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

DEVELOPMENT & REVIEW COMMITTEE MEETING

January 15, 2026
11:00 AM

AGENDA

CALL TO ORDER
: Set for 11:00 AM

PLEDGE OF ALLEGIANCE
:

ROLL CALL
:

1. Review and discussion of the Site Plan Application by Boutique Bay Harbor, LLC, to construct a new 8-unit multi-family development to be located at 9950 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner, Lorrainia Belle.

2. Review and discussion of the Site Plan Application by 9291 EBH LTD, to construct a new 33-unit multi-family development to be located at 9291-9301 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner, Lorrainia Belle.

ADJOURNMENT
:

AGENDA ITEM REPORT
January 15, 2026

ITEM NUMBER: 1.

ITEM: Review and discussion of the Site Plan Application by Boutique Bay Harbor, LLC, to construct a new 8-unit multi-family development to be located at 9950 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner, Lorrainia Belle.

DESCRIPTION:
Owner's Name: Boutique Bay Harbor, LLC.
Folio: 13-2227-001-1840
Property Address: 9950 East Bay Harbor Drive
Zoning District: RM-2
Legal Description: Lot 21 of Block 8

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	9950 EBH Drive DRC Staff Report 1.15.2026 Denied
2.	Response Letter_Aire Boutique_Cycle No-3_DRC
3.	Aire Boutique Traffic Study
4.	9950 EBH Drive DRC Set 1.15.2026

Town of Bay Harbor Islands, FLORIDA
Design Review Board
STAFF COMMENTS

PREPARED BY: Lorrainia Belle, Town Planner
ADDRESS: 9950 E Bay Harbor Dr
PROJECT# SPR25-000016
APPLICANT: Two 30 Studio Architecture & Interior Design, as agent for Boutique Bay Harbor, LLC

Project Summary

The project architect, Two 30 Studio Architecture & Interior Design, acting as agent for the property owner Boutique Bay Harbor, LLC, has submitted a Site Development Plan (SDP) application for the construction of a new eight (8) dwelling unit mid-rise multifamily development located at 9950 East Bay Harbor Drive.

The proposed dwelling units will range from approximately 2,196 to 2,793 square feet of air-conditioned space, plus balconies and related exterior features. The subject site is currently developed with a two-story, four (4) dwelling unit multifamily complex, which will be demolished as part of the proposed redevelopment. The project therefore represents a net increase of four (4) dwelling units.

Site and Building Design

The proposed site plan features one (1) rectangular-shaped building, oriented east–west on the site, with the front elevation facing East Bay Harbor Drive. The plan includes a single two-way driveway, 23 feet in width, centered along the East Bay Harbor Drive frontage.

In accordance with Town Code Section 23-24(d), all new multifamily developments are required to provide fully enclosed parking garages for all required spaces (with the exception of temporary delivery, guest, or lobby drop-off spaces). The current site design indicates an open under-building parking area extending into the side setback areas. While additional screening elements (fencing and walls) are now shown, a waiver by the Design Review Board (DRB) would be required to permit the open parking configuration. Enhanced architectural and landscape screening would also be required for visual mitigation.

The existing non-conforming perpendicular parking spaces within the Town's right-of-way along East Bay Harbor Drive will be removed, allowing for the installation of new swales for drainage and landscaping.

Building Features

The proposed building will be seven (7) stories in height, consisting of six (6) floors of residential units over one (1) level of ground-floor parking, reaching an elevation of approximately 63'-8" above the Base Flood Elevation (BFE) (the maximum permitted height is 65 feet).

A rooftop deck is proposed for passive recreation, including landscaped areas and seating. A pergola structure and a single unisex restroom are also included. No swimming pool or spa (rooftop, ground-level, or interior) is proposed at this time. An enclosed mechanical area above the roof deck will house elevator overruns, stair enclosures, and HVAC equipment.

Site Characteristics and Density

According to the Miami-Dade County Property Appraiser's records, the subject parcel is currently developed as a two-story, four (4) dwelling unit residential complex. A survey dated November 2024 has been submitted; however, due to the irregular shape of the lot, the survey must include a calculated lot area to be valid. The survey submitted does not provide this calculation.

The Property Appraiser lists the parcel as 9,750 square feet (0.224 acres) in area; however, this figure is typically an estimate. A verified lot area calculation from the surveyor is therefore required. Based on this lot size, the property would permit a maximum of eight (8) dwelling units under the base density of 34 dwelling units per acre (DUA). The applicant's proposal for eight (8) units conforms to this density limit and does not require the acquisition of Transfer of Development Rights (TDR) units.

Surrounding Context

The surrounding area is characterized by a mix of low- to mid-rise multifamily residential developments. Adjacent and nearby properties include:

- To the south: a newer three-story (6 DU) townhouse complex fronting 98th Street;
- To the north: an older one-story (3 DU) multifamily complex, with a municipal surface parking lot immediately north along 100th Street;

- To the west: the two-story Rex Gardens multifamily complex containing four (4) dwelling units (15.5 DUA);
- To the east: East Bay Harbor Drive, with several mid-rise multifamily buildings (5–7 stories) across the street.

This portion of the Town is predominantly developed with low- and mid-rise multifamily structures, consistent with the Town's 2002 Community Vision Master Plan, which identifies this area as suitable for mid-rise residential development (approximately 5–7 stories). Accordingly, the proposed project is considered generally consistent with the Town's adopted vision and surrounding development pattern.

COMMENTS:

Building and Site Design

~~1. The pervious comment has not been addressed~~

~~a. A survey was provided; however, it is dated November 24, 2024, which is more than six months old since the last update.~~

2. The pervious comment has not been addressed:
   a. An Impact Analysis Report (IAS) was submitted demonstrating compliance with the adopted Level of Service (LOS) concurrency standards. To address the comment please see Sec. **Method and responsibility of demonstrating compliance.**
      i. https://library.municode.com/fl/bay_harbor_islands/codes/code_of_ordinances?nodeId=PTIICOOR_CH11LADERE_ARTIGEPR_S11-8.4MEREDECO

~~3. The pervious comment has not been addressed:~~

~~a. Please provide the photometric plans for the rooftop. Please provide more information showing the light does not flowed into the neighbor's property.~~

~~4. The pervious comment has not been addressed~~

~~a. Retaining walls and grade filling are regulated. Refer to Section 23-12(22) of the LDRs for the requirements on fences and walls (maximum height: 6 feet from the adjoining lot grade).~~

~~b. The section detail is required. Please provide the height with the detail.~~

~~5. The pervious comment has not been addressed~~

~~a. The front balconies will require special DRB approval. Please submit a letter of intent to submit to request an approval for DRB.~~

~~i. Sec.23-12(vi):~~

1. ~~*Front (street) yards.* Balconies may project into the minimum front yard area not more than four feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of any balcony shall encroach closer than four feet into the minimum front setback. Notwithstanding the above, no balcony adjoining a front lot line shall exceed six feet in depth.~~
2. ~~Pg. A1-04, A1-04, A1-06: The 5th, 6th, and 7th-floor balconies encroach into the required setback. The maximum permitted encroachment is four feet, as stated in the Code. The northeast corners appear to encroach approximately five to six feet into the setback.~~

6. ~~Pg. A1:03: A wall is shown encroaching within the required setback. This wall must be removed from the setback area.~~
7. Provide the demo plan on a separate sheet with the following: (THE CODE WAS AMENDED, PLEASE PROVIDE BEFORE THE CONSTRUCTION MEETING)
    a. Pg D1.01 has been reviewed, and it appears that the demolition legend markings and associated information do not clearly correspond with what is being indicated on the plans. Please revise the sheet to provide additional clarity and address the following items:
        i. Clearly identify and label the existing partition/CMU walls to be demolished.
        ii. Provide clarification and location for any overhead walls to be demolished.
        iii. Specify and label any furring walls to be demolished.
        iv. Identify and distinguish existing CMU walls to be removed from other wall types.
        v. Clearly indicate existing partition walls that are to remain and ensure these are visually distinct from those to be demolished.
        vi. Please update the demolition legend and plan accordingly to reflect these items and ensure consistency throughout the drawing.
    b. Label and identify what is being demolished:
        i. Building
        ii. Trees- if the tree is being removed state on the plan a separate permit will be pulled. If the tree is reminding, provide the tree barrio detail.
            1. This will be part of your landscape plan.

iii. fence

c. Construction fencing (The Code has been amended, and it is required during this process. All plans must be signed and sealed): Please provide the location of the fence on the demo plan
    i. All development sites must be secured from unauthorized access by an 8-foot chain link fence with a firmly affixed windscreen of eighty (80) percent opacity.
    ii. Permits required. Prior to the installation of the construction barrier, the applicable building permits must be issued by the building department. Each fence constructed or maintained shall be constructed and anchored in accordance with the Florida Building Code. In addition, a dimensioned site plan identifying the location of the fence must be submitted.
    iii. This information must be stated within the plans:
        1. (8) foot height chain link fence with a screening material of eighty (80) percent opacity on all 4 sides.
        2. Sliding or inward swinging gates are locked when construction personnel are not present.
        3. Pole driven and of adequate strength to resist wind pressure.
        4. Stand plumb with no gaps larger than four (4) inches.
        5. Posted construction sign (must contain 24-hour contact information) (6) square feet (maximum) AS PER SIGN REGULATIONS…Sec.17-5
    iv. At no time shall the parcel remain without a protective barrier.
    v. Construction fence and signage materials shall be maintained in an orderly and clean manner free from graffiti as originally permitted.
    vi. All construction or preconstruction signs otherwise permitted by this section shall be removed upon successful final inspection by the building department and town administration, and prior to the issuance of a certificate of completion and/or certificate of occupancy.

8. Pg A0-01
    a. The landscape “green” open space require for the ground floor is 20%. The minimum would be 1,950 of “green” landscape.
        i. Sec24-11(B2)(10)*Landscape requirements.* Each plot shall provide for a minimum of 20 percent landscaped "green" open space at ground level. An applicant shall be required to submit a detailed landscape plan to the town for consideration at the time of site plan approval. Trees shall be

provided to provided shade and accentuate the building design. Shrubs shall be provided as foundation plantings, to screen mechanical equipment and as buffering to adjacent properties. The plan shall be sensitive to surrounding properties and shall be utilized to enhance the subject property.

b. Please provide the sight triangle within the property. Please keep in mind nothing should be in the sight triangle over 3 feet tall as it will block the sight of view.
c. Please provide the front setback on the site plan.

General Comments When Submitting Revised Plans:

- Applicants shall provide a summary of all changes in a response letter with the plans revised.
- Please cloud all changes / revisions on the plan sheets.

November 26, 2025

Town of Bay Harbor Islands, Florida
Development Review Committee

Re: Response Letter to Site Development Plans Comments Aire Boutique Apartment Building.
Permit Number: SPR25-000016

Cycle # 3

Dear Official:

Please find below our response to your comments.

BUILDING AND SITE DESIGN

Ref.# 1
The pervious comment has not been addressed
a. A survey was provided; however, it is dated November 24, 2024, which is more than six months old since the last update.

R/ Refer to New Survey on A0-03 sheet.

Ref.# 2
The pervious comment has not been addressed:
a. An Impact Analysis Report (IAS) was submitted demonstrating compliance with the adopted Level of Service (LOS) concurrency standards.

R/ Refer to New Table on A0-02 sheet.

Ref.# 3
The pervious comment has not been addressed:
a. Please provide the photometric plans for the rooftop.

R/ Refer to PH-03 and PH-04

Ref.# 4

The pervious comment has not been addressed
a. Retaining walls and grade filling are regulated. Refer to Section 23-12(22) of the LDRs for the requirements on fences and walls (maximum height: 6 feet from the adjoining lot grade).
b. The section detail is required.

R/ Refer to New Detail 07 on A0-02 sheet.

Ref.# 5

The pervious comment has not been addressed
a. The front balconies will require special DRB approval. Please submit a letter of intent to submit to request an approval for DRB.
i. Sec.23-12(vi):
1. *Front (street) yards.* Balconies may project into the minimum front yard area not more than four feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of any balcony shall encroach closer than four feet into the minimum front setback. Notwithstanding the above, no balcony adjoining a front lot line shall exceed six feet in depth.
2. Pg. A1-04, A1-04, A1-06: The 5th, 6th, and 7th-floor balconies encroach into the required setback. The maximum permitted encroachment is four feet, as stated in the Code. The northeast corners appear to encroach approximately five to six feet into the setback.

R/ Refer to new balcony layout on A1-03, A1-04, A1-05, A1-06, A1-07, A3-03, A3-04, A3-05, A3-06, A3-07, A3-08 and A3-10 sheets.

Ref.# 6

Pg. A1:03: A wall is shown encroaching within the required setback. This wall must be removed from the setback area.

R/ Refer to A1-03, A1-04, A1-05, A1-06, A1-07, A3-03, A3-04, A3-05, A3-06, A3-07, A3-08 and A3-10 sheets.

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Ref.# 7

Provide the demo plan on a separate sheet with the following: (THE CODE WAS AMENDED, PLEASE PROVIDE BEFORE THE CONSTRUCTION MEETING)
a. Pg D1.01 has been reviewed, and it appears that the demolition legend markings and associated information do not clearly correspond with what is being indicated on the plans. Please revise the sheet to provide additional clarity and address the following items:
i. Clearly identify and label the existing partition/CMU walls to be demolished.
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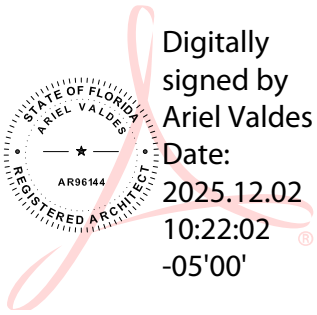
2. Sliding or inward swinging gates are locked when construction personnel are not present.
3. Pole driven and of adequate strength to resist wind pressure.
4. Stand plumb with no gaps larger than four (4) inches.
5. Posted construction sign (must contain 24-hour contact information) (6) square feet (maximum) AS PER SIGN REGULATIONS…Sec.17-5

iv. At no time shall the parcel remain without a protective barrier.

v. Construction fence and signage materials shall be maintained in an orderly and clean manner free from graffiti as originally permitted.
vi. All construction or preconstruction signs otherwise permitted by this section shall be removed upon successful final inspection by the building department and town administration, and prior to the issuance of a certificate of completion and/or certificate of occupancy.

R/ By owner.

Respectfully,



Digitally signed by Ariel Valdes
Date: 2025.12.02 10:22:02 -05'00'

Ariel Valdes
Architect of record
Two30 Studio, LLC

Aire Boutique Apartments

9950 E Bay Harbor Drive
Bay Harbor Island, Florida 33154

prepared for:
MG3 Group

Traffic Study Level One

TRAFTECH ENGINEERING, INC.

October 2025

TRAFTECH ENGINEERING, INC.

October 28, 2025

Mr. Sebastian Schenquerman, RA #AR97765
Sr. Project Manager – Development & Construction
MG3 GROUP
2980 NE 207th Street, Suite 603
Aventura, Florida 33180-1464

Re: Aire Boutique Apartments – Traffic Engineering Study Level One

Dear Sebastian:

Traf Tech Engineering, Inc. has prepared a traffic study level one in connection with a mid-rise residential development planned to be located at 9950 East Bay Harbor Drive, Miami-Dade County, Florida. The site is currently developed with four (4) low-rise residential units. The proposed site plan for the Aire Boutique Apartments is contained in Attachment A. As indicated in the site plan, one full access driveway is proposed on East Bay Harbor Drive. This traffic memorandum addresses the following topics:

- Trip Generation and Trip Distribution
- Entry Gate
- Valet
- Need for Turn Lanes
- Pedestrian and Public Transportation Features

Trip Generation and Trip Distribution

A trip generation analysis was performed for the proposed uses using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (12th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions. The results of the trip generation analysis are documented in Table 1 on the following page. As shown in the table, the proposed development is projected to generate approximately 36 daily trips, approximately three (3) AM peak hour trips (1 inbound and 2 outbound) and approximately three (3) trips during the typical afternoon peak hour (2 inbound and 1 outbound). Since the new external trips equate to less than 100 AM/PM peak hour trips, a traffic study level one was undertaken for the proposed residential/retail development.

TABLE 1 Trip Generation Summary Aire Boutique Apartments								
		Daily	AM Peak Hour			PM Peak Hour		
Land Use	Size	Trips	Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential Mid-Rise (LUC 221)	8 units	36	3	1	2	3	2	1
External Trips		**36**	**3**	**1**	**2**	**3**	**2**	**1**
Source: ITE Trip Generation Manual (12th Edition)								
ITE Land Use Code 221 - Multifamily Mid-Rise)								
Daily Trips: T = 4.46 (X) , X = number of units								
AM Peak: T = 0.38 (X) (23% inbound and 77% outbound), X = number of units								
PM Peak: T = 0.38 (X) (64% inbound and 36% outbound), X = number of units								

The trip distribution and traffic assignment for the project's peak trips was based on Miami-Dade County's Cardinal Distribution information for the study area. Table 2 summarizes the County's cardinal distribution data for Traffic Analysis Zone 616, which is applicable to the project site from the latest SERPM data published by Miami-Dade County.

TABLE 2 Project Trip Distribution TAZ #616 for Aire Boutique Apartments								
Year	Movement							
	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	7.70%	5.10%	0.00%	14.80%	19.80%	17.40%	11.20%	24.00%
2045	6.20%	4.00%	0.00%	11.60%	20.70%	20.10%	13.30%	24.10%
2028*	7.05%	4.62%	0.00%	13.41%	20.19%	18.57%	12.11%	24.04%
*Note: * Interpolated Values*								
Source: Miami-Dade County (2015 & 2045 SERPM)								

Using the trip distribution documented in Table 2, the following traffic assignment was assumed for the proposed Aire Boutique Apartments:

- 30% to/from the north via E Bay Harbor Drive
- 70% to and from the south via E Bay Harbor Drive

Project Assignment

Based on the trip distribution documented above, a traffic assignment of the peak hour trips was performed. Figure 1 presents the AM and PM peak hour project trips at the project driveway.

Entry Gates

No entry/exit gates are proposed for this project.

Valet

No valet service is planned for the Wyn Ave project at this time.

Need for Turn Lanes

Figure 1 shows the projected driveway volumes. Based on the low traffic volumes at the project's access driveway, turn lanes are not warranted.

Pedestrian and Public Transportation Features

Due to the small scale of this project, minimum pedestrian activity is anticipated. Additionally, there are no sidewalks at and near the project site. The lack of sidewalks is due to many back-out parking spaces located on both sides of East Bay Harbor Drive. As shown in Figure 1, there are bicycle lanes provided on both sides of the street. These bicycle lanes are also used by pedestrians for north-south mobility.

Bus route 125 travels east-west along 96th Street Drive (Kane Concourse). A bus stop is located on the south side of 96th Street, just west of East Bay Harbor for eastbound transit riders. This bus stop provides a bench and a shelter, as illustrated in Photo 1 on the following page.

For westbound transit riders, a bus stop, with a bench and a shelter is provided on the north side of 96th Street, just east of Bay Harbor Drive (refer to Photo 2).

Finally, safe pedestrian features (crosswalks, push buttons and ramps) are provided at the signalized intersection of 96th Street (Kane Concourse) and East Bay Harbor Drive.

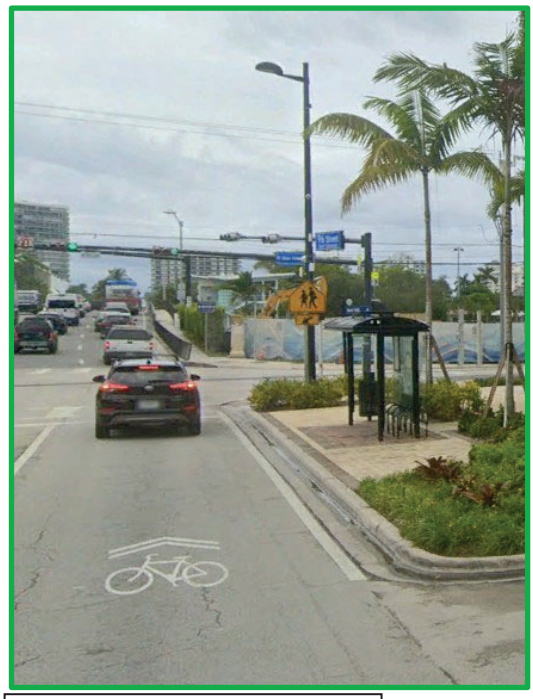


Photo 1 – EB Bus Stop

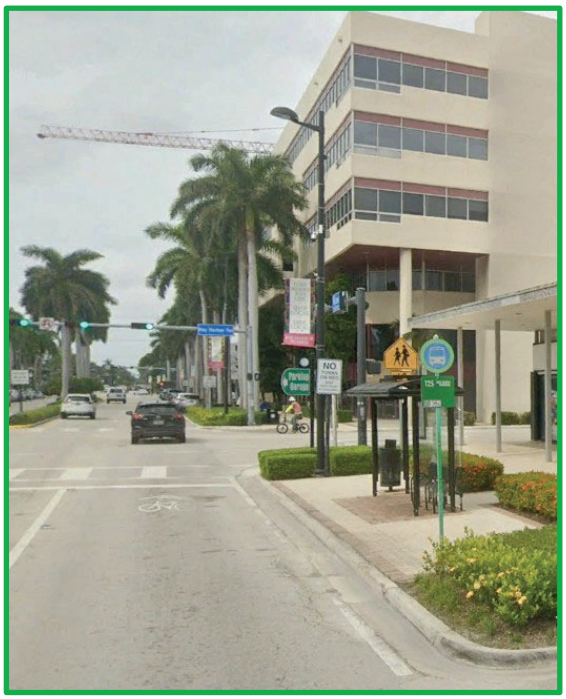


Photo 2 – WB Bus Stop

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

TRAFTECH ENGINEERING, INC.

Traffic Assignment

FIGURE 1

Aire Boutique Apartments
Bay Harbor Islands, Florida

ATTACHMENT A

Site Plan for
Aire Boutique Apartments

SITE / PROPERTY INFORMATION

ZONING CALCULATIONS:
RM-2 "MEDIUM HIGH DENSITY RESIDENTIAL"

1. COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) DESIGNATION:
   MEDIUM HIGH DENSITY RESIDENTIAL-34 DU/ACRE
2. DENSITY ALLOWED: (0.22 ACRES X 34 DU/ACRE) = 8 DU
3. PROPOSED DENSITY: (0.22 ACRES X 34 DU/ACRE) = 8 DU
4. BUILDING HEIGHT ALLOWED ABOVE BFE: 65'.
5. PROPOSED BUILDING HEIGHT ABOVE BFE: 63'-8".
6. ALL FLOOR ELEVATIONS ARE TAKEN ABOVE THE FLOOD ELEVATION WHICH IS SHOWN: AS @ 0'-0" B.F.E. = +9'-0" N.G.V.D.
   FLOOD ZONE = AE, ELEV. +9'-0" N.G.V.D.

DWELLING UNITS BREAKDOWN:

- SECOND AND THIRD LEVELS:

UNIT A: 1 UNIT / 3 BED. 2,793.33 SF

- FOURTH LEVEL:

UNIT A: 1 UNIT / 3 BED. 2,776.22' SF

- FIFTH LEVEL:

UNIT B: 1 UNIT / 3 BED. 2,196.31 SF

- SIXTH LEVEL:

UNIT C: 1 UNIT / 4 BED. 2,196.31 SF

TOTAL: 8 UNITS

STORAGE UNITS:

REQUIRED: (1/UNIT) @ 25 SF MIN. = 8
PROVIDED: 10

PARKING CALCULATIONS:

PARKING REQUIRED:
2 SPACES / UNIT (8 X 2) = 16
1 SPACE VISITOR (DROP OFF) = 1
TOTAL REQUIRED: 17

PARKING PROVIDED:
2 SPACES x UNIT (8 X 2) = 16
1 SPACE VISITOR (DROP OFF) (A.D.A.) = 1

TOTAL PROVIDED: 17

SETBACK CALCULATIONS:

FRONT SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 20'-0"
PROVIDED (FROM 0'-0" TO 41'-0" IN HT. = 25'-0")
REQUIRED (LESS THAN 45' IN HT.) = 25'-0"
PROVIDED (FROM 30'-0" TO 41'-0" IN HT. = 25'-0")
REQUIRED (LESS THAN 65' IN HT.) = 30'-0"
PROVIDED (FROM 41'-0" TO 65'-0" IN HT. = 30'-0")

REAR SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 10'-0"
PROVIDED (FROM 0'-0" TO 31'-0" IN HT. = 17'-6")

FOR EACH ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30': ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'

SIDES SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 10'-0"
PROVIDED (FROM 0'-0" TO 41'-0" IN HT. = 15'-0")
PROVIDED (FROM 41'-0" TO 65'-0" IN HT. = 20'-0")

FOR EACH ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30': ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'. (SINGLE LOTS MAX 20')

FLEX SETBACK:

SIDES:
REQUIRED (1/3 OF ALLOWABLE BUILDING LENGTH (90'-3") / 3 = 30'-1")
PROVIDED = 27'-0"

FRONT & REAR:
REQUIRED (1/3 OF ALLOWABLE BUILDING LENGTH (55'-0") / 3 = 18'-4")
PROVIDED = 18'-4"

PROPERTY INFORMATION:

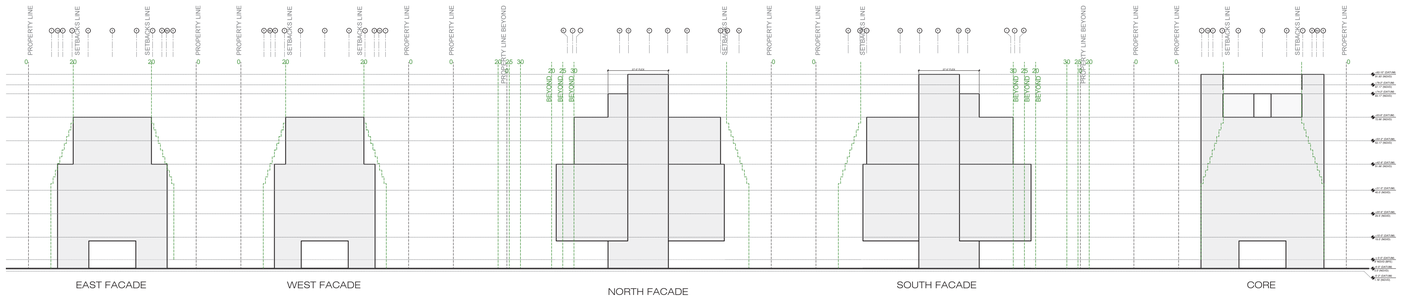
ADDRESS:
9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

LOT SIZE:
IRREGULAR 142.17' SOUTH & 118.22' NORTH x 75' WIDTH = 9,750 SF (0.22 ACRES)

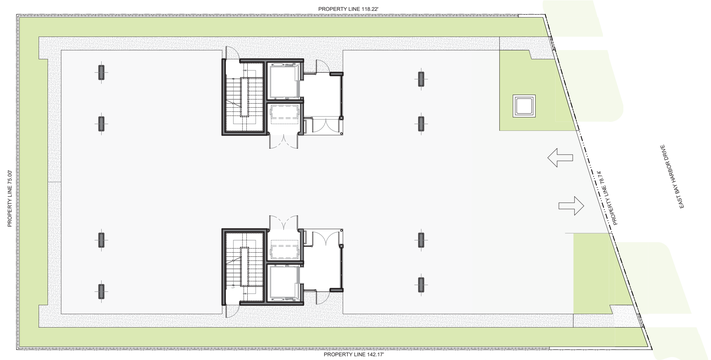
LEGAL DESCRIPTION:
LOT 21, BLOCK 8 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI / DADE COUNTY, FLORIDA.

ZONING DATA:
DISTRICT: RM-2 "MEDIUM HIGH DENSITY RESIDENTIAL" - NON WATERFRONT LOTS

01 LOCATION MAP
Scale: NTS



03 SETBACKS - MASSING DIAGRAM
Scale: 1/32" = 1'

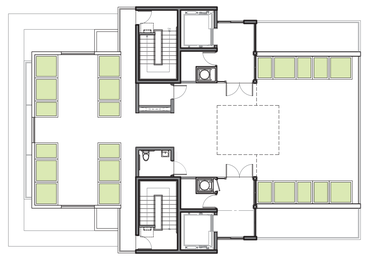


04 LANDSCAPE DIAGRAM GROUND FLOOR
Scale: 1/16" = 1'

PERVIOUS AND IMPERVIOUS AREA / OPEN SPACE (GROUND FLOOR):

OPEN SPACE:
REQUIRED (20% OF LOT AREA) (9,750 X 0.20) = **1,950.00 SF**

PROVIDED (55.27% OF LOT AREA) (9,750 X 0.5527) = **5,389.00 SF**
PERVIOUS (GREEN) AREA: 1,919.86
IMPERVIOUS (WALKWAY) AREA: 1,112.66 SF
IMPERVIOUS (DRIVEWAY & PARKING) AREA: 2,356.48 SF

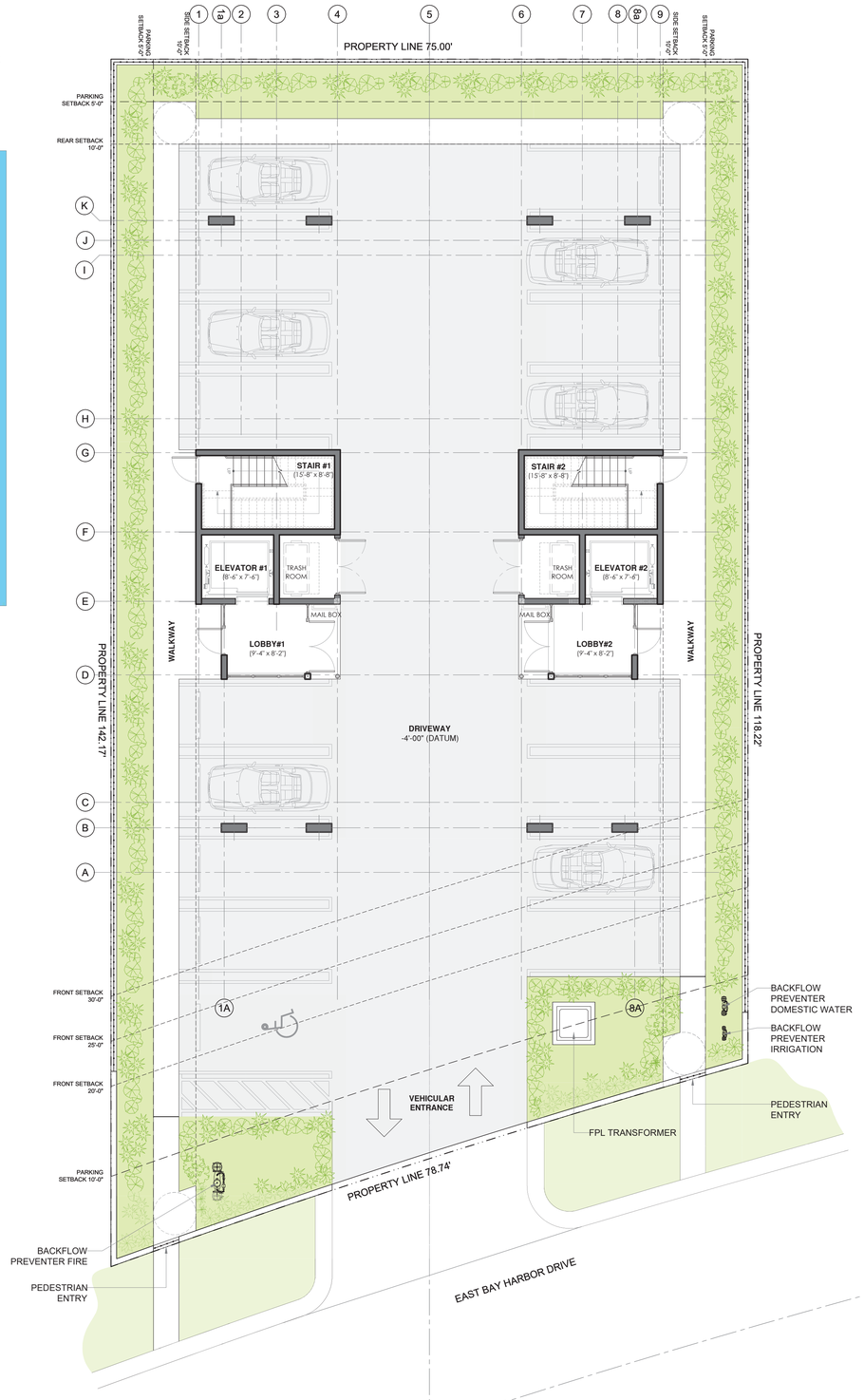


05 LANDSCAPE DIAGRAM ROOF DECK
Scale: 1/16" = 1'

LANDSCAPE (GREEN) AREA (ROOF DECK):

REQUIRED (15% OF ROOF DECK AREA) = 2,161.24 SF X 0.15 = 324 **SF**

PROVIDED (17.76% OF ROOF DECK AREA) = 2,161.24 SF X 0.1776 = **384 SF**



02 SITE PLAN
Scale: 1/8" = 1'

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
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ARCHITECT OF RECORD:

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR BAY HARBOR ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

PROJECT NO.:
182

DESIGNED BY:
OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A. VALDES

DATE
04/04/2025

REVISIONS
Issue Issue date / For

DRAWING TITLE:

SITE INFORMATION DIAGRAMS SITE PLAN

SHEET ID:

A0-01

ATTACHMENT B

Cardinal Distribution Data Base

MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION

2045 LRTP SUPPORTING DOCUMENTS

DIRECTIONAL TRIP DISTRIBUTION REPORT

SEPTEMBER 2019

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

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

AIRE BOUTIQUE

9950 E BAY HARBOR DR BAY HARBOR ISLAND, FL 33154

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1 2 3

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes. AIA
Florida Registration No. AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

INDEX

SHEET ID:

A0-00

TREE TABLE						
	SPECIES		TREE HEIGHT	CANOPY SPREAD	TRUNK DBH	REMARKS
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	FEET	FEET	INCHES	
1	UNKNOWN				6	
2	UNKNOWN				6	
3	SEAGRAPE				10	
4	SEAGRAPE				18	
5	SEAGRAPE				18	
6	UNKNOWN				4	
7	PALM				14	
8	PALM				4	
9	PALM				4	
10	PALM				14	
11	PALM				4	
12	PALM				12	
13	PALM				4	
14	PALM				4	
15	PALM				4	
16	UNKNOWN				10	
17	PALM				4	
18	PALM				4	
19	PALM				4	
20	PALM				4	
21	PALM				4	
22	PALM				4	
23	PALM				4	
24	PALM				4	
25	PALM				4	
26	UNKNOWN				4	
27	UNKNOWN				4	
28	PALM				4	
29	PALM				4	
30	PALM				4	
31	PALM				4	
32	PALM				4	
33	BANYAN				84	
34	PALM				16	
35	PALM				16	
36	PALM				4	
37	PALM				12	
38	PALM				4	
39	PALM				4	
40	PALM				4	
41	UNKNOWN				4	
42	PALM				4	
43	UNKNOWN				8	
44	UNKNOWN				8	
45	UNKNOWN				4	
46	UNKNOWN				4	
47	PALM				4	
48	PALM				4	
49	PALM				4	
50	PALM				10	
51	PALM				18	
52	UNKNOWN				8	
53	PALM				4	
54	PALM				10	
55	UNKNOWN				8	
56	UNKNOWN				8	

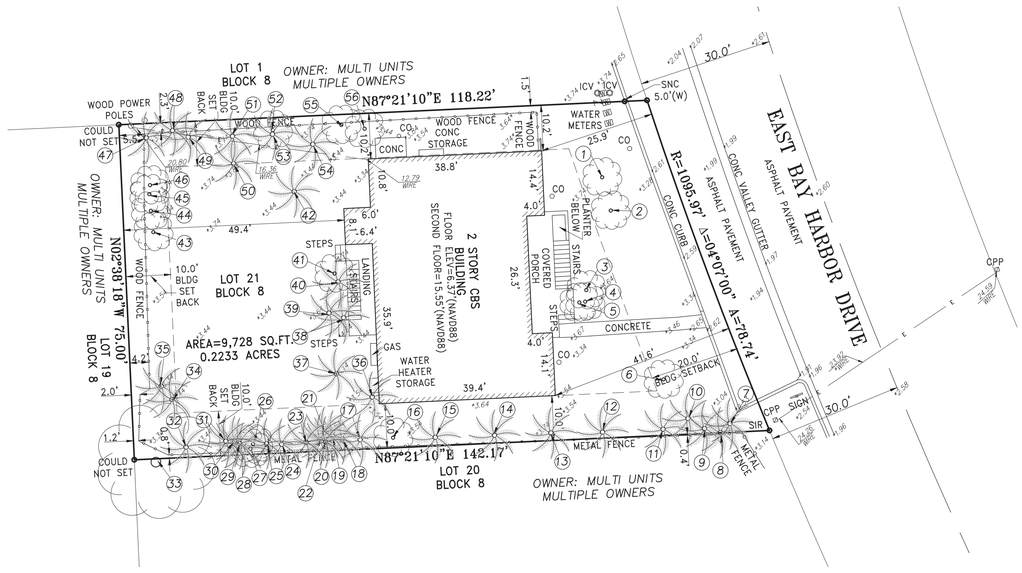
LOCATION MAP (NTS)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0144L
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	09/11/09

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88).
6. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK R-243, ELEVATION=6.61' (NGVD29) -1.56'= 5.05' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY ------ INSURANCE COMPANY, ORDER NO.: ----- WITH AN EFFECTIVE DATE OF --- 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO EAST BAY HARBOR DRIVE, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 46, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF BAY HARBOR ISLANDS, MIAMI/DADE COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO MIAMI/DADE COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

ALTA/NSPS LAND TITLE SURVEY



LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
AC	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
EB	ELECTRIC BOX
CLP	CONCRETE LIGHT POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
0.00	ELEVATIONS
ICV	IRRIGATION CONTROL VALVE
UNK	UNKNOWN TREE TYPE
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET

LAND DESCRIPTION:

LOT 21, BLOCK 8 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.

SURVEYOR'S CERTIFICATION

BOUTIQUE BAY HARBOR LLC, A FLORIDA LIMITED LIABILITY COMPANY
ADS TITLE SERVICES, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON NOVEMBER 25, 2024.

RICHARD E. COUSINS LICENSED SURVEYOR AND MAPPER 4188 STATE OF FLORIDA

Digitally signed by Richard E Cousins
Date: 2025.11.10 12:36:53 -05'00'

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

MG3 DEVELOPER GROUP

9950 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/21/24	SKETCH	JD	REC
TREES AND ELEVATIONS	11/25/24	SKETCH	AM	REC
ADD CERTIFICATIONS	12/23/24	-----	AC	REC
REVISED ELEV TO (NAVD88)	06/17/25	-----	AM	REC
ADDED AREA	10/23/25	-----	AM	REC

PROJECT NO.: 10300-24

SCALE : 1" = 16'

SHEET 1 OF 1 SHEET

SITE / PROPERTY INFORMATION

ZONING CALCULATIONS:
RM-2 "MEDIUM HIGH DENSITY RESIDENTIAL"

1. COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) DESIGNATION:

   MEDIUM HIGH DENSITY RESIDENTIAL-34 DU/ACRE

2. DENSITY ALLOWED: (0.22 ACRES X 34 DU/ACRE) = 8 DU
3. PROPOSED DENSITY: (0.22 ACRES X 34 DU/ACRE) = 8 DU
4. BUILDING HEIGHT ALLOWED ABOVE BFE: 65'.
5. PROPOSED BUILDING HEIGHT ABOVE BFE: 63'-8".
6. ALL FLOOR ELEVATIONS ARE TAKEN ABOVE THE FLOOD ELEVATION WHICH IS SHOWN: AS @ 0'-0" B.F.E. = +9'-0" N.G.V.D.
   FLOOD ZONE = AE. ELEV. +9'-0" N.G.V.D.

DWELLING UNITS BREAKDOWN:

- SECOND AND THIRD LEVELS:

UNIT A: 1 UNIT / 3 BED. 2,793.33 SF

- FOURTH LEVEL:

UNIT A: 1 UNIT / 3 BED. 2,776.22' SF

- FIFTH LEVEL:

UNIT B: 1 UNIT / 3 BED. 2,196.31 SF

- SIXTH LEVEL:

UNIT C: 1 UNIT / 4 BED. 2,196.31 SF

TOTAL: 8 UNITS

STORAGE UNITS:

REQUIRED: (1/UNIT) @ 25 SF MIN. = 8
PROVIDED: 10

PARKING CALCULATIONS:

PARKING REQUIRED:
2 SPACES / UNIT (8 X 2) = 16
1 SPACE VISITOR (DROP OFF) = 1
TOTAL REQUIRED: 17

PARKING PROVIDED:
2 SPACES x UNIT (8 X 2) = 16
1 SPACE VISITOR (DROP OFF) (A.D.A.) = 1

TOTAL PROVIDED: 17

SETBACK CALCULATIONS:

FRONT SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 20'-0"
PROVIDED (FROM 0'-0" TO 41'-0" IN HT. = 25'-0")
REQUIRED (LESS THAN 45' IN HT.) = 25'-0"
PROVIDED (FROM 30'-0" TO 41'-0" IN HT. = 25'-0")
REQUIRED (LESS THAN 65' IN HT.) = 30'-0"
PROVIDED (FROM 41'-0" TO 65'-0" IN HT. = 30'-0")

REAR SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 10'-0"
PROVIDED (FROM 0'-0" TO 31'-0" IN HT. = 17'-6")

FOR EACH ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30': ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'

SIDES SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 10'-0"
PROVIDED (FROM 0'-0" TO 41'-0" IN HT. = 15'-0")
PROVIDED (FROM 41'-0" TO 65'-0" IN HT. = 20'-0")

FOR EACH ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30': ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'. (SINGLE LOTS MAX 20')

FLEX SETBACK:

SIDES:
REQUIRED (1/3 OF ALLOWABLE BUILDING LENGTH (90'-3") / 3 = 30'-1")
PROVIDED = 27'-0"

FRONT & REAR:
REQUIRED (1/3 OF ALLOWABLE BUILDING LENGTH (55'-0") / 3 = 18'-4")
PROVIDED = 18'-4"

PROPERTY INFORMATION:

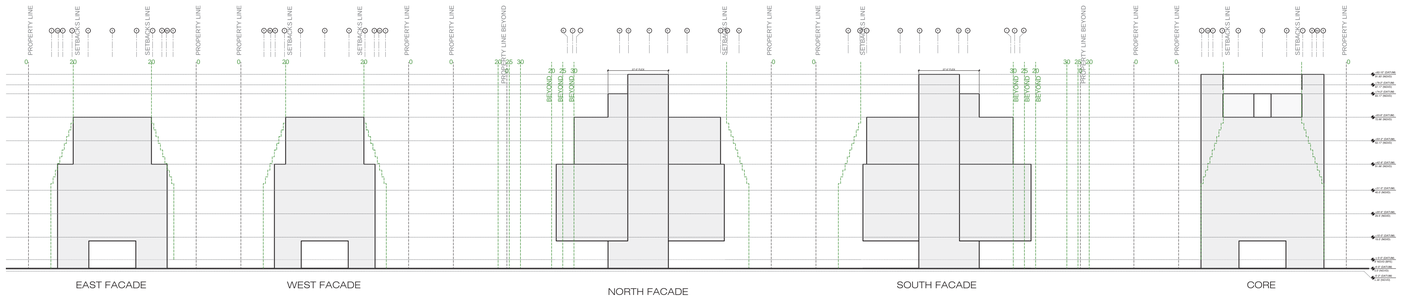
ADDRESS:
9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

LOT SIZE:
IRREGULAR 142.17' SOUTH & 118.22' NORTH x 75' WIDTH = 9,750 SF (0.22 ACRES)

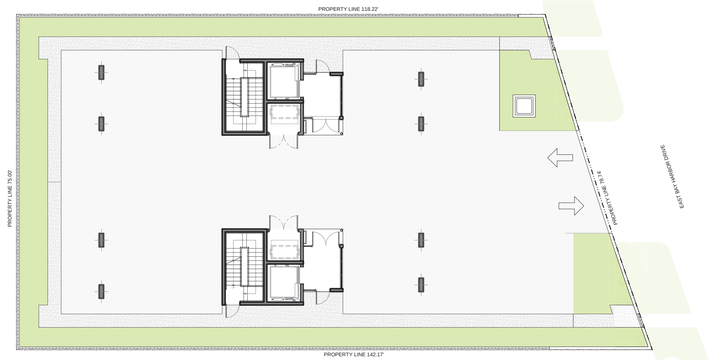
LEGAL DESCRIPTION:
LOT 21, BLOCK 8 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI / DADE COUNTY, FLORIDA.

ZONING DATA:
DISTRICT: RM-2 "MEDIUM HIGH DENSITY RESIDENTIAL" - NON WATERFRONT LOTS

01 LOCATION MAP
Scale: NTS



03 SETBACKS - MASSING DIAGRAM
Scale: 1/32" = 1'

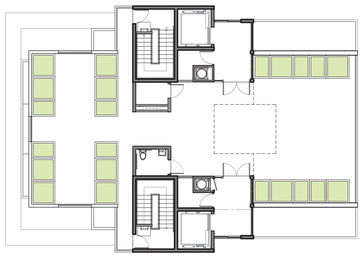


04 LANDSCAPE DIAGRAM GROUND FLOOR
Scale: 1/16" = 1'

PERVIOUS AND IMPERVIOUS AREA / OPEN SPACE (GROUND FLOOR):

OPEN SPACE:
REQUIRED (20% OF LOT AREA) (9,750 X 0.20) = **1,950.00 SF**

PROVIDED (55.27% OF LOT AREA) (9,750 X 0.5527) = **5,389.00 SF**
PERVIOUS (GREEN) AREA: 1,919.86
IMPERVIOUS (WALKWAY) AREA: 1,112.66 SF
IMPERVIOUS (DRIVEWAY & PARKING) AREA: 2,356.48 SF

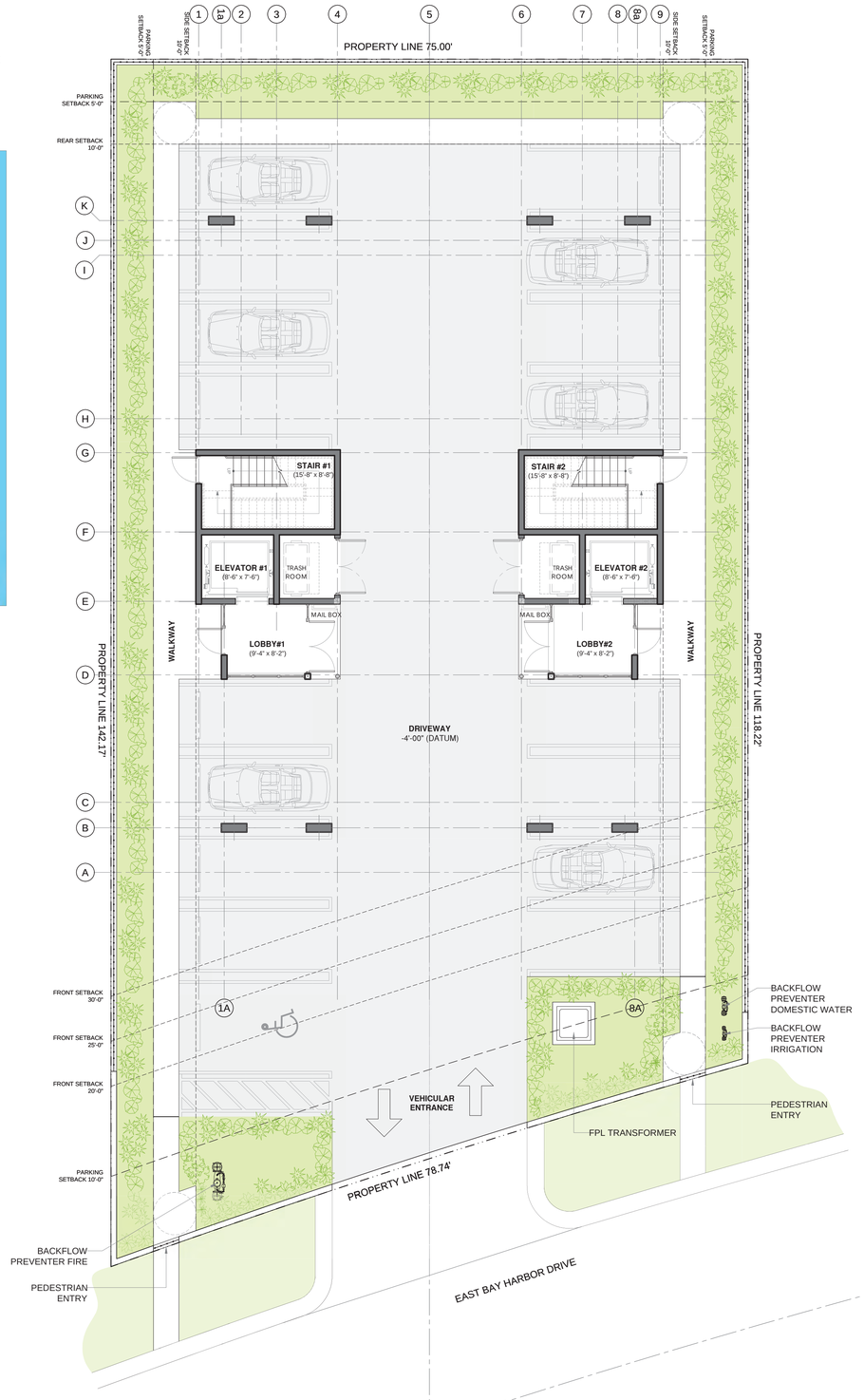


05 LANDSCAPE DIAGRAM ROOF DECK
Scale: 1/16" = 1'

LANDSCAPE (GREEN) AREA (ROOF DECK):

REQUIRED (15% OF ROOF DECK AREA) = 2,161.24 SF X 0.15 = 324 **SF**

PROVIDED (17.76% OF ROOF DECK AREA) = 2,161.24 SF X 0.1776 = **384 SF**



02 SITE PLAN
Scale: 1/8" = 1'

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

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ARCHITECT OF RECORD:

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR BAY HARBOR ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

PROJECT NO.: 182
DESIGNED BY: OSCAR GONZALEZ / N. SANTAMARIA
DRAWN BY: N. SANTAMARIA / A. MURGA
CHECKED BY: A. VALDES
DATE: 04/04/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:

SITE INFORMATION
DIAGRAMS
SITE PLAN

SHEET ID:

A0-01

SITE / PROPERTY INFORMATION

ZONING CALCULATIONS

RM-2"MEDIUM HIGH DENSITY RESIDENTIAL".

1. COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL-34 DU/ACRE.

2.DENSITY ALLOWED: (0.22 ACRES X 34 DU/ACRE) = 8 DU

3.PROPOSED DENSITY: (0.22 ACRES X 34 DU/ACRE) = 8 DU

4.BUILDING HEIGHT ALLOWED ABOVE BFE: 65'.

5.PROPOSED BUILDING HEIGHT ABOVE BFE: 62'-8".

ALL FLOOR ELEVATIONS ARE TAKEN ABOVE THE FLOOD ELEVATION WHICH IS SHOWN: AS @ 0'-0" B.F.E. = 8.67" N.A.V.D. 88
FLOOD ZONE = AE, ELEV. +7'-0" N.A.V.D. 88 + 1'-8" ADDITIONAL FREEBOARD PER THE FLORIDA BUILDING CODE.

1

DWELLING UNITS BREAKDOWN.

-SECOND AND THIRD LEVELS:

UNIT A: 1 UNIT / 3 BED. 2,793.33 SF

-FOURTH LEVEL:

UNIT A: 1 UNIT / 3 BED. 2,776.22' SF

-FIFTH LEVEL:

UNIT B: 1 UNIT / 3 BED. 2,196.31 SF

-SIXTH LEVEL:

UNIT C: 1 UNIT / 4 BED. 2,196.31 SF

TOTAL: 8 UNITS

STORAGE UNITS

REQUIRED: (1/UNIT) @ 25 SF MIN. = 8
PROVIDED: 10

PARKING CALCULATIONS

PARKING REQUIRED:

2 SPACES / UNIT (8 X 2) = 16
1 SPACE VISITOR (DROP OFF) = 1
TOTAL REQUIRED: 17

PARKING PROVIDED:

2 SPACES x UNIT (8 X 2) = 16
1 SPACE VISITOR = 1

PROPERTY INFORMATION:

ADDRESS.

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

LOT SIZE.

IRREGULAR 142.17' SOUTH & 118.22' NORTH x 75' WIDTH = 9,750 SF (0.22 ACRES)

LEGAL DESCRIPTION.

LOT 21, BLOCK 8 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.

ZONING DATA

DISTRICT: RM-2 "MEDIUM HIGH DENSITY RESIDENTIAL" - NON WATERFRONT LOTS

SETBACK CALCULATIONS:

FRONT SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 20'-0"
PROVIDED (FROM 0'-0" TO 41'-0" IN HT. = 25'-0")
REQUIRED (LESS THAN 45' IN HT.) = 25'-0"
PROVIDED (FROM 30'-0" TO 41'-0" IN HT.) = 25'-0")
REQUIRED (LESS THAN 65' IN HT.) = 30'-0"
PROVIDED (FROM 41'-0" TO 65'-0" IN HT. = 30'-0")

REAR SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 10'-0"
PROVIDED (FROM 0'-0" TO 31'-0" IN HT. = 17'-6")

FOR EACH ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30': ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'

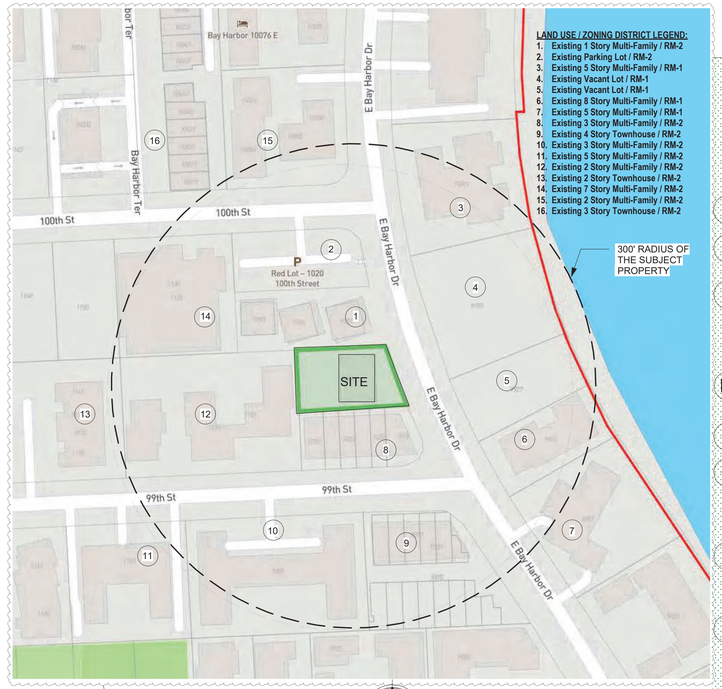
SIDES SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 10'-0"
PROVIDED (FROM 0'-0" TO 41'-0" IN HT. = 15'-0")
PROVIDED (FROM 41'-0" TO 65'-0" IN HT. = 20'-0")

FOR EACH ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30': ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'. (SINGLE LOTS MAX 20')

FLEX SETBACK:

SIDES:
REQUIRED (1/3 OF ALLOWABLE BUILDING LENGTH (90'-3") / 3 = 30'-1")
PROVIDED = 27'-0"

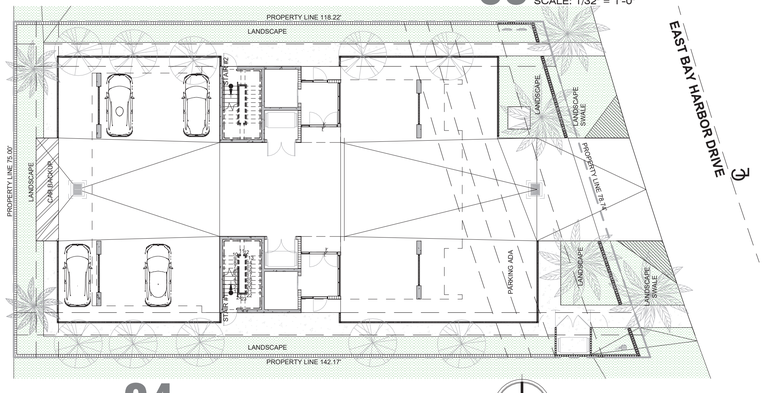
FRONT & REAR:
REQUIRED (1/3 OF ALLOWABLE BUILDING LENGTH (55'-0") / 3 = 18'-4")
PROVIDED = 18'-4"



1

01 LOCATION MAP
SCALE: 1/4" = 1'-0"

03 SETBACKS MASSING DIAGRAMS
SCALE: 1/32" = 1'-0"

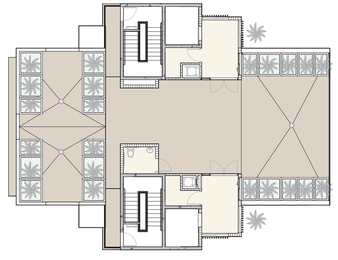


04 LANDSCAPE DIAGRAM GROUND FLOOR
SCALE: 1/16" = 1'-0"

PERVIOUS AND IMPERVIOUS AREA / OPEN SPACE (GROUND FLOOR):

OPEN SPACE:
REQUIRED (20% OF LOT AREA) (9,750 X 0.20) = **1,950.00 SF**

PROVIDED (56.86% OF LOT AREA) (9,750 X 0.5686) = **5,552.61 SF**
PERVIOUS (GREEN) AREA: 1,791.66 SF
IMPERVIOUS (WALKWAY) AREA: 1,223.7 SF
IMPERVIOUS (DRIVEWAY & PARKING) AREA: 2,216.92 SF

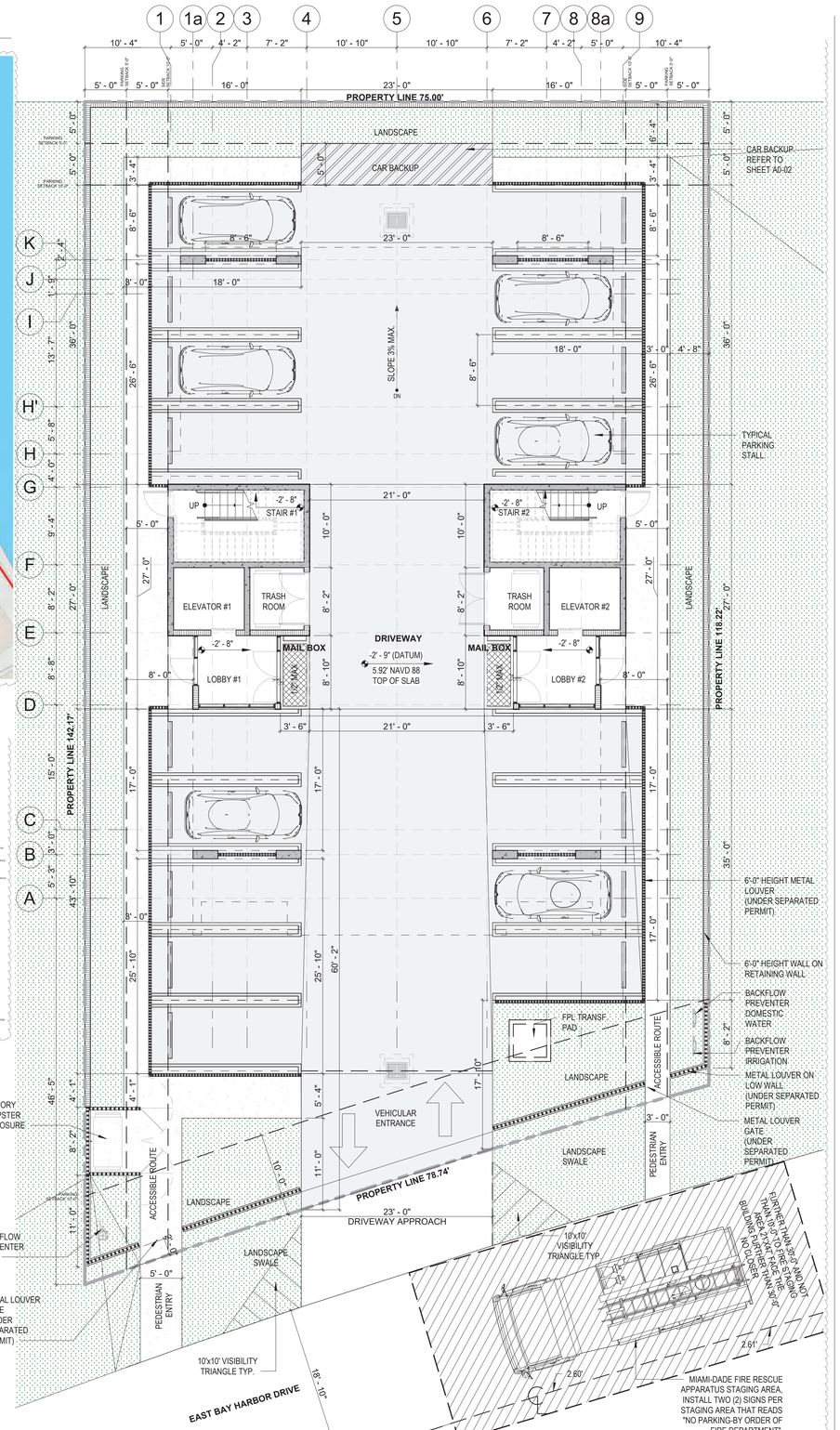


05 LANDSCAPE (GREEN) AREA (ROOF DECK)
SCALE: 1/16" = 1'-0"

LANDSCAPE (GREEN) AREA (ROOF DECK):

REQUIRED (15% OF ROOF DECK AREA) = 2,202.32 SF X 0.15 = **330 SF**

PROVIDED (17.16% OF ROOF DECK AREA) = 2,202.32 SF X 0.1716 = **378 SF**
- 12 planters of 20.25 Sf = 243 Sf
- 10 planters of 13.5 Sf = 135 Sf



SITE LEGEND

- HATCH TO DENOTE CONCRETE
- HATCH TO DENOTE CONCRETE DRIVEWAY
- HATCH TO DENOTE GREEN AREA.

02 SITE PLAN +6.0' (NAVD)
SCALE: 1/8" = 1'-0"

3

Two30 Studio LLC.
7855 SW 3104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes. AIA
Florida Registration No. AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

SITE INFORMATION DIAGRAMS SITE PLAN

SHEET ID:

A0-01

APPLICABLE CODES

FLORIDA BUILDING CODE 8TH EDITION (2023).
FLORIDA FIRE PREVENTION 8TH EDITION (2023)
BASED ON: NFPA FIRE CODE, 2021 EDITION & NFPA 101 LIFE SAFETY CODE, 2021 EDITION.
MIAMI DADE ZONING CODE OF ORDINANCE.
TOWN OF BAY HARBOR ISLANDS ORDINANCE

100% PRIVATELY FOUNDED PROJECT

NO PUBLIC FOUNDING WILL BE USED FOR THE CONSTRUCTION OF THE PROJECT. PROJECTS CONTAINING RESIDENTIAL UNITS AND WHICH ARE 100% PRIVATELY FOUNDED ARE ONLY REQUIRED TO COMPLY WITH THE FAIR HOUSING ACT

DESIGN CRITERIA

APARTMENT BUILDING WITH APPROVED FIRE SPRINKLER SYSTEM

OCCUPANCY TYPE: RESIDENTIAL

OCCUPANCY LOAD: 64 OCC. [12,755.5 SF / 200 SF PER OCC.]

CONSTRUCTION TYPE: TYPE II-B

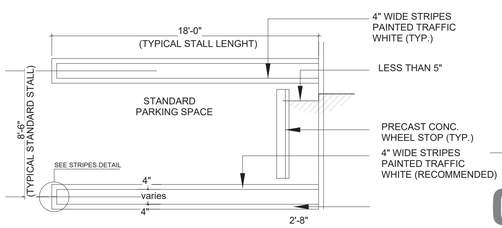
RISK CATEGORY: II [APARTMENT BUILDING]

EXPOSURE CATEGORY: B [URBAN ENVIRONMENT]

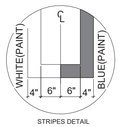
GENERAL NOTES

1. GENERAL CONTRACTOR ("GC") SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
2. GC SHALL CONSULT WITH ARCHITECT TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.
3. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES
4. GC SHALL VERIFY THE LOCATION OF ALL UTILITIES.
5. GC TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS
6. GC IS RESPONSIBLE FOR OBTAINING PERMITS FOR THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
7. GC SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION.
8. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND ENGINEER, IN WRITING, OF THE SAME PRIOR TO PROCEEDING WITH THE WORK IN QUESTION, IN THE EVENT THAT THE CONTRACTOR FAILS TO GIVE NOTICE, OR PROVIDE SUFFICIENT TIME FOR A RESPONSE, CONTRACTOR IS RESPONSIBLE OF SUCH ERRORS OR OMISSIONS, AND FOR ALL COSTS FOR RECTIFYING SAME AND FOR DELAYS OR ANY OTHER COSTS INCURRED BY SAME.
9. POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO PROVIDE ADEQUATE TIME FOR RESPONSE FROM ARCHITECT/ENGINEER.
10. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
11. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIAL SHALL BE NEW. MATERIALS AND WORKMANSHIP SHALL OF GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE LICENSED, INSURED AND SKILLED IN THEIR TRADE.
12. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
13. THE PREMISES SHALL BE KEPT FROM ACCUMULATION OF WATER, MATERIALS, AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS AND TOOLS AND LEAVE THE BUILDING BROOM CLEAN.
14. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM A STRUCTURAL ENGINEER.
15. NO SHOP DRAWING SHALL BE SUBMITTED FOR ARCHITECT/ENGINEER'S REVIEW UNTIL AFTER THEY HAVE BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONING, AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR, AND STAMPED WITH THE CONTRACTOR'S APPROVAL SEAL. ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMOSSIONS, AS A RESULT OF CHECKING AND REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY ENGINEER, AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH SHOP DRAWINGS.
16. ALL DRIVEWAYS, APPROACHES, FENCES, AND GATES WILL BE UNDER A SEPARATE PERMIT.
17. GLASS RAILINGS MUST HAVE SATISFACTORILY PASSED THE 400 FT-POUNDS OF ENERGY IMPACT TEST AS SPECIFIED IN ANSI Z97.1, MIAMI DADE COUNTY NOA NO.: 24-1119.02 "MG-2530 ALUMINUM GLAZED RAILING OR APPROVED EQUAL. GC SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT / ENGINEER APPROVAL

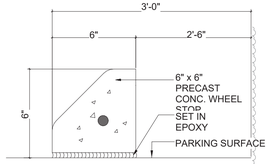
1



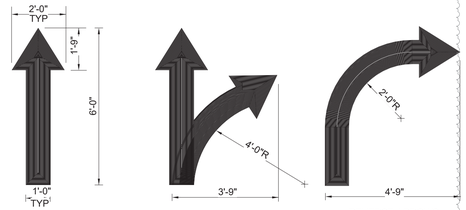
01 TYPICAL PARKING STALLS
SCALE: 1/2" = 1'-0"



STRIPES DETAIL



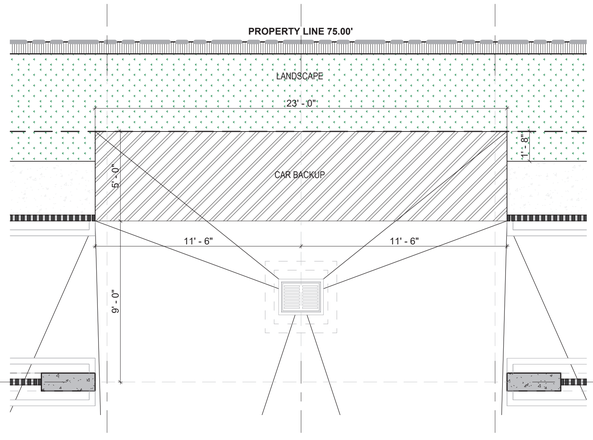
02 TYPICAL WHEELSTOP
SCALE: 1/4" = 1'-0"



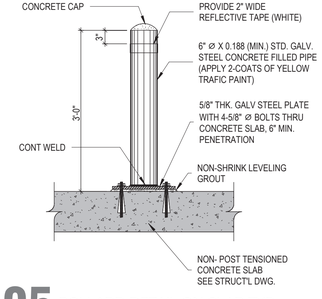
REVERSE ARROWS
FOR OPPOSITE
DIRECTION OF
FLOW

03 TYPICAL DIRECTIONAL ARROWS
SCALE: 1/2" = 1'-0"

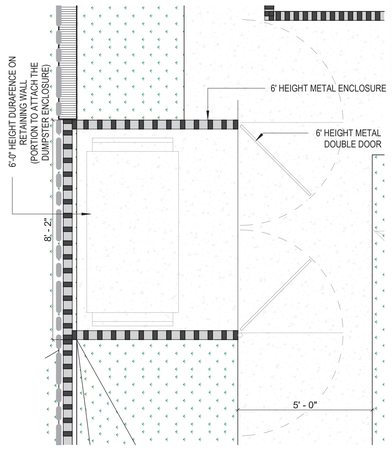
NOTES :
ALL PAVEMENT MARKING SHALL BE REFLECTORIZED THERMOPLASTIC, EXCEPT FOR PARKING STALL LINES WICH AREA PERMITTED TO BE FOOT APPROVED PAINT. ALL REGULATORY SIGNS SHALL BE MADE OF HIGH INTENSITY REFLECTIVE MATERIALS (3M DIAMOND GRADE OR EQUIVALENT) AND SHALL CONFORM TO THE USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS.



04 CAR BACK UP
SCALE: 1/4" = 1'-0"



05 BOLLARD DETAIL ON SLAB TYP.
SCALE: 3/4" = 1'-0"



06 TEMPORARY DUMPSTER ENCLOSURE
SCALE: 3/8" = 1'-0"

BUILDING AREA TABULATION

TOTAL COMMON AREAS

FLOOR	ROOM	ID	AREA
GROUND FLOOR			
	DRIVEWAY/PARKING	COMMON	5,523.98'
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	LOBBY 1	COMMON	123.70'
	LOBBY 2	COMMON	123.70'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	TRASH ROOM 1	COMMON	58.5'
	TRASH ROOM 2	COMMON	58.5'
	SUB-TOTAL		6,404.42 SF
2nd FLOOR			
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	SUB-TOTAL		333,34 SF
3th FLOOR			
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	SUB-TOTAL		333,34 SF
4th FLOOR			
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	SUB-TOTAL		333,34 SF
5th FLOOR			
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	SUB-TOTAL		333,34 SF
6th FLOOR			
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	SUB-TOTAL		333,34 SF
ROOF DECK			
	ADA RESTROOM	COMMON	56.67'
	FIRE REPEATER	COMMON	58.52'
	VESTIBULE 1	COMMON	123.65'
	VESTIBULE 2	COMMON	123.65'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	ELECTRICAL ROOM	COMMON	58.52'
	SUB-TOTAL		752.57 SF
	TOTAL		8,816 SF

1

UNIT SELLABLE (LIVING) AREAS

FLOOR	TYPE	QTY.	AREA
2nd FLOOR			
	UNIT A	2	1,396.66'
			2,793.33 SF
3th FLOOR			
	UNIT A	2	1,396.66'
			2,793.33 SF
4th FLOOR			
	UNIT A	2	1,388.11'
			2,776.22 SF
5th FLOOR			
	UNIT B	1	2,196.31 SF
6th FLOOR			
	UNIT C	1	2,196.31 SF
	TOTAL		12,755.5 SF

BALCONY UNIT / ROOF TERRACE AREAS

FLOOR	TYPE	QTY.	AREA
2nd FLOOR			
	EAST BALCONY	1	313.15'
	WEST BALCONY	1	429'
	SUB-TOTAL		742.15 SF
3th FLOOR			
	EAST BALCONY	1	313.15'
	WEST BALCONY	1	429'
	SUB-TOTAL		742.15 SF
4th FLOOR			
	EAST BALCONY	1	313.15'
	WEST BALCONY	1	444.55'
	SUB-TOTAL		758.4 SF
5th FLOOR			
	EAST BALCONY	1	605.5'
	WEST BALCONY	1	54.33'
	NORTH BALCONY	1	56.68'
	SOUTH BALCONY	1	47.89'
	SUB-TOTAL	1	764.4 SF
6th FLOOR			
	EAST BALCONY	1	280.0'
	WEST BALCONY	1	54.33'
	NORTH BALCONY	1	56.68'
	SOUTH BALCONY	1	47.89'
	SUB-TOTAL	1	438.38 SF
ROOF DECK			
	SUNRISE ROOF DECK	1	758.74'
	SUNSET ROOF DECK	1	893.84'
	COVERED ROOF DECK	1	563.34'
	SUB-TOTAL		2,217.07 SF
	TOTAL		6,114.18 SF

1

TOTAL BUILDING BREAKDOWN AREAS

FLOOR	ROOM	ID	AREA
SITE			
	DRIVEWAY/PARKING	COMMON	5,523.98 SF
	WALKWAYS / DUMPSTER	COMMON	1,223.7 SF
GROUND FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	LOBBY 1	COMMON	123.70'
	LOBBY 2	COMMON	123.70'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	TRASH ROOM 1	COMMON	58.5'
	TRASH ROOM 2	COMMON	58.5'
		SUBTOTAL AREA	865 SF
2nd FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	ELECTRICAL ROOM	COMMON	69.11'
	EAST BALCONY	LIMITED COMMON ELEMENT	313.15'
	FIRE PUMP	COMMON	69.11'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT A	SELLABLE	2,793.33'
	WEST BALCONY	LIMITED COMMON ELEMENT	429'
		SUBTOTAL AREA	4,174.3 SF
3th FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	ELECTRICAL ROOM	COMMON	69.11'
	EAST BALCONY	LIMITED COMMON ELEMENT	313.15'
	FIRE PUMP	COMMON	69.11'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT A	SELLABLE	2,793.33'
	WEST BALCONY	LIMITED COMMON ELEMENT	429'
		SUBTOTAL AREA	4,174.3 SF
4th FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	STORAGE	COMMON	69.88'
	EAST BALCONY	LIMITED COMMON ELEMENT	313.15'
	STORAGE	COMMON	69.88'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT A	SELLABLE	2,776.22'
	WEST BALCONY	LIMITED COMMON ELEMENT	444.55'
		SUBTOTAL AREA	4,174.3 SF
5th FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	STORAGE	COMMON	72.64'
	EAST BALCONY	LIMITED COMMON ELEMENT	605.5'
	STORAGE	COMMON	37.96'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT B	SELLABLE	2,196.31'
	WEST BALCONY	LIMITED COMMON ELEMENT	54.33'
	NORTH BALCONY	LIMITED COMMON ELEMENT	56.68'
	SOUTH BALCONY	LIMITED COMMON ELEMENT	47.89'
		SUBTOTAL AREA	3,571.91 SF
6th FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	STORAGE	COMMON	72.64'
	EAST BALCONY	LIMITED COMMON ELEMENT	280'
	STORAGE	COMMON	37.96'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT B	SELLABLE	2,196.31'
	WEST BALCONY	LIMITED COMMON ELEMENT	54.33'
	NORTH BALCONY	LIMITED COMMON ELEMENT	56.68'
	SOUTH BALCONY	LIMITED COMMON ELEMENT	47.89'
		SUBTOTAL AREA	3,246.42 SF
OPEN ROOF DECK AREAS			
	SUNRISE ROOF DECK	AMENITY	758.74'
	SUNSET ROOF DECK	AMENITY	893.84'
COVERED ROOF DECK AREAS			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	COVERED ROOF DECK	AMENITY	563.34'
	ADA RESTROOM	COMMON	56.67'
	FIRE REPEATER ROOM	COMMON	58.52'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	ELECTRICAL ROOM	COMMON	58.52'
	VESTIBULE 1	COMMON	123.66'
	VESTIBULE 2	COMMON	123.66'
		SUBTOTAL AREA	1,486.97 SF
		TOTAL BUILT AREA	21,693.2 SF

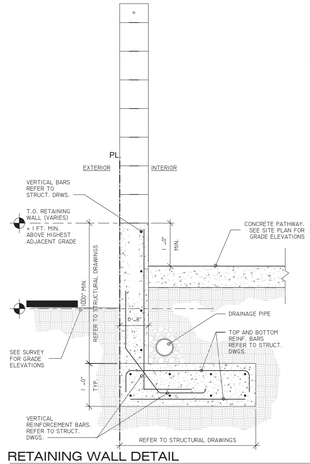
Notes:
1- Driveway, Parking, Walkways and Open Roof Deck areas were not taken into account for the built area calculations.
2- Elevators areas was included for the built area calculations on each level.

1

LEVEL OF SERVICE SCHEDULE

ITEMS	CITY REQUIRED	PROVIDED	REMARK
POTABLE WATER	200 GALLONS PER CAPITA, AS PER DAY	13,000-GPD	
SANITARY SEWER	156 GALLONS PER CAPITA, PER DAY	9,984-GPD	
SOLID WASTE	0.632 TONS PER CAPITA, PER DAY	40.448-TONS	
DRAINAGE	DESIGN LOS STANDARD TO MEET A 10-YEAR STORM AND AS SPECIFIED BY THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, SECTION 5-WATER CONTROL, AND NO PONDING WATER FOR MORE THAN 48HR.	(1) DRAINAGE WELL & 60 FL OF 18" EXF. TRENCH 10' DEEP	
LOCAL STREETS*	LOS "B" AT PEAK HOUR	No Change	De-Minimums Impact
AERIAL ROADWAYS**	LOS "E" AT PM PEAK HOUR" (96th STREET/ KANE CONCOURSE/ SR 922)	No Change	De-Minimums Impact
RECREATION FACILITIES	1 TENNIS COURT FOR EVERY 4,000 PERSONS, 12-60 YEARS OLD	N/A	
	1 LIGHTED BASEBALL FIELD FOR EVERY 6,000 PERSONS, 10-40 YEARS OLD	N/A	
	1 TOT LOT FOR EVERY 500 PERSONS, 3-12 YEARS OLD	N/A	
PUBLIC SCHOOL FACILITIES	100% OF FISH (FLORIDA INVENTORY OF SCHOOL HOUSES) CAPACITY INCLUDING RE-LOCATABLE CLASSROOM IN EACH PUBLIC SCHOOL CONCURRENCY SERVICE AREA (CSA)	N/A	

3



7 RETAINING WALL DETAIL
SCALE: 1" = 20'-0"

3

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phones: (786) 970-9233 / (305) 336-0345
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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes. AIA
Florida Registration No.:AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

BUILDING AREAS TABULATION SITE PLAN DETAILS

SHEET ID:

A0-02

TREE TABLE						
	SPECIES		TREE HEIGHT	CANOPY SPREAD	TRUNK DBH	REMARKS
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	FEET	FEET	INCHES	
1	UNKNOWN				6	
2	UNKNOWN				6	
3	SEAGRAPE				10	
4	SEAGRAPE				18	
5	SEAGRAPE				18	
6	UNKNOWN				4	
7	PALM				14	
8	PALM				4	
9	PALM				4	
10	PALM				14	
11	PALM				4	
12	PALM				12	
13	PALM				4	
14	PALM				4	
15	PALM				4	
16	UNKNOWN				10	
17	PALM				4	
18	PALM				4	
19	PALM				4	
20	PALM				4	
21	PALM				4	
22	PALM				4	
23	PALM				4	
24	PALM				4	
25	PALM				4	
26	UNKNOWN				4	
27	UNKNOWN				4	
28	PALM				4	
29	PALM				4	
30	PALM				4	
31	PALM				4	
32	PALM				4	
33	BANYAN				84	
34	PALM				16	
35	PALM				16	
36	PALM				4	
37	PALM				12	
38	PALM				4	
39	PALM				4	
40	PALM				4	
41	UNKNOWN				4	
42	PALM				4	
43	UNKNOWN				8	
44	UNKNOWN				8	
45	UNKNOWN				4	
46	UNKNOWN				4	
47	PALM				4	
48	PALM				4	
49	PALM				4	
50	PALM				10	
51	PALM				18	
52	UNKNOWN				8	
53	PALM				4	
54	PALM				10	
55	UNKNOWN				8	
56	UNKNOWN				8	

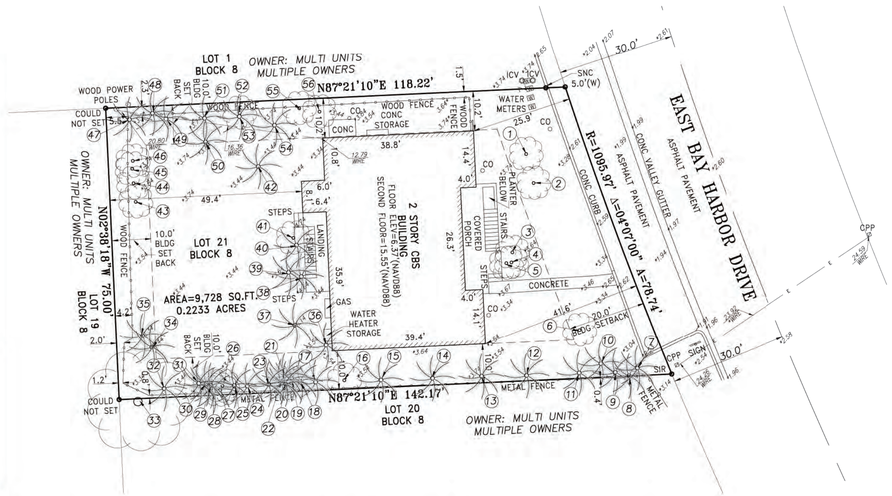
LOCATION MAP (NTS)

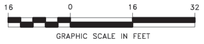
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0144L
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	09/11/09

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88).
6. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK R-243, ELEVATION=6.61' (NGVD29) -1.56'= 5.05' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY ------ INSURANCE COMPANY, ORDER NO.: ----- WITH AN EFFECTIVE DATE OF --- 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO EAST BAY HARBOR DRIVE, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 46, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF BAY HARBOR ISLANDS, MIAMI/DADE COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO MIAMI/DADE COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

ALTA/NSPS LAND TITLE SURVEY





LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
AC	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
EB	ELECTRIC BOX
CLP	CONCRETE LIGHT POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
0.00	ELEVATIONS
ICV	IRRIGATION CONTROL VALVE
UNK	UNKNOWN TREE TYPE
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET

LAND DESCRIPTION:

LOT 21, BLOCK 8 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.

SURVEYOR'S CERTIFICATION

BOUTIQUE BAY HARBOR LLC, A FLORIDA LIMITED LIABILITY COMPANY
ADS TITLE SERVICES, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON NOVEMBER 25, 2024.

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

Digitally signed by Richard E Cousins
Date: 2025.11.10 12:36:53 -05'00'

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
MG3 DEVELOPER GROUP

9950 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/21/24	SKETCH	JD	REC
TREES AND ELEVATIONS	11/25/24	SKETCH	AM	REC
ADD CERTIFICATIONS	12/23/24	------	AC	REC
REVISED ELEV TO (NAVD88)	06/17/25	------	AM	REC
ADDED AREA	10/23/25	------	AM	REC

PROJECT NO.: 10300-24

SCALE : 1" = 16'

SHEET 1 OF 1 SHEET

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR BAY HARBOR ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 182

DESIGNED BY: OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 06/09/2025

REVISIONS:

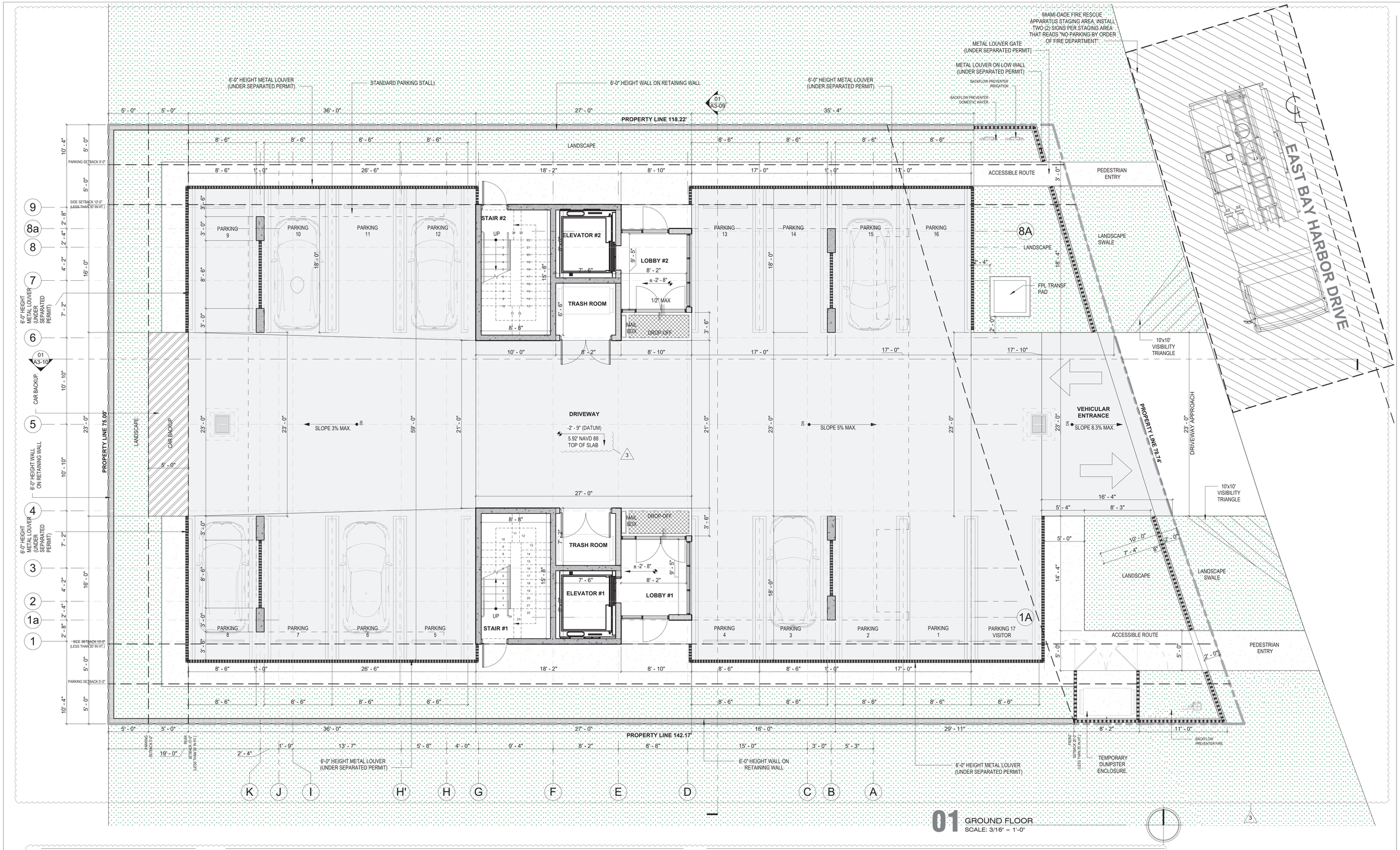
Issue	Issue date / For
03	11.19.25 / DRC comments

DRAWING TITLE:

SURVEY
(AS PER REFERENCE ONLY)

SHEET ID:

A0-03



01 GROUND FLOOR
SCALE: 3/16" = 1'-0"

NOTES

FLOOD ZONE: AE

BASE FLOOD ELEVATION: 8.67' (NAVD 88)

HIGHEST CROWN OF ROAD: 1.99' (NAVD 88)

LOWEST ADJACENT GRADE: 3.14' (NAVD 88)

HIGHEST ADJACENT GRADE: 3.74' (NAVD 88)

FINISHED FLOOR ELEVATION: 6.00' (NAVD 88)

GARAGE/STORAGE ELEVATION: N/A

LOWEST ELEVATION OF EQUIPMENT: 10.0' (NAVD 88)

FLOOD / SURGE VENTS CALCULATIONS & NOTES

ZONE	ZONE AREA	VENT FLOOD COVERAGE	VENTS REQUIRED	VENTS PROVIDED	FLOOD COVERAGE PROVIDED
STAIR # 1	135 SF	200 SF PER VENT	1	2	2 X 200 SF = 400 SF
STAIR # 2	135 SF	200 SF PER VENT	1	2	2 X 200 SF = 400 SF
LOBBY # 1	77 SF	200 SF PER VENT	1	2	2 X 200 SF = 400 SF
LOBBY # 2	77 SF	200 SF PER VENT	1	2	2 X 200 SF = 400 SF

FLOOD VENT NOTE:

ENCLOSED STRUCTURES LOCATED BELOW BFE + 1' WILL BE PROVIDED WITH ENGINEERED FLOOD VENTS OR FLOOD PANELS AS REQUIRED, TYP.

NOTES:

1. FLOOD OPENINGS PROVIDED ARE ON AT LEAST TWO SIDES.
2. BOTTOM OF FLOOD OPENING NOT HIGHER THAN 1 FOOT ABOVE ADJACENT GRADE, TYP.
3. ELEVATOR EQUIPMENT FLOAT SWITCHES: PROVIDE A FLOAT SWITCH SYSTEM OR ANOTHER SYSTEM IN ELEVATOR SHAFTS TO PREVENT ELEVATOR CABS DESCENDING INTO FLOODWATER.

