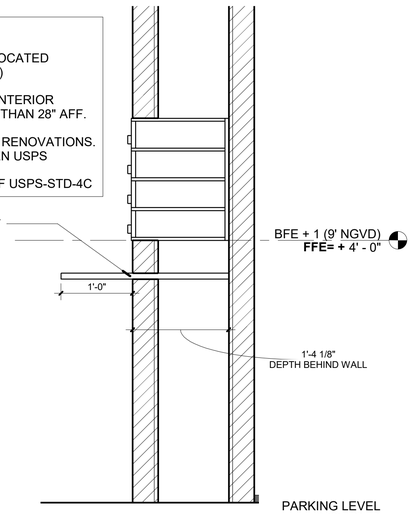
1. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" ABOVE FINISHED FLOOR (AFF)

2. NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.

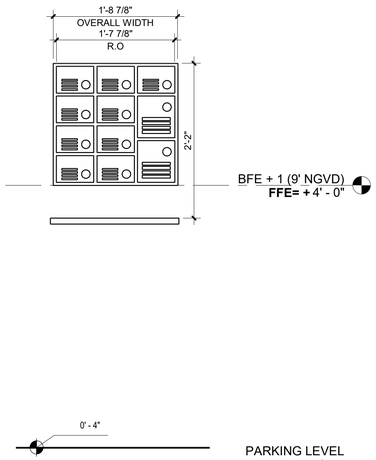
NOTE: FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS. INSTALL HORIZONTAL MAILBOXES WHICH BEEN USPS APPROVED
TO THE HIGHER SECURITY REQUIREMENTS OF USPS-STD-4C



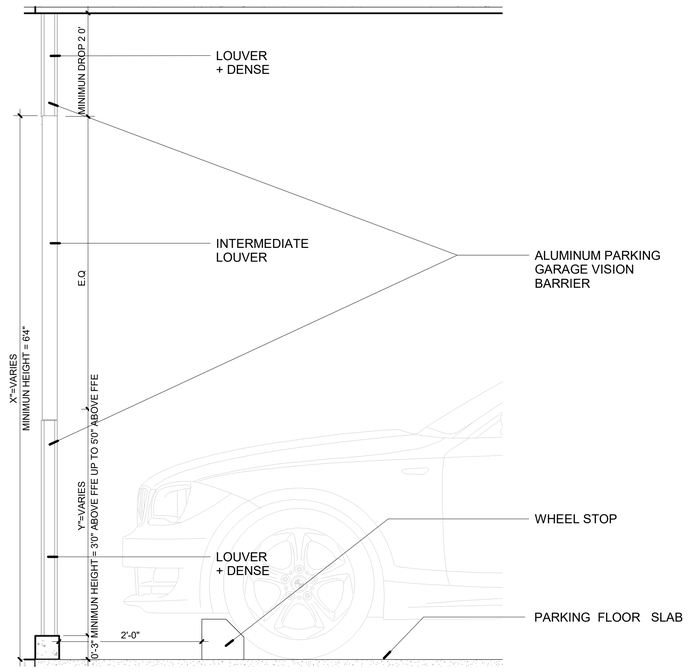
4 A501 **MAILBOX PLAN**
1" = 1'-0"



5 A501 **MAILBOX SECTION**
1" = 1'-0"



6 A501 **MAILBOX ELEVATION**
1" = 1'-0"



8 A501 **GARAGE LOUVER SECTION**
1" = 1'-0"

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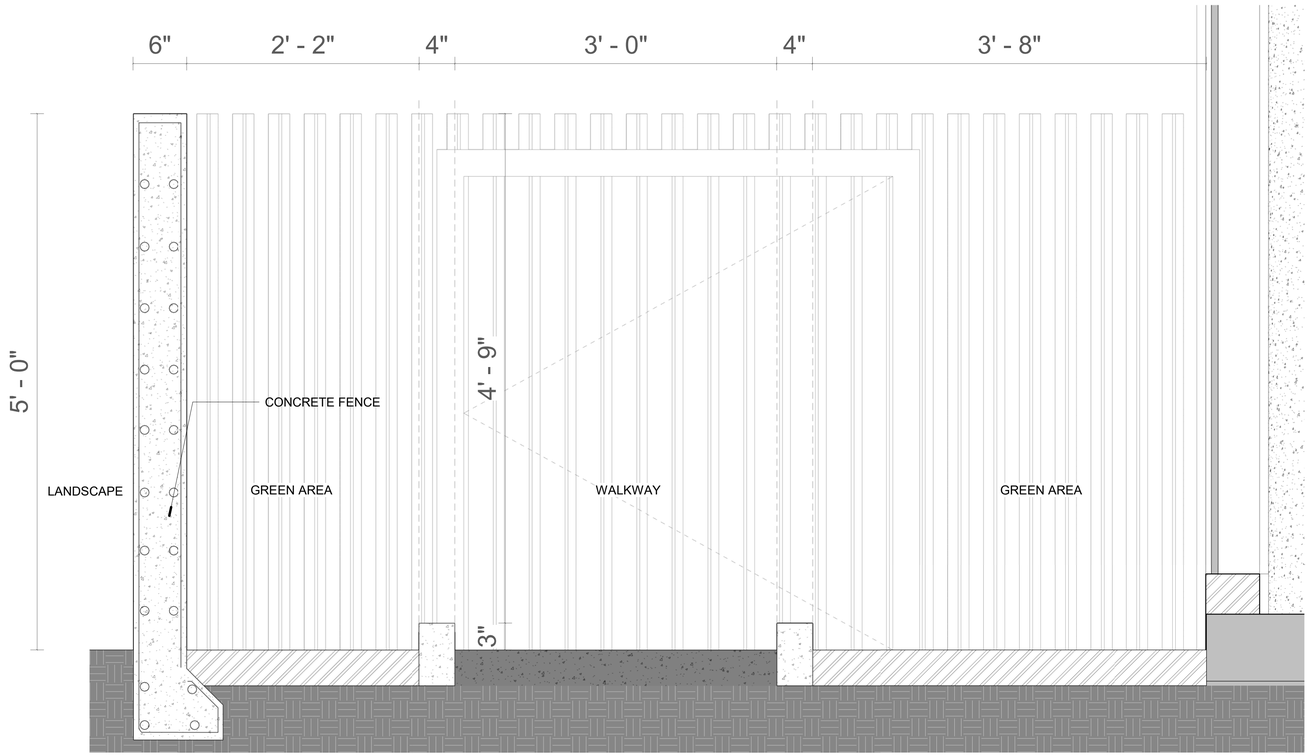
DETAILS

Project number	22-049
Date	06/26/2024
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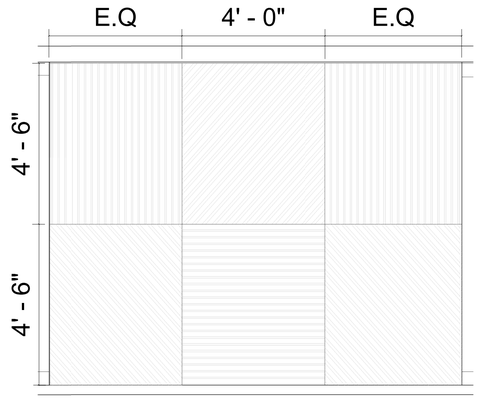
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Scale: As indicated

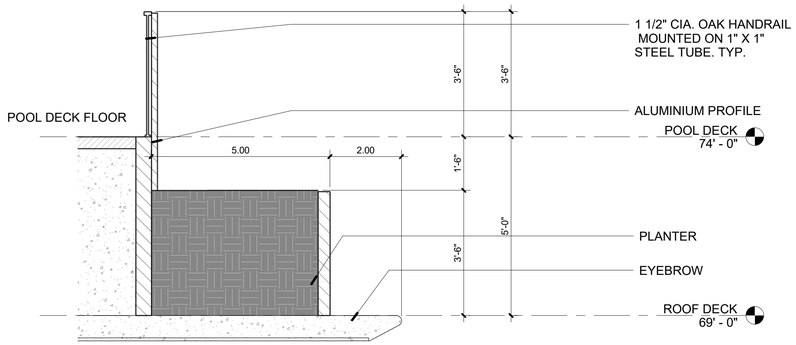
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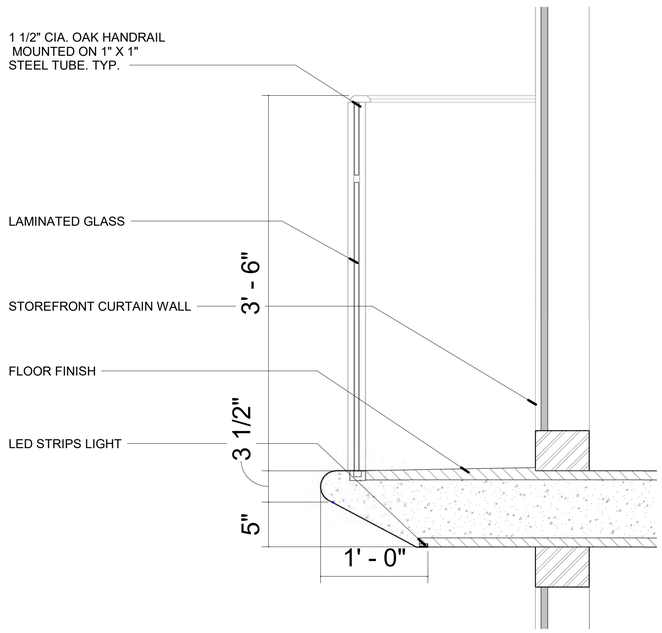
1 A502 — LANDSCAPE FENCE DETAIL
1 1/2" = 1'-0"



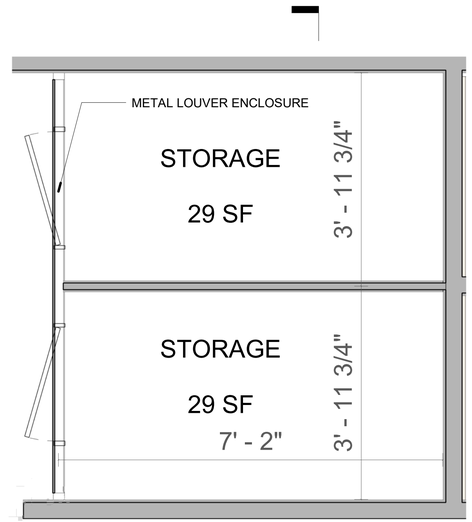
3 A502 — FACADE PANEL DETAIL
1/2" = 1'-0"



5 A502 — PLANTER DETAIL
1/2" = 1'-0"

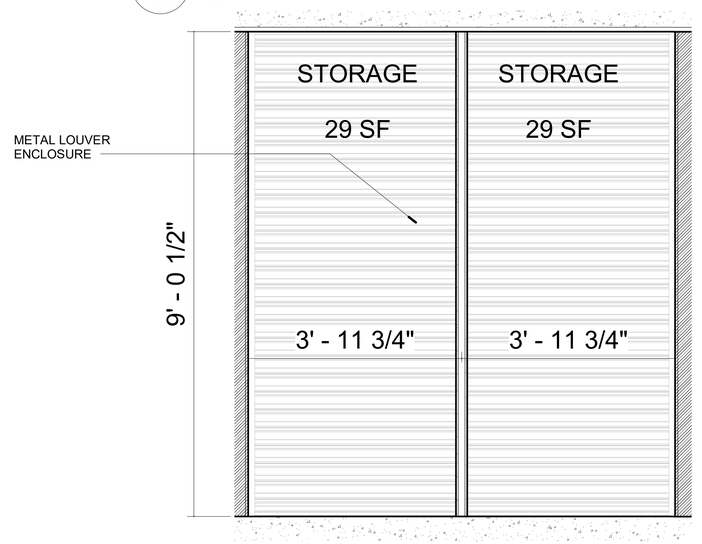


2 A502 — TYPICAL GLASS GUARDRAIL DETAIL
1 1/2" = 1'-0"



7 A502

4 A502 — TYPICAL- STORAGE PLAN
3/4" = 1'-0"



7 A502 — TYPICAL - STORAGE SECTION
3/4" = 1'-0"

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SEAL / SIGNATURE

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No.	Description	Date

DETAILS

Project number	22-049
Date	06/26/2024
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Checked by	Checker

A502

Scale: As indicated

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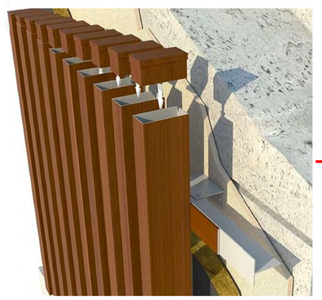


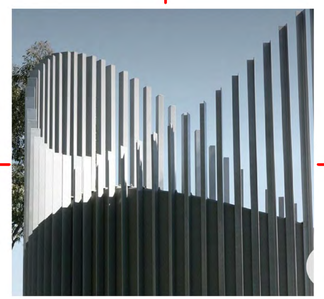


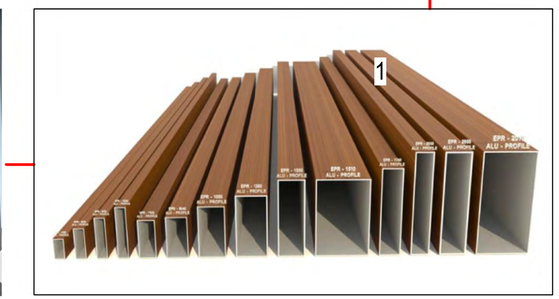
ALUMINIUM PROFILE



Fibercement or similar - through-coloured facade material that plays with light and shadow.







PROFILE SIZES

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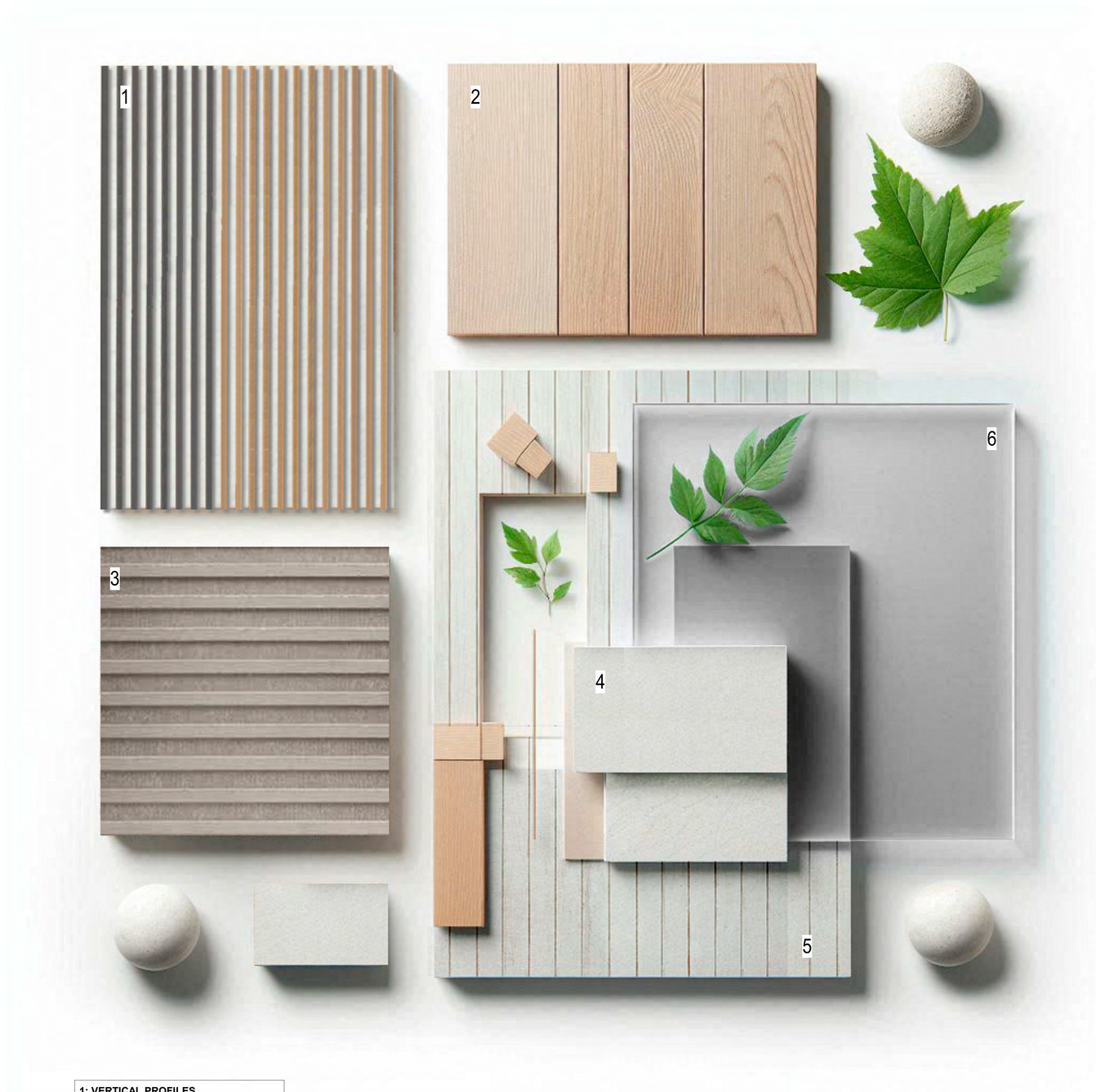
FACADE MATERIALS