FLOOD /RESISTANT MATERIAL NOTES

1. MATERIALS BELOW FLOOD LEVEL ELEVATION + 8.67' N.A.V.D. USED IN THIS PROJECT WILL COMPLY WITH FLORIDA BUILDING CODE (F.B.C.) 2023 BUILDING 8TH EDITION.
2. BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND WALLS (INCLUDING WALL COVERINGS) BELOW FLOOD SHALL BE FLOOD DAMAGE RESISTANT MATERIALS THAT CONFIRM TO PROVISIONS OF FEMA TECHNICAL BULLETIN-2 (TB-2) LIST OF MATERIALS USED AND CLASS PER FEMA TB-2 TABLES 1 & 2:

2.1. FLOORS = CAST IN PLACE CONCRETE = CLASS 5 " HIGHLY RESISTANT TO FLOODWATER"
2.2. FLOORS COVERING = PORCELAIN OR CERAMIC TILE = CLASS 4 "RESISTANT TO FLOODWATER"
2.3. WALLS = CONCRETE BLOCK = CLASS 5 "HIGHLY RESISTANT TO FLOODWATER"
2.4. DOORS = HOLLOW METAL = CLASS 4 "RESISTANT TO FLOODWATER"

FLOOD OPENING VENT LEGEND:

SITE LEGEND

- HATCH TO DENOTE CONCRETE
- HATCH TO DENOTE CONCRETE DRIVEWAY
- HATCH TO DENOTE GREEN AREA.

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes. AIA
Florida Registration No. AR96144

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PROJECT ADDRESS

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BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

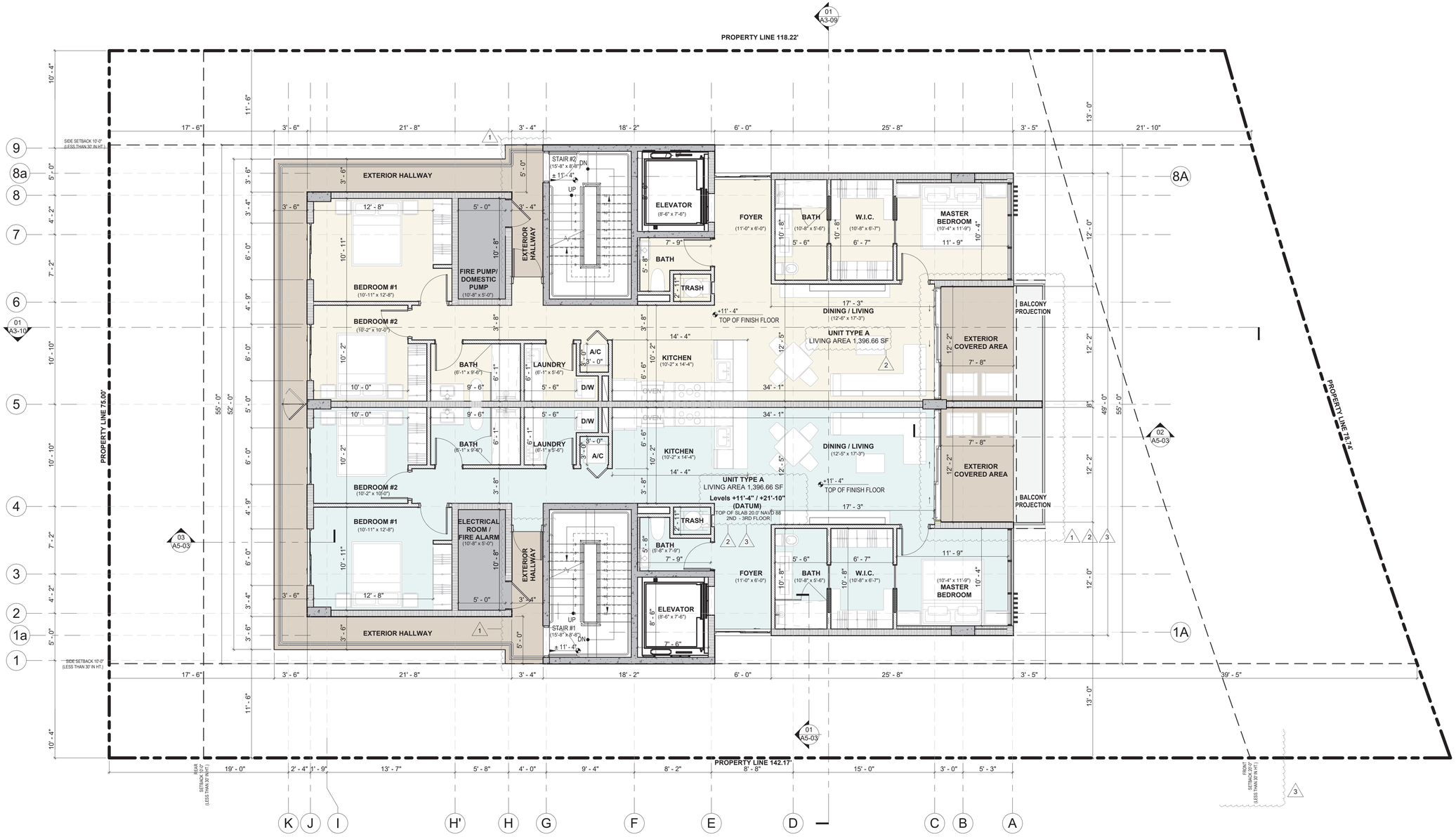
Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

GROUND FLOOR PLAN

SHEET ID:

A1-01



01 2ND - 3RD FLOOR
SCALE: 3/16" = 1'-0"

NOTES

1. ALL WALLS AND FLOOR ASSEMBLY BETWEEN DWELLING UNITS, COMMON AREAS AND CORRIDORS SHALL HAVE AN STC 50 & IIC OF 50 MIN. PENETRATIONS IN WALLS AND PARTITIONS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATING

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COLUMN TYPE

- CONCRETE COLUMN (SEE STRUCTURAL DRAWING)

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MG3 GROUP

PROJECT NO:

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OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

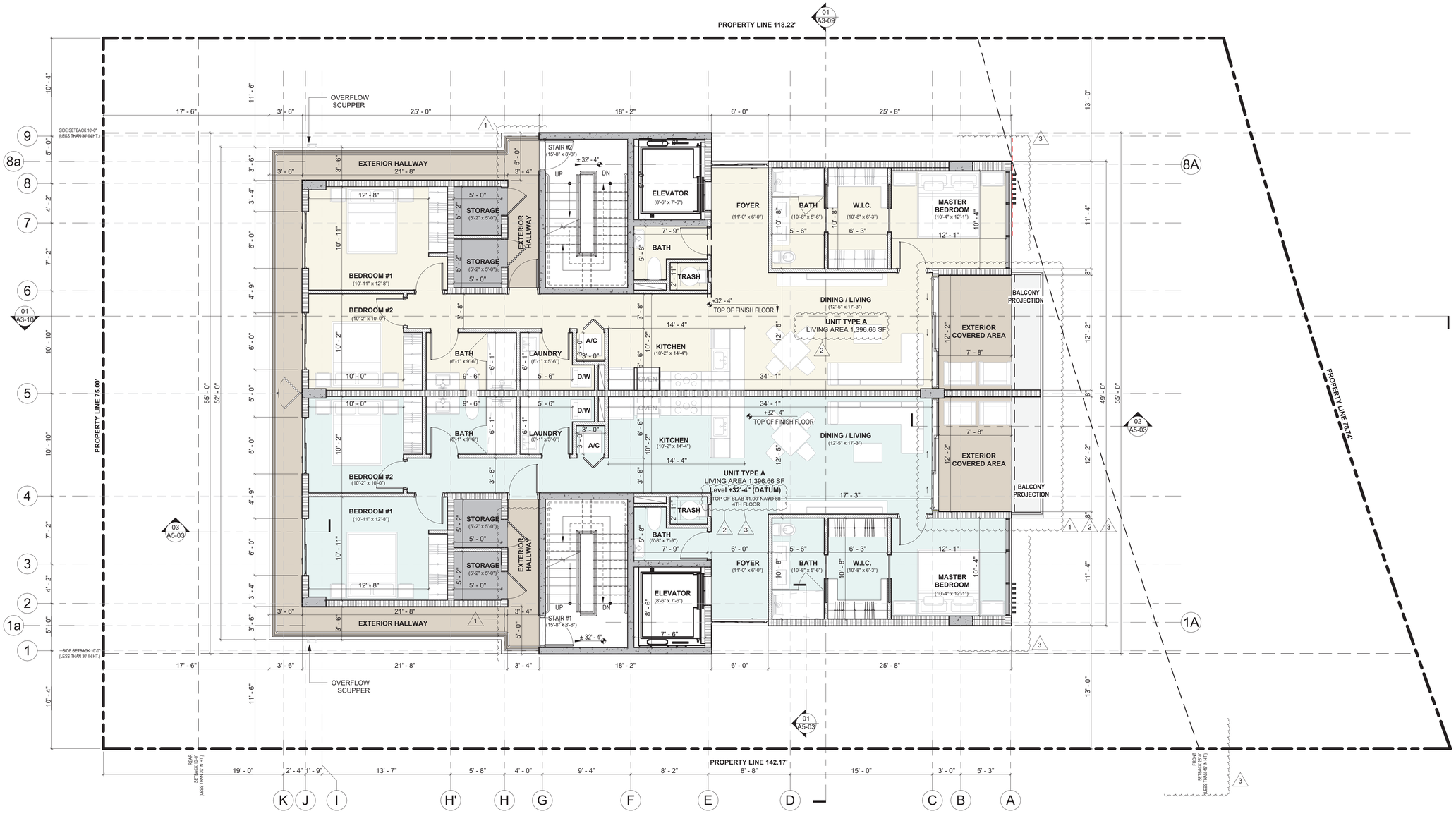
Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

2ND - 3RD FLOOR PLAN

SHEET ID:

A1-02



01 4TH FLOOR
SCALE: 3/16" = 1'-0"

NOTES

1. ALL WALLS AND FLOOR ASSEMBLY BETWEEN DWELLING UNITS, COMMON AREAS AND CORRIDORS SHALL HAVE AN STC 50 & IIC OF 50 MIN. PENETRATIONS IN WALLS AND PARTITIONS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATING

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COLUMN TYPE

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DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

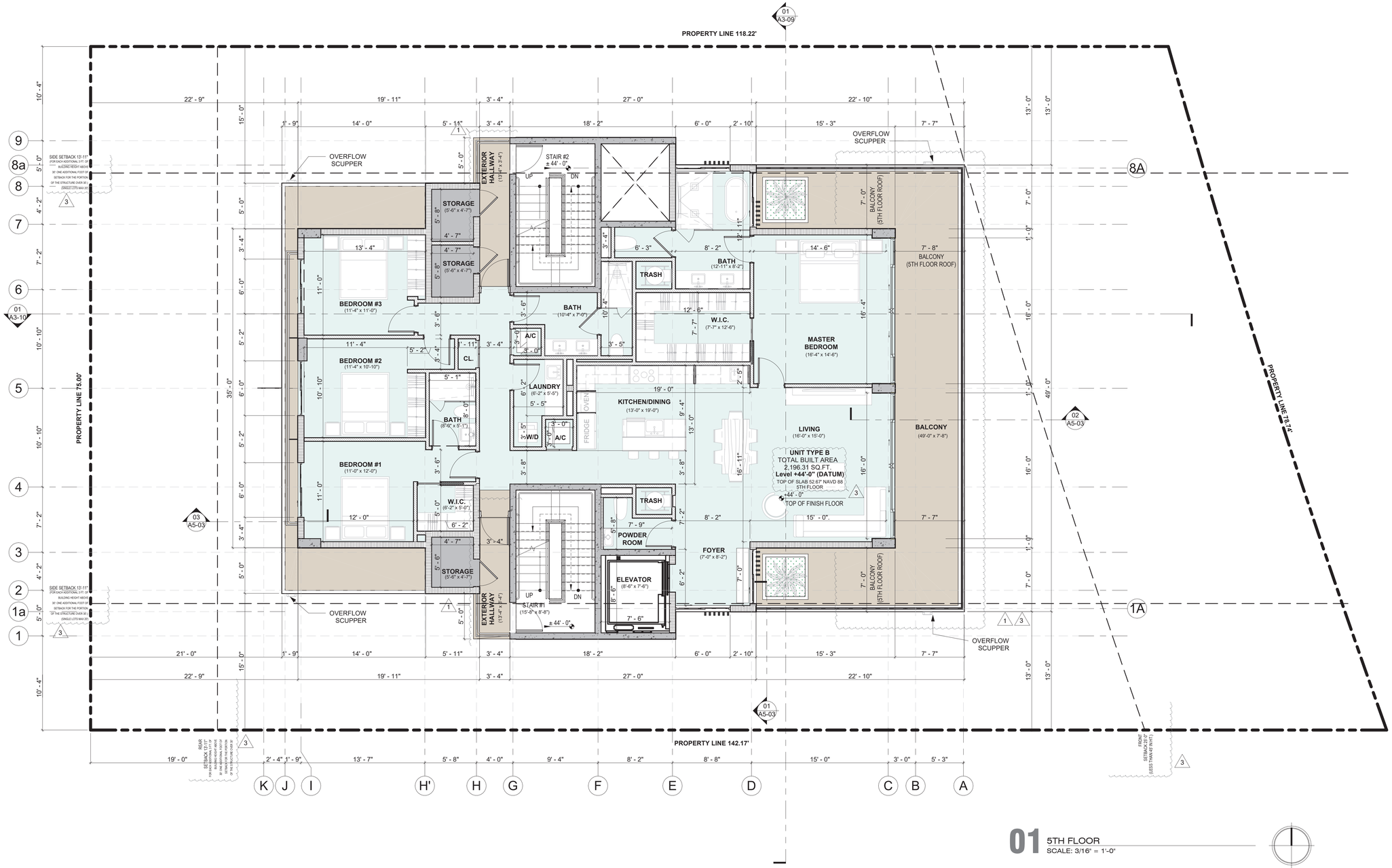
Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

4TH FLOOR PLAN

SHEET ID:

A1-03



01 5TH FLOOR
SCALE: 3/16" = 1'-0"

NOTES

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MG3 GROUP

PROJECT NO:

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DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

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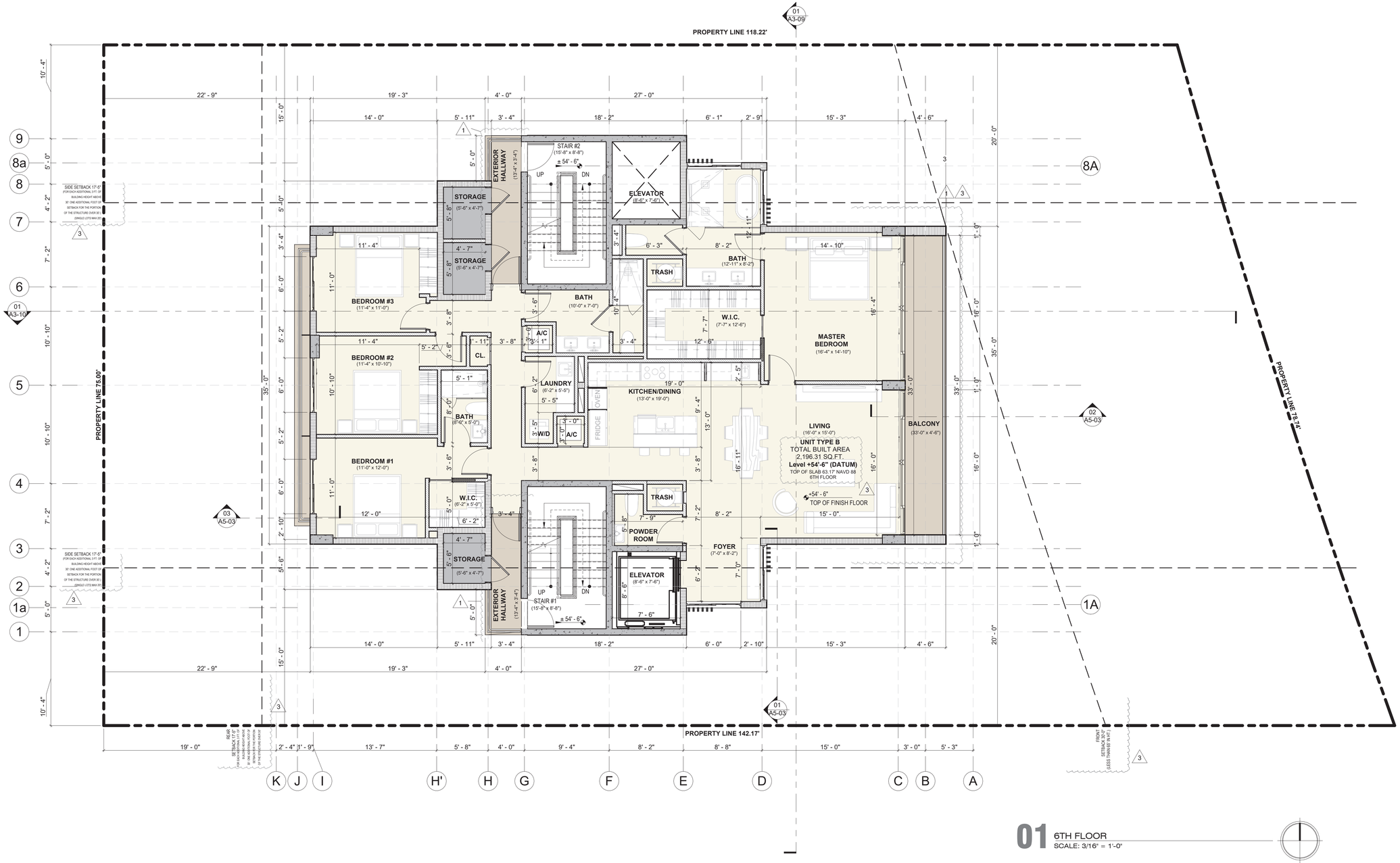
Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

5TH FLOOR PLAN

SHEET ID:

A1-04



01 6TH FLOOR
SCALE: 3/16" = 1'-0"

NOTES

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MG3 GROUP

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OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

6TH FLOOR PLAN

SHEET ID:

A1-05

01 7TH FLOOR PLAN DECK
SCALE: 3/16" = 1'-0"

NOTES

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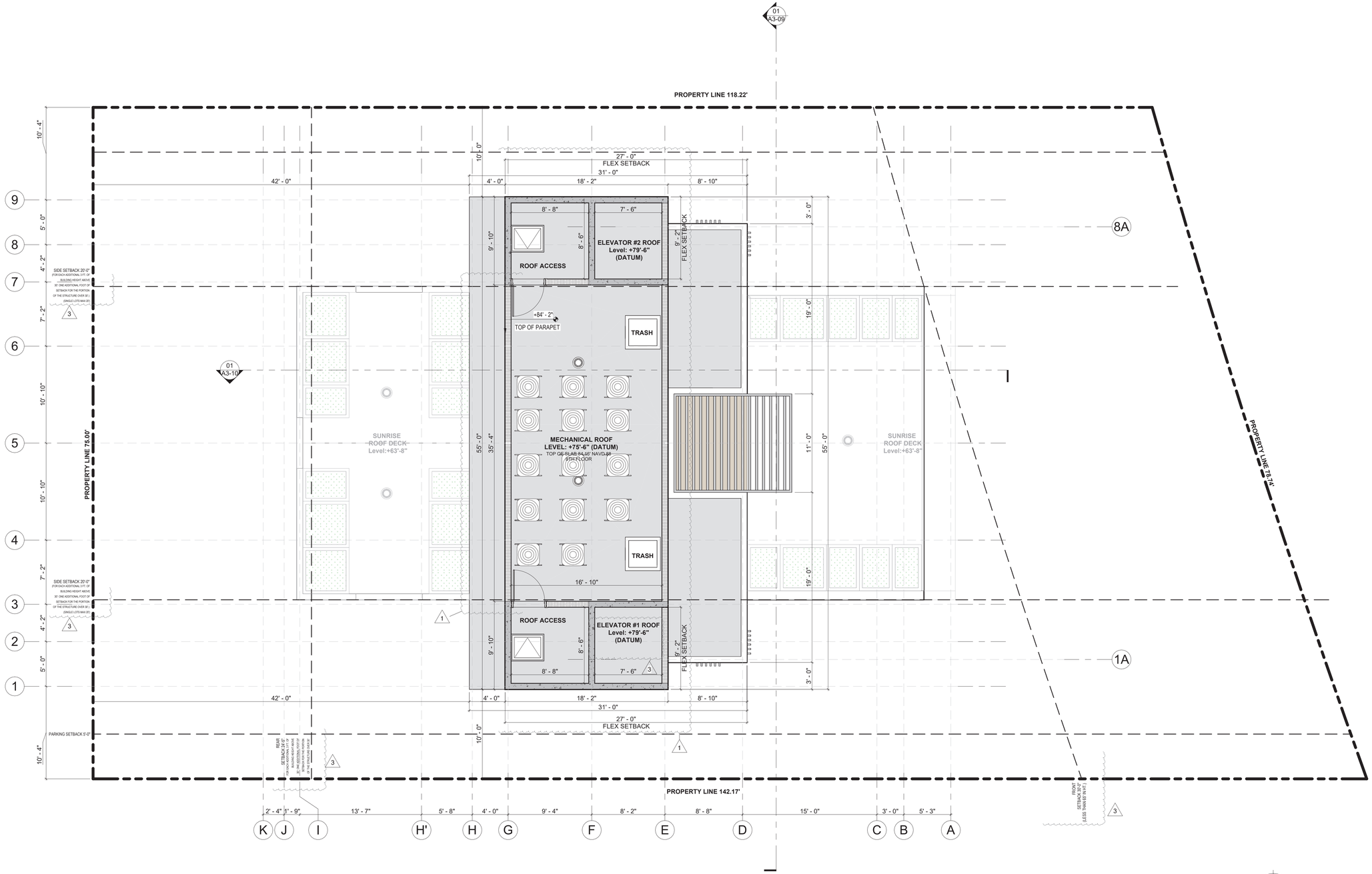
DRAWING TITLE:

ROOF DECK FLOOR PLAN

SHEET ID:

A1-06



01 8TH FLOOR MECHANICAL ROOF PLAN

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

NOTES

1. ALL WALLS AND FLOOR ASSEMBLY BETWEEN DWELLING UNITS, COMMON AREAS AND CORRIDORS SHALL HAVE AN STC 50 & IIC OF 50 MIN. PENETRATIONS IN WALLS AND PARTITIONS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATING

2. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; SOFFITS; OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO DWELLING UNIT ENTRANCE DOORS; HOWEVER, SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.

3. INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 (FBC CH 7)

MEASURING DWELLING UNITS AREAS:
LIMITS OF EACH UNIT TO BE MEASURED AS FOLLOWS:
- FROM THE OUTSIDE PERIMETER OF EXTERIOR WALLS
- FROM THE CENTER LINE OF SHARED WALLS @ INTERIOR DWELLING /DWELLING
- FROM THE OUTER PERIMETER (THICKNESS OF WALLS IS GIVEN TO THE UNIT) @ COMMON AREA WALLS
-BALCONIES NOT INCLUDED

WALL TYPE/ PARTITION TYPE LEGEND:

- NEW 8" CONCRETE WALL
- NEW INTERIOR PARTITION 3-5/8" METAL STUDS (5" DIMENSIONED PARTITION)
- NEW INTERIOR PARTITION 5-1/2" METAL STUDS (6" DIMENSIONED PARTITION)
- 1-HOUR FIRE RATED PARTITION 5-1/2" METAL STUDS (6" DIMENSIONED PARTITION)

COLUMN TYPE

CONCRETE COLUMN (SEE STRUCTURAL DRAWING)

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes. AIA
Florida Registration No. AR96144

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

MECHANICAL ROOF FLOOR PLAN

SHEET ID:

A1-07

01 E BAY HARBOR DR. & 100TH ST
Scale: N. T. S.

02 E BAY HARBOR DR.
Scale: N. T. S.

03 E BAY HARBOR DR.
Scale: N. T. S.

04 E BAY HARBOR DR. & 99TH ST
Scale: N. T. S.

05 E BAY HARBOR DR.
Scale: N. T. S.

08 E BAY HARBOR DR.
Scale: N. T. S.

07 E BAY HARBOR DR. & 99TH ST
Scale: N. T. S.

06 E BAY HARBOR DR. (PANORAMIC)
Scale: N. T. S.

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ARIEL VALDES
AR96144
REGISTERED ARCHITECT

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PROJECT ADDRESS
9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:
BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:
MG3 GROUP

PROJECT NO:
182

DESIGNED BY:
OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A.VALDES

DATE
7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:
CONTEXT IMAGES

SHEET ID:
A3-00

ELEVATION LEGEND

MARK	KEYNOTE
1	SMOOTH STUCCO W/ FLAT FINISH. COLOR: EXTRA WHITE SW 7006 OR APPROVED EQUAL
2	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: PASSIVE SW 7064 OR APPROVED EQUAL
3	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: KILIM BEIGE SW 6106 OR APPROVED EQUAL

01 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

FRONT ELEVATION (EAST FACADE)

SHEET ID:

A3-01

ELEVATION LEGEND	
MARK	**KEYNOTE**
1	SMOOTH STUCCO W/ FLAT FINISH. COLOR: EXTRA WHITE SW 7006 OR APPROVED EQUAL
2	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: PASSIVE SW 7064 OR APPROVED EQUAL
3	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: KILIM BEIGE SW 6106 OR APPROVED EQUAL

01 REAR ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS:

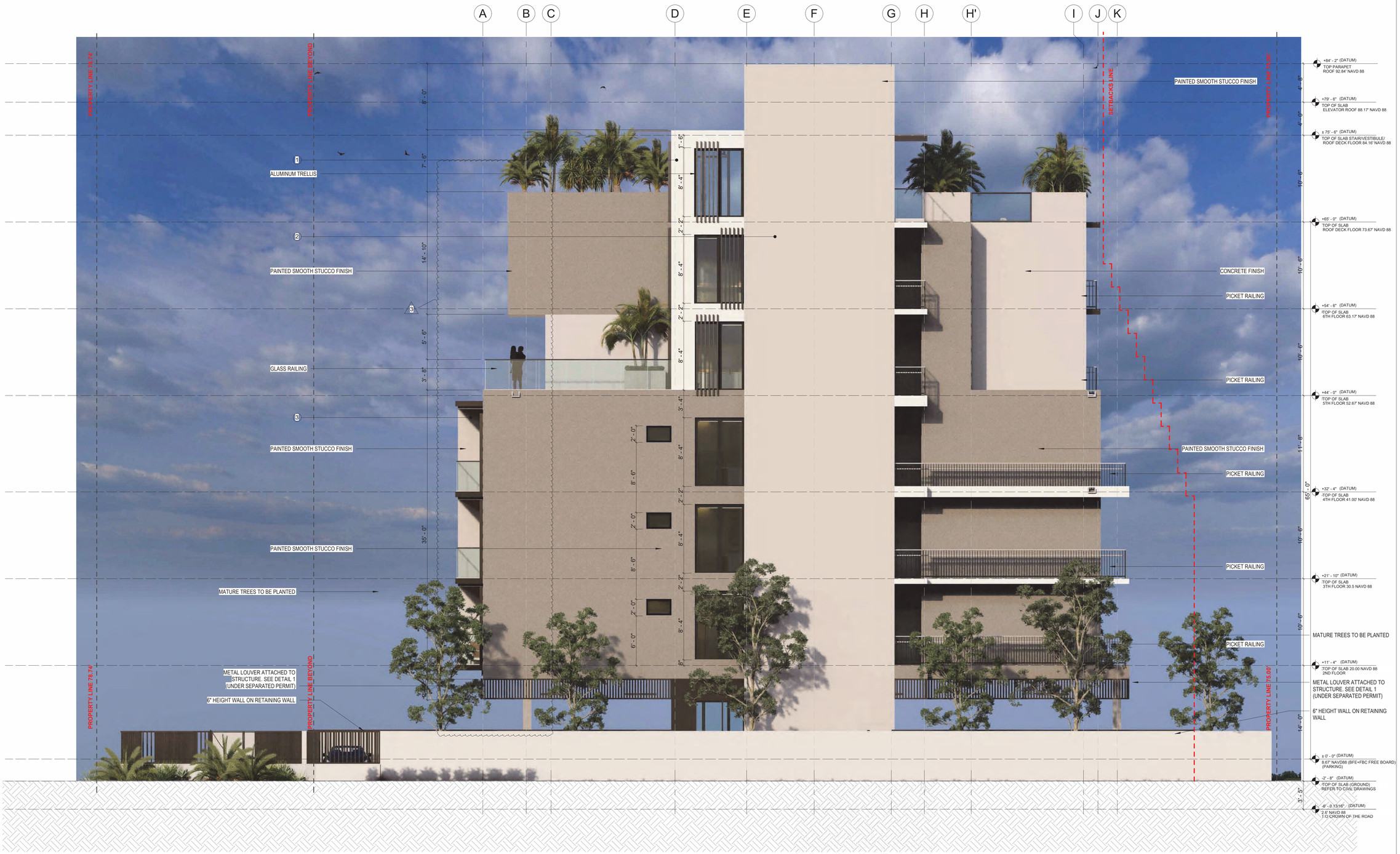
Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

REAR ELEVATION (WEST FACADE)

SHEET ID:

A3-02



ELEVATION LEGEND	
MARK	**KEYNOTE**
1	SMOOTH STUCCO W/ FLAT FINISH. COLOR: EXTRA WHITE SW 7006 OR APPROVED EQUAL
2	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: PASSIVE SW 7064 OR APPROVED EQUAL
3	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: KILIM BEIGE SW 6106 OR APPROVED EQUAL

01 NORTH FACADE
SCALE: 3/16" = 1'-0"

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

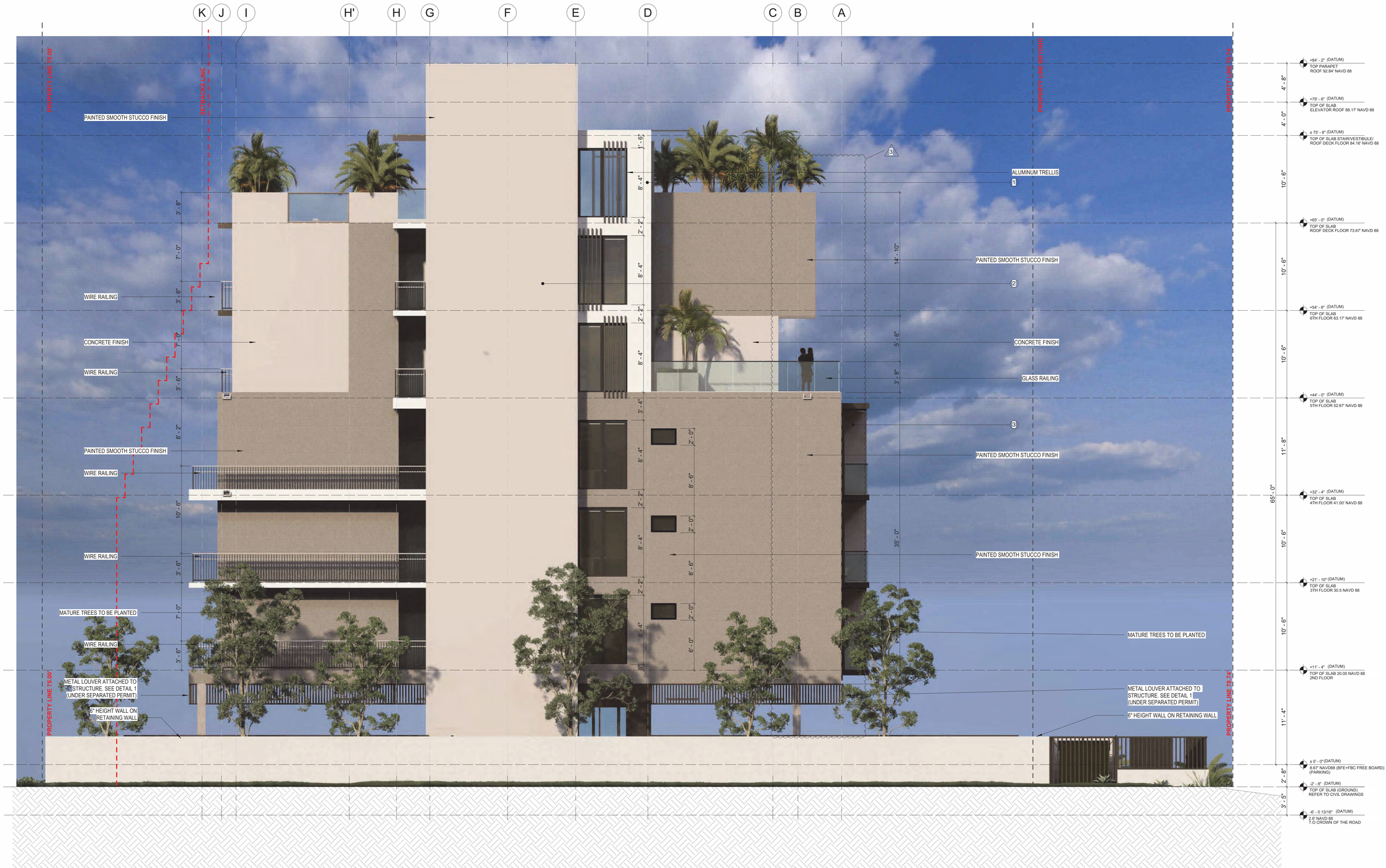
Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

RIGHT ELEVATION (NORTH FACADE)

SHEET ID:

A3-03



ELEVATION LEGEND	
MARK	**KEYNOTE**
1	SMOOTH STUCCO W/ FLAT FINISH. COLOR: EXTRA WHITE SW 7006 OR APPROVED EQUAL
2	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: PASSIVE SW 7064 OR APPROVED EQUAL
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01 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

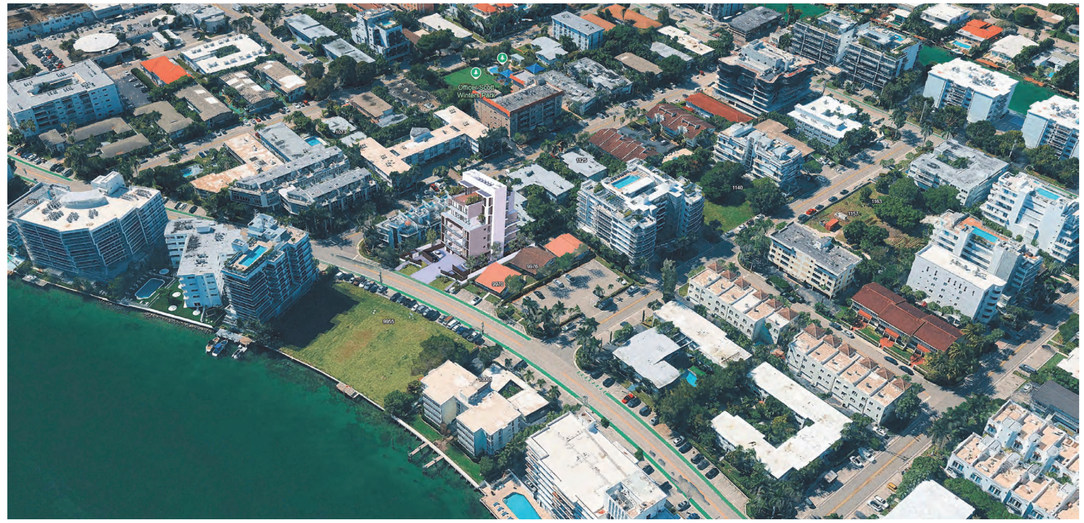
Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

LEFT ELEVATION (SOUTH FACADE)

SHEET ID:

A3-04



01 NORTH - EAST CONTEXT AERIAL VIEW
Scale: N. T. S.

02 SOUTH - EAST CONTEXT AERIAL VIEW
Scale: N. T. S.

03 E BAY HARBOR DR. CONTEXT VIEW
Scale: N. T. S.

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PROJECT NAME:
AIRE BOUTIQUE APARTMENT BUILDING

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9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:
BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:
MG3 GROUP

PROJECT NO:
182

DESIGNED BY:
OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A.VALDES

DATE
7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:
ILLUSTRATIVE RENDERINGS

SHEET ID:
A3-05

01 NORTH - EAST VIEW
Scale: N. T. S.

03 NORTH - EAST AERIAL VIEW
Scale: N. T. S.

02 SOUTH - WEST VIEW
Scale: N. T. S.

04 SOUTH - WEST AERIAL VIEW
Scale: N. T. S.

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DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

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01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

ILLUSTRATIVE RENDERINGS

SHEET ID:

A3-06

01 EAST AERIAL VIEW

Scale: N. T. S.

02 EAST AERIAL VIEW

Scale: N. T. S.

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OWNER / CLIENT:

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DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

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DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

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N. SANTAMARIA / A. MURGA

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A.VALDES

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03	11.13.25 / DRC comments

DRAWING TITLE:

ILLUSTRATIVE RENDERINGS

SHEET ID:

A3-07

01 ILLUSTRATIVE RENDERING
Scale: N. T. S.

02 ILLUSTRATIVE RENDERING
Scale: N. T. S.

03 ILLUSTRATIVE RENDERING
Scale: N. T. S.

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DESIGN CONSULTANTS:

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DESIGNED BY:

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DRAWN BY:

N. SANTAMARIA / A. MURGA

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A.VALDES

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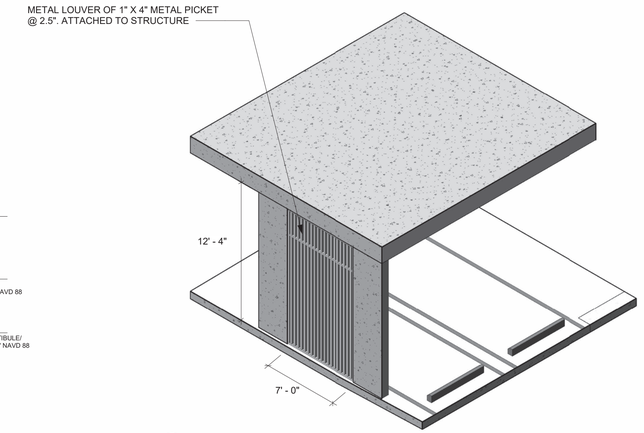
DRAWING TITLE:

ILLUSTRATIVE RENDERINGS

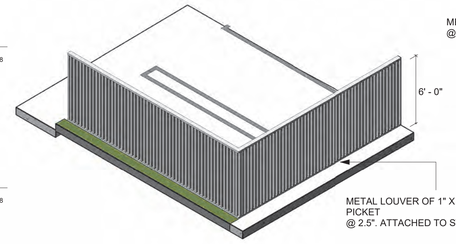
SHEET ID:

A3-08

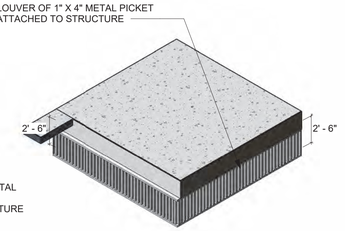
01 CROSS SECTION
SCALE: 3/16" = 1'-0"



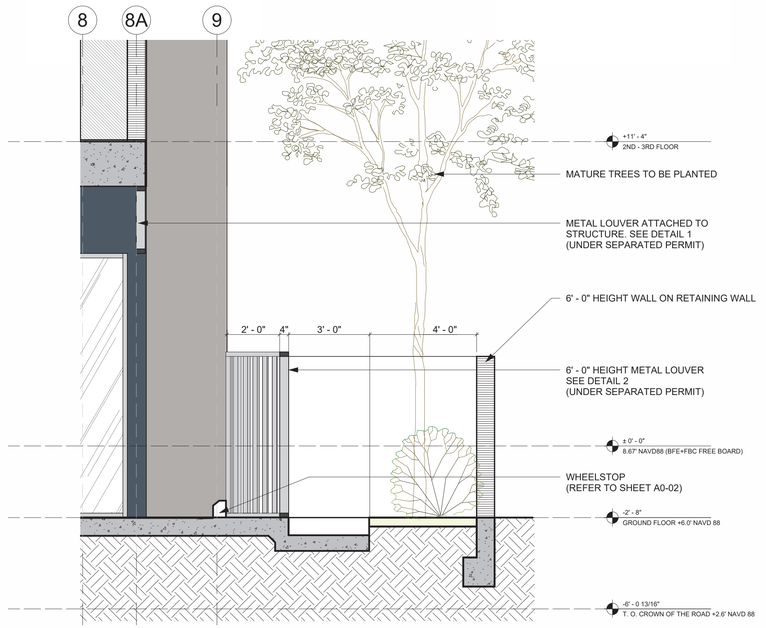
2 LOUVER ISOMETRIC DETAIL 2
SCALE:



3 LOUVER ISOMETRIC TYPICAL DETAIL 3
SCALE:



4 LOUVER ISOMETRIC TYPICAL DETAIL 1
SCALE:



05 LOUVER DETAIL
SCALE: 3/8" = 1'-0"

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 3104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes. AIA
Florida Registration No. AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

CROSS SECTION

SHEET ID:

A3-09

01 LONGITUDINAL SECTION
SCALE: 3/16" = 1'-0"

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

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DESIGN CONSULTANTS:

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PROJECT NO:

182

DESIGNED BY::

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

LONGITUDINAL SECTION

SHEET ID:

A3-10

TREE TABLE						
	SPECIES		TREE HEIGHT	CANOPY SPREAD	TRUNK DBH	REMARKS
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	FEET	FEET	INCHES	
1	UNKNOWN				6	
2	UNKNOWN				6	
3	SEAGRAPE				10	
4	SEAGRAPE				18	
5	SEAGRAPE				18	
6	UNKNOWN				4	
7	PALM				14	
8	PALM				4	
9	PALM				4	
10	PALM				14	
11	PALM				4	
12	PALM				12	
13	PALM				4	
14	PALM				4	
15	PALM				4	
16	UNKNOWN				10	
17	PALM				4	
18	PALM				4	
19	PALM				4	
20	PALM				4	
21	PALM				4	
22	PALM				4	
23	PALM				4	
24	PALM				4	
25	PALM				4	
26	UNKNOWN				4	
27	UNKNOWN				4	
28	PALM				4	
29	PALM				4	
30	PALM				4	
31	PALM				4	
32	PALM				4	
33	BANYAN				84	
34	PALM				16	
35	PALM				16	
36	PALM				4	
37	PALM				12	
38	PALM				4	
39	PALM				4	
40	PALM				4	
41	UNKNOWN				4	
42	PALM				4	
43	UNKNOWN				8	
44	UNKNOWN				8	
45	UNKNOWN				4	
46	UNKNOWN				4	
47	PALM				4	
48	PALM				4	
49	PALM				4	
50	PALM				10	
51	PALM				18	
52	UNKNOWN				8	
53	PALM				4	
54	PALM				10	
55	UNKNOWN				8	
56	UNKNOWN				8	

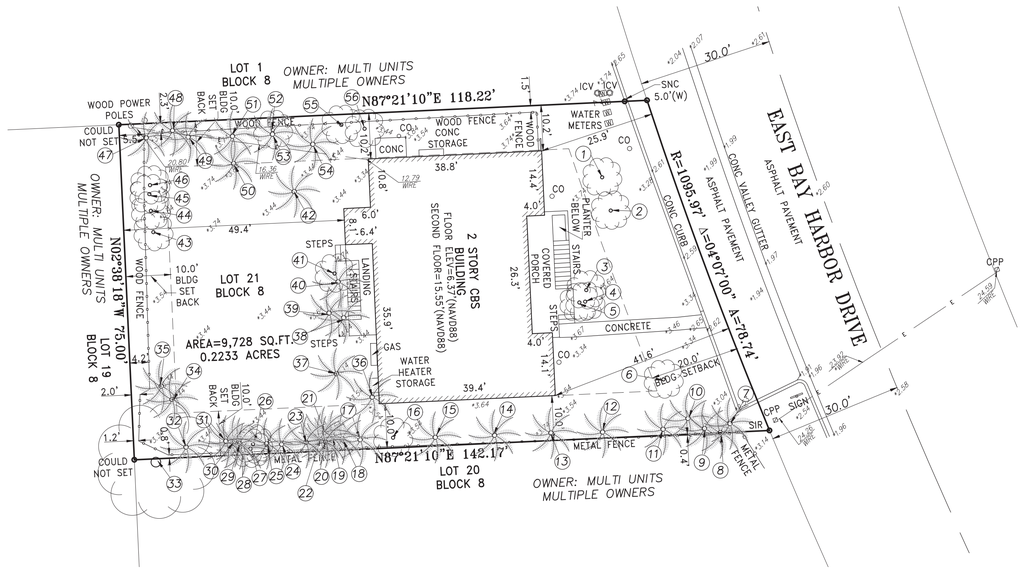
LOCATION MAP (NTS)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0144L
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	09/11/09

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88).
6. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK R-243, ELEVATION=6.61' (NGVD29) -1.56'= 5.05' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY ------ INSURANCE COMPANY, ORDER NO.: ----- WITH AN EFFECTIVE DATE OF --- 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO EAST BAY HARBOR DRIVE, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 46, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF BAY HARBOR ISLANDS, MIAMI/DADE COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO MIAMI/DADE COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

ALTA/NSPS LAND TITLE SURVEY



LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
AC	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
EB	ELECTRIC BOX
CLP	CONCRETE LIGHT POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
0.00	ELEVATIONS
ICV	IRRIGATION CONTROL VALVE
UNK	UNKNOWN TREE TYPE
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET

LAND DESCRIPTION:

LOT 21, BLOCK 8 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.

SURVEYOR'S CERTIFICATION

BOUTIQUE BAY HARBOR LLC, A FLORIDA LIMITED LIABILITY COMPANY
ADS TITLE SERVICES, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON NOVEMBER 25, 2024.

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

MG3 DEVELOPER GROUP

9950 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/21/24	SKETCH	JD	REC
TREES AND ELEVATIONS	11/25/24	SKETCH	AM	REC
ADD CERTIFICATIONS	12/23/24	-----	AC	REC
REVISED ELEV TO (NAVD88)	06/17/25	-----	AM	REC
ADDED AREA	10/23/25	-----	AM	REC

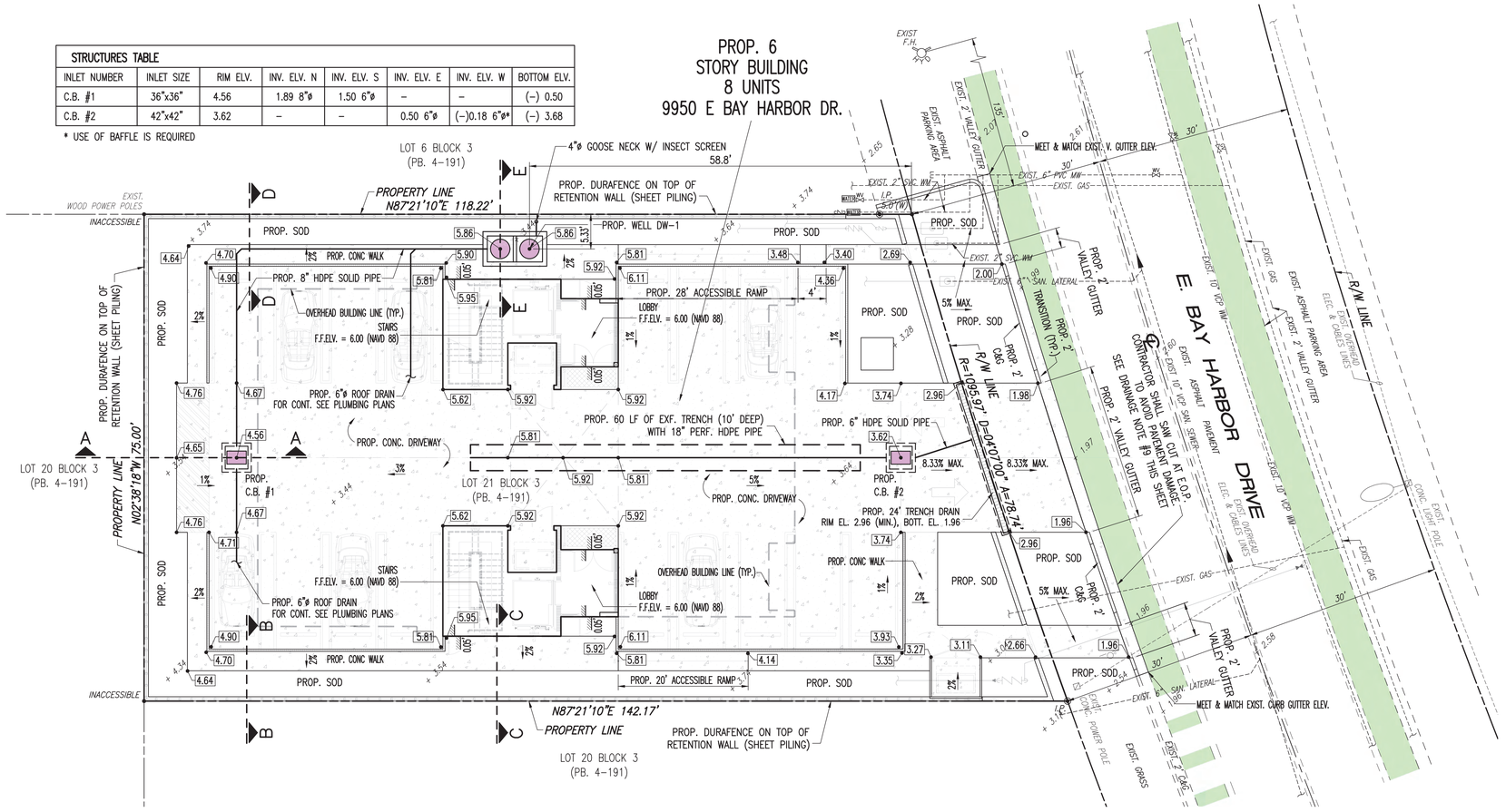
PROJECT NO.: 10300-24

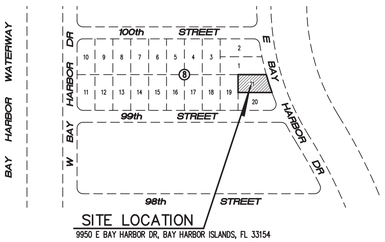
SCALE : 1" = 16'

SHEET 1 OF 1 SHEET

STRUCTURES TABLE							
INLET NUMBER	INLET SIZE	RIM ELV.	INV. ELV. N	INV. ELV. S	INV. ELV. E	INV. ELV. W	BOTTOM ELV.
C.B. #1	36"x36"	4.56	1.89 8"ø	1.50 6"ø	–	–	(–) 0.50
C.B. #2	42"x42"	3.62	–	–	0.50 6"ø	(–)0.18 6"ø*	(–) 3.68

* USE OF BAFFLE IS REQUIRED





A PORTION OF
Section 27, Township 52 South, Range 42 East

LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION:

LOT 21, BLOCK 8, "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

FOLIO # 13–2227–001–1840

GENERAL NOTES

1. ALL WORK IN SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF BAY HARBOR ISLAND PUBLIC WORKS STANDARDS, AND MIAMI–DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM).

2. DRAINAGE DETAILS IN SHEET C–1.1 AND C–1.2 ARE ONLY FOR ONSITE DRAINAGE WORK.

EARTHWORK AND CLEARING NOTES

1. THE CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION AND DISPOSAL OF UNSUITABLE MATERIAL, INCLUDING A MINIMUM 6" TOPSOIL REMOVAL, AND REPLACEMENT WITH SUITABLE MATERIAL WITHIN THE LIMITS OF CONSTRUCTION. ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OPERATIONS MAY BE STOCKPILED NEARBY FOR SUCH USE IF APPROVED BY OWNER. ALL MUCK, PEAT, OR SAND AND CLAY WITH A HIGH ORGANIC CONTENT SHALL BE CONSIDERED UNSUITABLE MATERIAL. SAID MATERIAL SHALL BE EXCAVATED AND DISPOSED OF IN COMPLIANCE WITH SECTIONS 24 AND 30 OF THE D.C.P.W. MANUAL, PART II. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE UNSUITABLE MATERIAL PRESENT ON–SITE AND SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.

2. UPON REMOVAL OF UNSUITABLE MATERIALS, THE CONTRACTOR SHALL BACKFILL WITH SUITABLE MATERIAL TO A SURFACE CONFORMING TO THE PROPOSED GRADES AND READY TO RECEIVE THE BASE COURSE. BACKFILL SHALL BE CLEAN, ORGANIC–FREE MATERIAL CONTAINING ROCKS SMALLER THAN ONE INCH IN DIAMETER. THE SUBGRADE SHALL BE CONSTRUCTED IN LAYERS OF NOT MORE THAN 12" COMPACTED THICKNESS, AND COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE UNDER AASHTO SPECIFICATION T180–74 UNDER ALL AREAS, EXCEPT UNDER LANDSCAPED OR GRASS AREAS, WHERE 80% MINIMUM, 85% MAXIMUM COMPACTION IS REQUIRED. TOP SOIL SHALL NOT BE COMPACTED.

3. SOIL BORING INFORMATION WILL BE PROVIDED BY THE OWNER. THE SOIL BORING DATA PROVIDED IS FOR THE CONTRACTOR'S INFORMATION, THE ENGINEER DOES NOT MAKE ANY REPRESENTATION REGARDING EXISTING SUBSOIL CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ADDITIONAL SOIL BORINGS TO VERIFY THE LIMITS OF UNSUITABLE MATERIAL ON–SITE.

4. WHEREVER EXCAVATIONS FOR UTILITIES ARE MADE BELOW THE GRADES INDICATED ON THE PLANS, GRANULAR MATERIAL FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL SHALL BE USED TO RESTORE THE AREA TO THE PROPER GRADE, AND SHALL BE COMPACTED TO 95 AT OPTIMUM MOISTURE, AASHTO T–180, METHOD "D".

5. AREAS TO BE FILLED & COMPACTED SHALL COMPLY WITH THE RECOMMENDATIONS OUTLINED IN THE SOILS REPORT IN ORDER TO OBTAIN THE DESIRED DENSITY.

6. PRIOR TO BACKFILLING AROUND DRAINAGE STRUCTURES, THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION. BACKFILL SHALL BE HAND TAMPED IN 12" COMPACTED LIFTS.

7. LANDSCAPE AREAS FINISHED GRADING SHALL BE UNIFORMLY SMOOTH AND CONTOURED TO MEET THE INTENT OF THE GRADING PLAN, AESTHETICALLY PLEASING, DRAIN WELL, AND READY TO RECEIVE SOD AND OTHER PLANT MATERIAL TO FULL SATISFACTION OF THE OWNER.

8. FOR CONTINUATION OF CONDENSATE DRAIN, ROOF DRAIN AND GARAGE DRAIN, REFER TO PLUMB. PLANS.

DRAINAGE NOTES

1. ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

2. GRADING CRITERIA:

   A. DADE COUNTY FLOOD CRITERIA ELEVATION: + 7.0 (NAVD 88) + 8.52 (NGVD 1929) AS PER https://gisweb.miamidade. gov/landinformation/. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.): FLOOD ZONE "AE", BASE FLOOD ELEVATION 9.0 (NGVD 1929), 7.28 (NAVD 88) AS PER F.I.R.M. PANEL NO. 0144 L MAP NO. 120637 DATED SEPTEMBER 11, 2009.

3. DRAINAGE DESIGN CRITERIA:

   A. DESIGN STORM: 25 YEARS – 24 HOURS (7"+25% = 8.75"), AS PER DADE COUNTY PUBLIC WORKS MANUAL, PART 2, SEC. D4, WC 1.1.
   B. DESIGN WATER TABLE ELEVATION: + 0.00 (NAVD 88), 1.52 (NGVD 1929) AS PER DADE COUNTY PUBLIC WORKS MANUAL, PART 2, SEC. D4, WC 2.2, REVISED 5/31/2024.
   C. OIL AND GREASE INTERCEPTORS (BAFFLES) ARE TO BE PLACED OVER ALL PIPES IN DRAINAGE STRUCTURES CONNECTING TO A FRENCH DRAIN SYSTEM. BAFFLES SHALL BE FIBERGLASS MODEL S18 AS MANUFACTURED BY GEOTECHNICAL MARINE CORP. OR D.E.R.M. APPROVED EQUAL.

4. CONTRACTOR:

   A. COORDINATE YOUR WORK WITH WATER AND SEWER CONTRACTOR TO AVOID POTENTIAL CONFLICTS.
   B. NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE STARTING WORK.
   C. CONTACT THE CITY OF MIAMI PUBLIC WORKS DEPARTMENT FOR GENERAL MAINTENANCE OF TRAFFIC PLAN AND MAINTAIN TRAFFIC ACCORDINGLY.
   D. IF EXISTING IMPROVEMENTS ARE DAMAGED, RESTORE THEM TO THEIR ORIGINAL CONDITION. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.

5. PROTECT COMPLETED DRAINAGE STRUCTURES FROM CONTAMINATION BY SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON OR FILTER FABRIC BETWEEN THE FRAME AND GRATE UNTIL SITE CONSTRUCTION OPERATIONS ARE FINISHED.

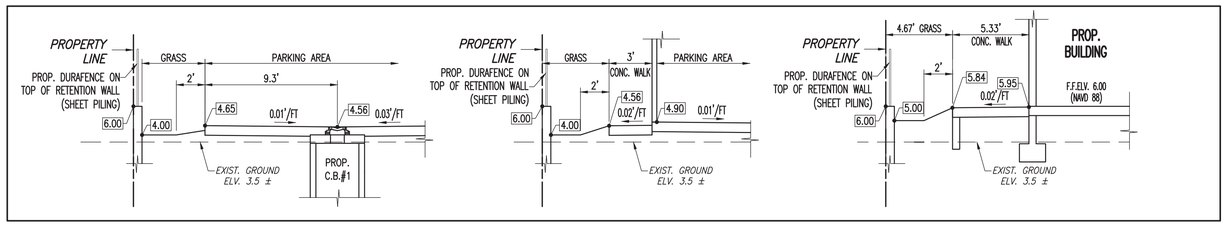
6. PROVIDE A SMOOTH SURFACE TRANSITION BETWEEN NEW AND EXISTING ASPHALT PAVEMENTS.

7. ADJUST ALL EXISTING UTILITY COVERS AND INLET GRATES (TO REMAIN) WITHIN THE LIMITS OF THE FLUSH WITH THE FINISHED GRADE.

8. RESTORE ALL PAVED AREAS AFTER COMPLETION OF UNDERGROUND WORK.

9. ANY DAMAGE OF EXISTING PUBLIC IMPROVEMENTS. SHALL BE RESTORED BY THE CONTRACTOR IN CONFORMANCE WITH BAY HARBOR ISLAND PUBLIC WORKS STANDARDS.

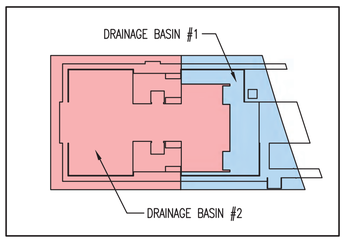
GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'



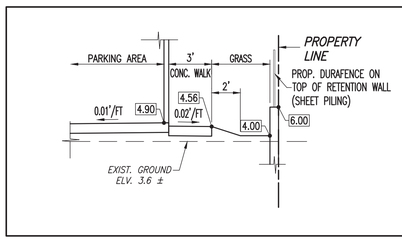
SECTION A–A
SCALE: 1" = 5'

SECTION B–B
SCALE: 1" = 5'

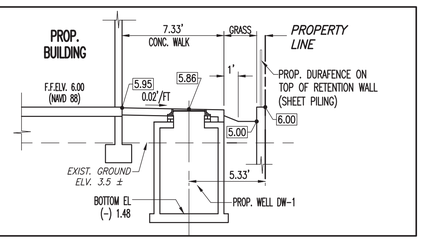
SECTION C–C
SCALE: 1" = 5'



DRAINAGE BASIN PLAN
SCALE: 1" = 40'



SECTION D–D
SCALE: 1" = 5'



SECTION E–E
SCALE: 1" = 5'

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!

FLOOD LEGEND
Residential New Construction

ADDRESS: 9950 EAST BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL 33154

LOTS: 21 BLOCK: 3 PLAT BOOK: 4 PAGE: 191

AVERAGE CROWN OF ROAD ELEV.: 2.60 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY:
RICHARD E. COUSINS (SURVEYOR'S NAME) PLS LIC.#: 4188

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	SWALE AREA ELEVATION
PROPOSED	6.00 FT. NAVD 88	N/A (LOWEST) FT. NAVD 88	3.7 FT. NAVD 88	N/A FT. NAVD 88

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY N/A P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON–SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

0' – 0" = 6.00 FT. NAVD 88

LEGEND

D.B.	DRAIN BASIN
COND	CONDENSATE DRAIN
SD	STORM DRAIN
RD	ROOF DRAIN
GD	GARAGE DRAIN
RWL	RAIN WATER LEADER
+ 10.7	EXISTING ELEVATION
11.45	PROPOSED ELEVATION

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

PROPOSED MILL EXISTING ASPHALT PAVEMENT WITH HMA, FRICTION COURSE, TRAFFIC C, FC–9.5 (1")

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architects@two30studio.com
phones: (786) 970–9233 / (305) 336–0345
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CIVIL ENGINEER :

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JOSE M. DELGADO P.E. CIVIL ENGINEER FL. ENG. REG. NO. 68246

JOSE M. DELGADO, P.E.
CIVIL ENGINEER
FL. ENG. REG. NO. 68246

PROJECT NAME:

AIRE BOUTIQUE

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

-

DESIGN CONSULTANTS:

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CTRL+S Save your work

PROJECT NO.:

-

DESIGNED BY:

J.M.

DRAWN BY:

J.M.

CHECKED BY:

J.M.D.

DATE:

-/-/2025

REVISIONS

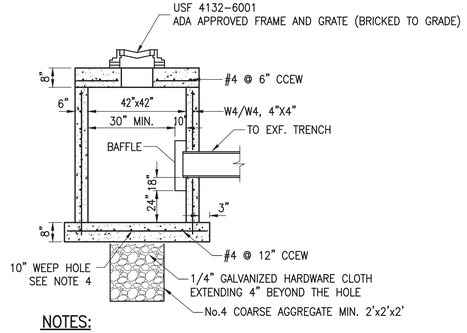
Issue	Issue date / For

DRAWING TITLE:

GRADING AND DRAINAGE PLAN

SHEET ID:

C-1.0

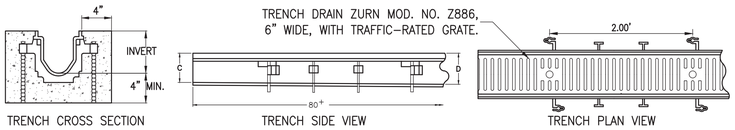


NOTES:

1. USE 4000 PSI CONCRETE AT 28 DAYS, TYPE II CEMENT.
2. USE GRADE 40 STEEL FOR REBAR.
3. USE 65 KSI STEEL FOR WELDED WIRE MESH.
4. WEEP HOLES ARE TO BE USED WHEN THE YEARLY LOWEST WATER ELEVATION IS ABOVE THE BOTTOM OF THE STRUCTURE.

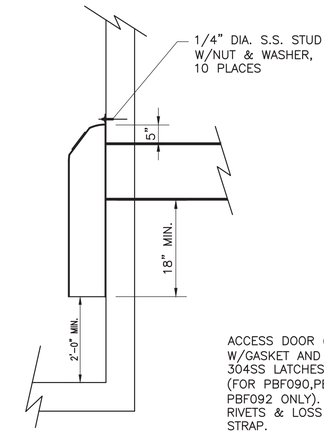
DRAINAGE STRUCTURE CB-1

N.T.S.

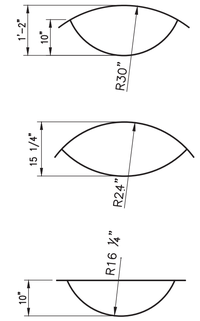


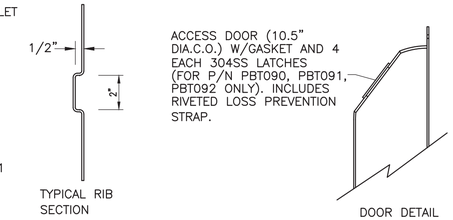
TRENCH DRAIN DETAIL

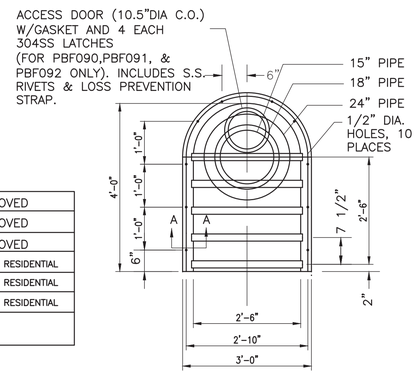
N. T. S.



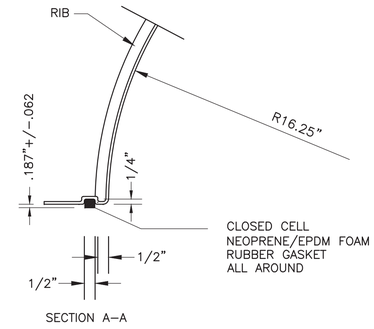
BAFFLE INSTALLATION DETAIL







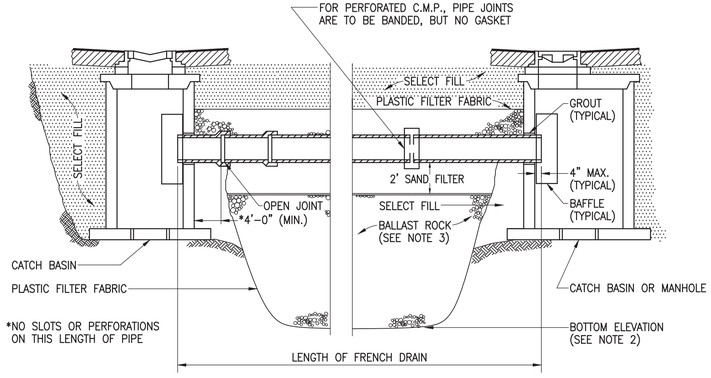
BAFFLE DETAIL



NOTES:

1. BAFFLE MATERIAL: 1/8" ABS PLASTIC WITH UV PROTECTED BLACK.
2. BAFFLES SHALL BE "ADS STORM DRAIN BAFFLE" WITH CLEAN-OUT ACCESS DOOR, DISTRIBUTED BY U.S. PRECAST OR AS APPROVED BY THE ENGINEER.
3. COST OF BAFFLE TO BE INCLUDED IN THE COST OF THE INLET.

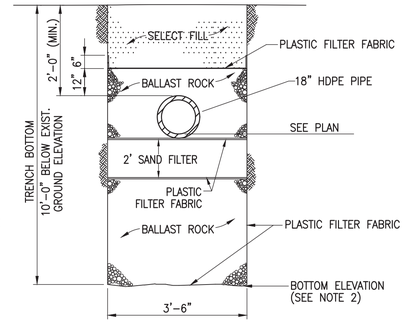
PBF092	15-18-24"	SAME AS PBT089 W/ACCESS DOOR	FDOT APPROVED
PBF091	15-18-24"	SAME AS PBT088 W/ACCESS DOOR	FDOT APPROVED
PBF090	15-18-24"	SAME AS PBT087 W/ACCESS DOOR	FDOT APPROVED
PBF089	15-18-24"	30 X 48 FOR 60 & 72"ID STRUCTURE	COMMERCIAL / RESIDENTIAL
PBT088	15-18-24"	30 X 48 FOR 42" & 48"ID STRUCTURE	COMMERCIAL / RESIDENTIAL
PBT087	15-18-24"	30 X 48 FOR FLAT WALL STRUCTURE	COMMERCIAL / RESIDENTIAL
PART NO.	PIPE SIZE	DESCRIPTION	APPLICATION



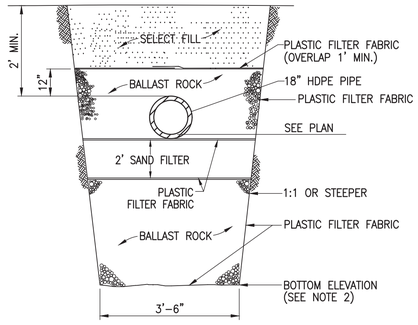
LONGITUDINAL SECTION

NOTES

1. PLASTIC FILTER FABRIC (AT EACH SIDE) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 10'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. 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. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.



TRANSVERSE SECTION



ALT. TRANSVERSE SECTION

NOTE: MAY BE USED IN AREAS WHERE TRENCH TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2. IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2.

EXFILTRATION TRENCH WITH SAND FILTER

N.T.S.

DRAINAGE DETAILS

N.T.S.

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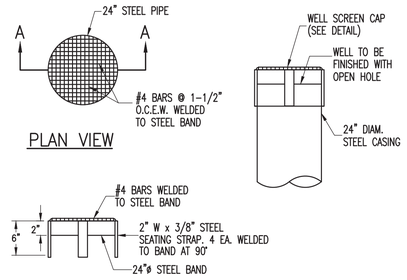
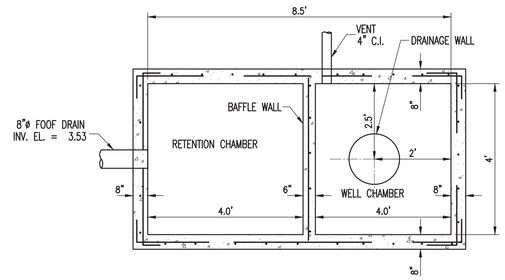
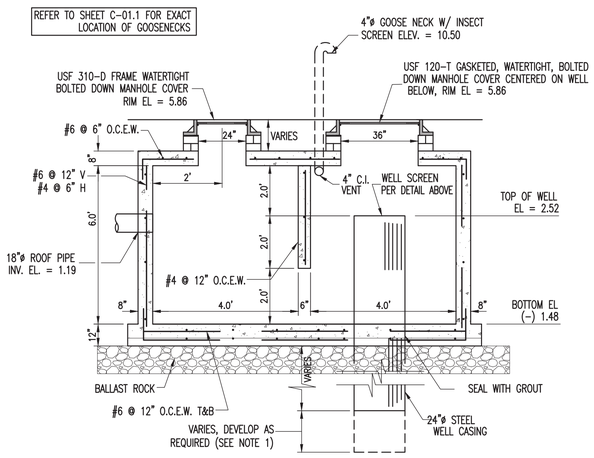


WELL SCREEN DETAIL
N.T.S.





RETENTION TANK AND WELL
N.T.S.

RETENTION TANK AND WELL NOTES:

1. DISPOSAL WELL DEPTH SHALL EXTEND TO SALINE GROUND WATER TABLE W/ 10,000 PPM TOTAL DISSOLVED SOLIDS AND SHALL EXTEND TO A DEPTH THAT WHEN TESTED DISCHARGES A MINIMUM OF 750 F.P.M. PER FDOT OF HEAD.
2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.
3. STEEL REINFORCING IN CONCRETE SHALL BE GRADE – 60 ALL THROUGHOUT.
4. WELL CHAMBER MANHOLE SHALL BE DIRECTLY OVER WELL.
5. A CERTIFIED WELL DRILLER SHALL DEVELOP THE WELL AND SUBMIT A CERTIFICATION OF CLASS V WELL CONSTRUCTION COMPLETION, DEP FORM 62-528.340(4), A WELL COMPLETION REPORT, DER FROM 17-213(2) FOR EACH WELL COMPLETED AND CERTIFICATION PER RULE 62-528.340(4), FAC. THESE DOCUMENTS SHALL BE SUBMITTED TO THE D.E.P. AND COPIES TO THE ENGINEER WITHIN 15 DAYS AFTER COMPLETION OF EACH WELL.
6. WITHIN 30 DAYS OF COMPETITION OF CONSTRUCTION, THE CONTRACTOR SHALL CERTIFY TO D.E.P., WITH COPIES TO THE ENGINEER, THAT THE PERMITTED CONSTRUCTION IS COMPLETE AND THAT IT WAS DONE IN ACCORDANCE WITH THE PLANS SUBMITTED TO THE D.E.P.
7. THE WELL SHALL BE CONSTRUCTED BY A FLORIDA LICENSED WELL DRILLER.
8. DURING THE PERIOD OF CONSTRUCTION WHENEVER THERE IS AN INTERRUPTION IN WORK ON A WELL SUCH AS OVERNIGHT SHUTDOWN, THE WELL SHALL BE SEALED WITH A TAMPER RESISTANT COVER.
9. THE CONSTRUCTION OF EACH WELL SHALL BE SUCH THAT THE CASING PENETRATES A ZONE CONTAINING A MINIMUM OF 10,000 MG/L TOTAL DISSOLVED SOLIDS.
10. AFTER CONSTRUCTION OF EACH WELL, A BAR SCREEN SEAL HAVING A MESH NO LARGER THAT 1.5 INCHES SHALL BE SECURELY ATTACHED TOT HE TOP OF THE WELL, TO PREVENT THE INTRODUCTION OF FOREIGN MATERIALS.
11. WITHIN 15 DAYS AFTER EACH WELL HAS BEEN CONSTRUCTED AND TESTED, A ONE-TIME ANALYSIS OF THE GROUND WATER PERFORMED BY A FLORIDA CERTIFIED LABORATORY SHALL BE SUBMITTED TO THE D.E.P. AND ENGINEER. THE ANALYSIS SHALL CONSIST OF A TEST FOR TOTAL DISSOLVED SOLIDS.
12. THE USE OF EACH CLASS V, GROUP 6 WELL IS AUTHORIZED FOR DISPOSAL OF STORM WATER ONLY. THE WELLS SHALL NEVER BE USED FOR DEWATERING, ALLOWING FLUIDS OTHER THAN THOSE PERMITTED INTO THE DISPOSAL WELLS WILL BE CONSIDERED A VIOLATION AND MAY CONSTITUTE CAUSE FOR ENFORCEMENT ACTION FRO WATER QUALITY VIOLATIONS.
13. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, ENVIRONMENTAL RESOURCE PERMITTING SECTION, WEST PALM BEACH, FL; SOUTH WATER MANAGEMENT DISTRICT (SFWAD) AND THE MIAMI DADE COUNTY ENVIRONMENTAL RESOURCES MANAGEMENT (DERM) AS REQUIRED. THE PERMITTEE MAY, FOR INFORMATION, CONTACT THE MANAGER, STORM WATER SECTION, FDEP, SOUTHEAST DISTRICT AT 561-681-640.
14. WELLS SHALL BE RE-TESTED IMMEDIATELY AFTER THE PROJECT IS SUBSTANTIALLY COMPLETED AS DIRECTED BY THE ENGINEER, IF THE WELL PERFORM 90% OR LESS THAT THE TESTING PERFORMED UNDER ITEM 1 ABOVE. THE CONTRACTOR, AT ITS OWN EXPENSE SHALL REDEVELOP THE WELL TO OBTAIN A MINIMUM DISPOSAL RATE OF 90% OF THE INITIAL DISPOSAL RATE.
15. CONTRACTOR SHALL ENSURE THAT THE DRILLING METHODS UTILIZED TO INSTALL THE PROPOSED WELL ARE SUCH THAT THE DRILLING OPERATION DOES NOT ADVERSELY AFFECT ADJACENT STRUCTURES. THE USE OF IMPACT OR VIBRATORY HAMMERS IN CLOSE PROXIMITY TO EXISTING BUILDING STRUCTURES ARE NOT ACCEPTABLE.
16. GRATE ON WELL HEAD SHALL BE CONSIDERED CORROSION RESISTANT IN A SALT WATER ENVIRONMENT.

DRAINAGE WELL DETAILS
N.T.S.

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ARCHITECTURE + INTERIOR DESIGN

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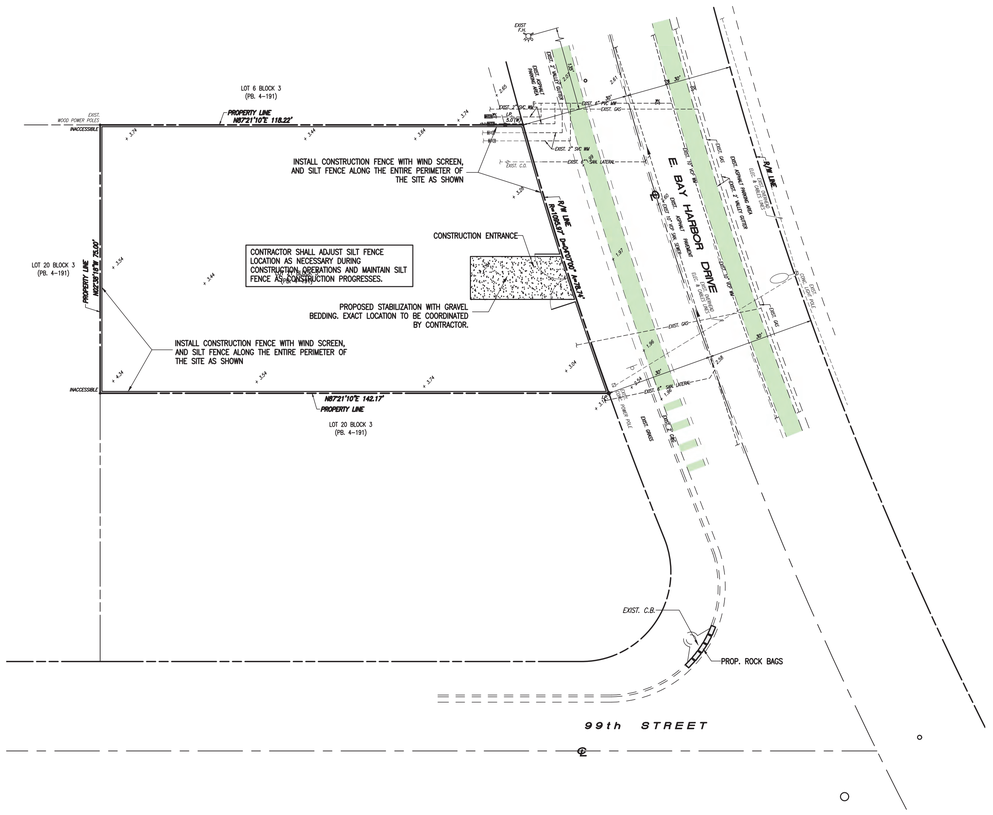
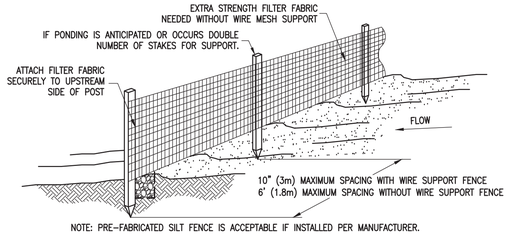
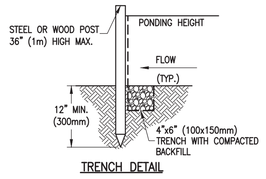


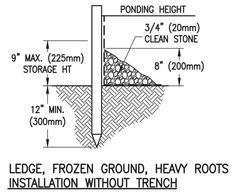
STORM WATER/SOIL EROSION CONTROL PLAN
SCALE 1" = 20'



NOTE: PRE-FABRICATED SILT FENCE IS ACCEPTABLE IF INSTALLED PER MANUFACTURER.



TRENCH DETAIL



LEDGE, FROZEN GROUND, HEAVY ROOTS
INSTALLATION WITHOUT TRENCH

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 6" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. DO NOT PLACE SILT FENCE IN STREAMS OR CONCENTRATED FLOW CONDITIONS.

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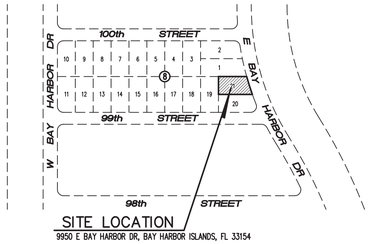
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY \VI--EN AREAS HAVE BEEN STABILIZED
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT NOT PERMIT SILT TO LEAVE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. APE CLEANED OUT AND PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THESTRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 2 -INCH OPENING SHALL BE USED IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. OF STONE SHALL BE AT LEASE 12 INCHES OVER TEE ENTIRE INLET OPENING. STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED SEDIMENT SO IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND OF BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIE.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE I-EIGHT OF THE BARRIER,
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH PAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER IT WIL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3: 1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.



9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

A PORTION OF
Section 27, Township 52 South, Range 42 East

LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION:

LOT 21, BLOCK 8, "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO # 13-2227-001-1840

HANDLING OF INCIDENTAL FUEL SPILLAGE DURING CONSTRUCTION

1. THE CODE OF FEDERAL REGULATIONS, 29 CFR 1910.120 (1996), OCCUPATIONAL SAFETY AND HEALTH STANDARDS IS INCLUDED HEREIN BY REFERENCE.
2. THESE PROCEDURES SHALL BE FOLLOWED IN HANDLING MATERIAL CONTAMINATED WITH PETROLEUM FUEL PRODUCTS (HYDROCARBONS INCLUDING PETROLEUM, PETROLEUM DERIVATIVES, HYDRAULICS AND LIKE PRODUCTS) CAUSED BY INCIDENTAL SPILLAGE (INCLUDING LEAKS) FROM EQUIPMENT WITHIN THE CONSTRUCTION AREA.
3. INCIDENTAL SPILLAGE SHALL MEAN SPILLAGE OF A QUANTITY NOT GREATER THAN 5 GALLONS PER INCIDENT, OF VEHICULAR OR MECHANICAL EQUIPMENT FUEL PRODUCTS, ONTO OPEN GROUND AND ABSORBED OR NOT ABSORBED BY THE SOILS. SPILLAGE OR LEAKAGE OF PETROLEUM FUEL PRODUCTS IN QUANTITIES IN EXCESS OF 5 GALLONS SHALL BE IMMEDIATELY REMEDIATED AND IMMEDIATELY REPORTED TO DERM.
4. THE CONTRACTOR SHALL MAINTAIN ON SITE THE MOST EFFICIENT TYPE OF PETROLEUM ABSORBENT MATERIALS. THESE MATERIALS ARE AVAILABLE AT PETROLEUM EQUIPMENT SUPPLIERS AND MUST BE READILY ACCESSIBLE SO THAT SPILLAGES CAN BE CONTAINED AND PREVENTED FROM BECOMING GREATER INCIDENTS.
5. FIBER MATERIAL, SAND OR CAT LITTER MAY BE USED AS AN ABSORBING MATERIAL. SUFFICIENT QUANTITY OF ABSORBENT MATERIAL CAPABLE OF ABSORBING UP TO 25 GALLONS OF PETROLEUM FUEL PRODUCTS SHALL BE STOCKED AT THE JOB SITE AT ALL TIMES.
6. PERSONNEL HANDLING WASTE MATERIALS MUST HAVE A MINIMUM OF 40 HOURS TRAINING AS DEFINED IN 29 CFR 1910.120 AND IN ACCORDANCE WITH CERTIFIED OSHA COURSE.
7. THE FOLLOWING STEPS MUST BE ADHERED TO WHEN HANDLING SPILLAGES. THEY ALSO SERVE AS A GUIDE IN PREVENTING A MINOR INCIDENT FROM TURNING INTO A MAJOR EVENT.
8. PERFORM WORK AS SPECIFIED HEREIN AND IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF FDOT AND DERM PROCEDURES. NO PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR THE COST OF HANDLING AND DISPOSING OF LEAKS, SPILLAGES AND MATERIALS CONTAMINATED BY SUCH LEAKS OR SPILLAGES.
9. THE PROCEDURE FOR THE PROPER HANDLING AND DISPOSAL OF CONTAMINATED SOILS AND ABSORBENT MATERIALS IS READILY AVAILABLE THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
10. THE STEPS OUTLINED BELOW ARE MINIMUM REQUIREMENTS AND ARE MERELY GUIDEUNES. THEY DO NOT CONSTITUTE A COMPLETE COMPLIANCE PROCEDURE.
    A. IF A FUEL CONTAMINATION TO OPEN GROUND HAS BEEN DISCOVERED, CHECK FOR THE ORIGIN OF THAT LEAK OR SPILLAGE. THEN STOP THE SPILLAGE OR LEAK OR POSITIVELY CONTAIN IT AND THEN USE ABSORBENTS TO COLLECT THE DISCHARGED LIQUID.
    B. SAND MAY BE USED TO ABSORB GROUND SURFACE SPILLS WHILE ABSORBENT MATERIALS MAY BE USED TO ABSORB GROUND SPILLS AS WELL AS SURFACE WATER SPILLS. ONCE ABSORPTION OF SPILLED FUEL IS COMPLETE, THE IMPACTED (CONTAMINATED) ABSORBENT MATERIALS SHALL BE STORED IN 55 GALLON STEEL DRUMS (100-150 LBS.) IF LEAKED OR SPILLED FUEL HAS BEEN ABSORBED INTO THE SOILS, EXCAVATE AND CONTAINERIZE THE IMPACTED (CONTAMINATED) SOILS. SOILS SHALL BE STORED IN 55-GALLON STEEL DRUMS.
    C. THE CONTAMINATED MATERIALS MUST BE COLLECTED, CONTAINERIZED AND OTHERWISE PROPERLY STORED AND LABELED PRIOR TO TRANSPORT TO A PRE-APPROVED STORAGE, DISPOSAL OR TREATMENT FACILITY.
    D. ALL DRUMS USED TO STORE IMPACTED (CONTAMINATED) ABSORBENT MATERIAL AND/OR CONTAMINATED SOILS SHALL BE PROPERLY SEALED AND LABELED WITH THE FOLLOWING INFORMATION.

    NAME OF CONTRACTOR:
    CONTRACT OR PROJECT NO.:
    PROJECT ADDRESS:
    LOCATION OF ORIGIN:
    TYPE OF CONTENTS: TYPE OF CONTAINMENT:
    QUANTITY: (E.G. 1 OF 1)
    DATE:
    CONTAINERIZED BY:
    LABELED BY:

OFFSITE VEHICLE TRACKING NOTES

1. ALL EXIT POINTS AT CONSTRUCTION AREAS SHALL. BE STABILIZED TO REDUCE VEHICLE TRACKING OF SEDIMENTS OUTSIDE THE CONSTRUCTION SITE.
2. STABILIZATION MAY BE ACCOMPLISHED BY MEANS OF GRAVEL BEDDING.
3. WHEN NECESSARY, ALL VEHICLES LEAVING THE SITE WILL BE HOSED DOWN.
4. PAVEMENTS ADJACENT TO EXITS FROM THE CONSTRUCTION AREAS SHALL BE SWEPT AS REQUIRED TO REMOVE ANY MUD, DIRT OR ROCK TRACKED FROM THE SITE.
5. DUMP TRUCKS HAULING MATERIAL FROM THE SITE SHALL BE COVERED WITH TARPAULINS.

NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR THE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE" AND OBTAINING THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" PERMIT WHEN REQUIRED.
2. CONTRACTOR SHALL RE-ARRANGE SILT FENCE AS REQUIRED AS THE CONSTRUCTION WORK PROGRESSES.
3. PROTECT ALL EXISTING TREES TO REMAIN IN THE PROJECT AREA. REFER TO LANDSCAPING PLANS.

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www.two30studio.com

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CIVIL ENGINEER :

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY JOSE M. DELGADO, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

JOSE M. DELGADO, P.E.
CIVIL ENGINEER
FL. ENG. REG. NO. 68246

PROJECT NAME:

AIRE BOUTIQUE

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

-

DESIGN CONSULTANTS:

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phone: (305) 733-5695

PROJECT NO.:

-

DESIGNED BY:

J.M.

DRAWN BY:

J.M.

CHECKED BY:

J.M.D.

DATE

-/-/2025

REVISIONS

Issue	Issue date / For

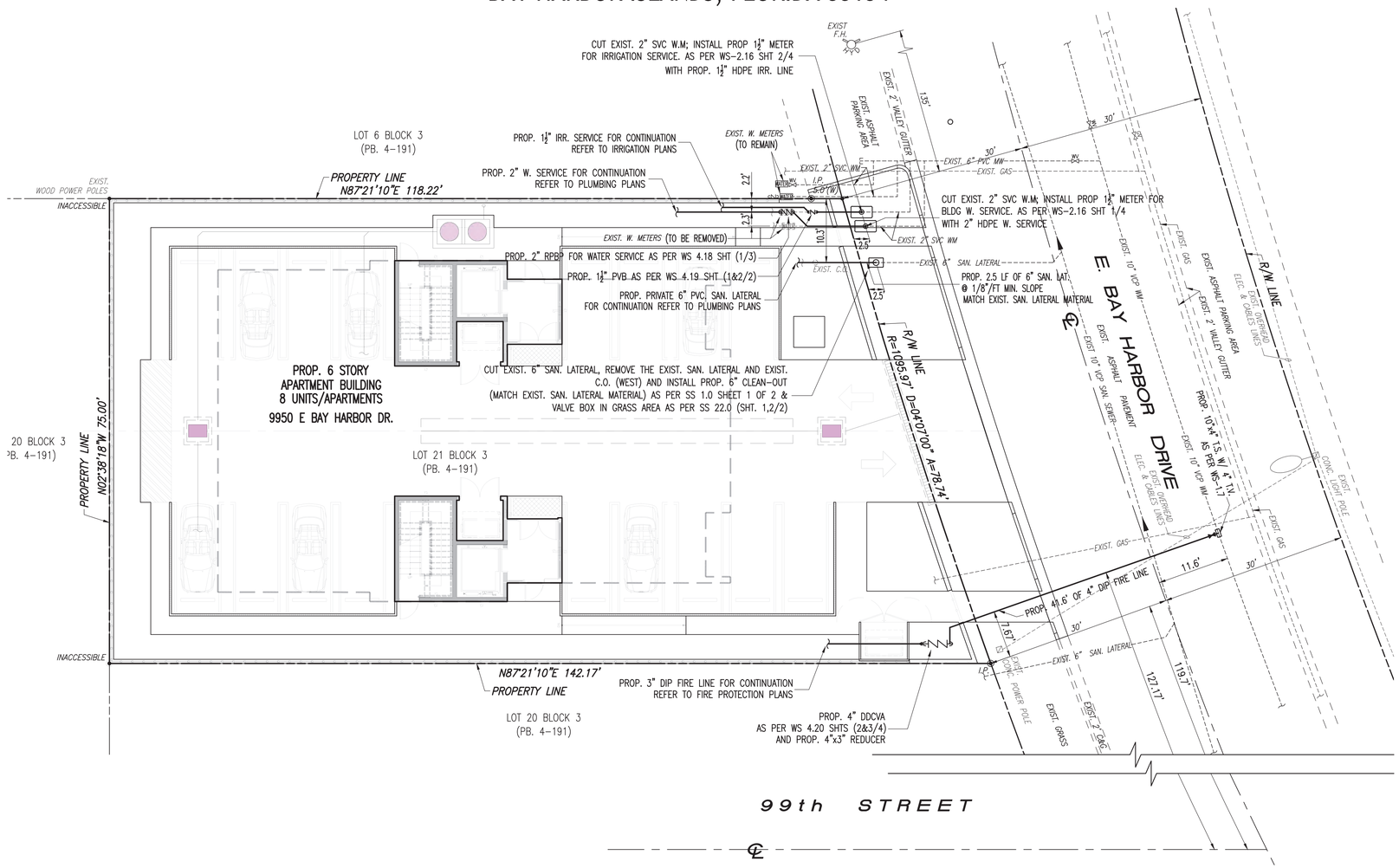
DRAWING TITLE:

STORM WATER/SOIL EROSION CONTROL PLAN

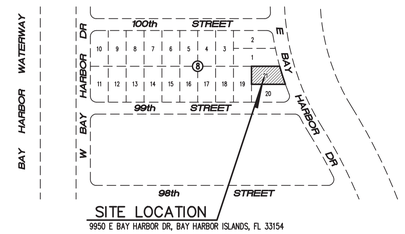
SHEET ID:

C-1.3

AIR BOUTIQUE
BAY HARBOR ISLANDS, FLORIDA 33154



WATER & SEWER PLAN
SCALE: 1" = 10'



A PORTION OF
Section 27, Township 52 South, Range 42 East

LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION:

LOT 21, BLOCK 8, "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO # 13-2227-001-1840

INDEX OF SHEETS

C-2.0 WATER & SEWER PLAN
C-2.1 WATER & SEWER DETAILS

RER-DERM WATER-SEWER GENERAL NOTES

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWA) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
    a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
    d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov , or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018

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NOTE:

1. 'GS', 'SS' AND 'WS' PREFIXES REFER TO M-DWSD STANDARD DETAILS M-DWSD STANDARD DETAILS.

NOTES:

1. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP WATER AND SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0
2. FOR CONNECTIONS TO VCP, THE CONTRACTOR SHALL TELEVISE THE VCP PIPE BEFORE AND AFTER INSTALLATION.
3. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. METERS WILL NOT BE INSTALLED IF THE METER BOXES ARE IN A DRIVING SURFACES.
5. THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:
   - CUT AND PLUGS
   - WATER MAIN OFFSETS
   - INTERCONNECTIONS
   - SERVICE INSTALLATIONS / RETIREMENTS/SERVICE TRANSFERS
   - HYDRANT INSTALLATIONS / RETIREMENTS/RELOCATIONS
   - ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF WASD'S WATER, TRANSMISSION AND DISTRIBUTION SYSTEM

   SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT. PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASD DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR PROPOSED ACTIVITY.
6. ANY DAMAGE OF EXISTING PUBLIC IMPROVEMENTS. SHALL BE RESTORED BY THE CONTRACTOR IN CONFORMANCE WITH BAY HARBOR ISLAND PUBLIC WORKS STANDARDS.

DEPARTMENT OF HEALTH REQUIREMENTS
(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

1. SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAIN AND, STORM SEWER, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.
2. BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM
3. GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAIN OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAIN IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.
4. 10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

1. SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES IF ABOVE, OR AT LEAST 12 INCHES IF BELLOW.*
2. PRESSURE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

* NOTE: CENTER 1 FULL LENGTH OF WATER PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER LINES.

NOTE:

SUBJECT SITE IS WITHIN SALTWATER INTRUSION AREA. ALL PROP. D.I.P. PIPES AND FITTINGS TO BE ZINC COATED AND HAVE POLYETHYLENE ENCASEMENT PER M-DWASD DETAIL A 9.0.

BEFORE BUILDING PLUMBING CONSTRUCTION, THE DEVELOPER AND UTILITY CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND OFFSETTING UNDERGROUND UTILITIES IN CONFLICT WITH WASD WATER/SEWER ASSETS TO SERVICE THE PROPOSED BUILDING.

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!

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CIVIL ENGINEER :

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JOSE M. DELGADO LICENSE No. 68246 STATE OF FLORIDA PROFESSIONAL ENGINEER

JOSE M. DELGADO, P.E.
CIVIL ENGINEER
FL. ENG. REG. NO. 68246

PROJECT NAME:

AIRE BOUTIQUE

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

-

DESIGN CONSULTANTS:

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email: JoseMDelgado.PE@gmail.com
phone: (305) 733-5695

CTRL+S Save your work

PROJECT NO.:

-

DESIGNED BY:

J.M.

DRAWN BY:

J.M.

CHECKED BY:

J.M.D.

DATE

-/-/2025

REVISIONS

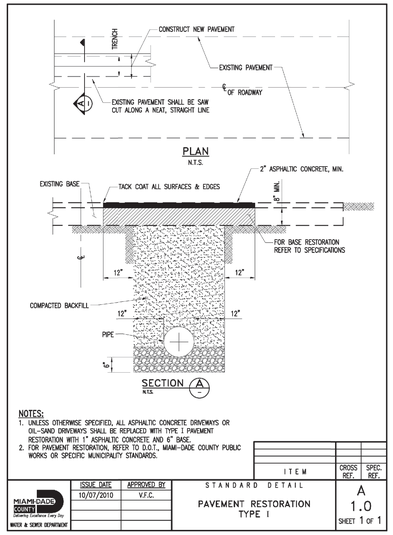
Issue	Issue date / For

DRAWING TITLE:

WATER & SEWER PLAN

SHEET ID:

C-2.0



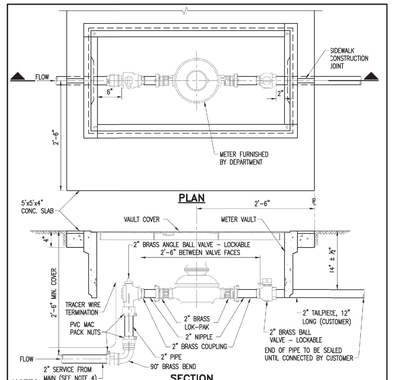
NOTES:
1. UNLESS OTHERWISE SPECIFIED, ALL ASPHALTIC CONCRETE DRIVEWAYS OR OIL-SAND DRIVEWAYS SHALL BE REPLACED WITH TYPE I PAVEMENT RESTORATION WITH 1" ASPHALTIC CONCRETE AND 6" BASE.
2. FOR PAVEMENT RESTORATION, REFER TO D.O.T., MIAMI-DADE COUNTY PUBLIC WORKS OR SPECIFIC MUNICIPALITY STANDARDS.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
10/07/2010	V.F.C.

STANDARD DETAIL
PAVEMENT RESTORATION TYPE I

A 1.0 SHEET 1 OF 1



NOTES:
1. USE 2"x4" METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6-W1.4xW1.4 W.M.M.
3. A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE MUST BE ATTACHED TO WATER MAIN AND EXTEND INTO THE WATER METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.
6. METER BOX SHALL BE INSTALLED BETWEEN TWO SEPARATE FLAGS OF CONCRETE.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

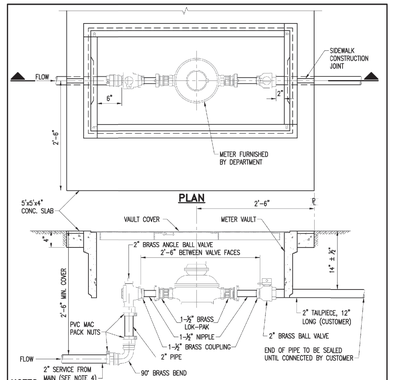
TYPICAL SERVICE PLAN	WS# 1.0
2"x4" METER VAULT	WS# 2.17

ITEM	CROSS REF.	SPEC. REF.

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

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

WS 2.16 SHEET 1 OF 4



NOTES:
1. USE 2"x4" METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6-W1.4xW1.4 W.M.M.
3. A TEN GAUGE DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE MUST BE ATTACHED TO RECLAIMED WATER MAIN AND EXTEND INTO THE METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.
6. FOR SIDEWALK CONDITIONS, METER BOX SHALL BE INSTALLED IN A SINGLE CONCRETE SIDEWALK FLAG.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

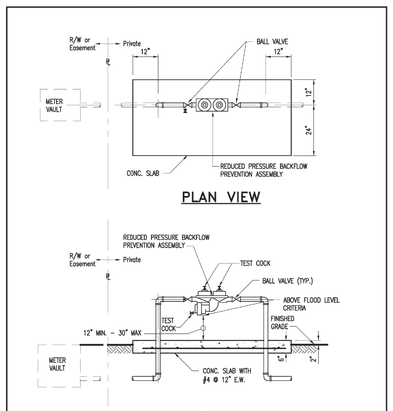
TYPICAL SERVICE PLAN	WS# 1.0
2"x4" METER VAULT	WS# 2.17

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
5/31/2013	E.A.V.

STANDARD DETAIL
TYPICAL 2" SERVICE INSTALLATION WITH A 1-½" METER

WS 2.16 SHEET 2 OF 4

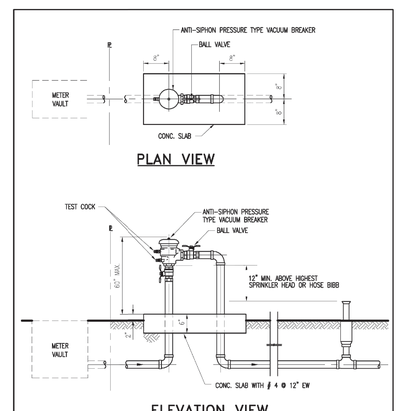


GUARD POST DETAIL	WS 4.5
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
6/26/2012	F.A.
3/22/2022	S.G.

STANDARD DETAIL
REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR WATER SERVICE 3/4" THRU 2"

WS 4.18 SHEET 1 OF 3



GUARD POST DETAIL	WS4.5	WW 0.0
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
11/01/2006	V.E.F.

STANDARD DETAIL
PRESSURE VACUUM BREAKER IRRIGATION SYSTEM ONLY

WS 4.19 SHEET 1 OF 2

NOTES:

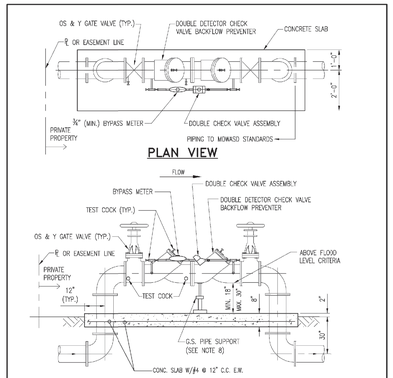
1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN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

XXXXX	XX 0.0	XX 0.0
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
11/01/2006	V.E.F.

STANDARD DETAIL
PRESSURE VACUUM BREAKER IRRIGATION SYSTEM -NOTES-

WS 4.19 SHEET 2 OF 2



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

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

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

STANDARD DETAIL
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE

WS 4.20 SHEET 2 OF 4

NOTES:

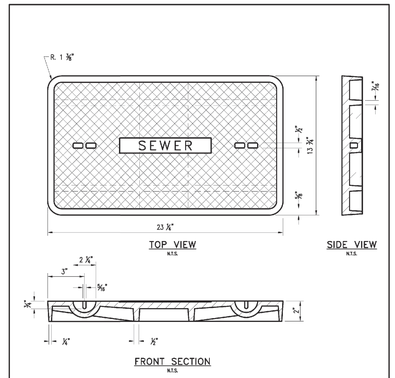
1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POST SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. ALL JOINTS SHALL BE FLANGED OR RESTRAINED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
5. ALL ABOVE GROUND PIPING AND EQUIPMENT, EXCEPT FOR BRASS AND STAINLESS STEEL PORTIONS, SHALL BE FINISHED WITH RED ENAMEL PAINT (KOP-COAT 050B LEAD-FREE), IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. THE DEPARTMENT WILL PROVIDE CHAINS AND LOCKS FOR GATE VALVES.
7. FOR RETROFIT PROJECTS, REPLACE THE EXISTING SINGLE CHECK VALVE DEVICE WITH A SPOOL PIECE AND INSTALL A NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY WITHIN PRIVATE PROPERTY.
8. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
9. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
10. ALL OUTLETS SHALL BE PLUGGED WITH BRASS PLUGS.

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

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

STANDARD DETAIL
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE NOTES

WS 4.20 SHEET 3 OF 4



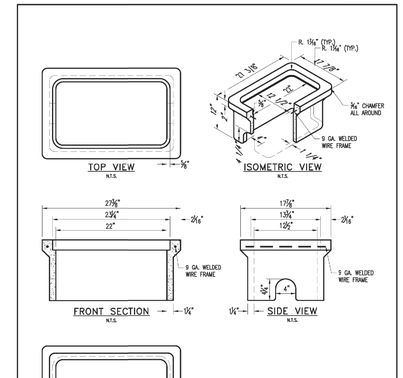
NOTES:
1. CAST IRON LID TO BE A MODIFIED VERSION OF USF No. 7715 (OR EQUIVALENT) WITHOUT BOLT HOLES, MARKED "SEWER" AND A.D.A. COMPLIANT FOR USE IN SIDEWALKS. LID WT.: APPROX. 55 LBS.

WYE BRANCH CONNECTION	SS 1.0
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
01/14/2010	V.F.C.

STANDARD DETAIL
SANITARY SEWER CLEAN-OUT LID DETAIL

SS 22.0 SHEET 1 OF 2

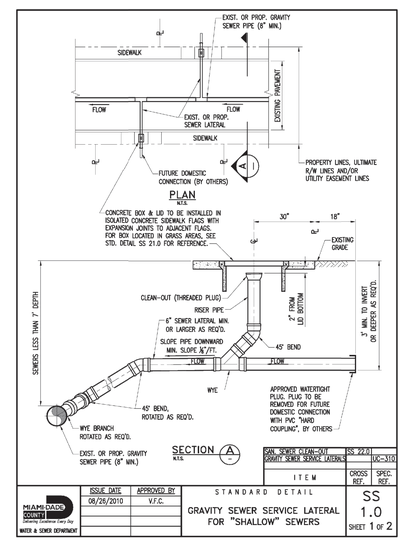


WYE BRANCH CONNECTION	SS 1.0
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
01/14/2010	V.F.C.

STANDARD DETAIL
SANITARY SEWER CLEAN-OUT CONCRETE BOX DETAIL

SS 22.0 SHEET 2 OF 2



SAN. SEWER CLEAN-OUT GRAVITY SEWER SERVICE LATERALS	SS 22.01	NC-1.10
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
08/26/2010	V.F.C.

STANDARD DETAIL
GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS

SS 1.0 SHEET 1 OF 2

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JOSE M. DELGADO, P.E.
CIVIL ENGINEER
FL. ENG. REG. NO. 68246

PROJECT NAME:

AIRE BOUTIQUE

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

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DESIGN CONSULTANTS:

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CTRL+S Save your work

PROJECT NO.:

-

DESIGNED BY:

J.M.

DRAWN BY:

J.M.

CHECKED BY:

J.M.D.

DATE

-/-/2025

REVISIONS

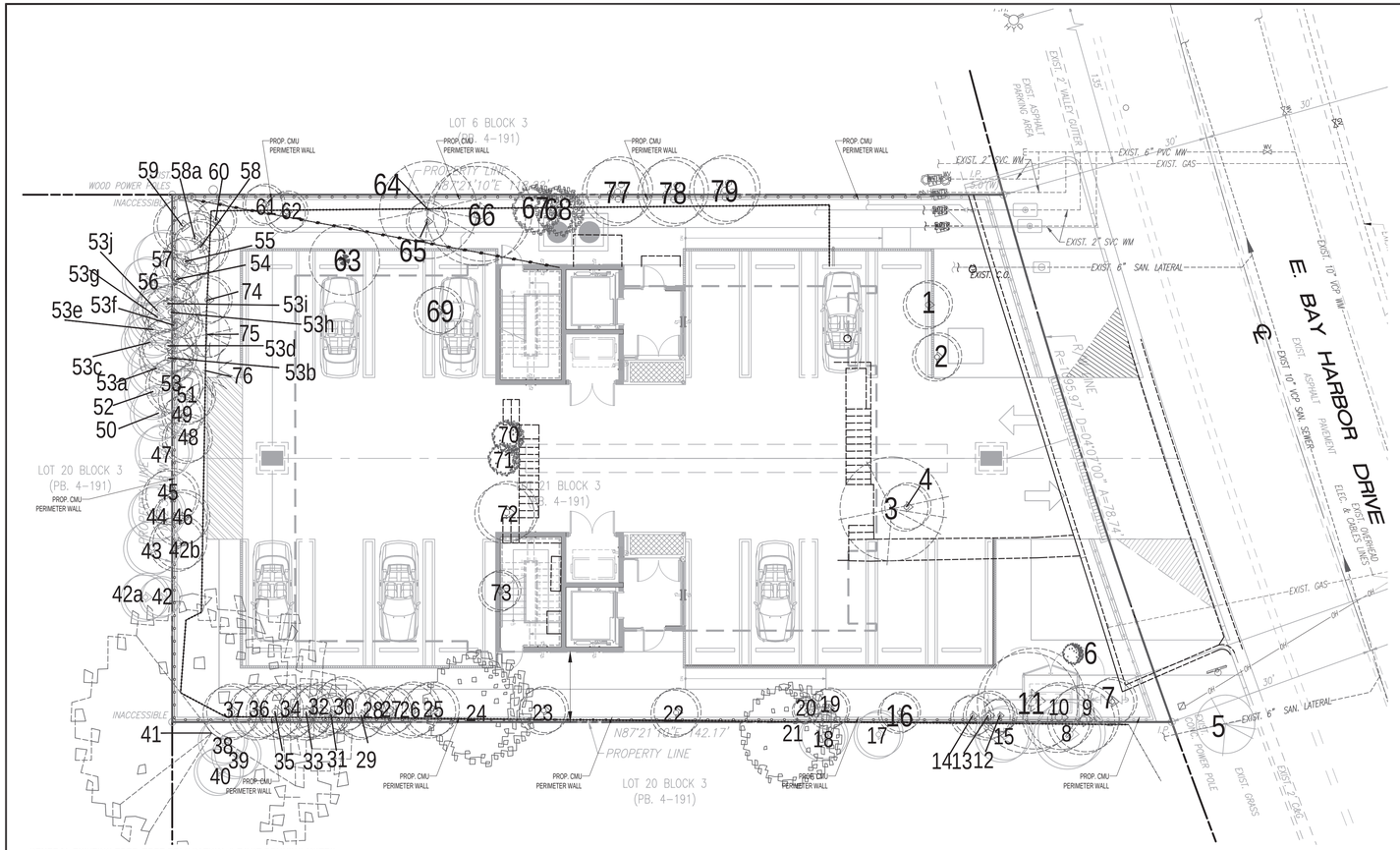
Issue	Issue date / For

DRAWING TITLE:

WATER & SEWER DETAILS

SHEET ID:

C-2.1



GENERAL EXISTING TREE, TREE RELOCATION, & ROOT-PRUNING NOTES:

1. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING. DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIP-LINE OF PRESERVED TREES SHALL BE MANTAINED AT THEIR ORIGINAL GRADE WITH PERVIOUS LANDSCAPE MATERIAL. WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO PROPOSED CONSTRUCTION; NO FILL, COMPACTION, OR REMOVAL OF SOIL; & NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
2. TREES & PALMS TO BE RELOCATED SHALL BE PROTECTED WITH TREE PROTECTION BARRICADES PRIOR TO A CLEARING PERMIT OR ANY DEMOLITION OR CONSTRUCTION WORK TAKING PLACE ON SITE. TRANSPLANTATION SHALL OCCUR FOLLOWING DEMOLITION, ROUGH GRADING, & INSTALLATION OF FUNCTIONAL IRRIGATION SYSTEM, BUT PRIOR TO WHEN ANY IMPERVIOUS SURFACES ARE POURED. TREES TO BE RELOCATED SHALL BE MOVED FROM ORIGINAL LOCATION TO FINAL PLANTING LOCATION ONE TIME ONLY.
3. CONTRACTOR SHALL STAKE & GUY ALL TREES & PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
4. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
5. ALL ROOT-PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES; NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN SHALL BE STRUCTURALLY PRUNED. ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS & ANSI A-300 PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
6. ROOT PRUNING: PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF UNDERGROUND UTILITIES WITHIN THE EXISTING CANOPY DRIPLINE, ROOT-PRUNE ALL TREES TO BE PRESERVED IN THE CONSTRUCTION IMPACT AREA FOR THIS SITE A MINIMUM OF SIX (6) WEEKS PRIOR TO CONSTRUCTION. TRENCHES FOR PROPOSED UTILITIES SHALL BE HAND DUG AS FAR FROM THE TRUNK OF EXISTING TREES TO REMAIN AS POSSIBLE. ALL WORK DONE WITHIN THE DRIPLINE OF ANY EXISTING TREE TO REMAIN SHALL BE DONE ONLY BY HAND WITH CARE.
7. CANOPY TREES REQUIRE A MINIMUM OF 8 WEEKS OF ROOT-PRUNING PRIOR TO RELOCATION. IN SPECIAL URGENT CIRCUMSTANCES FOR TREES LESS THAN 8 INCHES CALIPER, AT THE CITY, LA, & OWNER'S DISCRETION, AT AN ABSOLUTE MINIMUM, 1 WEEK OF ROOT-PRUNING PER CALIPER INCH OF TRUNK IS REQUIRED PRIOR TO TRANSPLANT OPERATIONS TO ENSURE SUCCESSFUL RELOCATION. PALMS DO NOT REQUIRE ANY ROOT PRUNING & SHALL BE TRANSPLANTED IMMEDIATELY.
8. ANSI A300(PART 6)-2005 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATING/ TRANSPLANTING OF TREES. TRANSPLANTING OBJECTIVES SHALL BE ESTABLISHED PRIOR TO BEGINNING THE OPERATION. THESE OBJECTIVES AS WELL AS A LOG WITH DATES OF ALL ROOT PRUNING & TRANSPLANTATION RELATED ACTIVITIES MUST BE RECORDED IN A REPORT FORMAT & DELIVERED TO THE APPROPRIATE OWNER'S DESIGNEE. THE CONTRACTOR SHALL AT ANY TIME & AT NO COST TO THE OWNER BE ABLE TO FURNISH THE RELOCATION REPORT FOR TREES SPECIFIED TO BE RELOCATED UNDER THIS CONTRACT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HEALTH OF THE RELOCATED TREES AND SHALL RE-INSTALL THEM IN THE SAME CONDITION AS WHEN REMOVED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER IRRIGATION OF THE RELOCATED TREES. FINAL TRANSPLANTATION LOCATION SHALL BE ROUGH GRADED & IRRIGATION SYSTEM INSTALLED & FULLY FUNCTIONAL SO AS TO PROVIDE ADEQUATE WATER & ENSURE VIABILITY. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY DURING TRANSPLANTATION OR STORAGE.
10. SUPPLEMENTAL IRRIGATION (IF NECESSARY) SHALL BE APPLIED SO THAT THERE IS A TOTAL OF 3 GALLONS/PER DAY/PER CALIPER INCH OF SUBJECT TREE TO BE TRANSPLANTED. A [TEMPORARY] IRRIGATION SYSTEM IS RECOMMENDED IN THE CANOPIES OF RELOCATED TREES THROUGHOUT CONSTRUCTION.
11. LIQUIDATED DAMAGES SHALL BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DIE OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES &/OR CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN &/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER DBH INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") DBH AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. DBH SHALL BE MEASURED AT FOUR FEET & A HALF (4.5') ABOVE SURROUNDING GROUND.
12. IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PRUNED & MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8.5 FT HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 13.5 FT ABOVE VEHICULAR USE AREAS.
13. ROOT BARRIERS SHALL BE PROVIDED FOR ADJACENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THE LANDSCAPE DETAILS SHEET.
14. ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & RESTORATION AREAS.
15. ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & HAVE REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED
16. DURING LAND ALTERATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION
17. UNLESS OTHERWISE NOTED, ALL SHRUBS, ACCENT PLANTS, & GROUNDCOVERS SHALL BE REMOVED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS
18. VIABLE & ARABLE WELL DRAINED NATIVE SOILS SHALL BE LAB TESTED, STOCKPILED, AMENDED IF NECESSARY, & REUSED BENEATH IMPORTED TOPSOILS IN LANDSCAPE AREAS. OTHERWISE, PLANTING SOIL TO BE AS SPECIFIED IN THE LANDSCAPE GENERAL NOTES. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS.
19. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH 3' DIAMETER BY 3" MINIMUM DEPTH SHREDDED EUCALYPTUS OR FLORIMULCH GRADE 'B' OR BETTER PLACED NO CLOSER THAN 6" TO THE TRUNK OF ALL EXISTING/RELOCATED & PROPOSED TREES.

TREE PROTECTION DURING CONSTRUCTION:

ANY TREES REMAINING ONSITE IN PROXIMITY OF THE PROPOSED WORK AREA MUST BE PROTECTED DURING ALL PHASES OF CONSTRUCTION PER ANSI A-300 (PART 5): STANDARD PRACTICES (MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND CONSTRUCTION).

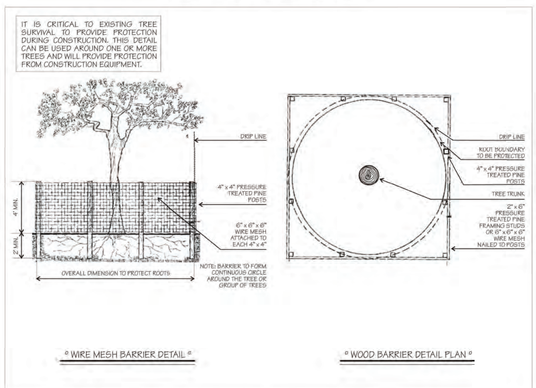
PROTECTION MEASURES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO:
1. ESTABLISHING TREE PROTECTION ZONES (TPZ) WITH PROPER FENCING AND SIGNAGE (SEE PROTECTION DETAIL)
2. PROTECTING THE CRITICAL ROOT ZONE (CRZ) WITH A TEMPORARY APPLICATION OF A MINIMUM OF 6" OF MULCH TO DISPERSE HEAVY LOADS IN ACCESS ROUTES, THEREBY REDUCING SOIL COMPACTION AND MECHANICAL ROOT DAMAGE
3. ENSURING THAT NO GRADE CHANGES OCCUR IN THE TREE PROTECTION ZONE, AND NO STORAGE OR DISPOSAL OF HARMFUL SUBSTANCES OCCURS IN TREE PROTECTION ZONE
4. CAREFUL HAND OR AIR EXCAVATION WITHIN THE TPZ OF ANY TREES NEAR THE WORK TO IDENTIFY AND AVOID MAJOR STRUCTURAL ROOTS AND
5. CLEAN PRUNING CUTS AND AVOIDING CUTTING ANY ROOTS GREATER THAN 2" DIAMETER WHENEVER POSSIBLE. IF ANY LARGER ROOTS MUST BE CUT, CUTS SHOULD BE CLEAN, AS FAR TOWARD THE EDGE OF THE TPZ AS POSSIBLE, AND PROPER CULTURAL METHODS SHOULD BE UTILIZED TO REDUCE SHOCK AND AID ROOT REGENERATION (IE IRRIGATION, SOIL AERATION, MULCHING).

IF THE TPZ OF ANY TREE MUST BE ALTERED, ONE OR MORE OF THE FOLLOWING ADDITIONAL MEASURES MAY BE TAKEN TO REDUCE ANY IMPACTS TO THE TREE:
1. INCREASE THE REMAINING TPZ WHEREVER POSSIBLE TO COMPENSATE FOR THE REDUCTION OF TPZ IN ONE AREA;
2. TEMPORARILY REDUCE THE TPZ WHILE WORK IS DONE IN THE IMMEDIATE AREA AND THEN RE-ESTABLISH THE ORIGINAL SIZE OF THE TPZ AS SOON AS POSSIBLE
3. INSTALL TRUNK PROTECTIVE MATERIALS SUCH AS WOOD PLANKS AND FOAM PADS TO PROTECT FROM MECHANICAL INJURY TO BARK OR VASCULAR TISSUES
4. UTILIZE GEOTEXTILE FABRIC OR PLYWOOD ON TOP OF MULCH LAYER PER ANSI STANDARDS
5. PROPER ROOT PRUNING TECHNIQUES PER ANSI STANDARDS IF NECESSARY, AND
6. SUPERVISION AND/OR MONITORING BY A CERTIFIED ARBORIST.

ADDITIONAL DETAILS ON PROTECTION DURING CONSTRUCTION CAN BE FOUND IN THE ANSI A-300 STANDARDS REFERENCED ABOVE, OR BY FURTHER CONSULTATION AND OVERSIGHT OF CONSTRUCTION ACTIVITIES BY A CERTIFIED ARBORIST.

THIS SITE CONTAINS EXISTING TREES WHICH REQUIRE TRIMMING AND/OR PRUNING. THE LANDSCAPE COMPANY/CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF TO ENSURE PROPER ISA HORTICULTURAL PROCEDURES ARE FOLLOWED REGARDING THE TRIMMING, PRUNING, TRANSPLANTING, ETC. OF THESE TREES. IF REQUIRED, NO MORE THAN 25% OF THE CANOPY MAY BE REMOVED

TREE PROTECTION AND SUPPORT



EXISTING TREE DISPOSITION CHART

9950 BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL - MIAMI-DADE COUNTY

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	HT	SPRD	CANOPY (sf)	CONDITION	DISPOSITION	*SPECIMEN COMMENTS
1	Christmas Palm	Adonidia merillii	6	16	7	38.47	FAIR/POOR	remove	Poor trunk taper; irregular form; black sooty mold present on trunk; mechanical damage to base of trunk
2	Christmas Palm	Adonidia merillii	7	16	7	38.47	FAIR/POOR	remove	Poor trunk taper; irregular form; black sooty mold present on trunk; stunted crown shaft
3	Seagrape	Coccoloba uvifera	31	20	16	200.96	POOR	remove	rootbound at existing structure to the north; flush cuts along leader; heavy response growth in canopy and base of tree, lion-tailed canopy, stressed/ reduced vigor, damage to trunk missing bark ~10%
4	Alexander Palm	Ptychosperma elegans	5	17	8	50.24	FAIR/POOR	remove	growing out of seagrape base; stunted crown shaft/ crown
5	Green Buttonwood	Conocarpus erectus	13	13	9	63.59	POOR	REMAIN	OFF-SITE; topped; improperly pruned; stress growth throughout; strunted; directly below power lines
6	Dragon Tree	Draecena marginata	4	13	3	7.07	FAIR	remove	NOT PROTECTED; tip dieback; stunted growth/crown
7	Coconut Palm	Cocos nucifera	10	20	7	38.47	POOR	remove	growing towards power lines; overpruned, rootbound at fence; black sooty mold along trunk; necrotic leaf margins and lower fronds; chlorotic
8	Christmas Palm	Adonidia merillii	4	20	7	38.47	FAIR	REMAIN	OFF-SITE; crowded root system
9	Alexander Palm	Ptychosperma elegans	4	12	10	78.50	FAIR	remove	crowded root system
10	Alexander Palm	Ptychosperma elegans	4	10	10	78.50	FAIR	remove	crowded root system
11	Coconut Palm	Cocos nucifera	10	12	15	176.63	FAIR	remove	necrotic leaf margins; Poor trunk taper; crowded root system; co-canopy with adjacent palms
12	Alexander Palm	Ptychosperma elegans	2	5	5	19.63	FAIR	remove	crowded root system
13	Alexander Palm	Ptychosperma elegans	4	16	7	38.47	FAIR	remove	crowded root system
14	Alexander Palm	Ptychosperma elegans	2	6	6	28.26	FAIR	remove	
15	Christmas Palm	Adonida merillii	4	18	8	50.24	FAIR	REMAIN	OFF-SITE
16	Coconut Palm	Cocos nucifera	8	16	10	78.50	FAIR	remove	crowded root system, Poor trunk taper; oozing at 3' from base
17	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE
18	Winin Palm	Veitchia winin	4	20	8	50.24	FAIR	REMAIN	OFF-SITE
19	Alexander Palm	Ptychosperma elegans	4	10	6	28.26	FAIR	remove	
20	Alexander Palm	Ptychosperma elegans	2	4	4	12.56	FAIR	remove	
21	Citrus	Citrus aurantiifolia	6	18	15	176.63	POOR	remove	OFF-SITE; co-canopy with trees 21 and 24; loss of foliage greater than 50%, stressed/reduced vigor
22	Alexander Palm	Ptychosperma elegans	4	12	7	38.47	FAIR	remove	
23	Alexander Palm	Ptychosperma elegans	4	15	7	38.47	FAIR	remove	
24	Dragon Tree	Draecena marginata	7	14	16	200.96	POOR	remove	NOT PROTECTED; broken limbs, decay at wounds, rootbound at fence to the south
25	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	
26	Alexander Palm	Ptychosperma elegans	4	18	8	50.24	FAIR	remove	crowded canopy
27	Alexander Palm	Ptychosperma elegans	4	15	7	38.47	FAIR	remove	crowded canopy
28	Alexander Palm	Ptychosperma elegans	2	8	6	28.26	FAIR	remove	crowded canopy
29	Alexander Palm	Ptychosperma elegans	4	20	7	38.47	FAIR	remove	crowded canopy
30	Alexander Palm	Ptychosperma elegans	4	14	8	50.24	FAIR	remove	crowded canopy
31	Alexander Palm	Ptychosperma elegans	4	22	7	38.47	FAIR	remove	crowded canopy
32	Alexander Palm	Ptychosperma elegans	4	22	8	50.24	FAIR	remove	crowded canopy
33	Alexander Palm	Ptychosperma elegans	4	22	8	50.24	FAIR	remove	crowded canopy
34	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	crowded canopy
35	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	canopy in conflict with banyan tree
36	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	canopy in conflict with banyan tree
37	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	canopy in conflict with banyan tree
38	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	REMAIN	OFFSITE; canopy in conflict with banyan tree
39	Alexander Palm	Ptychosperma elegans	4	14	8	50.24	FAIR	REMAIN	OFFSITE; canopy in conflict with banyan tree
40	Alexander Palm	Ptychosperma elegans	4	14	8	50.24	FAIR	REMAIN	OFFSITE; canopy in conflict with banyan tree
41	Banyan Tree	Ficus benghalensis	84	35	40	1,256.00	FAIR	remove	PROHIBITED; OFF-SITE; co-canopy with trees: 38, 38a, 38b; growing within multiple fence lines; rootbound at existing building to the west; large wound from failed branch; cambium damage at wound; signs of rot and decay;
42	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy
42a	Christmas Palm	Adonidia merillii	4	12	7	38.47	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy
42b	Christmas Palm	Adonidia merillii	4	15	8	50.24	FAIR	remove	cluster, crowded canopy
43	Alexander Palm	Ptychosperma elegans	3	15	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy
44	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy
45	Alexander Palm	Ptychosperma elegans	4	22	8	50.24	FAIR	remove	OFF-SITE; cluster, crowded canopy
46	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	cluster, crowded canopy
47	Alexander Palm	Ptychosperma elegans	4	18	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy
48	Christmas Palm	Adonidia merillii	4	20	8	38.47	FAIR	remove	cluster, crowded canopy
49	Alexander Palm	Ptychosperma elegans	2	12	6	28.26	FAIR	remove	cluster, crowded canopy
50	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy
51	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	remove	cluster, crowded canopy
52	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy
53	Christmas Palm	Adonida merillii	4	20	8	50.24	FAIR	remove	OFF-SITE; cluster, crowded canopy
53a	Christmas Palm	Adonida merillii	4	16	8	50.24	FAIR	REMAIN	OFF-SITE; crowded canopy
53b	Christmas Palm	Adonida merillii	3	18	8	50.24	FAIR	remove	OFF-SITE; crowded canopy
53c	Christmas Palm	Adonida merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE; crowded canopy
53d	Christmas Palm	Adonida merillii	4	18	8	50.24	FAIR	remove	OFF-SITE; crowded canopy
53e	Christmas Palm	Adonida merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE; crowded canopy
53f	Christmas Palm	Adonida merillii	4	22	8	50.24	FAIR	remove	OFF-SITE; crowded canopy
53g	Christmas Palm	Adonida merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE; crowded canopy
53h	Christmas Palm	Adonida merillii	4	18	8	50.24	FAIR	remove	OFF-SITE; crowded canopy
53i	Christmas Palm	Adonida merillii	4	20	8	50.24	FAIR	remove	OFF-SITE; crowded canopy
53j	Christmas Palm	Adonida merillii	4	22	8	50.24	FAIR	REMAIN	OFF-SITE; crowded canopy
54	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	remove	cluster, crowded canopy
55	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	cluster, crowded canopy
56	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy
57	Alexander Palm	Ptychosperma elegans	4	18	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy
58	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	remove	cluster, crowded canopy
58a	Alexander Palm	Ptychosperma elegans	4	18	8	50.24	FAIR	remove	cluster, crowded canopy
59	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	remove	cluster, crowded canopy
60	Alexander Palm	Ptychosperma elegans	2	8	6	28.26	FAIR	remove	rootbound at fence
61	Christmas Palm	Adonida merillii	4	15	6	28.26	FAIR	remove	rootbound at fence
62	Alexander Palm	Ptychosperma elegans	4	15	6	28.26	FAIR	remove	rootbound at fence
63	Sabal Palm	Sabal palmetto	10	14	10	78.50	FAIR	remove	Poor trunk taper; mechanical damage at multiple points along trunk
64	Unknown	Unknown	8	15	15	176.63	POOR	remove	rootbound at fence; growing within overarown shrubbery
65	Alexander Palm	Ptychosperma elegans	2	6	6	28.26	POOR	remove	crowded root system
66	Coconut Palm	Cocos nucifera	11	24	15	176.63	FAIR	remove	
67	Dragon Tree	Draecena marginata	6	11	7	38.47	POOR	remove	NOT PROTECTED; reduced vigor; rootbound at fence; nutrient deficient
68	Dragon Tree	Draecena marginata	6	11	7	38.47	POOR	remove	NOT PROTECTED; reduced vigor; rootbound at fence; nutrient deficient
69	Christmas Palm	Adonidia merillii	4	16	8	50.24	FAIR	remove	
70	Dragon Tree	Draecena marginata	7	10	4	12.56	POOR	remove	NOT PROTECTED
71	Papaya	Carica papaya	2	13	3	7.07	POOR	remove	
72	Robellini	Phoenix robelenii	3	5	9	63.59	POOR	remove	growing sideways; rootbound at concrete stairs
73	Coconut Palm	Cocos nucifera	6	10	6	28.26	GOOD/FAIR	remove	
74	Alexander Palm	Ptychosperma elegans	2	16	6	28.26	FAIR	remove	
75	Frosted Aralia	Polyscias guilfoylei	10	16	7	38.47	POOR	remove	rootbound at fence, multi-trunk
76	Umbrella Tree	Schefflera actinophylla	5	12	8	50.24	POOR	remove	PROHIBITED; topped; stress growth comprises total canopy; rootbound at fence
77	Christmas Palm	Adonida merillii	8	12	10	78.50	FAIR	remove	OFF-SITE; double
78	Christmas Palm	Adonida merillii	8	12	10	78.50	FAIR	remove	OFF-SITE; double
79	Christmas Palm	Adonida merillii	8	12	10	78.50	FAIR	remove	OFF-SITE; double

NOTE: EXISTING TREE INVENTORY PER SITE VISIT BY ARBORIST ON 1/12/2025

SEC. 24-49.4 REPLACEMENT REQUIREMENTS FOR TREE REMOVAL CALCULATIONS

3,571.75	sf of Non-Specimen Tree & Palm Canopy removed	(AUTHORIZATION FROM ADJACENT PROPERTY OWNERS SHALL BE OBTAINED FOR OFFSITE REMOVALS)
-	sf of Specimen Tree & Palm (≥18 inches DBH) Canopy removed = Total of	- sf Replacement (@ 2:1 per Sec. 24-49.2.(4).(II)
	3,571.75 SF TOTAL CANOPY REPLACEMENT REQUIRED	

NOTE: INVASIVE/EXOTICS & PROHIBITED SPECIES REQUIRE NO MITIGATION PER SEC.24-49.9.(1); OTHER TREES EXEMPT PER SEC.24-49.(4).(f)
***Per MDC Code of Ordinances, Ch. 24, Art. IV, Div. 2, Sec. 24-49.2.(4).(II).(5) - Specimen Tree Standards: Specimen Trees (Trees with ≥18" dbh) shall be replaced at 2X the required canopy replacement.**
NON-SPECIMEN NOTE: Where Trees ≥18" dbh are not denoted as 'SPECIMEN', this Disposition Chart & Plan shall serve as the statement from the Landscape Architect indicating that a Specimen tree, due to disease, condition, growth habit or any other reasonable botanical factor, does not provide the aesthetic or environmental contribution associated

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2199 Ponce de Leon Blvd, Suite 301
Coral Gables, FL 33134

AIRE BOUTIQUE
9950 BAY HARBOR DRIVE
BAY HARBOR BEACH, FL 33154

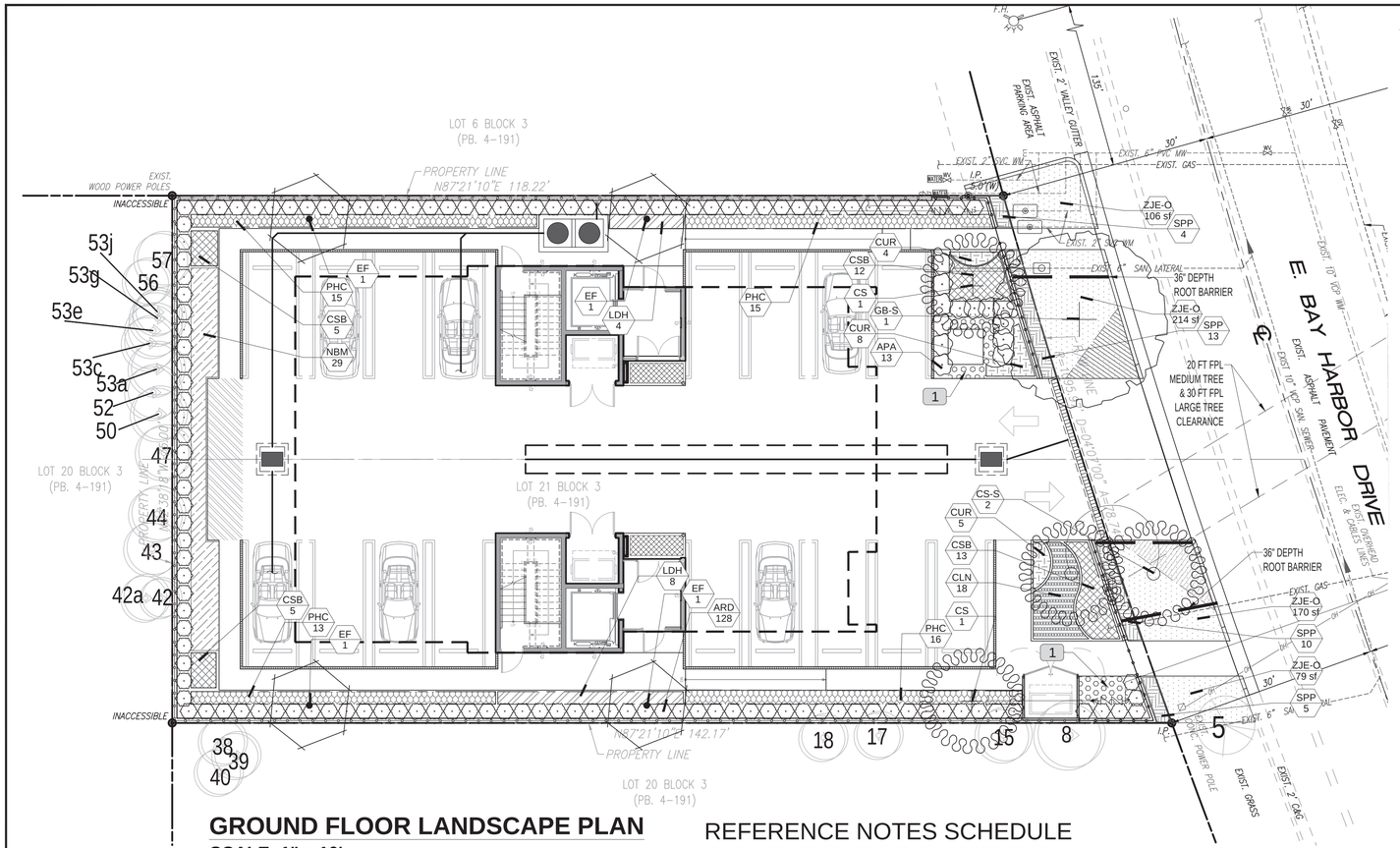
EXISTING TREE DISPOSITION PLAN

REGISTERED LANDSCAPE ARCHITECT · RYAN JOHN KING EBRAHIMIAN · LA6667324 · STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL-10101A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-06-23

SHEET NUMBER: L-1



GROUND FLOOR LANDSCAPE PLAN

SCALE: 1" = 10'

REFERENCE NOTES SCHEDULE

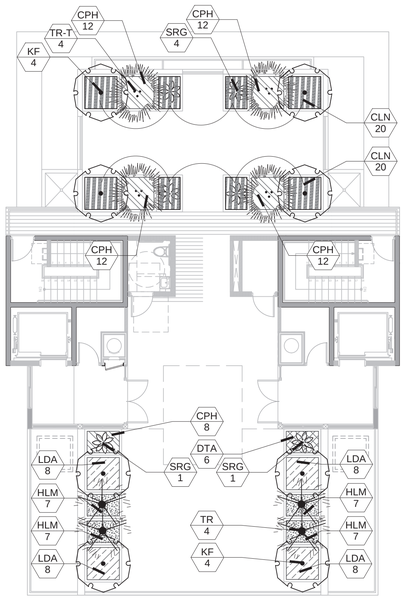
SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	Limestone Gravel #9; 3" Depth w/ underlay; See Detail	0.57 cy	

TREE REPLACEMENT CALCULATIONS

REQUIRED:
3,571.75 SF TOTAL CANOPY REPLACEMENT REQUIRED (SEE SHEET L-1)

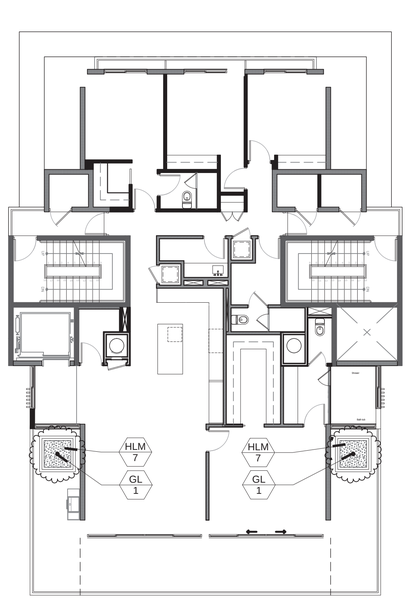
PROVIDED:
3 CATEGORY 1 TREES (500 SF)
16 SMALL TREES (200 SF)
8 CATEGORY 2 PALM TREES (100 SF)
5,500 TOTAL REPLACEMENT CANOPY PROVIDED

TREES NOTED AS "NOT COUNTED" ARE NOT COUNTED TOWARDS CITY LANDSCAPE REQUIREMENTS HOWEVER ARE COUNTED TOWARDS MDC CH. 24 TREE REPLACEMENT REQUIREMENTS



7th FLOOR LANDSCAPE PLAN

SCALE: 1" = 10'



5th FLOOR LANDSCAPE PLAN

SCALE: 1" = 10'

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
TREES										
CS	2	Orange Geiger Tree	Cordia sebestena	B & B	5" dbh	20` Ht	8-10`	Yes	High	5` CT; FL FANCY
MITIGATION PALMS										
TR	4	Florida Thatch Palm	Thrinax radiata	B & B		6` ht.	4`-5`	Yes	High	3` CT; NOT COUNTED
TR-T	4	Thatch Palm	Thrinax radiata	FG/B&B		7` oa	8`	Yes	High	TRIPLE; NOT COUNTED; CAT. 2 PALM
SMALL TREES										
EF	4	Spanish Stopper	Eugenia foetida	B & B	4" DBH	18` Ht	7`	Yes	High	5` CT; STD
GL	2	Crabwood	Gymnanthes lucida	45 gal	3" DBH	12` Ht	5`	Yes	High	4` CT; STD; Matched
KF	8	Black Ironwood	Krugiodendron ferreum	25 gal	1" dbh	6` ht.	3`	Yes	High	2.5` CT; FL Fancy; MATCHED; NOT COUNTED
STREET TREES										
GB-S	1	Green Buttonwood	Conocarpus erectus	B & B	5" dbh	18` Ht	8-10`	No	High	6-7` CT; MATCHED; FL FANCY
STREET TREES (OHW)										
CS-S	1	Orange Geiger Tree	Cordia sebestena	B & B	5" dbh	20` Ht	8-10`	Yes	High	5` CT; FL FANCY
CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
SHRUBS										
APA	13	Red Ginger	Alpinia purpurata	7 gal	30"	42"	24-30"	No	High	Low Branched; Flowering
ARD	128	Marlberry	Ardisia escalloniioides	NA	As Shown	30"	24"	Yes	High	Bush; Full to Base
SRG	6	Bird Of Paradise	Strelitzia reginae	7 gal	As Shown	30"	24-30"	No	Medium	
SHRUB AREAS										
CUR	17	Curcuma	Curcuma longa	1 gal.	20"	24"	18"	No	High	
LDH	12	'Lady Di' Heliconia	Heliconia psittacorum 'Lady Di'	3 gal	30"	24"	18-24"	No	High	
GROUND COVERS										
CLN	58	Dwarf Pitch Apple	Cllusia rosea 'nana'	3 gal.	24"	16-18"	18"-20"	Yes	High	Full Mounds
CPH	56	False Heather	Cuphea hyssopifolia	n/a	16"	6"	10-12"	No	High	
CSB	35	Bahama Cassia	Cassia bahamensis	n/a	24"	18"	16-18"	Yes	High	Full
DTA	6	Blueberry Flax Lily	Dianella tasmanica `Blueberry`	n/a	20"	12-14"	14-16"	No	High	Full Clumps
HLM	42	Spider Lily	Hymenocallis latifolia	n/a	18"	16"-18"	18"	Yes	High	
LDA	32	Depressed Shrubverbena	Lantana depressa	n/a	20"	10-12"	12"	Yes	High	
NBM	29	'Macho' Fern	Nephrolepis biserrata 'Macho'	n/a	30"	20"	20"	Yes	High	Full
PHC	59	Congo Philodendron	Philodendron x `Congo`	n/a	30"	18"	18"	No	High	
SPP	32	Purple Ground Orchid	Spathoglottis plicata `Purple`	n/a	20"	18"	14-16"	No	High	Full; Shade Grown
SOD/SEED										
ZJE-O	518 sf	``Emerald' Zoysia	Zoysia japonica	sod				No	High	OFFSITE

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)

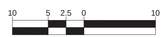
Site Address 9950 BAY HARBOR DRIVE **Legal Description** _____

Net Lot Area 0.22 **Acres /** 9,750 **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 9,750 SF x 20% = 1,950 SF (BHI – Sec. 23-11)	20% / 1,950 SF	55.2% / 5,389 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 1,950 SF x 60% = 1,950 SF	60% Max / 1,170 SF	0 % / 0 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.22 acres = 6 (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	6	8
2. Native Species Required - 50% Min. # of shade trees req. 6 x 50% = 3 (BHI – Sec. 24-16(a)(2))	3	8
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 6 x 50% = 3 (MDC – Sec. 18A-6(C)(11)(b))	3	8
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	6	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	3	3

*See Following Table.

Page 1 of 3 Revised 7/15/21



Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building 7
2. Number of shade trees required 6 (from Sec. (II)(A)(1) above)
3. Shade tree heights required: 12 ft. - 25 % or 1.5 shade trees
14-16 ft. - ____ % or ____ shade trees
16-18 ft. - 50 % or 3 shade trees
18-20 ft. - 25 % or 1.5 shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI – Sec. 24-16(a)(2)

III. Street Trees	Required	Provided
1. Street Trees @ 1:35` Width of lot 76.74 / 35` = 3 (OHW PRESENT) (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))	3	3

Page 2 of 3 Revised 7/15/21

IV. Shrubs Required	Required	Provided
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI – Sec. 24-16(a)(2)(d))	90	176
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	27	128
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	45	176
V. Buffers (If applicable) (BHI – Sec. 24-18)		
1. Parking Lot from ROW	NO (yes / no)	(yes / no)
2. Dissimilar Uses	NO (yes / 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	
2. Shade Trees Required (MDC – Sec. 18A-6(J))		
3. Shrubs Required (MDC – Sec. 18A-6(I))		
VII. Right Tree Right Place (BHI – Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)	1 (STREET TREE / CS-S)	
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

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9950 BAY HARBOR DRIVE
BAY HARBOR BEACH, FL 33154

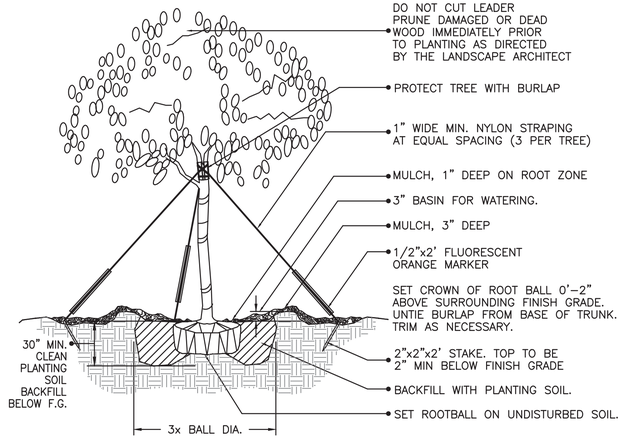
LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT RYAN JAMAN KING EBRAHIMIAN LA6667324 STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL-10101A

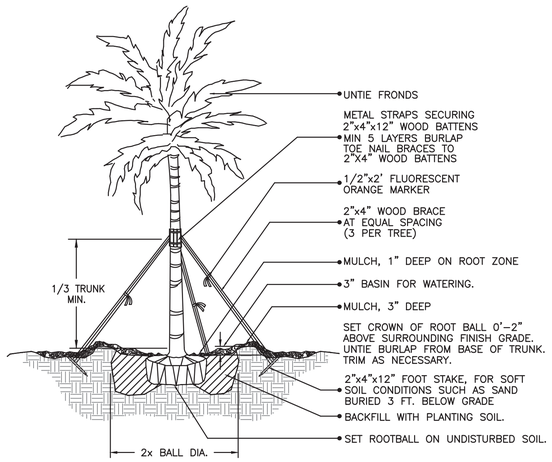
DRAWN BY: RJK
CHECKED BY:
DATE: 2025-06-23

SHEET NUMBER: L-2



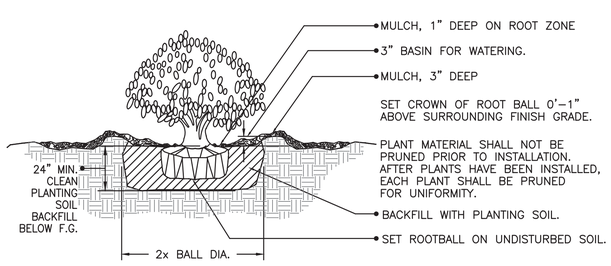
(2" cal. and over)
LARGE TREE PLANTING DETAIL

N.T.S.



LARGE PALM PLANTING DETAIL

N.T.S.



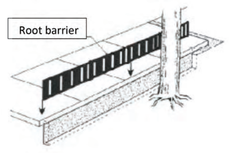
SHRUB PLANTING DETAIL

N.T.S.

1. Panels of 0.085" thick polypropylene
2. Zipper joining system
3. Rounded edges
4. 24" depth **or as noted**
5. Anti-lift pads

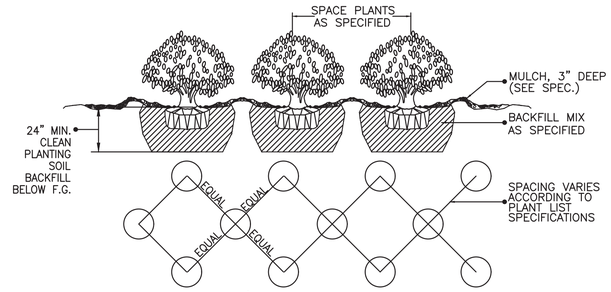
*Contact the Landscape Division if you propose an equivalent root barrier option.

See General Notes for Root Barrier installation Specifications



ROOT BARRIER DETAIL

N.T.S.



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.

IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857

Trunk diameter of tree	Irrigation schedule for vigor*	Irrigation schedule for survival
< 2"	Daily for 2 weeks, every other day for 2 months, then weekly until established.	Twice weekly for 2-3 months.
2" to 4"	Daily for 1 month, every other day for 3 months, then weekly until established.	Twice weekly for 3-4 months.
Over 4"	Daily for 6 weeks, every other day for 5 months, then weekly until established.	Twice weekly for 4-5 months.

NOTE: NEWLY PLANTED & RELOCATED TREES SHALL RECEIVE 3 GAL PER CALIPER INCH FOR EACH DAY THAT WATERING IS SCHEDULED PER THE ABOVE CHART; I.E. FOR VIGOR, A 4" TREE SHALL RECEIVE 12 GALLONS OF WATER DAILY FOR 1 MONTH, THEN EVERY OTHER DAY FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED

GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL) , DEPARTMENT OF AGRICULTURE. UNLESS OTHERWISE NOTED. ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FG/BB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION. LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.
2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
3. SOD SPECIFICATIONS: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. ZOYSIA JAPONICA 'ZEON' UNLESS OTHERWISE NOTED (ZEON ZOYSIA SOLID SOD). 'ZEON' ZOYSIA SOLID SOD SHALL BE PROVIDED IN THE RIGHT-OF-WAYS. OFFSITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
5. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-9% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/ LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30". PARKING LOT TREE ISLAND SHALL BE EXCAVATED TO 36 INCHES DEPTH AND BACKFILLED WITH CLEAN FILL AND TOPSOIL, OR 'TURF' TO WITHIN 1' OF THE TOP OF CURB OR ADJACENT PAVEMENT.
6. CONTRACTOR TO NOTIFY 'SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
8. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
10. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
11. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
12. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
13. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
14. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
15. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE |STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS AREREQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIODOF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE
16. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
19. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
20. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
21. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
23. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.
24. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
25. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
26. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT/SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.
27. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). A MULCH RING 3 FEET IN DIAMETER SHALL BE PROVIDED FOR ALL NEW & EXISTING TREES ON SITE AND IN THE SITE WORK AREA. MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
28. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.
29. ALL ABOVE GROUND EQUIPMENT SHALL BE VISUALLY SCREENED A MIN. OF 6" ABOVE THE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED BLACK.

GENERAL EXISTING TREE NOTES:

1. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING. DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIP-LINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH PERVIOUS LANDSCAPE MATERIAL. WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO PROPOSED CONSTRUCTION; NO FILL, COMPACTION, OR REMOVAL OF SOIL; & NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
2. ALL ROOT-PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES; NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN WITHIN 30 FEET OF PROPOSED DEVELOPMENT OR PUBLIC ROADWAYS SHALL BE STRUCTURALLY PRUNED. THE BRANCHES OF A TREE EXTENDING OVER THE TRAVEL PORTION OF ANY PUBLIC STREET OR ALLEY USED FOR VEHICULAR TRAFFIC SHALL BE TRIMMED TO THE HEIGHT OF AT LEAST 15 FEET ABOVE THE STREET OR ALLEY. ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
3. ROOT PRUNING: PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF UNDERGROUND UTILITIES WITHIN THE EXISTING CANOPY DRIPLINE, ROOT-PRUNE ALL TREES TO BE PRESERVED IN THE CONSTRUCTION IMPACT AREA FOR THIS SITE A MINIMUM OF SIX (6) WEEKS PRIOR TO CONSTRUCTION. TRENCHES FOR PROPOSED UTILITIES SHALL BE HAND DUG AS FAR FROM THE TRUNK OF EXISTING TREES TO REMAIN AS POSSIBLE. ALL WORK DONE WITHIN THE DRIPLINE OF ANY EXISTING TREE TO REMAIN SHALL BE DONE ONLY BY HAND WITH CARE.
4. LIQUIDATED DAMAGES SHALL BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DIE OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES &/OR CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN &/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER DBH INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") DBH AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. DBH SHALL BE MEASURED AT FOUR FEET & A HALF (4.5) ABOVE SURROUNDING GROUND.
5. IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PRUNED & MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8.5 FT HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 13.5 FT ABOVE VEHICULAR USE AREAS.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ADJACENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THE LANDSCAPE DETAILS SHEET.
7. ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE & ADJACENT RIGHT-OF-WAYS IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & RESTORATION AREAS.
8. ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & HAVE REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED
9. DURING LAND ALTERATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION
10. UNLESS OTHERWISE NOTED, ALL SHRUBS, ACCENT PLANTS, & GROUNDCOVERS SHALL BE REMOVED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS
11. VIABLE & ARABLE WELL DRAINED NATIVE SOILS SHALL BE LAB TESTED, STOCKPILED, AMENDED IF NECESSARY, & REUSED BENEATH IMPORTED TOPSOILS IN LANDSCAPE AREAS

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LANDSCAPE DETAILS & NOTES

REGISTERED LANDSCAPE ARCHITECT
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DATE: 2025-06-23

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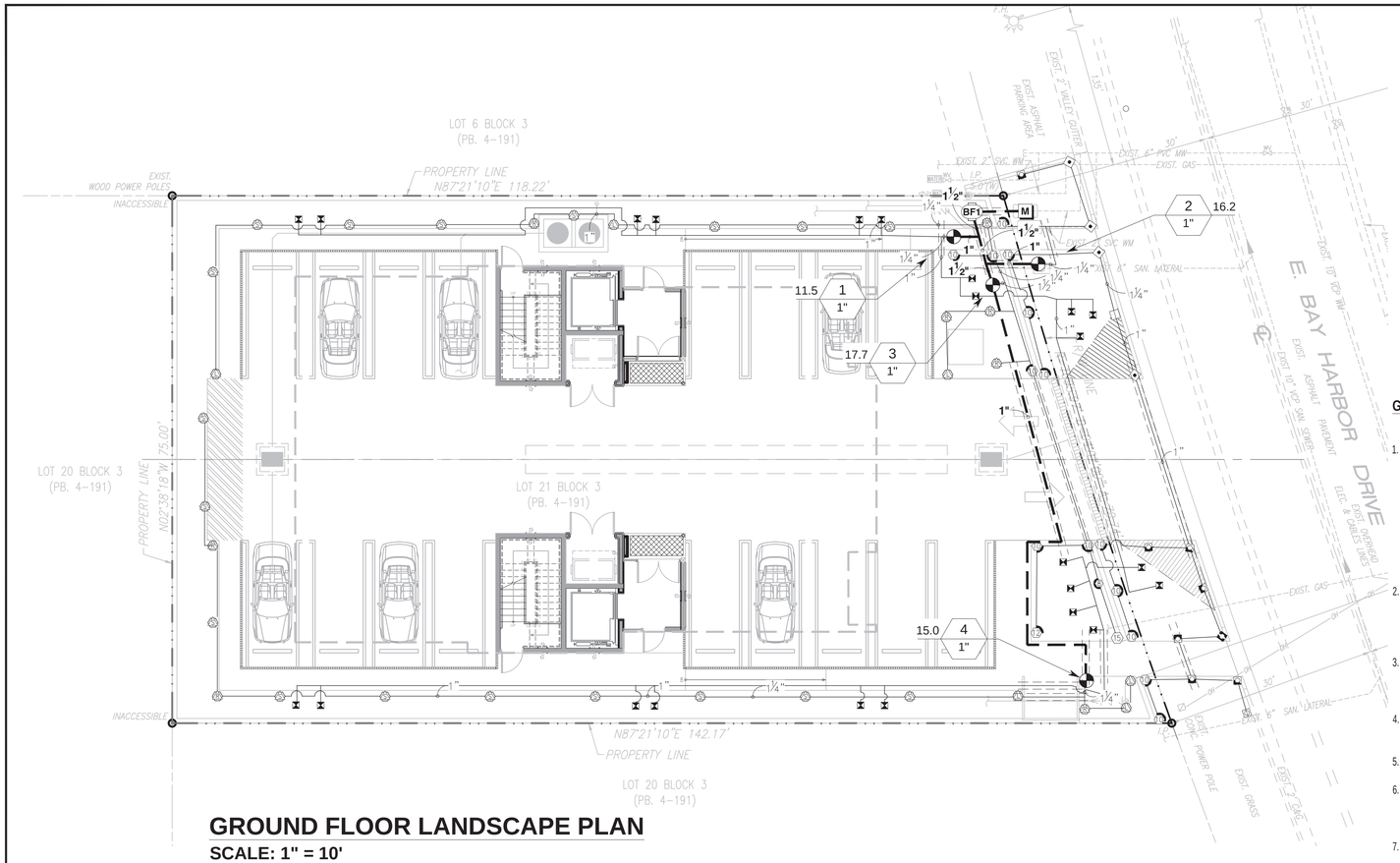
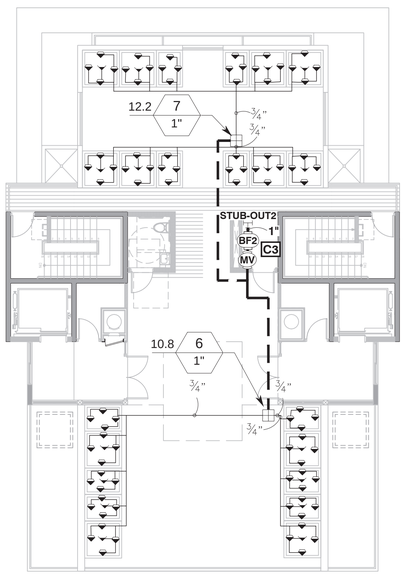


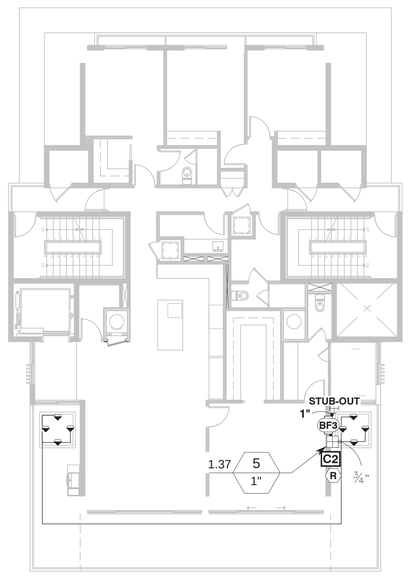
GROUND FLOOR LANDSCAPE PLAN

SCALE: 1" = 10'



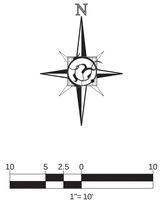
7th FLOOR LANDSCAPE PLAN

SCALE: 1" = 10'



5th FLOOR LANDSCAPE PLAN

SCALE: 1" = 10'



GENERAL IRRIGATION NOTES:

1. POINT OF CONNECTION FOR GROUND FLOOR IRRIGATION SHALL BE A NEW 1" METER & 1.5" HDPE SDR9 SERVICE LINE WITH CITY WATER.POINT OF CONNECTION FOR UPPER FLOOR IRRIGATION SHALL BE A NEW 1" STUB-OUT FOR IRRIGATION FROM THE BUILDING'S DOMESTIC WATER SERVICE (SEE MEP PLANS FOR ACTUAL LOCATION). VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MINIMUM PRESSURE REQUIRED	XXX PSI
DESIGN STATIC WATER PRESSURE	60 PSI (GROUND FLOOR); 50 PSI (UPPER LEVELS)
MAXIMUM SYSTEM DEMAND	32 GPM (GROUND FLOOR); 12 GPM (UPPER LEVELS)

2. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBYINCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CODES & STANDARDS OF THE LOCAL CITY, COUNTY, STATE, FBC APPENDIX F, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), NATIONAL SANITATION FOUNDATION (NSF), & THE IRRIGATION ASSOCIATION (IA) STANDARDS & CODES WITH REGARDS TO MATERIALS, EQUIPMENT, AND INSTALLATION METHODS
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING, ARCHITECTURAL, OR OTHER RELEVANT CONSULTANT PLANS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS.
8. PLASTIC PIPE, FITTINGS, AND CONNECTIONS SHALL BE AS FOLLOWS:
   1. POLYVINYL CHLORIDE PIPE: ASTM D2241, RIGID, UNPLASTICIZED PVC, EXTRUDED FROM VIRGIN PARENT MATERIAL. PROVIDE PIPE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BLISTERS, WRINKLES AND DENTS. SDR 21, CLASS 200 FOR MAINLINE. SDR 16, CLASS 160 FOR 1-1/2" AND LARGER, OR OTHERWISE SDR 7 POLYETHYLENE PIPE FOR LATERALS.
   2. POLYETHYLENE PIPE: ASTM D2239 FLEXIBLE POLYETHYLENE PIPE RATED AT 100 PSI MINIMUM WORKING PRESSURE.
   3. PVC PIPE FITTINGS: ASTM D2241 SCHEDULE 40 PVC MOLDED FITTINGS SUITABLE FOR SOLVENT WELD, SLIP JOINT RING TIGHT SEAL, OR SCREWED CONNECTIONS. FITTINGS MADE OF OTHER MATERIALS ARE NOT PERMITTED.
      A. SIZE SLIP FITTING SOCKET TAPER TO PERMIT A DRY UNSOFTENED PIPE END TO BE INSERTED NO MORE THAN HALFWAY INTO THE SOCKET. NO SADDLE AND CROSS FITTINGS.
      B. SCHEDULE 80 PVC PIPE MAY BE THREADED.
   4. INSERT FITTINGS: ASTM D2466 INSERT TYPE FITTINGS.
   5. SPRINKLER RISERS SHALL BE CUT-OFF POLYETHYLENE, HEIGHT AS REQUIRED FOR 100% COVERAGE.
   6. LOW VOLTAGE WIRE CONNECTORS SHALL BE SOCKET SEAL TYPE WIRE CONNECTORS AND 3M DBY DIRECT BURY SPLICE KIT.
9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BYTHE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
11. MAINLINE, LATERAL LINES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY; INSTALL WITHIN PERVIOUS AREA AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
12. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SCHEDULE 80 PVC SLEEVING AT LEAST TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
13. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
14. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
15. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO PROVIDE 100% COVERAGE WITH MIN. 50% OVERLAP TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
16. CONTROLLER IS AS SPECIFIED. PRIOR TO STARTING WORK, CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE.
17. MANUFACTURERS SPECIFICATIONS & PROPER GROUNDING TECHNIQUES SHALL BE ADHERED TO FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT. A PROPERLY INSTALLED GROUNDING SYSTEM SHOULD MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS, OR LESS. MEASURE FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS. INSPECT THE GROUNDING SYSTEM'S CLAMPED CONNECTIONS TO THE CONTROLLER ONCE A YEAR TO MAKE SURE THEY ARE SECURE AND CORROSION-FREE.
18. INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS, FREE OF LEAKS, PRIOR TO COMPLETION OF THE SYSTEM & ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
19. FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK PERFORMED UNDER THE IRRIGATION CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY FURNISH AND INSTALL ANY AND ALL PARTS AND EQUIPMENT WHICH PROVE DEFECTIVE IN MATERIAL, WORKMANSHIP OR INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

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AIRE BOUTIQUE
9950 BAY HARBOR DRIVE
BAY HARBOR BEACH, FL 33154

IRRIGATION PLANS

REGISTERED LANDSCAPE ARCHITECT · RYAN JOHAN KING EBRAHIMIAN · LA6667324 · STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL-10101A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-06-23

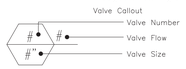
SHEET NUMBER:
IR-1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H F	Rain Bird 1806-PRS 8 Series MPR Turf Spray 6" popup with pressure regulator.	1	30
Q T H F	Rain Bird 1806-PRS 10 Series MPR Turf Spray 6" popup with pressure regulator.	7	30
Q T H F	Rain Bird 1806-PRS 12 Series MPR Turf Spray 6" popup with pressure regulator.	1	30
4 6 8 10 12 15 18	Rain Bird 1806-PRS ADJ Turf Spray 6" popup with pressure regulator.	5	30
EST LCS RCS CST SST	Rain Bird 1812-PRS 15 Strip Series Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	32	30
Q T H F	Rain Bird 1812-PRS 8 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	1	30
Q T H F	Rain Bird 1812-PRS 10 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	14	30
Q T H 10 F	Rain Bird 1812-PRS 12 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	1	30
4 6 8 10 12 15 18	Rain Bird 1812-PRS ADJ Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	1	30
1401 1402 1404	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	23	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1" PEB Valve, with 1" Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	3
SXB-180 SXB-360	Rain Bird SXB-SPYK SXB-180-SPYK Drip Stream Bubbler. SXB Stream available in Half Circle (5 streams) or Full Circle (8 streams). With 5" spike and barb x barb coupler. Adjust nozzle as required for planting.	96
360	Rain Bird UXB-360-SPYK UXB-360-SPYK Drip Bubbler. UXB umbrella flood pattern, available in Full Circle. With 5" spike and barb x barb coupler. Adjust flow as required for planting.	16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	4
MV	Rain Bird PEB 1" 1in., 1-1/2in., 2in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.	1
BF1	Febco 825YA 1-1/2" Reduced Pressure Backflow Preventer	1
BF2	Febco 825YA 1" Reduced Pressure Backflow Preventer	1
BF3	Febco 825YA 1" Reduced Pressure Backflow Preventer	1
C2	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
C3	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
R	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
M	Water Meter 1" New/Separate 1" Meter & 1.5" HDPE SDR 9 Service for IRR with City Water	1
STUB-OUT	Point of Connection 1" New 1" Irrigation Stub-out from domestic water line; See MEP Plans for actual location	1
STUB-OUT2	Point of Connection 1" New 1" Irrigation Stub-out from domestic water line; See MEP Plans for actual location	1
	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Polyethylene SDR-7 up to 1-1/4. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	1,494 lf
	Irrigation Lateral Line: PVC Class 160 SDR 26 PVC Class 160 SDR 26 for 1-1/2" and larger.	1.8 lf
	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 SDR 21 for Mainline pipe minimum 1" & larger.	161.1 lf
	Pipe Sleeve: PVC Schedule 80 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	190.2 lf



CRITICAL ANALYSIS

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P.O.C. NUMBER: 01
Water Source Information: New/Separate 1" Meter & 1.5" HDPE SDR 9 Service for IRR with City Water

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available 32.12 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Elevation Change: 2 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 58 PSI

DESIGN ANALYSIS
Maximum Multi-valve Flow: 32 GPM
Flow Available at POC: 32.12 GPM
Residual Flow Available: 0.12 GPM

Design Pressure: 30 PSI
Friction Loss: 2.52 PSI
Fittings Loss: 0.25 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.35 PSI
Pressure Req. at Critical Station: 35.1 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 2.5 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11.6 PSI
Loss for Water Meter: 6.12 PSI
Critical Station Pressure at POC: 55.4 PSI
Pressure Available: 58 PSI
Residual Pressure Available: 2.62 PSI

P.O.C. NUMBER: 02
Water Source Information: New 1" Irrigation Stub-out from domestic water line; See MEP Plans for actual location

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available 18.92 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 50 PSI
Pressure Available: 50 PSI

DESIGN ANALYSIS
Maximum Station Flow: 1.37 GPM
Flow Available at POC: 18.92 GPM
Residual Flow Available: 17.54 GPM

Pressure Req. at Critical Station: 21.7 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0.0 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11 PSI
Critical Station Pressure at POC: 32.7 PSI
Pressure Available: 50 PSI
Residual Pressure Available: 17.3 PSI

P.O.C. NUMBER: 03
Water Source Information: New 1" Irrigation Stub-out from domestic water line; See MEP Plans for actual location

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available 18.57 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 50 PSI
Pressure Available: 50 PSI

DESIGN ANALYSIS
Maximum Station Flow: 12.18 GPM
Flow Available at POC: 18.57 GPM
Residual Flow Available: 6.39 GPM

Pressure Req. at Critical Station: 31.9 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0.7 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 10.9 PSI
Loss for Master Valve: 2.04 PSI
Critical Station Pressure at POC: 45.5 PSI
Pressure Available: 50 PSI
Residual Pressure Available: 4.52 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Bubbler	11.5		24.8	42.9	2.13 in/h
2	Rain Bird PEB	1"	Turf Spray	16.18		33.9	52.2	1.81 in/h
3	Rain Bird PEB	1"	Shrub Spray	17.71		35.1	53.2	1.58 in/h
4	Rain Bird PEB	1"	Shrub Spray	15.04		35.1	55.4	1.79 in/h
5	Rain Bird XCZ-100-LC	1"	Drip Emitter	1.37		21.7	32.7	4.68 in/h
6	Rain Bird XCZ-100-LC	1"	Drip Emitter	10.8		30.1	43.4	7.03 in/h
7	Rain Bird XCZ-100-LC	1"	Drip Emitter	12.18		31.9	45.5	6.35 in/h
	Common Wire				161.1			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Bubbler	2.13 in/h	1	29	334	
2	Rain Bird PEB	Turf Spray	1.81 in/h	1	34	550	
3	Rain Bird PEB	Shrub Spray	1.58 in/h	1	39	691	
4	Rain Bird PEB	Shrub Spray	1.79 in/h	1	34	511	
5	Rain Bird XCZ-100-LC	Drip Emitter	4.68 in/h	1.25	17	23.4	
6	Rain Bird XCZ-100-LC	Drip Emitter	7.03 in/h	1.25	11	119	
7	Rain Bird XCZ-100-LC	Drip Emitter	6.35 in/h	1.25	12	146	
		TOTALS:			176	2,374	

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AIRE BOUTIQUE
9950 BAY HARBOR DRIVE
BAY HARBOR BEACH, FL 33154

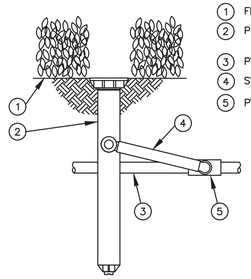
IRRIGATION SCHEDULES

REGISTERED LANDSCAPE ARCHITECT
RYAN JAMAL KING EBRAHIMIAN
LA6667324
STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL-10101A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-06-23

SHEET NUMBER:
IR-2



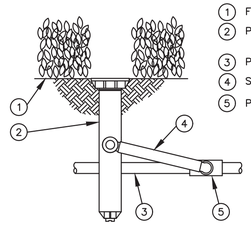
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1812-SI
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

NOTE:
SIDE INLET CONNECTION SHOULD NOT BE USED IN FREEZING CLIMATES.

A POP-UP SPRAY SPRINKLER 1812-SI WITH SWING PIPE

N.T.S.

S-1812-SI-SP.DWG

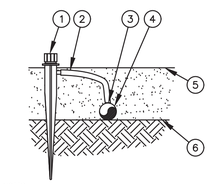


1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SI
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

NOTE:
SIDE INLET CONNECTION SHOULD NOT BE USED IN FREEZING CLIMATES.

B POP-UP SPRAY SPRINKLER 1806-SI WITH SWING PIPE

N.T.S.



1. BUBBLER ON ¼" TUBING STAKE: RAIN BIRD XERI-BUBBLER SPIKE
2. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
3. ¼" BARB CONNECTOR INCLUDED ON XERI-BUBBLER SPIKE
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING TOP OF MULCH
5. FINISH GRADE
6. TOP OF MULCH

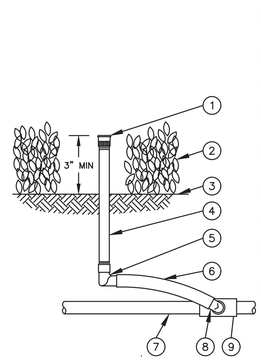
NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUBBLER SPIKES AVAILABLE IN THE FOLLOWING MODELS:
   SXB-180-SPYK - HALF CIRCLE - 5 STREAMS - 13 GPH MAX
   SBX-360-SPYK - FULL CIRCLE - 8 STREAMS - 13 GPH MAX
   UXB-360-SPYK - FULL CIRCLE - UMBRELLA - 35 GPH MAX

C XERI-BUBBLER SPIKE ON 1/2" POLYETHYLENE TUBING WITH 1/4" TUBING AND STAKE OPTION 1

N.T.S.

1-14-10

Xeri-bubbler Spike Option 1.dwg



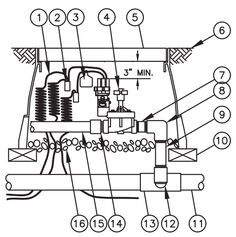
1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH:
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

D PRESSURE COMPENSATING FULL-CIRCLE BUBBLER 1400 SERIES ON RISER

N.T.S.

1/14/04

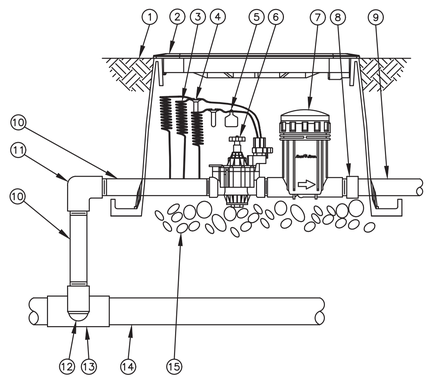
N-1400 ON RISER.dwg



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

E ELECTRIC REMOTE-CONTROL VALVE PEB OR PEBS SERIES

N.T.S.



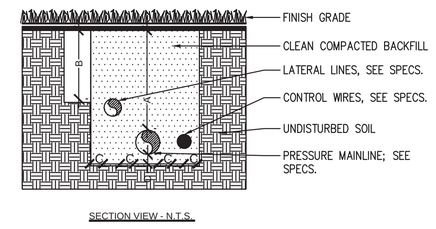
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. ID TAG
6. REMOTE CONTROL VALVE: RAIN BIRD 100-PGA (INCLUDED IN CZK-100-PRB-LC KIT)
7. PRESSURE REGULATING BASKET FILTER: RAIN BIRD PRB-100 (INCLUDED IN CZK-100-PRB-LC KIT)
8. PVC SCH 40 FEMALE ADAPTOR
9. LATERAL PIPE
10. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
11. PVC SCH 40 ELL
12. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. MAINLINE PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

F CZK-100-PRB-LC 1" LIGHT COMMERCIAL CONTROL ZONE KIT OPTION 1

N.T.S.

12-22-10

CZK-100-PRB-LC Option 1.dwg



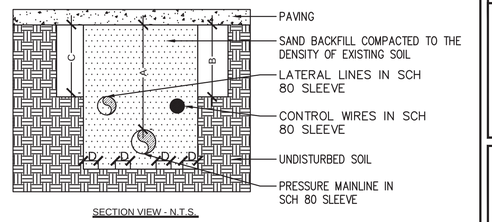
- FINISH GRADE
- CLEAN COMPACTED BACKFILL
- LATERAL LINES, SEE SPECS.
- CONTROL WIRES, SEE SPECS.
- UNDISTURBED SOIL
- PRESSURE MAINLINE; SEE SPECS.

SECTION VIEW - N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

G PIPE INSTALLATION

N.T.S.



- PAVING
- SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
- LATERAL LINES IN SCH 80 SLEEVE
- CONTROL WIRES IN SCH 80 SLEEVE
- UNDISTURBED SOIL
- PRESSURE MAINLINE IN SCH 80 SLEEVE

SECTION VIEW - N.T.S.

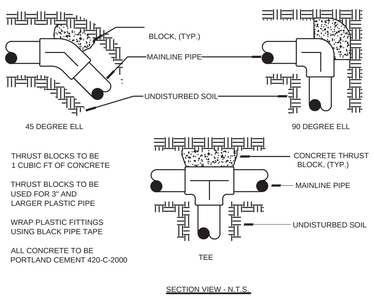
DIMENSION	A	B	C	D
1 1/2" TO 6" IN SIZE	36"	24"	24"	4"

TWICE THE DIAMETER OFF THE PIPE OR WIRE BUNDLE CARRIED

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL

H SLEEVE INSTALLATION

N.T.S.

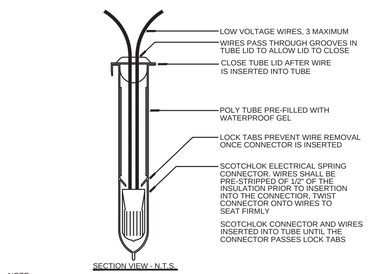


- BLOCK, (TYP.)
- MAINLINE PIPE
- UNDISTURBED SOIL
- 45 DEGREE ELL
- 90 DEGREE ELL
- THRUST BLOCKS TO BE 1 CUBIC FT OF CONCRETE
- THRUST BLOCKS TO BE USED FOR 3" AND LARGER PLASTIC PIPE
- WRAP PLASTIC FITTINGS USING BLACK PIPE TAPE
- ALL CONCRETE TO BE PORTLAND CEMENT 420-C-2000
- CONCRETE THRUST BLOCK, (TYP.)
- MAINLINE PIPE
- UNDISTURBED SOIL
- TEE

SECTION VIEW - N.T.S.

I THRUST BLOCKING

N.T.S.



- LOW VOLTAGE WIRES, 3 MAXIMUM
- WIRES PASS THROUGH GROOVES IN TUBE LID TO ALLOW LID TO CLOSE
- CLOSE TUBE LID AFTER WIRE IS INSERTED INTO TUBE
- POLY TUBE PRE-FILLED WITH WATERPROOF GEL
- LOCK TABS PREVENT WIRE REMOVAL ONCE CONNECTOR IS INSERTED
- SCOTCHLOK ELECTRICAL SPRING CONNECTOR. WIRES SHALL BE PRE-STRIPPED OF 1/2" OF THE INSULATION PRIOR TO INSERTION INTO THE CONNECTOR. TWIST CONNECTOR ONTO WIRES TO SEAT FIRMLY
- SCOTCHLOK CONNECTOR AND WIRES INSERTED INTO TUBE UNTIL THE CONNECTOR PASSES LOCK TABS

SECTION VIEW - N.T.S.

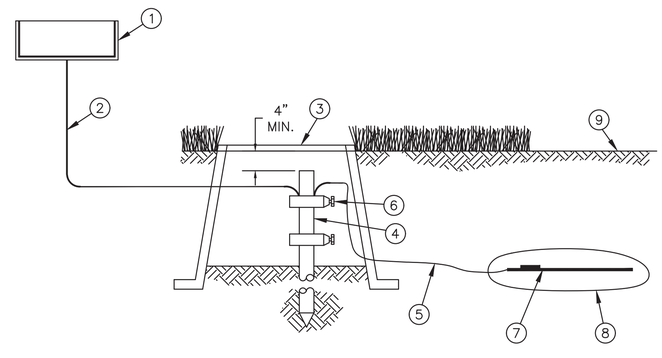
NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KITS

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTOR.

J WIRE CONNECTION

N.T.S.



- 4" MIN.

1. RAIN BIRD CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIAGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
5. BARE COPPER WIRE (#6 AWG MIN.) BETWEEN GROUNDING ROD AND GROUNDING PLATE
6. GROUND ROD CLAMP OR WELDS
7. COPPER GROUNDING PLATE
8. GROUND ENHANCEMENT MATERIAL (IF REQUIRED)
9. FINISH GRADE

K CONTROLLER GROUNDING GRID GROUNDING PLATE DESIGN LAYOUT

N.T.S.

6-15-10

D-GROUNDING PLATE GRID FOR CONTROLLER.DWG

ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR., PLANTATION, FL 33322
RKINGEBRA@ECG.LAND PH.: 305 879 7965
WWW.ECG.LAND

REVISIONS / SUBMISSIONS

811 Know what's below. Call before you dig.

PHASE:

CLIENT:

ABH DEVELOPER GROUP, LLC
2199 Ponce de Leon Blvd, Suite 301
Coral Gables, FL 33134

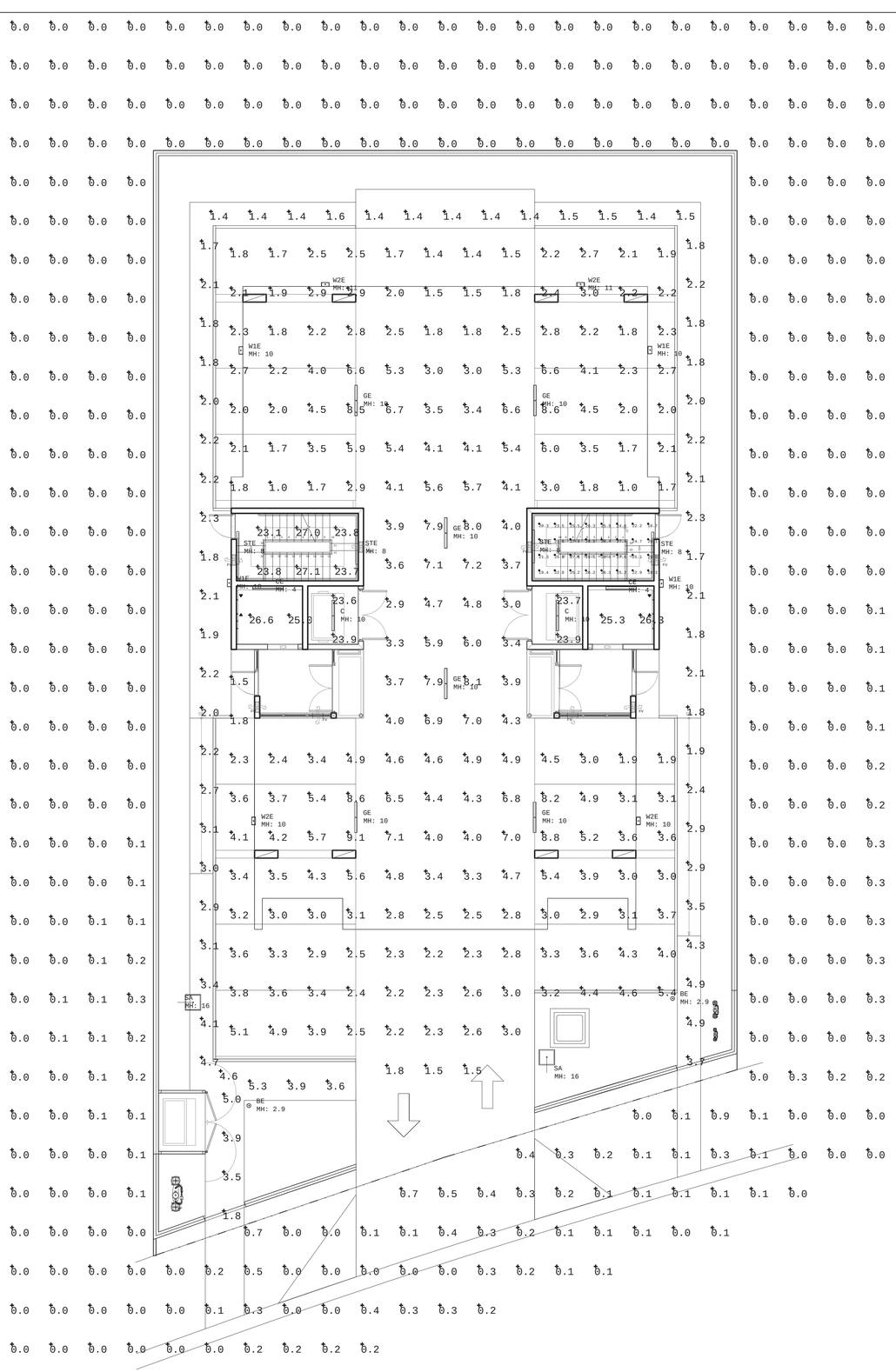
AIRE BOUTIQUE
9950 BAY HARBOR DRIVE
BAY HARBOR BEACH, FL 33154

IRRIGATION DETAILS

REGISTERED LANDSCAPE ARCHITECT
RYAN JOHAN KING EBRAHIMIAN
LA6667324
STATE OF FLORIDA
RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL-10101A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-06-23

SHEET NUMBER:
IR-3



FIRST LEVEL.