Project number	22-049
Date	06/26/2024
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1: VERTICAL PROFILES
2: WOOD TEXTURE IN LIGHT TONES
3: FIBERCEMENT
4: WHITE CONCRETE
5: MODULATED CONCRETE - DRIVEWAY
6: LAMINATED GLASS

BAY HARBOR 9720

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No.	Description	Date

MATERIAL BOARD

Project number	22-049
Date	06/26/2024
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1 A901 3D SW

BAY HARBOR 9720

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SE VIEW

Project number	22-049
Date	06/26/2024
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A901

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1 A902

3D NW

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No.	Description	Date

NE VIEW

Project number	22-049
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Drawn by	Author
Checked by	Checker

A902

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A903
3D SE

BAY HARBOR 9720

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9720 WEST BAY HARBOR DRIVE

DESIGNER

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No.	Description	Date

SW VIEW

Project number	22-049
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A904
3D NE

BAY HARBOR 9720

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NW VIEW

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EAST VIEW

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WEST VIEW

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Checked by	Checker

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No.	Description	Date

AERIAL VIEW

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Checked by	Checker

A907

Scale

8/27/2024 5:41:02 PM

PROJECT:	9720 West Bay Harbor	MIAMI LIGHTING DESIGN

TYPE	MANUFACTURER	DESCRIPTION	CATALOG NUMBER	VOLTS	LAMP	MOUNTING	FINISH
A	CURRENT	CEILING MOUNTED ROUND SURFACE LIGHT	SRT1-354K7-5QW-UNV-GTT	UNV	34.6W LED 3500K	SURFACE	GRAPHITE MATTE
B	BEGA	BOLLARD	B84413-K3	120	11.6W LED 3000K		SILVER
B-1	BEGA	BOLLARD	B84412-K3	120	2.9W LED 3000K		SILVER
C	DMF	SURFACE MOUNT CYLINDER	DC4-SM-W-S-D-10-FL-0-00-00-30-BA-T	120	12.5W LED 3000K	SURFACE	BRUSHED ALUM
E1	INTERLUX	LINEAR LED FIXTURE	PA-L-C-45-13W-30-NFL-OT96-D010	UNV	13W LED 3000K	RECESSED	ALUM
E2	GM LIGHTING	WET LOCATION LED LINEAR TAPE LIGHT	LTR-P-WP-24V-3W-30K / LED-CHL-XD / LD-XD-UNV	24V	3W/FT LED 3000K		
E3	FC LIGHTING	STEP LIGHT	FCSL2041-UNV-3K-CRI85-GL-GRE-ET	UNV	19W LED 3000K	RECESSED	GREY

9720 WEST BAY HARBOR

SITE ADDRESS:

BAY HARBOR ISLANDS, FL

OWNER:	ARCHITECT:
ENGINEER MEP:	ENGINEER STRUCTURAL:
SURVEYOR:	LIGHTING CONSULTANT: MIAMI LIGHTING DESIGN 8725 NW 18TH TERRACE Suite 211 MIAMI, FL 33172 P: 305-443-2004

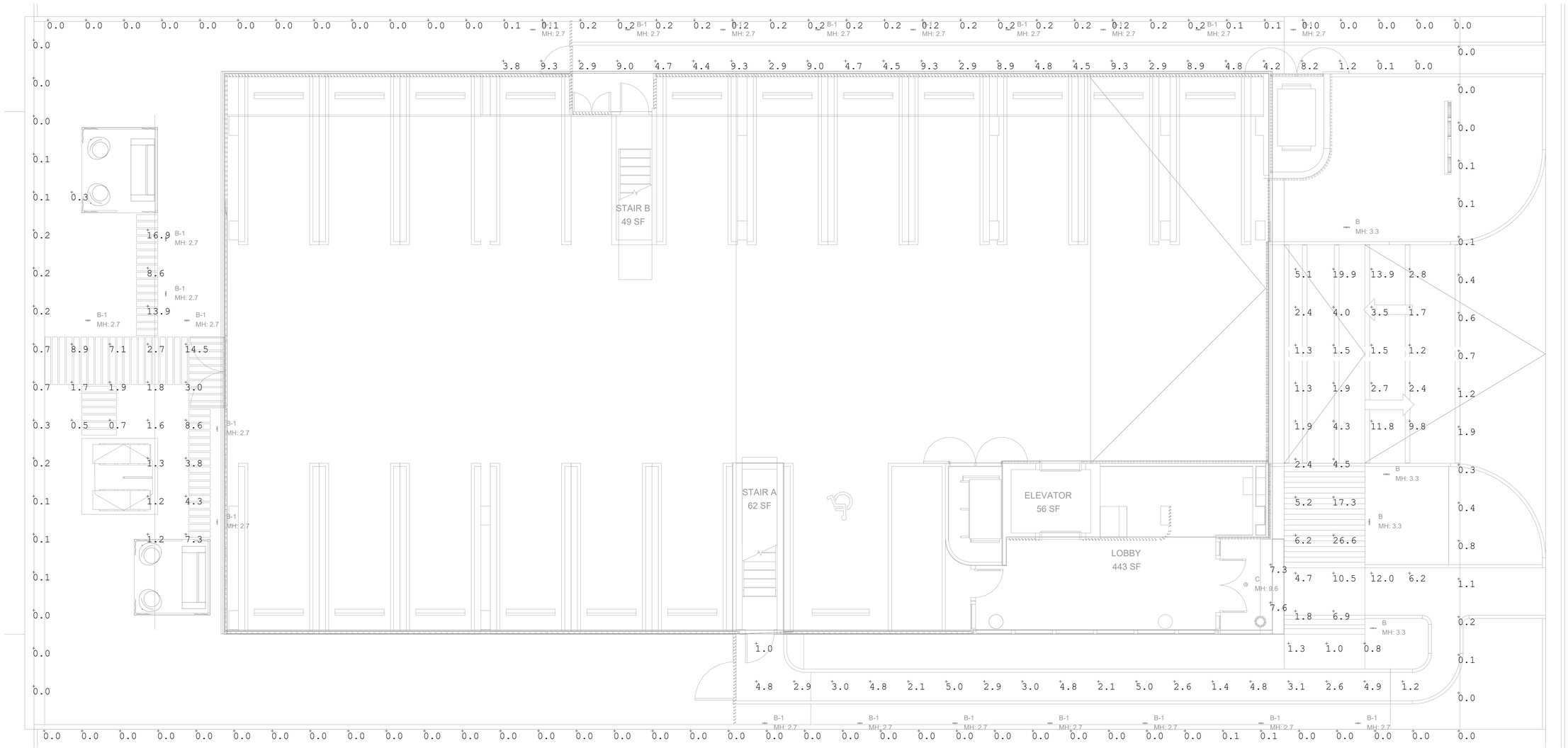
DRAWING TITLE:

FIXTURE SCHEDULE

ISSUE:	DATE:
REV.0	06.19.24
REV.1	06.20.24
REV.2	07.12.24
REV.3	07.23.24

SCALE:	PROJ NO:
	SHEET NO: LD-100.1

MIAMI LIGHTING DESIGN



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	22	B-1	Single	84412K3_BEGA_IES		0.900	397	5	110
	4	B	Single	84413K3_BEGA_IES		0.900	1710	15	60
	1	C	Single	DCCxxxx4D-10F-0000-30-Wxx-R		0.900	1001	12	12

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PROPERTY LINE	Illuminance	Fc	0.42	1.9	0.0	N.A.	N.A.
EAST SIDE	Illuminance	Fc	6.23	26.6	1.2	5.19	22.17
GARAGE GORUND LEVEL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
MAIN ENTRANCE	Illuminance	Fc	7.45	7.6	7.3	1.02	1.04
NORTH SIDE	Illuminance	Fc	5.38	9.3	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
SOUTH SIDE	Illuminance	Fc	2.96	5.0	0.8	3.70	6.25
WEST SIDE	Illuminance	Fc	2.87	16.9	0.0	N.A.	N.A.

1 SITE PHOTOMETRICS
3/16" = 1'-0"

9720 WEST BAY HARBOR

SITE ADDRESS:
BAY HARBOR ISLANDS, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER STRUCTURAL:

SURVEYOR:

LIGHTING CONSULTANT:
MIAMI LIGHTING DESIGN
8725 NW 18TH TERRACE
Suite 211
MIAMI, FL 33172
P: 305-443-2004

DRAWING TITLE:
SITE PHOTOMETRICS

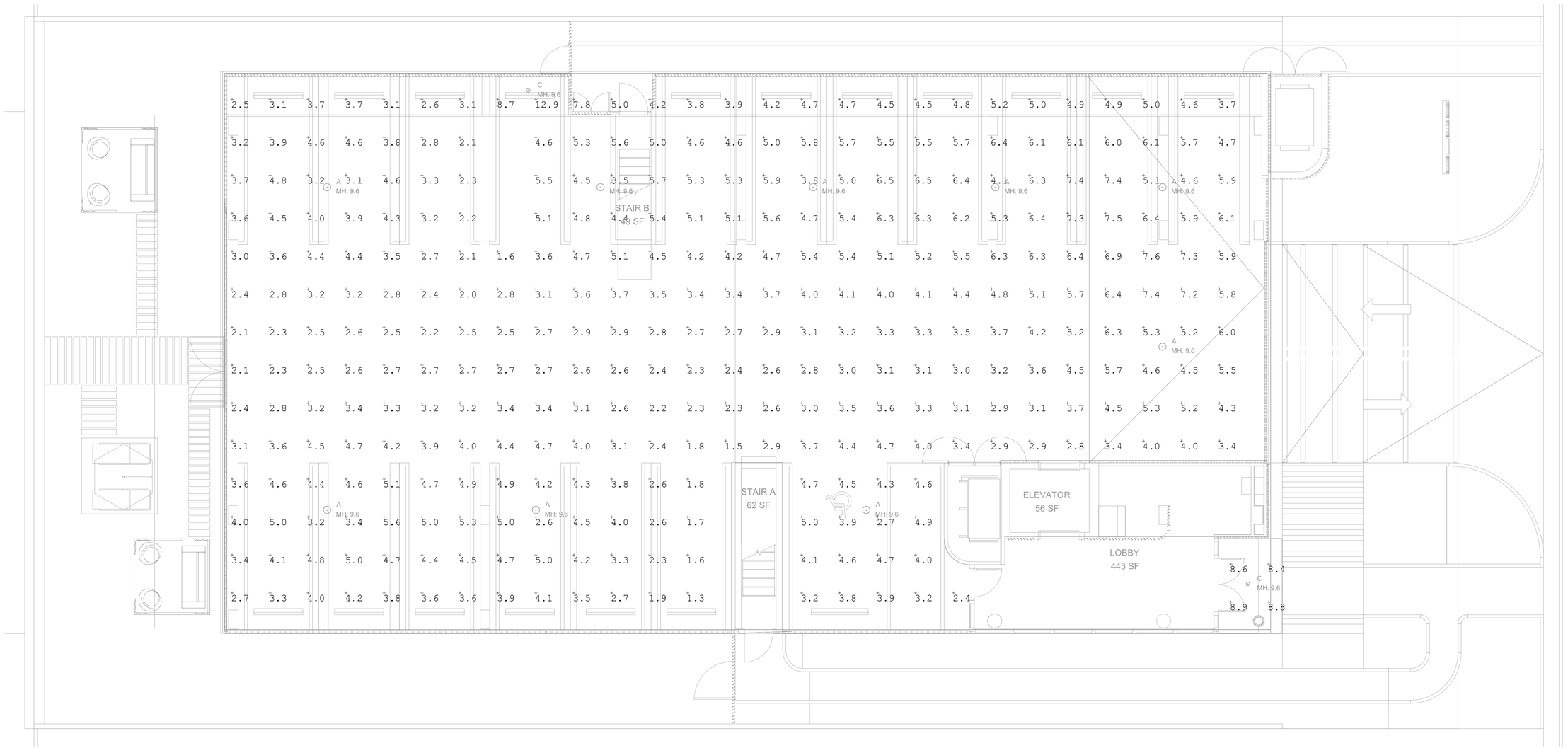
ISSUE:	DATE:
REV.0	06.19.24
REV.1	06.20.24
REV.2	07.12.24
REV.3	07.23.24

SCALE:

PROJ NO:

SHEET NO:
LD-101

MIAMI LIGHTING DESIGN



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	C	Single	DCCxxxx4D-10F-0000-30-Wxx-R		0.900	1001	12	24
	9	A	Single	SRT1-20-4K7-5QW-UNV		0.900	2960	22.6	203.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE GORUND LEVEL	Illuminance	Fc	4.14	12.9	1.3	3.18	9.92
MAIN ENTRANCE	Illuminance	Fc	8.68	8.9	8.4	1.03	1.06

1 GROUND LEVEL PHOTOMETRICS
3/16" = 1'-0"

9720 WEST BAY HARBOR

SITE ADDRESS:

BAY HARBOR ISLANDS, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER STRUCTURAL:

SURVEYOR:

LIGHTING CONSULTANT:
MIAMI LIGHTING DESIGN
8725 NW 18TH TERRACE
Suite 211
MIAMI, FL 33172
P: 305-443-2004

DRAWING TITLE:

GROUND LEVEL PHOTOMETRICS

ISSUE:	DATE:
REV.0	06.19.24
REV.1	06.20.24
REV.2	07.12.24
REV.3	07.23.24

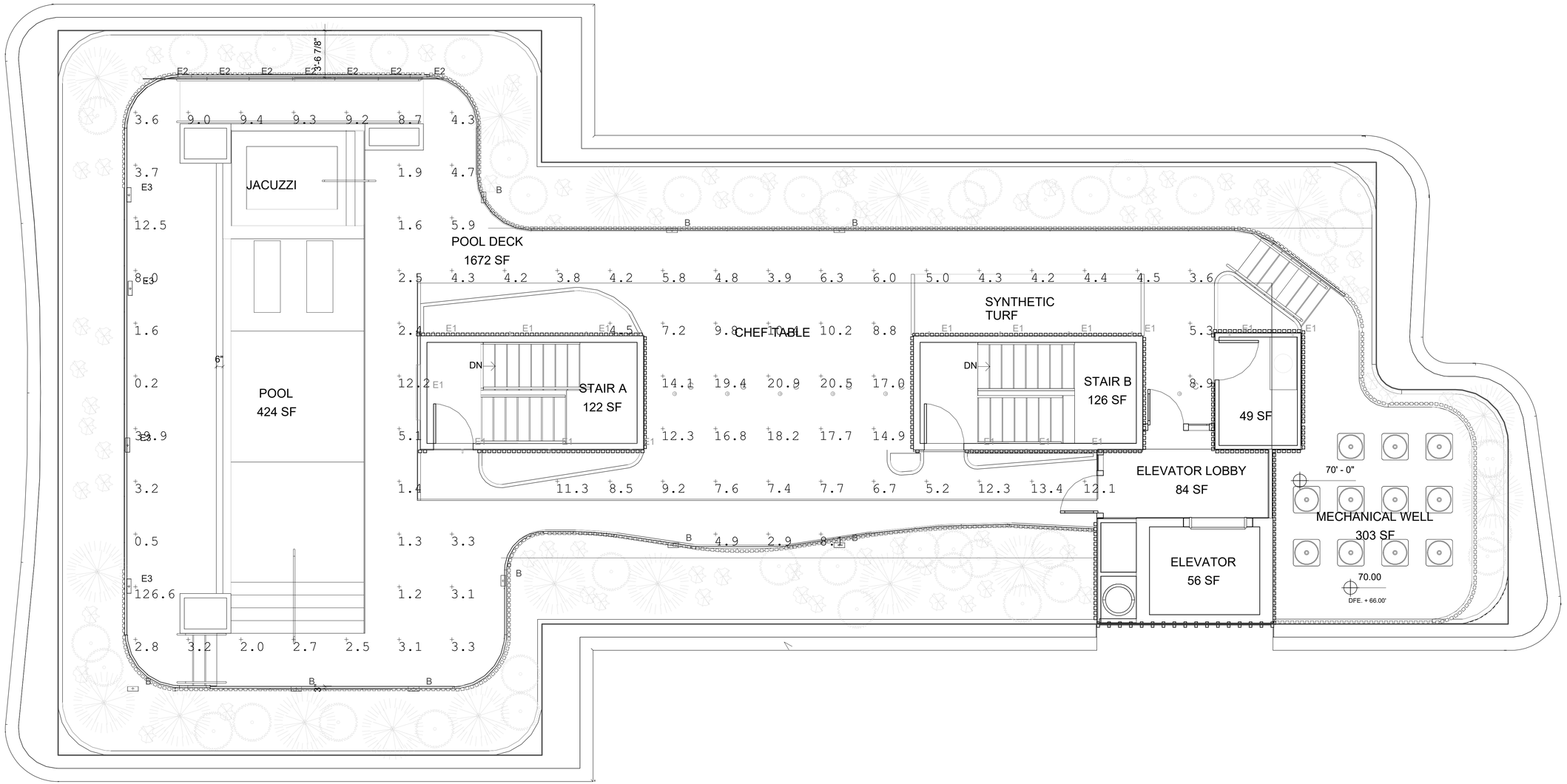
SCALE:

PROJ NO:

SHEET NO:

LD-102

MIAMI LIGHTING DESIGN



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	E3	Single	FCSL2040		0.900	1037	14.102	56.408
	6	C	Single	DCCxxxx4D-10G-0000-30-Wxx-R		0.900	1046	13.5	81
	7	E2	Single	LTR300-WW_IESNA2002		1.000	422	8.9	62.3
	9	B	Single	GL-006L4-035F-30K		0.900	309	7.862	70.758
	16	E1	Single	PA-L-O-45-13-CV-30-GE		0.900	679	13	208

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
POOL DECK	Illuminance	Fc	8.91	126.6	0.2	44.55	633.00

POOL DECK PHOTOMETRICS

9720 WEST BAY HARBOR

SITE ADDRESS:

BAY HARBOR ISLANDS, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER STRUCTURAL:

SURVEYOR:

LIGHTING CONSULTANT:
MIAMI LIGHTING DESIGN
8725 NW 18TH TERRACE
Suite 211
MIAMI, FL 33172
P: 305-443-2004

DRAWING TITLE:

POOL DECK PHOTOMETRICS

ISSUE:	DATE:
REV.0	06.19.24
REV.1	06.20.24
REV.2	07.12.24
REV.3	07.23.24
REV.4	08.27.24

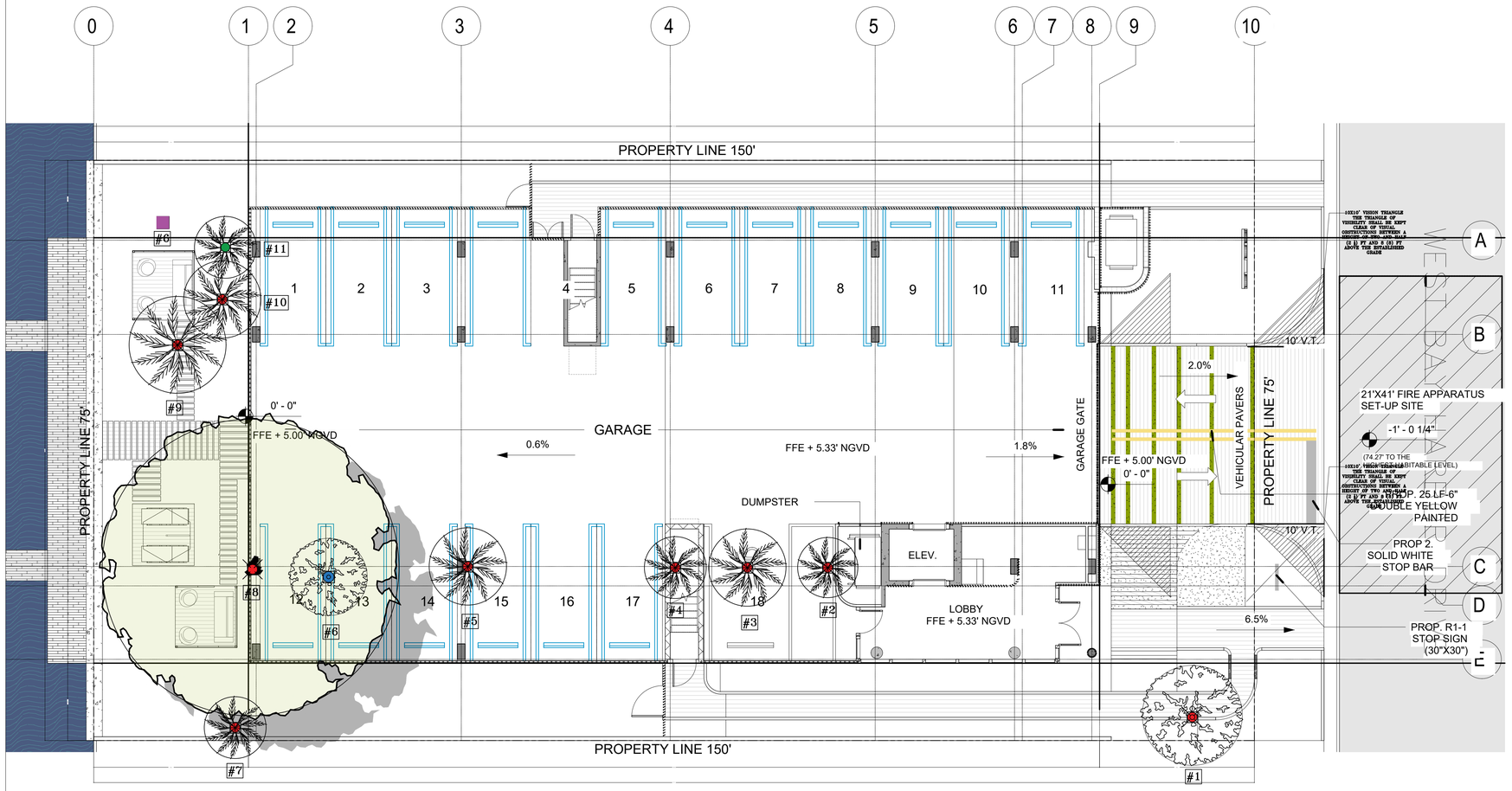
SCALE:

PROJ NO:

SHEET NO:

LD-103

MIAMI LIGHTING DESIGN



LEGEND

- EXISTING TO REMAIN
- EXISTING TO RELOCATE
- EXISTING TO REMOVE
- RELOCATED LOCATION

EXISTING TREE DISPOSITION CHART

NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)	CONDITION	ACTION
1.	Ficus Benjamina Tree	Ficus Tree	10'	12'	4"	MODERATE	REMOVE
2.	Roystonea Regia	Royal Palm	10'	8'	6"	GOOD	REMOVE
3.	Dypsis Lutescens	Areca Palm	20'	12'	4"	MODERATE	REMOVE
4.	Veitchia Palm	Adonidia Palm	15'	10'	4"	MODERATE	REMOVE
5.	Dypsis Lutescens	Areca Palm	17'	12'	4"	MODERATE	REMOVE
6.	Plumeria Rubra	Frangipani Tree	17'	10'	8"	GOOD	RELOCATE
7.	Roystonea Regia	Royal Palm	24'	8'	10"	MODERATE	REMOVE
8.	Bulnesia Arborea Tree	Verawood tree	22'	24'	11"	GOOD	REMOVE
9.	Ravenala Magadascariensis	Ravenala Palm	18'	10'	6"	MODERATE	REMOVE
10.	Ravenala Magadascariensis	Ravenala Palm	18'	10'	6"	MODERATE	REMOVE
11.	Livistona Chinensis	Chinese Palm	9'	11'	8"	GOOD	REMAIN

MITIGATION TREE SCHEDULE TO BE REPLACED

EXISTING TREES TO REMOVE

ID #.	Scientific Names	Common Names	Ø (IN)	HEIGHT (FT)	SPREAD (IN)	NATIVE/SPECIMEN
1.	Ficus Benjamina Tree	Ficus Tree	4"	10'	12'	NO
2.	Roystonea Regia	Royal Palm	6"	10'	8'	NO
3.	Dypsis Lutescens	Areca Palm	4"	20'	12'	NO
4.	Veitchia Palm	Adonidia Palm	4"	15'	10'	NO
5.	Dypsis Lutescens	Areca Palm	4"	17'	12'	NO
7.	Veitchia Palm	Adonidia Palm	10"	24'	8'	NO
8.	Bulnesia Arborea Tree	Verawood tree	11"	24'	22'	NO
9.	Ravenala Magadascariensis	Ravenala Palm	6"	18'	10'	NO
10.	Ravenala Magadascariensis	Ravenala Palm	6"	18'	10'	NO

TOTAL DBH SUM TO MITIGATE: 55" INCHES

MITIGATION SUMMARY

TOTAL TO MITIGATE : 55" DBH

PROPOSED MITIGATION TOTAL : 62" DBH

MITIGATION BREAKDOWN: 5 Gumbo Limbo, each with 10" DBH x 16'SP x 24'HT = Total DBH = 10"X5 = 50"DBH
3 Geen Buttonwood, each with 4" DBH x 8'SP x 14'HT = Total DBH = 4"X3 = 12"DBH

TOTAL PROPOSED DBH* = 62" DBH

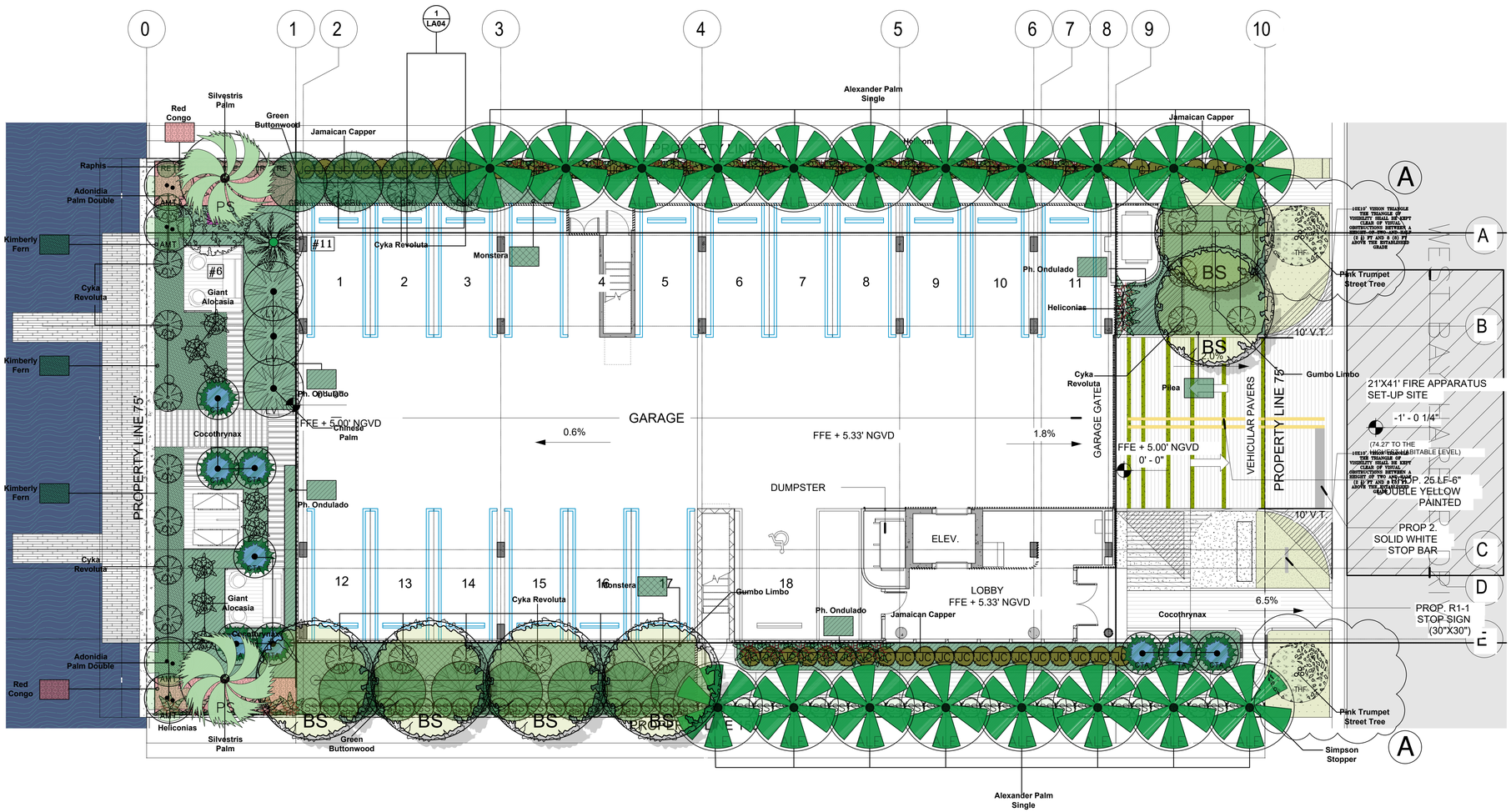
8 Trees in total proposed for mitigation
*100% of the total proposed as replacement is met by Florida Native Trees

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9720 WEST BAY HARBOR DR

9720 WEST HARBOR BAY,
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE: **TREE DISPOSITION PLAN**	ISSUE DATE: **06/19/2024**	DESIGN: **Arc'Scape**	SEAL LANDSCAPE ARCHITECT: ROCIO MARTINEZ LA6667641
SCALE: **1 / 8" = 1" - 0**	REVISION: **08/19/2024**	DRAWN: **FMR**	SHEET NUMBER: **LA.01**



PLANT LIST

PALMS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	ALE	19	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	18'HT X 12'SP	INSTALLED AT MATURE HEIGHT
	AMT	4	ADONIDIA MERILLI	ADONIDIA PALM	7' CT 6'SP 6"DBH DOUBLE	
	CTA	9	COCOTHRYNAX ARGENTATA	FLORIDA SILVER PALM	10'HT x 8' SP SINGLE	NATIVE
	PS	2	PHOENIX SYLVESTRIS	SYLVESTRIS PALM	20'HT 12'SP 10"DBH	
	LC	3	LIVISTONA CHINENSIS	CHINESE PALM	10' CT 12'SP 9"DBH SINGLE	
	11	1	LIVISTONA CHINENSIS (Existing)	CHINESE PALM	9'HT 11'SP 8"DBH SINGLE	

PLANT LIST

TREES

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	CMY	2	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	15'HT x 8' SP 4"DBH MULTI TRUNK	STREET TREE
	GBW	11	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14'HT x 8' SP 4"DBH SINGLE TRUNK	NATIVE
	BS	6	BURSERA SIMARUBA	GUMBO LIMBO TREE	24'HT x 16' SP 10"DBH	NATIVE
	6	1	PLUMERIA RUBRA (Relocated)	FRANGIPANI TREE	17' HT –10'SP– 8"DBH	

PLANT LIST

SHRUBS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	JC	70	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	7 GAL 38"HT	NATIVE
	SS	52	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	7 GAL 38"HT	NATIVE
	HL	38	HELICONIA CARIBAEA	HELICONIA	45 GAL,8'HT	
	CY	24	CYKA REVOLUTA	CYKA	15 GAL 20"HT	
	AM	8	ALOCASIA MACRORRHIZOS	GIANT ALOCASIA	15 GAL 17"HT	
	RE	8	RAPHIS EXCELSA	LADY PALM	7GAL,2'HT,2'SP	