01 ELECTRICAL PHOTOMETRIC NORMAL POWER

Scale: 1/8" = 1'

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	BE	Single	PIL INDEX+-33-360-18W-4K-XX-UNV-NA (Connected to Inverter)	0.900	2120	17	34
	2	C	Single	Viscor Lighting LSVB48-LED83550KS028/039/049LSUN3 (HO)	0.900	4913	33.1	66.2
	2	CE	Single	Viscor Lighting LSVB48-LED83550KS028/039/049LSUN3-B39 (HO)	0.250	4913	33.1	66.2
	6	GE	Single	Viscor Lighting LSVB48-LED83550KS028/039/049LSUN3-B39 (LO)	0.400	2843	18.9	113.4
	2	SA	Single	Xtra Light VNTS-5000L-40K-DIM-4M-N-XX-XX-HSS	0.900	3514	36	72
	4	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.200	5107	46.6	186.4
	4	W1E	Single	Rayon Lighting T630LED-10W-40K-UNV-T2-BZ-G2-EM8W	0.400	1063	9.66	38.64
	4	W2E	Single	Rayon Lighting T630LED-10W-40K-UNV-T4-BZ-G2-EM8W	0.400	1070	9.66	38.64

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Elevator Shaft #1_Floor	Illuminance	Fc	7.25	7.5	7.0	1.04	1.07
Elevator Shaft #2_Floor	Illuminance	Fc	7.30	7.5	7.1	1.03	1.06
Parking Garage	Illuminance	Fc	1.46	3.8	0.2	7.30	19.00
Sidewalk	Illuminance	Fc	1.19	3.4	0.5	2.38	6.80
Stair #1_Floor	Illuminance	Fc	5.83	6.3	5.5	1.06	1.15
Stair #2_Floor	Illuminance	Fc	5.83	6.7	4.6	1.27	1.46

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

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ARCHITECT OF RECORD:

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR
DR BAY HARBOR
ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

PROJECT NO.:
182

DESIGNED BY:
OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A. VALDES

DATE:
06/09/2025

REVISIONS:

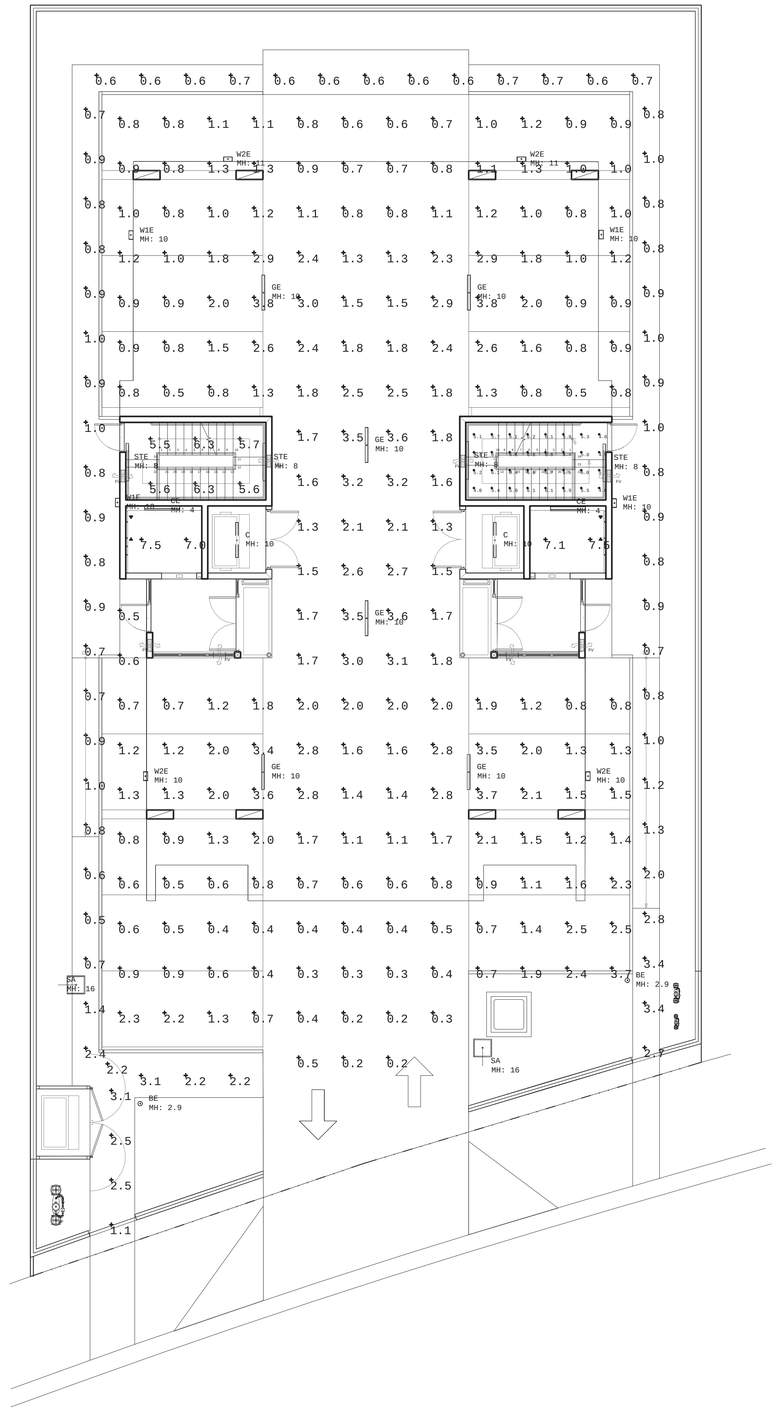
Issue	Issue date / For
01	10.14.25 / DRC comments

DRAWING TITLE:

FIRST LEVEL.
ELECTRICAL PHOTOMETRIC
NORMAL POWER

SHEET ID:

01 **PH-01**



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
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	2	C	Single	Viscor Lighting LSVB48-LED83550KS028/039/049LSUN3 (HO)	0.900	4913	33.1	66.2
	2	CE	Single	Viscor Lighting LSVB48-LED83550KS028/039/049LSUN3-B39 (HO)	0.250	4913	33.1	66.2
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	4	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.200	5107	46.6	186.4
	4	W1E	Single	Rayon Lighting T630LED-10W-40K-UNV-T2-BZ-G2-EM8W	0.400	1063	9.66	38.64
	4	W2E	Single	Rayon Lighting T630LED-10W-40K-UNV-T4-BZ-G2-EM8W	0.400	1070	9.66	38.64

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Elevator Shaft #1_Floor	Illuminance	Fc	7.25	7.5	7.0	1.04	1.07
Elevator Shaft #2_Floor	Illuminance	Fc	7.30	7.5	7.1	1.03	1.06
Parking Garage	Illuminance	Fc	1.46	3.8	0.2	7.30	19.00
Sidewalk	Illuminance	Fc	1.19	3.4	0.5	2.38	6.80
Stair #1_Floor	Illuminance	Fc	5.83	6.3	5.5	1.06	1.15
Stair #2_Floor	Illuminance	Fc	5.83	6.7	4.6	1.27	1.46

FIRST LEVEL.
01 ELECTRICAL PHOTOMETRIC EMERGENCY
Scale: 1/8" = 1'

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PROJECT ADDRESS

9950 E BAY HARBOR
DR BAY HARBOR
ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

PROJECT NO.:
182

DESIGNED BY:
OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A. VALDES

DATE:
06/09/2025

REVISIONS

Issue	Issue date / For
01	10.14.25 / DRC comments

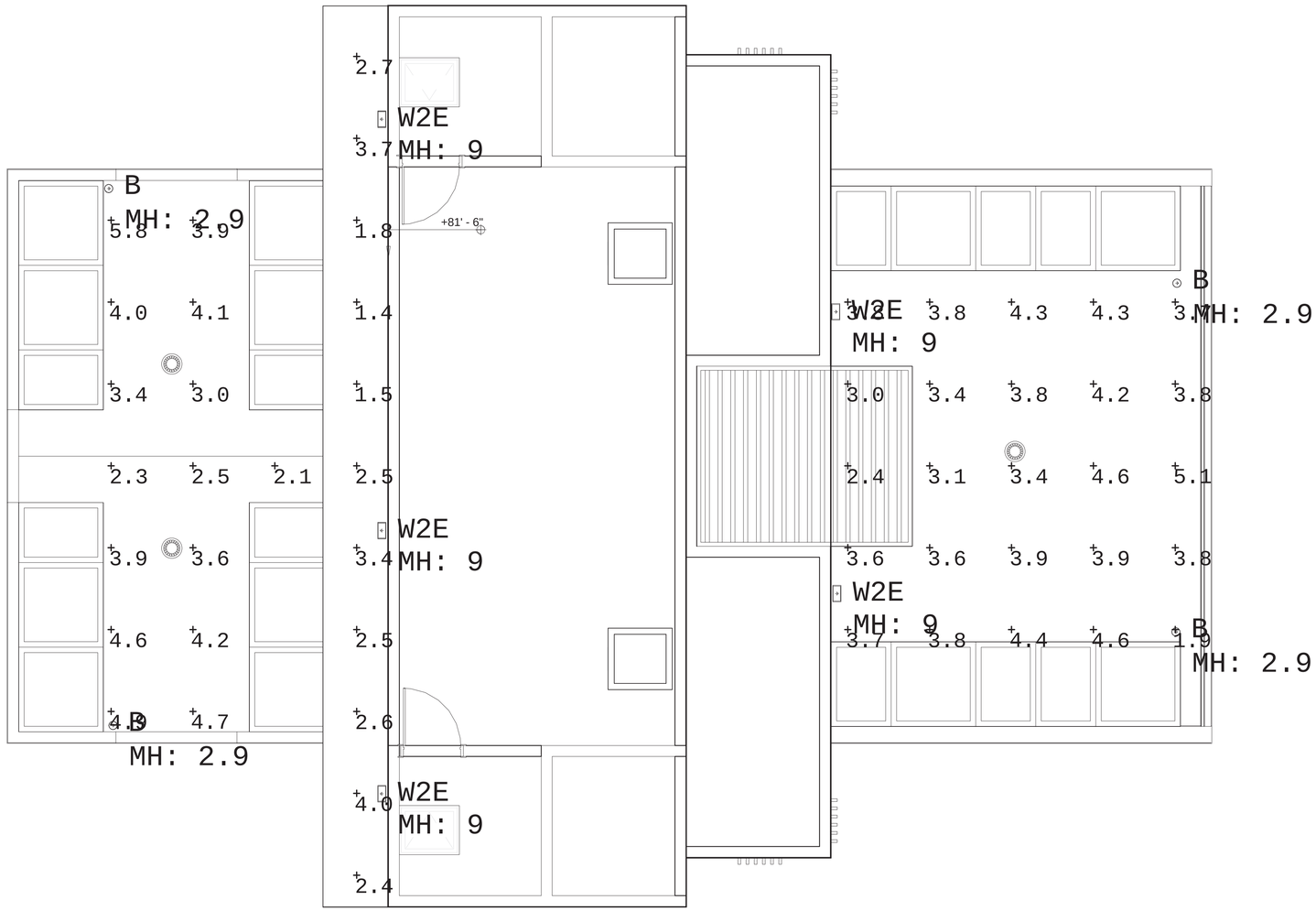
DRAWING TITLE:

FIRST LEVEL.
ELECTRICAL PHOTOMETRIC EMERGENCY

SHEET ID:

01

PH-01



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	B	Single	PIL INDEX+-33-360-18W-4K-XX-UNV-NA	0.900	2120	17	68
	5	W2E	Single	Rayon Lighting T630LED-10W-40K-UNV-T4-BZ-G2-EM8W	0.900	1070	9.66	48.3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roof	Illuminance	Fc	3.52	5.8	1.4	2.51	4.14

01 ROOFTOP ELECTRICAL PHOTOMETRIC NORMAL POWER

Scale: 1/4" = 1'

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STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR
DR BAY HARBOR
ISLAND, FL 33154

OWNER / CLIENT:

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DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 182

DESIGNED BY: OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 06/09/2025

REVISIONS

Issue	Issue date / For
03	11.19.25 / DRC comments

DRAWING TITLE:

ROOFTOP ELECTRICAL PHOTOMETRIC NORMAL POWER

SHEET ID:

PH-03

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	4	B	Single	PIL INDEX+-33-360-18W-4K-XX-UNV-NA	0.900	2120	17	68
▯	5	W2E	Single	Rayon Lighting T630LED-10W-40K-UNV-T4-BZ-G2-EM8W	0.600	1070	9.66	48.3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roof	Illuminance	Fc	1.20	2.2	0.3	4.00	7.33

01 ROOFTOP ELECTRICAL PHOTOMETRIC EMERGENCY

Scale: 1/4" = 1'

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR
DR BAY HARBOR
ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 182

DESIGNED BY: OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 06/09/2025

REVISIONS

Issue	Issue date / For
03	11.19.25 / DRC comments

DRAWING TITLE:

ROOFTOP ELECTRICAL PHOTOMETRIC EMERGENCY

SHEET ID:

PH-04

AIRE BOUTIQUE

9950 E BAY HARBOR DR BAY HARBOR ISLAND, FL 33154

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PH-04 ROOFTOP
ELECTRICAL PHOTOMETRIC EMERGENCY

1 2 3

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ARCHITECT OF RECORD:

Digitally signed by Ariel Valdes
Date: 2025.12.02 09:55:53 -05'00'

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes. AIA
Florida Registration No. AR96144

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

INDEX

SHEET ID:

A0-00

SITE / PROPERTY INFORMATION

ZONING CALCULATIONS

RM-2"MEDIUM HIGH DENSITY RESIDENTIAL".

1. COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL-34 DU/ACRE.

2.DENSITY ALLOWED: (0.22 ACRES X 34 DU/ACRE) = 8 DU

3.PROPOSED DENSITY: (0.22 ACRES X 34 DU/ACRE) = 8 DU

4.BUILDING HEIGHT ALLOWED ABOVE BFE: 65'.

5.PROPOSED BUILDING HEIGHT ABOVE BFE: 62'-8".

ALL FLOOR ELEVATIONS ARE TAKEN ABOVE THE FLOOD ELEVATION WHICH IS SHOWN: AS @ 0'-0" B.F.E. = 8.67" N.A.V.D. 88
FLOOD ZONE = AE, ELEV. +7'-0" N.A.V.D. 88 + 1'-8" ADDITIONAL FREEBOARD PER THE FLORIDA BUILDING CODE.

1

DWELLING UNITS BREAKDOWN.

-SECOND AND THIRD LEVELS:

UNIT A: 1 UNIT / 3 BED. 2,793.33 SF

-FOURTH LEVEL:

UNIT A: 1 UNIT / 3 BED. 2,776.22' SF

-FIFTH LEVEL:

UNIT B: 1 UNIT / 3 BED. 2,196.31 SF

-SIXTH LEVEL:

UNIT C: 1 UNIT / 4 BED. 2,196.31 SF

TOTAL: 8 UNITS

STORAGE UNITS

REQUIRED: (1/UNIT) @ 25 SF MIN. = 8
PROVIDED: 10

PARKING CALCULATIONS

PARKING REQUIRED:

2 SPACES / UNIT (8 X 2) = 16
1 SPACE VISITOR (DROP OFF) = 1
TOTAL REQUIRED: 17

PARKING PROVIDED:

2 SPACES x UNIT (8 X 2) = 16
1 SPACE VISITOR = 1

PROPERTY INFORMATION:

ADDRESS.

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

LOT SIZE.

IRREGULAR 142.17' SOUTH & 118.22' NORTH x 75' WIDTH = 9,750 SF (0.22 ACRES)

LEGAL DESCRIPTION.

LOT 21, BLOCK 8 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.

ZONING DATA

DISTRICT: RM-2 "MEDIUM HIGH DENSITY RESIDENTIAL" - NON WATERFRONT LOTS

SETBACK CALCULATIONS:

FRONT SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 20'-0"
PROVIDED (FROM 0'-0" TO 41'-0" IN HT. = 25'-0")
REQUIRED (LESS THAN 45' IN HT.) = 25'-0"
PROVIDED (FROM 30'-0" TO 41'-0" IN HT.) = 25'-0")
REQUIRED (LESS THAN 65' IN HT.) = 30'-0"
PROVIDED (FROM 41'-0" TO 65'-0" IN HT. = 30'-0")

REAR SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 10'-0"
PROVIDED (FROM 0'-0" TO 31'-0" IN HT. = 17'-6")

FOR EACH ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30': ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'

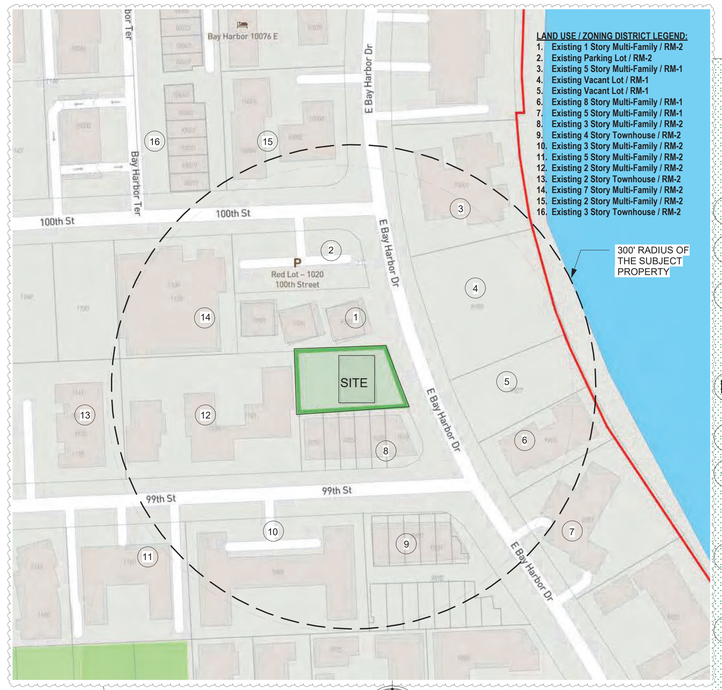
SIDES SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 10'-0"
PROVIDED (FROM 0'-0" TO 41'-0" IN HT. = 15'-0")
PROVIDED (FROM 41'-0" TO 65'-0" IN HT. = 20'-0")

FOR EACH ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30': ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'. (SINGLE LOTS MAX 20')

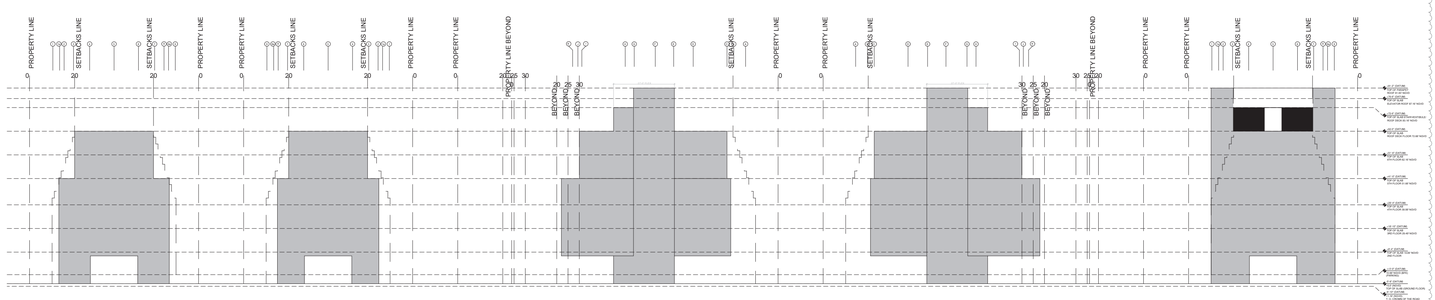
FLEX SETBACK:

SIDES:
REQUIRED (1/3 OF ALLOWABLE BUILDING LENGTH (90'-3") / 3 = 30'-1")
PROVIDED = 27'-0"

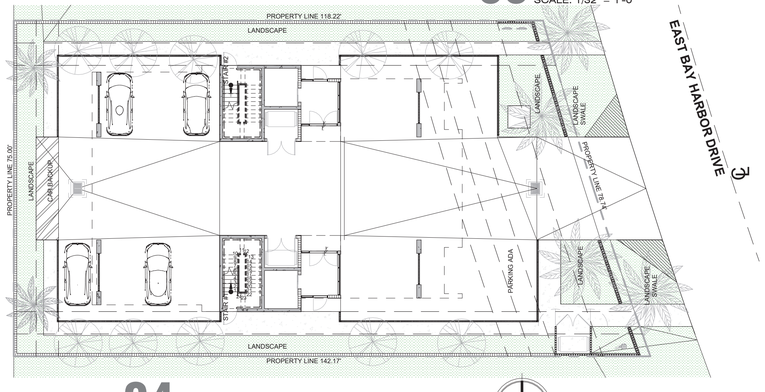
FRONT & REAR:
REQUIRED (1/3 OF ALLOWABLE BUILDING LENGTH (55'-0") / 3 = 18'-4")
PROVIDED = 18'-4"



01 LOCATION MAP
SCALE: 1/4" = 1'-0"



03 SETBACKS MASSING DIAGRAMS
SCALE: 1/32" = 1'-0"

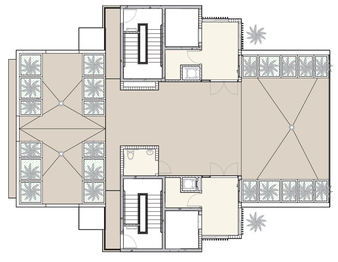


04 LANDSCAPE DIAGRAM GROUND FLOOR
SCALE: 1/16" = 1'-0"

PERVIOUS AND IMPERVIOUS AREA / OPEN SPACE (GROUND FLOOR):

OPEN SPACE:
REQUIRED (20% OF LOT AREA) (9,750 X 0.20) = **1,950.00 SF**

PROVIDED (56.86% OF LOT AREA) (9,750 X 0.5686) = **5,552.61 SF**
PERVIOUS (GREEN) AREA: 1,791.66 SF
IMPERVIOUS (WALKWAY) AREA: 1,223.7 SF
IMPERVIOUS (DRIVEWAY & PARKING) AREA: 2,216.92 SF

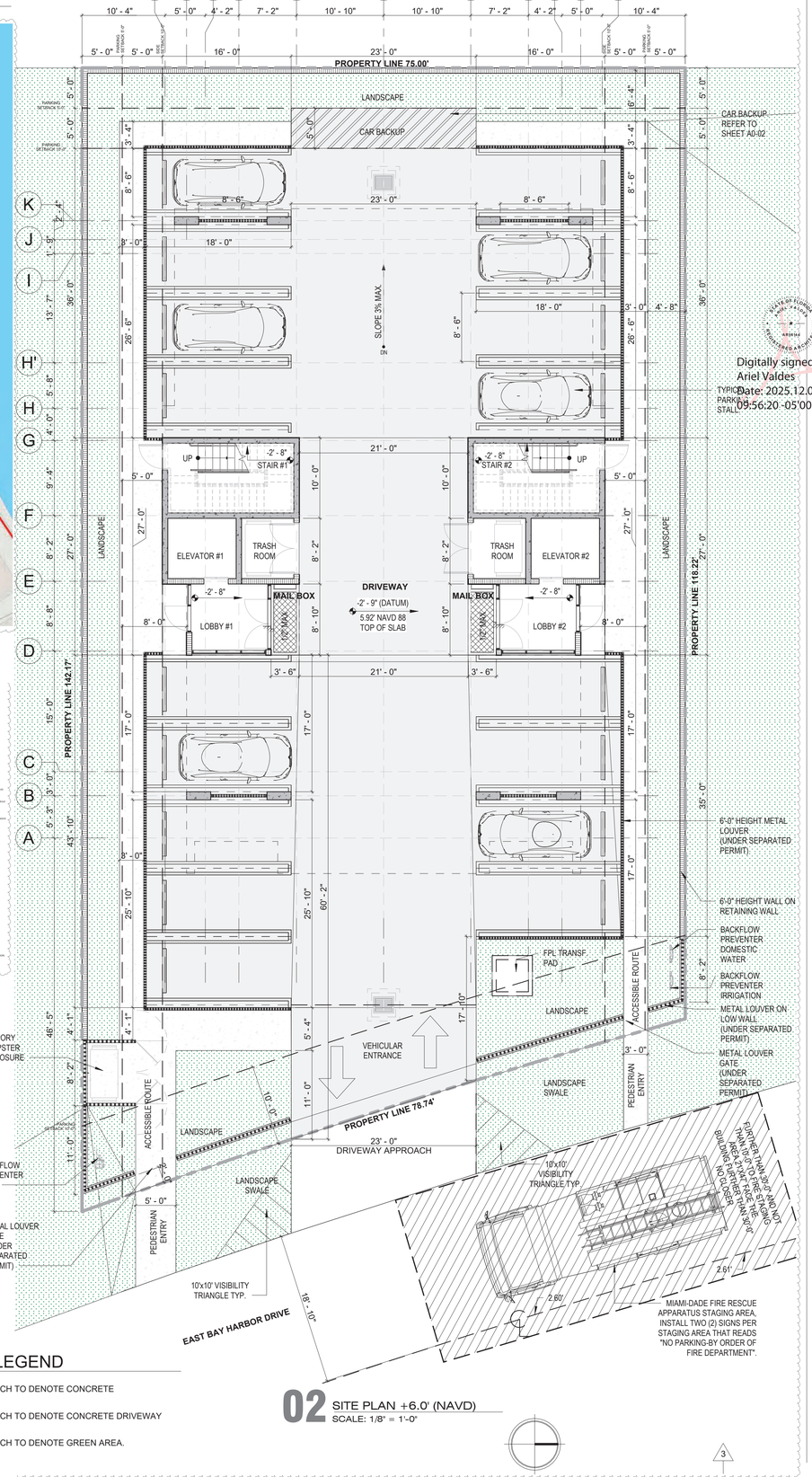


05 LANDSCAPE (GREEN) AREA (ROOF DECK)
SCALE: 1/16" = 1'-0"

LANDSCAPE (GREEN) AREA (ROOF DECK):

REQUIRED (15% OF ROOF DECK AREA) = 2,202.32 SF X 0.15 = **330 SF**

PROVIDED (17.16% OF ROOF DECK AREA) = 2,202.32 SF X 0.1716 = **378 SF**
- 12 planters of 20.25 Sf = 243 Sf
- 10 planters of 13.5 Sf = 135 Sf



SITE LEGEND

- HATCH TO DENOTE CONCRETE
- HATCH TO DENOTE CONCRETE DRIVEWAY
- HATCH TO DENOTE GREEN AREA.

02 SITE PLAN +6.0' (NAVD)
SCALE: 1/8" = 1'-0"

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 3104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

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ARCHITECT OF RECORD:

STATE OF FLORIDA ARIEL VALDES AR96144 REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.12.02 09:56:20 -05'00'

Ariel Valdes. AIA
Florida Registration No. AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

SITE INFORMATION DIAGRAMS SITE PLAN

SHEET ID:

A0-01

APPLICABLE CODES

FLORIDA BUILDING CODE 8TH EDITION (2023).
FLORIDA FIRE PREVENTION 8TH EDITION (2023)
BASED ON: NFPA FIRE CODE, 2021 EDITION & NFPA 101 LIFE SAFETY CODE, 2021 EDITION.
MIAMI DADE ZONING CODE OF ORDINANCE.
TOWN OF BAY HARBOR ISLANDS ORDINANCE

100% PRIVATELY FOUNDED PROJECT

NO PUBLIC FOUNDING WILL BE USED FOR THE CONSTRUCTION OF THE PROJECT. PROJECTS CONTAINING RESIDENTIAL UNITS AND WHICH ARE 100% PRIVATELY FOUNDED ARE ONLY REQUIRED TO COMPLY WITH THE FAIR HOUSING ACT

DESIGN CRITERIA

APARTMENT BUILDING WITH APPROVED FIRE SPRINKLER SYSTEM

OCCUPANCY TYPE: RESIDENTIAL

OCCUPANCY LOAD: 64 OCC. [12,755.5 SF / 200 SF PER OCC.]

CONSTRUCTION TYPE: TYPE II-B

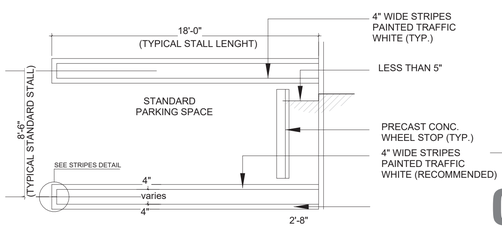
RISK CATEGORY: II [APARTMENT BUILDING]

EXPOSURE CATEGORY: B [URBAN ENVIRONMENT]

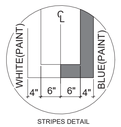
GENERAL NOTES

1. GENERAL CONTRACTOR ("GC") SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
2. GC SHALL CONSULT WITH ARCHITECT TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.
3. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES
4. GC SHALL VERIFY THE LOCATION OF ALL UTILITIES.
5. GC TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS
6. GC IS RESPONSIBLE FOR OBTAINING PERMITS FOR THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
7. GC SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION.
8. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND ENGINEER, IN WRITING, OF THE SAME PRIOR TO PROCEEDING WITH THE WORK IN QUESTION, IN THE EVENT THAT THE CONTRACTOR FAILS TO GIVE NOTICE, OR PROVIDE SUFFICIENT TIME FOR A RESPONSE, CONTRACTOR IS RESPONSIBLE OF SUCH ERRORS OR OMISSIONS, AND FOR ALL COSTS FOR RECTIFYING SAME AND FOR DELAYS OR ANY OTHER COSTS INCURRED BY SAME.
9. POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO PROVIDE ADEQUATE TIME FOR RESPONSE FROM ARCHITECT/ENGINEER.
10. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
11. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIAL SHALL BE NEW. MATERIALS AND WORKMANSHIP SHALL OF GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE LICENSED, INSURED AND SKILLED IN THEIR TRADE.
12. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
13. THE PREMISES SHALL BE KEPT FROM ACCUMULATION OF WATER, MATERIALS, AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS AND TOOLS AND LEAVE THE BUILDING BROOM CLEAN.
14. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM A STRUCTURAL ENGINEER.
15. NO SHOP DRAWING SHALL BE SUBMITTED FOR ARCHITECT/ENGINEER'S REVIEW UNTIL AFTER THEY HAVE BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONING, AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR, AND STAMPED WITH THE CONTRACTOR'S APPROVAL SEAL. ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMOSSIONS, AS A RESULT OF CHECKING AND REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY ENGINEER, AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH SHOP DRAWINGS.
16. ALL DRIVEWAYS, APPROACHES, FENCES, AND GATES WILL BE UNDER A SEPARATE PERMIT.
17. GLASS RAILINGS MUST HAVE SATISFACTORILY PASSED THE 400 FT-POUNDS OF ENERGY IMPACT TEST AS SPECIFIED IN ANSI Z97.1, MIAMI DADE COUNTY NOA NO.: 24-1119.02 "MG-2530 ALUMINUM GLAZED RAILING OR APPROVED EQUAL. GC SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT / ENGINEER APPROVAL

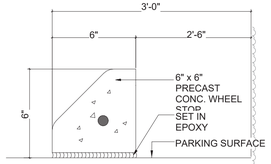
1



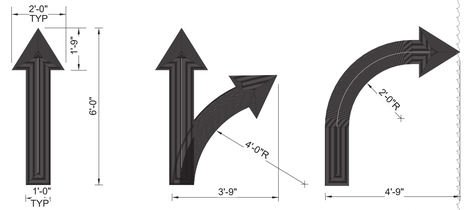
01 TYPICAL PARKING STALLS
SCALE: 1/2" = 1'-0"



STRIPES DETAIL



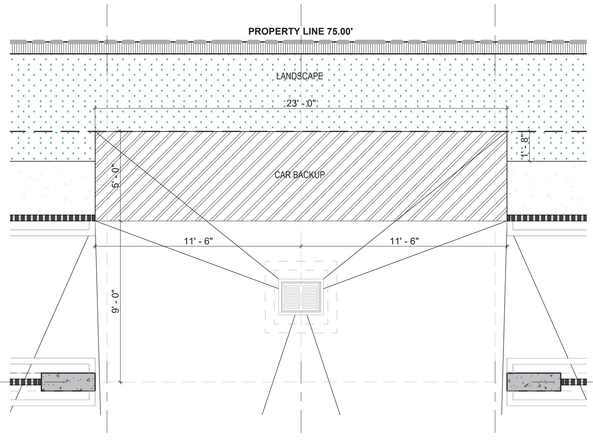
02 TYPICAL WHEELSTOP
SCALE: 1/4" = 1'-0"



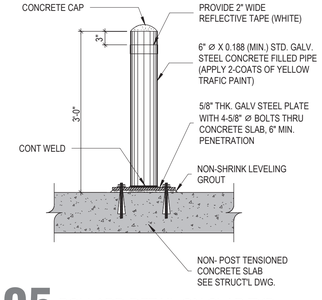
REVERSE ARROWS
FOR OPPOSITE
DIRECTION OF
FLOW

03 TYPICAL DIRECTIONAL ARROWS
SCALE: 1/2" = 1'-0"

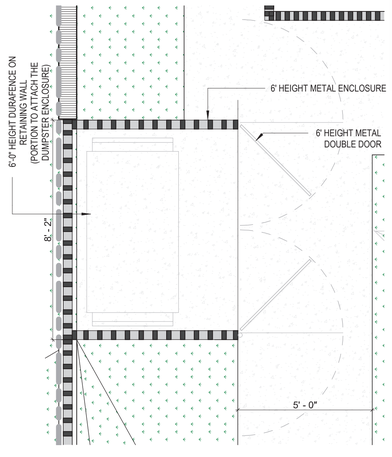
NOTES :
ALL PAVEMENT MARKING SHALL BE REFLECTORIZED THERMOPLASTIC, EXCEPT FOR PARKING STALL LINES WICH AREA PERMITTED TO BE FOOT APPROVED PAINT. ALL REGULATORY SIGNS SHALL BE MADE OF HIGH INTENSITY REFLECTIVE MATERIALS (3M DIAMOND GRADE OR EQUIVALENT) AND SHALL CONFORM TO THE USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS.



04 CAR BACK UP
SCALE: 1/4" = 1'-0"



05 BOLLARD DETAIL ON SLAB TYP.
SCALE: 3/4" = 1'-0"



06 TEMPORARY DUMPSTER ENCLOSURE
SCALE: 3/8" = 1'-0"

1

BUILDING AREA TABULATION

TOTAL COMMON AREAS

FLOOR	ROOM	ID	AREA
GROUND FLOOR			
	DRIVEWAY/PARKING	COMMON	5,523.98'
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	LOBBY 1	COMMON	123.70'
	LOBBY 2	COMMON	123.70'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	TRASH ROOM 1	COMMON	58.5'
	TRASH ROOM 2	COMMON	58.5'
	SUB-TOTAL		6,404.42 SF
2nd FLOOR			
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	SUB-TOTAL		333,34 SF
3th FLOOR			
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	SUB-TOTAL		333,34 SF
4th FLOOR			
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	SUB-TOTAL		333,34 SF
5th FLOOR			
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	SUB-TOTAL		333,34 SF
6th FLOOR			
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	SUB-TOTAL		333,34 SF
ROOF DECK			
	ADA RESTROOM	COMMON	56.67'
	FIRE REPEATER	COMMON	58.52'
	VESTIBULE 1	COMMON	123.65'
	VESTIBULE 2	COMMON	123.65'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	ELECTRICAL ROOM	COMMON	58.52'
	SUB-TOTAL		752.57 SF
	TOTAL		8,816 SF

1

UNIT SELLABLE (LIVING) AREAS

FLOOR	TYPE	QTY.	AREA
2nd FLOOR			
	UNIT A	2	1,396.66'
			2,793.33 SF
3th FLOOR			
	UNIT A	2	1,396.66'
			2,793.33 SF
4th FLOOR			
	UNIT A	2	1,388.11'
			2,776.22 SF
5th FLOOR			
	UNIT B	1	2,196.31 SF
6th FLOOR			
	UNIT C	1	2,196.31 SF
	TOTAL		12,755.5 SF

BALCONY UNIT / ROOF TERRACE AREAS

FLOOR	TYPE	QTY.	AREA
2nd FLOOR			
	EAST BALCONY	1	313.15'
	WEST BALCONY	1	429'
	SUB-TOTAL		742.15 SF
3th FLOOR			
	EAST BALCONY	1	313.15'
	WEST BALCONY	1	429'
	SUB-TOTAL		742.15 SF
4th FLOOR			
	EAST BALCONY	1	313.15'
	WEST BALCONY	1	444.55'
	SUB-TOTAL		758.4 SF
5th FLOOR			
	EAST BALCONY	1	605.5'
	WEST BALCONY	1	54.33'
	NORTH BALCONY	1	56.68'
	SOUTH BALCONY	1	47.89'
	SUB-TOTAL	1	764.4 SF
6th FLOOR			
	EAST BALCONY	1	280.0'
	WEST BALCONY	1	54.33'
	NORTH BALCONY	1	56.68'
	SOUTH BALCONY	1	47.89'
	SUB-TOTAL	1	438.38 SF
ROOF DECK			
	SUNRISE ROOF DECK	1	758.74'
	SUNSET ROOF DECK	1	893.84'
	COVERED ROOF DECK	1	563.34'
	SUB-TOTAL		2,217.07 SF
	TOTAL		6,114.18 SF

1

TOTAL BUILDING BREAKDOWN AREAS

FLOOR	ROOM	ID	AREA
SITE			
	DRIVEWAY/PARKING	COMMON	5,523.98 SF
	WALKWAYS / DUMPSTER	COMMON	1,223.7 SF
GROUND FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	LOBBY 1	COMMON	123.70'
	LOBBY 2	COMMON	123.70'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	TRASH ROOM 1	COMMON	58.5'
	TRASH ROOM 2	COMMON	58.5'
		SUBTOTAL AREA	865 SF
2nd FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	ELECTRICAL ROOM	COMMON	69.11'
	EAST BALCONY	LIMITED COMMON ELEMENT	313.15'
	FIRE PUMP	COMMON	69.11'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT A	SELLABLE	2,793.33'
	WEST BALCONY	LIMITED COMMON ELEMENT	429'
		SUBTOTAL AREA	4,174.3 SF
3th FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	ELECTRICAL ROOM	COMMON	69.11'
	EAST BALCONY	LIMITED COMMON ELEMENT	313.15'
	FIRE PUMP	COMMON	69.11'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT A	SELLABLE	2,793.33'
	WEST BALCONY	LIMITED COMMON ELEMENT	429'
		SUBTOTAL AREA	4,174.3 SF
4th FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	STORAGE	COMMON	69.88'
	EAST BALCONY	LIMITED COMMON ELEMENT	313.15'
	STORAGE	COMMON	69.88'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT A	SELLABLE	2,776.22'
	WEST BALCONY	LIMITED COMMON ELEMENT	444.55'
		SUBTOTAL AREA	4,174.3 SF
5th FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	STORAGE	COMMON	72.64'
	EAST BALCONY	LIMITED COMMON ELEMENT	605.5'
	STORAGE	COMMON	37.96'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT B	SELLABLE	2,196.31'
	WEST BALCONY	LIMITED COMMON ELEMENT	54.33'
	NORTH BALCONY	LIMITED COMMON ELEMENT	56.68'
	SOUTH BALCONY	LIMITED COMMON ELEMENT	47.89'
		SUBTOTAL AREA	3,571.91 SF
6th FLOOR			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	STORAGE	COMMON	72.64'
	EAST BALCONY	LIMITED COMMON ELEMENT	280'
	STORAGE	COMMON	37.96'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT B	SELLABLE	2,196.31'
	WEST BALCONY	LIMITED COMMON ELEMENT	54.33'
	NORTH BALCONY	LIMITED COMMON ELEMENT	56.68'
	SOUTH BALCONY	LIMITED COMMON ELEMENT	47.89'
		SUBTOTAL AREA	3,246.42 SF
OPEN ROOF DECK AREAS			
	SUNRISE ROOF DECK	AMENITY	758.74'
	SUNSET ROOF DECK	AMENITY	893.84'
COVERED ROOF DECK AREAS			
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	COVERED ROOF DECK	AMENITY	563.34'
	ADA RESTROOM	COMMON	56.67'
	FIRE REPEATER ROOM	COMMON	58.52'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	ELECTRICAL ROOM	COMMON	58.52'
	VESTIBULE 1	COMMON	123.66'
	VESTIBULE 2	COMMON	123.66'
		SUBTOTAL AREA	1,486.97 SF
		TOTAL BUILT AREA	21,693.2 SF

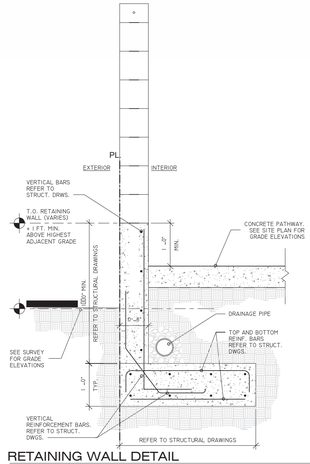
Notes:
1- Driveway, Parking, Walkways and Open Roof Deck areas were not taken into account for the built area calculations.
2- Elevators areas was included for the built area calculations on each level.

1

LEVEL OF SERVICE SCHEDULE

ITEMS	CITY REQUIRED	PROVIDED	REMARK
POTABLE WATER	200 GALLONS PER CAPITA, AS PER DAY	13,000-GPD	
SANITARY SEWER	156 GALLONS PER CAPITA, PER DAY	9,984-GPD	
SOLID WASTE	0.632 TONS PER CAPITA, PER DAY	40.448-TONS	
DRAINAGE	DESIGN LOS STANDARD TO MEET A 10-YEAR STORM AND AS SPECIFIED BY THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, SECTION 5-WATER CONTROL, AND NO PONDING WATER FOR MORE THAN 48HR.	(1) DRAINAGE WELL & 60 FL OF 18" EXF. TRENCH 10' DEEP	
LOCAL STREETS*	LOS "B" AT PEAK HOUR	No Change	De-Minimums Impact
AERIAL ROADWAYS**	LOS "E" AT PM PEAK HOUR" (96th STREET/ KANE CONCOURSE/ SR 922)	No Change	De-Minimums Impact
RECREATION FACILITIES	1 TENNIS COURT FOR EVERY 4,000 PERSONS, 12-60 YEARS OLD	N/A	
	1 LIGHTED BASEBALL FIELD FOR EVERY 6,000 PERSONS, 10-40 YEARS OLD	N/A	
	1 TOT LOT FOR EVERY 500 PERSONS, 3-12 YEARS OLD	N/A	
PUBLIC SCHOOL FACILITIES	100% OF FISH (FLORIDA INVENTORY OF SCHOOL HOUSES) CAPACITY INCLUDING RE-LOCATABLE CLASSROOM IN EACH PUBLIC SCHOOL CONCURRENCY SERVICE AREA (CSA)	N/A	

3



7 RETAINING WALL DETAIL
SCALE: 1" = 20'-0"

3

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes. AIA
Florida Registration No.:AR96144

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARIEL VALDES, AR96144 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED COPIES.

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

Digitally signed by Ariel Valdes
Date: 2025.12.02 09:56:44 -05'00'

DRAWING TITLE:

BUILDING AREAS TABULATION SITE PLAN DETAILS

SHEET ID:

A0-02

TREE TABLE						
	SPECIES		TREE HEIGHT	CANOPY SPREAD	TRUNK DBH	REMARKS
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	FEET	FEET	INCHES	
1	UNKNOWN				6	
2	UNKNOWN				6	
3	SEAGRAPE				10	
4	SEAGRAPE				18	
5	SEAGRAPE				18	
6	UNKNOWN				4	
7	PALM				14	
8	PALM				4	
9	PALM				4	
10	PALM				14	
11	PALM				4	
12	PALM				12	
13	PALM				4	
14	PALM				4	
15	PALM				4	
16	UNKNOWN				10	
17	PALM				4	
18	PALM				4	
19	PALM				4	
20	PALM				4	
21	PALM				4	
22	PALM				4	
23	PALM				4	
24	PALM				4	
25	PALM				4	
26	UNKNOWN				4	
27	UNKNOWN				4	
28	PALM				4	
29	PALM				4	
30	PALM				4	
31	PALM				4	
32	PALM				4	
33	BANYAN				84	
34	PALM				16	
35	PALM				16	
36	PALM				4	
37	PALM				12	
38	PALM				4	
39	PALM				4	
40	PALM				4	
41	UNKNOWN				4	
42	PALM				4	
43	UNKNOWN				8	
44	UNKNOWN				8	
45	UNKNOWN				4	
46	UNKNOWN				4	
47	PALM				4	
48	PALM				4	
49	PALM				4	
50	PALM				10	
51	PALM				18	
52	UNKNOWN				8	
53	PALM				4	
54	PALM				10	
55	UNKNOWN				8	
56	UNKNOWN				8	

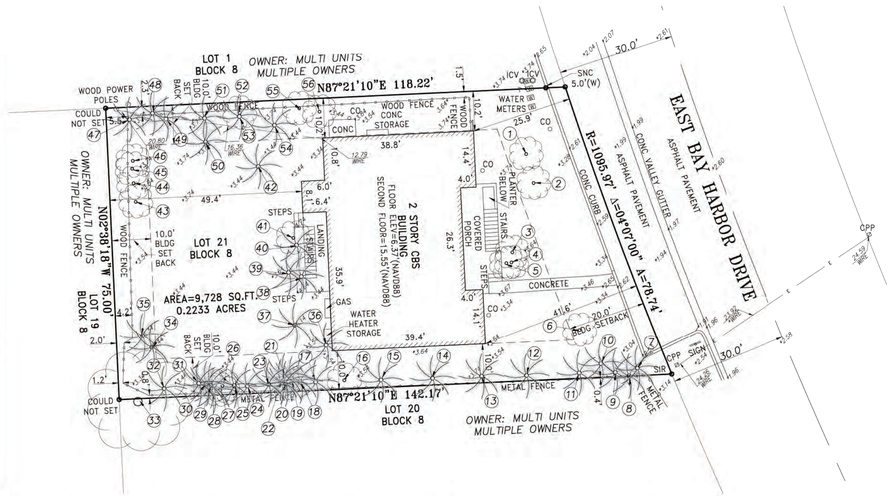
LOCATION MAP (NTS)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0144L
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	09/11/09

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88).
6. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK R-243, ELEVATION=6.61' (NGVD29) -1.56'= 5.05' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY ------ INSURANCE COMPANY, ORDER NO.: ----- WITH AN EFFECTIVE DATE OF --- 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO EAST BAY HARBOR DRIVE, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 46, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF BAY HARBOR ISLANDS, MIAMI/DADE COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO MIAMI/DADE COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

ALTA/NSPS LAND TITLE SURVEY



LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
AC	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
EB	ELECTRIC BOX
CLP	CONCRETE LIGHT POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
0.00	ELEVATIONS
ICV	IRRIGATION CONTROL VALVE
UNK	UNKNOWN TREE TYPE
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET

16 0 16 32
GRAPHIC SCALE IN FEET

LAND DESCRIPTION:

LOT 21, BLOCK 8 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.

SURVEYOR'S CERTIFICATION

BOUTIQUE BAY HARBOR LLC, A FLORIDA LIMITED LIABILITY COMPANY
ADS TITLE SERVICES, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON NOVEMBER 25, 2024.

Digitally signed by Richard E Cousins
Date: 2025.11.10 12:36:53 -05'00'

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
MG3 DEVELOPER GROUP

9950 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/21/24	SKETCH	JD	REC
TREES AND ELEVATIONS	11/25/24	SKETCH	AM	REC
ADD CERTIFICATIONS	12/23/24	------	AC	REC
REVISED ELEV TO (NAVD88)	06/17/25	------	AM	REC
ADDED AREA	10/23/25	------	AM	REC

PROJECT NO.: 10300-24

SCALE : 1" = 16'

SHEET 1 OF 1 SHEET

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.12.02 09:57:03 -05'00'

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR BAY HARBOR ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.:
182

DESIGNED BY:
OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A. VALDES

DATE:
06/09/2025

REVISIONS:

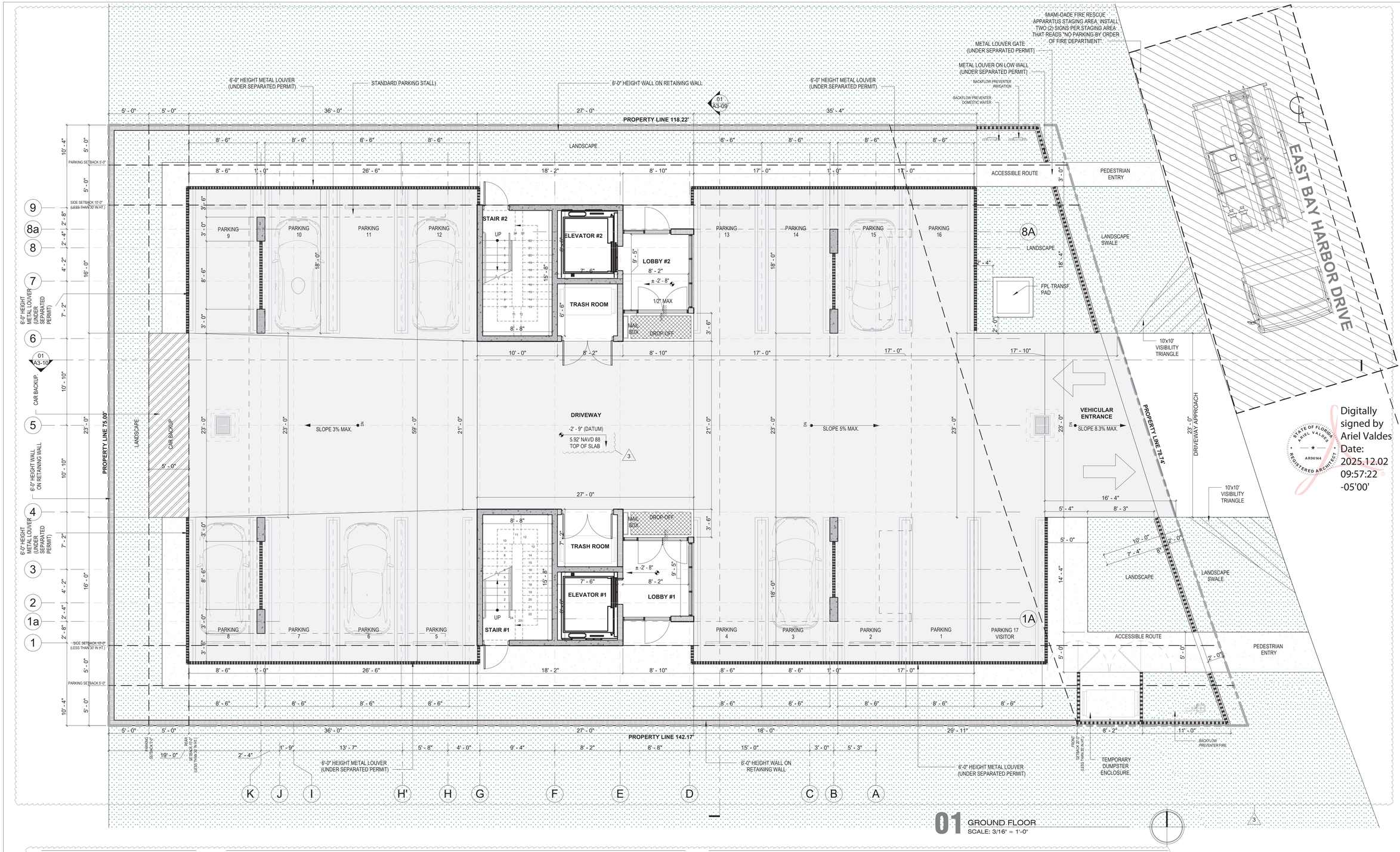
Issue	Issue date / For
03	11.19.25 / DRC comments

DRAWING TITLE:

SURVEY
(AS PER REFERENCE ONLY)

SHEET ID:

A0-03



01 GROUND FLOOR
SCALE: 3/16" = 1'-0"

NOTES

FLOOD ZONE: AE

BASE FLOOD ELEVATION: 8.67' (NAVD 88)

HIGHEST CROWN OF ROAD: 1.99' (NAVD 88)

LOWEST ADJACENT GRADE: 3.14' (NAVD 88)

HIGHEST ADJACENT GRADE: 3.74' (NAVD 88)

FINISHED FLOOR ELEVATION: 6.00' (NAVD 88)

GARAGE/STORAGE ELEVATION: N/A

LOWEST ELEVATION OF EQUIPMENT: 10.0' (NAVD 88)

FLOOD / SURGE VENTS CALCULATIONS & NOTES

ZONE	ZONE AREA	VENT FLOOD COVERAGE	VENTS REQUIRED	VENTS PROVIDED	FLOOD COVERAGE PROVIDED
STAIR # 1	135 SF	200 SF PER VENT	1	2	2 X 200 SF = 400 SF
STAIR # 2	135 SF	200 SF PER VENT	1	2	2 X 200 SF = 400 SF
LOBBY # 1	77 SF	200 SF PER VENT	1	2	2 X 200 SF = 400 SF
LOBBY # 2	77 SF	200 SF PER VENT	1	2	2 X 200 SF = 400 SF

FLOOD VENT NOTE:

ENCLOSED STRUCTURES LOCATED BELOW BFE + 1' WILL BE PROVIDED WITH ENGINEERED FLOOD VENTS OR FLOOD PANELS AS REQUIRED, TYP.

NOTES:

1. FLOOD OPENINGS PROVIDED ARE ON AT LEAST TWO SIDES.
2. BOTTOM OF FLOOD OPENING NOT HIGHER THAN 1 FOOT ABOVE ADJACENT GRADE, TYP.
3. ELEVATOR EQUIPMENT FLOAT SWITCHES: PROVIDE A FLOAT SWITCH SYSTEM OR ANOTHER SYSTEM IN ELEVATOR SHAFTS TO PREVENT ELEVATOR CABS DESCENDING INTO FLOODWATER.

FLOOD /RESISTANT MATERIAL NOTES

1. MATERIALS BELOW FLOOD LEVEL ELEVATION + 8.67' N.A.V.D. USED IN THIS PROJECT WILL COMPLY WITH FLORIDA BUILDING CODE (F.B.C.) 2023 BUILDING 8TH EDITION.
2. BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND WALLS (INCLUDING WALL COVERINGS) BELOW FLOOD SHALL BE FLOOD DAMAGE RESISTANT MATERIALS THAT CONFIRM TO PROVISIONS OF FEMA TECHNICAL BULLETIN-2 (TB-2) LIST OF MATERIALS USED AND CLASS PER FEMA TB-2 TABLES 1 & 2:

2.1. FLOORS = CAST IN PLACE CONCRETE = CLASS 5 " HIGHLY RESISTANT TO FLOODWATER"
2.2. FLOORS COVERING = PORCELAIN OR CERAMIC TILE = CLASS 4 "RESISTANT TO FLOODWATER"
2.3. WALLS = CONCRETE BLOCK = CLASS 5 "HIGHLY RESISTANT TO FLOODWATER"
2.4. DOORS = HOLLOW METAL = CLASS 4 "RESISTANT TO FLOODWATER"

FLOOD OPENING VENT LEGEND:

SITE LEGEND

- HATCH TO DENOTE CONCRETE
- HATCH TO DENOTE CONCRETE DRIVEWAY
- HATCH TO DENOTE GREEN AREA.

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · REGISTERED ARCHITECT · AR96144

Ariel Valdes. AIA
Florida Registration No. AR96144

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Date: 2025.12.02 09:57:22 -05'00'

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

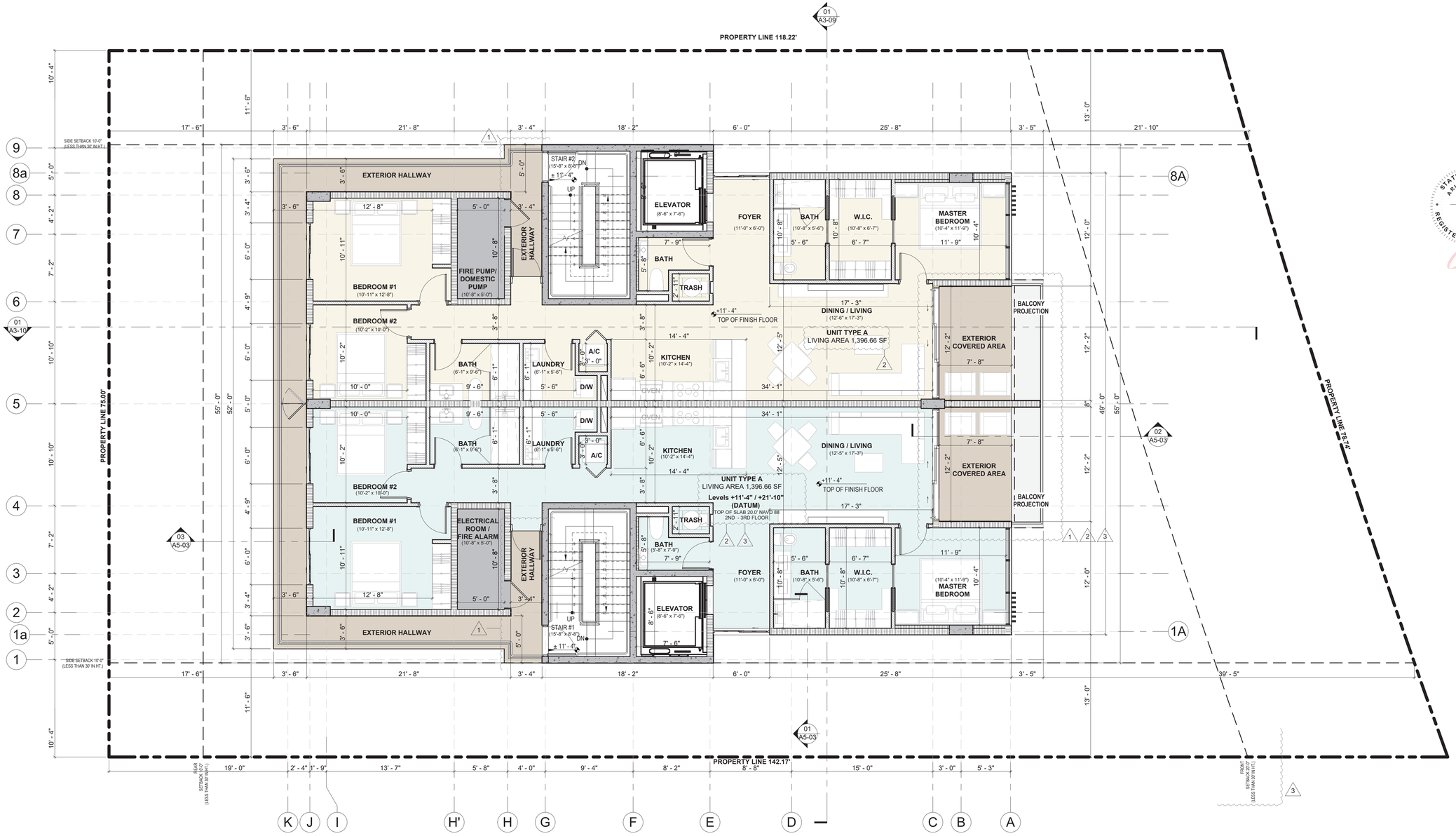
Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

GROUND FLOOR PLAN

SHEET ID:

A1-01



01 2ND - 3RD FLOOR
SCALE: 3/16" = 1'-0"

NOTES

1. ALL WALLS AND FLOOR ASSEMBLY BETWEEN DWELLING UNITS, COMMON AREAS AND CORRIDORS SHALL HAVE AN STC 50 & IIC OF 50 MIN. PENETRATIONS IN WALLS AND PARTITIONS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATING

2. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; SOFFITS; OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO DWELLING UNIT ENTRANCE DOORS; HOWEVER, SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.

3. INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 (FBC CH 7)

MEASURING DWELLING UNITS AREAS:
LIMITS OF EACH UNIT TO BE MEASURED AS FOLLOWS:
- FROM THE OUTSIDE PERIMETER OF EXTERIOR WALLS
- FROM THE CENTER LINE OF SHARED WALLS @ INTERIOR DWELLING /DWELLING
- FROM THE OUTER PERIMETER (THICKNESS OF WALLS IS GIVEN TO THE UNIT) @ COMMON AREA WALLS
-BALCONIES NOT INCLUDED

WALL TYPE/ PARTITION TYPE LEGEND:

- NEW 8" CONCRETE WALL
- NEW INTERIOR PARTITION 3-5/8" METAL STUDS (5" DIMENSIONED PARTITION)
- NEW INTERIOR PARTITION 5-1/2" METAL STUDS (6" DIMENSIONED PARTITION)
- 1-HOUR FIRE RATED PARTITION 5-1/2" METAL STUDS (6" DIMENSIONED PARTITION)

COLUMN TYPE

- CONCRETE COLUMN (SEE STRUCTURAL DRAWING)

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MG3 GROUP

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OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

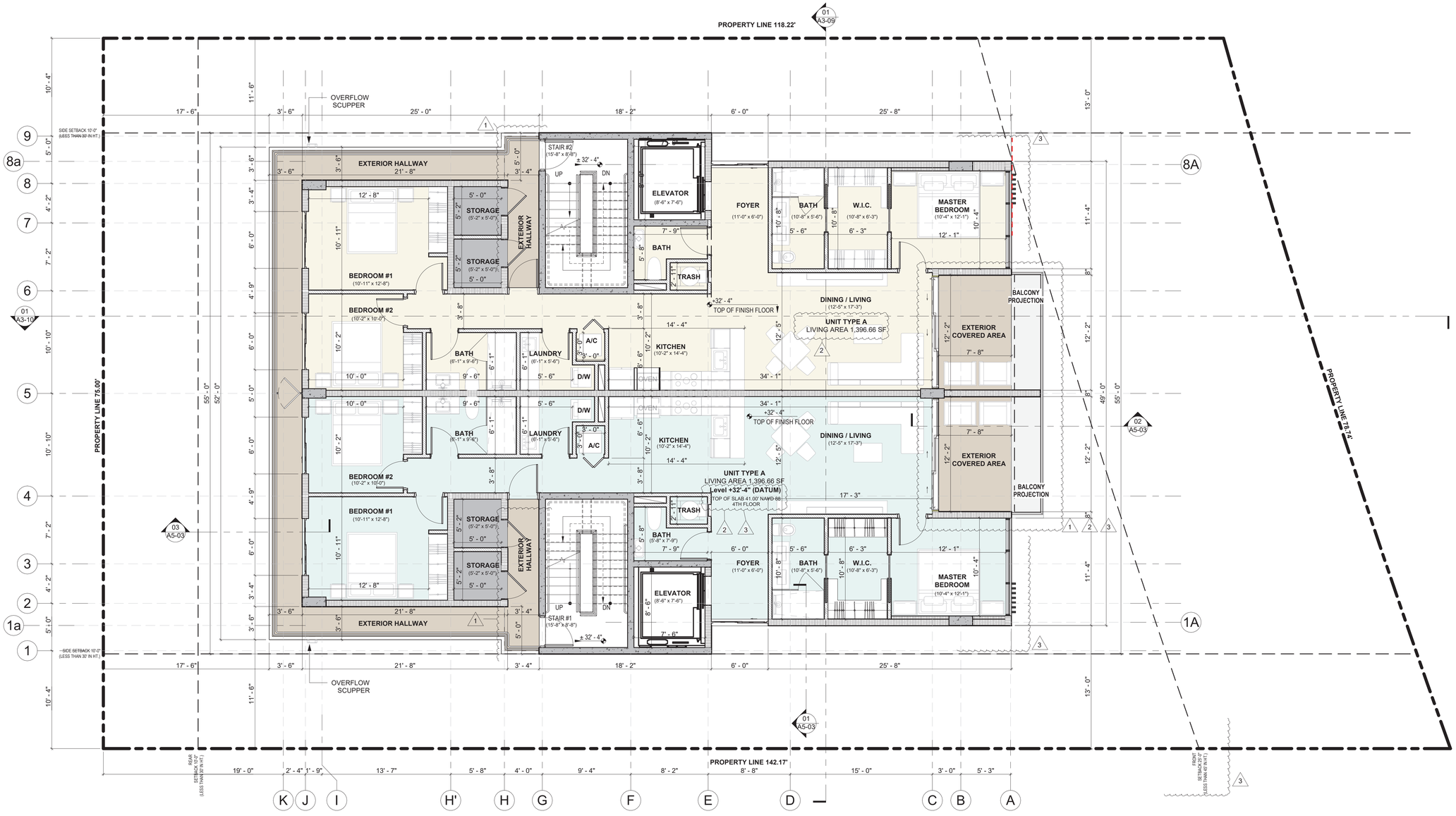
Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

2ND - 3RD FLOOR PLAN

SHEET ID:

A1-02



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COLUMN TYPE

- CONCRETE COLUMN (SEE STRUCTURAL DRAWING)

01 4TH FLOOR
SCALE: 3/16" = 1'-0"

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ARCHITECT OF RECORD:

STATE OF FLORIDA ARIEL VALDES AR96144 REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.12.02 09:58:08 -05'00'

Ariel Valdes. AIA
Florida Registration No.:AR96144

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

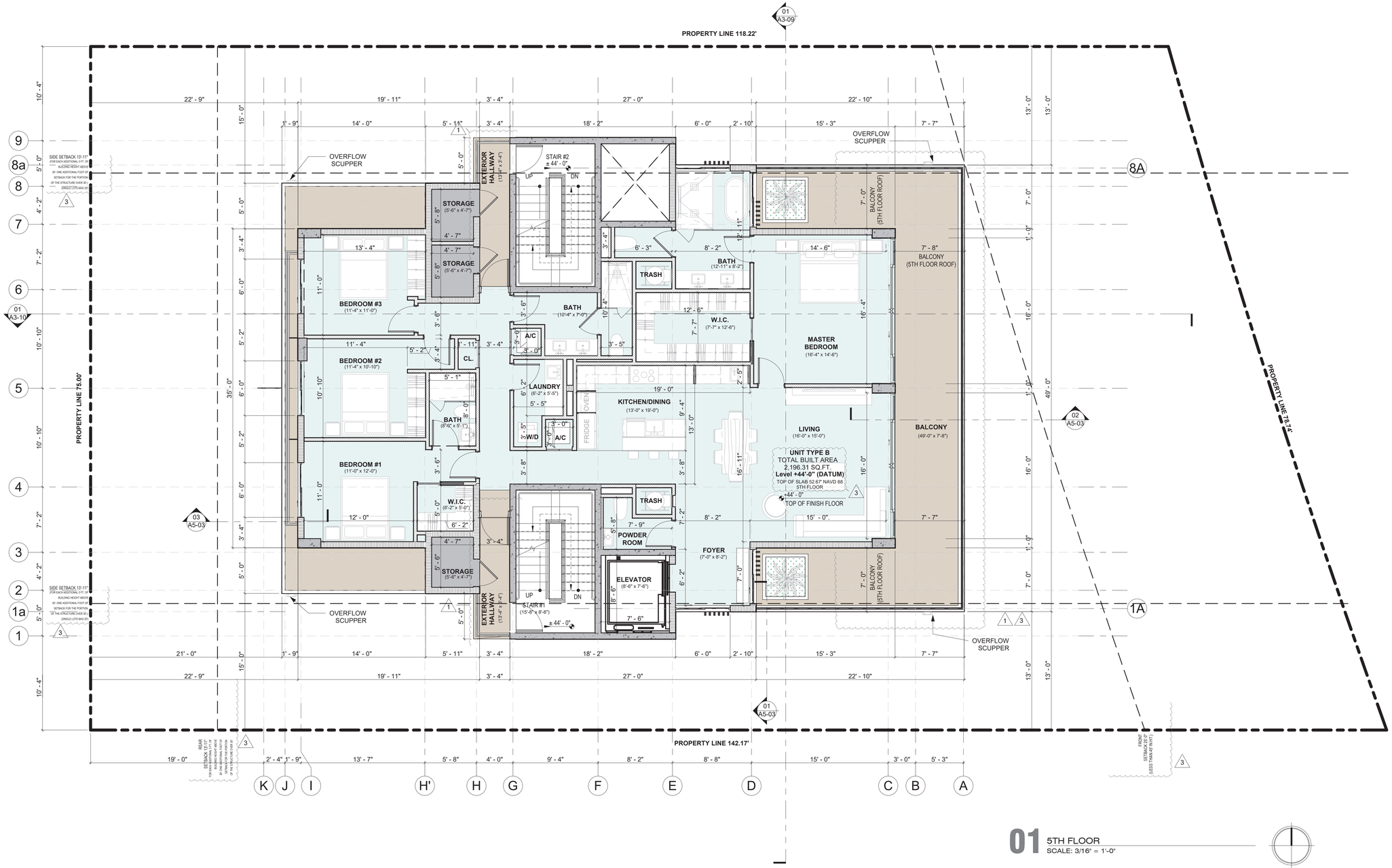
Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

4TH FLOOR PLAN

SHEET ID:

A1-03



01 5TH FLOOR
SCALE: 3/16" = 1'-0"

NOTES

1. ALL WALLS AND FLOOR ASSEMBLY BETWEEN DWELLING UNITS, COMMON AREAS AND CORRIDORS SHALL HAVE AN STC 50 & IIC OF 50 MIN. PENETRATIONS IN WALLS AND PARTITIONS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATING

2. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; SOFFITS; OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO DWELLING UNIT ENTRANCE DOORS; HOWEVER, SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.

3. INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 (FBC CH 7)

MEASURING DWELLING UNITS AREAS:
LIMITS OF EACH UNIT TO BE MEASURED AS FOLLOWS:
- FROM THE OUTSIDE PERIMETER OF EXTERIOR WALLS
- FROM THE CENTER LINE OF SHARED WALLS @ INTERIOR DWELLING /DWELLING
- FROM THE OUTER PERIMETER (THICKNESS OF WALLS IS GIVEN TO THE UNIT) @ COMMON AREA WALLS
-BALCONIES NOT INCLUDED

WALL TYPE/ PARTITION TYPE LEGEND:

- NEW 8" CONCRETE WALL
- NEW INTERIOR PARTITION 3-5/8" METAL STUDS (5" DIMENSIONED PARTITION)
- NEW INTERIOR PARTITION 5-1/2" METAL STUDS (6" DIMENSIONED PARTITION)
- 1-HOUR FIRE RATED PARTITION 5-1/2" METAL STUDS (6" DIMENSIONED PARTITION)

COLUMN TYPE

- CONCRETE COLUMN (SEE STRUCTURAL DRAWING)

Two30 Studio LLC.
7855 SW 3104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.12.02 09:58:37 -05'00'

Ariel Valdes. AIA
Florida Registration No. AR96144

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PROJECT NAME:
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PROJECT ADDRESS
9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:
BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:
MG3 GROUP

PROJECT NO:
182

DESIGNED BY:
OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A.VALDES

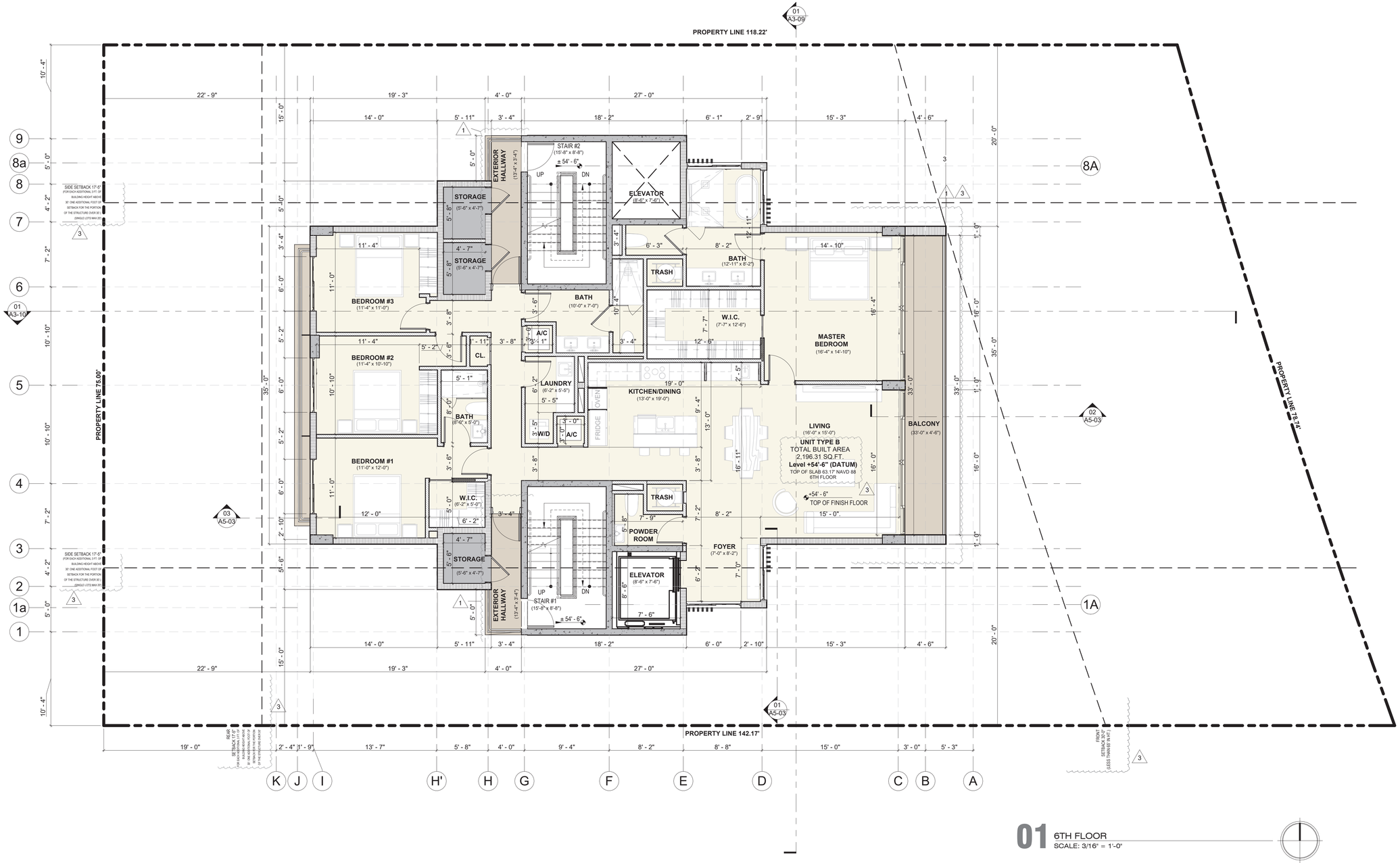
DATE
7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:
5TH FLOOR PLAN

SHEET ID:
A1-04



01 6TH FLOOR
SCALE: 3/16" = 1'-0"

NOTES

1. ALL WALLS AND FLOOR ASSEMBLY BETWEEN DWELLING UNITS, COMMON AREAS AND CORRIDORS SHALL HAVE AN STC 50 & IIC OF 50 MIN. PENETRATIONS IN WALLS AND PARTITIONS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATING

2. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; SOFFITS; OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO DWELLING UNIT ENTRANCE DOORS; HOWEVER, SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.

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COLUMN TYPE

- CONCRETE COLUMN (SEE STRUCTURAL DRAWING)

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ARCHITECT OF RECORD:

Digitally signed by Ariel Valdes
Date: 2025.12.02 09:58:57 -05'00'

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes. AIA
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PROJECT ADDRESS
9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:
BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:
MG3 GROUP

PROJECT NO:
182

DESIGNED BY:
OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A.VALDES

DATE
7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:
6TH FLOOR PLAN

SHEET ID:
A1-05

01 7TH FLOOR PLAN DECK
SCALE: 3/16" = 1'-0"

NOTES

1. ALL WALLS AND FLOOR ASSEMBLY BETWEEN DWELLING UNITS, COMMON AREAS AND CORRIDORS SHALL HAVE AN STC 50 & IIC OF 50 MIN. PENETRATIONS IN WALLS AND PARTITIONS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATING

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COLUMN TYPE

CONCRETE COLUMN (SEE STRUCTURAL DRAWING)

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

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architects@two30studio.com
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AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS
9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:
BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:
MG3 GROUP

PROJECT NO:
182

DESIGNED BY:
OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A.VALDES

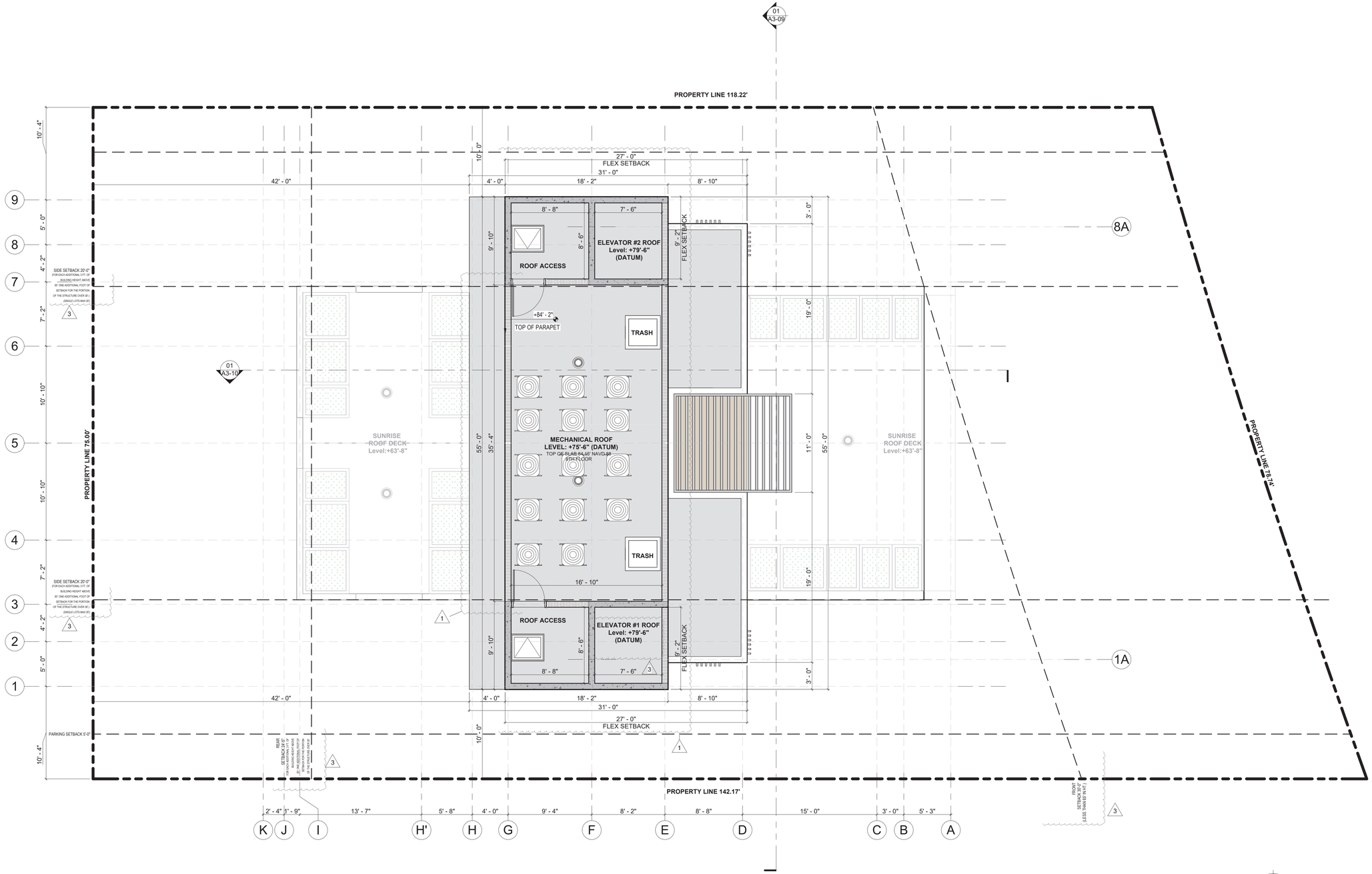
DATE
7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:
ROOF DECK FLOOR PLAN

SHEET ID:
A1-06



01 8TH FLOOR MECHANICAL ROOF PLAN

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

NOTES

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- 1-HOUR FIRE RATED PARTITION 5-1/2" METAL STUDS (6" DIMENSIONED PARTITION)

COLUMN TYPE

- CONCRETE COLUMN (SEE STRUCTURAL DRAWING)

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.12.02 09:59:42 -05'00'

Ariel Valdes. AIA
Florida Registration No. AR96144

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

MECHANICAL ROOF FLOOR PLAN

SHEET ID:

A1-07

01 E BAY HARBOR DR. & 100TH ST
Scale: N. T. S.

02 E BAY HARBOR DR.
Scale: N. T. S.

03 E BAY HARBOR DR.
Scale: N. T. S.

04 E BAY HARBOR DR. & 99TH ST
Scale: N. T. S.

05 E BAY HARBOR DR.
Scale: N. T. S.

08 E BAY HARBOR DR.
Scale: N. T. S.

07 E BAY HARBOR DR. & 99TH ST
Scale: N. T. S.

06 E BAY HARBOR DR. (PANORAMIC)
Scale: N. T. S.

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ARCHITECTURE + INTERIOR DESIGN

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03	11.13.25 / DRC comments

DRAWING TITLE:

CONTEXT IMAGES

SHEET ID:

A3-00

01 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION LEGEND	
MARK	**KEYNOTE**
1	SMOOTH STUCCO W/ FLAT FINISH. COLOR: EXTRA WHITE SW 7006 OR APPROVED EQUAL
2	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: PASSIVE SW 7064 OR APPROVED EQUAL
3	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: KILIM BEIGE SW 6106 OR APPROVED EQUAL

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ARCHITECT OF RECORD:

Digitally signed by Ariel Valdes
Date: 2025.12.03 10:00:33 -05'00'

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

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A.VALDES

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01	06.18.25 / DRC comments
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03	11.13.25 / DRC comments

DRAWING TITLE:

FRONT ELEVATION (EAST FACADE)

SHEET ID:

A3-01

ELEVATION LEGEND	
MARK	**KEYNOTE**
1	SMOOTH STUCCO W/ FLAT FINISH. COLOR: EXTRA WHITE SW 7006 OR APPROVED EQUAL
2	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: PASSIVE SW 7064 OR APPROVED EQUAL
3	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: KILIM BEIGE SW 6106 OR APPROVED EQUAL

01 REAR ELEVATION
SCALE: 3/16" = 1'-0"

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ARCHITECT OF RECORD:

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01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

REAR ELEVATION (WEST FACADE)

SHEET ID:

A3-02

ELEVATION LEGEND	
MARK	**KEYNOTE**
1	SMOOTH STUCCO W/ FLAT FINISH. COLOR: EXTRA WHITE SW 7006 OR APPROVED EQUAL
2	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: PASSIVE SW 7064 OR APPROVED EQUAL
3	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: KILIM BEIGE SW 6106 OR APPROVED EQUAL

01 NORTH FACADE
SCALE: 3/16" = 1'-0"

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 3104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.12.02 10:04:05 -05'00'

Ariel Valdes. AIA
Florida Registration No. AR96144

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

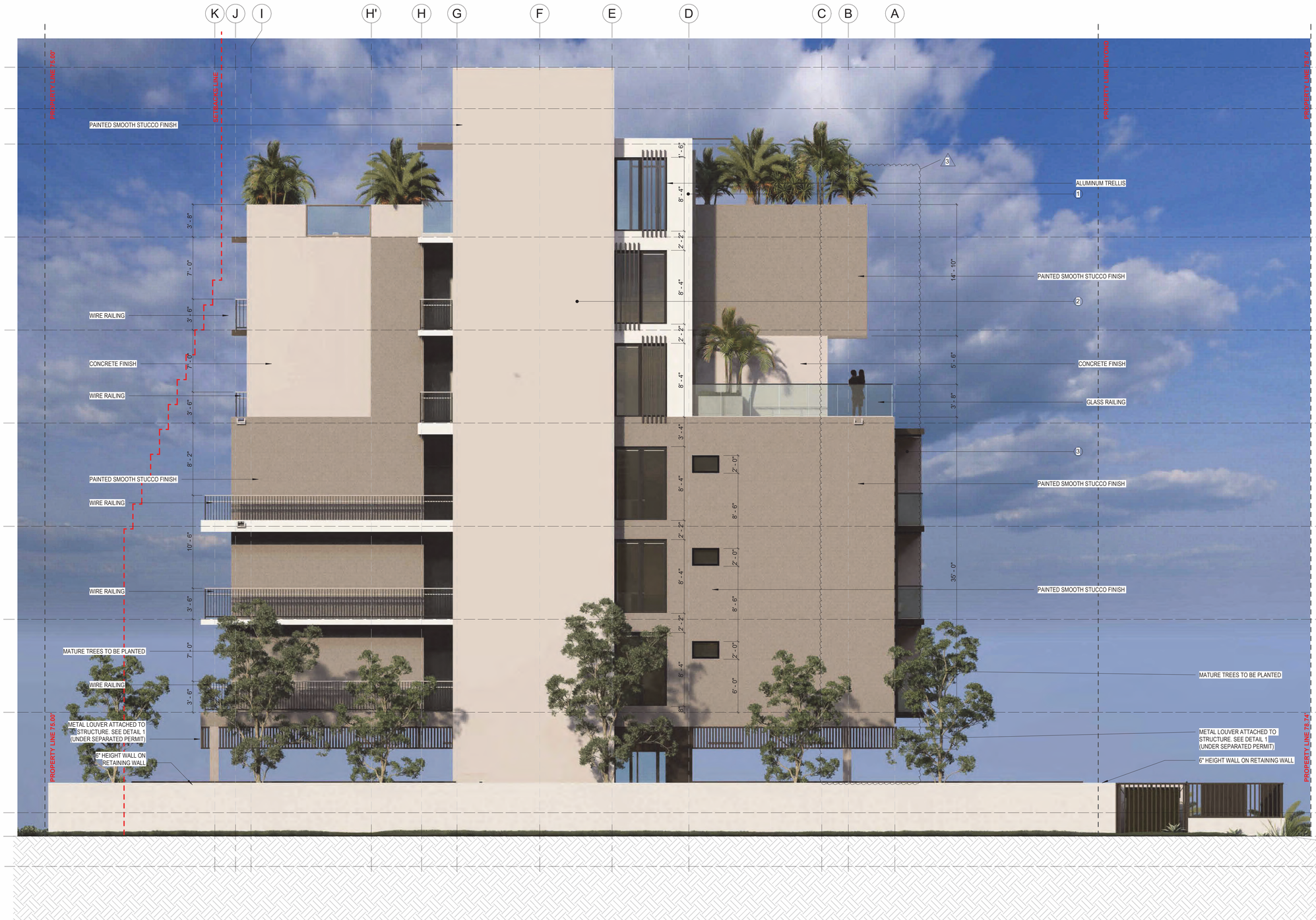
Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

RIGHT ELEVATION (NORTH FACADE)

SHEET ID:

A3-03



ELEVATION LEGEND	
MARK	**KEYNOTE**
1	SMOOTH STUCCO W/ FLAT FINISH. COLOR: EXTRA WHITE SW 7006 OR APPROVED EQUAL
2	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: PASSIVE SW 7064 OR APPROVED EQUAL
3	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH. COLOR: KILIM BEIGE SW 6106 OR APPROVED EQUAL

01 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

1 3

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Date: 2025.12.02 10:05:07 -05'00'

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

LEFT ELEVATION (SOUTH FACADE)

SHEET ID:

A3-04

01 NORTH - EAST CONTEXT AERIAL VIEW
Scale: N. T. S.

02 SOUTH - EAST CONTEXT AERIAL VIEW
Scale: N. T. S.

03 E BAY HARBOR DR. CONTEXT VIEW
Scale: N. T. S.

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ARCHITECT OF RECORD:

STATE OF FLORIDA ARIEL VALDES AR96144 REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.12.02 10:05:41 -05'00'

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

ILLUSTRATIVE RENDERINGS

SHEET ID:

A3-05

01 NORTH - EAST VIEW
Scale: N. T. S.

03 NORTH - EAST AERIAL VIEW
Scale: N. T. S.

02 SOUTH - WEST VIEW
Scale: N. T. S.

04 SOUTH - WEST AERIAL VIEW
Scale: N. T. S.

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ARCHITECT OF RECORD:

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Date: 2025.12.02 10:06:11 -05'00'

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Ariel Valdes. AIA
Florida Registration No. AR96144

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PROJECT NAME:
AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS
9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:
BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:
MG3 GROUP

PROJECT NO:
182

DESIGNED BY:
OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A.VALDES

DATE
7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:
ILLUSTRATIVE RENDERINGS

SHEET ID:
A3-06

01 EAST AERIAL VIEW
Scale: N. T. S.

02 EAST AERIAL VIEW
Scale: N. T. S.

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Digitally signed by Ariel Valdes
Date: 2025.12.02 10:08:34 -05'00'

Ariel Valdes. AIA
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PROJECT NAME:
AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS
9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:
BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:
MG3 GROUP

PROJECT NO:
182

DESIGNED BY:
OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:
N. SANTAMARIA / A. MURGA

CHECKED BY:
A.VALDES

DATE
7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:
ILLUSTRATIVE RENDERINGS

SHEET ID:
A3-07

01 ILLUSTRATIVE RENDERING
Scale: N. T. S.

02 ILLUSTRATIVE RENDERING
Scale: N. T. S.

03 ILLUSTRATIVE RENDERING
Scale: N. T. S.

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Date: 2025.12.02 10:09:18 -05'00'

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

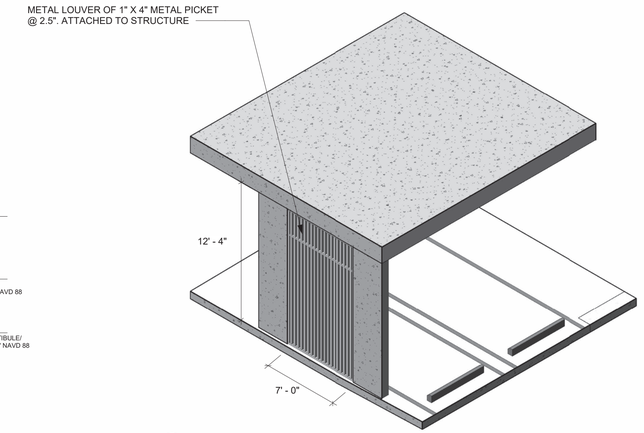
DRAWING TITLE:

ILLUSTRATIVE RENDERINGS

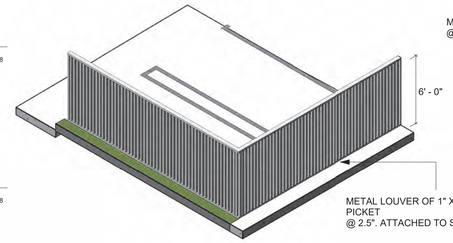
SHEET ID:

A3-08

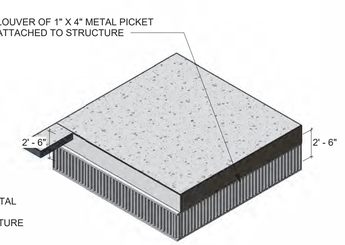
01 CROSS SECTION
SCALE: 3/16" = 1'-0"



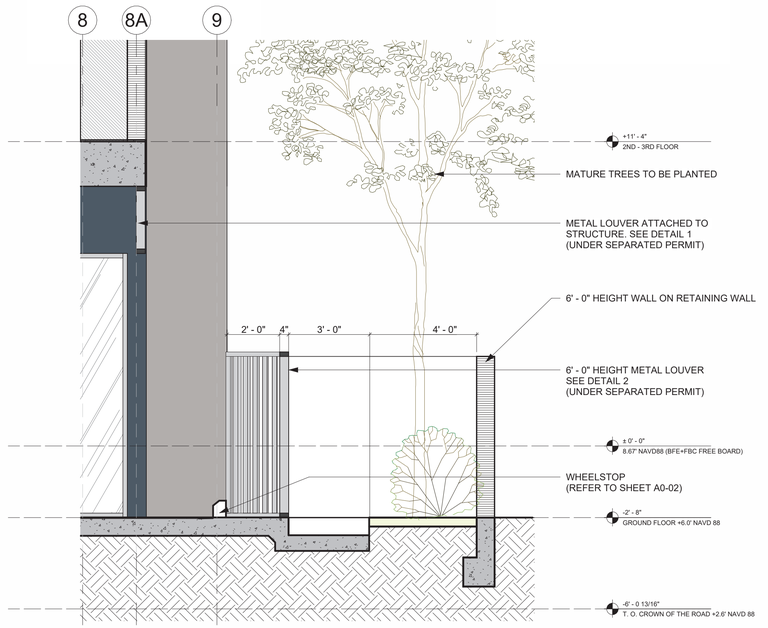
2 LOUVER ISOMETRIC DETAIL 2
SCALE:



3 LOUVER ISOMETRIC TYPICAL DETAIL 3
SCALE:



4 LOUVER ISOMETRIC TYPICAL DETAIL 1
SCALE:



05 LOUVER DETAIL
SCALE: 3/8" = 1'-0"

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Date: 2025.12.02 10:09:52 -05'00'

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Florida Registration No. AR96144

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

CROSS SECTION

SHEET ID:

A3-09

01 LONGITUDINAL SECTION
SCALE: 3/16" = 1'-0"

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.12.02 10:10:39 -05'00'

Ariel Valdes. AIA
Florida Registration No. AR96144

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PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO:

182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A.VALDES

DATE

7/16/2025

REVISIONS

Issue	Issue date / For
01	06.18.25 / DRC comments
02	10.14.25 / DRC comments
03	11.13.25 / DRC comments

DRAWING TITLE:

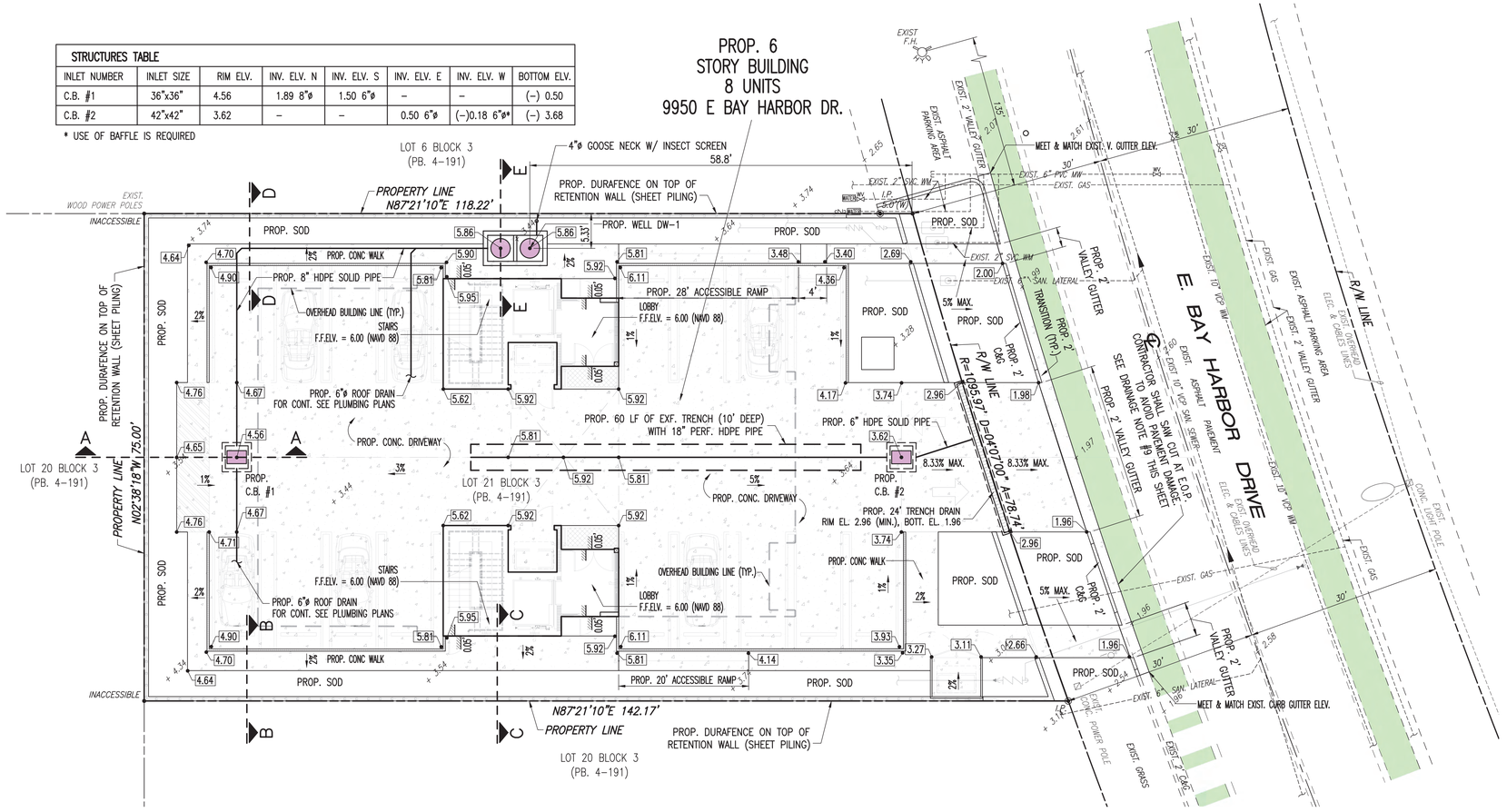
LONGITUDINAL SECTION

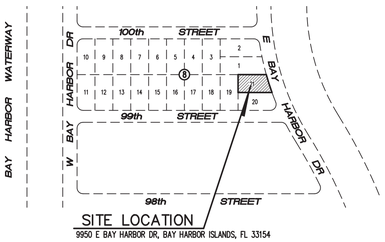
SHEET ID:

A3-10

STRUCTURES TABLE							
INLET NUMBER	INLET SIZE	RIM ELV.	INV. ELV. N	INV. ELV. S	INV. ELV. E	INV. ELV. W	BOTTOM ELV.
C.B. #1	36"x36"	4.56	1.89 8"ø	1.50 6"ø	–	–	(–) 0.50
C.B. #2	42"x42"	3.62	–	–	0.50 6"ø	(–)0.18 6"ø*	(–) 3.68

* USE OF BAFFLE IS REQUIRED





SITE LOCATION
9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

A PORTION OF
Section 27, Township 52 South, Range 42 East

LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION:

LOT 21, BLOCK 8, "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

FOLIO # 13–2227–001–1840

GENERAL NOTES

1. ALL WORK IN SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF BAY HARBOR ISLAND PUBLIC WORKS STANDARDS, AND MIAMI–DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM).

2. DRAINAGE DETAILS IN SHEET C–1.1 AND C–1.2 ARE ONLY FOR ONSITE DRAINAGE WORK.

EARTHWORK AND CLEARING NOTES

1. THE CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION AND DISPOSAL OF UNSUITABLE MATERIAL, INCLUDING A MINIMUM 6" TOPSOIL REMOVAL, AND REPLACEMENT WITH SUITABLE MATERIAL WITHIN THE LIMITS OF CONSTRUCTION. ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OPERATIONS MAY BE STOCKPILED NEARBY FOR SUCH USE IF APPROVED BY OWNER. ALL MUCK, PEAT, OR SAND AND CLAY WITH A HIGH ORGANIC CONTENT SHALL BE CONSIDERED UNSUITABLE MATERIAL. SAID MATERIAL SHALL BE EXCAVATED AND DISPOSED OF IN COMPLIANCE WITH SECTIONS 24 AND 30 OF THE D.C.P.W. MANUAL, PART II. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE UNSUITABLE MATERIAL PRESENT ON–SITE AND SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.

2. UPON REMOVAL OF UNSUITABLE MATERIALS, THE CONTRACTOR SHALL BACKFILL WITH SUITABLE MATERIAL TO A SURFACE CONFORMING TO THE PROPOSED GRADES AND READY TO RECEIVE THE BASE COURSE. BACKFILL SHALL BE CLEAN, ORGANIC–FREE MATERIAL CONTAINING ROCKS SMALLER THAN ONE INCH IN DIAMETER. THE SUBGRADE SHALL BE CONSTRUCTED IN LAYERS OF NOT MORE THAN 12" COMPACTED THICKNESS, AND COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE UNDER AASHTO SPECIFICATION T180–74 UNDER ALL AREAS, EXCEPT UNDER LANDSCAPED OR GRASS AREAS, WHERE 80% MINIMUM, 85% MAXIMUM COMPACTION IS REQUIRED. TOP SOIL SHALL NOT BE COMPACTED.

3. SOIL BORING INFORMATION WILL BE PROVIDED BY THE OWNER. THE SOIL BORING DATA PROVIDED IS FOR THE CONTRACTOR'S INFORMATION, THE ENGINEER DOES NOT MAKE ANY REPRESENTATION REGARDING EXISTING SUBSOIL CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ADDITIONAL SOIL BORINGS TO VERIFY THE LIMITS OF UNSUITABLE MATERIAL ON–SITE.

4. WHEREVER EXCAVATIONS FOR UTILITIES ARE MADE BELOW THE GRADES INDICATED ON THE PLANS, GRANULAR MATERIAL FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL SHALL BE USED TO RESTORE THE AREA TO THE PROPER GRADE, AND SHALL BE COMPACTED TO 95 AT OPTIMUM MOISTURE, AASHTO T–180, METHOD "D".

5. AREAS TO BE FILLED & COMPACTED SHALL COMPLY WITH THE RECOMMENDATIONS OUTLINED IN THE SOILS REPORT IN ORDER TO OBTAIN THE DESIRED DENSITY.

6. PRIOR TO BACKFILLING AROUND DRAINAGE STRUCTURES, THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION. BACKFILL SHALL BE HAND TAMPED IN 12" COMPACTED LIFTS.

7. LANDSCAPE AREAS FINISHED GRADING SHALL BE UNIFORMLY SMOOTH AND CONTOURED TO MEET THE INTENT OF THE GRADING PLAN, AESTHETICALLY PLEASING, DRAIN WELL, AND READY TO RECEIVE SOD AND OTHER PLANT MATERIAL TO FULL SATISFACTION OF THE OWNER.

8. FOR CONTINUATION OF CONDENSATE DRAIN, ROOF DRAIN AND GARAGE DRAIN, REFER TO PLUMB. PLANS.

DRAINAGE NOTES

1. ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

2. GRADING CRITERIA:

   A. DADE COUNTY FLOOD CRITERIA ELEVATION: + 7.0 (NAVD 88) + 8.52 (NGVD 1929) AS PER https://gisweb.miamidade. gov/landinformation/. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.): FLOOD ZONE "AE", BASE FLOOD ELEVATION 9.0 (NGVD 1929), 7.28 (NAVD 88) AS PER F.I.R.M. PANEL NO. 0144 L MAP NO. 120637 DATED SEPTEMBER 11, 2009.

3. DRAINAGE DESIGN CRITERIA:

   A. DESIGN STORM: 25 YEARS – 24 HOURS (7"+25% = 8.75"), AS PER DADE COUNTY PUBLIC WORKS MANUAL, PART 2, SEC. D4, WC 1.1.
   B. DESIGN WATER TABLE ELEVATION: + 0.00 (NAVD 88), 1.52 (NGVD 1929) AS PER DADE COUNTY PUBLIC WORKS MANUAL, PART 2, SEC. D4, WC 2.2, REVISED 5/31/2024.
   C. OIL AND GREASE INTERCEPTORS (BAFFLES) ARE TO BE PLACED OVER ALL PIPES IN DRAINAGE STRUCTURES CONNECTING TO A FRENCH DRAIN SYSTEM. BAFFLES SHALL BE FIBERGLASS MODEL S18 AS MANUFACTURED BY GEOTECHNICAL MARINE CORP. OR D.E.R.M. APPROVED EQUAL.

4. CONTRACTOR:

   A. COORDINATE YOUR WORK WITH WATER AND SEWER CONTRACTOR TO AVOID POTENTIAL CONFLICTS.
   B. NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE STARTING WORK.
   C. CONTACT THE CITY OF MIAMI PUBLIC WORKS DEPARTMENT FOR GENERAL MAINTENANCE OF TRAFFIC PLAN AND MAINTAIN TRAFFIC ACCORDINGLY.
   D. IF EXISTING IMPROVEMENTS ARE DAMAGED, RESTORE THEM TO THEIR ORIGINAL CONDITION. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.

5. PROTECT COMPLETED DRAINAGE STRUCTURES FROM CONTAMINATION BY SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON OR FILTER FABRIC BETWEEN THE FRAME AND GRATE UNTIL SITE CONSTRUCTION OPERATIONS ARE FINISHED.

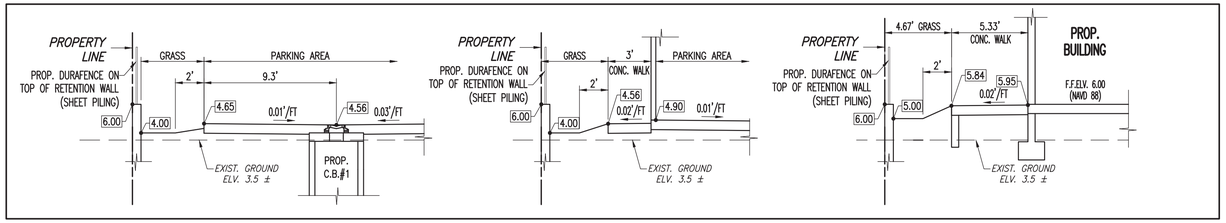
6. PROVIDE A SMOOTH SURFACE TRANSITION BETWEEN NEW AND EXISTING ASPHALT PAVEMENTS.

7. ADJUST ALL EXISTING UTILITY COVERS AND INLET GRATES (TO REMAIN) WITHIN THE LIMITS OF THE FLUSH WITH THE FINISHED GRADE.

8. RESTORE ALL PAVED AREAS AFTER COMPLETION OF UNDERGROUND WORK.

9. ANY DAMAGE OF EXISTING PUBLIC IMPROVEMENTS. SHALL BE RESTORED BY THE CONTRACTOR IN CONFORMANCE WITH BAY HARBOR ISLAND PUBLIC WORKS STANDARDS.

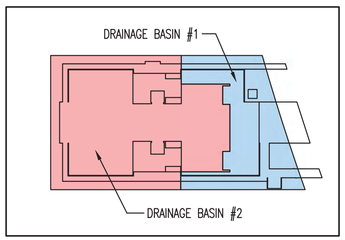
GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'



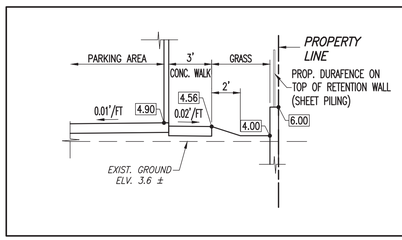
SECTION A–A
SCALE: 1" = 5'

SECTION B–B
SCALE: 1" = 5'

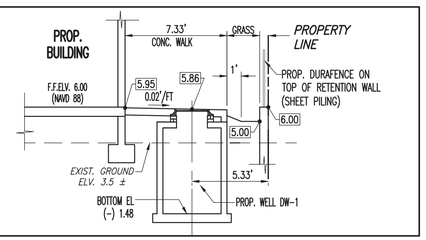
SECTION C–C
SCALE: 1" = 5'



DRAINAGE BASIN PLAN
SCALE: 1" = 40'



SECTION D–D
SCALE: 1" = 5'



SECTION E–E
SCALE: 1" = 5'

FLOOD LEGEND
Residential New Construction

ADDRESS: 9950 EAST BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL 33154

LOTS: 21 BLOCK: 3 PLAT BOOK: 4 PAGE: 191

AVERAGE CROWN OF ROAD ELEV.: 2.60 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY:
RICHARD E. COUSINS (SURVEYOR'S NAME) PLS LIC.#: 4188

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	SWALE AREA ELEVATION
PROPOSED	6.00 FT. NAVD 88	N/A (LOWEST) FT. NAVD 88	3.7 FT. NAVD 88	N/A FT. NAVD 88

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY N/A P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON–SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

0' – 0" = 6.00 FT. NAVD 88

LEGEND

D.B.	DRAIN BASIN
COND	CONDENSATE DRAIN
SD	STORM DRAIN
RD	ROOF DRAIN
GD	GARAGE DRAIN
RWL	RAIN WATER LEADER
+ 10.7	EXISTING ELEVATION
11.45	PROPOSED ELEVATION

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

PROPOSED MILL EXISTING ASPHALT PAVEMENT WITH HMA, FRICTION COURSE, TRAFFIC C, FC–9.5 (1")

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JOSE M. DELGADO LICENSE No. 68246 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jose M. Delgado — Digitally signed by Jose M. Delgado Date: 2025.11.04 18:30:03 -05'00'

JOSE M. DELGADO, P.E.
CIVIL ENGINEER
FL. ENG. REG. NO. 68246

PROJECT NAME:

AIRE BOUTIQUE

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

-

DESIGN CONSULTANTS:

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phone: : (305) 733-5695

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PROJECT NO.:

-

DESIGNED BY:

J.M.

DRAWN BY:

J.M.

CHECKED BY:

J.M.D.

DATE:

-/-/2025

REVISIONS

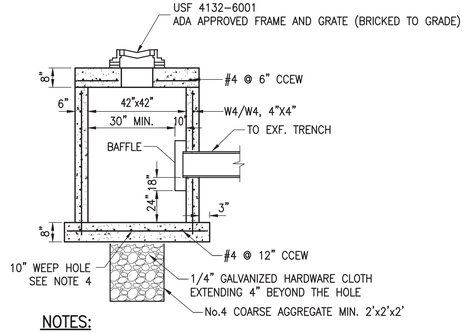
Issue	Issue date / For

DRAWING TITLE:

GRADING AND DRAINAGE PLAN

SHEET ID:

C-1.0

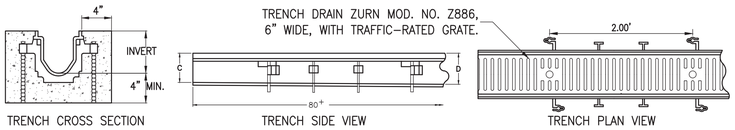


NOTES:

1. USE 4000 PSI CONCRETE AT 28 DAYS, TYPE II CEMENT.
2. USE GRADE 40 STEEL FOR REBAR.
3. USE 65 KSI STEEL FOR WELDED WIRE MESH.
4. WEEP HOLES ARE TO BE USED WHEN THE YEARLY LOWEST WATER ELEVATION IS ABOVE THE BOTTOM OF THE STRUCTURE.

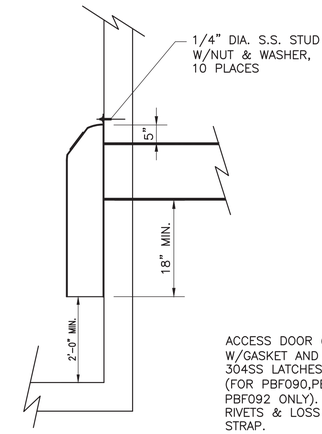
DRAINAGE STRUCTURE CB-1

N.T.S.

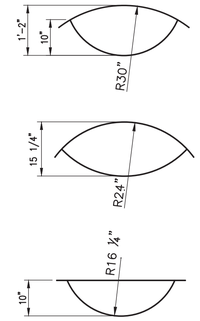


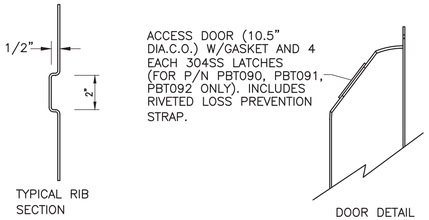
TRENCH DRAIN DETAIL

N. T. S.

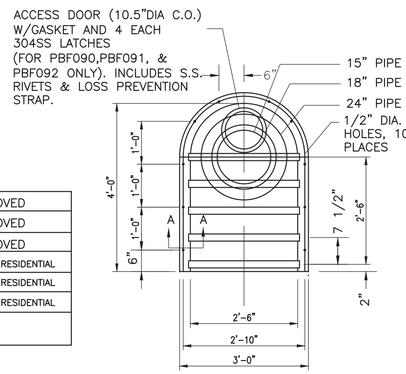


BAFFLE INSTALLATION DETAIL

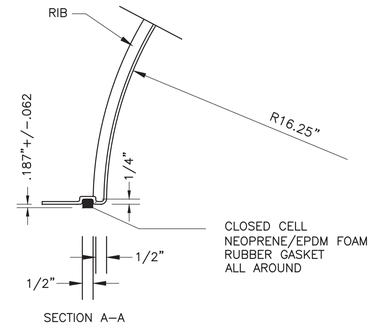




PBF092	15-18-24"	SAME AS PBT089 W/ACCESS DOOR	FDOT APPROVED
PBF091	15-18-24"	SAME AS PBT088 W/ACCESS DOOR	FDOT APPROVED
PBF090	15-18-24"	SAME AS PBT087 W/ACCESS DOOR	FDOT APPROVED
PBF089	15-18-24"	30 X 48 FOR 60 & 72"ID STRUCTURE	COMMERCIAL / RESIDENTIAL
PBT088	15-18-24"	30 X 48 FOR 42" & 48"ID STRUCTURE	COMMERCIAL / RESIDENTIAL
PBT087	15-18-24"	30 X 48 FOR FLAT WALL STRUCTURE	COMMERCIAL / RESIDENTIAL
PART NO.	PIPE SIZE	DESCRIPTION	APPLICATION



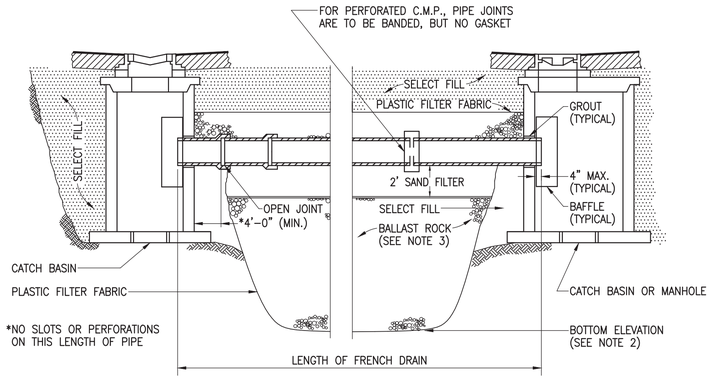
BAFFLE DETAIL



SECTION A-A

NOTES:

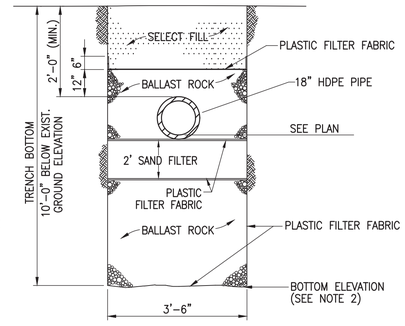
1. BAFFLE MATERIAL: 1/8" ABS PLASTIC WITH UV PROTECTED BLACK.
2. BAFFLES SHALL BE "ADS STORM DRAIN BAFFLE" WITH CLEAN-OUT ACCESS DOOR, DISTRIBUTED BY U.S. PRECAST OR AS APPROVED BY THE ENGINEER.
3. COST OF BAFFLE TO BE INCLUDED IN THE COST OF THE INLET.



LONGITUDINAL SECTION

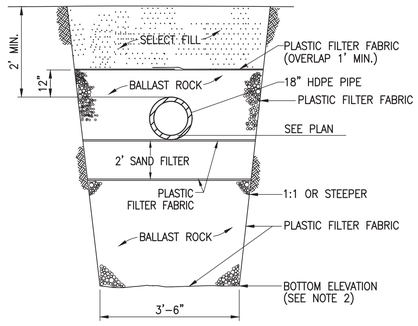
NOTES

1. PLASTIC FILTER FABRIC (AT EACH SIDE) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 10'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. 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. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.



TRANSVERSE SECTION

NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2. IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2.



ALT. TRANSVERSE SECTION

NOTE: MAY BE USED IN AREAS WHERE TRENCH TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

EXFILTRATION TRENCH WITH SAND FILTER

N.T.S.

DRAINAGE DETAILS

N.T.S.

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Jose M. Delgado

Digitally signed by Jose M. Delgado
Date: 2025.11.04 18:32:24 -05'00'

JOSE M. DELGADO, P.E.
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BAY HARBOR ISLANDS, FL
33154

OWNER / CLIENT:

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DESIGN CONSULTANTS:

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PROJECT NO.:

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DESIGNED BY:

J.M.

DRAWN BY:

J.M.

CHECKED BY:

J.M.D.

DATE:

-/-/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:

DRAINAGE DETAILS

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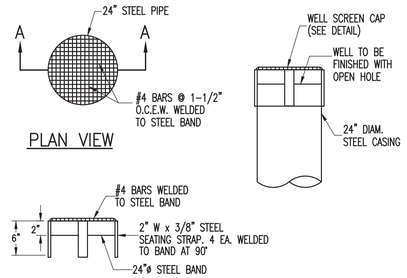
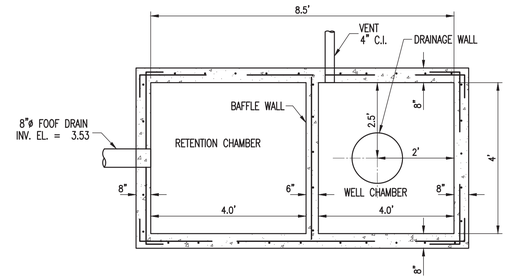
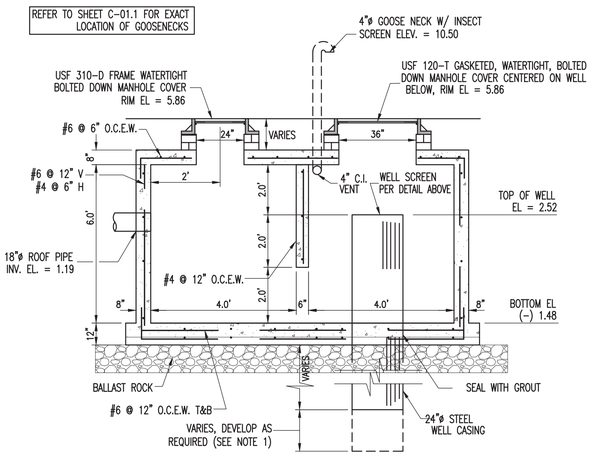


WELL SCREEN DETAIL
N.T.S.



PLAN VIEW



SECTION VIEW

RETENTION TANK AND WELL
N.T.S.

RETENTION TANK AND WELL NOTES:

1. DISPOSAL WELL DEPTH SHALL EXTEND TO SALINE GROUND WATER TABLE W/ 10,000 PPM TOTAL DISSOLVED SOLIDS AND SHALL EXTEND TO A DEPTH THAT WHEN TESTED DISCHARGES A MINIMUM OF 750 F.P.M. PER FDOT OF HEAD.
2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.
3. STEEL REINFORCING IN CONCRETE SHALL BE GRADE – 60 ALL THROUGHOUT.
4. WELL CHAMBER MANHOLE SHALL BE DIRECTLY OVER WELL.
5. A CERTIFIED WELL DRILLER SHALL DEVELOP THE WELL AND SUBMIT A CERTIFICATION OF CLASS V WELL CONSTRUCTION COMPLETION, DEP FORM 62-528.340(4), A WELL COMPLETION REPORT, DER FROM 17-213(2) FOR EACH WELL COMPLETED AND CERTIFICATION PER RULE 62-528.340(4), FAC. THESE DOCUMENTS SHALL BE SUBMITTED TO THE D.E.P. AND COPIES TO THE ENGINEER WITHIN 15 DAYS AFTER COMPLETION OF EACH WELL.
6. WITHIN 30 DAYS OF COMPETITION OF CONSTRUCTION, THE CONTRACTOR SHALL CERTIFY TO D.E.P., WITH COPIES TO THE ENGINEER, THAT THE PERMITTED CONSTRUCTION IS COMPLETE AND THAT IT WAS DONE IN ACCORDANCE WITH THE PLANS SUBMITTED TO THE D.E.P.
7. THE WELL SHALL BE CONSTRUCTED BY A FLORIDA LICENSED WELL DRILLER.
8. DURING THE PERIOD OF CONSTRUCTION WHENEVER THERE IS AN INTERRUPTION IN WORK ON A WELL SUCH AS OVERNIGHT SHUTDOWN, THE WELL SHALL BE SEALED WITH A TAMPER RESISTANT COVER.
9. THE CONSTRUCTION OF EACH WELL SHALL BE SUCH THAT THE CASING PENETRATES A ZONE CONTAINING A MINIMUM OF 10,000 MG/L TOTAL DISSOLVED SOLIDS.
10. AFTER CONSTRUCTION OF EACH WELL, A BAR SCREEN SEAL HAVING A MESH NO LARGER THAT 1.5 INCHES SHALL BE SECURELY ATTACHED TOT HE TOP OF THE WELL, TO PREVENT THE INTRODUCTION OF FOREIGN MATERIALS.
11. WITHIN 15 DAYS AFTER EACH WELL HAS BEEN CONSTRUCTED AND TESTED, A ONE-TIME ANALYSIS OF THE GROUND WATER PERFORMED BY A FLORIDA CERTIFIED LABORATORY SHALL BE SUBMITTED TO THE D.E.P. AND ENGINEER. THE ANALYSIS SHALL CONSIST OF A TEST FOR TOTAL DISSOLVED SOLIDS.
12. THE USE OF EACH CLASS V, GROUP 6 WELL IS AUTHORIZED FOR DISPOSAL OF STORM WATER ONLY. THE WELLS SHALL NEVER BE USED FOR DEWATERING, ALLOWING FLUIDS OTHER THAN THOSE PERMITTED INTO THE DISPOSAL WELLS WILL BE CONSIDERED A VIOLATION AND MAY CONSTITUTE CAUSE FOR ENFORCEMENT ACTION FRO WATER QUALITY VIOLATIONS.
13. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, ENVIRONMENTAL RESOURCE PERMITTING SECTION, WEST PALM BEACH, FL; SOUTH WATER MANAGEMENT DISTRICT (SFWAD) AND THE MIAMI DADE COUNTY ENVIRONMENTAL RESOURCES MANAGEMENT (DERM) AS REQUIRED. THE PERMITTEE MAY, FOR INFORMATION, CONTACT THE MANAGER, STORM WATER SECTION, FDEP, SOUTHEAST DISTRICT AT 561-681-640.
14. WELLS SHALL BE RE-TESTED IMMEDIATELY AFTER THE PROJECT IS SUBSTANTIALLY COMPLETED AS DIRECTED BY THE ENGINEER, IF THE WELL PERFORM 90% OR LESS THAT THE TESTING PERFORMED UNDER ITEM 1 ABOVE. THE CONTRACTOR, AT ITS OWN EXPENSE SHALL REDEVELOP THE WELL TO OBTAIN A MINIMUM DISPOSAL RATE OF 90% OF THE INITIAL DISPOSAL RATE.
15. CONTRACTOR SHALL ENSURE THAT THE DRILLING METHODS UTILIZED TO INSTALL THE PROPOSED WELL ARE SUCH THAT THE DRILLING OPERATION DOES NOT ADVERSELY AFFECT ADJACENT STRUCTURES. THE USE OF IMPACT OR VIBRATORY HAMMERS IN CLOSE PROXIMITY TO EXISTING BUILDING STRUCTURES ARE NOT ACCEPTABLE.
16. GRATE ON WELL HEAD SHALL BE CONSIDERED CORROSION RESISTANT IN A SALT WATER ENVIRONMENT.

DRAINAGE WELL DETAILS
N.T.S.

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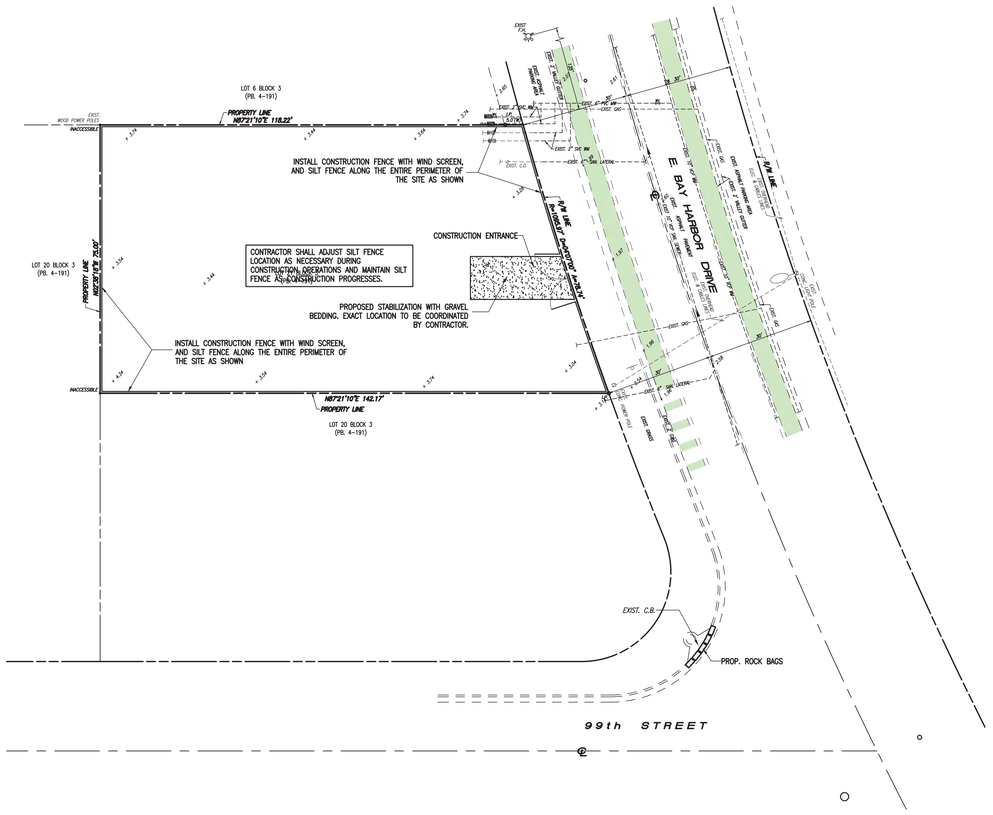
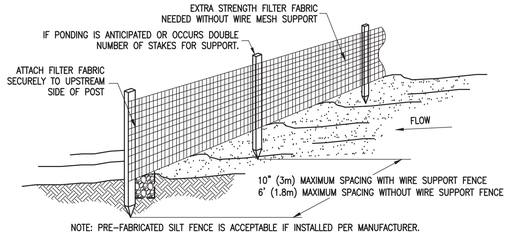
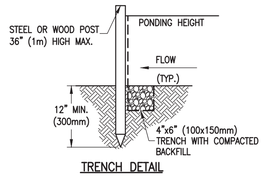


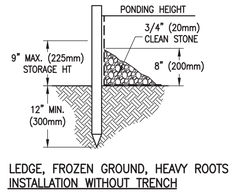
STORM WATER/SOIL EROSION CONTROL PLAN
SCALE 1" = 20'



NOTE: PRE-FABRICATED SILT FENCE IS ACCEPTABLE IF INSTALLED PER MANUFACTURER.



TRENCH DETAIL



LEDGE, FROZEN GROUND, HEAVY ROOTS
INSTALLATION WITHOUT TRENCH

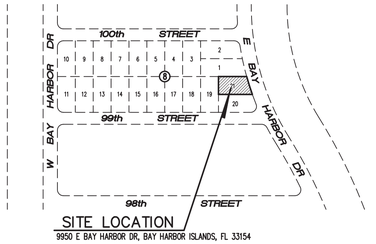
NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 6" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. DO NOT PLACE SILT FENCE IN STREAMS OR CONCENTRATED FLOW CONDITIONS.

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!

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY \VI--EN AREAS HAVE BEEN STABILIZED
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT NOT PERMIT SILT TO LEAVE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. APE CLEANED OUT AND PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THESTRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 2 -INCH OPENING SHALL BE USED IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. OF STONE SHALL BE AT LEASE 12 INCHES OVER TEE ENTIRE INLET OPENING. STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED SEDIMENT SO IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND OF BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIE.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE I-EIGHT OF THE BARRIER,
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH PAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER IT WIL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3: 1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.



9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

A PORTION OF
Section 27, Township 52 South, Range 42 East

LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION:

LOT 21, BLOCK 8, "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO # 13-2227-001-1840

HANDLING OF INCIDENTAL FUEL SPILLAGE DURING CONSTRUCTION

1. THE CODE OF FEDERAL REGULATIONS, 29 CFR 1910.120 (1996), OCCUPATIONAL SAFETY AND HEALTH STANDARDS IS INCLUDED HEREIN BY REFERENCE.
2. THESE PROCEDURES SHALL BE FOLLOWED IN HANDLING MATERIAL CONTAMINATED WITH PETROLEUM FUEL PRODUCTS (HYDROCARBONS INCLUDING PETROLEUM, PETROLEUM DERIVATIVES, HYDRAULICS AND LIKE PRODUCTS) CAUSED BY INCIDENTAL SPILLAGE (INCLUDING LEAKS) FROM EQUIPMENT WITHIN THE CONSTRUCTION AREA.
3. INCIDENTAL SPILLAGE SHALL MEAN SPILLAGE OF A QUANTITY NOT GREATER THAN 5 GALLONS PER INCIDENT, OF VEHICULAR OR MECHANICAL EQUIPMENT FUEL PRODUCTS, ONTO OPEN GROUND AND ABSORBED OR NOT ABSORBED BY THE SOILS. SPILLAGE OR LEAKAGE OF PETROLEUM FUEL PRODUCTS IN QUANTITIES IN EXCESS OF 5 GALLONS SHALL BE IMMEDIATELY REMEDIATED AND IMMEDIATELY REPORTED TO DERM.
4. THE CONTRACTOR SHALL MAINTAIN ON SITE THE MOST EFFICIENT TYPE OF PETROLEUM ABSORBENT MATERIALS. THESE MATERIALS ARE AVAILABLE AT PETROLEUM EQUIPMENT SUPPLIERS AND MUST BE READILY ACCESSIBLE SO THAT SPILLAGES CAN BE CONTAINED AND PREVENTED FROM BECOMING GREATER INCIDENTS.
5. FIBER MATERIAL, SAND OR CAT LITTER MAY BE USED AS AN ABSORBING MATERIAL. SUFFICIENT QUANTITY OF ABSORBENT MATERIAL CAPABLE OF ABSORBING UP TO 25 GALLONS OF PETROLEUM FUEL PRODUCTS SHALL BE STOCKED AT THE JOB SITE AT ALL TIMES.
6. PERSONNEL HANDLING WASTE MATERIALS MUST HAVE A MINIMUM OF 40 HOURS TRAINING AS DEFINED IN 29 CFR 1910.120 AND IN ACCORDANCE WITH CERTIFIED OSHA COURSE.
7. THE FOLLOWING STEPS MUST BE ADHERED TO WHEN HANDLING SPILLAGES. THEY ALSO SERVE AS A GUIDE IN PREVENTING A MINOR INCIDENT FROM TURNING INTO A MAJOR EVENT.
8. PERFORM WORK AS SPECIFIED HEREIN AND IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF FDOT AND DERM PROCEDURES. NO PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR THE COST OF HANDLING AND DISPOSING OF LEAKS, SPILLAGES AND MATERIALS CONTAMINATED BY SUCH LEAKS OR SPILLAGES.
9. THE PROCEDURE FOR THE PROPER HANDLING AND DISPOSAL OF CONTAMINATED SOILS AND ABSORBENT MATERIALS IS READILY AVAILABLE THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
10. THE STEPS OUTLINED BELOW ARE MINIMUM REQUIREMENTS AND ARE MERELY GUIDEUNES. THEY DO NOT CONSTITUTE A COMPLETE COMPLIANCE PROCEDURE.
    A. IF A FUEL CONTAMINATION TO OPEN GROUND HAS BEEN DISCOVERED, CHECK FOR THE ORIGIN OF THAT LEAK OR SPILLAGE. THEN STOP THE SPILLAGE OR LEAK OR POSITIVELY CONTAIN IT AND THEN USE ABSORBENTS TO COLLECT THE DISCHARGED LIQUID.
    B. SAND MAY BE USED TO ABSORB GROUND SURFACE SPILLS WHILE ABSORBENT MATERIALS MAY BE USED TO ABSORB GROUND SPILLS AS WELL AS SURFACE WATER SPILLS. ONCE ABSORPTION OF SPILLED FUEL IS COMPLETE, THE IMPACTED (CONTAMINATED) ABSORBENT MATERIALS SHALL BE STORED IN 55 GALLON STEEL DRUMS (100-150 LBS.) IF LEAKED OR SPILLED FUEL HAS BEEN ABSORBED INTO THE SOILS, EXCAVATE AND CONTAINERIZE THE IMPACTED (CONTAMINATED) SOILS. SOILS SHALL BE STORED IN 55-GALLON STEEL DRUMS.
    C. THE CONTAMINATED MATERIALS MUST BE COLLECTED, CONTAINERIZED AND OTHERWISE PROPERLY STORED AND LABELED PRIOR TO TRANSPORT TO A PRE-APPROVED STORAGE, DISPOSAL OR TREATMENT FACILITY.
    D. ALL DRUMS USED TO STORE IMPACTED (CONTAMINATED) ABSORBENT MATERIAL AND/OR CONTAMINATED SOILS SHALL BE PROPERLY SEALED AND LABELED WITH THE FOLLOWING INFORMATION.

    NAME OF CONTRACTOR:
    CONTRACT OR PROJECT NO.:
    PROJECT ADDRESS:
    LOCATION OF ORIGIN:
    TYPE OF CONTENTS: TYPE OF CONTAINMENT:
    QUANTITY: (E.G. 1 OF 1)
    DATE:
    CONTAINERIZED BY:
    LABELED BY:

OFFSITE VEHICLE TRACKING NOTES

1. ALL EXIT POINTS AT CONSTRUCTION AREAS SHALL. BE STABILIZED TO REDUCE VEHICLE TRACKING OF SEDIMENTS OUTSIDE THE CONSTRUCTION SITE.
2. STABILIZATION MAY BE ACCOMPLISHED BY MEANS OF GRAVEL BEDDING.
3. WHEN NECESSARY, ALL VEHICLES LEAVING THE SITE WILL BE HOSED DOWN.
4. PAVEMENTS ADJACENT TO EXITS FROM THE CONSTRUCTION AREAS SHALL BE SWEPT AS REQUIRED TO REMOVE ANY MUD, DIRT OR ROCK TRACKED FROM THE SITE.
5. DUMP TRUCKS HAULING MATERIAL FROM THE SITE SHALL BE COVERED WITH TARPAULINS.

NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR THE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE" AND OBTAINING THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" PERMIT WHEN REQUIRED.
2. CONTRACTOR SHALL RE-ARRANGE SILT FENCE AS REQUIRED AS THE CONSTRUCTION WORK PROGRESSES.
3. PROTECT ALL EXISTING TREES TO REMAIN IN THE PROJECT AREA. REFER TO LANDSCAPING PLANS.

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

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CIVIL ENGINEER :

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY JOSE M. DELGADO, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

JOSE M. DELGADO LICENSE No. 68246 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jose M. Delgado
Digitally signed by Jose M. Delgado
Date: 2025.11.04 18:34:12 -05'00'

JOSE M. DELGADO, P.E.
CIVIL ENGINEER
FL. ENG. REG. NO. 68246

PROJECT NAME:

AIRE BOUTIQUE

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

-

DESIGN CONSULTANTS:

JOSE M. DELGADO. P.E.
Consulting Civil Engineer
5200 SW 5th STREET,
CORAL GABLES FL 33134
email: JoseMDelgado.PE@gmail.com
phone: (305) 733-5695

CTRL+S Save your work

PROJECT NO.:

-

DESIGNED BY:

J.M.

DRAWN BY:

J.M.

CHECKED BY:

J.M.D.

DATE

-/-/2025

REVISIONS

Issue	Issue date / For

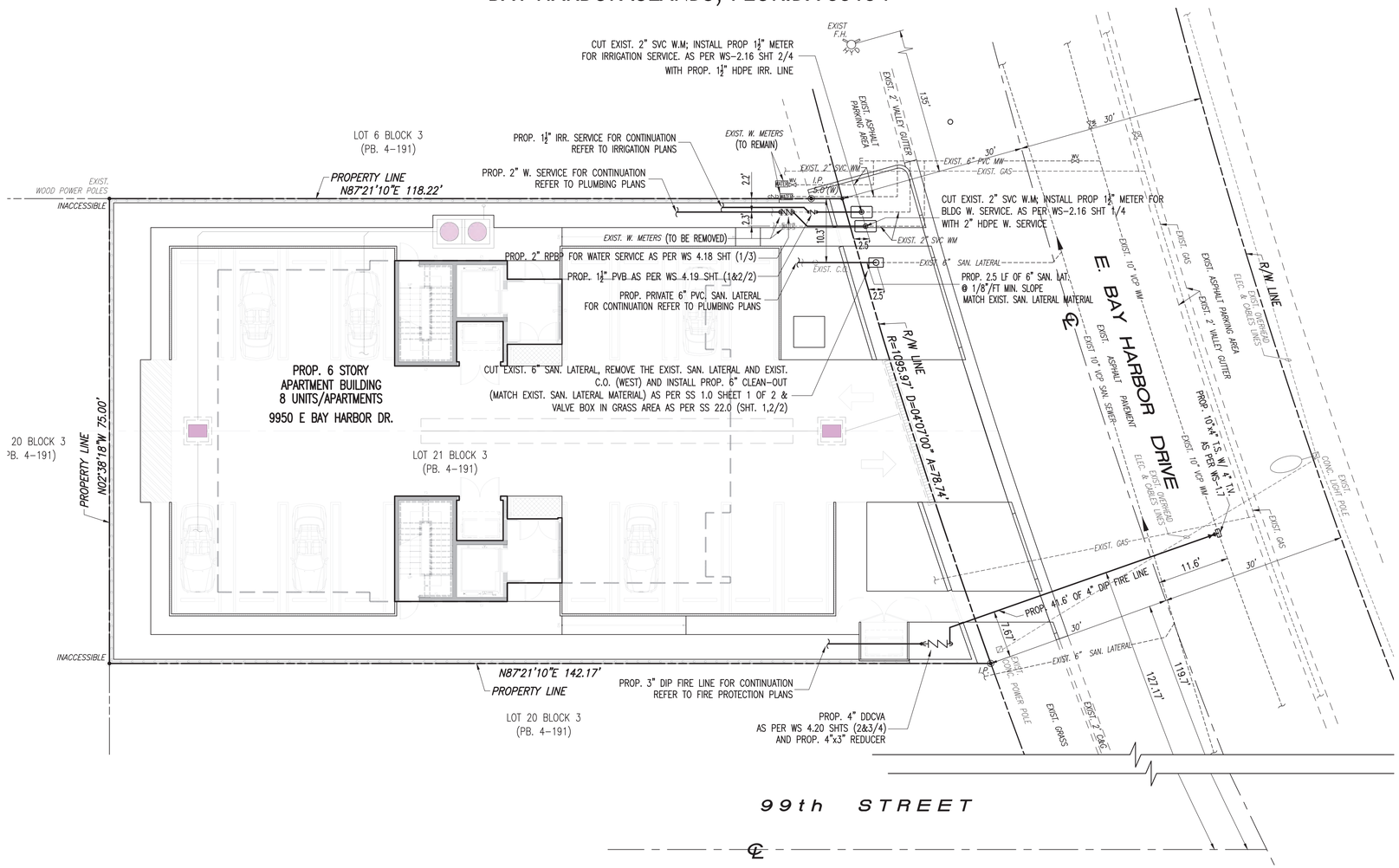
DRAWING TITLE:

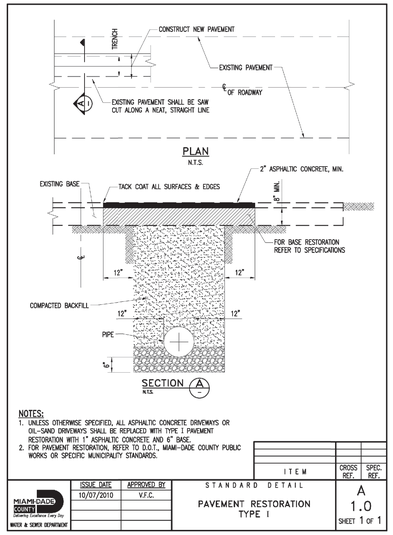
STORM WATER/SOIL EROSION CONTROL PLAN

SHEET ID:

C-1.3

AIR BOUTIQUE
BAY HARBOR ISLANDS, FLORIDA 33154


CUT EXIST. 2" SVC W.M; INSTALL PROP 1½" METER FOR IRRIGATION SERVICE. AS PER WS-2.16 SHT 2/4 WITH PROP. 1½" HDPE IRR. LINE
EXIST F.H.
LOT 6 BLOCK 3 (PB. 4-191)
PROP. 1½" IRR. SERVICE FOR CONTINUATION REFER TO IRRIGATION PLANS
EXIST. W. METERS (TO REMAIN)
PROP. 2" W. SERVICE FOR CONTINUATION REFER TO PLUMBING PLANS
EXIST. WOOD POWER POLES
INACCESSIBLE
PROPERTY LINE N87°21'10"E 118.22'
EXIST. ASPHALT PARKING AREA
EXIST. 2" VALLEY GUTTER
EXIST. 2" SVC. WM
EXIST. 6" PVC MW
EXIST. GAS
I.P.
CUT EXIST. 2" SVC W.M; INSTALL PROP 1½" METER FOR BLDG W. SERVICE. AS PER WS-2.16 SHT 1/4 WITH 2" HDPE W. SERVICE
EXIST. W. METERS (TO BE REMOVED)
PROP. 2" RPBP FOR WATER SERVICE AS PER WS 4.18 SHT (1/3)
PROP. 1½" PVB AS PER WS 4.19 SHT (1&2/2)
PROP. PRIVATE 6" PVC SAN. LATERAL FOR CONTINUATION REFER TO PLUMBING PLANS
EXIST. C.O.
EXIST. 6" SAN. LATERAL
PROP. 2.5 LF OF 6" SAN. LAT. @ 1/8"/FT MIN. SLOPE MATCH EXIST. SAN. LATERAL MATERIAL
E. BAY HARBOR DRIVE
EXIST. 10" VCP WM
EXIST. 10" VCP SAN. SEWER
EXIST. ASPHALT PAVEMENT
ELEC. & CABLES OVERHEAD
EXIST. POWER POLE
EXIST. GAS
EXIST. ASPHALT PARKING AREA
EXIST. 2' VALLEY GUTTER
R/W LINE
PROP. 10"x4" 45° M.J. TEE AS PER WS-1.7
PROP. 10"x6" 45° M.J. TEE AS PER WS-1.7
PROP. 6" GATE VALVE AS PER WS-1.7
PROP. 6" VALVE BOX



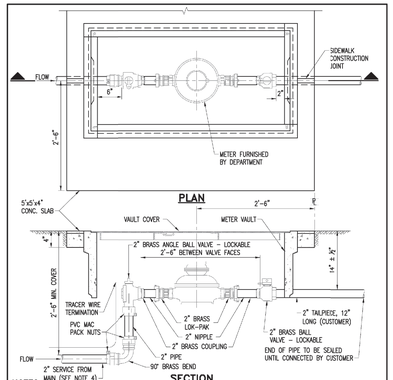
NOTES:
1. UNLESS OTHERWISE SPECIFIED, ALL ASPHALTIC CONCRETE DRIVEWAYS OR OIL-SAND DRIVEWAYS SHALL BE REPLACED WITH TYPE I PAVEMENT RESTORATION WITH 1" ASPHALTIC CONCRETE AND 6" BASE.
2. FOR PAVEMENT RESTORATION, REFER TO D.O.T., MIAMI-DADE COUNTY PUBLIC WORKS OR SPECIFIC MUNICIPALITY STANDARDS.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
10/07/2010	V.F.C.

STANDARD DETAIL
PAVEMENT RESTORATION TYPE I

A 1.0 SHEET 1 OF 1



NOTES:
1. USE 2"x4" METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6-W1.4xW1.4 W.M.M.
3. A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE MUST BE ATTACHED TO WATER MAIN AND EXTEND INTO THE WATER METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.
6. METER BOX SHALL BE INSTALLED BETWEEN TWO SEPARATE FLAGS OF CONCRETE.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

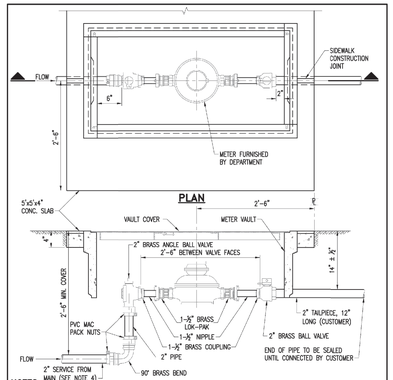
TYPICAL SERVICE PLAN	WS# 4.10
2"x4" METER VAULT	WS 2.17

ITEM	CROSS REF.	SPEC. REF.

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

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

WS 2.16 SHEET 1 OF 4



NOTES:
1. USE 2"x4" METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6-W1.4xW1.4 W.M.M.
3. A TEN GAUGE DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE MUST BE ATTACHED TO RECLAIMED WATER MAIN AND EXTEND INTO THE METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.
6. FOR SIDEWALK CONDITIONS, METER BOX SHALL BE INSTALLED IN A SINGLE CONCRETE SIDEWALK FLAG.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

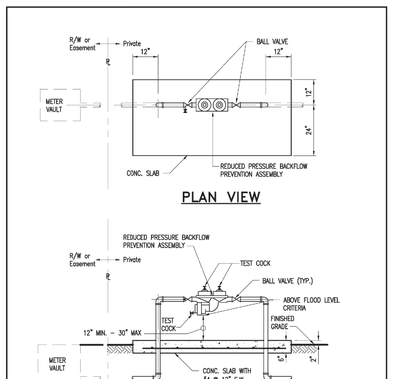
TYPICAL SERVICE PLAN	WS# 10
2"x4" METER VAULT	WS#3.17

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
5/31/2013	E.A.V.

STANDARD DETAIL
TYPICAL 2" SERVICE INSTALLATION WITH A 1-½" METER

WS 2.16 SHEET 2 OF 4



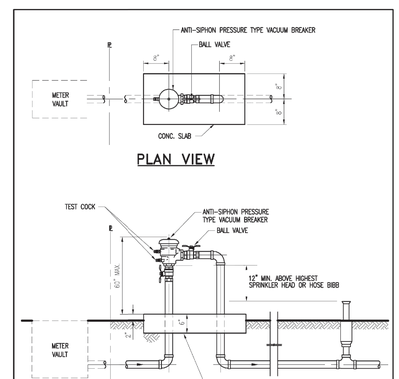
GUARD POST DETAIL	WS 4.5

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
6/26/2012	F.A.
3/22/2022	S.G.

STANDARD DETAIL
REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR WATER SERVICE 3/4" THRU 2"

WS 4.18 SHEET 1 OF 3



GUARD POST DETAIL	WS4.5	WS 0.0

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
11/01/2006	V.E.F.

STANDARD DETAIL
PRESSURE VACUUM BREAKER IRRIGATION SYSTEM ONLY

WS 4.19 SHEET 1 OF 2

NOTES:

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

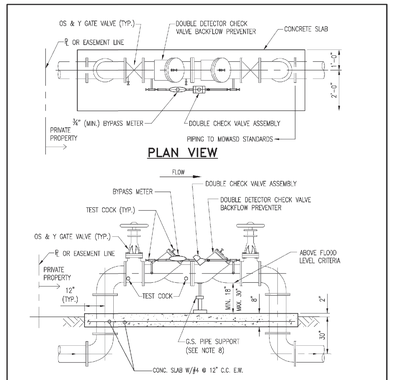
XXXXX	XX 0.0	XX 0.0

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
11/01/2006	V.E.F.

STANDARD DETAIL
PRESSURE VACUUM BREAKER IRRIGATION SYSTEM -NOTES-

WS 4.19 SHEET 2 OF 2



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

GUARD POST DETAIL	WS 4.5

ITEM	CROSS REF.	SPEC. REF.

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

STANDARD DETAIL
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE

WS 4.20 SHEET 2 OF 4

NOTES:

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POST SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. ALL JOINTS SHALL BE FLANGED OR RESTRAINED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
5. ALL ABOVE GROUND PIPING AND EQUIPMENT, EXCEPT FOR BRASS AND STAINLESS STEEL PORTIONS, SHALL BE FINISHED WITH RED ENAMEL PAINT (KOP-COAT 050B LEAD-FREE), IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. THE DEPARTMENT WILL PROVIDE CHAINS AND LOCKS FOR GATE VALVES.
7. FOR RETROFIT PROJECTS, REPLACE THE EXISTING SINGLE CHECK VALVE DEVICE WITH A SPOOL PIECE AND INSTALL A NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY WITHIN PRIVATE PROPERTY.
8. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
9. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
10. ALL OUTLETS SHALL BE PLUGGED WITH BRASS PLUGS.

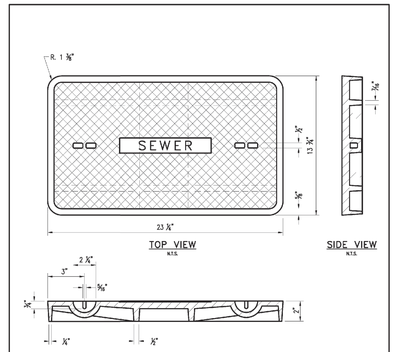
GUARD POST DETAIL	WS 4.5

ITEM	CROSS REF.	SPEC. REF.

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

STANDARD DETAIL
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE NOTES

WS 4.20 SHEET 3 OF 4



NOTES:
1. CAST IRON LID TO BE A MODIFIED VERSION OF USF No. 7715 (OR EQUIVALENT) WITHOUT BOLT HOLES, MARKED "SEWER" AND A.D.A. COMPLIANT FOR USE IN SIDEWALKS. LID WT.: APPROX. 55 LBS.

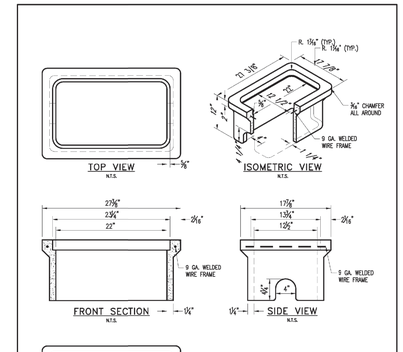
WYE BRANCH CONNECTION	SS 1.0

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
01/14/2010	V.F.C.

STANDARD DETAIL
SANITARY SEWER CLEAN-OUT LID DETAIL

SS 22.0 SHEET 1 OF 2



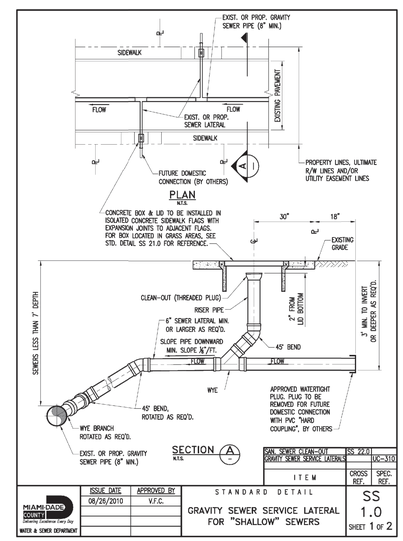
WYE BRANCH CONNECTION	SS 1.0

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
01/14/2010	V.F.C.

STANDARD DETAIL
SANITARY SEWER CLEAN-OUT CONCRETE BOX DETAIL

SS 22.0 SHEET 2 OF 2



SAN. SEWER CLEAN-OUT GRAVITY SEWER SERVICE LATERALS	SS 22.01	
		WC-1/0

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
08/26/2010	V.F.C.

STANDARD DETAIL
GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS

SS 1.0 SHEET 1 OF 2

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!

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ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
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CIVIL ENGINEER :

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY JOSE M. DELGADO, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

JOSE M. DELGADO LICENSE No. 68246 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jose M. Delgado
Digitally signed by Jose M. Delgado
Date: 2025.11.04 18:35:33 -05'00'

JOSE M. DELGADO, P.E.
CIVIL ENGINEER
FL. ENG. REG. NO. 68246

PROJECT NAME:

AIRE BOUTIQUE

PROJECT ADDRESS

9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

OWNER / CLIENT:

-

DESIGN CONSULTANTS:

JOSE M. DELGADO, P.E.
Consulting Civil Engineer
5200 SW 5th STREET,
CORAL GABLES FL 33134
email: JoseMDelgado.PE@gmail.com
phone: (305) 733-5695

CTRL+S Save your work

PROJECT NO.:

-

DESIGNED BY:

J.M.

DRAWN BY:

J.M.

CHECKED BY:

J.M.D.

DATE

-/-/2025

REVISIONS

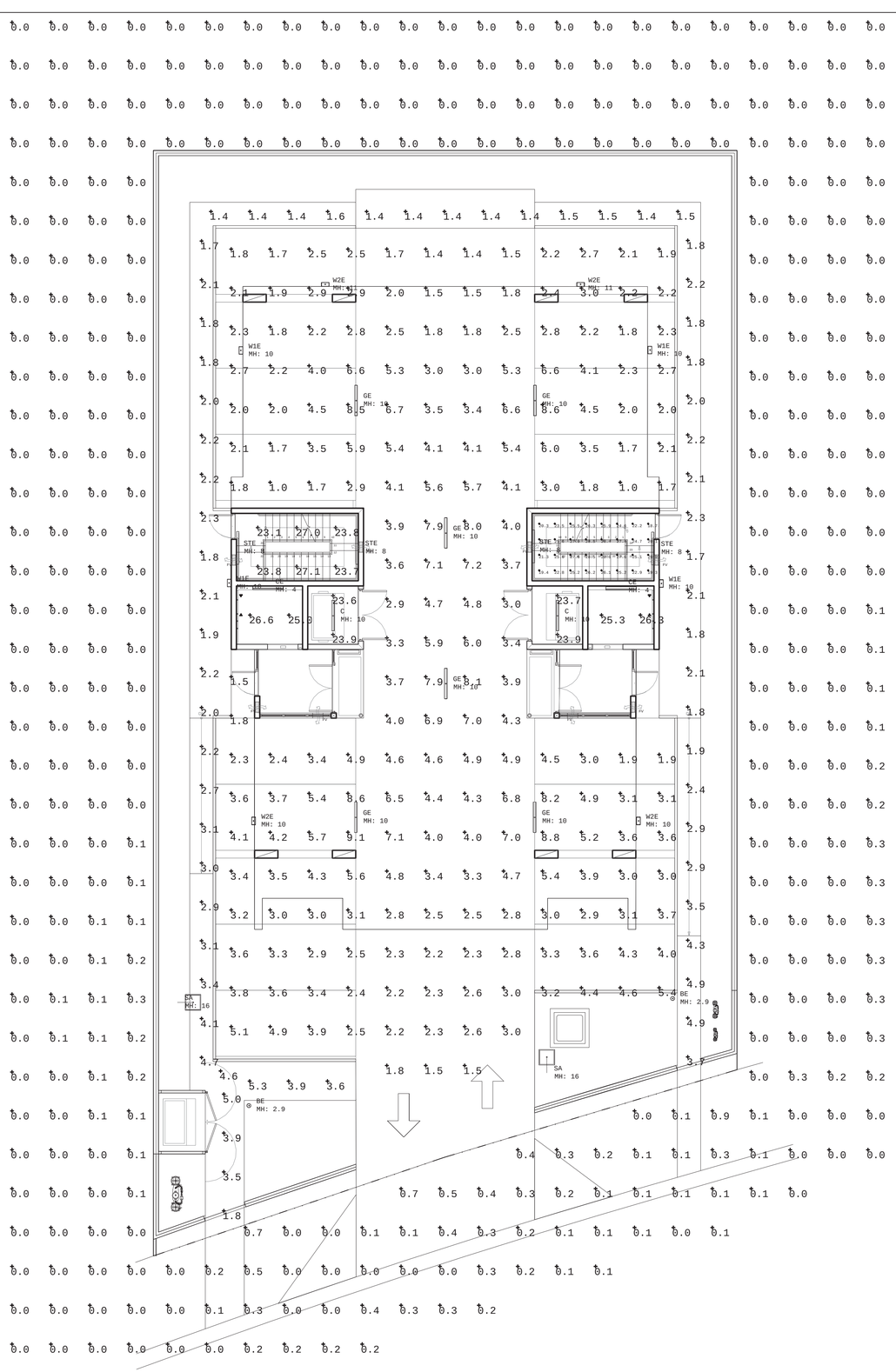
Issue	Issue date / For

DRAWING TITLE:

WATER & SEWER DETAILS

SHEET ID:

C-2.1



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	BE	Single	PIL INDEX+-33-360-18W-4K-XX-UNV-NA (Connected to Inverter)	0.900	2120	17	34
	2	C	Single	Viscor Lighting LSVB48-LED83550KS028/039/049LSUN3 (HO)	0.900	4913	33.1	66.2
	2	CE	Single	Viscor Lighting LSVB48-LED83550KS028/039/049LSUN3-B39 (HO)	0.250	4913	33.1	66.2
	6	GE	Single	Viscor Lighting LSVB48-LED83550KS028/039/049LSUN3-B39 (LO)	0.400	2843	18.9	113.4
	2	SA	Single	Xtra Light VNTS-5000L-40K-DIM-4M-N-XX-XX-HSS	0.900	3514	36	72
	4	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.200	5107	46.6	186.4
	4	W1E	Single	Rayon Lighting T630LED-10W-40K-UNV-T2-BZ-G2-EM8W	0.400	1063	9.66	38.64
	4	W2E	Single	Rayon Lighting T630LED-10W-40K-UNV-T4-BZ-G2-EM8W	0.400	1070	9.66	38.64

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Elevator Shaft #1_Floor	Illuminance	Fc	7.25	7.5	7.0	1.04	1.07
Elevator Shaft #2_Floor	Illuminance	Fc	7.30	7.5	7.1	1.03	1.06
Parking Garage	Illuminance	Fc	1.46	3.8	0.2	7.30	19.00
Sidewalk	Illuminance	Fc	1.19	3.4	0.5	2.38	6.80
Stair #1_Floor	Illuminance	Fc	5.83	6.3	5.5	1.06	1.15
Stair #2_Floor	Illuminance	Fc	5.83	6.7	4.6	1.27	1.46

FIRST LEVEL.
01 ELECTRICAL PHOTOMETRIC NORMAL POWER
Scale: 1/8" = 1'

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ARCHITECTURE + INTERIOR DESIGN

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.10.15 16:02:26 -04'00'

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS:

9950 E BAY HARBOR DR BAY HARBOR ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

PROJECT NO.: 182

DESIGNED BY: OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 06/09/2025

REVISIONS:

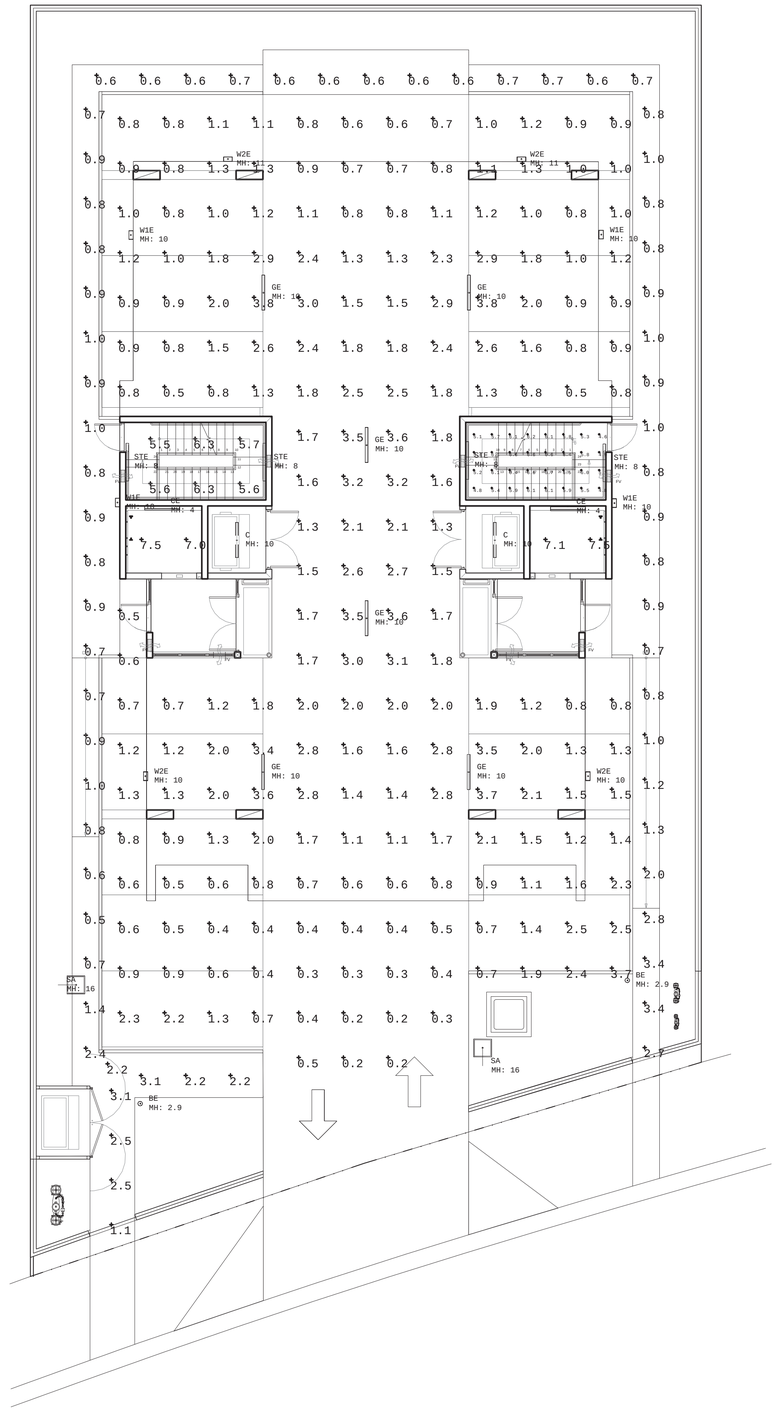
Issue	Issue date / For
01	10.14.25 / DRC comments

DRAWING TITLE:

FIRST LEVEL.
ELECTRICAL PHOTOMETRIC NORMAL POWER

SHEET ID:

01 **PH-01**



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Stair #2_Floor	Illuminance	Fc	5.83	6.7	4.6	1.27	1.46

01 FIRST LEVEL. ELECTRICAL PHOTOMETRIC EMERGENCY

Scale: 1/8" = 1'

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ARCHITECT OF RECORD:

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Digitally signed by Ariel Valdes
Date: 2025.10.15 16:03:42 -04'00'

ARIEL VALDES, AIA
Florida Registration No.: AR96144

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS:

9950 E BAY HARBOR DR BAY HARBOR ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

PROJECT NO.: 182

DESIGNED BY: OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

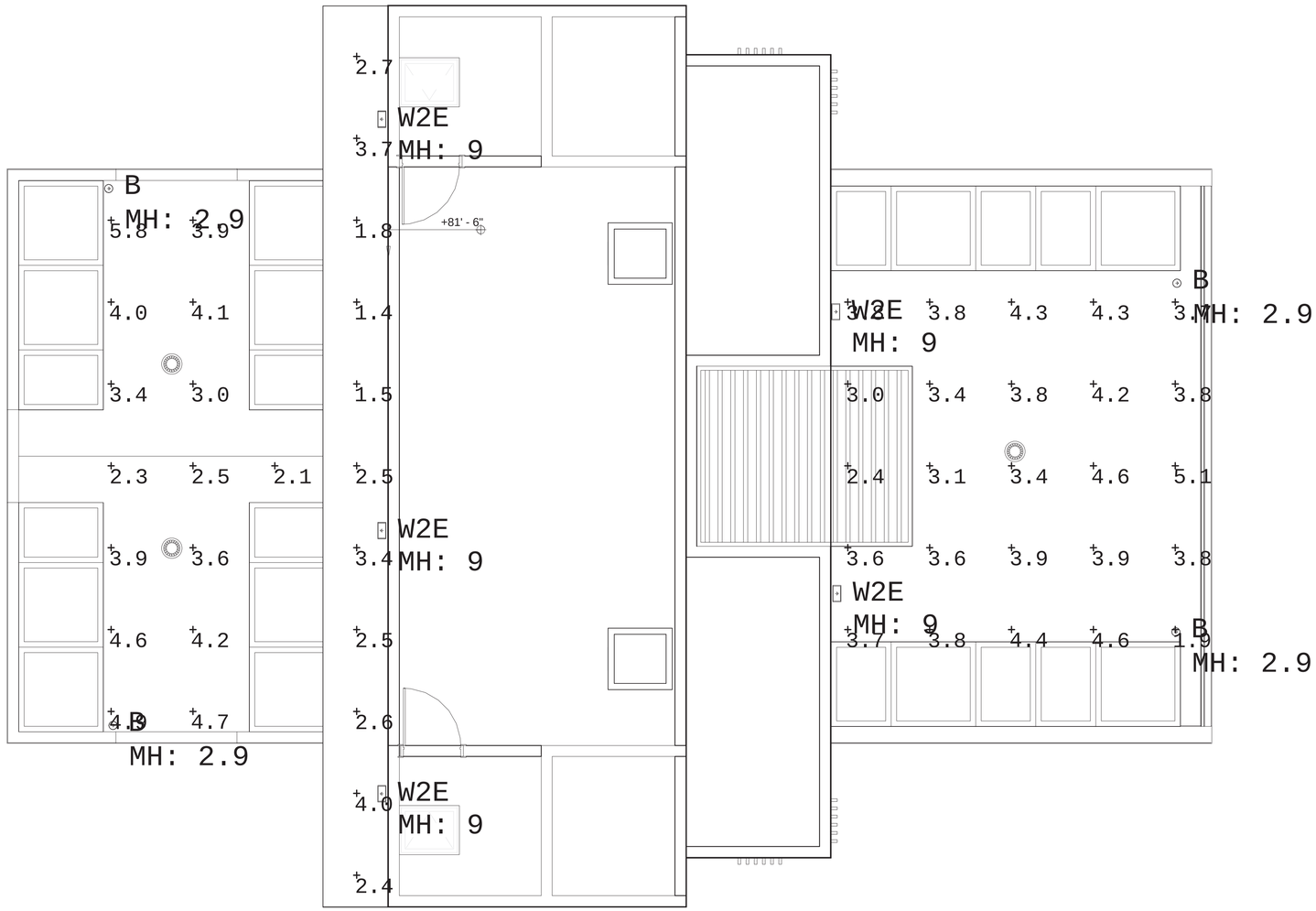
DATE: 06/09/2025

REVISIONS

Issue	Issue date / For
01	10.14.25 / DRC comments

DRAWING TITLE: FIRST LEVEL. ELECTRICAL PHOTOMETRIC EMERGENCY

SHEET ID: 01 **PH-01**



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
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	5	W2E	Single	Rayon Lighting T630LED-10W-40K-UNV-T4-BZ-G2-EM8W	0.900	1070	9.66	48.3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roof	Illuminance	Fc	3.52	5.8	1.4	2.51	4.14

01 ROOFTOP ELECTRICAL PHOTOMETRIC NORMAL POWER

Scale: 1/4" = 1'

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.12.02 10:20:31 -05'00'

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR DR BAY HARBOR ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 182
DESIGNED BY: OSCAR GONZALEZ / N. SANTAMARIA
DRAWN BY: N. SANTAMARIA / A. MURGA
CHECKED BY: A. VALDES
DATE: 06/09/2025

REVISIONS

Issue	Issue date / For
03	11.19.25 / DRC comments

DRAWING TITLE:

ROOFTOP ELECTRICAL PHOTOMETRIC NORMAL POWER

SHEET ID:

PH-03

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	4	B	Single	PIL INDEX+-33-360-18W-4K-XX-UNV-NA	0.900	2120	17	68
▯	5	W2E	Single	Rayon Lighting T630LED-10W-40K-UNV-T4-BZ-G2-EM8W	0.600	1070	9.66	48.3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roof	Illuminance	Fc	1.20	2.2	0.3	4.00	7.33

01 ROOFTOP ELECTRICAL PHOTOMETRIC EMERGENCY

Scale: 1/4" = 1'

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ARCHITECT OF RECORD:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

AIRE BOUTIQUE APARTMENT BUILDING

PROJECT ADDRESS

9950 E BAY HARBOR
DR BAY HARBOR
ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

MG3 GROUP

PROJECT NO.: 182

DESIGNED BY: OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY: N. SANTAMARIA / A. MURGA

CHECKED BY: A. VALDES

DATE: 06/09/2025

REVISIONS

Issue	Issue date / For
03	11.19.25 / DRC comments

DRAWING TITLE:

ROOFTOP ELECTRICAL PHOTOMETRIC EMERGENCY

SHEET ID:

PH-04

AGENDA ITEM REPORT
January 15, 2026

ITEM NUMBER: 2.

ITEM: Review and discussion of the Site Plan Application by 9291 EBH LTD, to construct a new 33-unit multi-family development to be located at 9291-9301 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner, Lorrainia Belle.

DESCRIPTION:
Owner's Name: 9291 EBH LTD
Folio: 13-2227-001-0130 & 13-2227-001-0140
Property Address: 9291 & 9301 East Bay Harbor Drive
Zoning District: RM-1
Legal Description: Lots 14-16 of Block 1

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

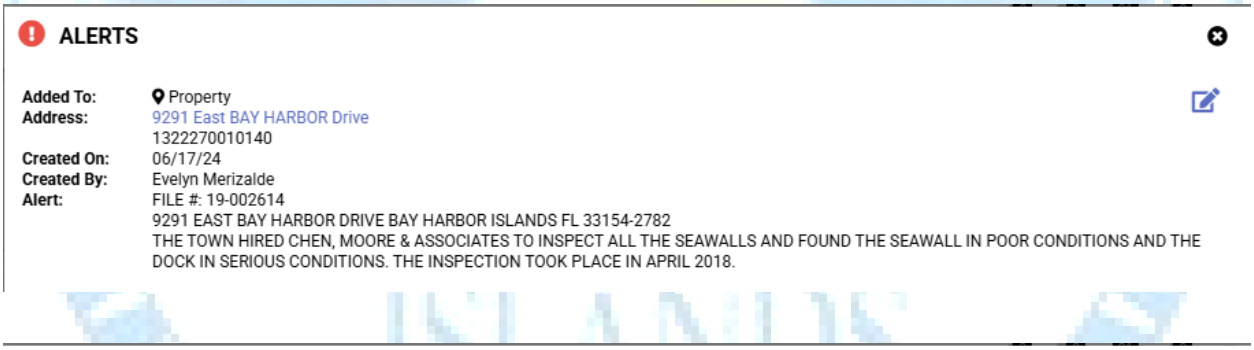
1.	9291-9301 EBH Drive DRC Staff Report (HOLD) 1.15.2026
2.	DRC Application SPR26-000001
3.	Letter of Intent - 9291 EBH LTD 2025.12.23 Final
4.	Impact Analysis Report
5.	18250.01_Perc_Letter_9291 East Bay Harbor Drive _Bay Harbor Islands_Bay Harbor Dev LLC _12-22-25
6.	2025-12-19 9301-9291 East Bay Harbor Drive Traffic Statement S&S
7.	9291-9301 EBH Drive DRC Set 1.15.2026
8.	9291 L-1_MCA#2
9.	9291 L-2_MCA#2
10.	9291 TD-1_MCA

Town of Bay Harbor Islands, FLORIDA
Design Review Committee
STAFF COMMENTS

PREPARED BY: Lorrainia Belle, Town Planner
ADDRESS: 9291- 9301 E Bay Harbor Drive
PROJECT# SPR26-000001
APPLICANT: Matthew Armster, Bercow Radell Ferndez Larkin & Tapanes

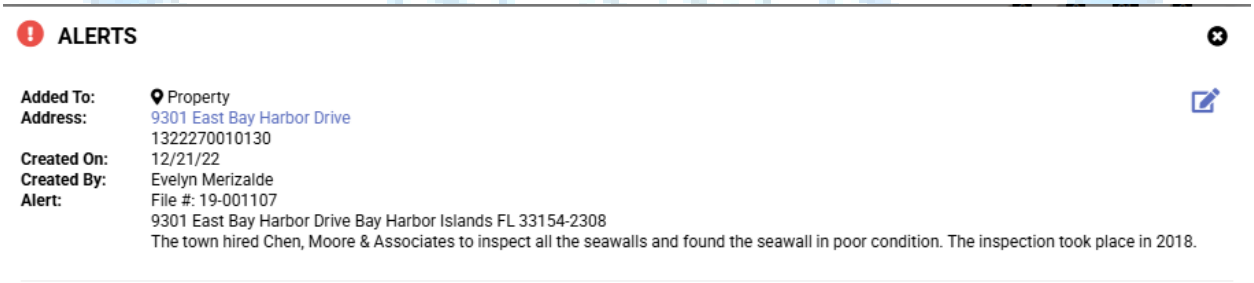
Comment(s):

Please be advised that the project for 9291 E Bay Harbor Drive has been placed on hold due to an outstanding code violation associated with the property. The applicant must contact the Code Department to address all concerns and close the case. The Town Planner's review comments will be issued, and processing will resume, only after the violation has been cleared.



ALERTS

Added To: Property
Address: 9291 East BAY HARBOR Drive
1322270010140
Created On: 06/17/24
Created By: Evelyn Merizalde
Alert: FILE #: 19-002614
9291 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS FL 33154-2782
THE TOWN HIRED CHEN, MOORE & ASSOCIATES TO INSPECT ALL THE SEAWALLS AND FOUND THE SEAWALL IN POOR CONDITIONS AND THE DOCK IN SERIOUS CONDITIONS. THE INSPECTION TOOK PLACE IN APRIL 2018.



ALERTS

Added To: Property
Address: 9301 East Bay Harbor Drive
1322270010130
Created On: 12/21/22
Created By: Evelyn Merizalde
Alert: File #: 19-001107
9301 East Bay Harbor Drive Bay Harbor Islands FL 33154-2308
The town hired Chen, Moore & Associates to inspect all the seawalls and found the seawall in poor condition. The inspection took place in 2018.

APPLICATION FOR SITE PLAN REVIEW

Town Council

Joshua D. Fuller
Mayor

Elizabeth Tricoche
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Town Officials

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

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

Folio # 13-2227-001-0130 & 13-2227-001-0140

Size of described property 33,750 square feet

Project Description Residential Development Units 33 units

Owner(s) Name 9291 EBH LTD, c/o Mitchell Cohen

Mailing Address PO BOX 546886

City Surfside State FL Zip 33154

Phone Number (416) 565-7902 Email mitchellc@westdaleproperties.com

Signature of Owner

Name of Applicant (if different from owner) N/A

Mailing Address N/A

City N/A State N/A Zip N/A

Phone Number N/A Email N/A

Signature of Applicant N/A

Name of Representative Matthew Amster, Bercow Radell Fernandez Larkin & Tapanes

Mailing Address 200 South Biscayne Boulevard

City Miami State FL Zip 33131

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

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 12/23/25 By Larry Wentworth

Process Number SPR26-000001 Fee Paid $ 3,000.00

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

December 23, 2025

Lorrainia Belle, Town Planner
Town of Bay Harbor Islands
1035 95 Street, Trailer 3
Bay Harbor Islands, Florida 33154

Re: Letter of Intent for Site Plan Review Application for Property Located at 9291 and 9301 East Bay Harbor Drive, Bay Harbor Islands, FL, 33154

Dear Ms. Belle:

This law firm represents 9291 EBH LTD (the "Applicant"), the owner of the properties located at 9291 and 9301 East Bay Harbor Drive, Bay Harbor Islands, FL 33154 (collectively, the "Property"). See Exhibit A, Property Appraiser Records. Please accept this letter as the Applicant's required letter of intent in support of a site plan approval application for the Property.

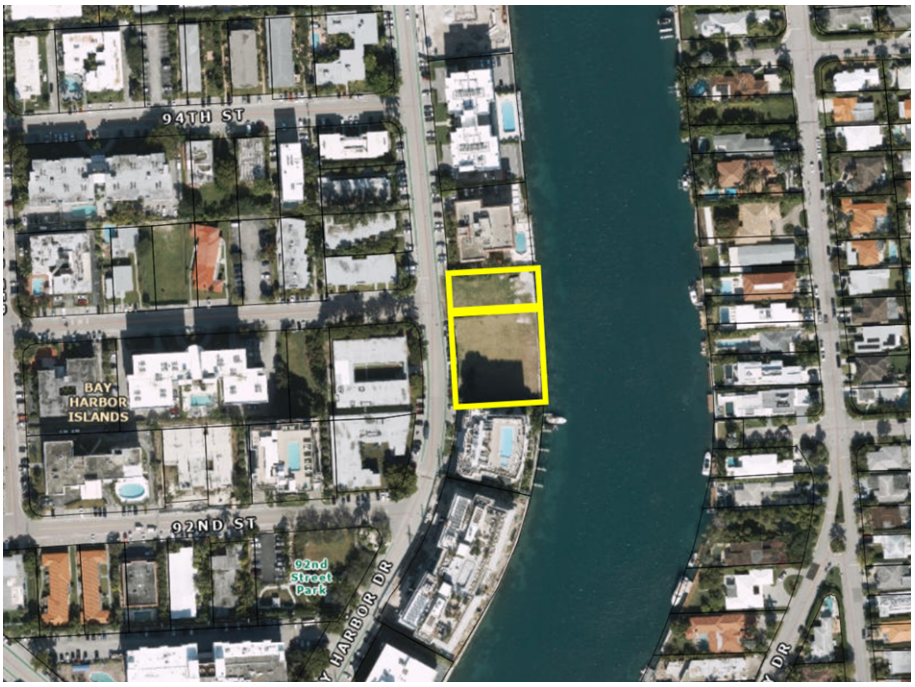


Figure 1, Aerial of the Property

Property. The Property, shown in Figure 1 and further identified by Miami-Dade County Property Appraiser Folio Nos. 13-2227-001-0140 & 13-2227-001-0130, is vacant. The Applicant recently demolished the prior residential condominium on the 9291 parcel to make way for new development. The Property is approximately 33,750 square feet (0.775 acres) in size and is zoned RM-1. The surrounding area contains a mix of commercial uses, hotels and multifamily apartment buildings of varying heights, including a seven (7) story condominium building to the north of the Property and a multi-story condominium complex to the south of the Property. To the west of the Property are various condominiums and multi-family buildings.