PLANT LIST

GROUNDCOVERS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	KFR	130	NEPHROLEPIS OBLITERATA	KIMBERLY FERN	3 GAL 12"	
	PHR	60	PHILLODENDRON RED CONGO	RED CONGO	3 GAL 18"	
	MD	160	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL	
	PHB	250	PHILLODENRON ONDULADO	PH ONDULADO	3 GAL 12"	
	PIL	110	PILEA PEPEROMIOIDES	PILEA	1 GAL FULL	

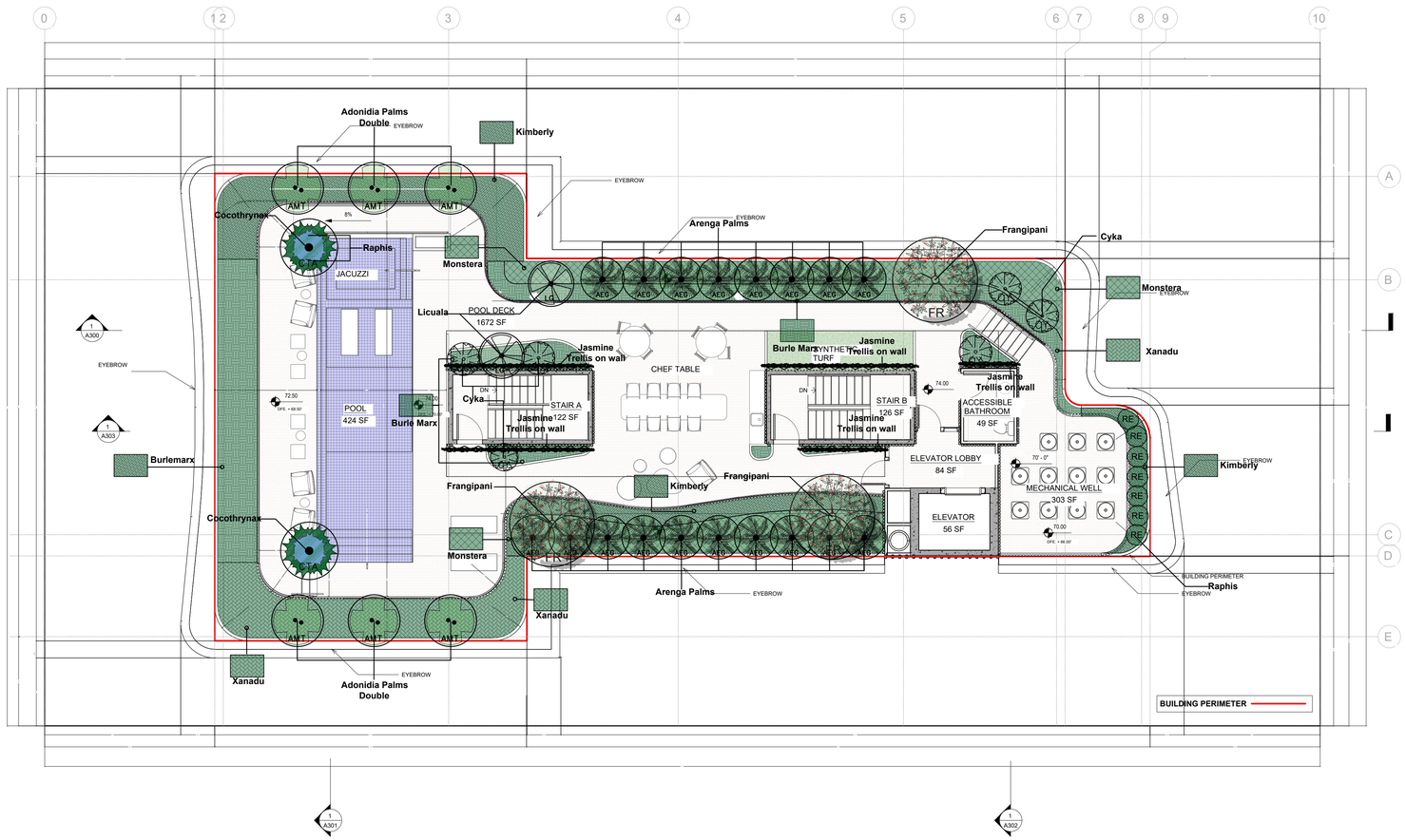
(A) The street tree species have been revised in accordance with the town's recommendation; Crape Myrtle trees have been replaced with Pink Trumpet Trees. Please see cloud A on LA 0.2

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9720 WEST HARBOR BAY,
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE: LANDSCAPE DESIGN PARKING FLOOR	ISSUE DATE: 06/19/2024	DESIGN: Arc'Scape	SEAL LANDSCAPE ARCHITECT: ROCIO MARTINEZ LA6667641
SCALE: 1 / 8" = 1" - 0	REVISION: 08/19/2024	DRAWN: FMR	SHEET NUMBER: LA.02



PLANT LIST

PALMS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	LG	2	LICUALA GRANDIS	LICUALA PALM	6'HT x 4' SP SINGLE	
	AMT	6	ADONIDIA MERILLI	ADONIDIA PALM	7' CT 6'SP 6"DBH DOUBLE	
	THR	2	COCOTHRYNAX ARGENTATA	FLORIDA SILVER PALM	10'HT x 8' SP SINGLE	NATIVE
	AEG	18	ARENGA ENGLERI	ARENGA PALM	4'HT 5'SP MULTI	

PLANT LIST

TREES

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	FR	3	PLUMERIA RUBRA	FRANGIPANI TREE	8' HT -8'SP- 4"DBH	

PLANT LIST

SHRUBS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	CY	6	CYKA REVOLUTA	CYKA	15 GAL 20"HT	
	JT	43	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	15 GAL 20"HT	
RE	RE	9	RAPHIS EXCELSA	LADY PALM	7GAL,2'HT,2'SP	

PLANT LIST

GROUNDCOVERS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	KFR	70	NEPHROLEPIS OBLITERATA	KIMBERLY FERN	3 GAL 12"	
	PHX	40	PHILLODENDRUM XANADU	XANADU	3 GAL 12"	
	MD	60	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL	
	PHB	90	PHILLODENDRUM BURLEMARX	BURLE MARX	7 GAL FULL	

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9720 WEST BAY HARBOR DR

9720 WEST HARBOR BAY,
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE: **LANDSCAPE DESIGN ROOFTOP**	ISSUE DATE: **06/19/2024**	DESIGN: **Arc'Scape**	SEAL LANDSCAPE ARCHITECT
SCALE: **1 / 8" = 1" - 0**	REVISION: **08/19/2024**	DRAWN: **FMR**	ROCIO MARTINEZ LA6667641

SHEET NUMBER

LA.03

Landscape Notes

§ 18A-11

Landscape maintenance.

(A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
(1) Installed in compliance with the Landscape requirements;
(2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
(3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.
(B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.
(C) Trees shall be pruned in the following manner:
(1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
(2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
(3) Cutting of lateral branches that results in the removal of more than one-third () of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
(4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds () of the tree.
(5) No more than one-third () of a tree's living canopy shall be removed within a one (1) year period.
(6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
(7) All newly installen planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3'' depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24'', and ground covers a minimum of 12'' from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepsisi Indica to be planted 30'' form edge of walkways.
04. All tees and palms over 8'' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocos, Acoelorraphe, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or anu damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsability for the actual plant count necessary for the sucessfull completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall comform to Miami-Dade County`s landscape ordinance Chapter 18-A. ordinance
98-13, and any other municipal landscape ordinance in effect at the projects location, includins streets-trees.
10. Landscape Contractor is requierd to procure and obtain any necessary permits applicable for the sucesful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighboors, so as to materially impede vission between a height of 3
feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspectinh the site and phisically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor`s work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in recolacting and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plan material

Sec. 30-242. - Artificial turf.

(a)Definitions . The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
(1)Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
(2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.

(b)Installation.
(1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
(2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.

(c)Installation, Maintenance and Repair .
(1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
(2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
(4)All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
(5)If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
(6)Artificial Turf shall be visually level, with the grain pointing in a single direction.
(7)An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
(8)Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
(9)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
(10)All Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
(11)All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.(12)All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

B The town's landscape calculation scale has also been adjusted for improved clarity. Please see cloud B on LA 0.4. Additionally, please find attached a comprehensive landscape chart. Kindly review the enclosed town landscape calculation table.

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 9720 W BAY HARBOR DR Legal Description N/A

Net Lot Area 11,250 sqft Acres / 0.2583 SF

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 11,250 SF x 20% = 2,250 SF (BHI – Sec. 23-11)	20% /2,250SF	30% % /3,387SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(AX5)) a. Req. open space 2,250 SF x 60% = 1,350 SF	60% Max / 1,350SF	56 % /1,250SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.2583 acres = 8 (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio, max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16	8	18
2. Native Species Required - 50% Min. # of shade trees req. 8 x 50% = 4 (BHI – Sec. 24-16(a)(2))	4	17 (95% from proposed trees are Florida Native)
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 8 x 50% = 4 (MDC – Sec. 18A-6(C)(1)(b))	4	17
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	8	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	3	3

*See Following Table.

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Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building 8
2. Number of shade trees required 8 (from Sec. (II)(A)(1) above)
3. Shade tree heights required: 12 ft. - N/A % or N/A shade trees
14-16 ft. - N/A % or N/A shade trees
16-18 ft. - 50 % or 8 shade trees
18-20 ft. - 25 % or 8 shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI – Sec. 24-16(a)(2)

	Required	Provided
III. Street Trees		
1. Street Trees @ 1:35' Width of lot 75' / 35' = 2 (15' min height / 6' clear wood / 2 ½" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI – Sec. 24-16(a)(2)(a))	2	2 (Pink Trumpet, BH Street Tree from Master Plan)

Page 2 of 3 Revised 7/15/21

	Required	Provided
IV. Shrubs Required		
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24' on center)	80	200
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	24	122 (61% from proposed shrubs are Florida Native)
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	40	122
V. Buffers (If applicable)		
1. Parking Lot from ROW	NO (yes / no)	NO (yes / no)
2. Dissimilar Uses	NO (yes / no)	NO (yes / no)
VI. Parking Lot Landscaping (If applicable)	**Required**	**Provided**
1. 10 SF / parking space: 10 x ____ spaces = ____ SF (MDC – Sec. 18A-6(J))	N/A	N/A
2. Shade Trees Required (MDC – Sec. 18A-6(J))	N/A	N/A
3. Shrubs Required (MDC – Sec. 18A-6(I))	N/A	N/A
VII. Right Tree Right Place (BHI – Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)		2, (Street Tree,Pink Trumpet)

VIII. Florida Friendly Landscaping (MDC – Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

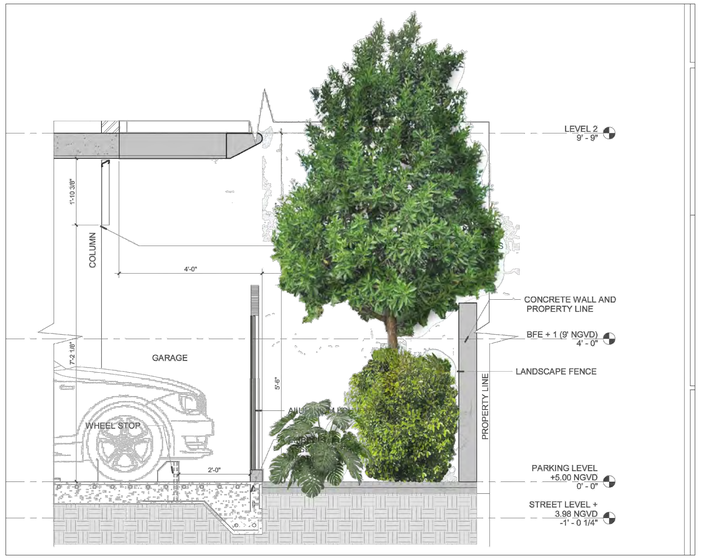
Page 3 of 3 Revised 7/15/21

811 Know what's below Call before you dig. It's the Law!

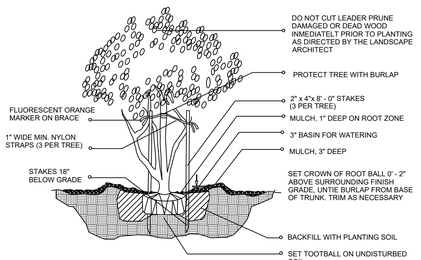
ABBREVIATIONS:

g.t.=Gray Trunk.
c.t.=Clear Trunk.
o.c.=On Center.
B&B=Balled and Burlaped.
o.a.=Overall Height.
SPD=Spread.
NAT.=Native specie.
g.w.=Gray Wood
min.=minimum

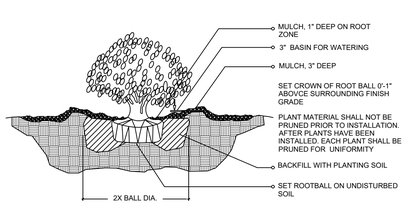
*SC= Shrubs counted toward shrubs requirement.
*TC= Tress /Palm counted toward Tree requirement.
EC= Energy Conservation Zone



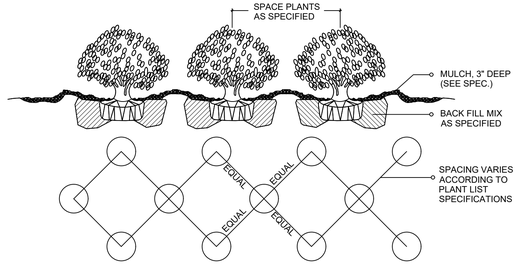
1 LA04 **PARKING METAL VERTICAL LOUVER**
3/4" = 1'-0"



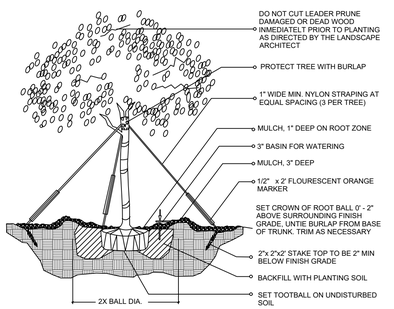
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



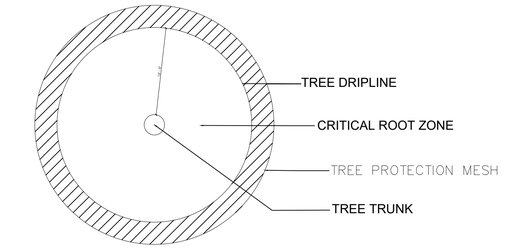
SHRUB / PLANTING DETAIL

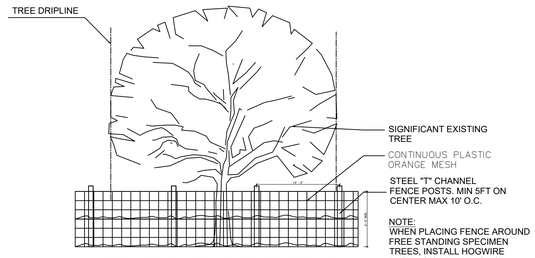


SHRUB / GROUNDCOVER SPACING PLANTING DETAIL



(2" cal. and over) LARGE TREE / PLANTING DETAIL

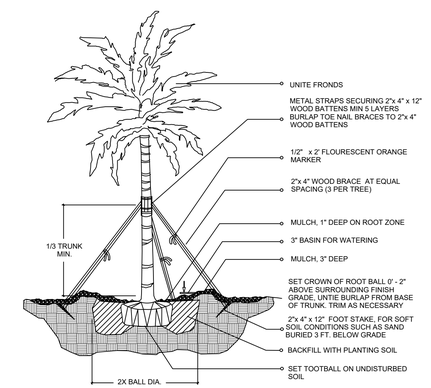




MESH LOCATION (LIMITS OF CRITICAL ROOT ZONE)

TREE PROTECTION MESH DETAIL

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY PLASTIC ORANGE MESH SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. IT SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL POSTS USING PIER BLOCK ONLY, AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIAL, VEHICULAR, TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING, FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.