Proposed Development. The Applicant proposes to develop a modern and elegant thirty-three (33) unit[1] residential building, with parking at the ground level, and a roof pool deck (the "Project"). The Project is a design collaboration between Gehry Partners and Kobi Karp Architecture and Interior Design. Lush landscaping will be incorporated along the ground floor and rooftop deck, complementing an architectural design that has been deliberately refined to reduce the perceived mass of the structure. The Project employs varied building forms and articulated façades to break up the overall scale and create visual interest, resulting in a context-sensitive development. To accommodate its creative design, the Project provides surface parking, with 69 total parking spaces, including ADA parking spaces. Balconies within the development are designed with semi-glass railings to further enhance transparency and depth along the building's elevations. Collectively, these design strategies create a visually engaging and attractive street frontage, providing an enhanced pedestrian experience and a pleasant view for Town residents.

Requests. The Project is designed in response to the spatial constraints of the Property, including parking, setback, and building length regulations. Consistent with the flexibility expressly provided in the Town's Code of Ordinances (the "Code"), the Applicant respectfully requests the following approvals to allow a context-sensitive design that minimizes perceived massing, preserves adequate parking, and enhances the streetscape.

Breezeway. Pursuant to Section 23-11(B)(1)(6) of the Code, the Applicant requests approval to satisfy the maximum building length requirement through enhanced architectural articulation and façade detailing in lieu of a physical breezeway. While the proposed building exceeds 120 feet in length, the Project incorporates a pronounced central pushback zone utilizing flexible setbacks, varied massing, and articulated façades that visually divide the structure into four vertical segments and significantly reduce its perceived scale. These features

[1] Base density allows twenty-six (26) units and the Applicant will separately seek seven (7) private Transfer of Development Rights.

achieve the same intent as a breezeway by breaking up the building mass and creating visual relief, consistent with the Code's express allowance for design-based alternatives.

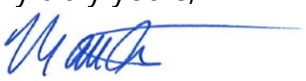
Flexible Setbacks. Pursuant to Section 23-11(B)(1)(4) of the Code, the Applicant requests approval to utilize the flex setback provisions to allow limited encroachments into the required front yard setback. The proposed encroachments are an integral component of the Project's creative architectural design and are directly related to the building form used to satisfy the breezeway requirement through enhanced architectural articulation. Specifically, the Project incorporates a pronounced central recessed massing that visually divides the building and provides the architectural variation and mass reduction typically achieved through a breezeway. To create this recessed form and associated variation in building shape, modest encroachments are utilized at the northern and southern portions of the front of the structure. These encroachments do not exceed one-third of the allowable building length

Tandem Parking. Pursuant to Section 23-30(f) of the Code, the Applicant requests approval to utilize tandem parking as part of the Project's parking strategy. The Project provides parking beneath the building and within the required parking setback areas, with tandem spaces incorporated to efficiently meet parking requirements within the limited site area. This approach conserves space, supports the Project's design, and aligns with the Code's express encouragement of innovative parking solutions, which include tandem parking spaces.

Conclusion. The Project has been thoughtfully designed in furtherance of the Town's vision for high-quality, resilient, and context-sensitive development. Through enhanced architectural articulation and varied massing the Project achieves the design objectives of the Code while minimizing perceived scale and creating an attractive and engaging street frontage. For these reasons, the Applicant respectfully requests a favorable recommendation and approval of the application.

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

Very truly yours,



Matthew Amster

Attachment

cc: Mark Royero, Esq.

EXHIBIT A

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 12/22/2025

PROPERTY INFORMATION

Folio	13-2227-001-0140
Property Address	9291 E BAY HARBOR DR BAY HARBOR ISLANDS, FL 33154-0000
Owner	9291 EBH LTD
Mailing Address	1133 NORMANDY DR MIAMI BEACH, FL 33141
Primary Zone	3701 MULTI-FAMILY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	22,500 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	$7,875,000	$7,875,000	$7,312,500
Building Value	$0	$10,000	$10,000
Extra Feature Value	$0	$0	$0
Market Value	$7,875,000	$7,885,000	$7,322,500
Assessed Value	$7,875,000	$7,885,000	$7,322,500

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023

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

TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 12/22/2025

Property Information

Folio: 13-2227-001-0140
Property Address: 9291 E BAY HARBOR DR

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	**Muni Zone**	**PA Zone**	**Unit Type**	**Units**	**Calc Value**
GENERAL	RM-1	3701	Square Ft.	22,500.00	$7,875,000

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 12/22/2025

Property Information

Folio: 13-2227-001-0140
Property Address: 9291 E BAY HARBOR DR

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RE	4500	Square Ft.	22,500.00	$7,875,000

BUILDING INFORMATION

The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1966	5,773	5,773	5,773	
1	2	1966	1,821	1,821	1,477	
1	3	1966	32,554	32,554	28,344	

EXTRA FEATURES

The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.

Description	Year Built	Units	Calc Value
Pool COMM BETTER 3-6' dpth, tile 20x40 av size	1966	450	
Paving - Asphalt	1966	9,520	
Patio - Concrete Slab	1966	1,200	
Elevator - Passenger	1966	5	
Dock - Wood on Light Posts	1966	48	
Dock - Concrete Griders on Concrete Pilings	1966	240	
Central A/C (Aprox 400 sqft/Ton)	1966	66	

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 12/22/2025

Property Information

Folio: 13-2227-001-0140
Property Address: 9291 E BAY HARBOR DR

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RE	4500	Square Ft.	22,500.00	$7,312,500

BUILDING INFORMATION

The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1966	5,773	5,773	5,773	
1	2	1966	1,821	1,821	1,477	
1	3	1966	32,554	32,554	28,344	

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Dock - Wood on Light Posts	1966	48	
Dock - Concrete Griders on Concrete Pilings	1966	240	
Central A/C (Aprox 400 sqft/Ton)	1966	66	

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 12/22/2025

Property Information

Folio: 13-2227-001-0140
Property Address: 9291 E BAY HARBOR DR

FULL LEGAL DESCRIPTION

BAY HARBOR ISLAND PB 46-5
LOTS 15 & 16 BLK 1
LOT SIZE 150.000 X 150
OR 16494-3763 0794 4

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2022	$11,250,000	33328-3335	Transfer where the sale price is verified to be part of a package or bulk sale.
07/01/1994	$0	16494-3763	Sales which are disqualified as a result of examination of the deed
06/01/1994	$1,795,000	16423-5147	Sales which are qualified
04/01/1989	$1,356,400	14122-0223	Sales which are qualified
12/01/1986	$1,000,000	13121-0182	Sales which are qualified

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 12/22/2025

PROPERTY INFORMATION

Folio	13-2227-001-0130
Property Address	9301 E BAY HARBOR DR BAY HARBOR ISLANDS, FL 33154-0000
Owner	9291 EBH LTD
Mailing Address	1133 NORMANDY DR MIAMI BEACH, FL 33141
Primary Zone	3701 MULTI-FAMILY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	$3,937,500	$3,937,500	$3,656,250
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$3,937,500	$3,937,500	$3,656,250
Assessed Value	$3,937,500	$3,937,500	$3,656,250

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023

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

TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 12/22/2025

Property Information

Folio: 13-2227-001-0130

Property Address: 9301 E BAY HARBOR DR

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	**Muni Zone**	**PA Zone**	**Unit Type**	**Units**	**Calc Value**
GENERAL	RM-1	3701	Square Ft.	11,250.00	$3,937,500

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 12/22/2025

Property Information

Folio: 13-2227-001-0130
Property Address: 9301 E BAY HARBOR DR

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	**Muni Zone**	**PA Zone**	**Unit Type**	**Units**	**Calc Value**
GENERAL	RE	4500	Square Ft.	11,250.00	$3,937,500

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 12/22/2025

Property Information

Folio: 13-2227-001-0130

Property Address: 9301 E BAY HARBOR DR

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	**Muni Zone**	**PA Zone**	**Unit Type**	**Units**	**Calc Value**
GENERAL	RE	4500	Square Ft.	11,250.00	$3,656,250

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 12/22/2025

Property Information

Folio: 13-2227-001-0130
Property Address: 9301 E BAY HARBOR DR

FULL LEGAL DESCRIPTION

BAY HARBOR ISLAND PB 46-5
LOT 14 BLK 1
LOT SIZE 75 X 150
OR 19688-3913 05 2001 1
COC 23169-4232 02 2005 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/22/2022	$5,526,000	33411-1412	Qual by exam of deed
06/29/2011	$625,000	27742-4586	Qual by exam of deed
09/24/2010	$0	27699-0652	Corrective, tax or QCD; min consideration
01/26/2010	$999,100	27198-3081	Financial inst or "In Lieu of Forclosure" stated
02/01/2005	$2,000,000	23169-4232	Sales which are qualified
05/01/2001	$770,000	19688-3913	Sales which are qualified
01/01/1998	$475,000	17949-0554	Sales which are qualified
05/01/1996	$0	17224-3250	Sales which are disqualified as a result of examination of the deed
02/01/1991	$0	14921-2045	Sales which are disqualified as a result of examination of the deed
12/01/1988	$200,000	14003-3777	Sales which are qualified
06/01/1983	$240,000	11817-2056	Sales which are qualified
01/01/1975	$120,000	00000-00000	Sales which are qualified

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TOWN OF BAY HARBOR ISLANDS, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 9291-9301 East Bay Harbor Drive

Location: 9291-9301 East Bay Harbor Drive, Bay Harbor Islands, FL

Address: 9291 & 9301 East Bay Harbor Drive, Bay Harbor Islands, FL

General Project Description: New 8-story, 33-unit residential condominium building with 69 parking spaces.

Site Square Feet / Acreage: Approximately 33,750 sf / 0.775 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

Prior: 24 units x 200 gallons = 4,800
Proposed: 33 units x 200 gallons = 6,600
Net increase: + 1,800 gallons per capita, per day

Sanitary Sewer

156 gallons per capita, per day

Prior: 24 units x 156 gallons = 3,744
Proposed: 33 units x 156 gallons = 5,148
Net increase: + 1,404 gallons per capita, per day

Solid Waste

0.632 tons per capita, per year

Prior: 24 units x 0.632 tons = 15.17
Proposed: 33 units x 0.632 tons = 20.86
Net increase: + 5.69 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.

December 22, 2025

Mr. Igor Michin
9291 Bay Harbor Development LLC
10301 East Bay Harbor Drive
Bay Harbor Islands, Florida 33154

Re: Letter Report of Field Permeability Tests
9291 East Bay Harbor Drive
Bay Harbor Islands, Florida
NV5 Project No.: 18250.01

Dear Mr. Michin:

NV5, Inc. submits this report in partial fulfillment of the scope of services described in our proposal 25-0977Rev1 dated December 15, 2025. This report describes the procedures used for field permeability testing and presents the data collected.

PURPOSE

The purpose of our work was to perform field permeability testing at the subject site and to prepare this report summarizing the results.

FIELD PERMEABILITY TESTING

NV5 performed two (2) field permeability tests on December 19, 2025. The approximate test location is shown in Drawing 1. The tests were performed in general accordance with the South Florida Water Management District's Usual Open Hole Procedure.

For the test, a roller bit and nominal 12-inch diameter casing was rotated to a test depth of 5 feet below grade. A slotted nominal 6-inch diameter PVC pipe was then installed within the hole. Next, with the borehole open, water was pumped into the borehole to develop a test hydraulic head. Once the hydraulic head was stabilized, the average flow rate into the borehole was recorded. The test was then repeated in the same borehole at 10 feet below the existing grade. A formula developed by the South Florida Water Management District was used to estimate hydraulic conductivity.

The results of the tests are presented on the table below and are appended to this letter on the sheets titled *South Florida Water Management District Usual Open Hole Test*. These sheets also include descriptions of the subsurface conditions encountered at the test locations.

It should be noted that the reported results are un-factored and reflect the conditions at the test location at the time of testing. To account for potential variations in hydraulic conductivity across the site, the designer should apply an appropriate safety factor to the reported values.

TABLE 1 FIELD PERMEABILITY TESTING RESULTS

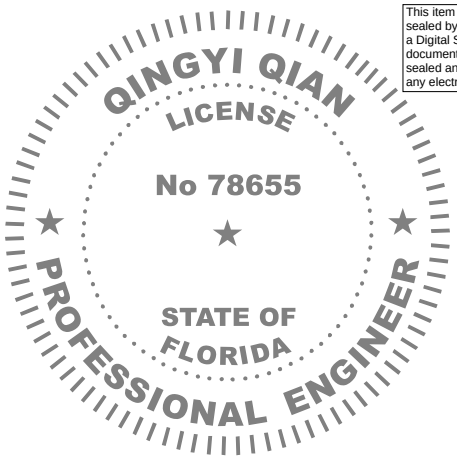
Test ID	Test Depth (ft.)	Hydraulic Conductivity (cfs/ft^2-ft. head)
P-1A	5	4.62×10^{-04}
P-1B	10	2.19×10^{-04}

CLOSURE

We appreciate the opportunity to provide geotechnical engineering services during this phase of the project. We trust that the information presented herein meets your current needs. In the event that you have any questions or if you require additional information, please contact the undersigned.

Sincerely,
NV5, INC.

Cristian Rausseo
Staff Engineer



This item has been digitally signed and sealed by Qingyi Qian on 12/22/2025 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.

Qingyi Qian

Digitally Signed by Qingyi Qian
DN: CN=Qingyi Qian, O=NV5 GLOBAL, INC., OID.2.5.4.97="NTRUS+DE-5021455", L=Hollywood, S=Florida, SERIALNUMBER=MAS20250918504254, C=US
Reason: I have reviewed this document
Date: 2025.12.22 11:06:17-05'00'

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

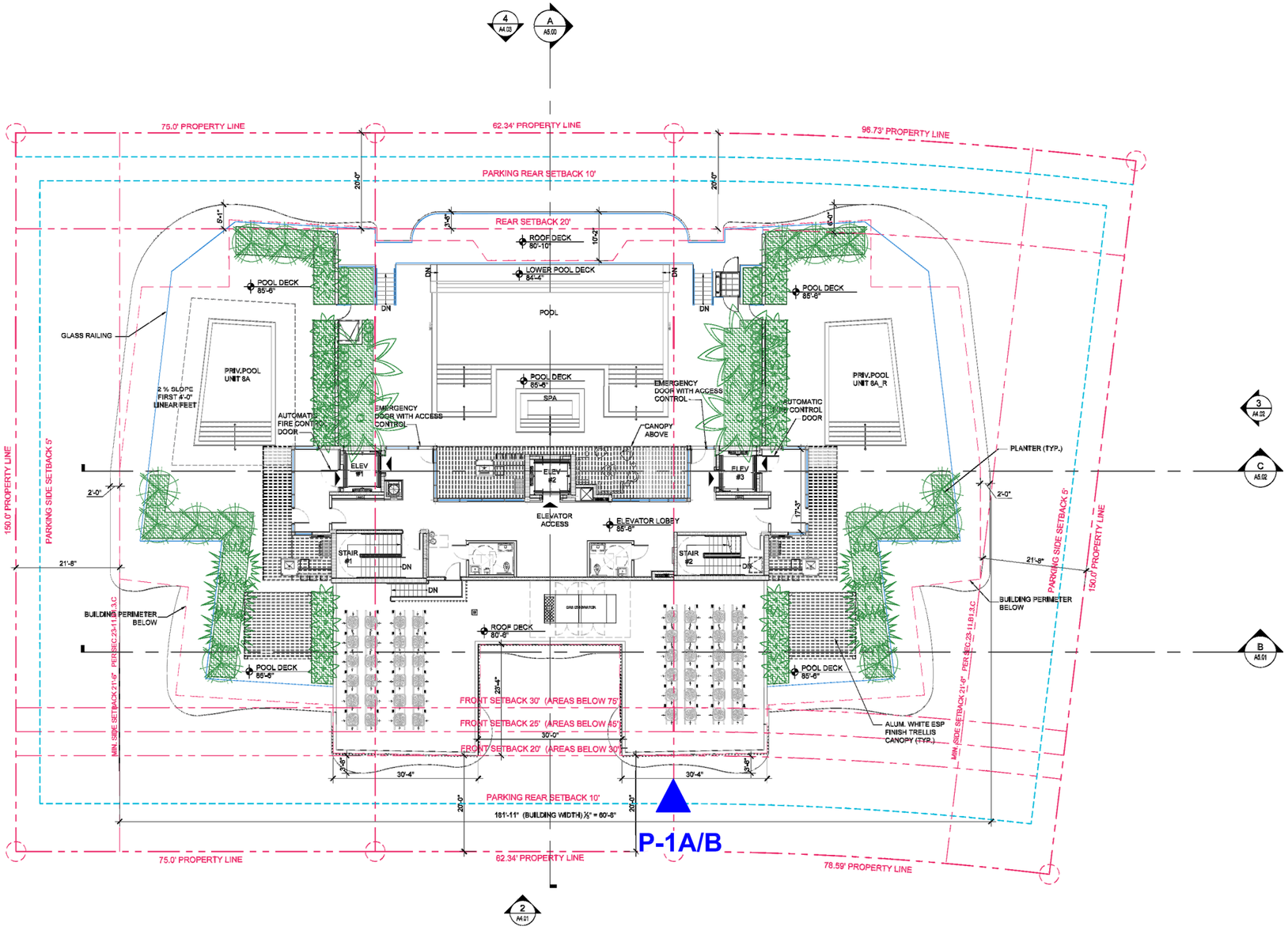
Attachments:

Drawing 1	Vicinity Map & Test Location Plan
Appendix A	Permeability Test Data (A-1 and A-2)

Distribution: Copy to Addressee via Email
Copy to NV5 File

Z:\DOC\NV5 Reports\18250.01_Perc_Letter_9291 East Bay Harbor Drive _Bay Harbor Islands_Bay Harbor Dev LLC _12-22-25.doc

DRAWING



Site Vicinity Map

0 25

Approximate Scale in Feet

LEGEND:

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

NOTES:

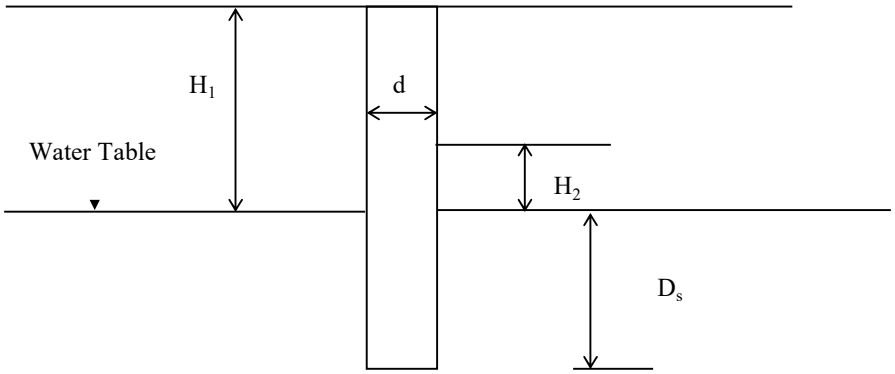
1. The test locations shown are approximate.
2. The test location symbols are not to scale.
3. The base drawing was taken from Sheet A3.03, 9301-9291 East Bay Harbor Dr., Roof Deck Level 9 - Floor Plan, prepared by Kobe Karp, dated November 26, 2025.

NV5	**DRAWING TITLE:** *Site Vicinity Map & Test Location Plan*				**DWN BY:** *CR*
	PROJECT NAME: *9291 East Bay Harbor Drive - Permeability Tests*				**CKD BY:** *22*
	PROJECT LOCATION: *9291 East Bay Harbor Drive, Bay Harbor Islands, Florida*	**PROJECT NO:** *18250.01*	**DATE:** *12/18/2025*	**DWG NO:** *1*	**APD BY** ___

APPENDIX A

PERMEABILITY TEST DATA

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



HYDRAULIC CONDUCTIVITY

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

4.62E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	3.60
2	3.60
3	3.60
4	3.50
5	3.50
6	3.50
7	3.60
8	3.50
9	3.50
10	3.50

Q =	Average Flow Rate =	0.007887 CFS
d =	Diameter of Test Hole =	6.0 inches
H_2 =	Head on Water Table =	3.0 feet
D_s =	Depth below Ground Water Table =	2.0 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.0'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	3.0'	Below Existing Grade
DEPTH OF TEST HOLE :	5.0'	Below Existing Grade
AVERAGE FLOW RATE:	3.54	GPM

SOIL PROFILE :

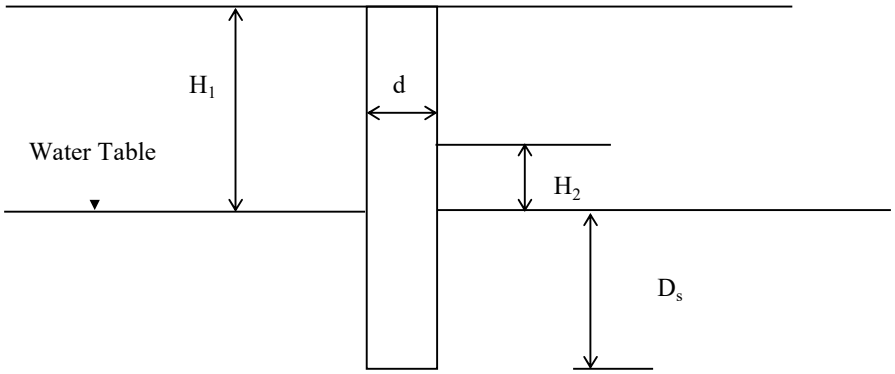
0.0' - 0.2'	2" of Topsoil
0.2' - 5.0'	Gray Sand

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) Borehole opened with at nominal 12 inches diameter casing. K value calculated using PVC diameter of 6 inches.

PERMEABILITY TEST

PROJECT NAME: 9291 East Bay Harbor Drive - Permeability Tests			
PROJECT LOCATION: 9291 East Bay Harbor Drive, Bay Harbor Islands, Florida			
PROJECT NO: 18250.01	**TEST DATE:** 12/19/2025	**TEST NO:** P-1A	
TESTED BY: Estrata Drilling		**CHECKED BY:** QQ	

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



HYDRAULIC CONDUCTIVITY

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

2.19E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	4.00
2	4.00
3	4.00
4	4.00
5	4.00
6	4.00
7	4.00
8	4.00
9	4.00
10	4.00

Q = Average Flow Rate = 0.008912 CFS

d = Diameter of Test Hole = 6.0 inches

H_2 = Head on Water Table = 3.0 feet

D_s = Depth below Ground Water Table = 7.0 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.0'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	3.0'	Below Existing Grade
DEPTH OF TEST HOLE :	10.0'	Below Existing Grade
AVERAGE FLOW RATE:	4.00	GPM

SOIL PROFILE :

0.0' - 0.2'	2" of Topsoil
0.2' - 8.5'	Gray Sand
8.5' - 10.0'	Dark brown Fibrous Peat

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) Borehole opened with at nominal 12 inches diameter casing. K value calculated using PVC diameter of 6 inches.

PERMEABILITY TEST

NV5

PROJECT NAME: 9291 East Bay Harbor Drive - Permeability Tests

PROJECT LOCATION: 9291 East Bay Harbor Drive, Bay Harbor Islands, Florida

PROJECT NO: 18250.01 **TEST DATE:** 12/19/2025 **TEST NO:** P-1B

TESTED BY: Estrata Drilling **CHECKED BY:** QQ

19 December 2025

Michael Miller
Town of Bay Harbor Islands
1030 95th Street
Bay Harbor Islands, Florida 33154

Re: Traffic Generation Statement
9291 East Bay Harbor Drive Residential Development
Bay Harbor Islands, Florida 33154
Langan Project No.: 300386801

Dear Mr. Miller:

Langan Engineering & Environmental Services, LLC prepared this traffic-generation statement for the proposed 9291 East Bay Harbor Drive residential development to be located at 9301-9291 East Bay Harbor Drive in the Town of Bay Harbor Islands, Florida. We determined that the proposed development will generate 6 morning peak-hour and 15 afternoon peak-hour trips. This letter report includes daily and peak-hour trip-generation calculations for the development. **Figure 1** below shows the site location.

Figure 1: Site Aerial Location

Project Description

The proposed development comprises of an eight-story mid-rise multifamily housing building with 33 residential dwelling units (DUs) and is expected to be built by 2029. The 0.78-acre site (Folio Nos.: 13-2227-001-0130 and 13-2227-001-0140) is currently vacant. The project site is located at 9301-9291 East Bay Harbor Drive, in the Town of Bay Harbor Islands, Florida. The development will have access through two full-access driveway connections to East Bay Harbor Drive. **Attachment A** contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate 133 daily, 6 morning peak-hour and 15 afternoon peak-hour trips. To provide a conservative analysis, we did not apply a multimodal/non-vehicular reduction factor to the trips generated by the proposed development. The results of the trip comparison are summarized in **Table 1**, using equations from the 12th Edition of the ITE *Trip Generation Manual*. **Attachment B** contains detailed trip generation tables and excerpts from the ITE manual.

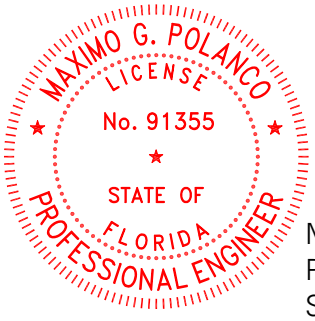
Table 1 - Trip Generation Estimates

Land Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	33 DU	133	1	5	6	10	5	15

Conclusion

We determined that the proposed 9291 East Bay Harbor Drive residential development is expected to generate 6 morning peak-hour and 15 afternoon peak-hour trips and therefore will have minimal traffic impact to the surrounding roadway network. The development comprises 33 dwelling units of mid-rise multifamily housing 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.

Signature must be verified on any electronic copies.

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

Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D000001959965DA6810019D15E, C=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Reason: I have reviewed this document
Date: 2025.12.19 13:58:47-05'00'

Eric Schwarz, P.E., LEED AP
Senior Principal

MGP:mgp

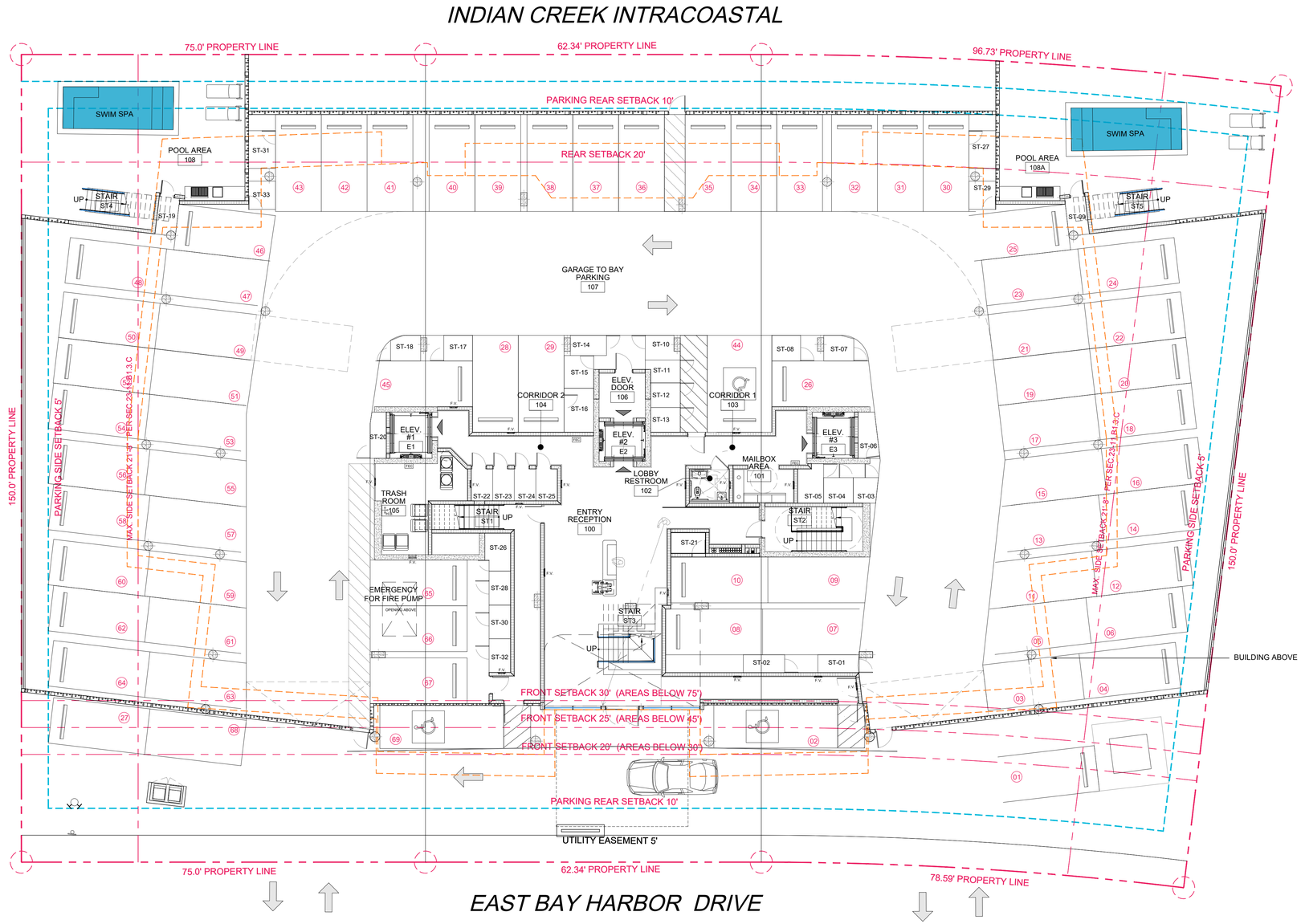
Attachments:

Attachment A – Site Plan
Attachment B – Trip Generation Table and ITE Excerpts

Florida Certificate of Authorization No. 6601

\\langan.com\data\MIA\data8\300386801\Project Data_Discipline\Traffic\Reports\2025-12-19 9301-9291 East Bay Harbor Drive Traffic Statement.docx

ATTACHMENT A
SITE PLAN



NOTE: EACH STORAGE AREA MUST BE AT LEAST 25 SF. IN SIZE WITH AT LEAST 7-FEET OF CLEAR HEADROOM

B.F.E. = 10'-0" NGVD

1 FLOOR PLAN - LEVEL 1

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
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7		16	
8		17	

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PERMIT SET

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9301-9291 EAST BAY HARBOR DR

9301-9291 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

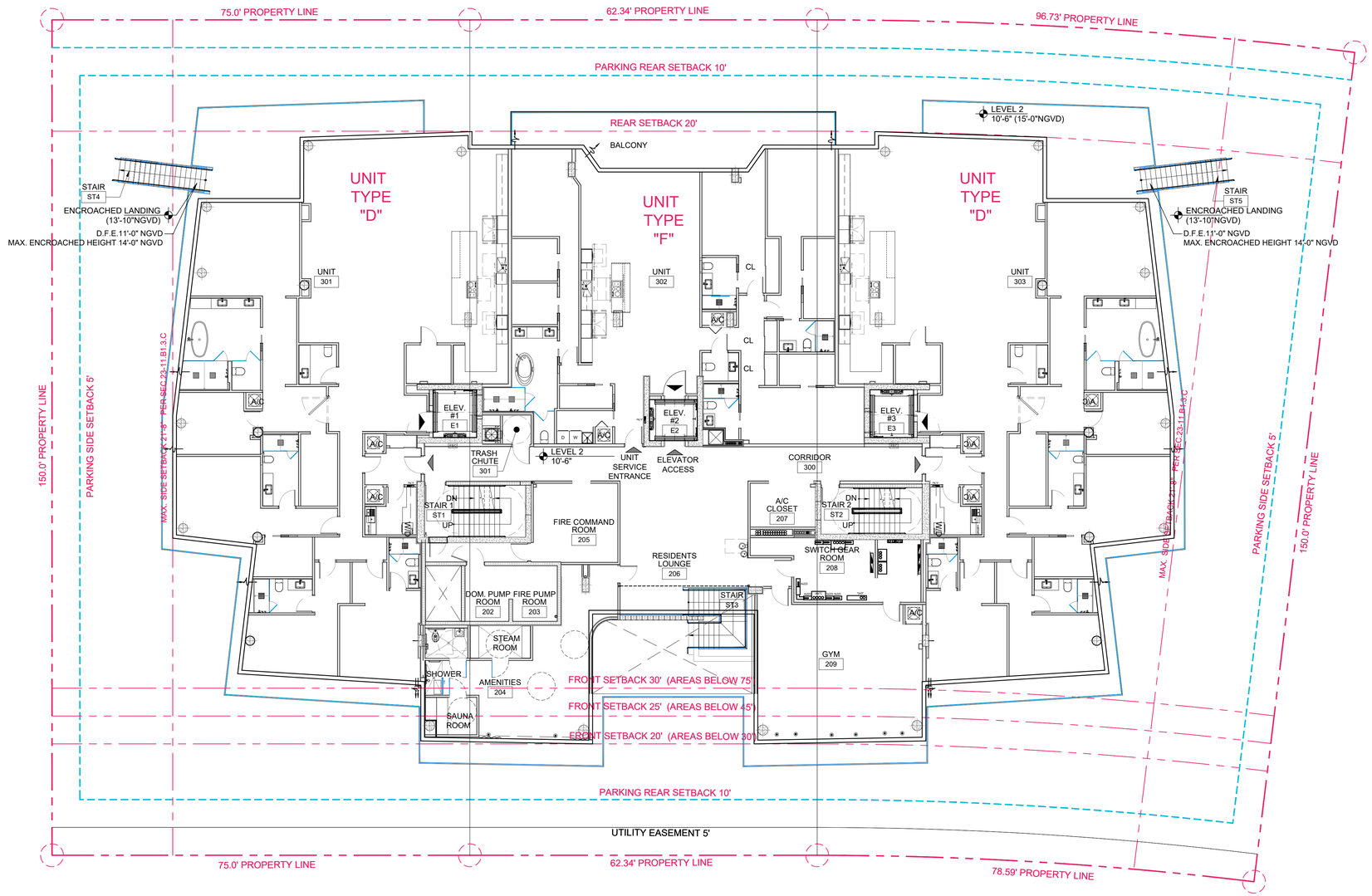
MEP ENGINEER:

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

FLOOR PLAN - LEVEL 1

Date	09-04-2025	Sheet No.	A3.00
Scale			
Project	2567		



1 FLOOR PLAN - LEVEL 2

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

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Miami, Florida 33137 USA
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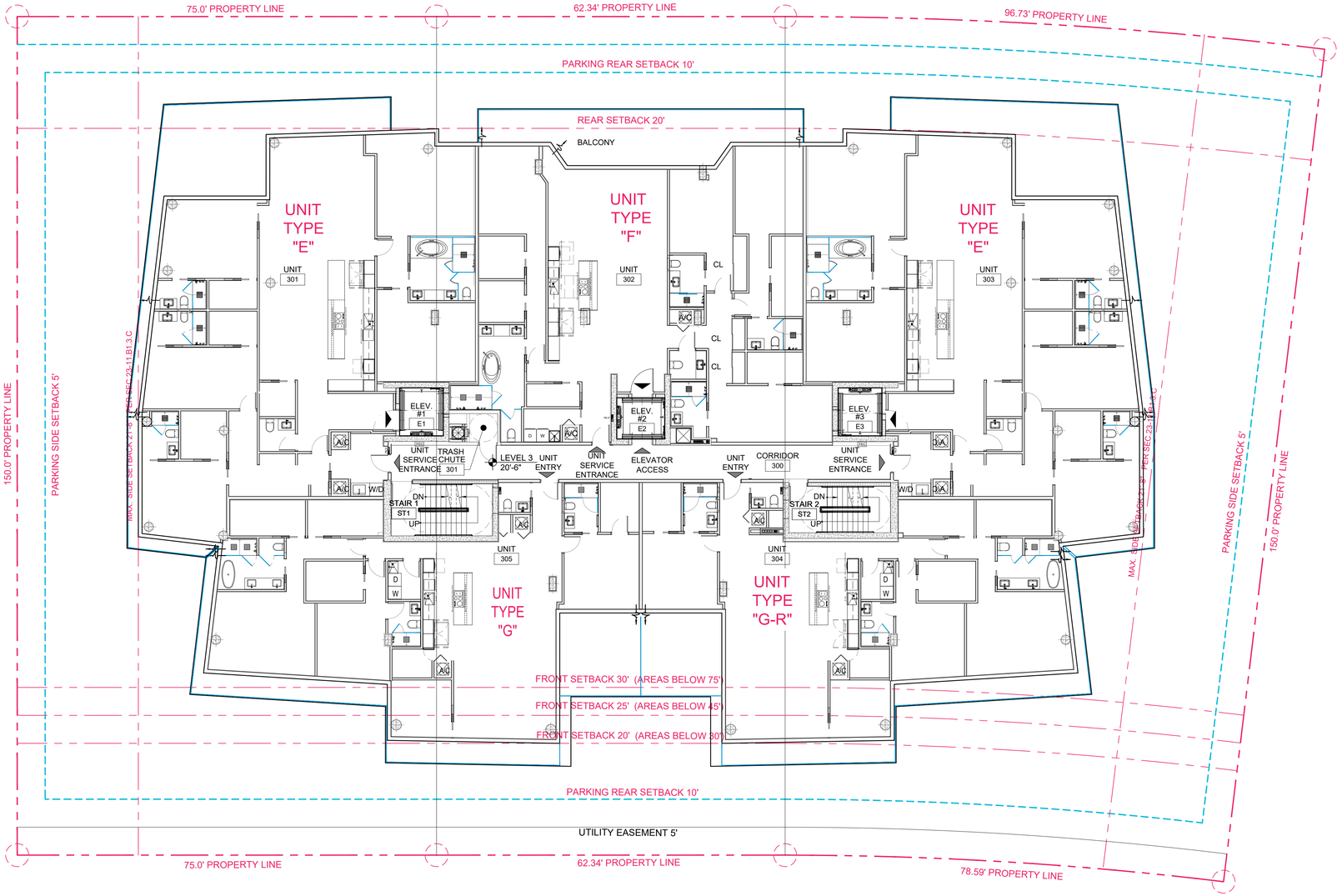
Fax: 305.573.3766

KOBI KARP
Lic. # AR0012578

FLOOR PLAN - LEVEL 2

Date	09-04-2025	Sheet No.	A3.01
Scale			
Project	2567		



1 FLOOR PLAN - LEVEL 3

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

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2		10	
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LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

MEP ENGINEER:

ARCHITECT:
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Miami, Florida 33137 USA
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Lic. # AR0012578

FLOOR PLAN - LEVEL 3

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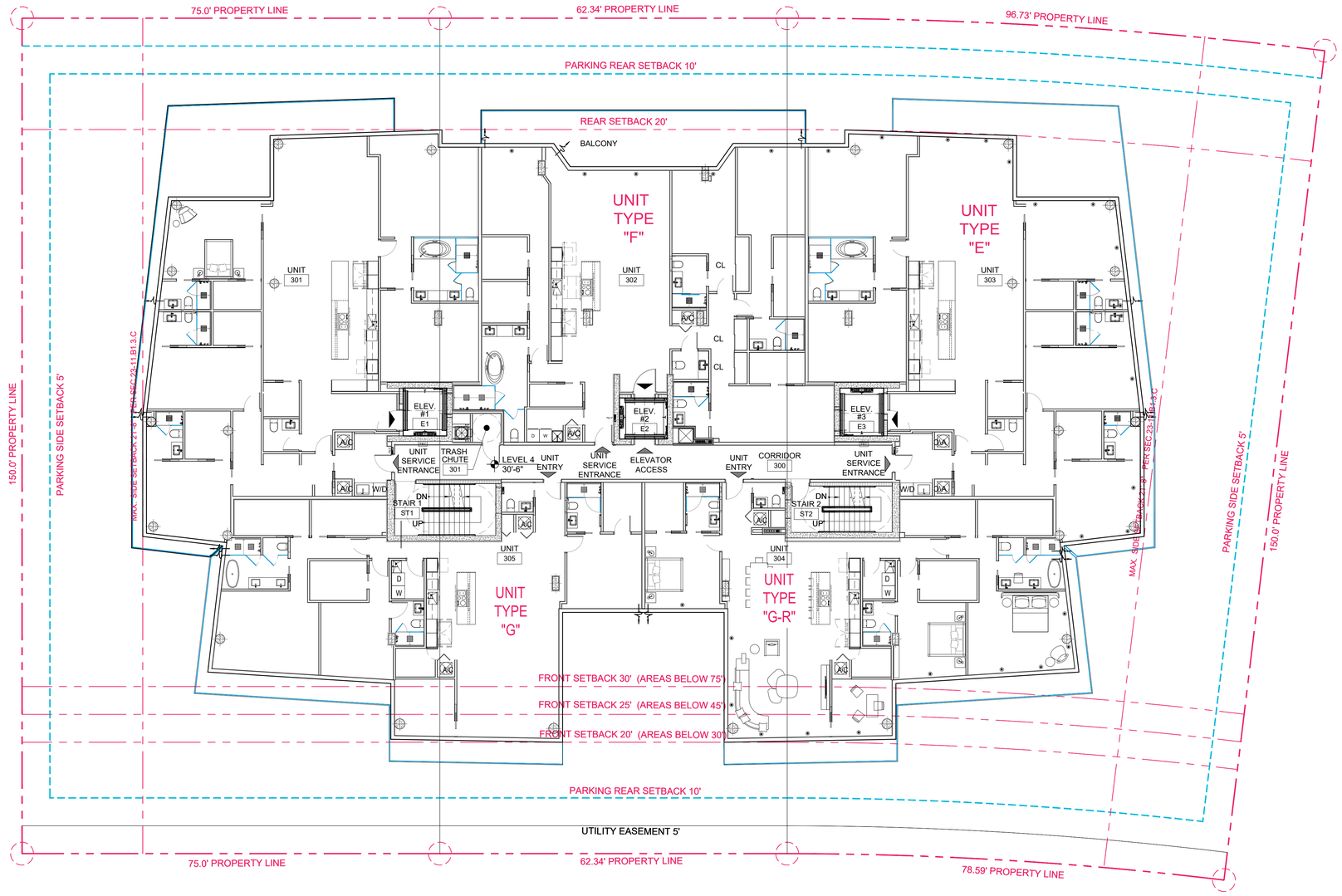
Project	2567		



1 FLOOR PLAN - LEVEL 4

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

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Lic. # AR0012578

FLOOR PLAN - LEVEL 4

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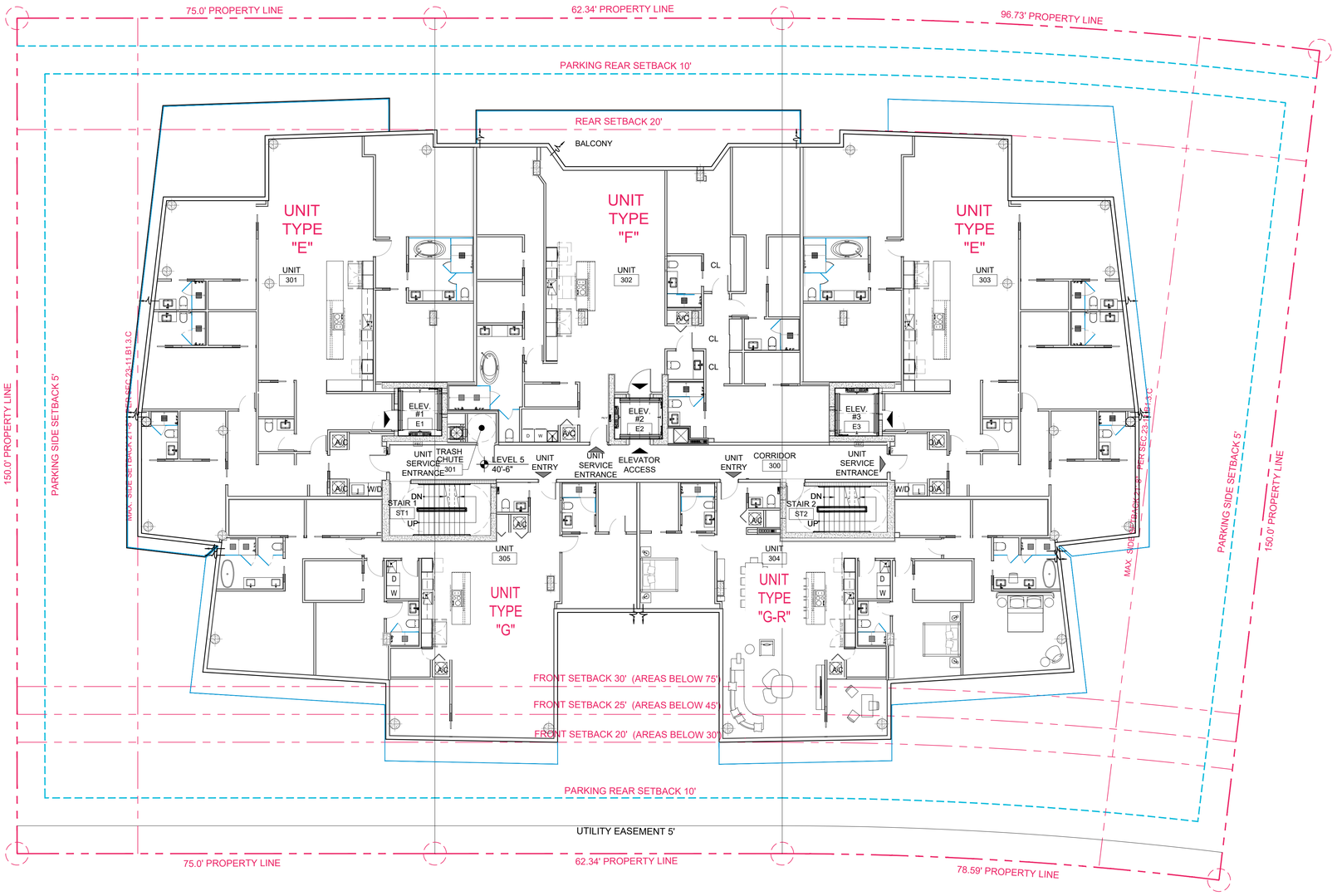
Project	2567		



1 FLOOR PLAN - LEVEL 5

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

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Miami, Florida 33137 USA
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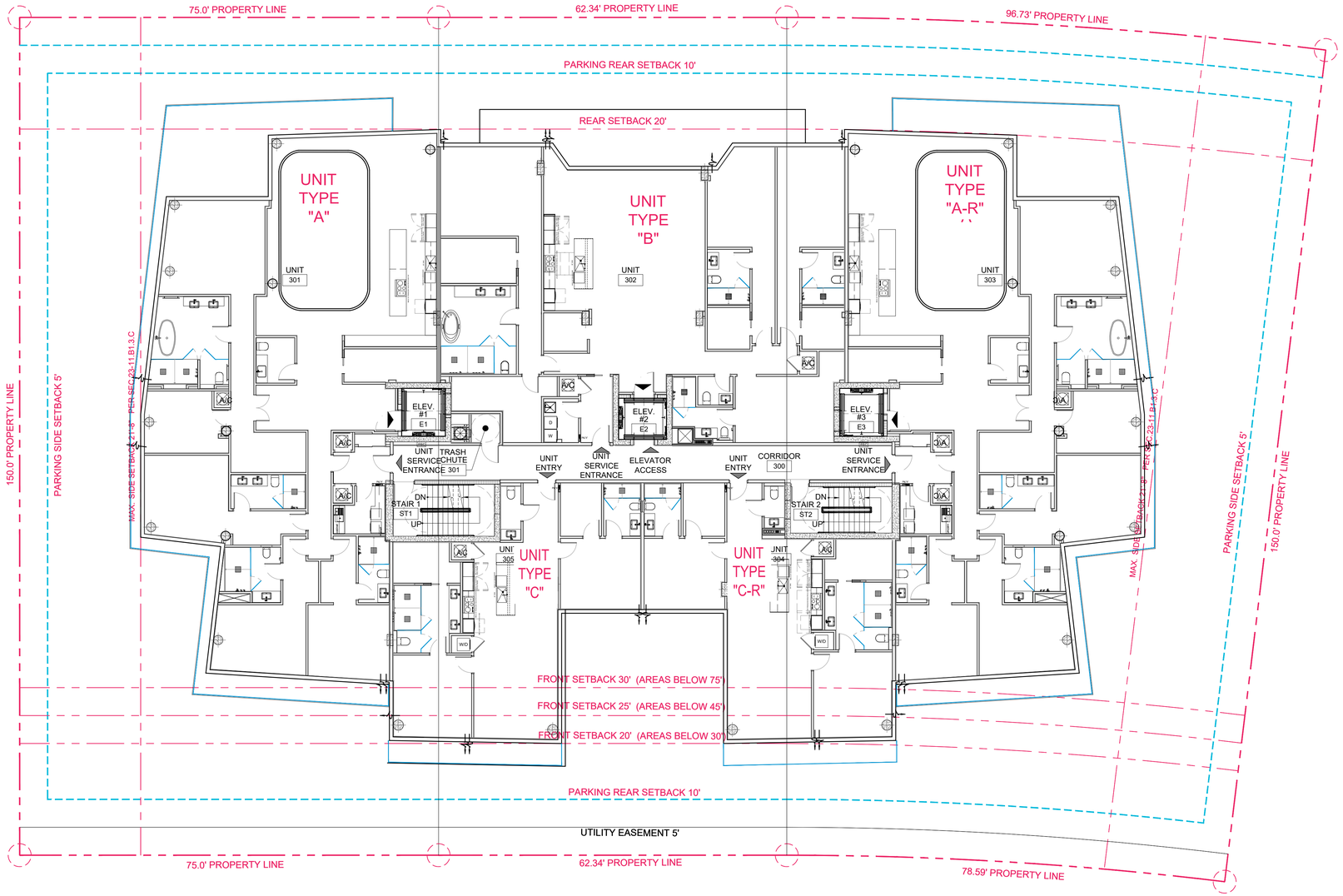
Lic. # AR0012578

FLOOR PLAN - LEVEL 5

Date	09-04-2025	Sheet No.	A3.04
Scale			
Project	2567		



Rev.	Date	Rev.	Date
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Fax: 305.573.3766

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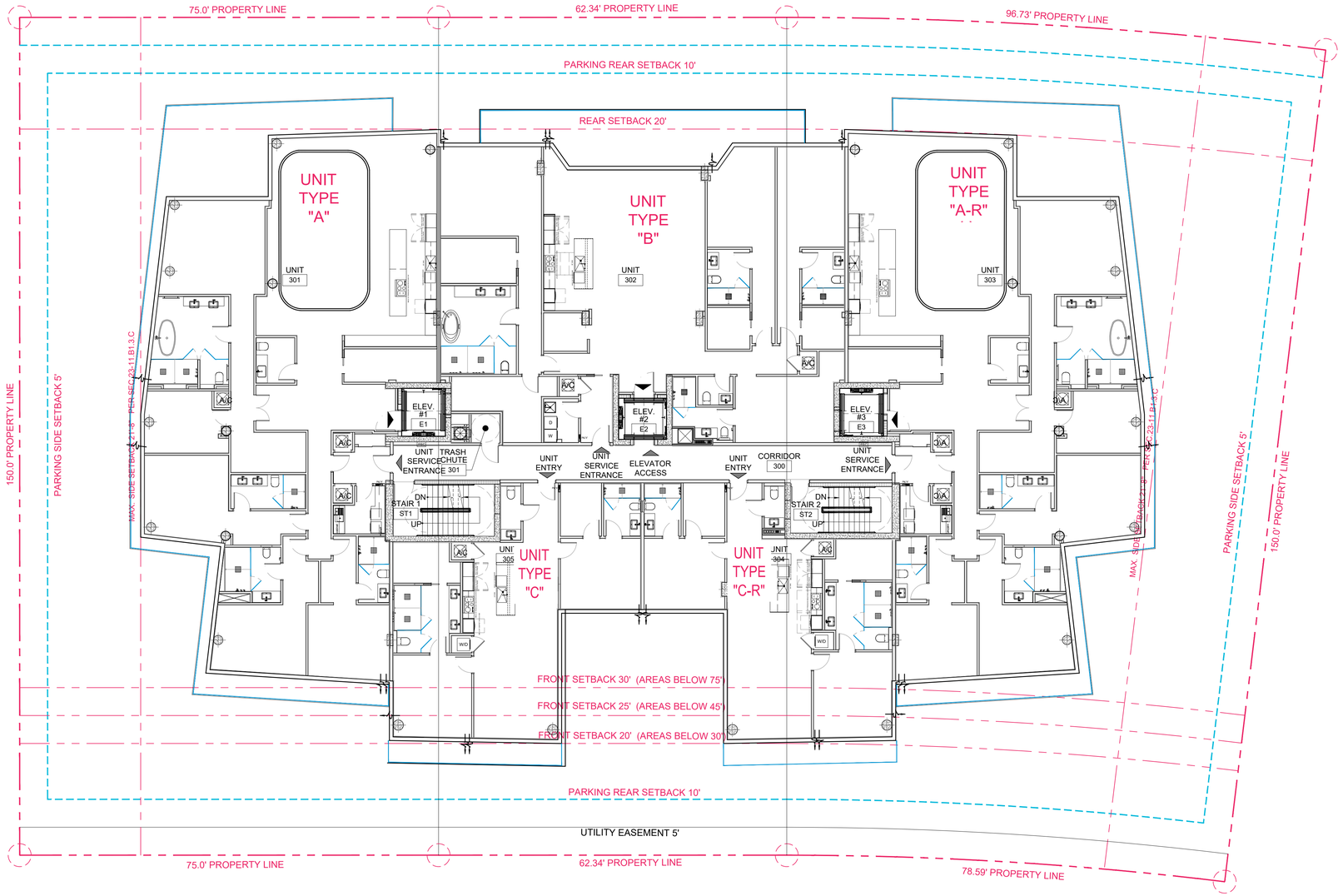
1 FLOOR PLAN - LEVEL 6
SCALE: 3/32" = 1'-0"

FLOOR PLAN - LEVEL 6

Date	09-04-2025	Sheet No.	A3.05
Scale			
Project	2567		



1 FLOOR PLAN - LEVEL 7
SCALE: 3/32" = 1'-0"

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BAY HARBOR ISLANDS, FL 33154

OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

MEP ENGINEER:

ARCHITECT:
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Miami, Florida 33137 USA
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Fax: 305.573.3766

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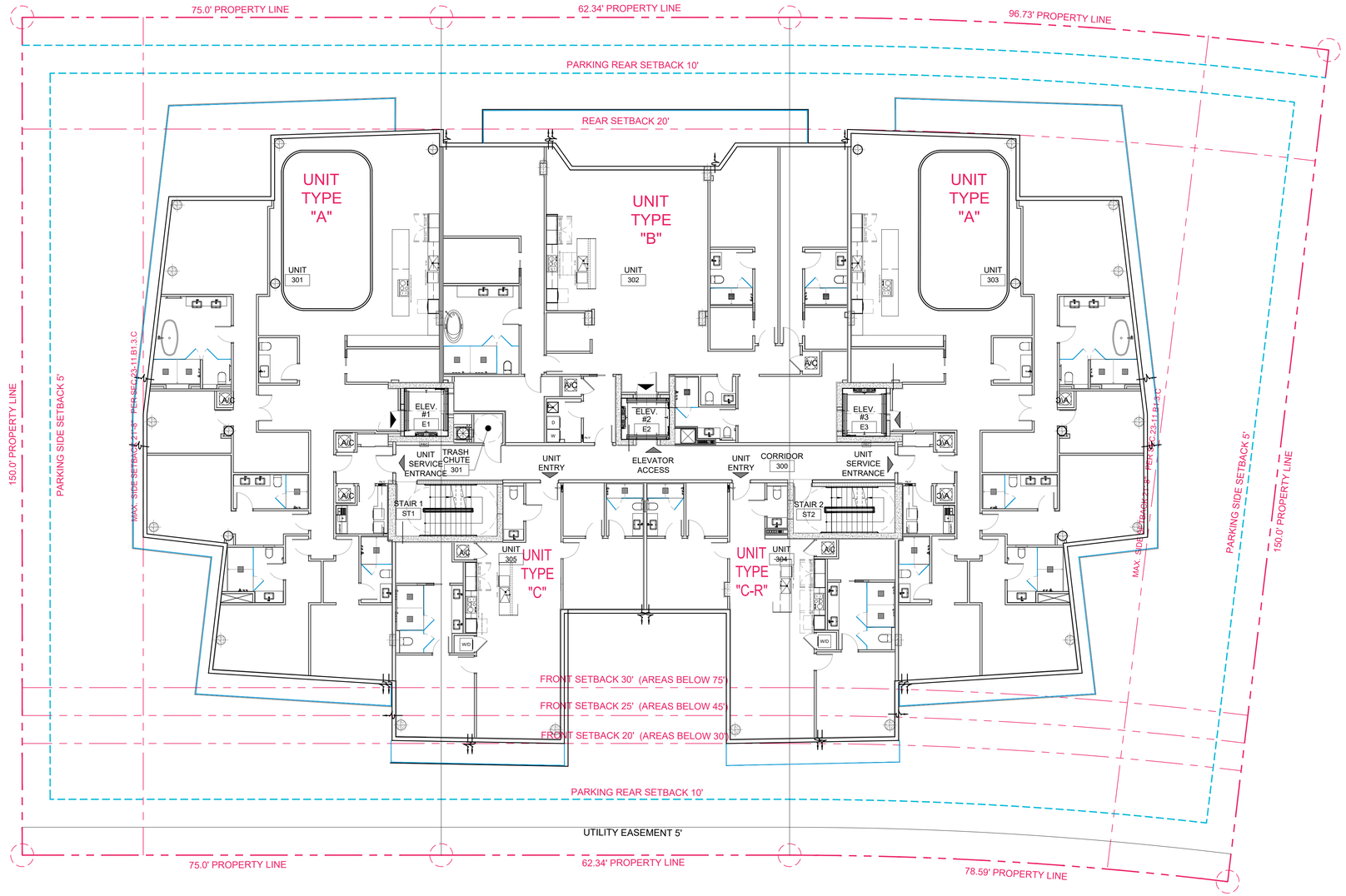
Lic. # AR0012578

FLOOR PLAN - LEVEL 7

Date	09-04-2025	Sheet No.	A3.06
Scale			
Project	2567		



1 FLOOR PLAN - LEVEL 8
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1 CITY & DERM COMMENTS	11-07-2023	9	
2		10	
3		11	
4		12	
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BAY HARBOR ISLANDS, FL 33154

OWNER:

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LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

MEP ENGINEER:

ARCHITECT:
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Miami, Florida 33137 USA
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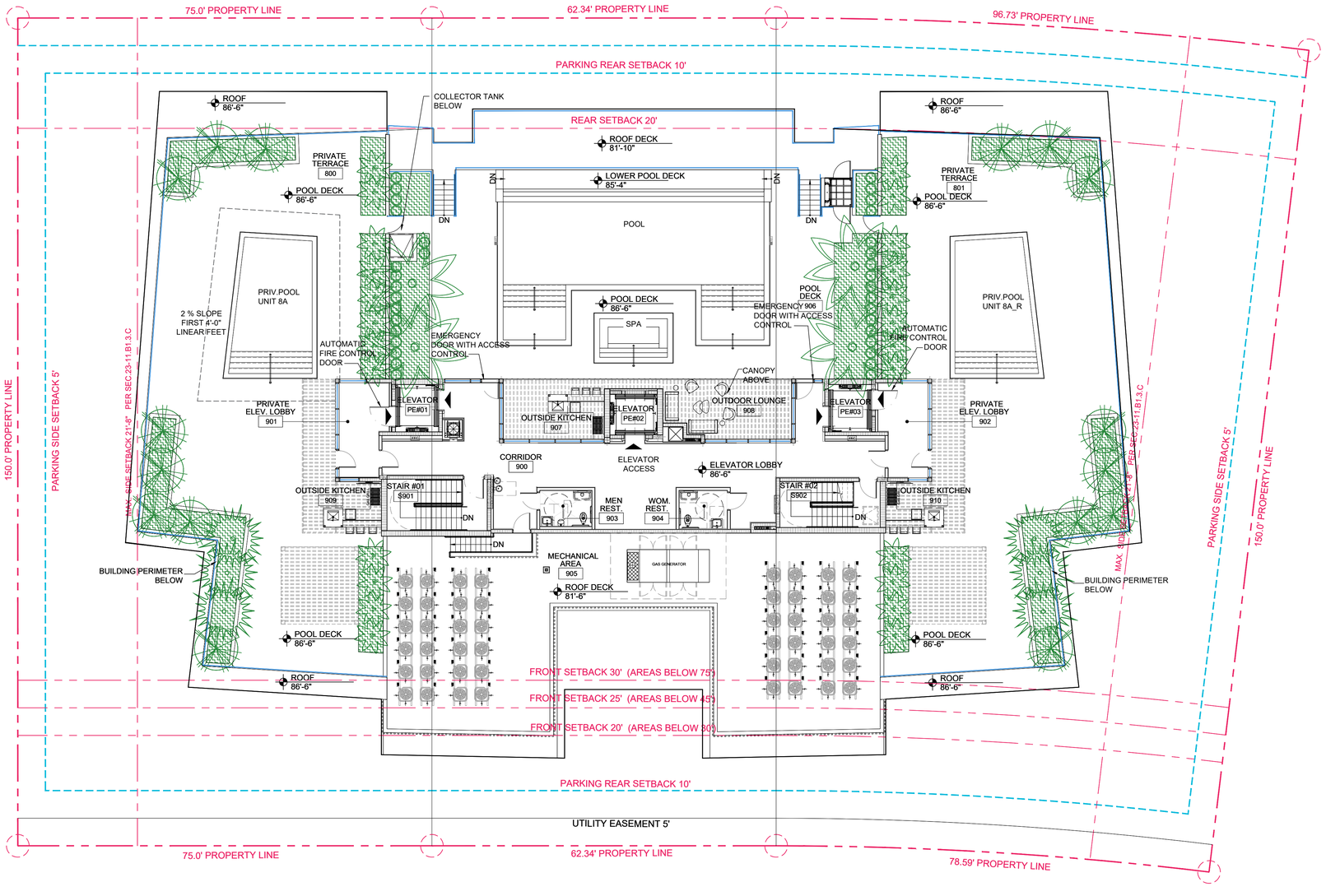
Fax: 305.573.3766

KOBI KARP
Lic. # AR0012578

FLOOR PLAN - LEVEL 8

Date	09-04-2025	Sheet No.	A3.07
Scale			
Project	2567		



1 ROOF PLAN - POOL DECK

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
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9301-9291 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

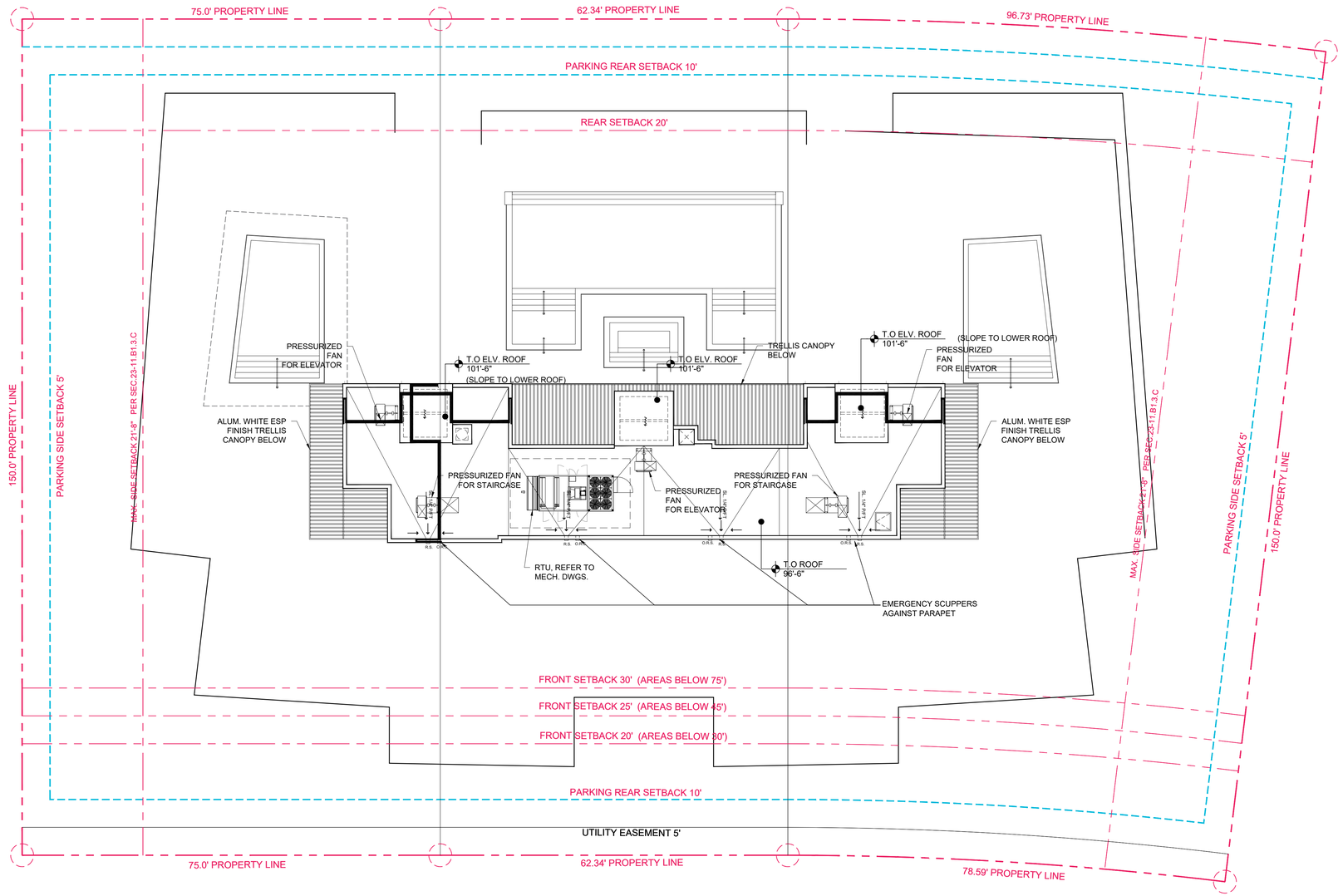
MEP ENGINEER:

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

ROOF PLAN

Date	09-04-2025	Sheet No.	A3.08
Scale			
Project	2567		



1 LEVEL-10 - UPPER ROOF

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

Rev.	Date	Rev.	Date
1		9	
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PERMIT SET

--

9301-9291 EAST BAY HARBOR DR

9301-9291 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

MEP ENGINEER:

ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 26th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

KOBI KARP
Lic. # AR0012578

LEVEL-10 - UPPER ROOF

Date	09-04-2025	Sheet No.	A3.09
Scale			
Project	2567		

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/12/2025

PROPERTY INFORMATION

Folio	13-2227-001-0130
Property Address	9301 E BAY HARBOR DR BAY HARBOR ISLANDS, FL 33154-0000
Owner	9291 EBH LTD
Mailing Address	1133 NORMANDY DR MIAMI BEACH, FL 33141
Primary Zone	3701 MULTI-FAMILY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	$3,937,500	$3,937,500	$3,656,250
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$3,937,500	$3,937,500	$3,656,250
Assessed Value	$3,937,500	$3,937,500	$3,656,250

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023

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 14 BLK 1
LOT SIZE 75 X 150
OR 19688-3913 05 2001 1
COC 23169-4232 02 2005 1

TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/22/2022	$5,526,000	33411-1412	Qual by exam of deed
06/29/2011	$625,000	27742-4586	Qual by exam of deed
09/24/2010	$0	27699-0652	Corrective, tax or QCD; min consideration
01/26/2010	$999,100	27198-3081	Financial inst or "In Lieu of Forclosure" stated

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at https://www.miamidadepa.gov/pa/disclaimer.page

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/12/2025

PROPERTY INFORMATION

Folio	13-2227-001-0140
Property Address	9291 E BAY HARBOR DR BAY HARBOR ISLANDS, FL 33154-0000
Owner	9291 EBH LTD
Mailing Address	1133 NORMANDY DR MIAMI BEACH, FL 33141
Primary Zone	3701 MULTI-FAMILY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	22,500 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	$7,875,000	$7,875,000	$7,312,500
Building Value	$0	$10,000	$10,000
Extra Feature Value	$0	$0	$0
Market Value	$7,875,000	$7,885,000	$7,322,500
Assessed Value	$7,875,000	$7,885,000	$7,322,500

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023

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 15 & 16 BLK 1
LOT SIZE 150.000 X 150
OR 16494-3763 0794 4

TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2022	$11,250,000	33328-3335	Transfer where the sale price is verified to be part of a package or bulk sale.
07/01/1994	$0	16494-3763	Sales which are disqualified as a result of examination of the deed
06/01/1994	$1,795,000	16423-5147	Sales which are qualified
04/01/1989	$1,356,400	14122-0223	Sales which are qualified

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ATTACHMENT B
TRIP GENERATION TABLE AND ITE EXCERPTS

Trip Generation Analysis
9291 East Bay Harbor Drive

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Site Trips		
						In	Out	Total
Proposed Use								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 4.55 (X) - 17.52	50%	50%	66	67	133

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Site Trips		
						In	Out	Total
Proposed Use								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 0.42 (X) - 7.77	23%	77%	1	5	6

AFTERNOON PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Site Trips		
						In	Out	Total
Proposed Use								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 0.36 (X) + 3.07	64%	36%	10	5	15

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

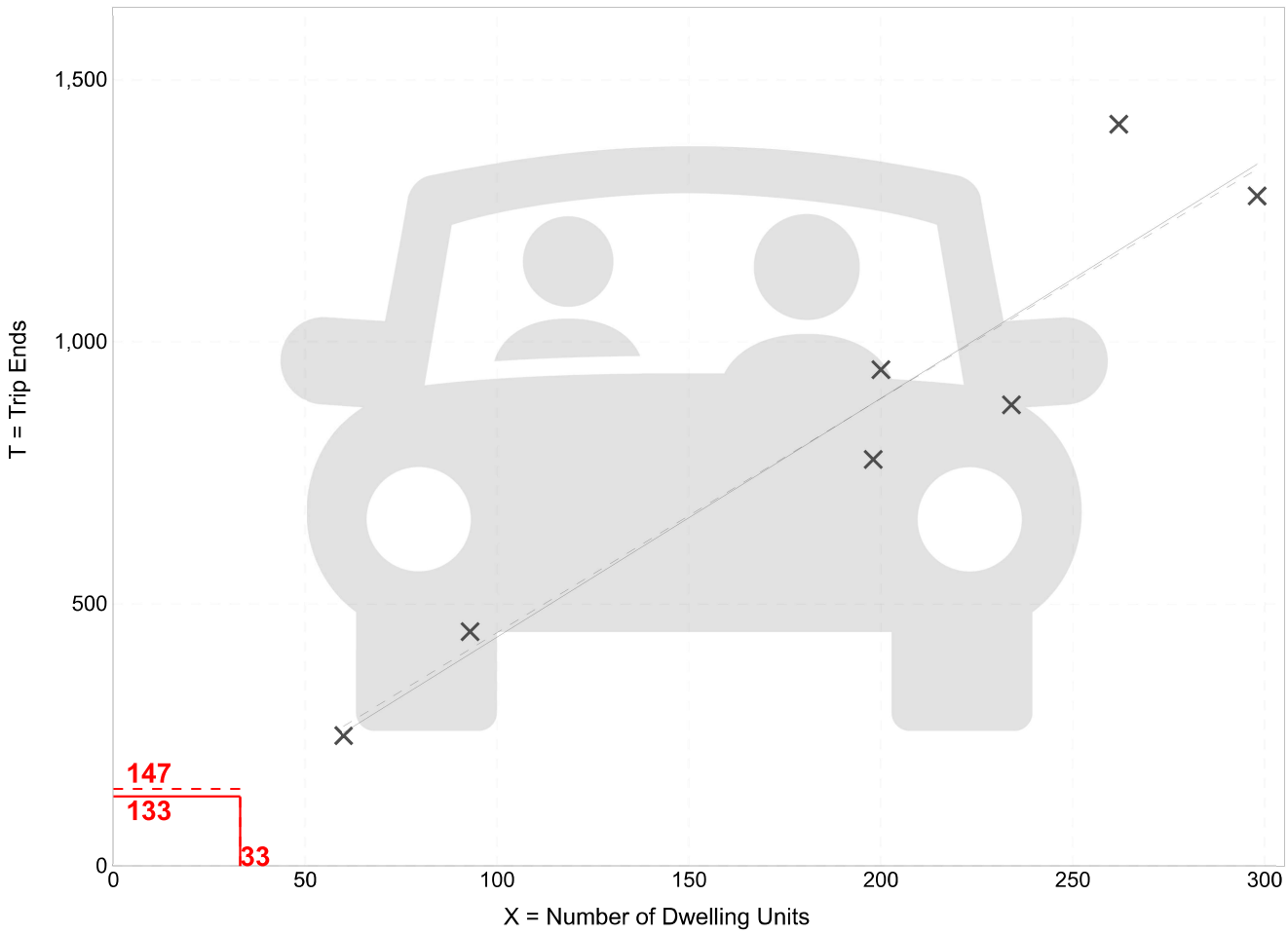
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. Num. of Dwelling Units: 192
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.46	3.76 - 5.40	0.62

Data Plot and Equation



Fitted Curve Equation: T = 4.55(X) - 17.52

R^2= 0.90

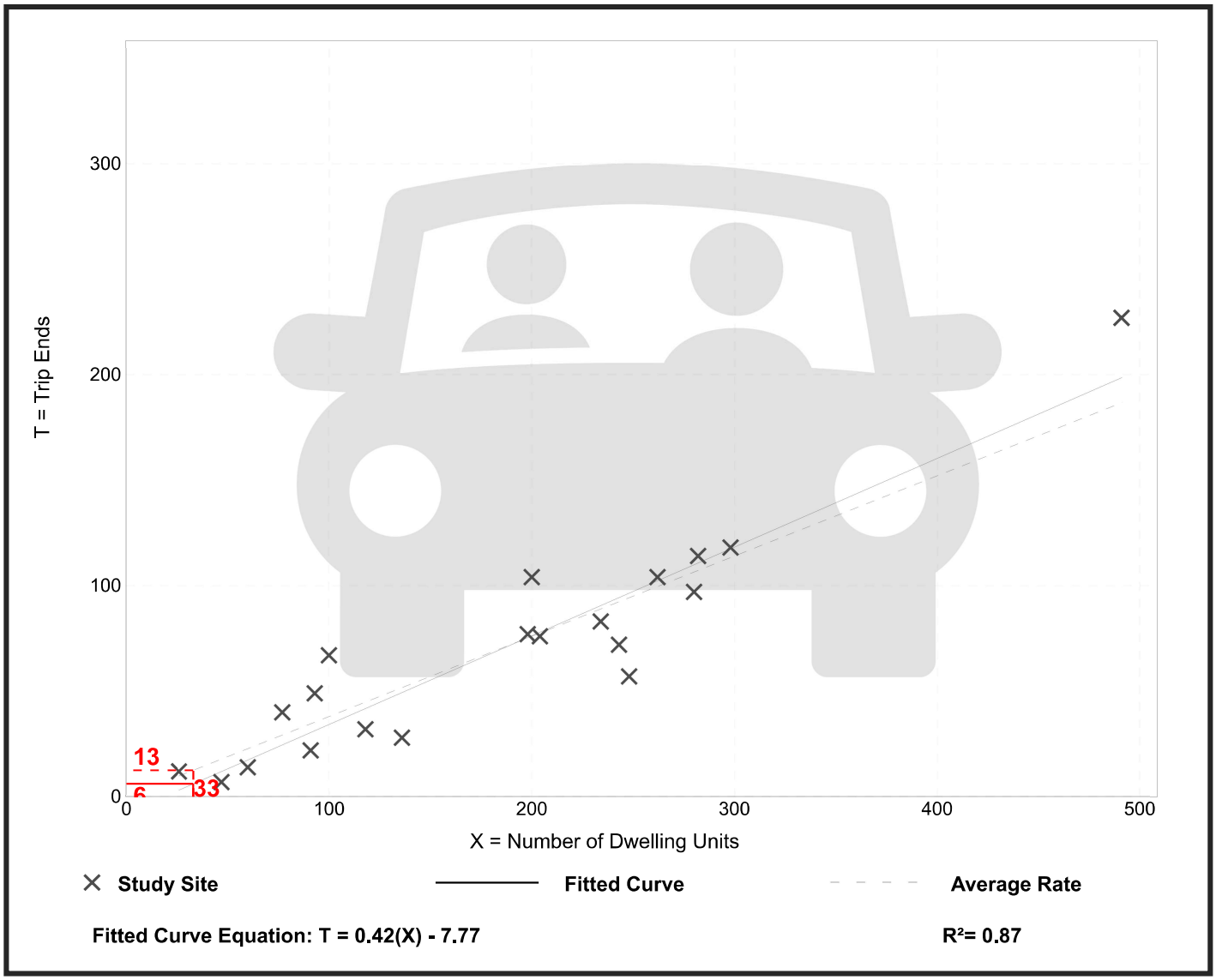
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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:	20
Avg. Num. of Dwelling Units:	184
Directional Distribution:	23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.15 - 0.67	0.10

Data Plot and Equation



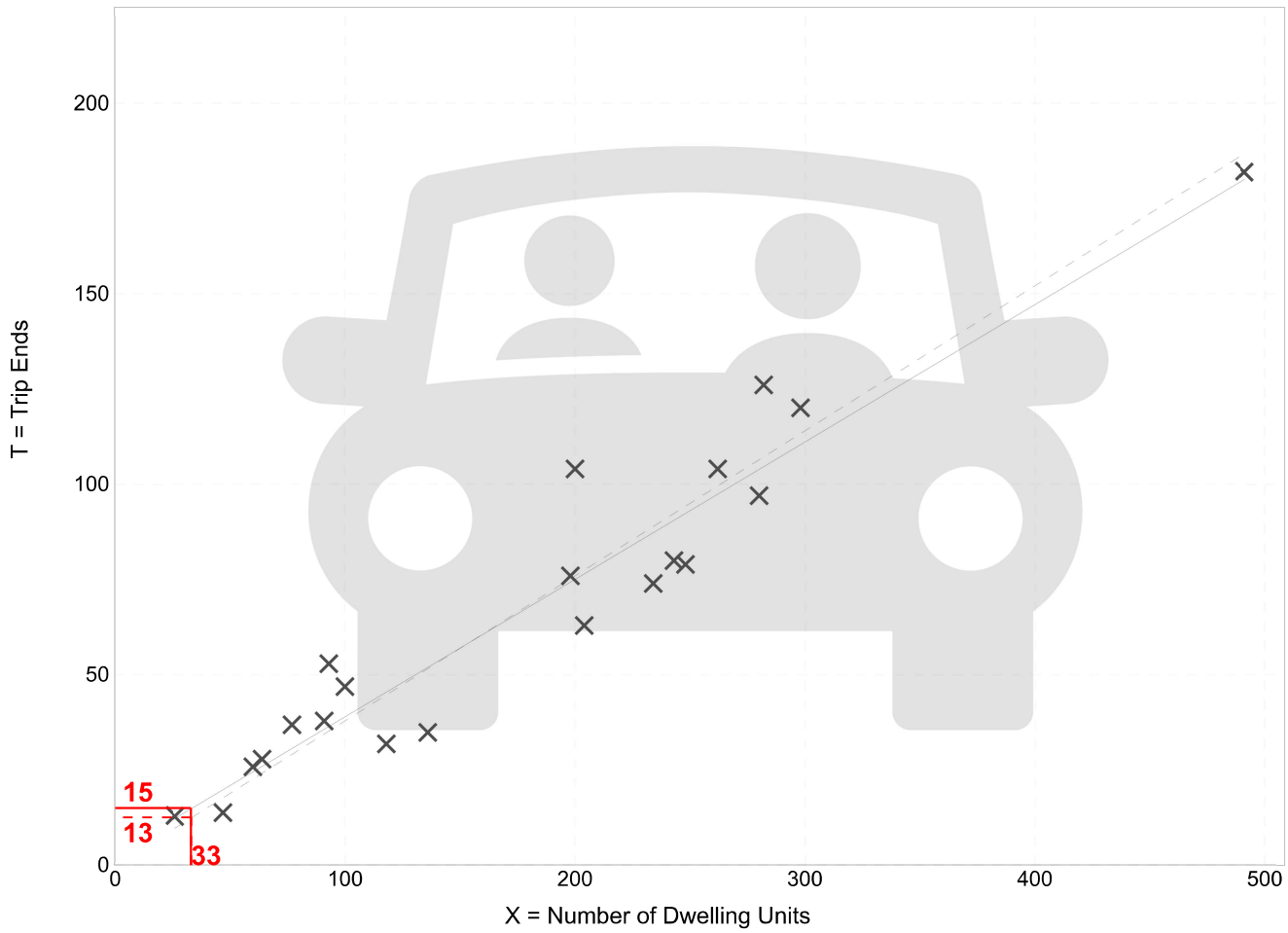
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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:	21
Avg. Num. of Dwelling Units:	179
Directional Distribution:	64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.26 - 0.57	0.07

Data Plot and Equation



Fitted Curve Equation: T = 0.36(X) + 3.07

R^2= 0.92

9291-9301 EAST BAY HARBOR DRIVE

9291-9301 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

ZONING SUBMITTAL

12 - 23 - 2025

DRAWING INDEX			
Discipline	Sheet	Description	THIS SUBMISS. SHT
Arch. KKAID	A0.00	COVER	X
		SURVEY	X
	A1.00	PROJECT DATA	X
	A1.01	OPEN AREA CALCULATIONS	X
	A1.02	CONTEXT SITE MAP	X
	A1.03	CONTEXT PHOTOS	X
	A1.04	SURROUNDING BUILDINGS	X
	A1.05	RENDERING STREET VIEW	X
	A1.06	RENDERING BAY VIEW	X
	A2.00	SITE PLAN	X
	A2.01	SETBACK DIAGRAM	X
	A3.00	FLOOR PLAN - LEVEL 1	X
	A3.01	FLOOR PLAN - LEVEL 2	X
	A3.02	FLOOR PLAN - LEVEL 3-8	X
	A3.03	FLOOR PLAN LEVEL 9 - ROOF DECK	X
	A3.04	FLOOR PLAN - LEVEL 10 UPPER ROOF	X
	A4.00	BUILDING ELEVATION - NORTH	X
	A4.01	BUILDING ELEVATION - WEST	X
	A4.02	BUILDING ELEVATION - SOUTH	X
	A4.03	BUILDING ELEVATION - EAST	X
	A5.00	BUILDING SECTION A	X
	A5.01	BUILDING SECTION B	X
	A5.02	BUILDING SECTION C	X
M.E.P EG ENG.	PH-1	PHOTOMETRIC FLOOR PLAN LVL 1-NORMAL	X
	PH-2	PHOTOMETRIC FLOOR PLAN LVL 1-EMERG.	X
	PH-3	PHOTOMETRIC FLOOR PLAN LVL 2-NORMAL	X
	PH-4	PHOTOMETRIC FLOOR PLAN LVL 2-EMERG.	X
	PH-5	PHOTOMETRIC FLOOR PLAN LVL 3-8-NORMAL	X
	PH-6	PHOTOMETRIC FLOOR PLAN LVL 3-8-EMERG.	X
	PH-7	PHOTOMETRIC FLOOR PLAN LVL 9-NORMAL	X
	PH-8	PHOTOMETRIC FLOOR PLAN LVL 9-EMERG.	X
	PH-9	PHOTOMETRIC PARKING & SITE LVL 1-NORMAL	X
	PH-10	PHOTOMETRIC PARKING & SITE LVL 1-EMERG.	X
	PH-11	PHOTOMETRIC TYP. STAIR LEVEL 9-NORMAL	X
	PH-12	PHOTOMETRIC TYP. STAIR LEVEL 9-EMERG.	X
	PH-13	STATISTICS - LEVEL 1	X
	PH-14	STATISTICS - LEVEL 1	X
	PH-15	STATISTICS - LEVEL 1	X
	PH-16	STATISTICS - PARKING & SITE - LEVEL 1	X
LANDSCAPE TOPO-GRAPHIC	L-1	LANDSCAPE PLAN	X
	L-2	ROOF DECK LANDSCAPE PLAN	X
	TD-1	TREE DISPOSITION PLAN	X

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

1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.

2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.

3- THE NEW BUILDING WILL BE ABOVE GRADE (4'-6") WITH GROUND FLOOR AT 4'-6" NGVD.

4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.

5- TOTAL CONSTRUCTION AREA: 141,746 SF.

6- TOTAL RESIDENTIAL AREA: 101,797 SF.

7- 69 TOTAL PARKING SPACES, INCLUDING 3 ADA PARKING SPACES.

8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

AREA OF WORK : TOTAL AREA OF WORK : 33,750 SF.

OWNER

9291 EBHD LTD
Florida Limited Partnership
1133 Normandy Drive
Miami Beach, FL 33141

ARCHITECTS

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

CIVIL ENGINEER

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

MEP ENGINEER

REYES-GAVILAN
CONSULTING ENGINEERS
16252 NW 79th AVE.
MIAMI, FL 33016
TEL: 305-828-0644

LANDSCAPE DESIGN

TOPO-GRAPHIC
3656 Peace River Drive
Punta Gorda, FL 33983
TEL: 951-564-5016

TRAFFIC CONSULTANT

LANGAN
100 CAMBRIDGE STREET , SUITE 1310
BOSTON, MA 02114
TEL: 786-264-7200

Rev.	Date	Rev.	Date
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DRC / DRB SET

--

9291-9301 EAST BAY HARBOR DR
9291-9301 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9291 EBH LTD, Florida Limited Partnership
Address: 1133 Normandy Drive, Miami Beach, FL 33141

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

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:
Name: EASTERN ENGINEERING GROUP
Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
Tel: 305-599-8133

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

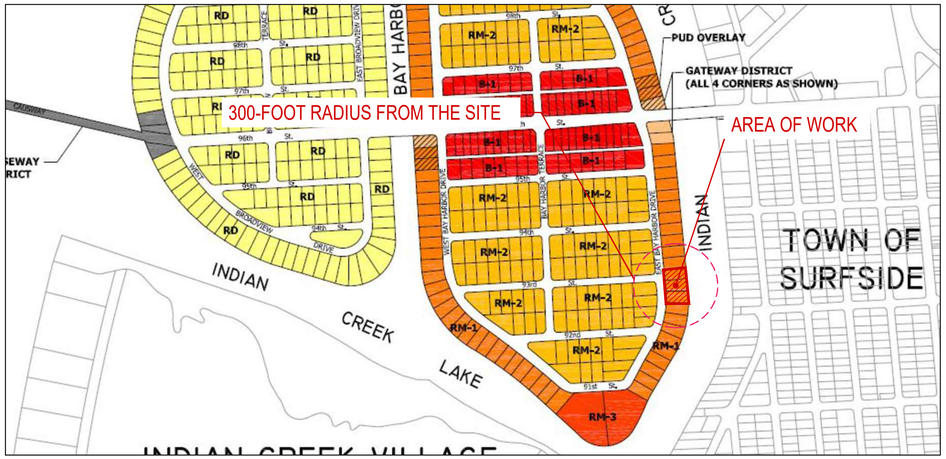
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

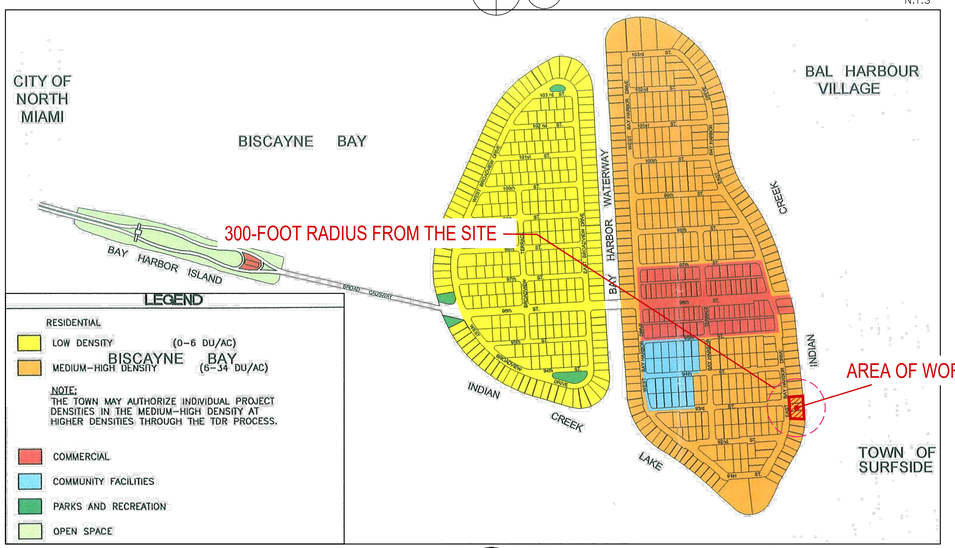
COVER

Date	11-26-2025	Sheet No.	A0.00
Scale			
Project	2567		



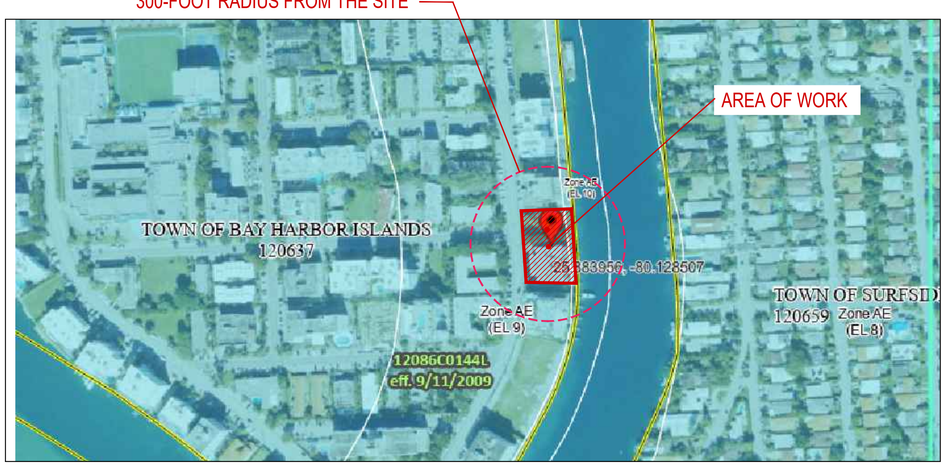
1 ZONING DESIGNATION MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S



3 FLOOD MAP

N.T.S

ZONING DATA

SECTION

PROJECT NAME: 9301-9291 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9301-9291 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DU/A)
GROSS LOT AREA: 33,750 SF (0.77 ACRES) FOLIO: 13-2227-001-0130 = 11,250 SF
13-2227-001-0140 = 22,500 SF
BASE FLOOD ELEVATION: 9'-0" NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	33,750 SF	33,750 SF (0.77 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.77 = 26 UNITS MAX	33 UNITS (7 UNITS VIA TDR)
C) BUILDING HEIGHT	75 FT ABOVE DFE	75 FT ABOVE DFE
	*DFE (DESIGN FLOOD ELEVATION) = BFE (BASE FLOOD ELEVATION) +1 = 9'+1' = 10' NGVD	
D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX	111'-4"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,750 X 0.2 = 6,750 SF MIN.	6,750 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 13,030 X 0.15 = 1,955 SF MIN.	1,955 SF = 15%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK (WEST)	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	20 FEET 30 FEET 30 FEET
(WEST) FLEX SETBACKS	MAX. ALLOWED 1/3 BUILDING FRONTAGE LENGTH (181'-11") = 60'-8"	60'-8"
C) SIDE YARD SETBACK (NORTH-SOUTH)	10% OF STREET FRONTAGE (215.75 FT) = 21.5 FT MINIMUM REQUIRED 21'-6" (PER SEC.23-11(B1)(3)(C)	21'-8" ALL LEVELS
D) REAR YARD SETBACK (EAST)	20 FEET	20 FEET

3

AREA BREAKDOWN

LEVEL	GROSS AREA	UNIT AREA
	PROPOSED	PROPOSED
LEVEL 1 (PARKING GARAGE)	22,112 SF	-
LEVEL 2	16,744 SF	11,845 SF
LEVEL 3	16,744 SF	14,992 SF
LEVEL 4	16,744 SF	14,992 SF
LEVEL 5	16,744 SF	14,992 SF
LEVEL 6	16,744 SF	14,992 SF
LEVEL 7	16,744 SF	14,992 SF
LEVEL 8	16,744 SF	14,992 SF
(ROOF DECK)	2,425 SF	-
GRAND TOTAL	141,746 SF	101,797 SF

4

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	33 UNITS	2 P.S. x UNIT	66 P.S.	69 P.S.
	GUEST	3 P.S. PER ZONING CODE SEC. 24 (c)(3)(1).	3 P.S.	
TOTAL PARKING			69 P.S.	69 P.S.

PARKING PER FLOORS	TOTAL OF PARKING
LEVEL 1 66 STANDARD P.S. + 3 ACCESSIBLE P.S. = 69 P.S.	69 P.S.

5

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	3 RESIDENTIAL UNITS	3 UNITS	33 UNITS
3-8	5 RESIDENTIAL UNITS	5 UNITS x 6 LEVELS = 30 UNITS	
		TOTAL UNITS = 33 UNITS	

6

UNIT MIX CHART

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
1	-	-	-	-
2	D- #1	4	1,550 SF	4,421 SF
	F #2	3	1,350 SF	3,003 SF
	D-R #3	4	1,550 SF	4,421 SF
3-8	E #4	4	1,550 SF	4,421 SF
	F #5	3	1,350 SF	3,003 SF
	E-R #6	4	1,550 SF	4,421 SF
	G #7	2	1,150 SF	1,579 SF
	G-R #8	2	1,150 SF	1,568 SF
ROOF L.	-	-	-	-

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DRC / DRB SET

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Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

ZONING & PROJECT DATA

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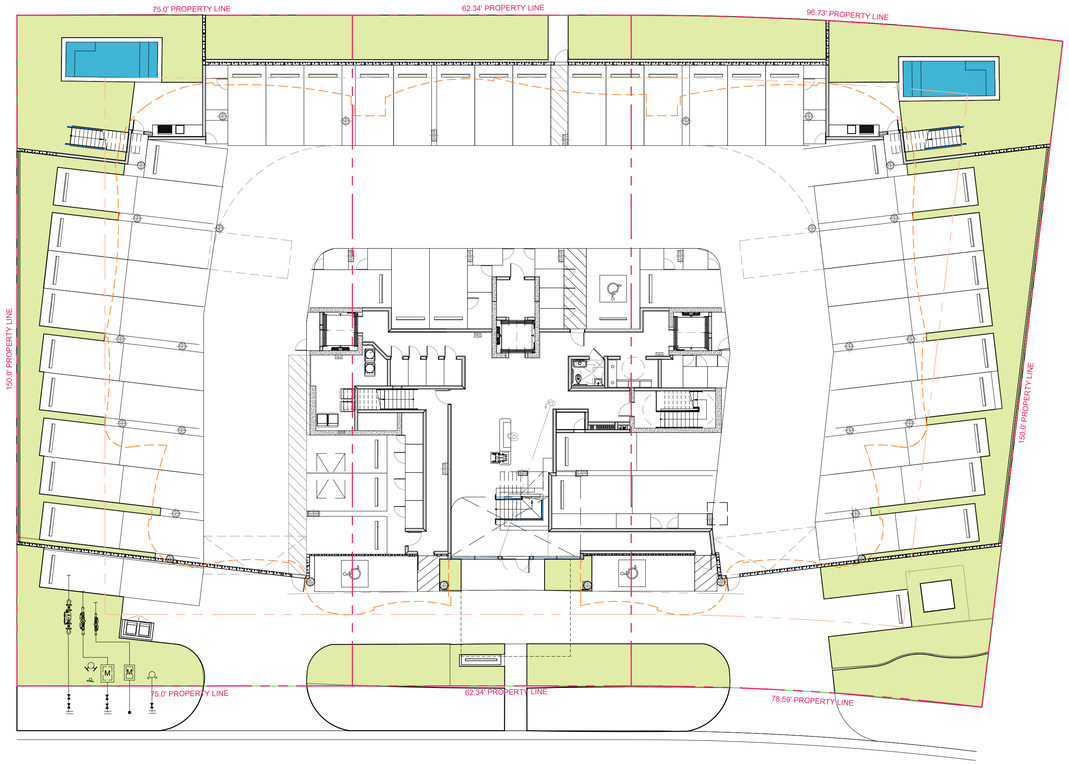
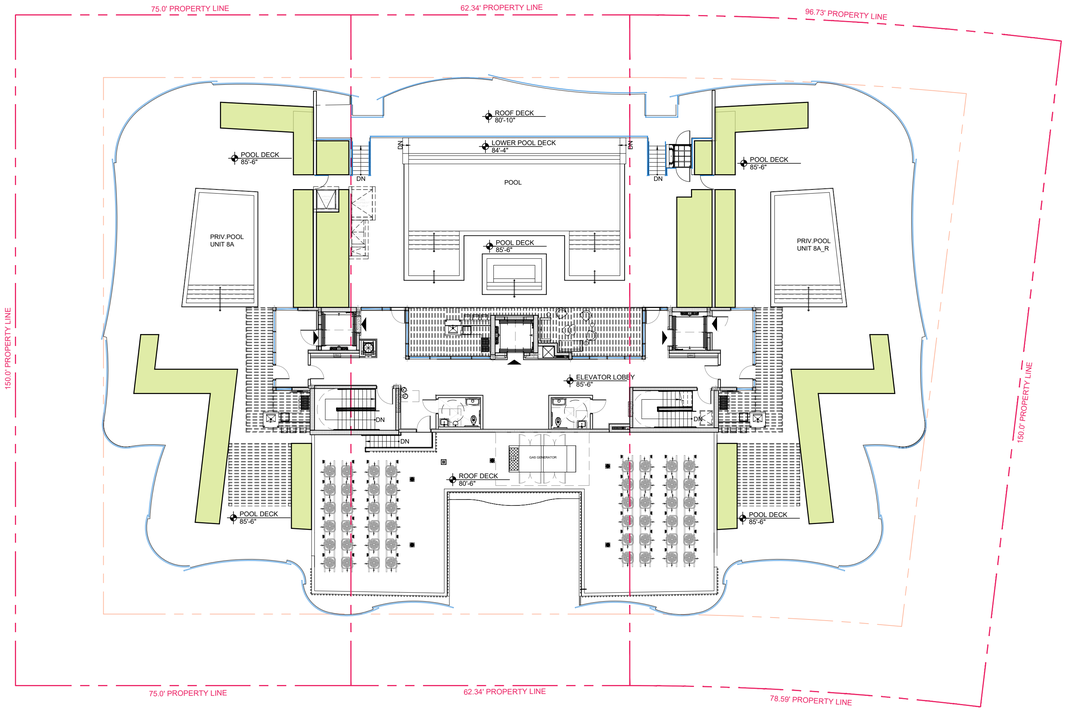


LOT AREA	OPEN SPACE 20% OF LOT (MIN.)			
	MINIMUM	PROPOSED	%	COLOR
33,750 SF.	6,750 SF.	6,750 SF.	20 %	

1 GROUND FLOOR - OPEN SPACE

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



USABLE ROOF AREA	LANDSCAPED ROOF 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
10,545 SF.	1,581 SF.	1,581 SF.	15%	

2 ROOF DECK - OPEN SPACE

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

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DRC / DRB SET

--

9291-9301 EAST BAY HARBOR DR

9291-9301 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9291 EBH LTD, Florida Limited Partnership
Address: 1133 Normandy Drive, Miami Beach, FL 33141

CIVIL ENGINEER:

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

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:

Name: EASTERN ENGINEERING GROUP
Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
Tel: 305-599-8133

MEP ENGINEER:

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K O B I
K A R P

OPEN AREA CALCULATION

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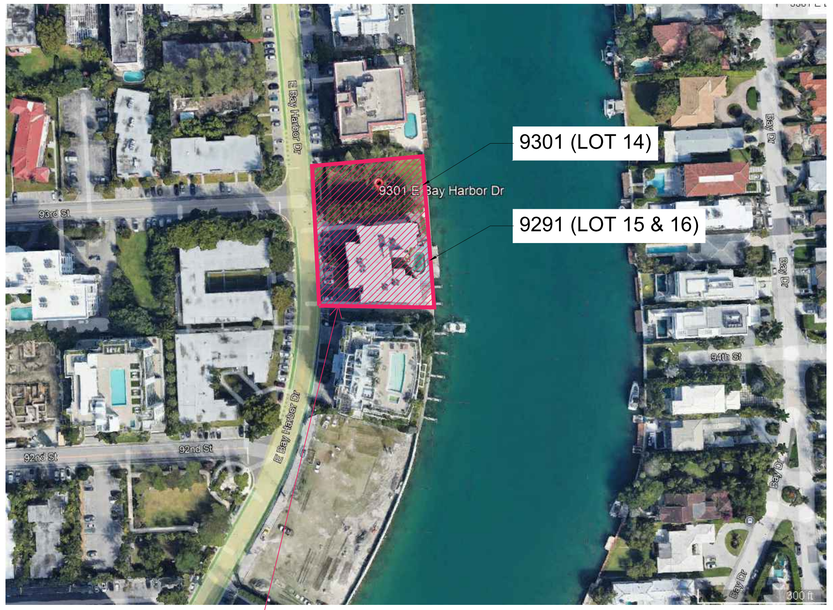


SITE

3 CLOSE UP MAP

SCALE: N.T.S.

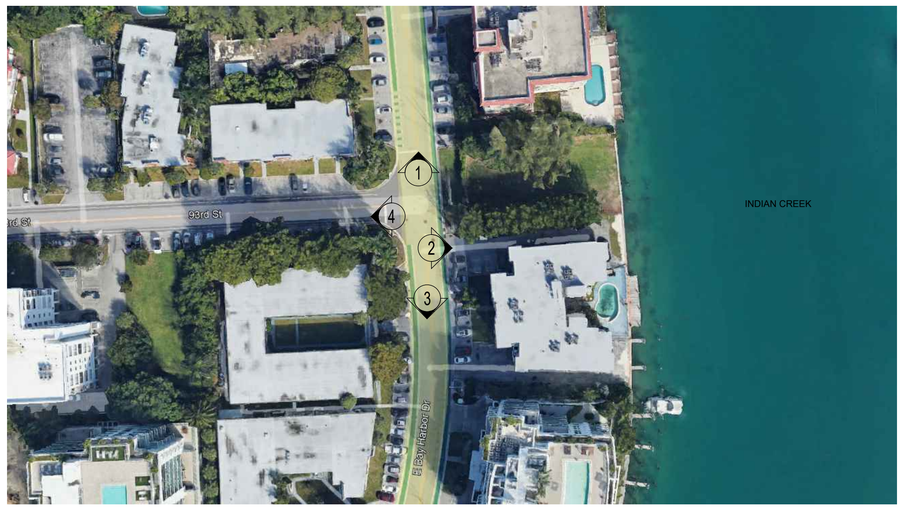
103rd St
100th St
99th St
98th St
97th St
96th St
95th St
94th St
93rd St
92nd St
91st St
Bay Harbor Dr
E Bay Harbor Dr
W Bay Harbor Dr
Bay Dr
Bay Rd
Bayshore Dr
Bayview Dr
Bayview Park
Bayview Terrace
Bayshore Terrace
Bay Harbor Terrace
Bay Harbor Park
Bay Harbor Park
Bay Harbor Park

1 STREET VIEW
SCALE: N.T.S.

2 PROPERTY VIEW
SCALE: N.T.S.

3 STREET VIEW
SCALE: N.T.S.

4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: 1/32" = 1'-0"

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K O B I K A R P

CONTEXT PHOTOS

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SITE

1 SURROUNDING BUILDINGS
SCALE: N.T.S.

1 PHOTO
SCALE: N.T.S.

2 PHOTO
SCALE: N.T.S.

3 PHOTO
SCALE: N.T.S.

4 PHOTO
SCALE: N.T.S.

5 PHOTO
SCALE: N.T.S.

6 PHOTO
SCALE: N.T.S.

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K O B I
K A R P

SURROUNDING BUILDING

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1 RENDERING - STREET VIEW
N.T.S

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RENDERING STREET VIEW

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1 RENDERING - BAY VIEW
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K O B I
K A R P

RENDERING BAY VIEW

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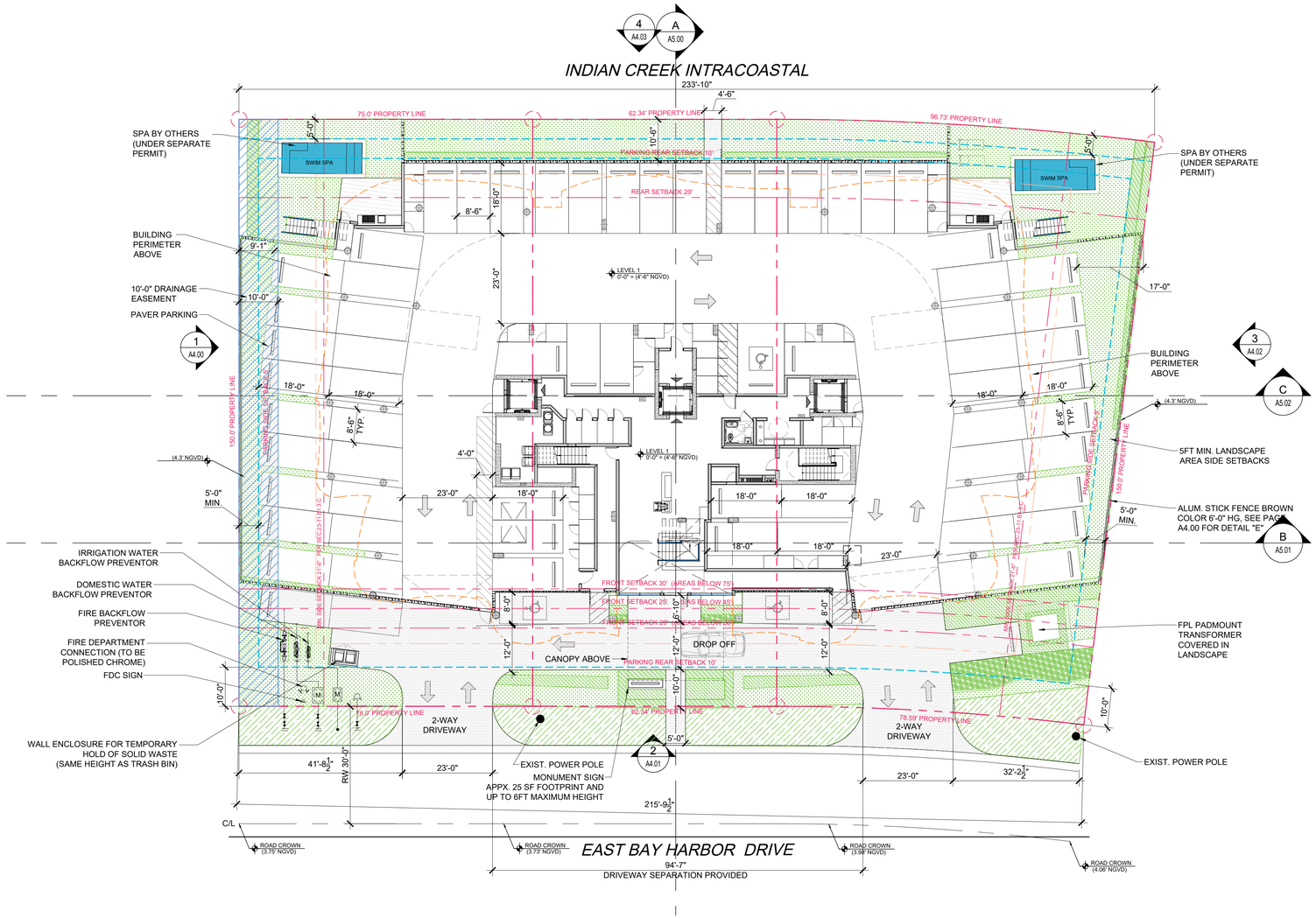

FLOOD VENT CALCULATION

BUILDING ACCESS = 1,698 SF. REQ. 9 (SMART FLOOD VENT)
TRASH ROOM= 208 SF. REQ. 2 (SMART FLOOD VENT)
STAIR #1 = 261 SF. REQ. 2 (SMART FLOOD VENT)
STORAGE #6 = 95 SF. REQ. 1 (SMART FLOOD VENT)
BUILDING ACCESS RESTROOM = 39 SF. REQ. 1 (SMART FLOOD VENT)

FLOOD VENT SPECIFICATION:
MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED.

TYPE:

FLOODPROOFING

1. ALL CONSTRUCTION WILL BE WET-FLOODPROOF 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 SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION AND FEMA TECHNICAL BULLETIN 2-2008

4. ENCLOSED AREAS TO BE EQUIPPED AUTOMATIC NON-POWERED FLOOD VENTS, INSTALLED ON OPPOSITE WALLS TO EACH OTHER. 2 PER 200 SF:

-AT LEVEL 1:
BUILDING ACCESS, STAIR #1, TRASH ROOM, STORAGE #6 AND BUILDING ACCESS RESTROOM AREAS WILL REQUIRE 17 FLOOD OPENINGS IN TOTAL
-16" x 8" FLOOD OPENING (SMART FLOOD VENT)
MODEL#: 1540-510
DESCRIPTION : SMART VENT
FLOOD COVERAGE: 200 SF.
AIR VENTILATION : 51 SF.
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.

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (4'-6" NGVD)
F.F.E (Level 2) = 10'-6" (15'-0" NGVD)
EQUIP. LEVEL = 10'-6" (15'-0" NGVD)
FLOOD ZONE = ZONE AE (EL 10' NGVD)
B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD
MAX. CROWN OF ROAD = 4.06' NGVD
MAX. ADJACENT GRADE (NORTH) = 4.30' NGVD
MIN. ADJACENT GRADE (SOUTH) = 4.30' NGVD
NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.

LEGAL DESCRIPTION:

FOR LOT 9291 E BAY HARBOR DRIVE:

LOTS 15 AND 16, BLOCK 1, 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.

FOR LOT 9301 E BAY HARBOR DRIVE:

LOTS 14, BLOCK 1, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPOSED TRASH ENCLOSURE DESIGN

ALL MATERIALS BELOW D.F.E (10'-0" NGVD) SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION AND FEMA TECHNICAL BULLETIN 2-2008

NOTE: EACH STORAGE AREA MUST BE AT LEAST 25 SF. IN SIZE WITH AT LEAST 7-FEET OF CLEAR HEADROOM

B.F.E. = 9'-0" NGVD

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

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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

K O B I K A R P

SITE PLAN

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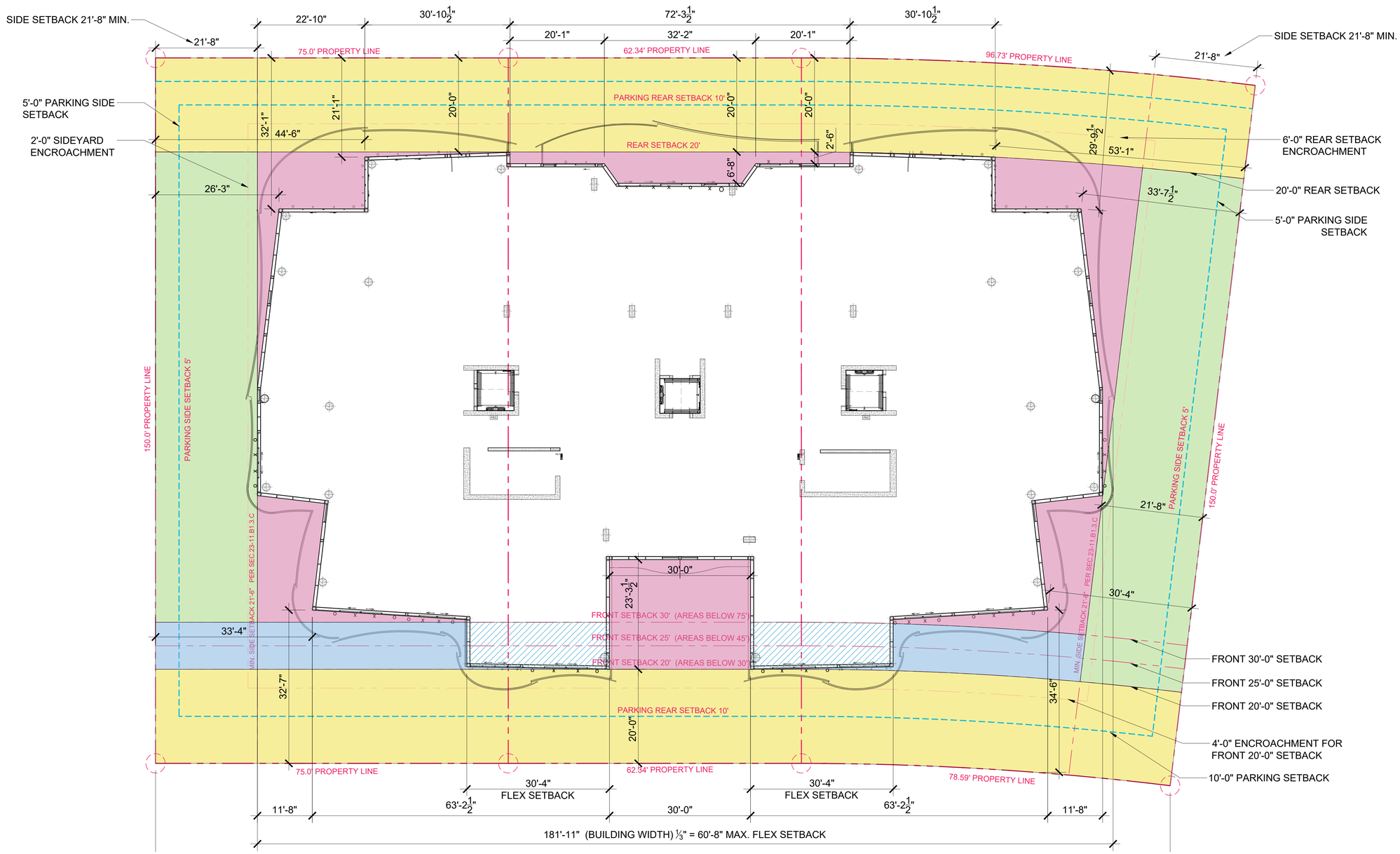

SETBACK UP TO 30FT ABOVE DFE.
(INCLUDING REAR 20FT SETBACK)

SIDE SETBACK 22'-6" MAXIMUM PER MUNICODE
SEC.23-11.B.1.3.C

FRONT SETBACK UP TO 30FT TO 75FT ABOVE DFE.

1/3 FLEX SETBACK AREAS

PUSHBACK ZONE (ALT. DESIGN FOR BREEZEWAY)

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

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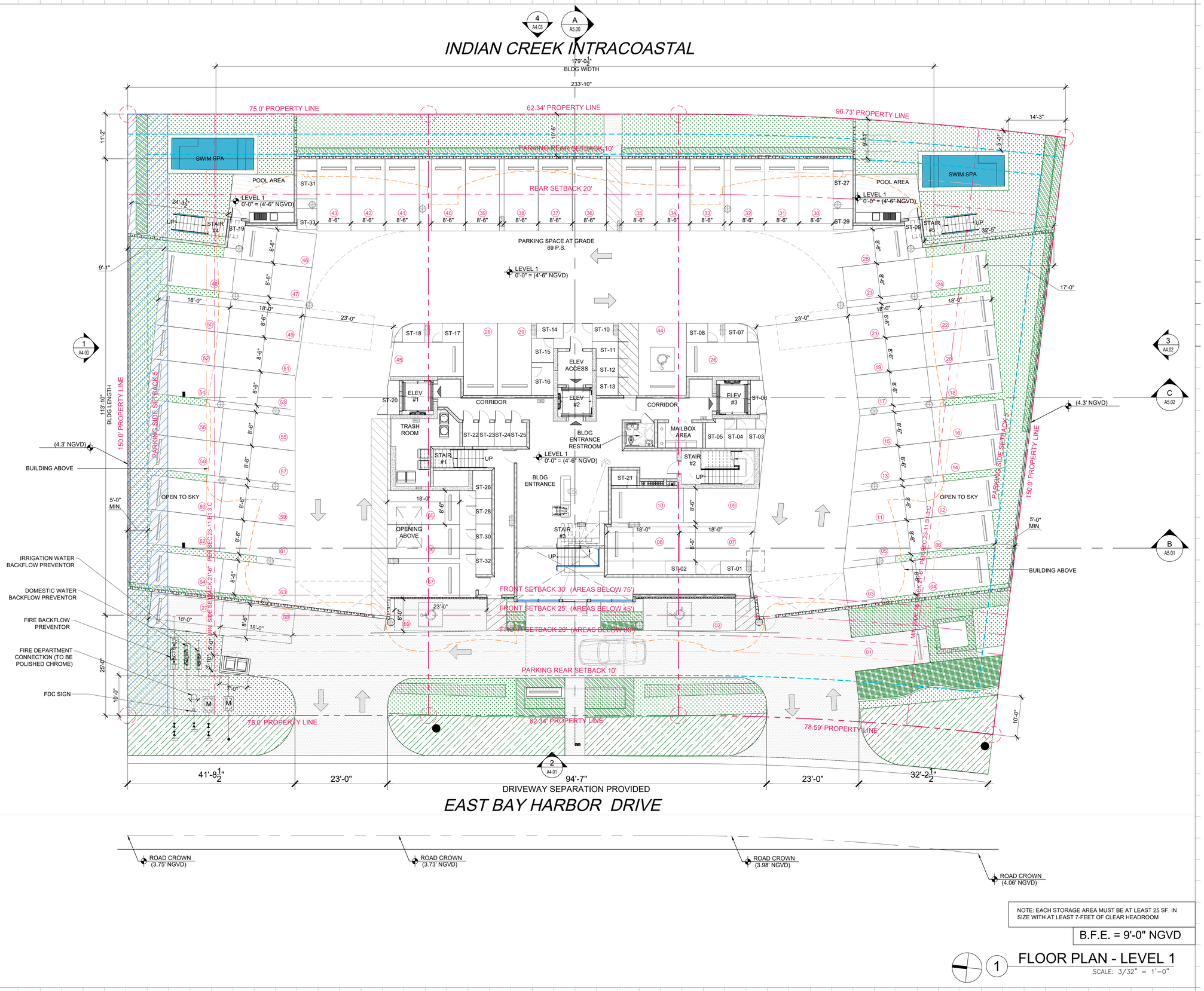

NOTE: EACH STORAGE AREA MUST BE AT LEAST 25 SF. IN SIZE WITH AT LEAST 7-FEET OF CLEAR HEADROOM

B.F.E. = 9'-0" NGVD

1 FLOOR PLAN - LEVEL 1

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

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FLOOR PLAN - LEVEL 1

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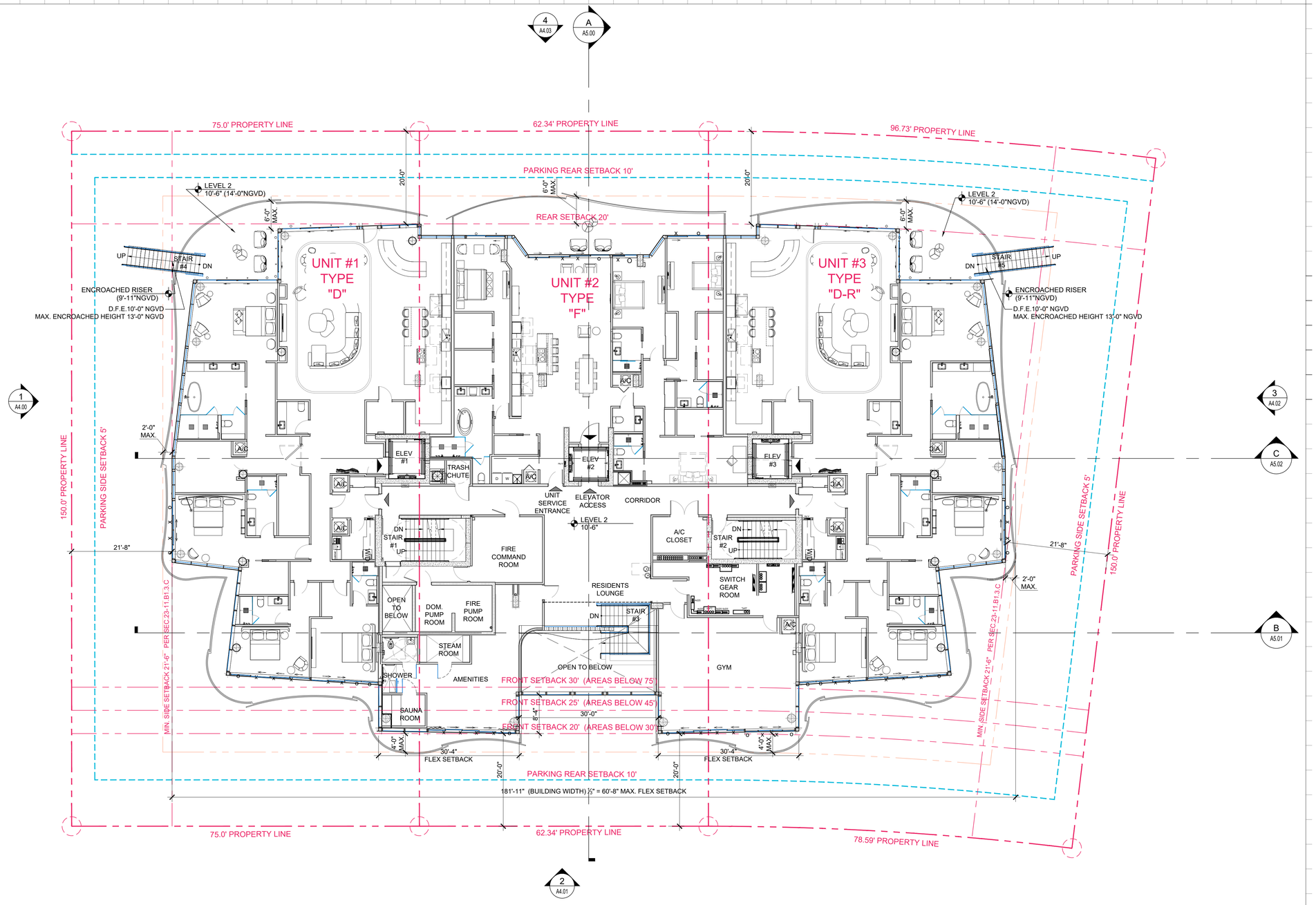

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Address: 1133 Normandy Drive, Miami Beach, FL 33141

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

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:
Name: EASTERN ENGINEERING GROUP
Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
Tel: 305-599-8133

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

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

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KOBI KARP

FLOOR PLAN - LEVEL 2

Date	11-26-2025	Sheet No.	A3.01
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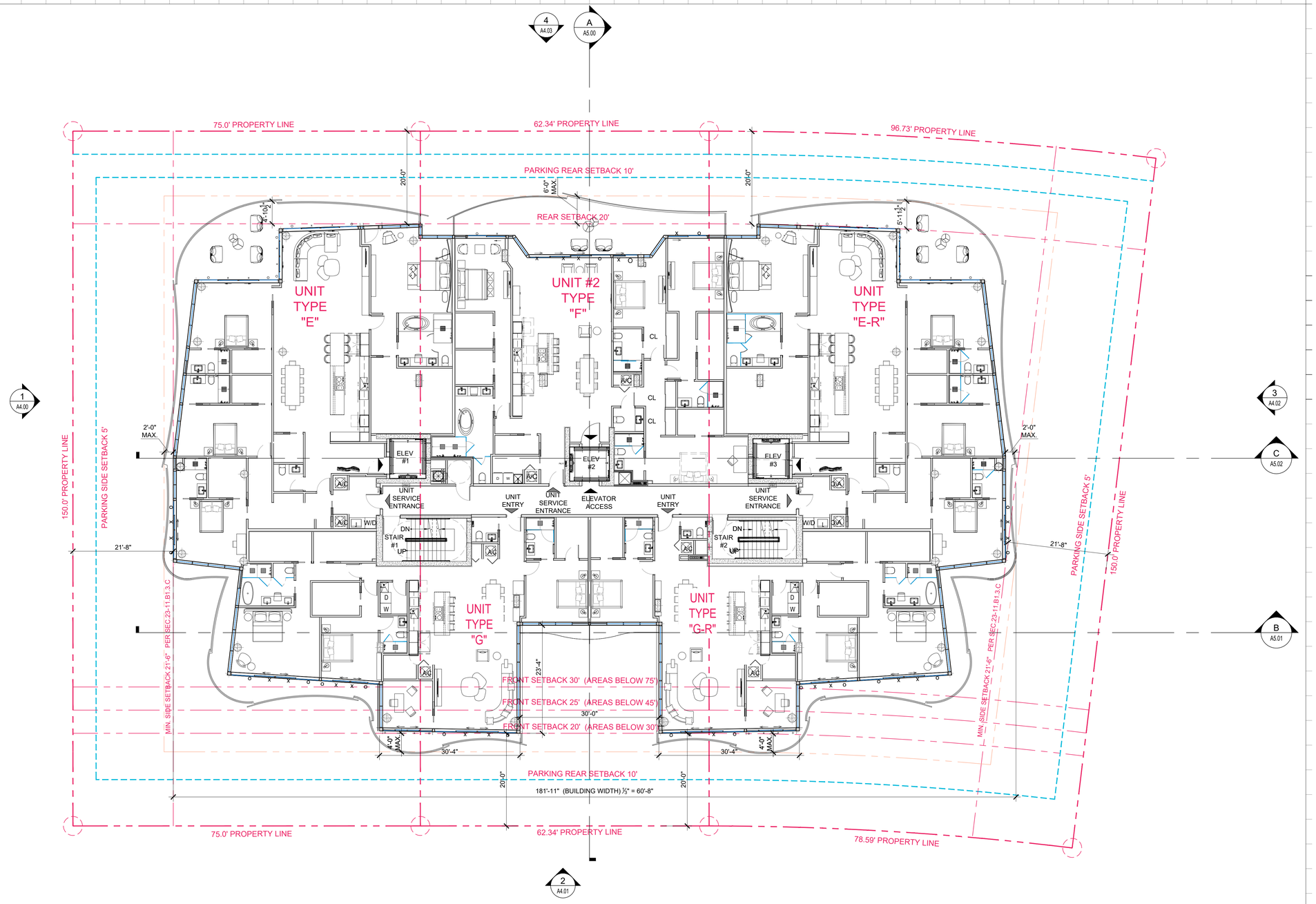
Project	2567		

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



1 FLOOR PLAN - LEVEL 3-8

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

Rev.	Date	Rev.	Date
1		9	
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DRC / DRB SET

--

9291-9301 EAST BAY HARBOR DR

9291-9301 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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FLOOR PLAN - LEVEL 3-8

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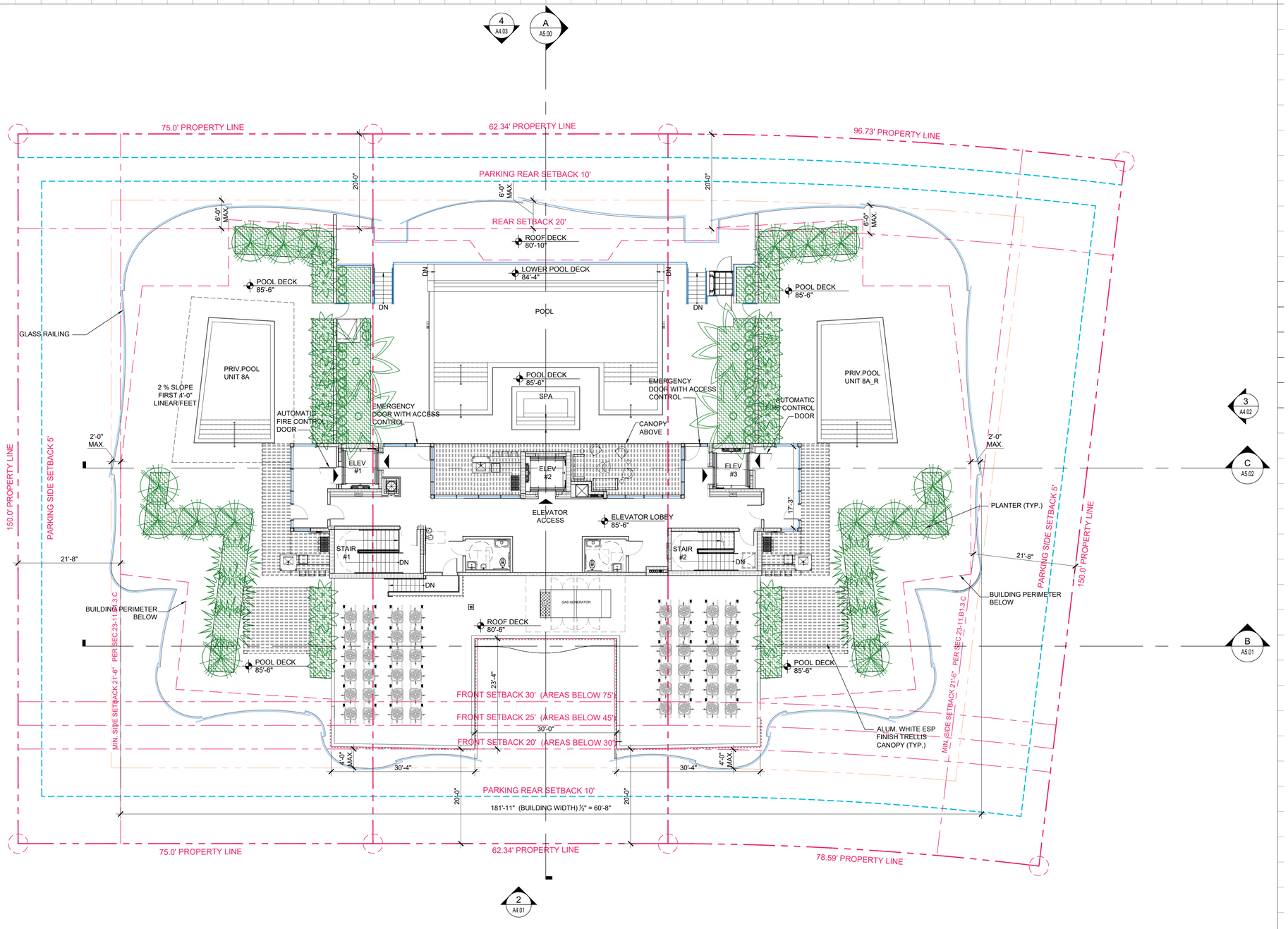

1 ROOF DECK LEVEL 9 - FLOOR PLAN

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

Rev.	Date	Rev.	Date
1		9	
2		10	
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ROOF DECK - LVL 9 FLOOR PLAN

Date	11-26-2025	Sheet No.	A3.03
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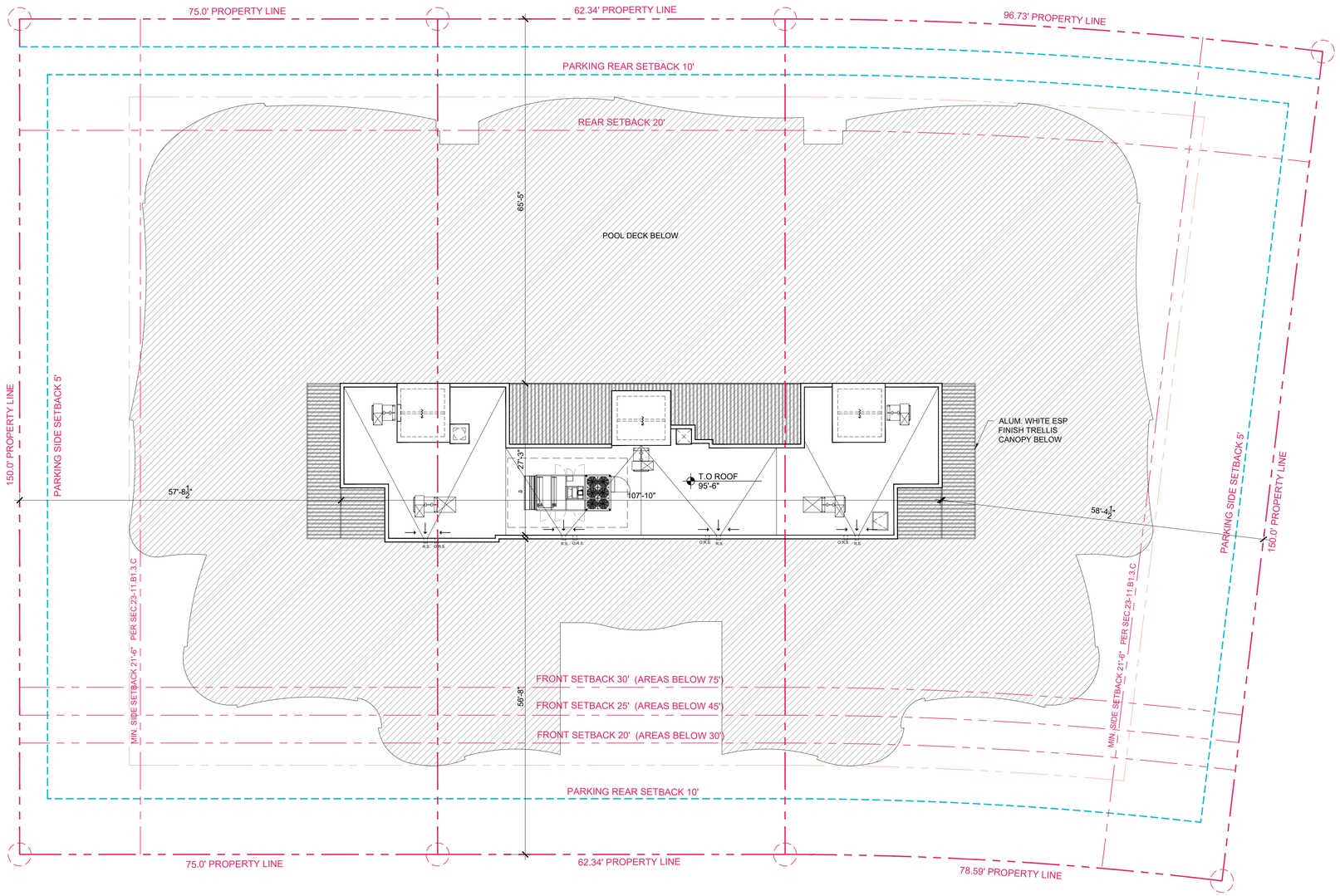
Project	2567		



1 LEVEL-10 - UPPER ROOF

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

Rev.	Date	Rev.	Date
1		9	
2		10	
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LEVEL-10 - UPPER ROOF

Date	11-26-2025	Sheet No.	A3.04
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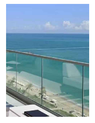
Project	2567		

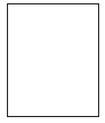
A IMPACT RESISTANT GLASS
COLOR: BRONZE



B RAILING
COLOR: CLEAR

C ALUM. FRAMING
COLOR : SUNSTORM SILVERSTORM

D EXTERIOR STONE VENEER
COLOR: BEIGE / BIANCO LUNA



E STUCCO
COLOR: WHITE

F 2" X 4" X 6' H. ALUM. FENCE
45° ANGLE FOR VISUALIZATION PRIVACY.
COLOR: BROWN

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

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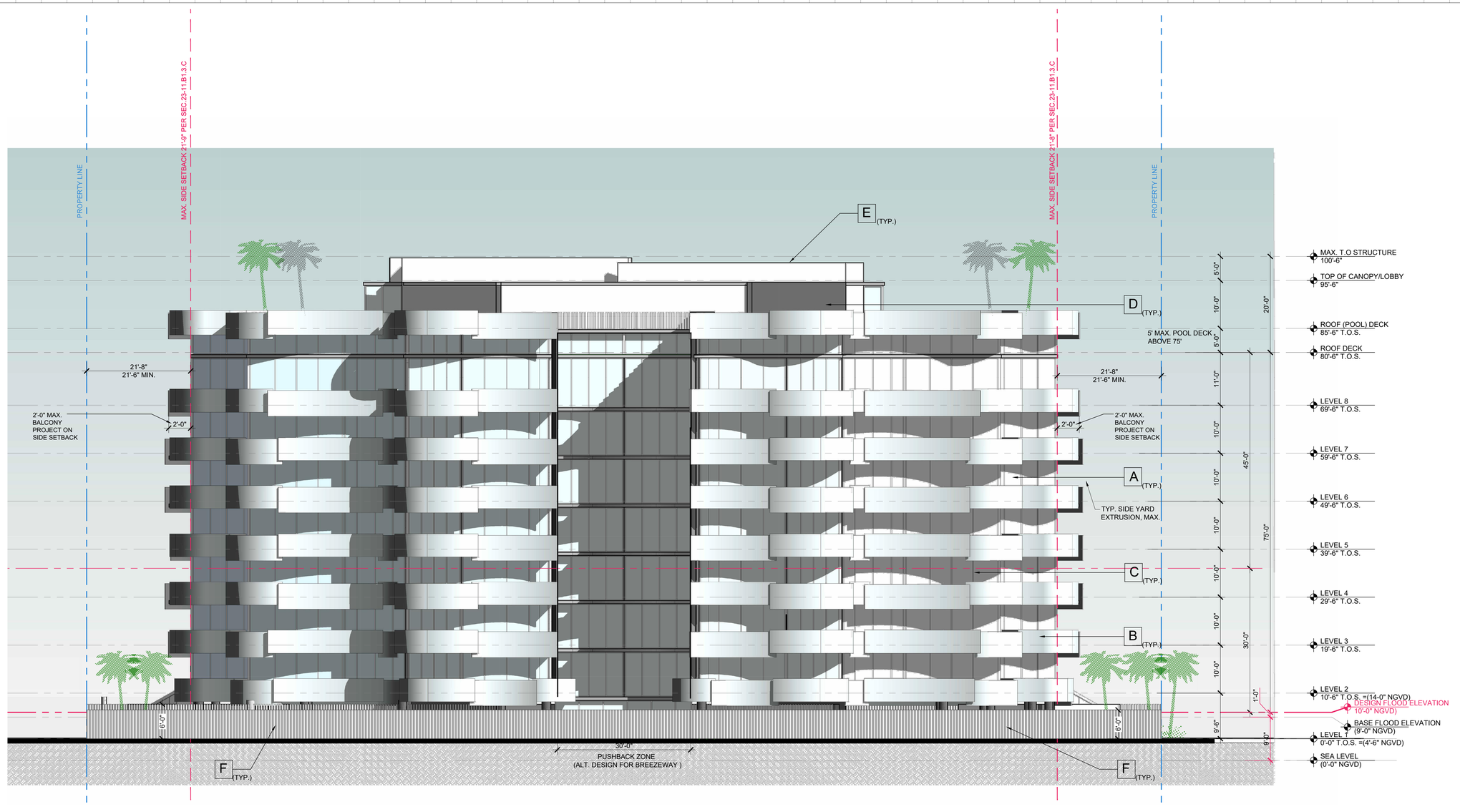
K O B I
K A R P

NORTH ELEVATION

Date	11-26-2025	Sheet No.	A4.00
Scale			
Project	2567		

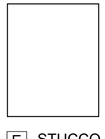


A IMPACT RESISTANT GLASS
COLOR: BRONZE

B RAILING
COLOR: CLEAR

C ALUM. FRAMING
COLOR : SUNSTORM SILVERSTORM

D EXTERIOR STONE VENEER
COLOR: BEIGE / BIANCO LUNA



E STUCCO
COLOR: WHITE

F 2" X 4" X 6' H. ALUM. FENCE
45° ANGLE FOR VISUALIZATION PRIVACY.
COLOR: BROWN

2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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1		9	
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9291-9301 EAST BAY HARBOR DR
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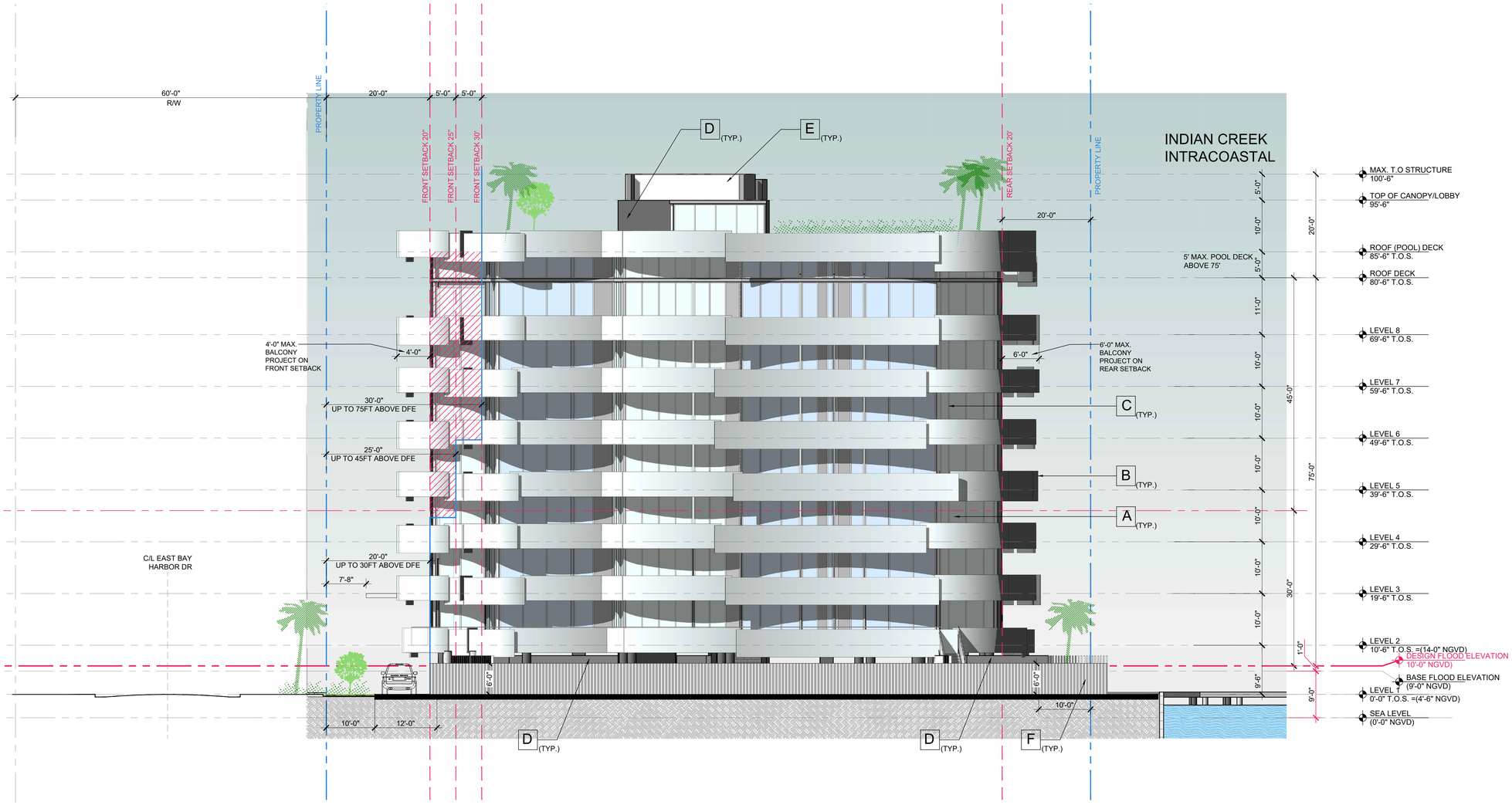
KOBI KARP

WEST ELEVATION

Date	11-26-2025	Sheet No.	A4.01
Scale			
Project	2567		

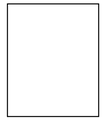


A IMPACT RESISTANT GLASS
COLOR: BRONZE

B RAILING
COLOR: CLEAR

C ALUM. FRAMING
COLOR : SUNSTORM SILVERSTORM

D EXTERIOR STONE VENEER
COLOR: BEIGE / BIANCO LUNA



E STUCCO
COLOR: WHITE

F 2" X 4" X 6' H. ALUM. FENCE
45° ANGLE FOR VISUALIZATION PRIVACY.
COLOR: BROWN

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

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1		9	
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KOBI KARP

SOUTH ELEVATION

Date	11-26-2025	Sheet No.	A4.02
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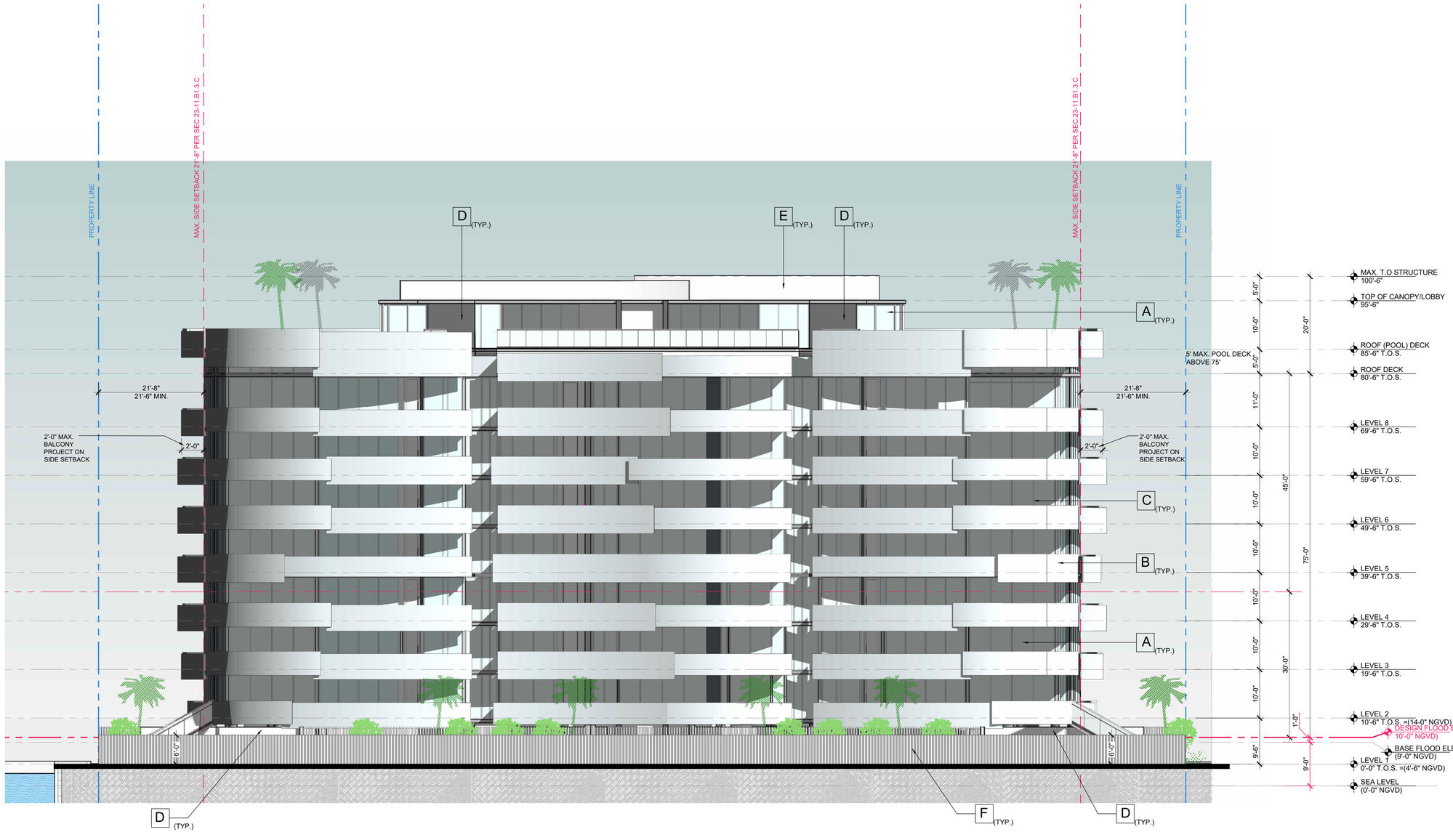
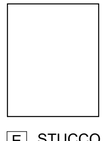


A IMPACT RESISTANT GLASS
COLOR: BRONZE

B RAILING
COLOR: CLEAR

C ALUM. FRAMING
COLOR : SUNSTORM SILVERSTORM

D EXTERIOR STONE VENEER
COLOR: BEIGE / BIANCO LUNA



E STUCCO
COLOR: WHITE

F 2" X 4" X 6' H. ALUM. FENCE
45° ANGLE FOR VISUALIZATION PRIVACY.
COLOR: BROWN

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

Rev.	Date	Rev.	Date
1		9	
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KOBI KARP

EAST ELEVATION

Date	11-26-2025	Sheet No.	A4.03
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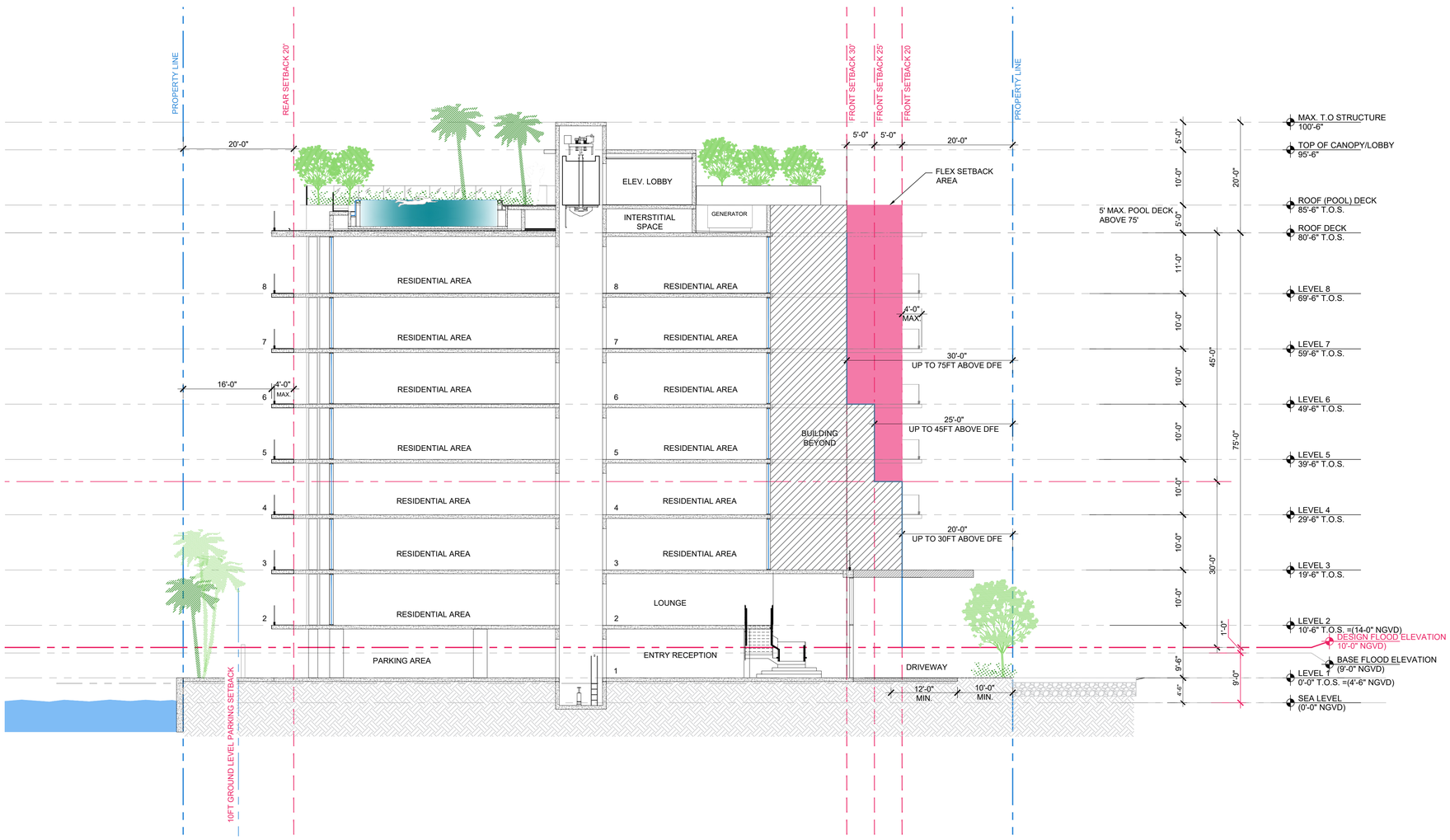

1 BUILDING SECTION A

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

Rev.	Date	Rev.	Date
1		9	
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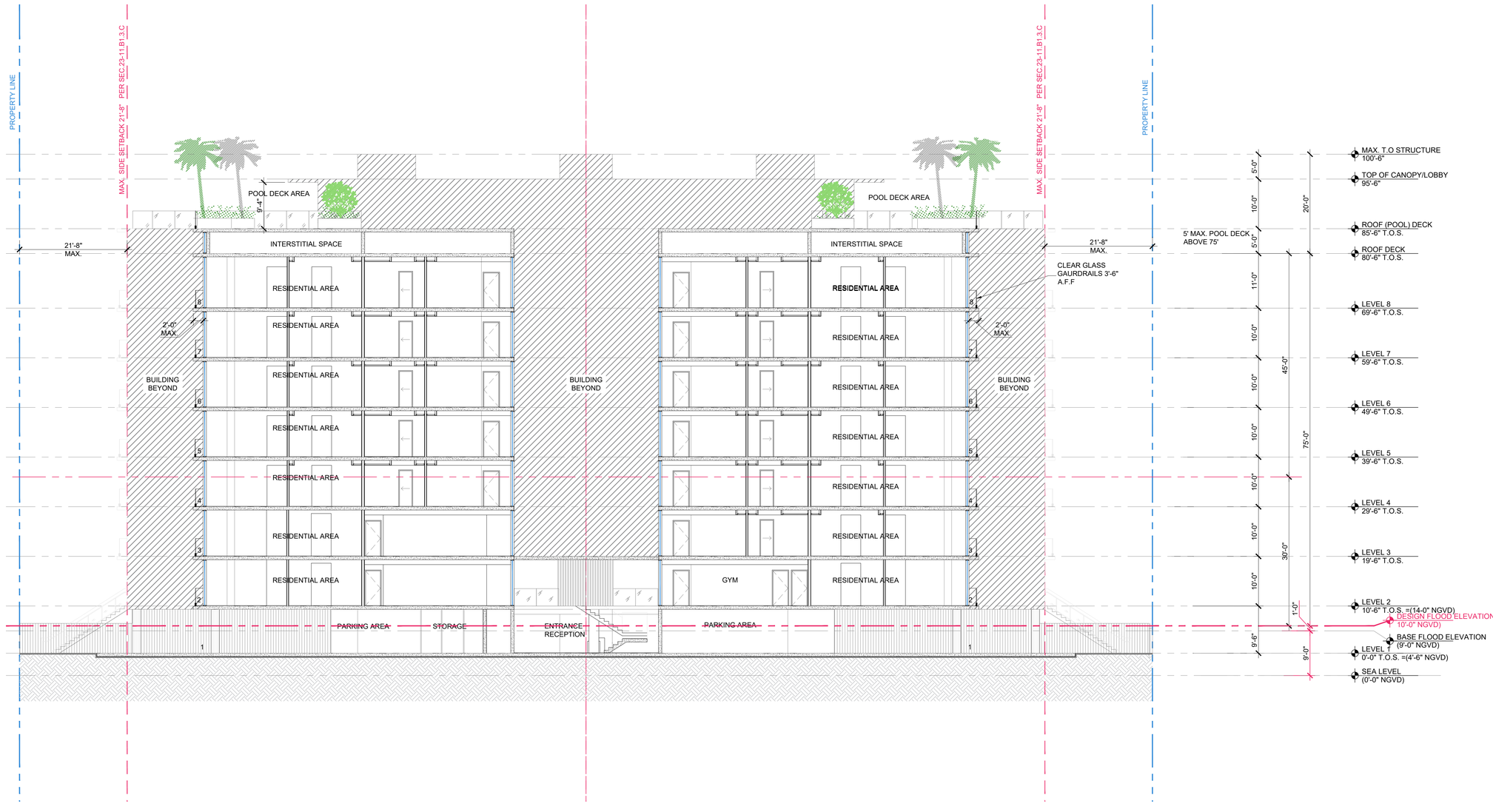
K O B I K A R P

BUILDING SECTION A

Date	11-26-2025	Sheet No.	A5.00
Scale			
Project	2567		



1 BUILDING SECTION B
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
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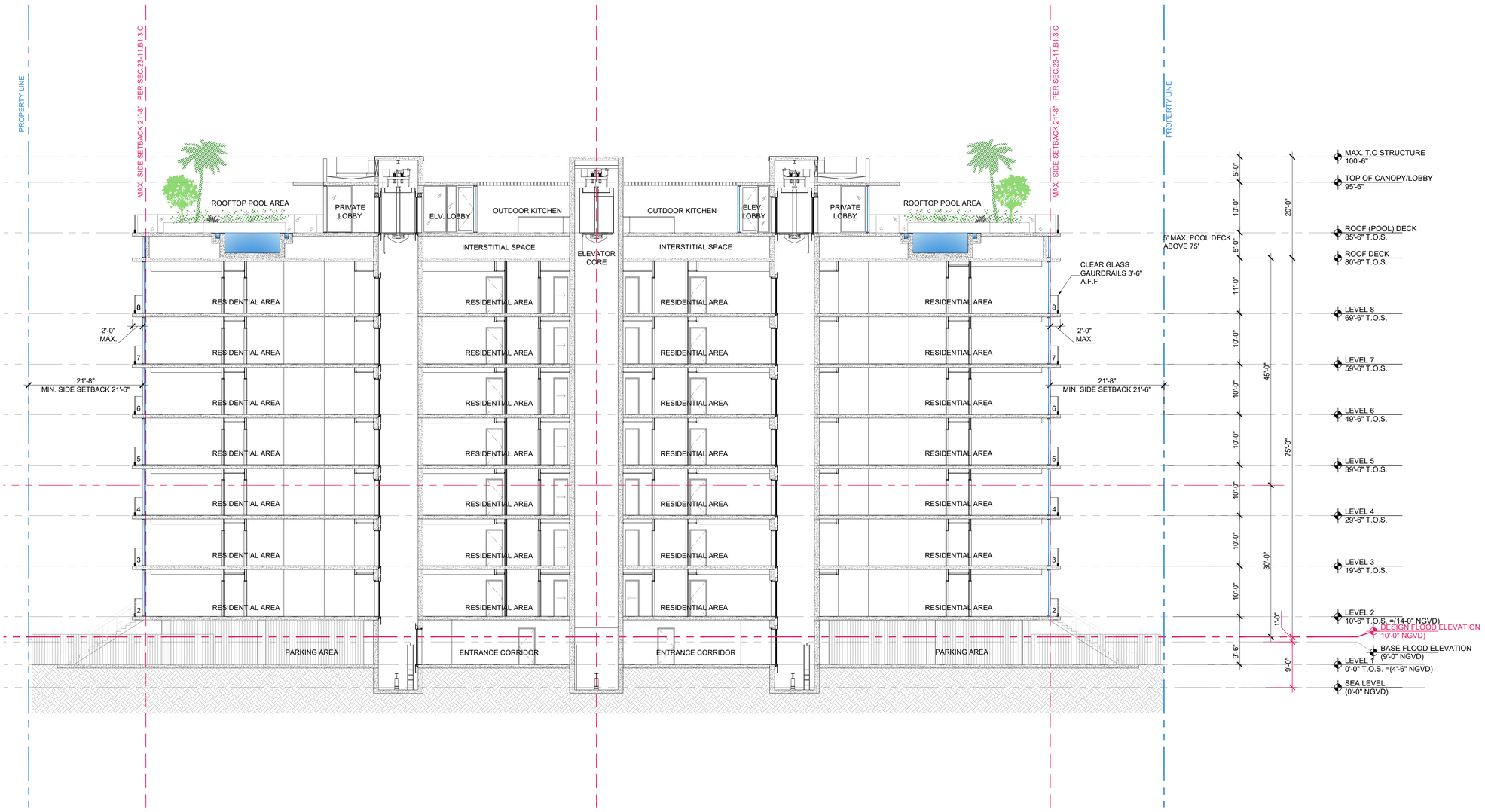
BUILDING SECTION B

Date	11-26-2025	Sheet No.	A5.01
Scale			
Project	2567		



1 BUILDING SECTION C
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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

DRC / DRB SET

--

9291-9301 EAST BAY HARBOR DR

9291-9301 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9291 EBH LTD, Florida Limited Partnership
Address: 1133 Normandy Drive, Miami Beach, FL 33141

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

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:
Name: EASTERN ENGINEERING GROUP
Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
Tel: 305-599-8133

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

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

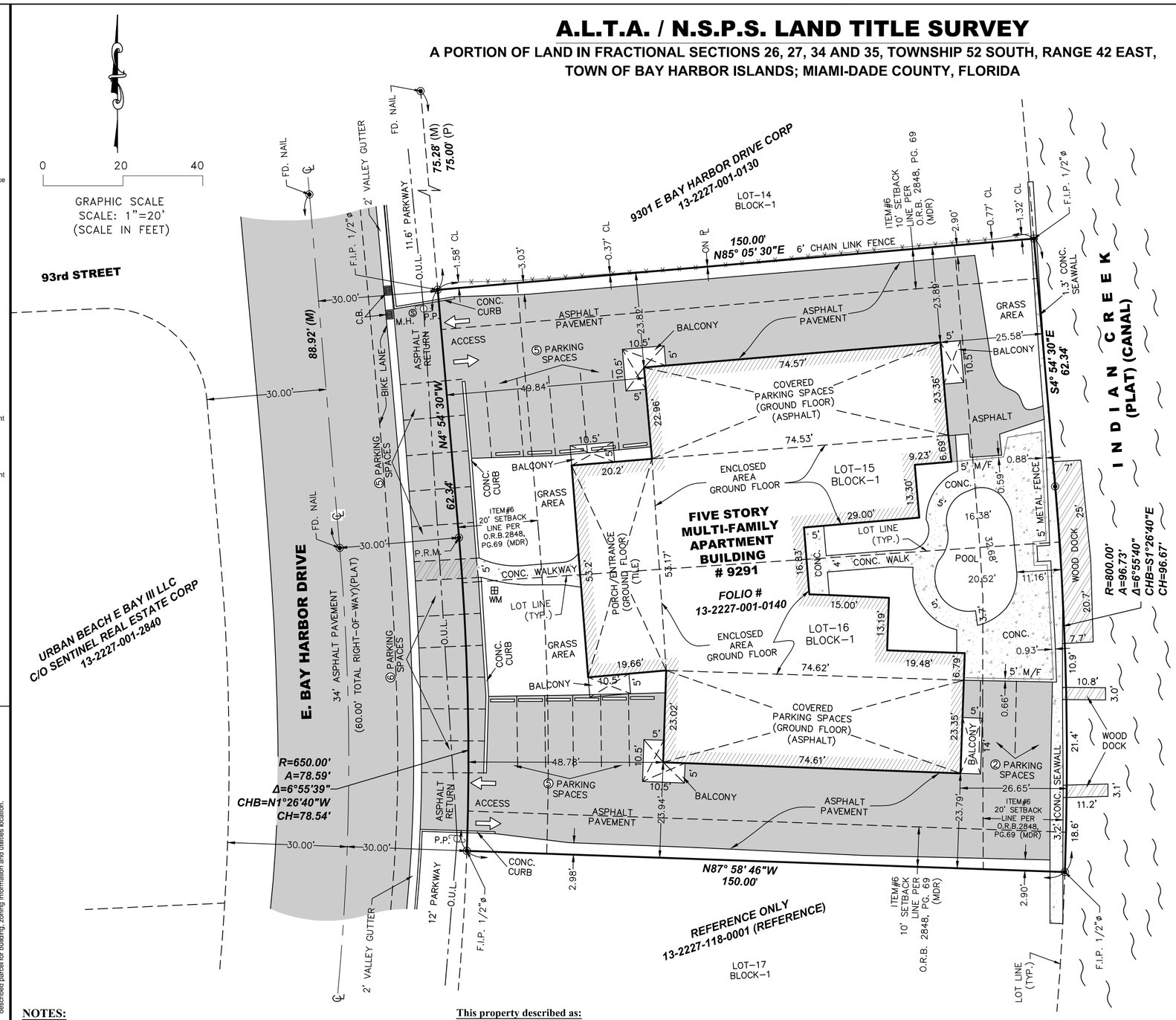
K O B I K A R P

BUILDING SECTION C

Date	11-26-2025	Sheet No.	A5.02
Scale			
Project	2567		

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A PORTION OF LAND IN FRACTIONAL SECTIONS 26, 27, 34 AND 35, TOWNSHIP 52 SOUTH, RANGE 42 EAST, TOWN OF BAY HARBOR ISLANDS; MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(N.T.S.)

LEGEND

A	= Arc
ASPH	= Asphalt
BM	= Bench Mark
BRG	= Bearing
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta.	= Chattahoochee
℄	= Center Line
CLF	= Chain Link Fence
CL.	= Clear
CONC.	= Concrete
D	= Delta
ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Enc.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD.	= Found
L.P.	= Light Pole
M	= Measured
M.F.	= Metal Fence
M.H.	= Manhole
ℳ	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
O/L	= On Line
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
℗	= Property Line
PL	= Planter
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
W.S.	= Water Service
XXX	= Denotes Spot Elevations Taken

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
b) The use of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or flood damage. No liability is assumed by the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
g) All roads shown hereon are public unless otherwise noted.
h) No visible improvements found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as described in the minimum technical standards (5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

NOTES:
- Utilities shown are by location of surface improvements only.
- No earth moving on site found
- No changes in Street Right-of-Way found.
- No wetlands found within the property.
- Legal description based on occupation and other legal documents.
-No Platted easements in these lots.

This survey meets and exceeds the linear closure of 1 in 15.000 feet for survey measurements, for control land boundaries for ALTA/ACSM land title Survey, and is also classified as a Commercial/High Risk as required by the Florida Minimum Technical Standards 5J-17 F.A.C.) The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

ACCURACY: The survey measurements were made in accordance with the "Minimum angle, distance and closure requirements for survey measurements which control land boundaries for ALTA/NSPS Land Title Surveys"

SOURCES OF DATA:
As to vertical control: This property appears to be located in Flood Zone AE 9FT as per Federal Emergency Management Agency (FEMA) Community Panel Number 120637, Map No. 0144, Suffix L, revised date 09 / 11 / 09.

ZONING RE (GENERAL)

This property described as:
LOTS 15 AND 16, BLOCK 1,
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.

Address:
9291 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154

Folio:
13-2227-001-0140

	AREA
SQ. FT.	±22500.00
ACRES	±0.516

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

TITLE REVIEW NOTES:

With reference to Old Republic National Title Insurance Company Commitment Order No. 1285009, dated May 27, 2022 at 11:00 P.M., I hereby certify as follows:

- Item # 1: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. ***NOT A MATTER OF SURVEY***
- Item # 2: a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. ***NOT A MATTER OF SURVEY***
a. Rights or claims of parties in possession not recorded in the Public Records. ***NONE VISIBLE***
b. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an Inspection or an accurate and complete land survey of the Land and inspection of the Land ***DEPICTED ON SURVEY IF ANY***
c. Easements or claims of easements not recorded in the Public Records. ***NONE VISIBLE***
d. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. ***NOT A MATTER OF SURVEY***
- Item # 3: Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. ***N/A***
- Item # 4: Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. ***NOT A MATTER OF SURVEY***
- Item # 5: All matters contained on the Plat of Bay Harbor Island, as recorded in Plat Book 46, Page 5, as affected by instrument recorded in Deed Book 2783, Page 489, Public Records of Miami-Dade County, Florida, which includes provisions creating setbacks for parking areas. ***DEPICTED ON SURVEY IF ANY***
- Item # 6: Declaration of Restrictions recorded April 19, 1947 under Clerk's File No. W-33513 (Deed Book 2848, Page 69) ***AFFECTS THE PROERTY*** as affected by instrument recorded in Deed Book 3741 Page 176, ***AFFECTS THE PROERTY*** Assignment recorded March 30, 1977 in O.R. Book 9632 Page 1157 Notice to Extend recorded April 14 1977 in O.R. Book 9649 Page 253 ***AFFECTS THE PROERTY NON PLOTTABLE*** Public Records Miami Dade County Florida which provides for use limitations set backs and easements.
- Item # 7: Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded April 5 1949 under Deed Book 3128 Page 247 Public Records of Miami Dade County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270. 11, F. S. ***N/A***
- Item # 8: Riparian and littoral rights are not insured. ***N/A***
- Item # 9: Possible right of the public to use that part of the land between the water's edge and the apparent boundary of the upland parcel that is now, or was formerly, regularly used by the public for recreational purposes. ***N/A***
- Item # 10: Rights of others to use, and rights of the State of Florida and United States governments to regulate the navigable waters covering the Land. ***N/A***
- Item # 11: Rights of the United States of America and/or the State of Florida to any portion of said land which has been created by artificial means, and lands accreted thereto. ***N/A***
- Item # 12: Rights of the lessees under unrecorded leases. ***NOT A MATTER OF SURVEY***

ALTA/ACSM SURVEY TO:
9240 WBH Limited Partnership, a: Canadian Limited Partnership

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS
Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7 (a), 8, 9, 11(a), 13 and 14, 16, 17 and 18 of Table A thereof.
The field work was completed on 07/12/2022

Date of Plat or Map: 07/14/2022

RENE AIGUESVIVES
PSM 4327
LICENSED PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
SEAL

Rene Aiguesvives
Florida PSM # 4327

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on Plat Meridian (reference) NORTH ℄ ***N85° 05' 30"E (ASSUMED)***

REVISIONS:

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120637	0144	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+9 FT N.G.V.D.		

ALTA/NSPS SURVEY.
I HEREBY CERTIFY: that this survey meets the minimum technical standards as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 07/14/22
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
07/12/22	1"=20'	J.A.	22-23832

777 N.W. 72nd AVENUE SUITE 3025
MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400
FAX: (305) 262-0401

JOHN IBARRA & ASSOC., INC.

LAND SURVEYORS

SURVEY No. 11-001811-2

DRAWN BY: R.S.

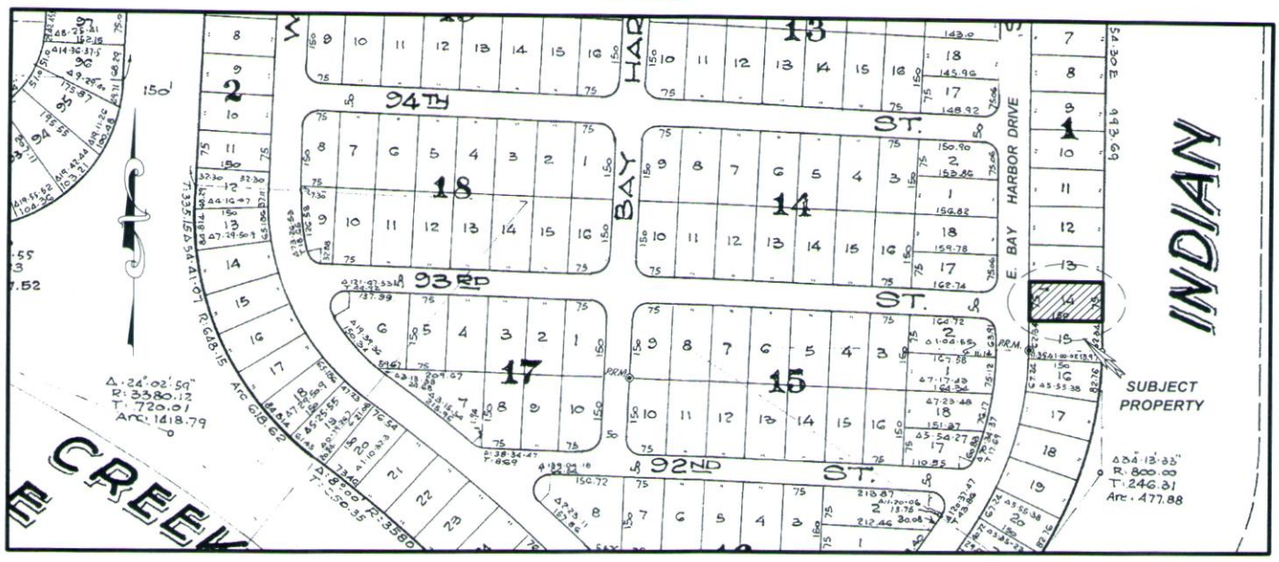
SHEET No. 1 OF 2

PROPERTY ADDRESS:
9301 E BAY HARBOR DRIVE
MIAMI, FL 33154

LEGAL DESCRIPTION:
LOT 14, BLOCK 1, OF BAY HARBOR ISLAND , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH

NOT TO SCALE



ABBREVIATION AND MEANING

A = ARC.
A.C. = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A.R. = ALUMINUM ROOF.
A.S. = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.C.R. = BROWARD COUNTY RECORDS.
B.O.B. = BASIS OF BEARINGS.
(C) = CALCULATED.
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
C.B.W. = CONCRETE BLOCK WALL.
CH = CHORD.
CH.B. = CHORD BEARING.
CL. = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS.
DRIVE = DRIVEWAY.
° = DEGREES.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FT. = FEET.
FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM.
F.N. = FOUND NAIL.
H. = HIGH (HEIGHT)
IN. &EG. = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.

' = MINUTES.
(M) = MEASURED DISTANCE.
M.D.C.R. = MIAMI DADE COUNTY REOCRDS
M.H. = MANHOLE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES.
O.R.B. = OFFICIAL RECORDS BOOK.
O.V.H. = OVERHANG.
PVMT. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE.
PWY = PARKWAY.
PRM = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE.
RR. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
RAD. = RADIUS OR RADIAL.
RGE. = RANGE.
R.O.E. = ROOF OVERHANG EASEMENT.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE
S. = SOUTH.
S.P. = SCREENED PORCH
" = SECONDS.
T = TANGENT.
TWP = TOWNSHIP.

UTIL. = UTILITY.
U.E. = UTILITY EASEMENT.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.S. = WOOD SHED.
W.R. = WOOD ROOF.
W.V. = WATER VALVE.
M = MONUMENT LINE.
℄ = CENTER LINE.
= CENTRAL ANGLE.
= ANGLE.

LEGEND TYPICAL

OVERHEAD UTILITY LINES
C.B.S. = WALL (CBW).
C.L.F. = CHAIN LINK FENCE.
I.F. = IRON FENCE.
W.F. = WOOD FENCE.
× 0.00 = EXISTING ELEVATIONS.

SURVEYOR' S NOTES:

1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
2). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3). CERTIFICATE OF AUTHORIZATION LB # 7806.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ 06-27-2011
CARLOS IBARRA (DATE OF FIELD WORK)

LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: UPDATED 4-24-13

REVISED ON: _____

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

1). THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
2). THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3). EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
4). THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
5). LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
6). BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
7). EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
8). THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
9). ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS.
10). UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
11). **FENCE OWNERSHIP NOT DETERMINED.**
12). THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
13). THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW, THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE IN FLOOD ZONE "AE"; THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

CERTIFICATION:
9301 E BAY HARBOR DRIVE, CORP., A FLORIDA CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
LAW OFFICES OF JENNIFER SNYDER, P.A.

CARLOS IBARRA CERTIFICATE LS # 6770 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

L.B.# 7806 SEAL

777 N.W. 72nd AVENUE SUITE 3025
MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400
FAX: (305) 262-0401

JOHN IBARRA & ASSOC., INC.

LAND SURVEYORS

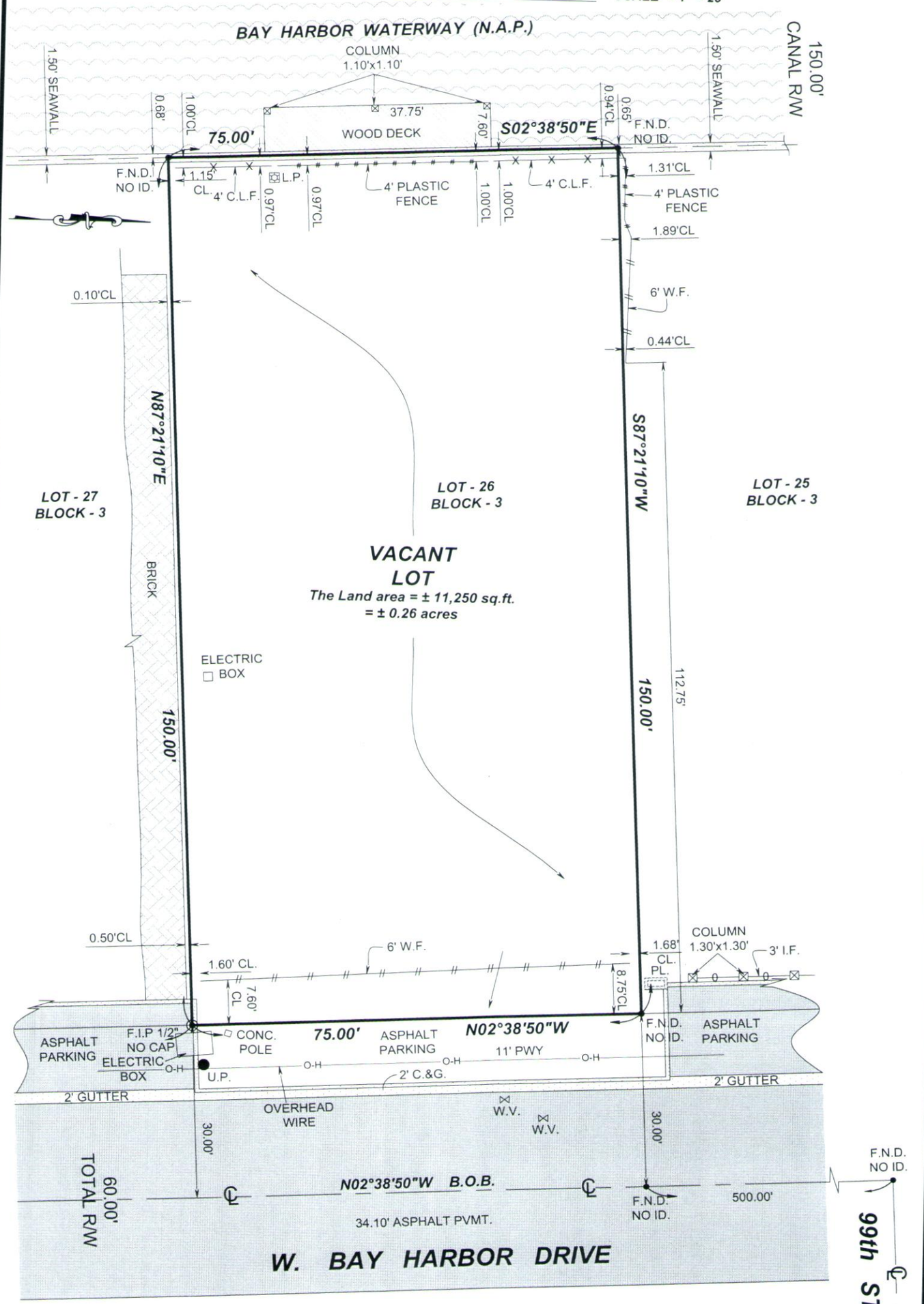
SURVEY No. 11-001812-2

DRAWN BY: R.S.