LARGE PALM / PLANTING DETAIL

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9720 WEST BAY HARBOR DR
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BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE **LANDSCAPE NOTES**	ISSUE DATE **06/19/2024**	DESIGN **Arc'Scape**	SEAL LANDSCAPE ARCHITECT ROCIO MARTINEZ LA6667641	SHEET NUMBER **LA.04**
SCALE **VARIES**	REVISION **08/19/2024**	DRAWN **FMR**		



East Elevation



North Elevation

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BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE: ELEVATIONS	ISSUE DATE: 06/19/2024	DESIGN: Arc'Scape	SEAL LANDSCAPE ARCHITECT	SHEET NUMBER: LA.05
SCALE: 1 / 8" = 1" - 0	REVISION: 08/19/2024	DRAWN: FMR	ROCIO MARTINEZ LA6667641	



West
Elevation



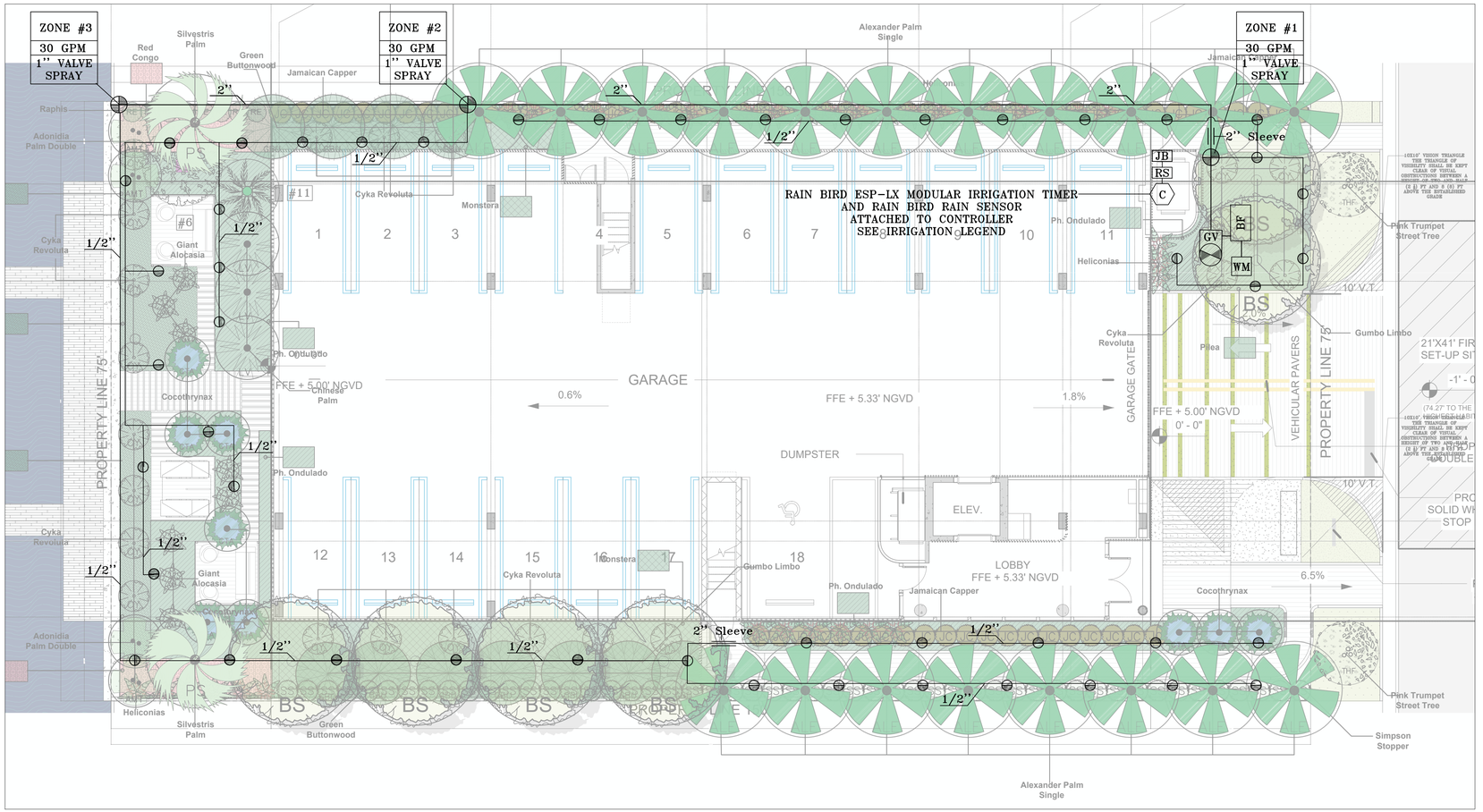
South
Elevation

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BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE: ELEVATIONS	ISSUE DATE: 06/19/2024	DESIGN: Arc'Scape	SEAL LANDSCAPE ARCHITECT	SHEET NUMBER: LA.06
SCALE: 1 / 8" = 1" - 0	REVISION: 08/19/2024	DRAWN: FMR	ROCIO MARTINEZ LA6667641	



IRRIGATION LEGEND:

- WM — EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGENEER'S PLANS
- BF — PVB (BACKFLOW PREVENTER)
- GV — MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C — RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
- RS — RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB — JUNCTION BOX W/WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS

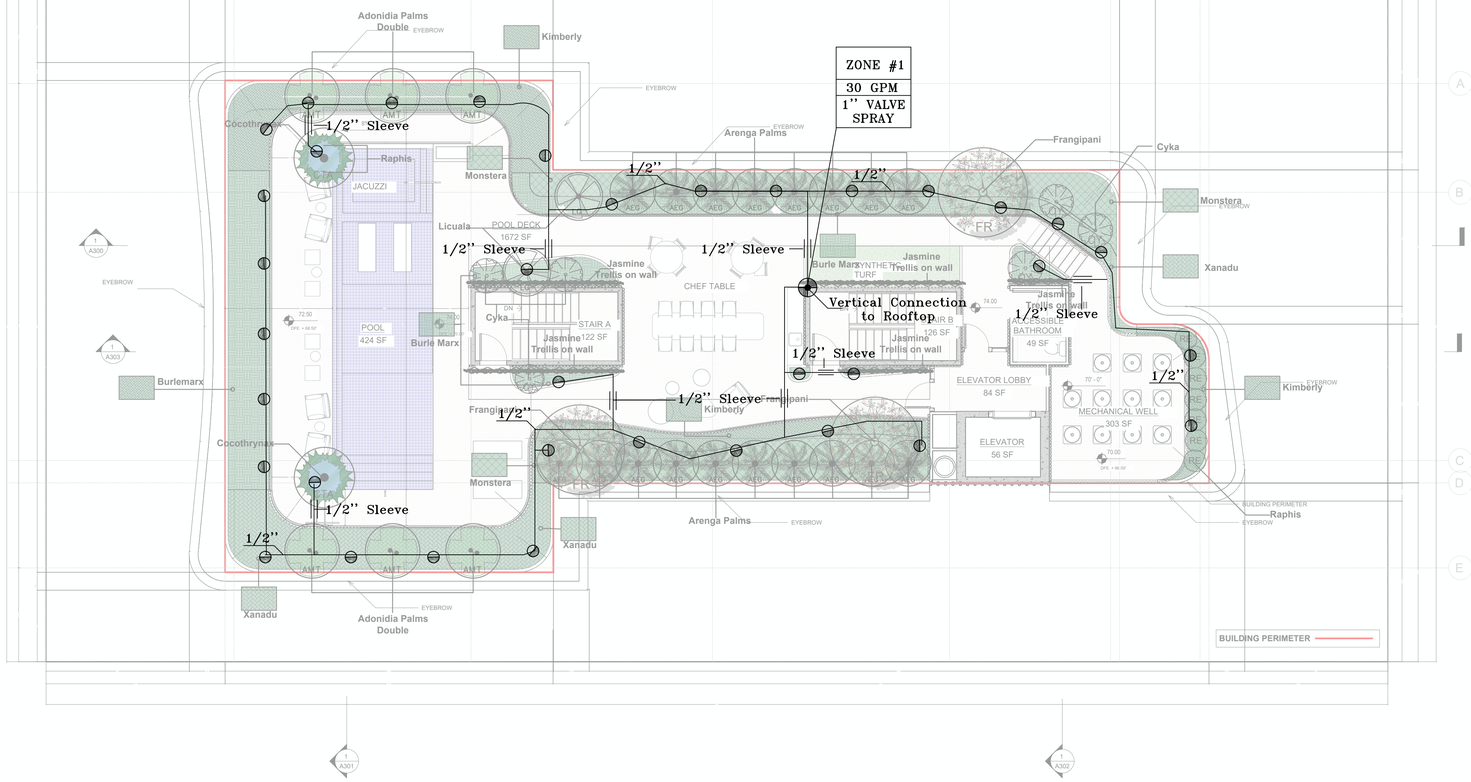
- 1" PVC Main SUPPLY LINE - Sch 40
- PVC LATERAL LINE (Sch. 160)
- PIPE in SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE # X — ZONE DESIGNATION & INFORMATION
- X GPM — GALLONS PER MINUTE
- X VALVE — VALVE SIZE
- X — IRRIGATION PIPE
- RAINDBIRD 1800 PRS - U SERIES NOZZE 12" / QUARTER, HALF, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD STRIP NOZZLES AS REQUIRED
- RAINBIRD BUBBLER, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD FLOOD BUBBLERS AS REQUIRED

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SHEET TITLE	ISSUE DATE	DESIGN	SEAL LANDSCAPE ARCHITECT	SHEET NUMBER
IRRIGATION PLAN PARKING FLOOR	06/19/2024	Arc'Scape	ROCIO MARTINEZ LA6667641	IR.01
SCALE: 1 / 8" = 1" - 0	REVISION: 08/19/2024	DRAWN: FMR		



IRRIGATION LEGEND:

- WM — EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGENEER'S PLANS
- BF — PVB (BACKFLOW PREVENTER)
- GV — MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C — RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
- RS — RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB — JUNCTION BOX W/WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS
- 1" PVC Main SUPPLY LINE - Sch 40
- PVC LATERAL LINE (Sch. 160)
- PIPE in SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
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- X GPM — GALLONS PER MINUTE
- X VALVE — VALVE SIZE
- X — IRRIGATION PIPE
- RAINDBIRD 1800 PRS - U SERIES NOZZE 12" / QUARTER, HALF, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD STRIP NOZZLES AS REQUIRED
- RAINBIRD BUBBLER, FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD FLOOD BUBBLERS AS REQUIRED

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SHEET TITLE	ISSUE DATE	DESIGN	SEAL LANDSCAPE ARCHITECT	SHEET NUMBER
IRRIGATION PLAN ROOFTOP	06/19/2024	Arc'Scape	ROCIO MARTINEZ LA6667641	IR.02
SCALE: 1 / 8" = 1" - 0	REVISION: 08/19/2024	DRAWN: FMR		

Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

***SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND**
***INSTALL RAIN SENSOR AS PER LOCAL CODE**

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.
AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER. TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

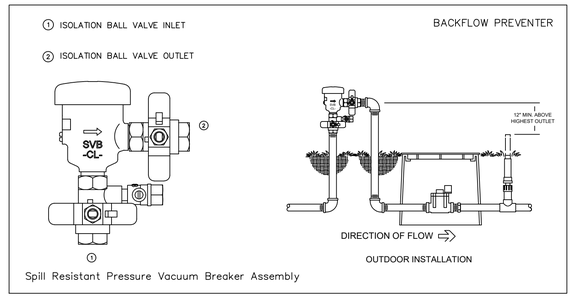
INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

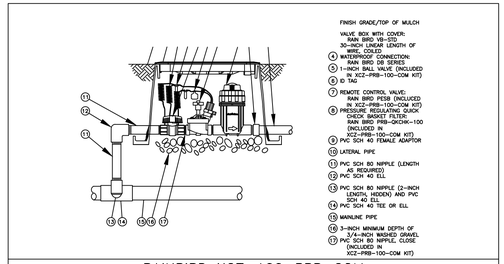
Article 9 - LANDSCAPE REQUIREMENTS

IRRIGATIONS REQUIREMENTS

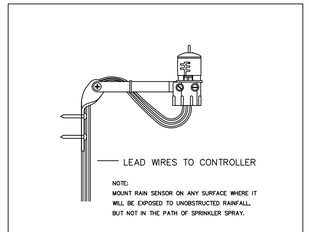
a. All newly-planted and relocated plant material shall be watered by temporary or
permanent irrigation systems until such time as they are established and subsequently
on an as needed basis to prevent stress and die off in compliance with existing water
restrictions.
b. Irrigation shall be prohibited within native plant communities and Natural Forest
communities, except for temporary systems needed to establish newly planted material.
Temporary irrigation systems shall be disconnected immediately after establishment of
plant communities.
c. Irrigation systems shall be designed, operated, and maintained to:
1. Meet the needs of the plants in the landscape
2. Conserve water by allowing differential operation schedules based on hydrozone.
3. Consider soil, slope and other site characteristics in order to minimize water waste,
including overspray or overflow on to impervious surfaces and other non-vegetated
areas, and off-site runoff.
4. Minimize free flow conditions in case of damage or other mechanical failure
5. Use low trajectory spray heads, and/or low volume water distributing or application
devices.
6. Maximize uniformity, considering factors such as:
i. Emitter types,
ii. Head spacing,
iii. Sprinkler pattern,
IX.9
iv. Water pressure at the emitter.
7. Use the lowest quality water feasible (graywater shall be used where approved
systems are available.)
8. Rain switches or other devices, such as soil moisture sensors, shall be used with
automatic controls.
9. Operate only during hours and on days permitted under South Florida Water
Management District rules.
10. Where feasible, drip irrigation or micro-sprinklers shall be used.
11. During dry periods, irrigation application rates of between one (1) and one and onehalf
(1 ½) inches per week are recommended for turf areas.
12. If an irrigation system is not provided, a hose bib shall be provided within seventyfive
(75) feet of any landscape area.



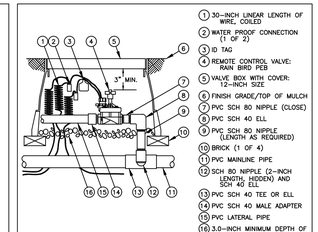
Spill Resistant Pressure Vacuum Breaker Assembly



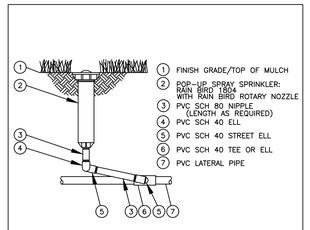
RAINBIRD XCZ-100-PRB-COM



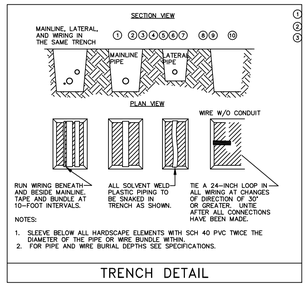
RAIN BIRD RAIN SENSOR



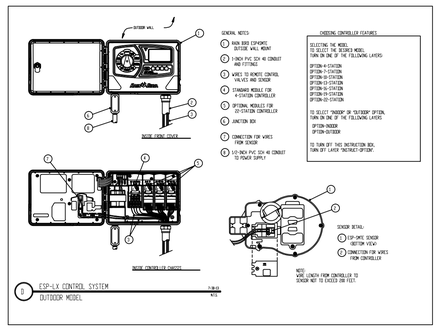
RAIN BIRD PGA VALVE

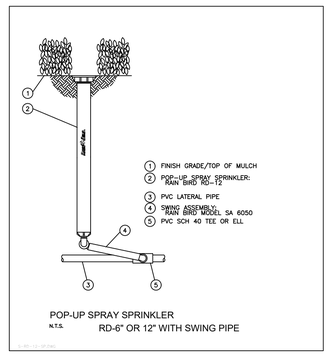


RAIN BIRD 1800 w/ROTARY NOZZLE

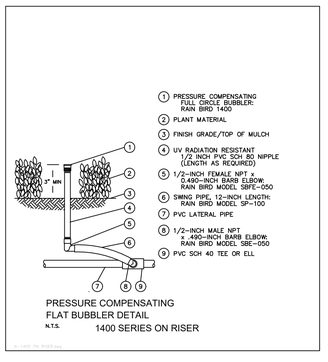


TRENCH DETAIL

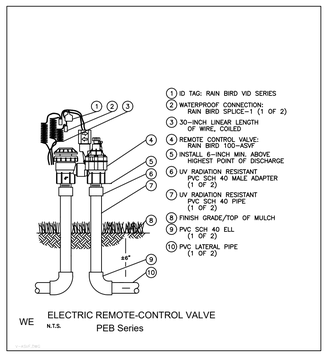




POP-UP SPRAY SPRINKLER
N.T.S. RD-6" OR 12" WITH SWING PIPE



PRESSURE COMPENSATING
FLAT BUBBLER DETAIL
N.T.S. 1400 SERIES ON RISER



WE ELECTRIC REMOTE-CONTROL VALVE
N.T.S. PEB Series

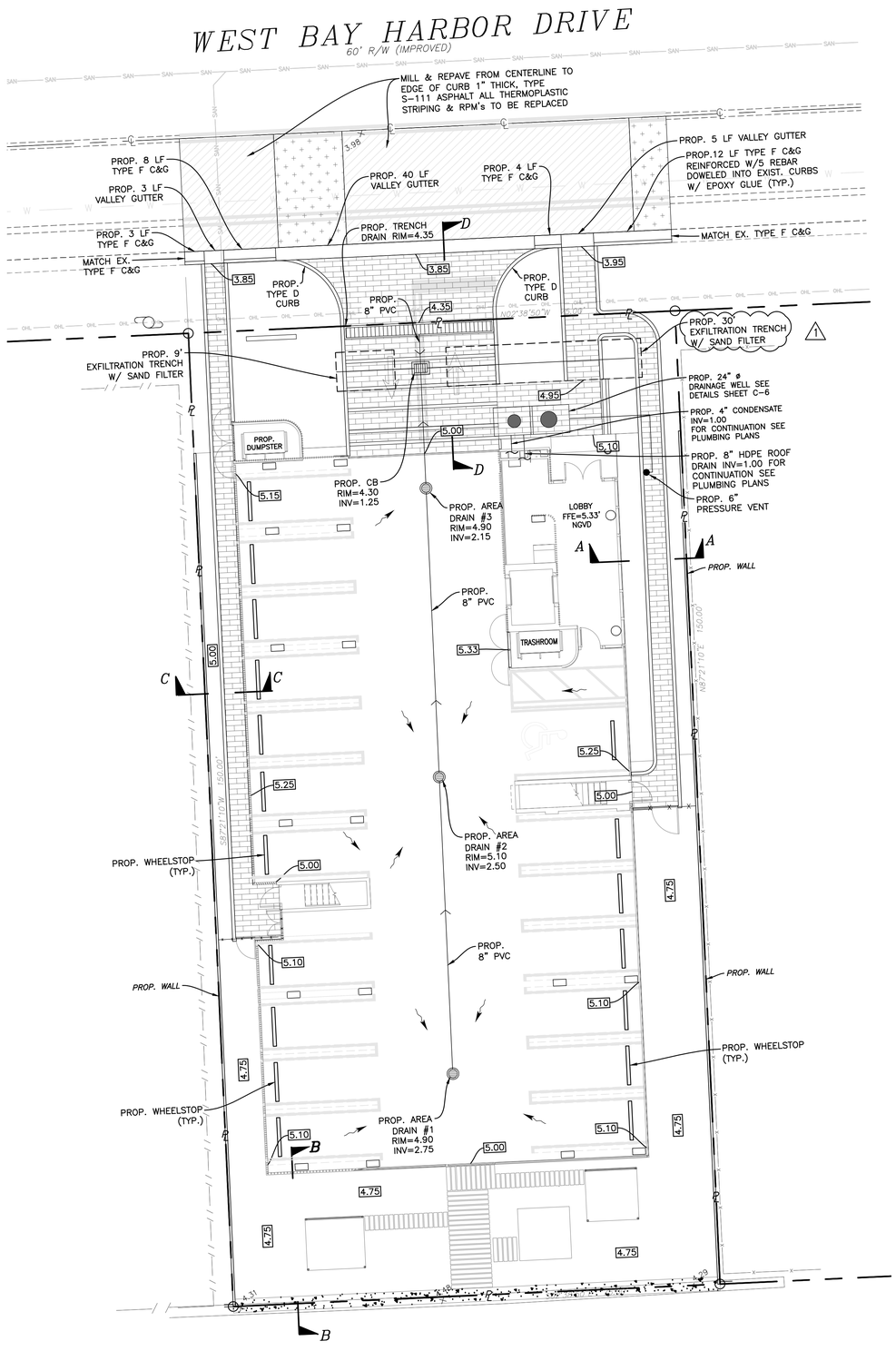
arc'scape
The collective
designdpt@collectivearcscape.com
T: (+1) 786-932-2155
E: collectivearcscape.com
600 12th St, Suite 10
Miami Beach, FL,33139

9720 WEST BAY HARBOR DR

9720 WEST HARBOR BAY,
BAY HARBOR ISLANDS, FL, 33154

SHEET TITLE	ISSUE DATE	DESIGN	SEAL LANDSCAPE ARCHITECT	SHEET NUMBER
IRRIGATION NOTES	**06/19/2024**	**Arc'Scape**	ROCIO MARTINEZ LA6667641	**IR.03**
SCALE: **VARIES**	REVISION: **08/19/2024**	DRAWN: **FMR**		

Scale: 1"=10'



LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- W PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

ALL STORMWATER IS TO BE RETAINED ONSITE



LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:
BAY HARBOR ISLAND PB 46-5
LOT 26 BLK 3
LOT SIZE 75.000 X 150
COC 23967-4887/24857-2301
1105 6

FLOOD INFORMATION:
Control panel number: 12086C0144L
Flood zone: "AE"
Efective on 09/11/2009
Base flood elevation: 8.00' NGVD

GENERAL NOTES:

1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED; MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED CONTRACTOR PER THE FLORIDA BUILDING CODE. ALL MATERIALS MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
5. ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
6. RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTES:

1. EXISTING GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.
10. WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR.
11. A R.O.W. PERMIT IS REQUIRED ON THE CONDITION THAT THE INITIAL EXPLORATORY DIG AND REPAIR WITHIN THE TOWN R.O.W. AND IS LIMITED TO THE GRASSY AREA BEHIND ANY CURB WORK. REMOVAL OF EXISTING LANDSCAPING SHALL BE RESTORED OR REPLACED TO ITS ORIGINAL CONDITION, AND FULL REPAIR OF ANY DISTURBED UNDERGROUND UTILITIES, INCLUDING WATER AND IRRIGATION LINES, FUNNY TUBES, POP-UP SPRINKLER HEADS, VALVES, METERS, METER BOXES, ET AL.
12. M.O.T. SAFETY OF EMPLOYEES, PEDESTRIANS, AND MAINTAINING RESIDENT'S EGRESS OR INGRESS TO THEIR OWN PROPERTY IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTOR. ANY WORK, EQUIPMENT, OR ACTIVITY THAT EXTENDS INTO THE ROADWAY MUST HAVE A POLICE PRESENCE AS PART OF THEIR MOT, WHICH CAN BE ARRANGED BY CONTACTING THE BAY HARBOR LSLANQS POLICE DEPARTMENT AT LEAST 48 HOURS IN ADVANCE. SUNSHINE LOCATES SHALL BE CALLED IN BY THE CONTRACTOR AND VERIFIED AS MARKED PRIOR TO BEGINNING WORK.

1

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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!

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

SEAL / SIGNATURE

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CIVIL ENGINEER

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Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

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STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail:

CONTRACTOR
Address
Address
Phone
e-mail

NO.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	7/12/24	HS

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-1

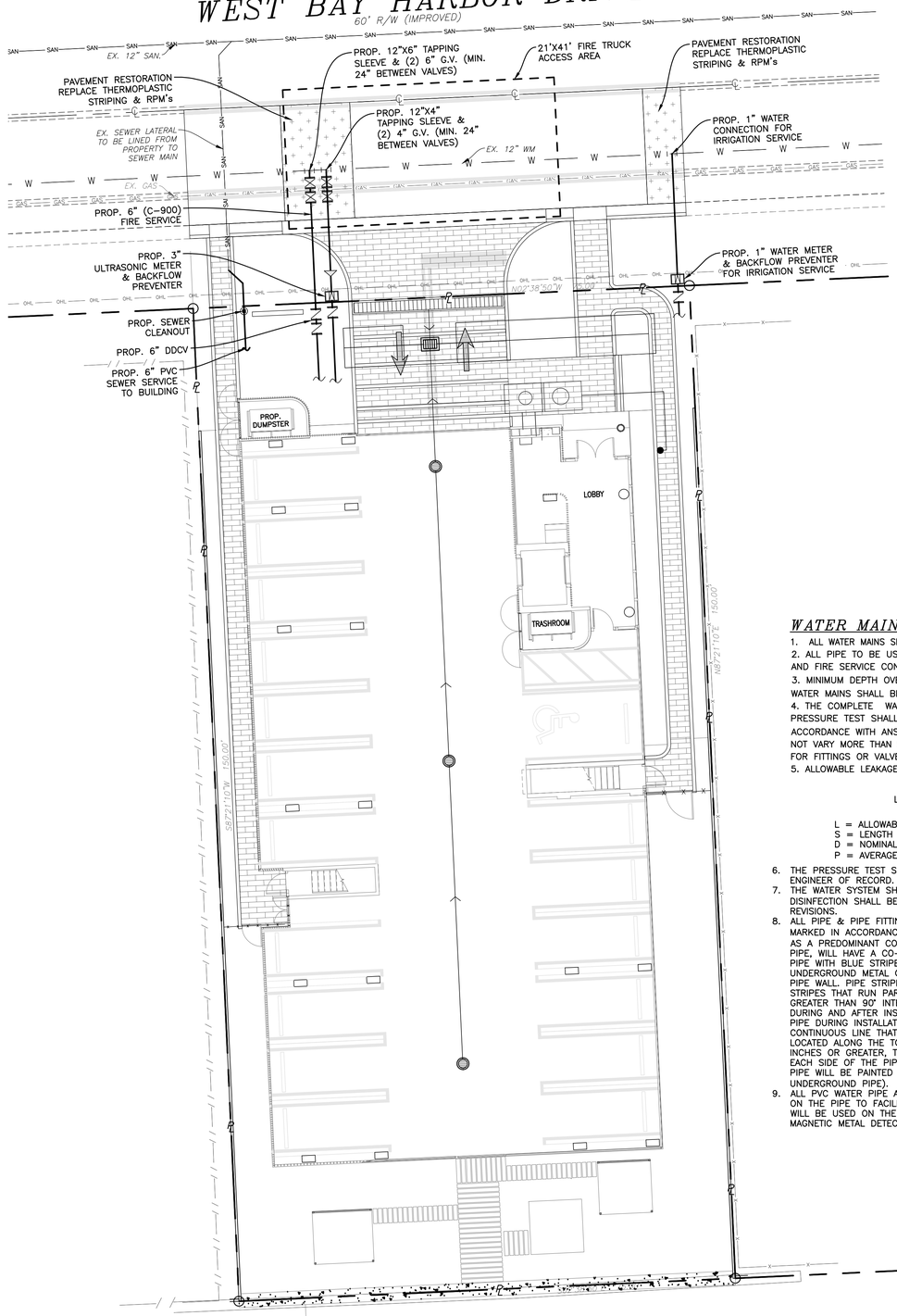
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Scale: 1"=10'

WEST BAY HARBOR DRIVE

60' R/W (IMPROVED)



THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
5. ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

WATER MAIN NOTES

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.
2. ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
3. MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
4. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
5. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:

$$L\ (\text{GALLONS PER HOUR}) = \frac{S\ D\ (P)^{0.5}}{148{,}000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
8. ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BULE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED INTO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90' INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE).
9. ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.



LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:
BAY HARBOR ISLAND PB 46-5
LOT 26 BLK 3
LOT SIZE 75.000 X 150
COC 23967-4887/24857-2301
1105 6

SEWAGE VOLUME
9 UNITS AT
300 GPD
PER UNIT= 2,700 GPD

GENERAL NOTES:

1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
3. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR TO EXPOSE BOTH SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
5. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
6. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
7. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
8. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
9. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION STAFF UP. PROVIDE 6" SEWER LATERAL CONNECTION.
10. WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR.
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12. M.O.T., SAFETY OF EMPLOYEES, PEDESTRIANS, AND MAINTAINING RESIDENT'S EGRESS OR INGRESS TO THEIR OWN PROPERTY IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTOR. ANY WORK, EQUIPMENT, OR ACTIVITY THAT EXTENDS INTO THE ROADWAY MUST HAVE A POLICE PRESENCE AS PART OF THEIR MOT, WHICH CAN BE ARRANGED BY CONTACTING THE BAY HARBOR LSLANQS POLICE DEPARTMENT AT LEAST 48 HOURS IN ADVANCE. SUNSHINE LOCATES SHALL BE CALLED IN BY THE CONTRACTOR AND VERIFIED AS MARKED PRIOR TO BEGINNING WORK.
13. THE ONLY CONNECTIONS TO A SANITARY MAIN TO BE ALLOWED ARE WITH A CUT-IN WYE CONNECTION. THIS MUST BE CORED OUT AND UTILIZE A SADDLE. FULL LANE RESTORATION IS REQUIRED FOR ANY EXCAVATIONS IN THE PUBLIC ROADWAY.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

SEAL / SIGNATURE

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CIVIL ENGINEER
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
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Fort Lauderdale, Florida 33315
Phone: 954.587.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCHITECT ARC'SCAPE THE COLLECTIVE, INC 600 12th St. Suite 10, Miami Beach, FL, 33139 Phone: (+1) 786.932.2155 e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail:

CONTRACTOR
Address
Address
Phone
e-mail

NO.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	7/12/24	HS

DRAWING TITLE:

WATER & SEWER PLAN

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-2

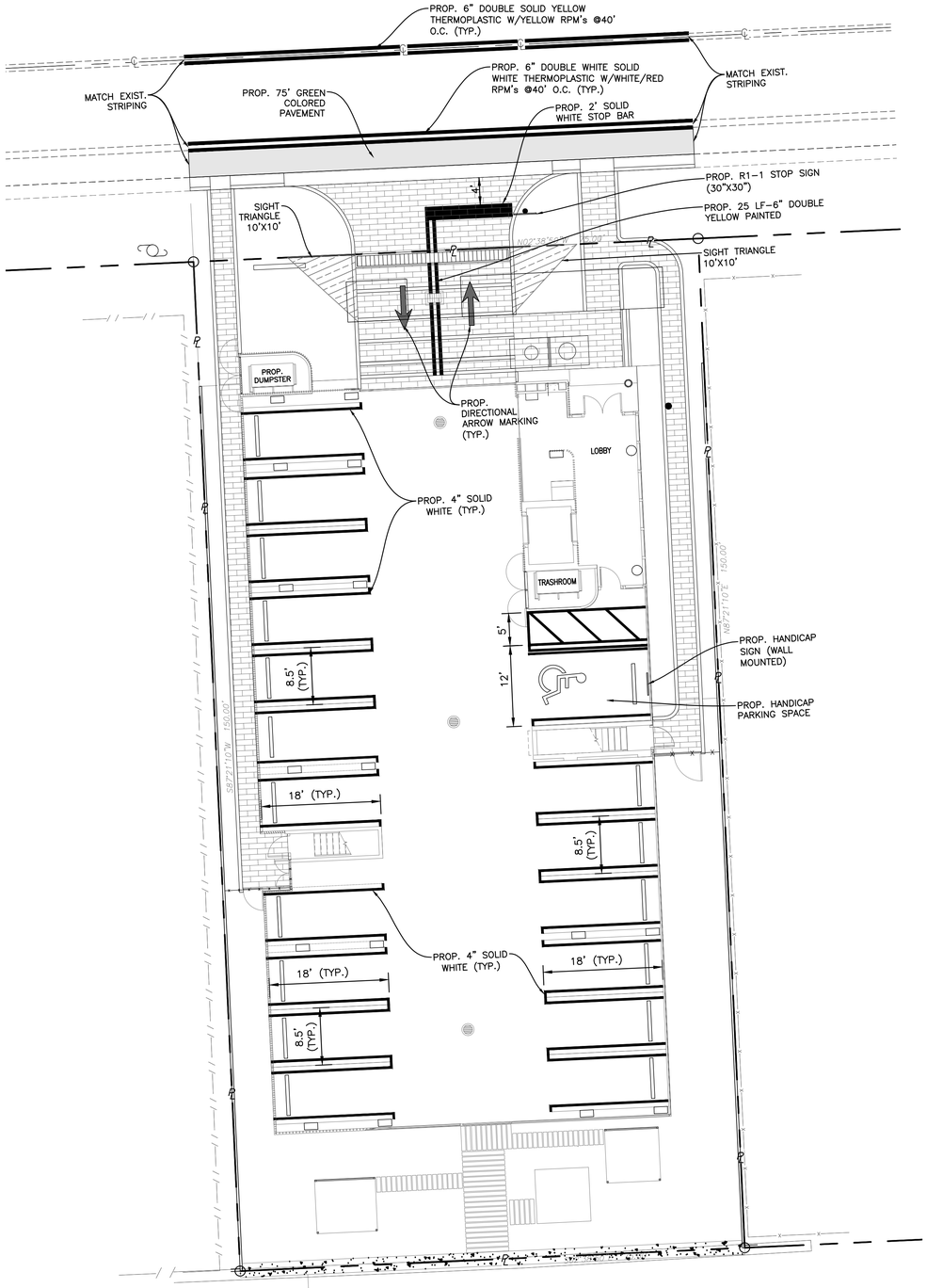
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WEST BAY HARBOR DRIVE

60' R/W (IMPROVED)



LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
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- EXISTING WATER METER
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LOCATION MAP

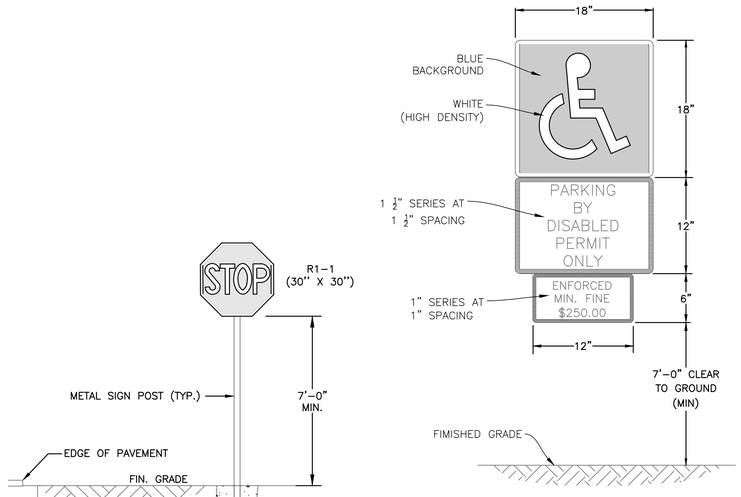
N.T.S.

SEC 27, TWSP 52S, RNG 42E

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NOTES:

1. ROADWAY PAVEMENT MARKERS AND ROADWAY THERMAL STRIPPING SHALL BE COMPLETELY RESTORED TO THEIR ORIGINAL CONDITIONS.
2. STRIPING SHALL BE IN COMPLIANCE WITH FDOT STANDARDS.



STOP SIGN DETAIL

N.T.S.

FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

HANDICAP PARKING SIGN (WALL MOUNTED)

N.T.S.

NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

SEAL / SIGNATURE

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CIVIL ENGINEER

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

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LANDSCAPE ARCHITECT ARC'SCAPE THE COLLECTIVE, INC. 600 12th St, Suite 10, Miami Beach, FL, 33139 Phone: (+1) 786.932.2155 e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail:

CONTRACTOR
Address
Address
Phone
e-mail

NO.	DESCRIPTION	DATE	BY

DRAWING TITLE:

PAVEMENT MARKING & SIGNAGE PLAN

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-3

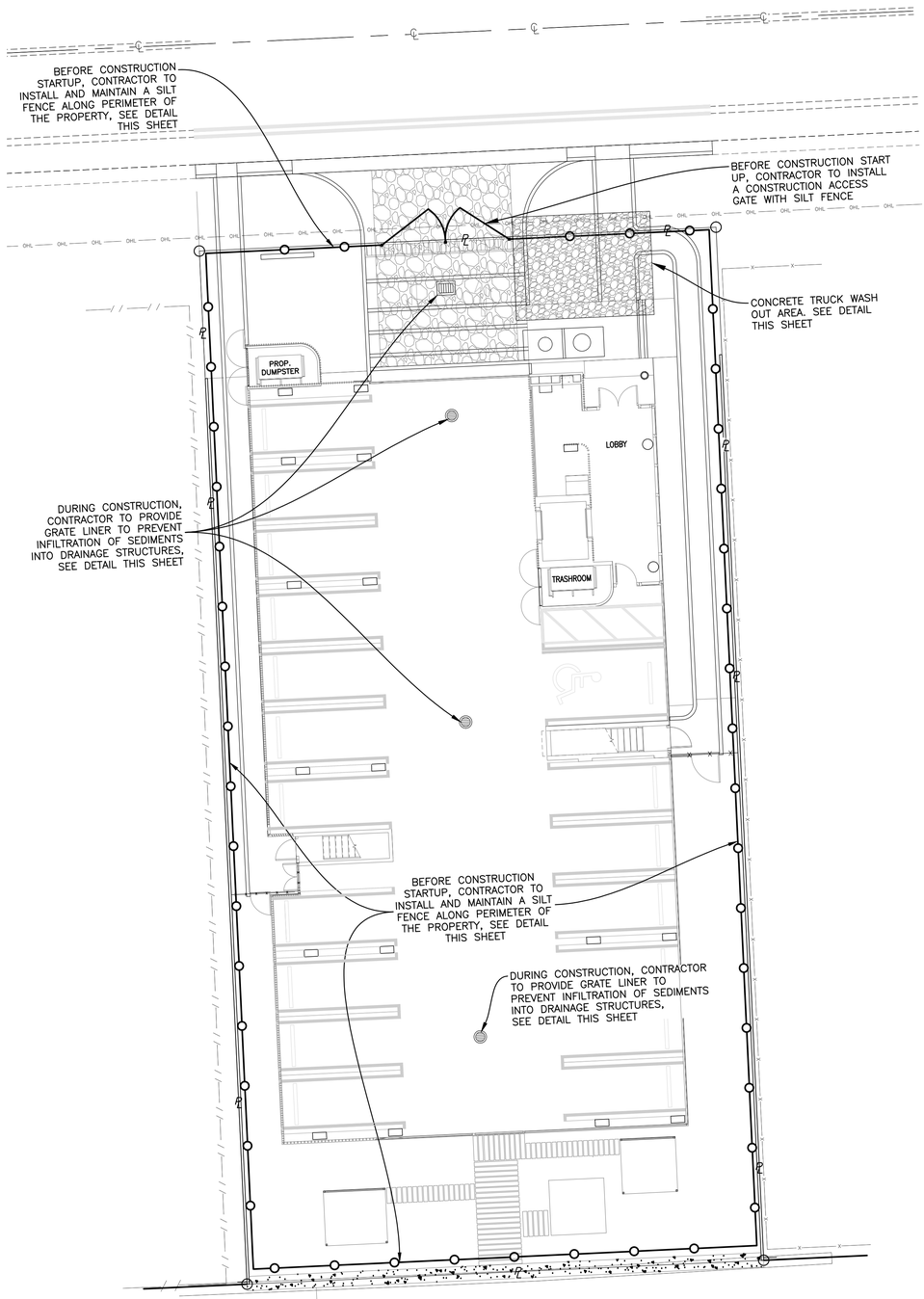
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Scale: 1"=10'

WEST BAY HARBOR DRIVE

60' R/W (IMPROVED)



LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.55 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE
- EXISTING FENCE

NOTE:

ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:

BAY HARBOR ISLAND PB 46-5
LOT 26 BLK 3
LOT SIZE 75.000 X 150
COC 23967-4887/24857-2301
1105 6

CONTRACTOR SHALL OBTAIN AN ERP AND CGP FROM FDEP. THIS WILL BE A REQUIREMENT FOR NTP.

GUTTER BUDDIES SHALL BE PROVIDED IN DRAINAGE PATH LEADING TO THE STORM INLET. GUTTER BUDDIES SHALL NOT BE PLACED TO BLOCK THE STORM INLET.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



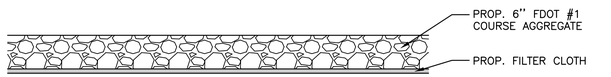
LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

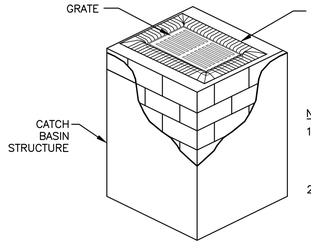
NOTE:

1. CONTRACTOR TO COORDINATE THE CLEAN-UP OF LITTER AND DEBRIS DAILY.
2. CONTRACTOR TO COORDINATE THE CLEANING OF VALLEY GUTTER DAILY.
3. CONTRACTOR TO COORDINATE CLEANING OF THE ROADWAY DAILY.
4. CONTRACTOR TO MINIMIZE DISTURBED AREAS FOR THE SITE.



GRAVEL ENTRANCE/EXIT - DURING CONSTRUCTION DETAIL

N.T.S.

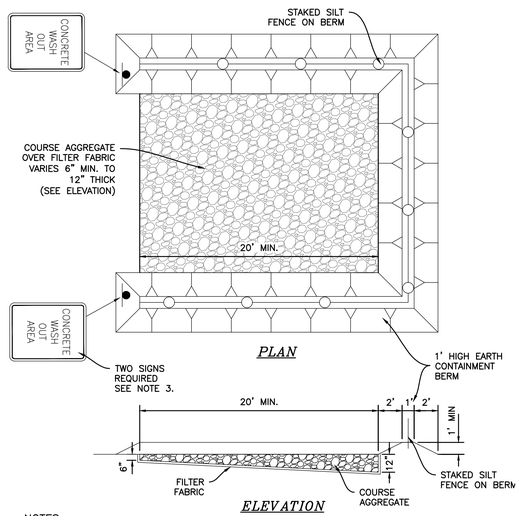


NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

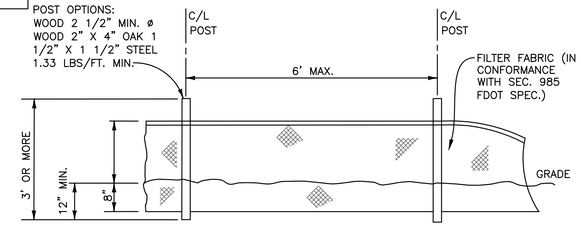


NOTES:

1. ALL MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF THE PROJECT.
2. AGGREGATE SHALL BE REPLACED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR THE CITY WHEN EXCESSIVE MATERIALS BUILDUP RENDERS THE WASH OUT AREA NO LONGER FUNCTIONAL.
3. SIGNS SHALL BE 18" X 12" MIN. SIZE WITH 2" BLACK LETTERING ON A WHITE BACKGROUND AND MOUNTED A MINIMUM OF 7 FEET ABOVE GRADE FROM THE LOWEST EDGE OF THE SIGN FACE.

CONCRETE TRUCK WASH OUT AREA

N.T.S.



TYPE III SILT FENCE

N.T.S.

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

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CONTRACTOR
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NO.	DESCRIPTION	DATE	BY

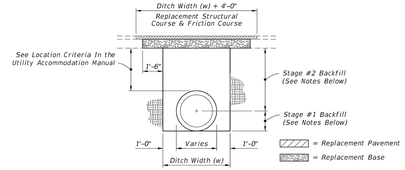
DRAWING TITLE:

STORMWATER POLLUTION PREVENTION PLAN

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-4

Scale: 1"=10'

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NOTES:

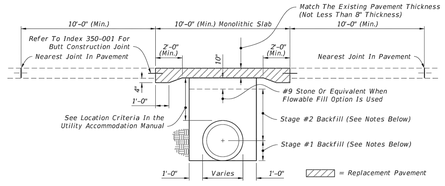
PAVEMENT REMOVAL AND REPLACEMENT

1. Pavement shall be mechanically sawed.
2. The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
3. The new base materials shall be either of the same type and composition as the materials removed or of equal or greater structural adequacy.

BACKFILL OPTION

1. **COMPACTED AND STABILIZED FILL**
   - A. Place backfill material in accordance with Specification 125.
   - B. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
   - C. In Stage #2, construct compacted fill along the sides of the pipe and up to the bottom of the base, with the upper 12" receiving Type B Stabilization. In lieu of Type B Stabilization, the Contractor may construct using Optional Base Group 3.
2. **FLOWABLE FILL**
   - A. If compaction can not be achieved through normal mechanical methods then flowable fill may be used.
   - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
   - C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
   - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
   - E. In Stage #2, place flowable fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT



NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

1. High early strength cement concrete (3000 psi) meeting the requirements of Specification 346 shall be used for rigid pavement replacement.
2. Pavement shall be mechanically sawed and restored to conform with existing pavement joints within 12 hours. (See Index 350-001)

BACKFILL OPTION

1. **GRANULAR BACKFILL**
   - A. Any edgedrain system that is removed shall be replaced with the same type materials. Any edgedrain system that is damaged shall be repaired with methods approved by the Engineer.
   - B. Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 350-001.
   - C. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
   - D. In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.
2. **FLOWABLE FILL**
   - A. If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.
   - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
   - C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
   - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
   - E. In Stage #2, place flowable fill to the bottom of the stone layer.

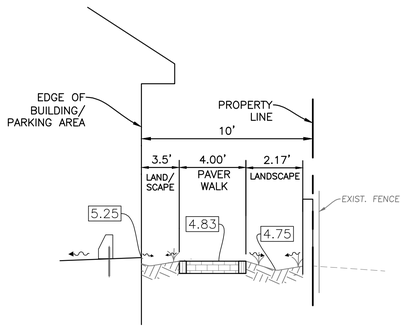
RIGID PAVEMENT CUT

GENERAL NOTES

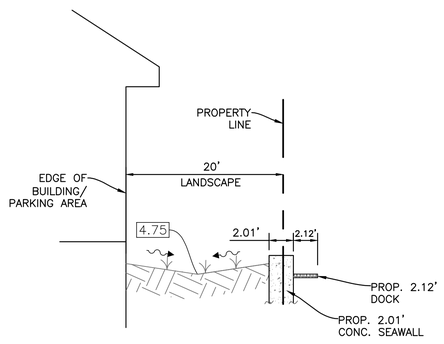
1. The details provided in this Index apply to cases in which jack and bore or directional boring methods are not required by the Engineer.
2. Flowable fill shall not be placed directly over loose, or high plastic, or muck material (see Index 120-001) which will cause settlement due to fill weight. Where highly compressible material exists, the amount, shape and depth of flowable fill must be engineered to prevent pavement settlement.
3. These details do not apply to utility cuts longitudinal to the centerline of the roadway which may require the additional use of geotextiles, special bedding and backfill, or other special requirements.
4. Method of construction must be approved by the Engineer.
5. Some pipe may require special granular backfill up to 6" above top of pipe. Geotextiles may be required to encapsulate the special granular material.
6. Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall match the existing friction course, except structural course may be used in lieu of dense graded friction course.
7. All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
8. The use of flowable fill to reduce the time traffic is taken off a facility is acceptable but must have prior approval by the Engineer. Flowable fill use is allowed only when properly engineered for pavement crossings, whether straight or diagonal, and shall not be installed for significant depths or lengths. The maximum length shall be fifty (50) feet and a maximum depth of six (6) feet unless supported by an engineering document prepared by a registered professional engineer that specializes in soils engineering. The engineering document shall address the evaluation of local groundwater flow interruption and settlement potential.
9. Excavatable flowable fill is to be used when the flowable fill option is selected.

TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS

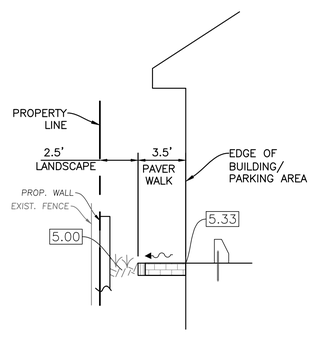
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11/01/17					125-001	1 of 2



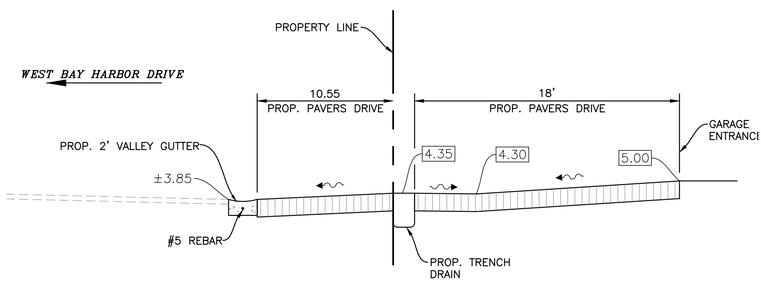
SECTION A–A
N.T.S.



SECTION B–B
N.T.S.



SECTION C–C
N.T.S.



SECTION D–D
N.T.S.

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NO.	DESCRIPTION	DATE	BY

DRAWING TITLE:

DETAILS & SECTIONS

Project Number:	24–17
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Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-5

Scale: N.T.S.

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GENERAL CONDITION NOTES:

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.

2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   SOUTHERN BELL TELEPHONE & TEL. CO.
   CABLE CONSTRUCTION BUREAU
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.

2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.

3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC.

5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.

6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.

7. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.

8. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.

9. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.

10. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.

11 PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.

12. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.

13. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

PAVEMENT MARKING & SIGNING STANDARD NOTES:

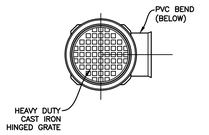
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.

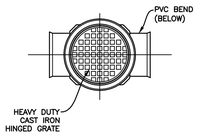
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.

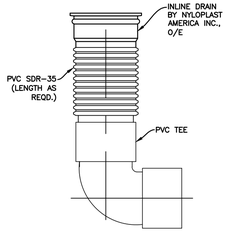
3. STOP BARS SHALL BE 24" WHITE.

4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)

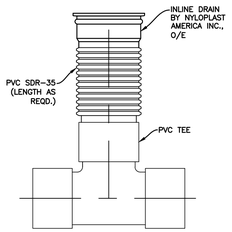
5. ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.





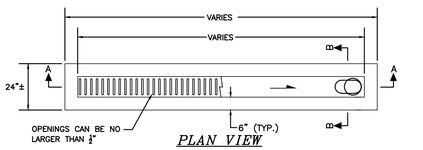


ENDLINE DRAIN BASIN
N.T.S.

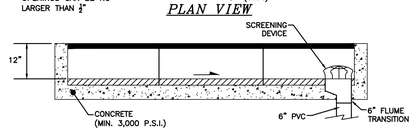


INLINE DRAIN BASIN
N.T.S.

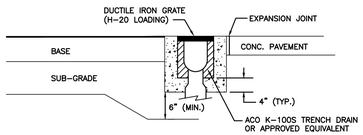
AREA DRAIN
N.T.S.



PLAN VIEW



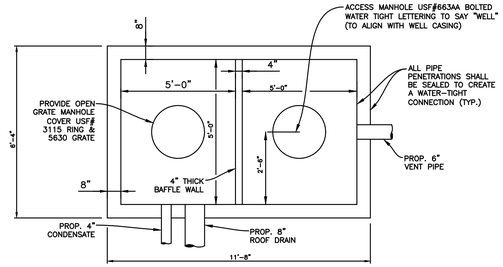
SECTION A-A



SECTION B-B

TRENCH DRAIN
N.T.S.

DRAINAGE WELL
N.T.S.

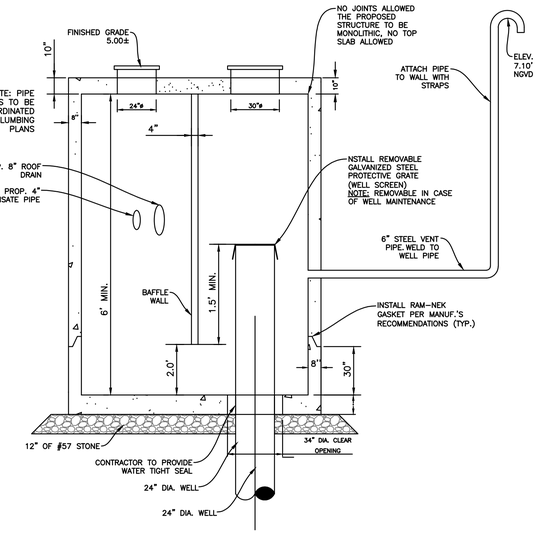


TOP VIEW
N.T.S.

NOTE:
PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

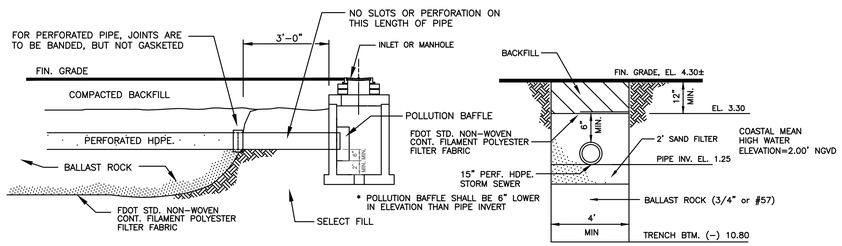
CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

WELL LOCATION
LATITUDE: 25°53'29.11"N
LONGITUDE: 80°07'57.86"W



SECTION VIEW
NTS

DRAINAGE STRUCTURE TABLE				
STRUCTURE	RIM	INVERT	INVERT	PIPE
CB	4.30	2.00 E	2.00 W	15" HDPE
AREA DRAIN #1	4.90	2.75 N		8" PVC
AREA DRAIN #2	5.10	2.50 N	2.50 S	8"PVC
AREA DRAIN #3	4.90	2.15 N	2.15 S	8"PVC
DRAINAGE WELL	4.90	TBD	TBD	8" HDPE 4" PVC



EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.

2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. (BALLAST ROCK – 3/4" or #57)

EXFILTRATION TRENCH WITH SAND FILTER
N.T.S.

NOTES:

1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.

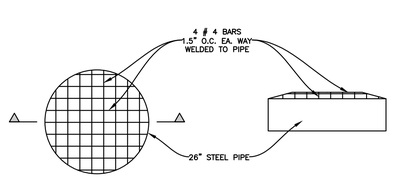
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.

3. VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.

4. WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.

5. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.

6. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS



WELL SCREEN DETAIL
N.T.S.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

SEAL / SIGNATURE

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CIVIL ENGINEER

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301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
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STRUCTURAL ENGINEER
Address
Address
Phone
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MEP ENGINEER
Address
Address
Phone
e-mail:

CONTRACTOR
Address
Address
Phone
e-mail

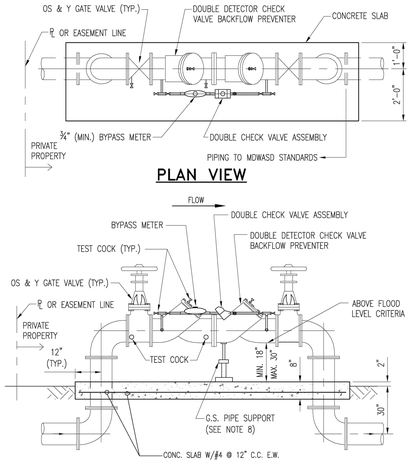
NO.	DESCRIPTION	DATE	BY

DRAWING TITLE:

DRAINAGE DETAILS

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-6

Scale: N.T.S.



PLAN VIEW

ELEVATION VIEW

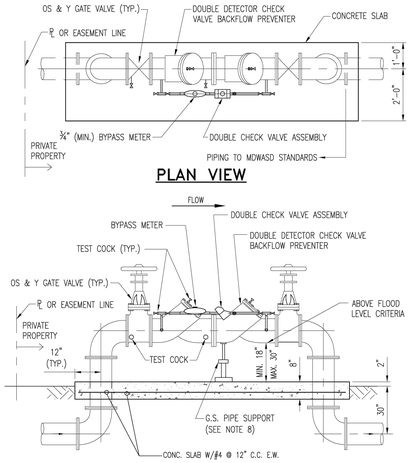
NOTES:

PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS".

ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL	WS 4.5	

ISSUE DATE	APPROVED BY	STANDARD DETAIL	
09/30/2009	V.F.C.	DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE	WS 4.20 SHEET 2 OF 4

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT



PLAN VIEW

ELEVATION VIEW

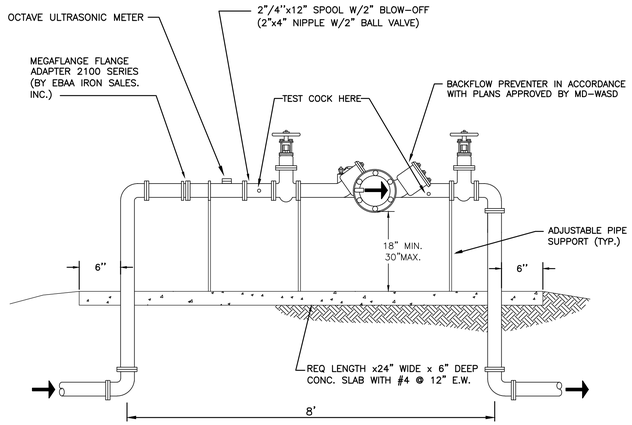
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MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT



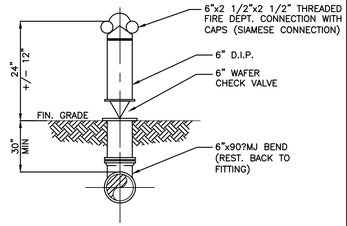
NOTE:

1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
6. IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE-GROUND PIPING TO BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

NOTE: 2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL TO BE USED FOR WATER METER INSTALLATION.

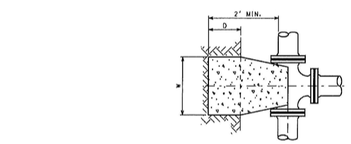
WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL

N.T.S.

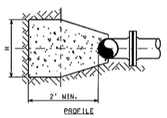


FIRE DEPARTMENT CONNECTION

N.T.S.



TEE THRUST BLOCK



TEE THRUST BLOCK

HORIZONTAL THRUST BLOCK DETAILS

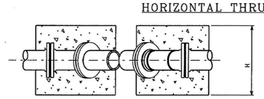


TABLE 1

PIPE SIZE	DEAD END & TEE				HORIZONTAL 1/4 BEND				HORIZONTAL 1/8 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY	D	H	W	CY
16	1	5.5	4.5	2	1	6.5	5	2.5	1	4.5	4	1.5
12	1	3.5	3.5	1	1	4	4	1.5	1	3	3	.75
8	.5	2.5	2.5	.5	.5	3	3	.5	.5	2	2	.3

PIPE SIZE	HORIZONTAL 1/16 BEND				HORIZONTAL 1/32 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	1	3.5	3.5	1	1	2.5	2.5	.6
12	1	2.5	2.5	.5	1	2	2	.4
8	.5	1.5	1.5	.25	.5	1.5	1.5	.25

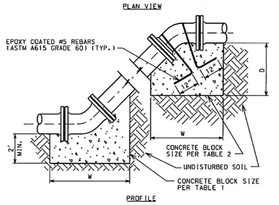


TABLE 2

PIPE SIZE	VERTICAL 1/8 BEND				VERTICAL 1/8 BEND BOTTOM			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	7	6	6	11	2	4.5	4	2.25
12	5	6	5	7	2	3	3	1
8	4.5	4	4	3.5	2	2	2	.5

D IS THE DIMENSION INTO UNDISTURBED GROUND IN FEET
H IS HEIGHT OF THRUST BLOCK IN FEET
W IS WIDTH OF THRUST BLOCK IN FEET
ALL DIMENSIONS ARE MINIMUM.
THRUST BLOCKS IN LOOSE FILL OR SAND AREAS ARE NOT INCLUDED IN THESE TABLES AND WILL REQUIRE ADDITIONAL ANALYSIS.

VERTICAL THRUST BLOCK DETAILS

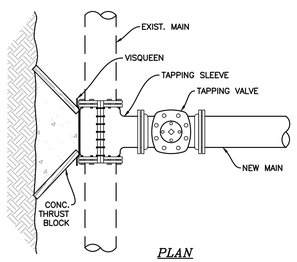
NOTES:

1. FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAIN IS NOT PROVIDED BY OTHER MEANS SUCH AS RESTRAINED JOINT PIPE.
2. WHEN THRUST RESTRAINT GLANDS ARE INSTALLED FOR THE CONNECTIONS. CONCRETE THRUST BLOCKS SHALL BE PROVIDED UP TO THE THE DOTTED LINE AS SHOWN.
3. ALL BOLTS, NUTS, THRUST RESTRAINT GLANDS AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TUBING TO PREVENT CORROSION AND CONCRETE ADHESION.
4. CONCRETE FOR THRUST BLOCKS MUST NOT CONTAIN FLY ASH.

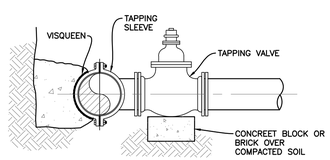
THRUST RESTRAINT
CONCRETE THRUST BLOCK DETAILS

REV:04.07 — D-11

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



PLAN



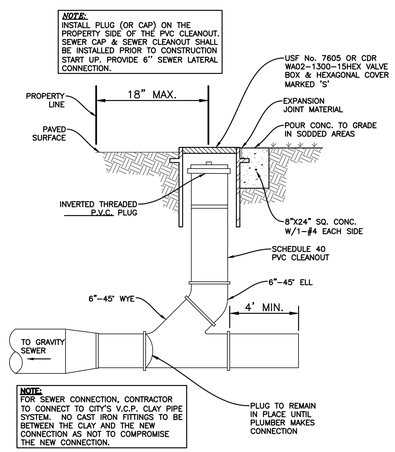
ELEVATION

NOTES:

1. NOTIFY THE CITY 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

WATER MAIN TIE-IN

N.T.S.



NOTE:
INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.

TYPICAL CLEANOUT DETAIL

N.T.S.

BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

SEAL / SIGNATURE

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CIVIL ENGINEER

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.387.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCHITECT ARC'SCAPE THE COLLECTIVE, INC. 600 12th St. Suite 10, Miami Beach, FL, 33139 Phone: (+1) 786.932.2155 e-mail: desingdptq@collectivearcspace.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail:

CONTRACTOR
Address
Address
Phone
e-mail

NO.	DESCRIPTION	DATE	BY

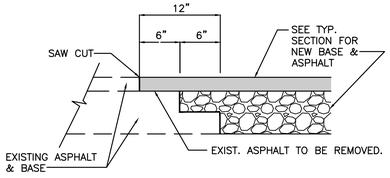
DRAWING TITLE:

UTILITY DETAILS

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-7

Scale: N.T.S.

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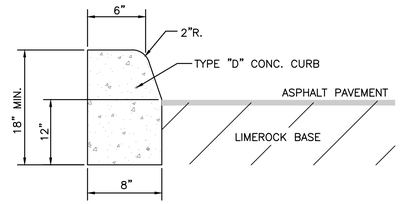


NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

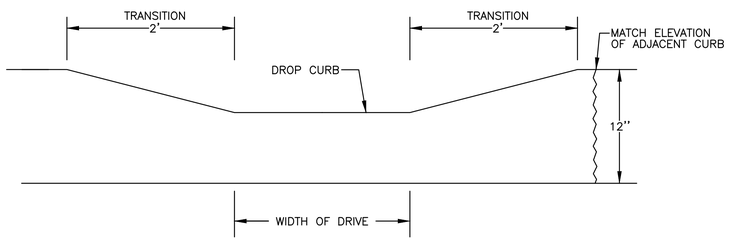
PAVEMENT JOINT DETAIL

N.T.S.



TYPE "D" CONCRETE CURB

N.T.S.



TRANSITION FROM DROP CURB TO TYPE "F" CURB DETAIL

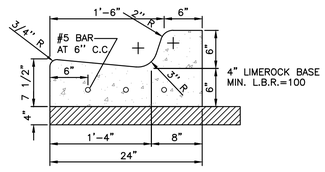
N.T.S.

CURB NOTE:

1. DOWELS SHALL BE DRILLED & EXPOXIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

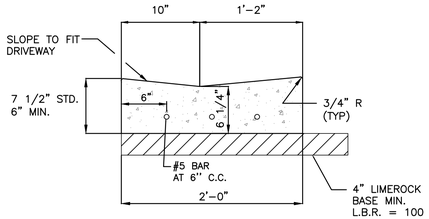
CURB NOTE:

PROVIDE 1/2'' X 18'' SMOOTH DOWELS AT 12'' C.C. TO CONNECT NEW CURB TO EXITING CURB.



TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300 DETAIL

N.T.S.



STANDARD DROP CURB (VALLEY GUTTER) PER FDOT STANDARD INDEX 300 DETAIL

N.T.S.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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BAY HARBOR 9720

9720 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

9720 WEST BAY HARBOR DRIVE

DESIGNER

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SEAL / SIGNATURE

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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STRUCTURAL ENGINEER
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CONTRACTOR
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NO.	DESCRIPTION	DATE	BY

DRAWING TITLE:

CIVIL DETAILS

Project Number:	24-17
Date:	06/20/24
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-8

Scale: N.T.S.