SHEET No. 2 OF 2

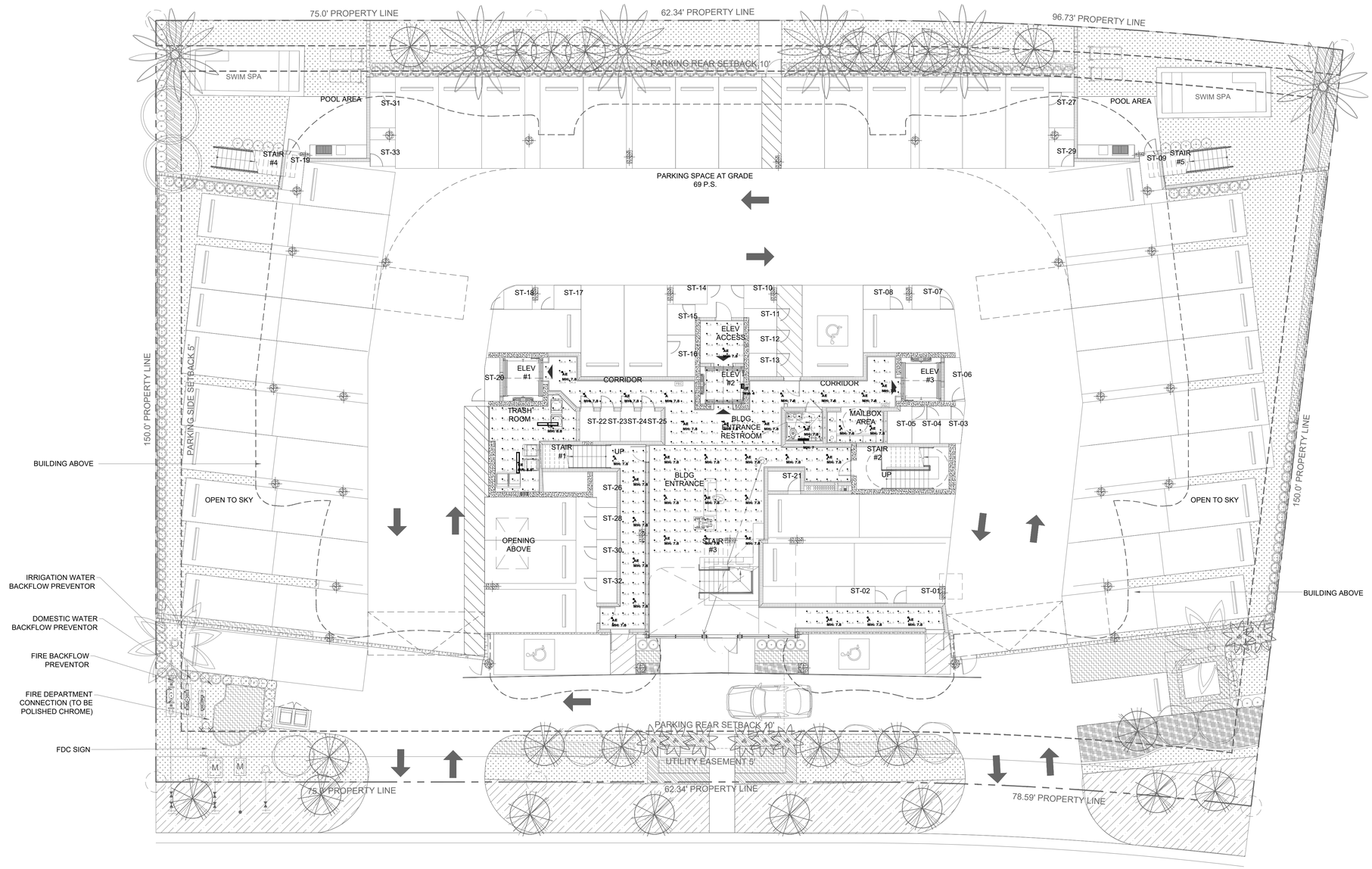
BOUNDARY SURVEY

SCALE = 1" = 20'



SURVEYOR'S NOTE:

- There may be Easements recorded in the Public Records not shown on this Survey.
- The purpose of this Survey is for use in obtaining Title Insurance and Financing and should not be used for Construction purposes.



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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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DRC / DRB SET

--

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9301-9291 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

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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

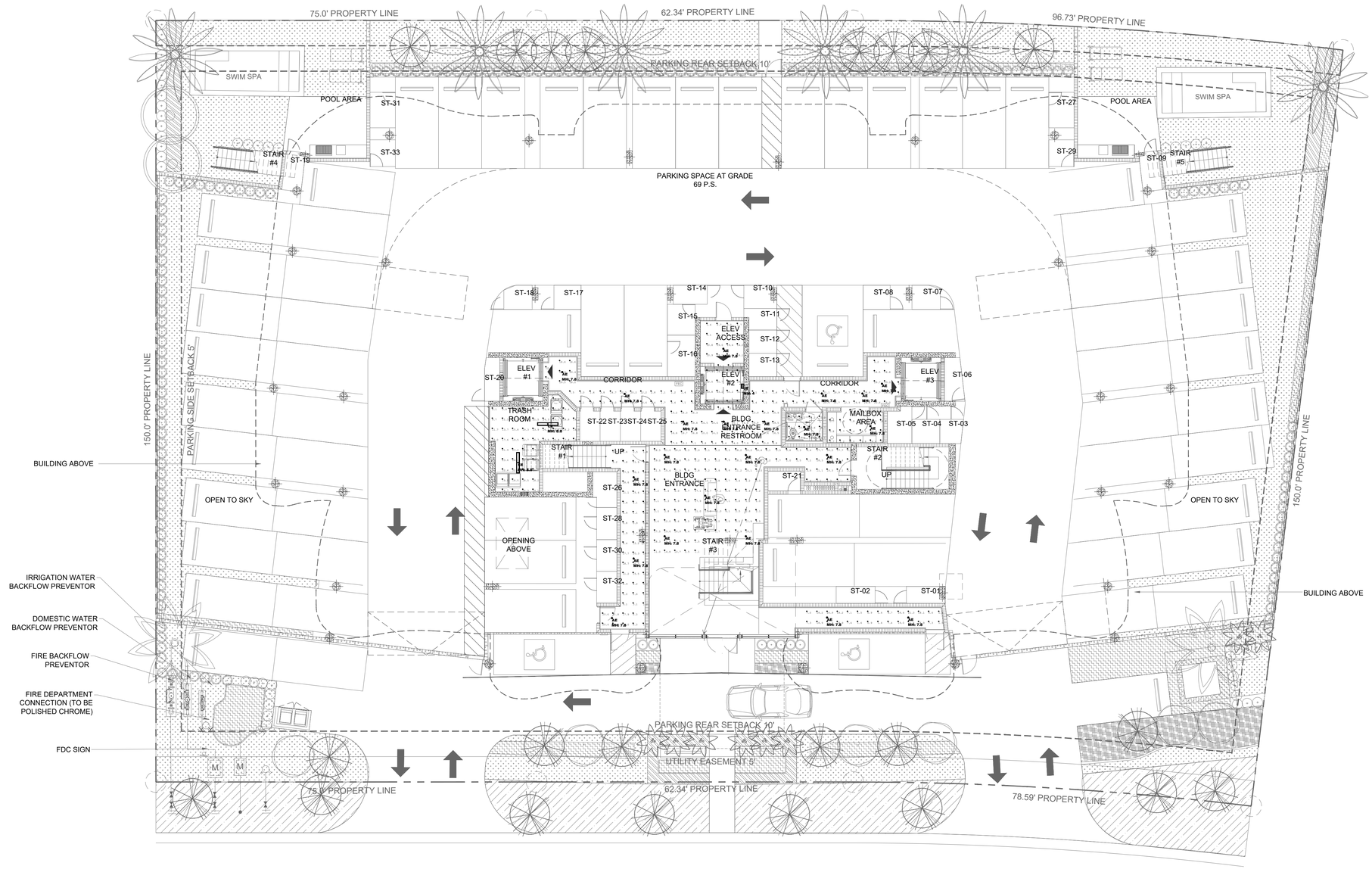
KOBI KARP
Lic. # AR0012578

ELIAS P. CRESPO LICENSE No.59295 STATE OF FLORIDA PROFESSIONAL ENGINEER

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 59295

FLOOR PLAN - LEVEL 1

Date	11-26-2025	Sheet No.
Scale		PH-1
Project	2567	



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

Rev.	Date	Rev.	Date
1		9	
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DRC / DRB SET

--

9301-9291 EAST BAY HARBOR DR

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BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9291 EBH LTD, Florida Limited Partnership
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CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:
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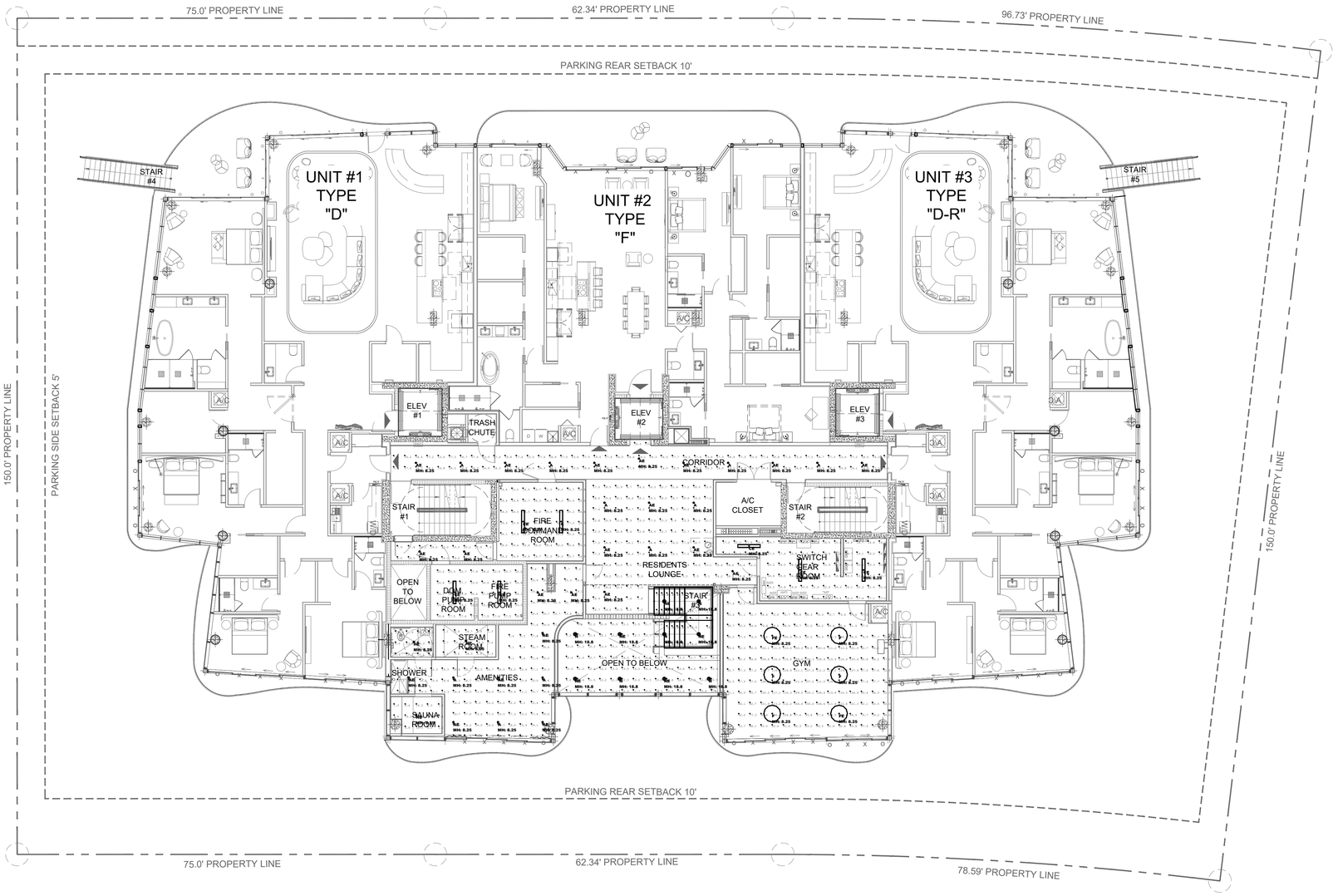
FLOOR PLAN - LEVEL 1

Date	11-26-2025	Sheet No.	PH-2
Scale			
Project	2567		



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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
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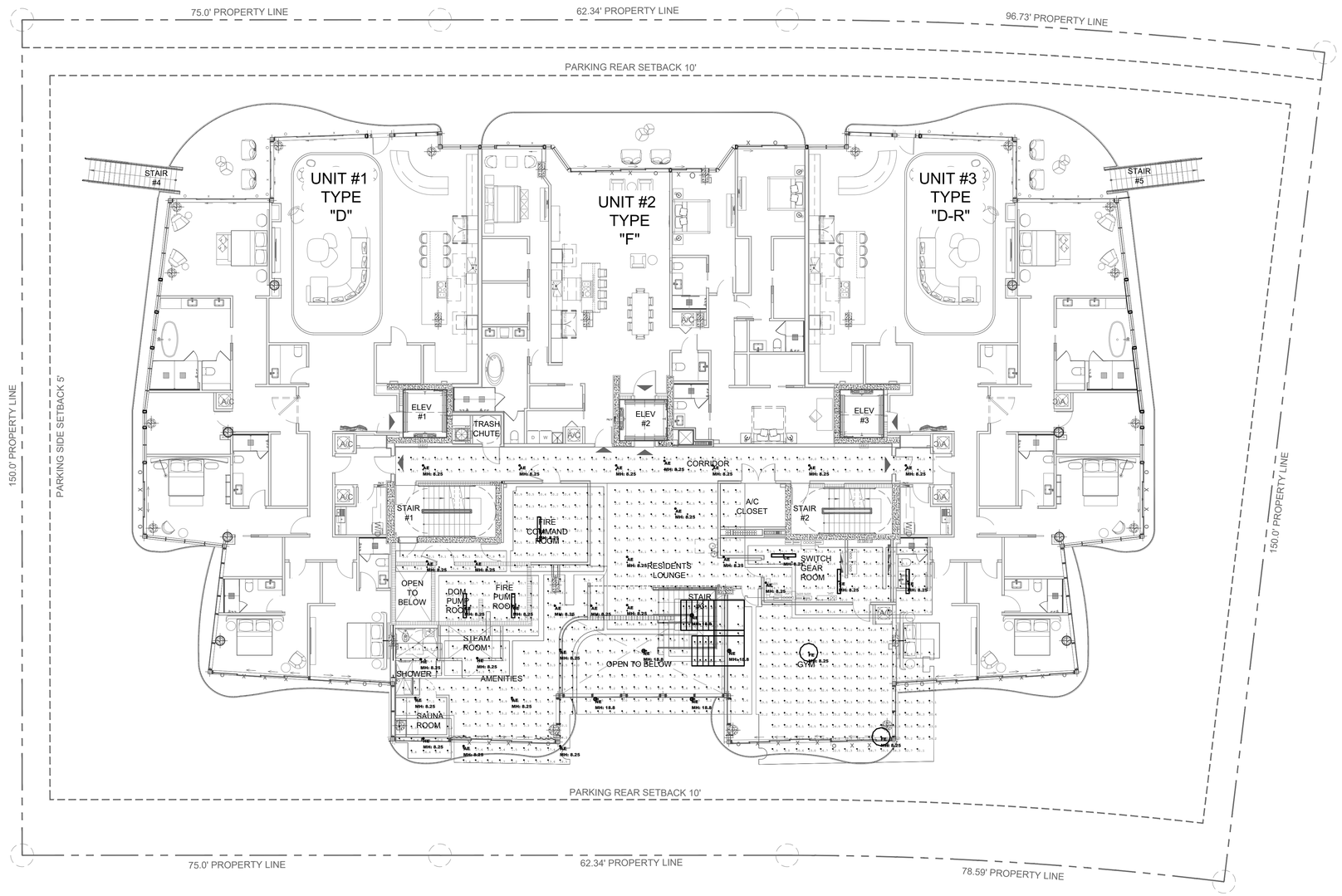
FLOOR PLAN - LEVEL 2

Date	11-26-2025	Sheet No.	PH-3
Scale			
Project	2567		



1 PHOTOMETRIC FLOOR PLAN - LEVEL 2 EMERGENCY

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

Rev.	Date	Rev.	Date
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2		10	
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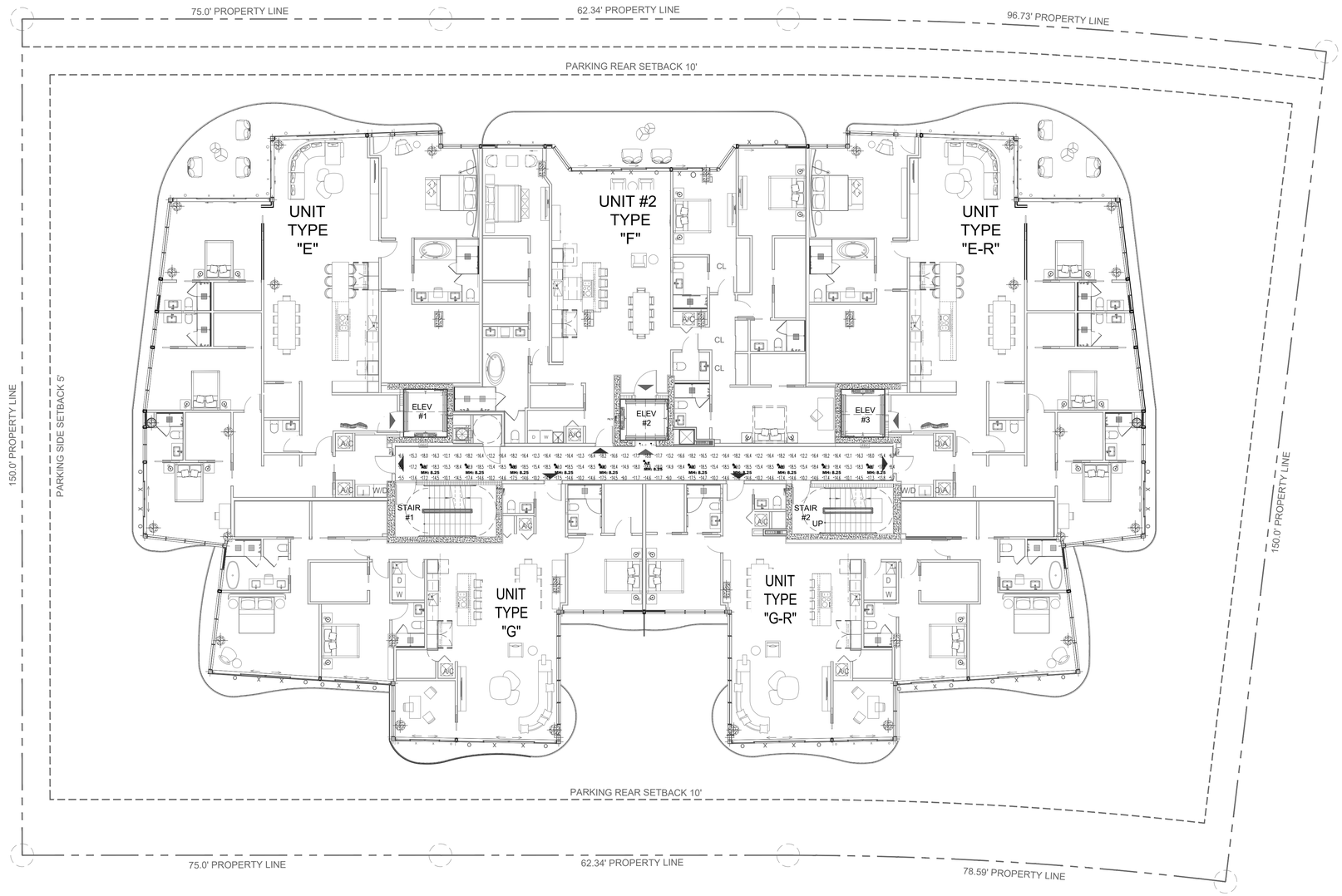
FLOOR PLAN - LEVEL 2

Date	11-26-2025	Sheet No. PH-4
Scale		
Project	2567	



LUMINAIRE SCHEDULE								
Scenario: NORMAL								
SYMBOL	LABEL	ARRANG.	MANUF.	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMIN. LUMENS	LUMIN. WATTS
⊕	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	N/A	0.670	1302	14
⊕	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEV. THRESHOLD	Illuminance	Fc	2	N.A.	N.A.	13.55	14.0	13.1	1.03	1.07
TYP CORRIDOR_Floor	Illuminance	Fc	2	2	0	15.49	19.0	5.5	2.82	3.45

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
TYP CORR._LPD	540.14	154	0.285

1 PHOTOMETRIC FLOOR PLAN - LEVEL 3-8
NORMAL
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
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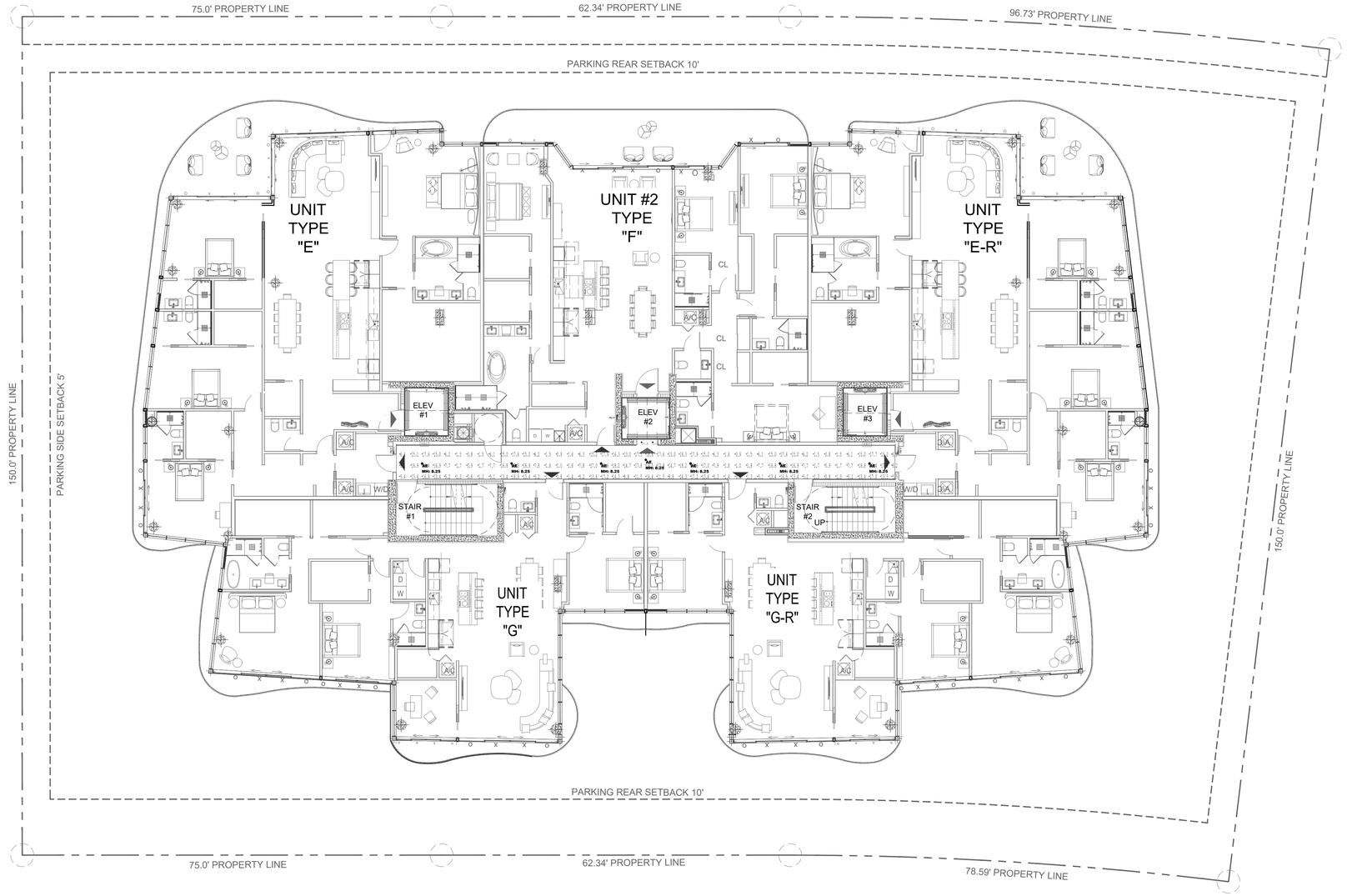
FLOOR PLAN - LEVEL 3-8

Date	11-26-2025	Sheet No.	PH-5
Scale			
Project	2567		



LUMINAIRE SCHEDULE								
Scenario: EMERGENCY								
SYMBOL	**LABEL**	**ARRANG.**	**MANUF.**	**CATALOG NUMBER**	**MOUNTING**	**EMERGENCY**	**LLF**	**LUMIN. LUMENS**	**LUMIN. WATTS**
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	**CALC TYPE**	**UNITS**	**SPACING L-R FT)**	**SPACING T-B (FT)**	**HEIGHT (FT)**	**AVG**	**MAX**	**MIN**	**AVG/MIN**	**MAX/MIN**
ELEV. THRESHOLD	Illuminance	Fc	2	N.A.	N.A.	13.40	13.8	13.0	1.03	1.06
TYP CORRIDOR_EM	Illuminance	Fc	2	2	0	9.85	18.6	0.8	12.31	23.25

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	**AREA**	**TOTAL WATTS**	**LPD**
TYP CORR._LPD	540.14	98	0.181

1 PHOTOMETRIC FLOOR PLAN - LEVEL 3-8 EMERGENCY

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

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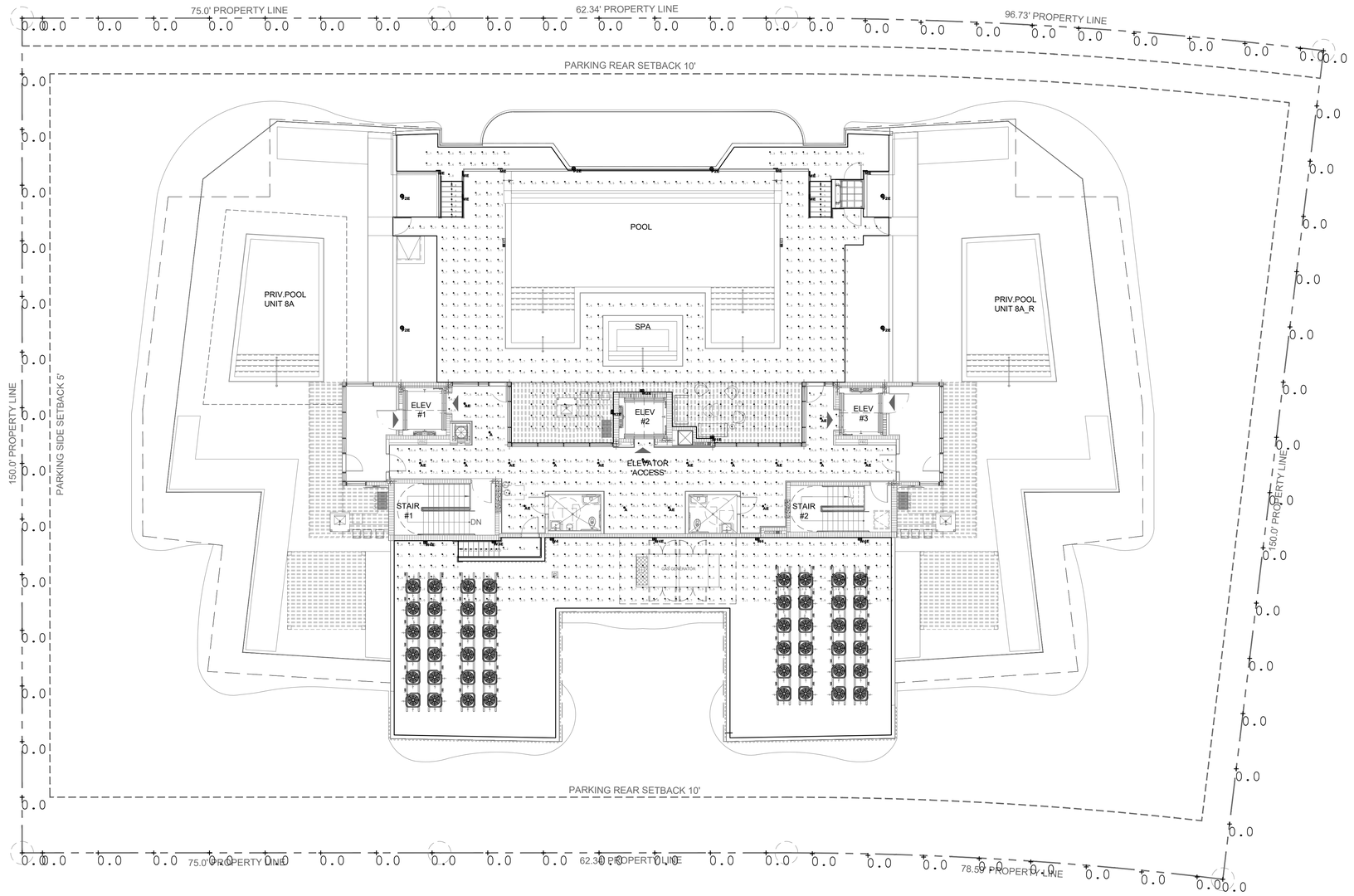
FLOOR PLAN - LEVEL 3-8

Date	11-26-2025	Sheet No.	PH-6
Scale			
Project	2567		



1 PHOTOMETRIC FLOOR PLAN ROOF DECK - LEVEL 9
NORMAL

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

Rev.	Date	Rev.	Date
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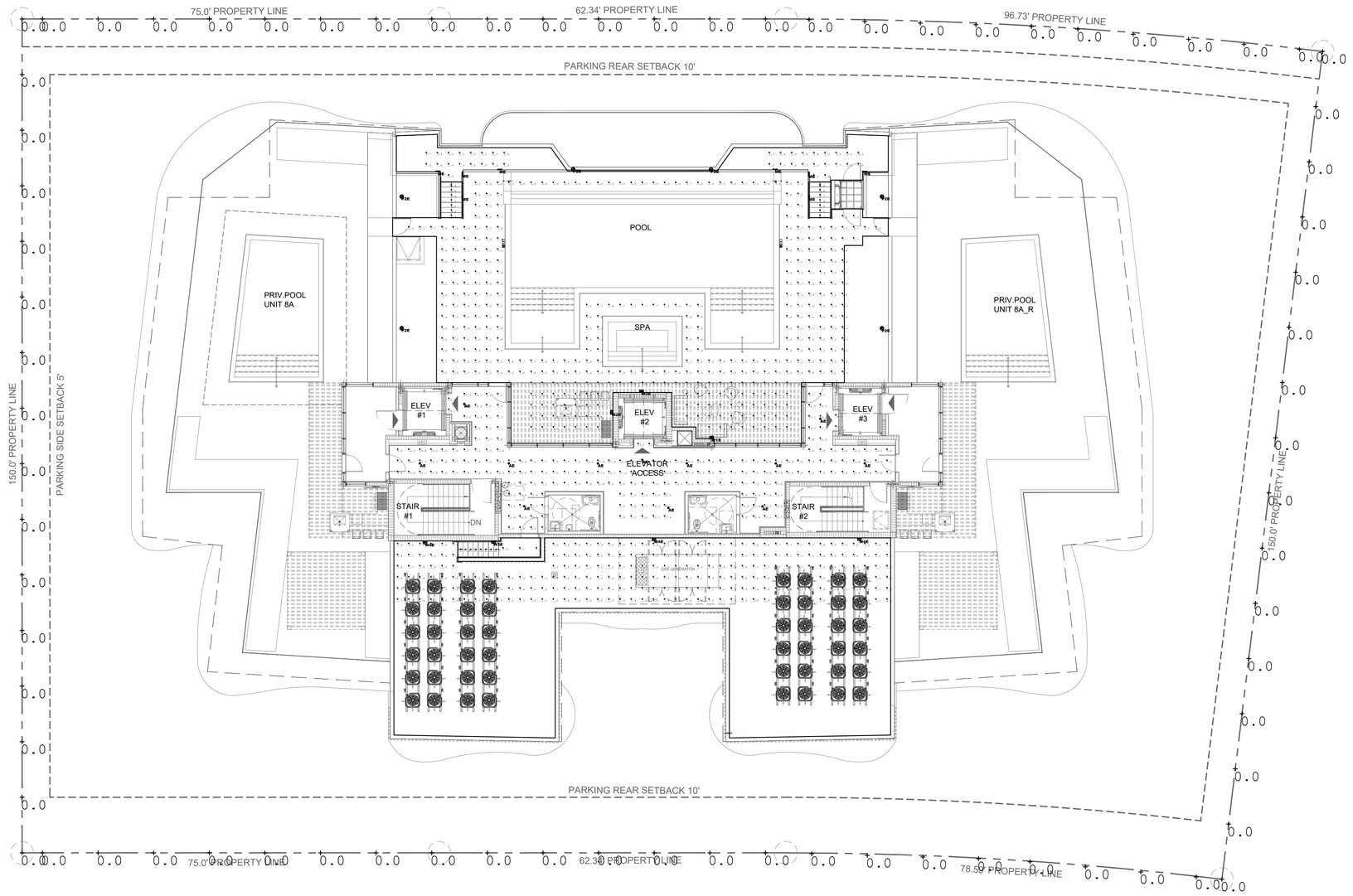
ROOF DECK - LVL 9 FLOOR PLAN

Date	11-26-2025	Sheet No.	PH-7
Scale			
Project	2567		



1 PHOTOMETRIC FLOOR PLAN ROOF DECK - LEVEL 9
EMERGENCY

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

Rev.	Date	Rev.	Date
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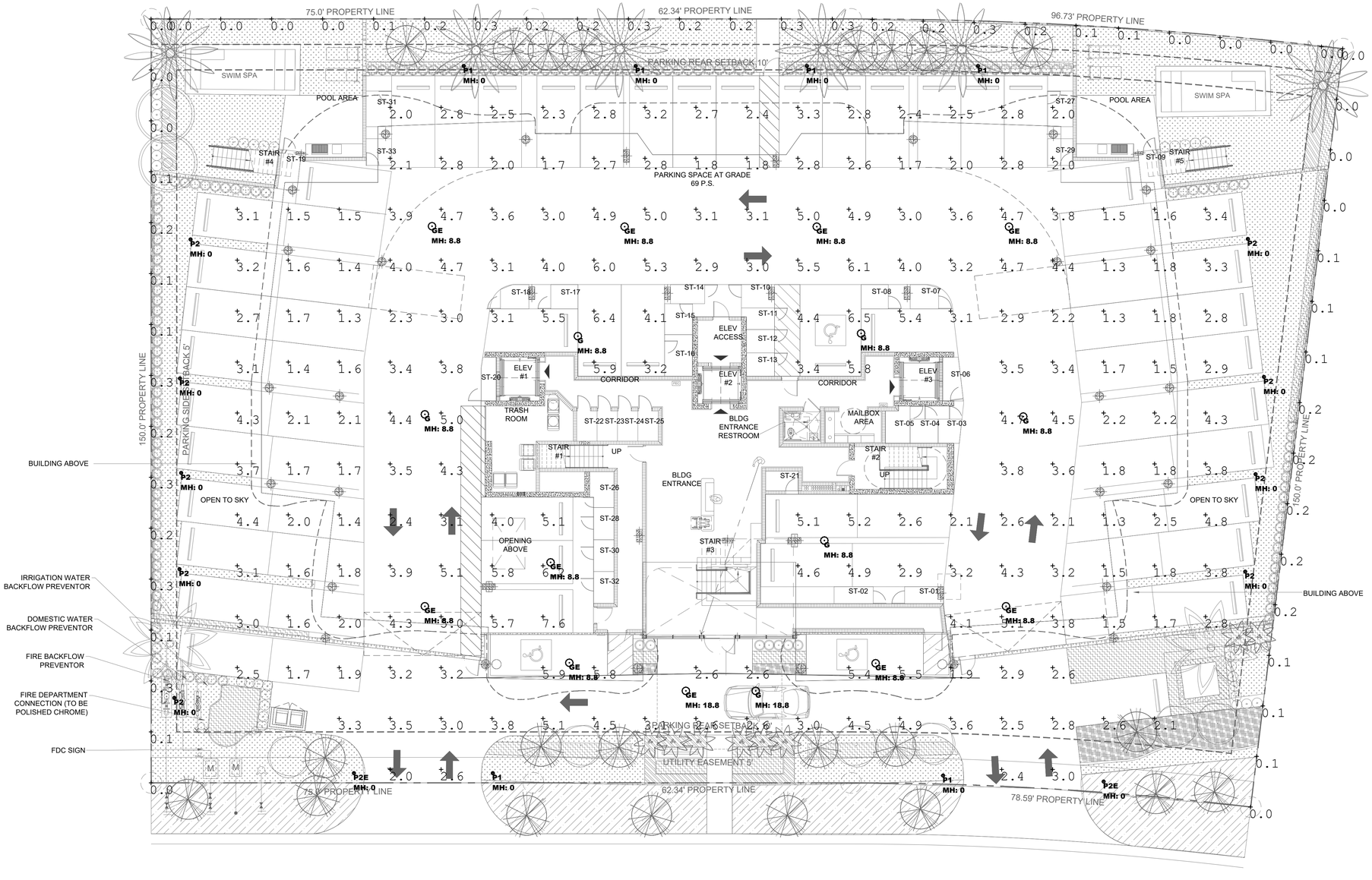
ROOF DECK - LVL 9 FLOOR PLAN

Date	11-26-2025	Sheet No.	PH-8
Scale			
Project	2567		



1 PHOTOMETRIC PARKING & SITE - LEVEL 1
NORMAL
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
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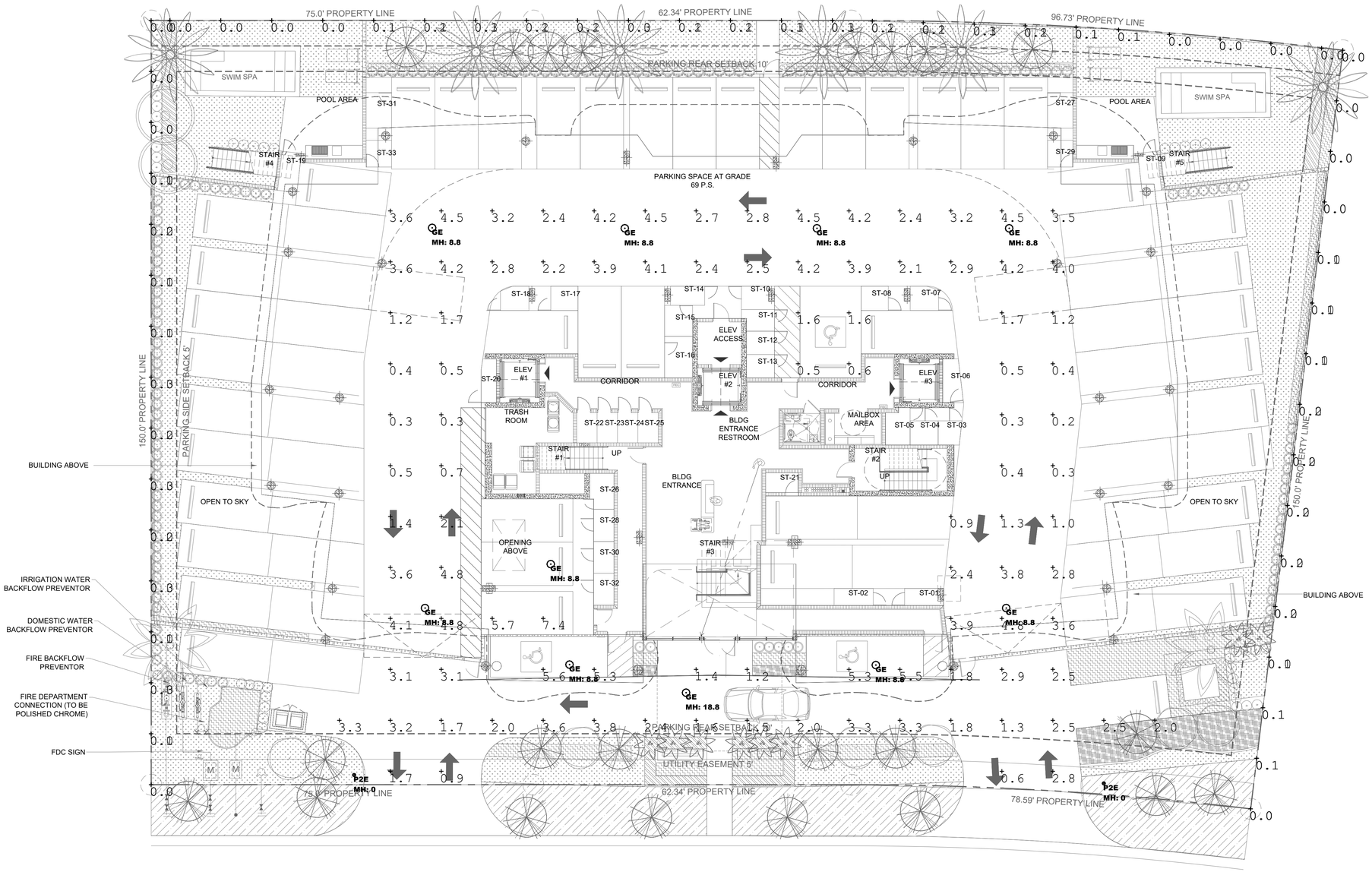
PARKING & SITE - LEVEL 1

Date	11-26-2025	Sheet No.
Scale		PH-9
Project	2567	



1 PHOTOMETRIC PARKING & SITE - LEVEL 1
EMERGENCY

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

Rev.	Date	Rev.	Date
1		9	
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DRC / DRB SET

--

9301-9291 EAST BAY HARBOR DR

9301-9291 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9291 EBH LTD, Florida Limited Partnership
Address: 1133 Normandy Drive, Miami Beach, FL 33141

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

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:
Name: EASTERN ENGINEERING GROUP
Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
Tel: 305-599-8133

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

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

ELIAS R. CRESPO LICENSE No. 92205 STATE OF FLORIDA PROFESSIONAL ENGINEER

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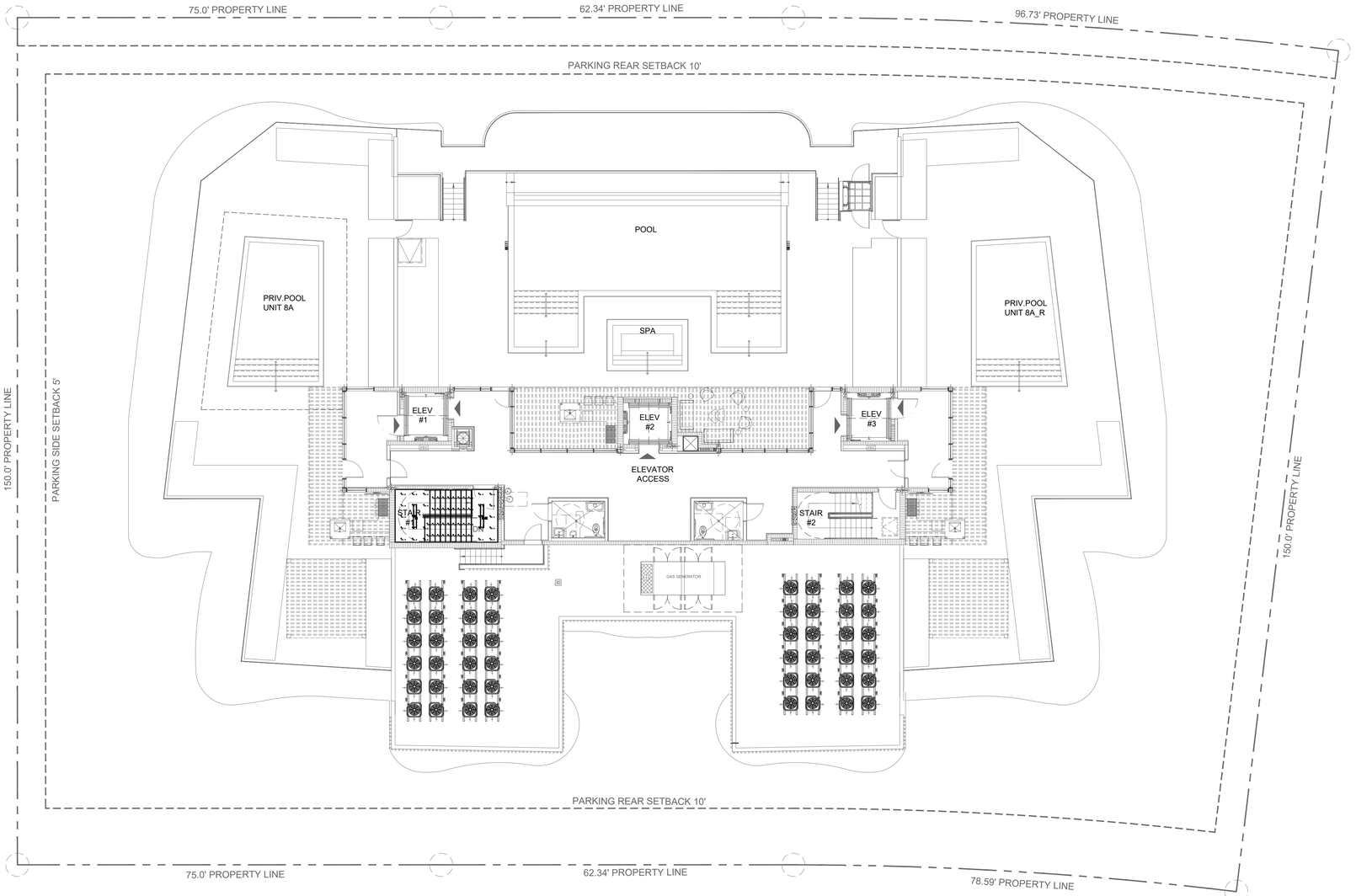
C.A. No. 8464/ P.E. No. 59295

PARKING & SITE - LEVEL 1

Date	11-26-2025	Sheet No.	PH-10
Scale			
Project	2567		



LUMINAIRE SCHEDULE

Scenario: NORMAL

SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
→	B	Single	New Star Lighting	VIC4 N L3 30 80C 1C RWC WH UN	CEILING SURFACE	N/A	0.860	7200	75
→	BE	Single	New Star Lighting	VIC4 N L3 30 80C 1C RWC WH UN EL1	CEILING SURFACE	BATTERY	0.860	7200	75

CALCULATION SUMMARY

Scenario: NORMAL

LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
STAIR 1	Illuminance	Fc				28.19	43.2	15.2	1.85	2.84

LIGHTING POWER DENSITY SUMMARY

Scenario: NORMAL

LABEL	AREA	TOTAL WATTS	LPD
STAIR 1_LPD	169.55	1275	7.520

1 PHOTOMETRIC TYPICAL STAIR - LEVEL 9
NORMAL
SCALE: 3/32" = 1'-0"

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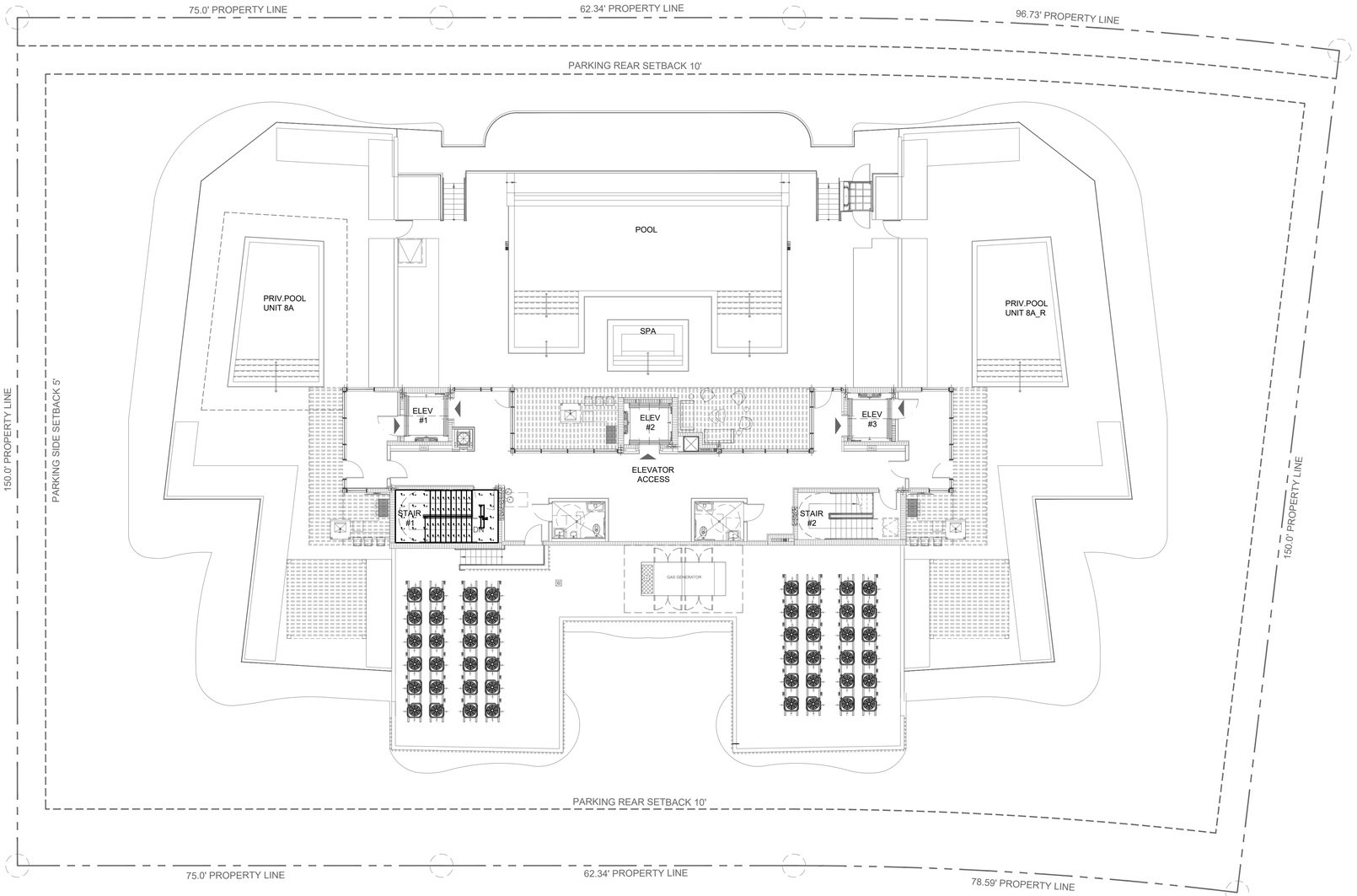
TYPICAL STAIR - LEVEL 9

Date	11-26-2025	Sheet No. PH-11
Scale		
Project	2567	



LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
→	BE	Single	New Star Lighting	VIC4 N L3 30 80C 1C RWC WH UN EL1	CEILING SURFACE	BATTERY	0.860	7200	75

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
STAIR 1	Illuminance	Fc				1.83	4.5	0.2	9.15	22.50

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
STAIR 1_LPD	169.55	675	3.981

1 PHOTOMETRIC TYPICAL STAIR - LEVEL 9
EMERGENCY
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
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TYPICAL STAIR - LEVEL 9

Date	11-26-2025	Sheet No. PH-12
Scale		
Project	2567	

LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	N/A	0.670	1302	14
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 +EB AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	CE	Single	TARGETTI	LDD 4 B 45 30 10 BB	CEILING SURFACE	GENERATOR	0.860	4610	34
	JE	Single	Lithonia Lighting	CNY LED ALO (7500LM) SWW2 (4000K) UVOLT PE PIR WH M2	SURFACE MOUNTED	GENERATOR	0.860	7354	51.2
	L	Single	Brownlee Lighting Inc	5160 24 BN H16 EC1 30K	WALL MOUNTED	N/A	0.860	1853	16.1813

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BOH CORRIDOR_Floor	Illuminance	Fc	2	2	0	18.04	28.5	3.3	5.47	8.64
BUILDING ENTRANCE_Floor	Illuminance	Fc	2	2	0	15.51	22.1	1.6	9.69	13.81
CORRIDOR_Floor	Illuminance	Fc	2	2	0	18.51	34.9	2.9	6.38	12.03
ELEVATOR LOBBY_Floor	Illuminance	Fc	2	2	0	10.74	19.5	1.3	8.26	15.00
ELEVATOR PIT_Floor	Illuminance	Fc	2	2	0	33.49	50.3	19.1	1.75	2.63
ELEVATOR THRESHOLD 1	Illuminance	Fc	2	N.A.	N.A.	13.40	13.5	13.3	1.01	1.02
ELEVATOR THRESHOLD 2	Illuminance	Fc	2	N.A.	N.A.	14.80	15.4	14.2	1.04	1.08
ELEVATOR THRESHOLD 3	Illuminance	Fc	2	N.A.	N.A.	13.30	14.5	12.1	1.10	1.20
ELEVATOR THRESHOLD 4	Illuminance	Fc	2	N.A.	N.A.	11.95	12.1	11.8	1.01	1.03
MAILBOX AREA_Floor	Illuminance	Fc	2	2	0	20.02	25.6	12.6	1.59	2.03
RESTROOM_Floor	Illuminance	Fc	2	2	0	23.84	30.3	17.0	1.40	1.78
TRASH ROOM_Floor	Illuminance	Fc	2	2	0	18.92	27.2	8.1	2.34	3.36

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
BOH CORRIDOR_LPD	211.62	84	0.397
BUILDING ENTRANCE_LPD	1071	196	0.183
CORRIDOR_LPD	513.87	154	0.300
ELEVATOR LOBBY_LPD	74.29	14	0.188
ELEVATOR PIT_LPD	63.31	51.2	0.809
MAILBOX AREA_LPD	71.94	28	0.389
RESTROOM_LPD	40.08	30.1813	0.753
TRASH ROOM_LPD	211.35	68	0.322

1 PHOTOMETRIC SCHEDULES - LEVEL 1 STADISTICS (NORMAL)

SCALE: N.T.S.

LUMINAIRE SCHEDULE									
Scenario: EMERGENCY									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 +EB AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	CE	Single	TARGETTI	LDD 4 B 45 30 10 BB	CEILING SURFACE	GENERATOR	0.860	4610	34
	JE	Single	Lithonia Lighting	CNY LED ALO (7500LM) SWW2 (4000K) UVOLT PE PIR WH M2	SURFACE MOUNTED	GENERATOR	0.860	7354	51.2

CALCULATION SUMMARY										
Scenario: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BOH CORRIDOR_EM	Illuminance	Fc	2	2	0	9.33	21.8	0.7	13.33	31.14
BUILDING ENTRANCE_EM	Illuminance	Fc	2	2	0	8.87	21.4	0.8	11.09	26.75
CORRIDOR_EM	Illuminance	Fc	2	2	0	13.27	34.7	1.1	12.06	31.55
ELEVATOR LOBBY_EM	Illuminance	Fc	2	2	0	10.76	19.6	1.4	7.69	14.00
ELEVATOR PIT_EM	Illuminance	Fc	2	2	0	33.35	50.2	19.0	1.76	2.64
ELEVATOR THRESHOLD 1	Illuminance	Fc	2	N.A.	N.A.	13.00	13.1	12.9	1.01	1.02
ELEVATOR THRESHOLD 2	Illuminance	Fc	2	N.A.	N.A.	14.40	15.0	13.8	1.04	1.09
ELEVATOR THRESHOLD 3	Illuminance	Fc	2	N.A.	N.A.	13.05	14.2	11.9	1.10	1.19
ELEVATOR THRESHOLD 4	Illuminance	Fc	2	N.A.	N.A.	12.00	12.1	11.9	1.01	1.02
MAILBOX AREA_EM	Illuminance	Fc	2	2	0	10.85	22.2	0.7	15.50	31.71
RESTROOM_EM	Illuminance	Fc	2	2	0	15.67	20.6	10.2	1.54	2.02
TRASH ROOM_EM	Illuminance	Fc	2	2	0	18.92	27.2	8.1	2.34	3.36

LIGHTING POWER DENSITY SUMMARY			
Scenario: EMERGENCY			
LABEL	AREA	TOTAL WATTS	LPD
BOH CORRIDOR_LPD	211.62	42	0.198
BUILDING ENTRANCE_LPD	1071	112	0.105
CORRIDOR_LPD	513.87	112	0.218
ELEVATOR LOBBY_LPD	74.29	14	0.188
ELEVATOR PIT_LPD	63.31	51.2	0.809
MAILBOX AREA_LPD	71.94	14	0.195
RESTROOM_LPD	40.08	14	0.349
TRASH ROOM_LPD	211.35	68	0.322

2 PHOTOMETRIC SCHEDULES - LEVEL 1 STADISTICS (EMERGENCY)

SCALE: N.T.S.

ELIAS P. CRESPO LICENSE No. 59295 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Lic. # AR0012578

K O B I K A R P

SCHEDULES - LEVEL 1

Date	11-26-2025	Sheet No. PH-13
Scale		
Project	2567	

LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	N/A	0.670	1302	14
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 +EB AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	C	Single	TARGETTI	LDD 4 B 45 30 10	CEILING SURFACE	N/A	0.860	4610	34
	CE	Single	TARGETTI	LDD 4 B 45 30 10 BB	CEILING SURFACE	GENERATOR	0.860	4610	34
	F	Single	Brownlee Lighting Inc	2440 38 H136 xx 30K	CEILING SURFACE	N/A	0.860	15047	136
	FE	Single	Brownlee Lighting Inc	2440 38 H136 xx 30K	CEILING SURFACE	GENERATOR	0.860	15047	136
	HE	Single	Designplan Lighting, Inc	R-10-R-L26 30 45 4 11M X RMT + PPLT00xxx-P	CEILING RECESSED	GENERATOR	0.670	926	10.876
	N	Single	BEGA	66057 K3	CEILING SURFACE	N/A	0.670	1926	18.5
	NE	Single	BEGA	66057 K3	CEILING SURFACE	GENERATOR	0.670	1926	18.5

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AMENITIES_Floor	Illuminance	Fc	2	2	0	15.62	22.9	2.4	6.51	9.54
BOH CORRIDOR_Floor	Illuminance	Fc	2	2	0	16.16	20.2	7.9	2.05	2.56
CORRIDOR_Floor	Illuminance	Fc	2	2	0	16.83	19.5	7.3	2.31	2.67
DOM PUMP & FIRE PUMP ROOM_Floor	Illuminance	Fc	2	2	0	24.32	37.0	17.4	1.40	2.13
ELEVATOR THRESHOLD	Illuminance	Fc	2	N.A.	N.A.	14.10	14.5	13.7	1.03	1.06
ENTRANCE_Floor	Illuminance	Fc	2	2	0	12.11	14.8	8.3	1.46	1.78
FIRE COMMAND_Floor	Illuminance	Fc	2	2	0	23.68	39.1	14.2	1.67	2.75
GYM_Floor	Illuminance	Fc	2	2	0	85.13	120.0	19.7	4.32	6.09
RESIDENTS LOUNGE_Floor	Illuminance	Fc	2	2	0	14.08	19.4	1.2	11.73	16.17
SAUNA ROOM_Floor	Illuminance	Fc	2	2	0	10.01	32.4	1.2	8.34	27.00
SHOWER_Floor	Illuminance	Fc	2	2	0	12.03	29.3	3.6	3.34	8.14
STEAM ROOM_Floor	Illuminance	Fc	2	2	0	9.48	32.4	1.1	8.62	29.45
SWITCH GEAR ROOM_Floor	Illuminance	Fc	2	2	0	20.52	29.5	10.4	1.97	2.84
STAIR 3	Illuminance	Fc				17.35	21.4	13.9	1.25	1.54

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
AMENITIES_LPD	488.35	140	0.287
BOH CORRIDOR_LPD	63.05	28	0.444
CORRIDOR_LPD	542.44	154	0.284
DOM PUMP & FIRE PUMP ROOM_LPD	162.94	68	0.417
ENTRANCE_LPD	452.00	185	0.409
FIRE COMMAND_LPD	212.50	68	0.320
GYM_LPD	702.73	816	1.161
RESIDENTS LOUNGE_LPD	533.29	112	0.210
SAUNA ROOM_LPD	55.32	10.876	0.197
SHOWER_LPD	40.61	10.876	0.268
STEAM ROOM_LPD	61.86	10.876	0.176
SWITCH GEAR ROOM_LPD	274.48	102	0.372

1 PHOTOMETRIC SCHEDULES - LEVEL 2
STADISTICS (NORMAL)

SCALE: N.T.S.

LUMINAIRE SCHEDULE									
Scenario: EMERGENCY									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 +EB AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	CE	Single	TARGETTI	LDD 4 B 45 30 10 BB	CEILING SURFACE	GENERATOR	0.860	4610	34
	FE	Single	Brownlee Lighting Inc	2440 38 H136 xx 30K	CEILING SURFACE	GENERATOR	0.860	15047	136
	HE	Single	Designplan Lighting, Inc	R-10-R-L26 30 45 4 11M X RMT + PPLT00xxx-P	CEILING RECESSED	GENERATOR	0.670	926	10.876
	NE	Single	BEGA	66057 K3	CEILING SURFACE	GENERATOR	0.670	1926	18.5

CALCULATION SUMMARY										
Scenario: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AMENITIES_EM	Illuminance	Fc	2	2	0	10.33	22.8	0.7	14.76	32.57
BOH CORRIDOR_EM	Illuminance	Fc	2	2	0	16.21	20.3	8.0	2.03	2.54
CORRIDOR_EM	Illuminance	Fc	2	2	0	10.59	18.6	0.8	13.24	23.25
DOM PUMP & FIRE PUMP ROOM_EM	Illuminance	Fc	2	2	0	24.34	37.0	17.4	1.40	2.13
ELEVATOR THRESHOLD	Illuminance	Fc	2	N.A.	N.A.	13.70	14.1	13.3	1.03	1.06
ENTRANCE_EM	Illuminance	Fc	2	2	0	5.93	7.2	3.9	1.52	1.85
FIRE COMMAND_EM	Illuminance	Fc	2	2	0	12.14	21.7	3.9	3.11	5.56
GYM_EM	Illuminance	Fc	2	2	0	27.92	63.9	3.9	7.16	16.38
RESIDENTS LOUNGE_EM	Illuminance	Fc	2	2	0	8.80	18.8	0.9	9.78	20.89
SAUNA ROOM_EM	Illuminance	Fc	2	2	0	10.06	32.4	1.2	8.38	27.00
SHOWER_EM	Illuminance	Fc	2	2	0	12.09	29.4	3.6	3.36	8.17
STEAM ROOM_EM	Illuminance	Fc	2	2	0	9.53	32.5	1.1	8.66	29.55
SWITCH GEAR ROOM_EM	Illuminance	Fc	2	2	0	20.49	29.5	10.4	1.97	2.84
STAIR 3	Illuminance	Fc				9.67	13.4	5.3	1.82	2.53

LIGHTING POWER DENSITY SUMMARY			
Scenario: EMERGENCY			
LABEL	AREA	TOTAL WATTS	LPD
AMENITIES_LPD	488.35	98	0.201
BOH CORRIDOR_LPD	63.05	28	0.444
CORRIDOR_LPD	542.44	98	0.181
DOM PUMP & FIRE PUMP ROOM_LPD	162.94	68	0.417
ENTRANCE_LPD	452.00	92.5	0.205
FIRE COMMAND_LPD	212.50	34	0.160
GYM_LPD	702.73	272	0.387
RESIDENTS LOUNGE_LPD	533.29	70	0.131
SAUNA ROOM_LPD	55.32	10.876	0.197
SHOWER_LPD	40.61	10.876	0.268
STEAM ROOM_LPD	61.86	10.876	0.176
SWITCH GEAR ROOM_LPD	274.48	102	0.372

2 PHOTOMETRIC SCHEDULES - LEVEL 2
STADISTICS (EMERGENCY)

SCALE: N.T.S.

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SCHEDULES - LEVEL 2

Date	11-26-2025	Sheet No.
Scale		PH-14
Project	2567	

LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	N/A	0.670	1302	14
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	ME	Single	BEGA	33107 K3	WALL MOUNTED	GENERATOR	0.860	170	3
	P2E	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	GENERATOR	0.860	1811	20
	W1E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI T3M MVOLT SRM xxxx	WALL MOUNTED	GENERATOR	0.860	1205	11.1658
	W2E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx	WALL MOUNTED	GENERATOR	0.860	1186	11.1658
	W3E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI T3M MVOLT SRM xxxx E10WH	WALL MOUNTED	BATTERY	0.860	1205	11.1658
	W4	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx	WALL MOUNTED	N/A	0.860	1186	11.1658
	W4E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx E10WH	WALL MOUNTED	BATTERY	0.860	1186	11.1658

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEVATOR LOBBY_Floor	Illuminance	Fc	2	2	0	14.52	23.3	1.8	8.07	12.94
ELEVATOR THRESHOLD 1	Illuminance	Fc	2	N.A.	N.A.	14.50	14.5	14.5	1.00	1.00
ELEVATOR THRESHOLD 2	Illuminance	Fc	2	N.A.	N.A.	13.25	13.7	12.8	1.04	1.07
ELEVATOR THRESHOLD 3	Illuminance	Fc	2	N.A.	N.A.	14.25	14.7	13.8	1.03	1.07
PROPERTY LINE	Illuminance	Fc	10	N.A.	N.A.	0.00	0.0	0.0	N.A.	N.A.
GENERATOR AREA	Illuminance	Fc				2.16	3.0	1.4	1.54	2.14
POOL DECK	Illuminance	Fc				2.57	4.2	1.0	2.57	4.20
REAR STEPS	Illuminance	Fc				2.97	5.0	1.9	1.56	2.63
TOP LEFT STEPS	Illuminance	Fc				2.54	4.0	1.6	1.59	2.50
TOP RIGHT STEPS	Illuminance	Fc				2.20	3.3	1.6	1.38	2.06

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
ELEVATOR LOBBY_LPD	1035	252	0.243

1 PHOTOMETRIC SCHEDULES - LEVEL 9
STADISTICS (NORMAL)

SCALE: N.T.S.

LUMINAIRE SCHEDULE									
Scenario: EMERGENCY									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	ME	Single	BEGA	33107 K3	WALL MOUNTED	GENERATOR	0.860	170	3
	P2E	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	GENERATOR	0.860	1811	20
	W1E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI T3M MVOLT SRM xxxx	WALL MOUNTED	GENERATOR	0.860	1205	11.1658
	W2E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx	WALL MOUNTED	GENERATOR	0.860	1186	11.1658
	W3E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI T3M MVOLT SRM xxxx E10WH	WALL MOUNTED	BATTERY	0.860	1205	11.1658
	W4E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx E10WH	WALL MOUNTED	BATTERY	0.860	1186	11.1658

CALCULATION SUMMARY										
Scenario: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEVATOR LOBBY_EM	Illuminance	Fc	2	2	0	9.65	18.4	0.7	13.79	26.29
ELEVATOR THRESHOLD 1	Illuminance	Fc	2	N.A.	N.A.	14.30	14.3	14.3	1.00	1.00
ELEVATOR THRESHOLD 2	Illuminance	Fc	2	N.A.	N.A.	13.10	13.5	12.7	1.03	1.06
ELEVATOR THRESHOLD 3	Illuminance	Fc	2	N.A.	N.A.	14.10	14.6	13.6	1.04	1.07
PROPERTY LINE	Illuminance	Fc	10	N.A.	N.A.	0.00	0.0	0.0	N.A.	N.A.
GENERATOR AREA	Illuminance	Fc				1.21	2.1	0.4	3.03	5.25
POOL DECK	Illuminance	Fc				2.57	4.2	1.0	2.57	4.20
REAR STEPS	Illuminance	Fc				2.11	2.7	1.5	1.41	1.80
TOP LEFT STEPS	Illuminance	Fc				2.54	4.0	1.6	1.59	2.50
TOP RIGHT STEPS	Illuminance	Fc				2.20	3.3	1.6	1.38	2.06

LIGHTING POWER DENSITY SUMMARY			
Scenario: EMERGENCY			
LABEL	AREA	TOTAL WATTS	LPD
ELEVATOR LOBBY_LPD	1035	168	0.162

2 PHOTOMETRIC SCHEDULES - LEVEL 9
STADISTICS (EMERGENCY)

SCALE: N.T.S.

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K A R P

SCHEDULES - LEVEL 9

Date	11-26-2025	Sheet No.	PH-15
Scale			
Project	2567		

LUMINAIRE SCHEDULE										
Scenario: NORMAL										
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
	G	Single	Lithonia Lighting	VCPG LED V4 P2 30K 70CRI T5W MVOLT SRM ****	CEILING SURFACE	N/A	0.900	4590	33.96	33.96
	GE	Single	Lithonia Lighting	VCPG LED V4 P2 30K 70CRI T5W MVOLT SRM ****	CEILING SURFACE	GENERATOR	0.900	4590	33.96	33.96
	P1	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-III-M 12LED 350mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	N/A	0.900	1218	13	13
	P2	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	N/A	0.900	1811	20	20
	P2E	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	GENERATOR	0.900	1811	20	20

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE	Illuminance	Fc	10	10	0	3.26	7.6	1.3	2.51	5.85
PROPERTY LINE	Illuminance	Fc	10	N.A.	N.A.	0.13	0.3	0.0	N.A.	N.A.

1 PHOTOMETRIC SCHEDULES - PARKING & SITE LEVEL 1
STADISTICS (NORMAL)
SCALE: N.T.S.

LUMINAIRE SCHEDULE										
Scenario: EMERGENCY										
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
	GE	Single	Lithonia Lighting	VCPG LED V4 P2 30K 70CRI T5W MVOLT SRM ****	CEILING SURFACE	GENERATOR	0.900	4590	33.96	33.96
	P2E	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	GENERATOR	0.900	1811	20	20

CALCULATION SUMMARY										
Scenario: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE_EM	Illuminance	Fc	10	10	0	2.64	7.4	0.2	13.20	37.00
PROPERTY LINE	Illuminance	Fc	10	N.A.	N.A.	0.03	0.1	0.0	N.A.	N.A.

2 PHOTOMETRIC SCHEDULES- PARKING & SITE LEVEL 1
STADISTICS (EMERGENCY)
SCALE: N.T.S.

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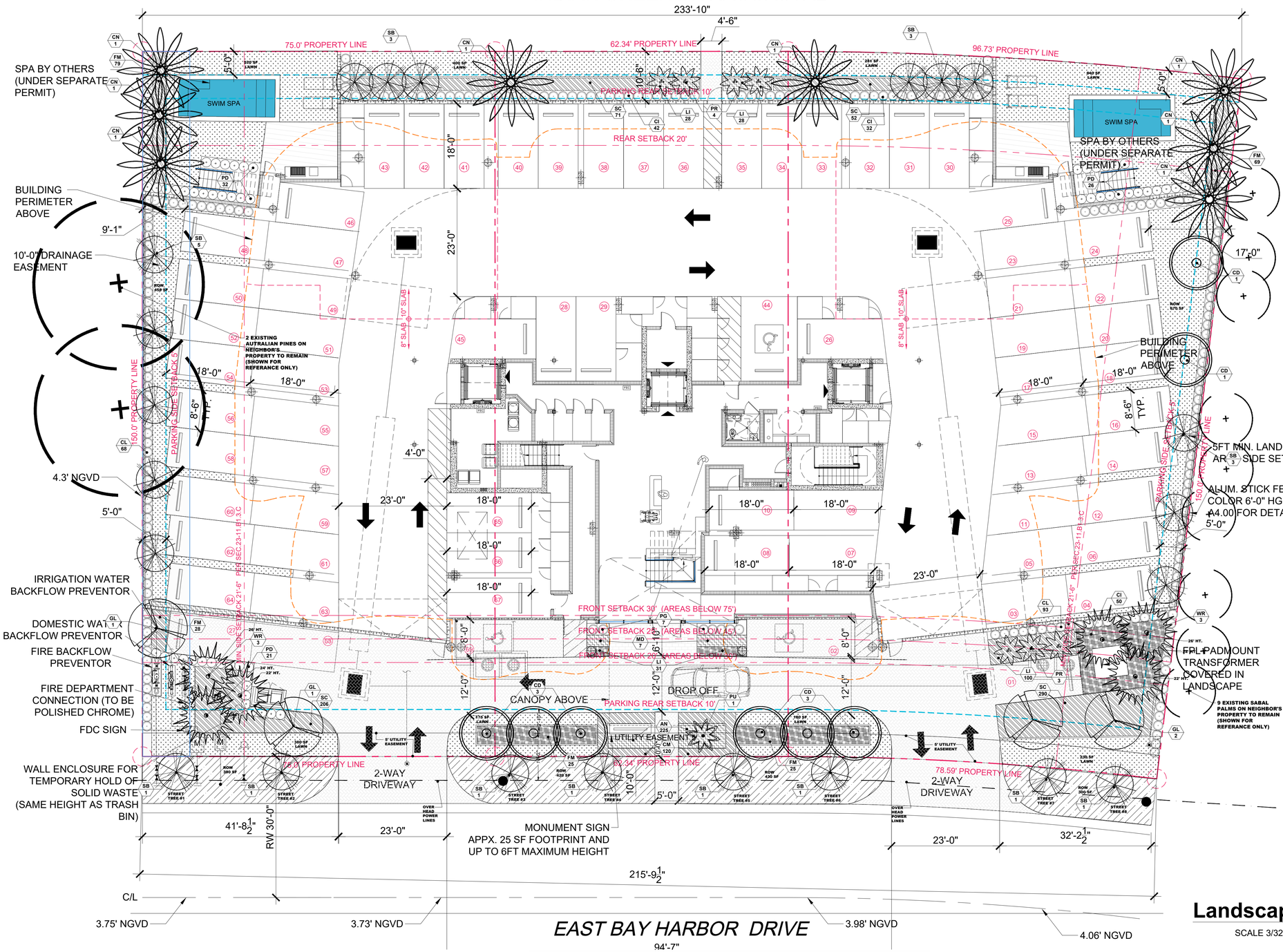
SCHEDULES PARKING & SITE - LEVEL 1

Date	11-26-2025	Sheet No. PH-16
Scale		
Project	2567	



Landscape Plan

SCALE 3/32" =1'-0"

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet) REVISED 07.15.2021
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 9301-9291 E. Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION:
MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 33,750 SF (0.77 ACRES)

		Required	Provided
I.	**Open Space Requirement**		
	Net Lot Area =33,750 SF x 20%=6,750 SF 20% (BHI - Sec. 24-11)	6,750 SF (20%)Min	6,750 SF (20%)
1.	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
a.	Req. open space 6,750 SF + 60% =4,050 SF	Max 4,050 SF (60%)	3,684 SF (57.5%)
II.	**Shade Trees**		
A.	**Required Shade Trees**		
1.	28 shade trees/acre: 28 X 0.77 = 21.56 = 22 (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	22 6	30 14 palms @ 3:1= 5 trees Total 35 trees
2.	Native Species Required - 50% Min. # of shade trees req.7 x 50% = 3.5=4 (BHI - Sec. 24-16(vi)(2))	11	30
3.	Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req.7 x 50% = 3.5=4 (MDC - Sec. 18A-6(C)(11)(b))	11	35
B.	**Tree Species**		
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	22	35
2.	Number of shade tree species required (BHI - Sec. 24-16(vi)(2)) Number of Different Tree Species based on Quantity 16-20 required shade trees/ 5 shade tree species Needed	5	5
C.	**Tree Heights**		
1.	Number of Stories of building (9)		
2.	Number of shade trees required 22 (from Sec. (II)(A)(1) above)		
	Shade tree heights required x **size of tree species in relationship to building height:**		
	14'-16' ht. x 6' spr. for trees (14'/18' for palms)		
	25 % or 6.25 shade trees	6	14 (SB) = 14
	16'-18' ht. x 7' spr. for trees (22'/28' for palms) -		
	50 % or 11 shade trees	11	8 (CD) + 8 (CN)=3 trees = 11
	18'-20' ht. x 8' spr. for trees (22'/28' for palms) -		
	25 % or 6.25 shade trees	6	4 (GL) + 6 (WR) =3 trees= 7
	(BHI – Sec. 24-16(vi)(2) Sec. 24-16(vi)(2)		
III.	**Street Trees**	**Required**	**Provided**
1.	Street Trees @ 1:35' Width of lot 216' / 35' = 6.1 = 6 (15' min height / 6' clear wood / 2 ½" caliper) (Under Powerlines)	6	8 (SB under powerlines)
IV.	**Shrubs Required**	**Required**	**Provided**
	10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(vi)(2)(d))	220	1,342
2.	Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	66	904
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	66	1,342
V.	**Buffers (If applicable)** (BHI - Sec. 24-16)		
1.	Parking Lot from ROW	n/a	n/a
2.	Dissimilar Uses	n/a	n/a
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(J))	n/a	n/a
VII.	**Right Tree Right Place** (BHI - Sec. 24-16(vi)(2)(f)) Number of trees near power lines		8 (SB)
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.		

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	225	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BU 4" O.C.
CL	161	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	124	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
CM	120	CARISSA MACROCARPA 'EMERALD BLANKET'	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ 12" O.C.
PD	53	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	78	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	619	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
MD	7	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
PU	1	PANDANUS UTILIS/ SCREW PINE	NO	LOW	5' HT. X 5' SPR. / 25 GAL/ FULL (3 STEMS MIN.)
PR	7	PHOENIX ROEBELLINII/ PIGMY DATE PALM	NO	LOW	6' HT. / 15 GAL/ FULL/ TRIPLE FULL HEADS
PG	7	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
LI	187	LIRIOPE MUSCARI 'GIANT BLUE'/ LIRIOPE	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
LAWN	2,319 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	1,818 SF	STENOTAPHRUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES

TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	WR/ 6	WASHINGTONIA ROBUSTA WASHINGTONIA PALM	NO	LOW	2@ 22', 2 @ 24', 2@ 26' 0 A.HT., THICK TRUNK, FG, BB, FF
	GL/ 4	BURSERA SIMAROUBA GUMBO LIMBO	YES	LOW	18'-20' HT. X 8' SPR X 6' CLEAR WOOD ,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CD/ 8	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	16'-18' HT. X 7' SPR X 5' CLEAR WOOD ,3" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CN/ 8	COCOS NUCIFERA 'GREEN MALAYAN' COCNUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
	SB/ 14	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	14' HT. X 6' SPR.X 4' CLEAR WOOD,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES					
	SB/ 8	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD (STREET TREES UNDER POWERLINES)	YES	LOW	15' HT. X 6' SPR. X 6' CLEAR WOOD ,2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER

LOT AREA	OPEN SPACE 20% OF LOT AREA MIN.		
	MINIMUM	PROPOSED	%
33,752 SF.	6,750 SF	6,797SF =	20 %

*** Required Shrubs at time of planting must be a minimum of 24 inches in overall height. spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

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Landscape Plan
Ground Level Landscape Plan
9301-9291 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:
REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA6666674 STATE FLORIDA
12.29.25
MANUEL C ALONSO

Drawing: Landscape Plan
Date: 12.15.2025
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:
L-1

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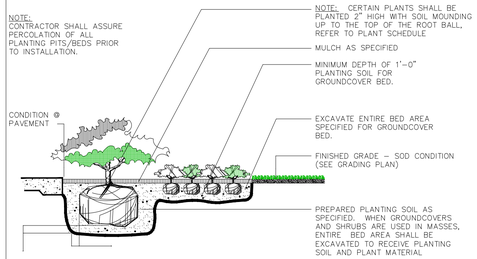
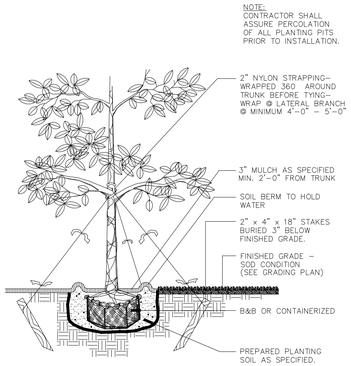
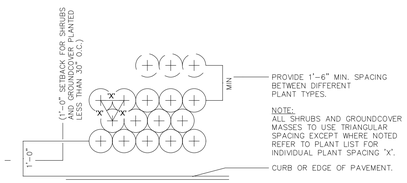


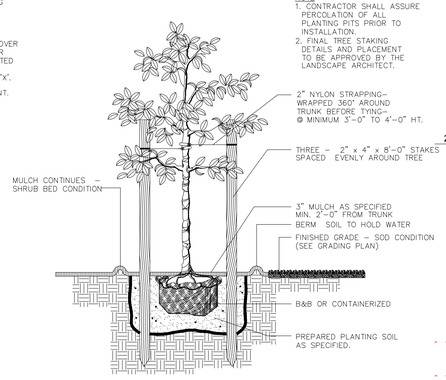
SHRUB / GROUNDCOVER



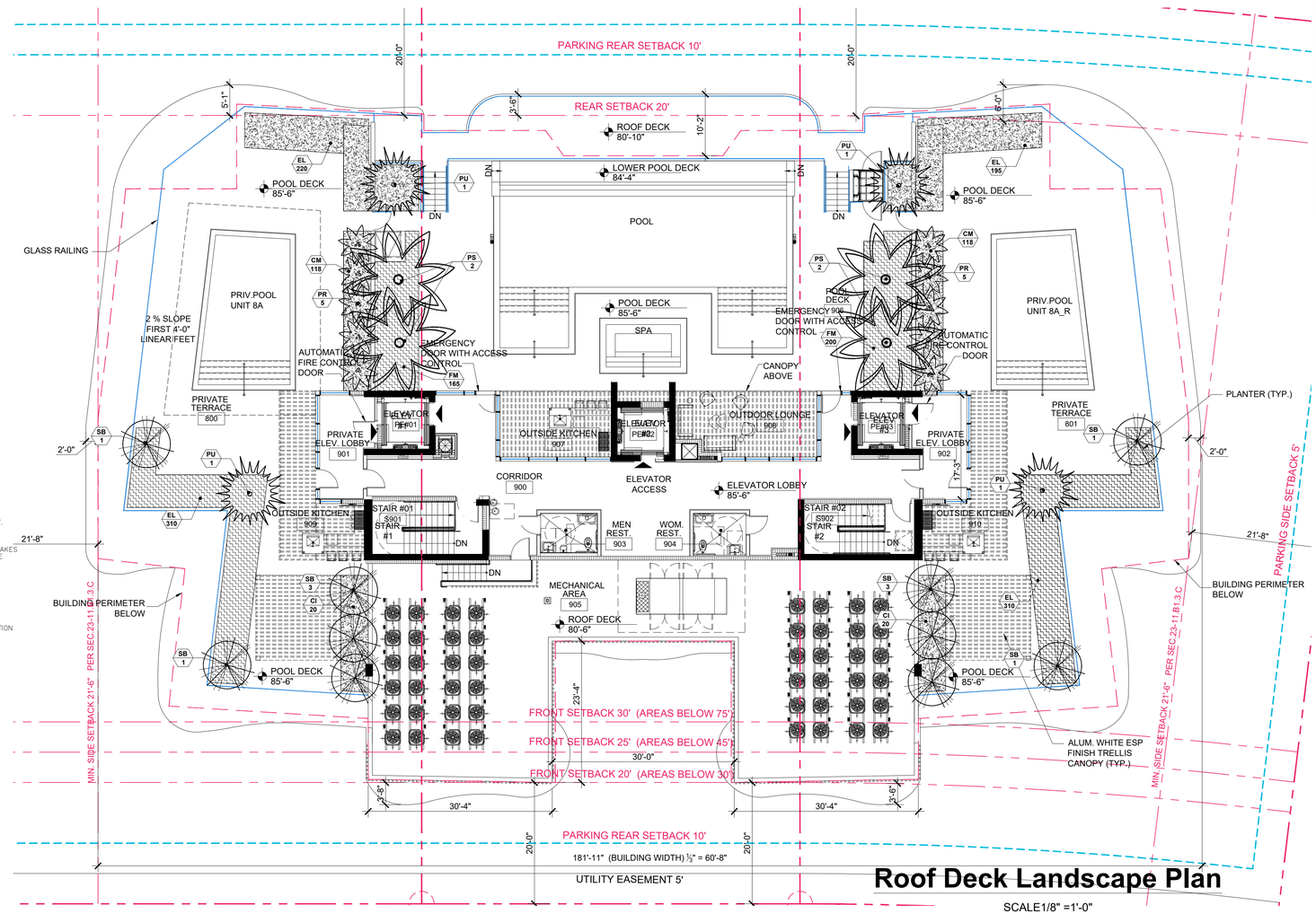
LARGE TREE



TYPICAL PLANT SPACING



SMALL TREE DETAIL

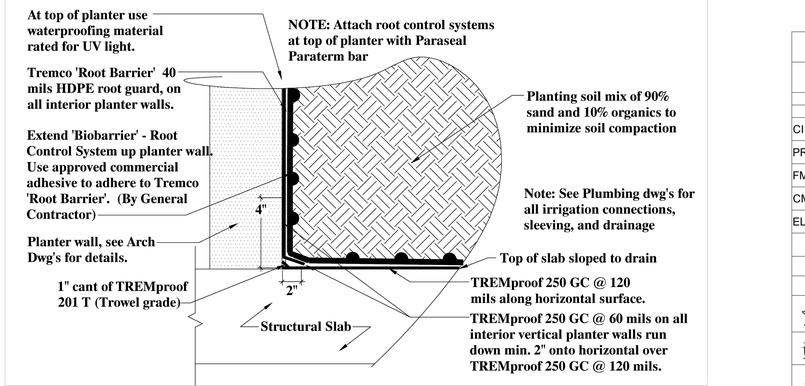


Roof Deck Landscape Plan

SCALE1/8" =1'-0"

ROOF AREA	OPEN SPACE 15% OF ROOF MIN.		
	MINIMUM	PROPOSED	%
13,030 SF.	1,955 SF	2,030 SF =	15 %

NOTE: This detail is for reference only. All materials and waterproofing listed are to show a typical example of how to handle an on deck planter. Shop drawings are to be submitted by G.C.'s selected waterproofing manufacturer showing actual type of water proofing to use, thickness, and all relevant specifications needed to properly build planters. See Arch and structural dwg's for planter walls, thickness, etc.



Roof Deck Planter Section

SCALE1/8" =1'-0"

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CI	38	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
PR	10	PHOENIX ROEBELLINII/ PIGMY DATE PALM	NO	LOW	6' HT. / 15 GAL/ FULL/ TRIPLE FULL HEADS
FM	162	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
CM	236	CARISSA MACROCARPA 'EMERALD BLANKET'	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ 12" O.C.
EL	1,035	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 4	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' 0.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	SB/ 10	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	PU/ 4	PANDANUS UTILIS SCREW PINE	NO	LOW	6' HT. X 5' SPR., 25 GAL., FF/ MULTITRUNK

LANDSCAPE NOTES

1. All plant material to be Florida No.1 or better per most current version of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.
2. All planting beds to be topped with 2" min. mulch "Grade A", unless otherwise noted. A two-inch layer, after watering in, of mulch must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its' trunk in all directions. Red mulch is not acceptable. CYPRESS MULCH WILL NOT BE USED.
3. All trees to be staked in good workmanlike manner. No nail staking permitted. (Refer to planting details) Landscape contractor is responsible for removing trees stakes once trees are established.
4. Landscape plan shall be installed in compliance with all local codes. Local codes take precedence over Landscape plan.
5. All tree holes to be back filled around and under root ball with planting soil. All shrub beds to be installed with planing soil (see planting details).
6. Sod shall be as specified in the landscape plan. Solid sod shall be laid with alternative and abutting joints, with 2" top soil minimum if required.
7. All trees and palms are to be guaranteed for one year. All shrubs and ground covers shall be guaranteed for six months from date of final acceptance.
8. All planting beds shall be free of weeds, grass, litter, and construction debris prior to planting.
9. All trees, palms, shrubs, and groundcover plants shall be fertilized at installation with slow release fertilizer, according to manufacturer's recommendations (submit sample for approval).
10. Landscape contractor shall review all drawings and prepare his own take off and plant list prior to bid cost, and compare to Landscape Architect's plant list. Sizes specified on Landscape plan are deemed to be minimums. Landscape Contractor is responsible for attaining accurate counts of plant materials specified. In the event of discrepancies, Landscape Contractor shall bring to the attention of the Landscape Architect. Plan shall take precedence over plant list. No Exceptions!
11. Landscape Contractor shall locate and verify all underground utility prior to digging. Plantings in Easements: Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way.
12. All trees, except street trees, shall be a minimum of twelve (12) feet high and have a minimum dbh of two (2) inches at time of planting except that thirty (30) percent of the tree requirement may be met by native species with a minimum height of eight (8) feet and a minimum dbh of one and one-half (1½) inches at time of planting. Street trees shall have a clear trunk of four (4) feet, an overall height of fifteen (15) feet and a minimum dbh of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty (30) feet on center.
13. All shrubs must be a minimum of 18" in height at time of planting. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a maximum average spacing of thirty (30) inches on center or if planted at a minimum height of thirty-six (36) inches, shall have a maximum average spacing of forty-eight (48) inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting.
14. All material is subject to availability at time of installation. Substitutions MUST be cleared with Landscape Architect prior to install.
15. All newly planted areas to receive 100% coverage (with 50% overlap) by automatic irrigation system (refer to irrigation plan).
16. All existing plant material to remain shall be protected (see planting details).
17. All trees to be relocated will get root pruned a minimum of 30 days prior to relocation (more if req. by species). Upon relocation, thin out (under LA direction) 25% of tree canopy.
18. After removal/relocation of existing trees and palms, backfill tree pit with planting soil and sod disturbed area (if needed) to bring them to the same level of the surrounding areas.
19. No changes shall be made without the prior consent of the Landscape Architect and Owner.

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Roofdeck Level Landscape Plan

9301-9291 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal: REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA6666666 STATE OF FLORIDA MANUEL C ALONSO 12-22-25

Drawing: Landscape Plan
Date: 12.15.2025
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

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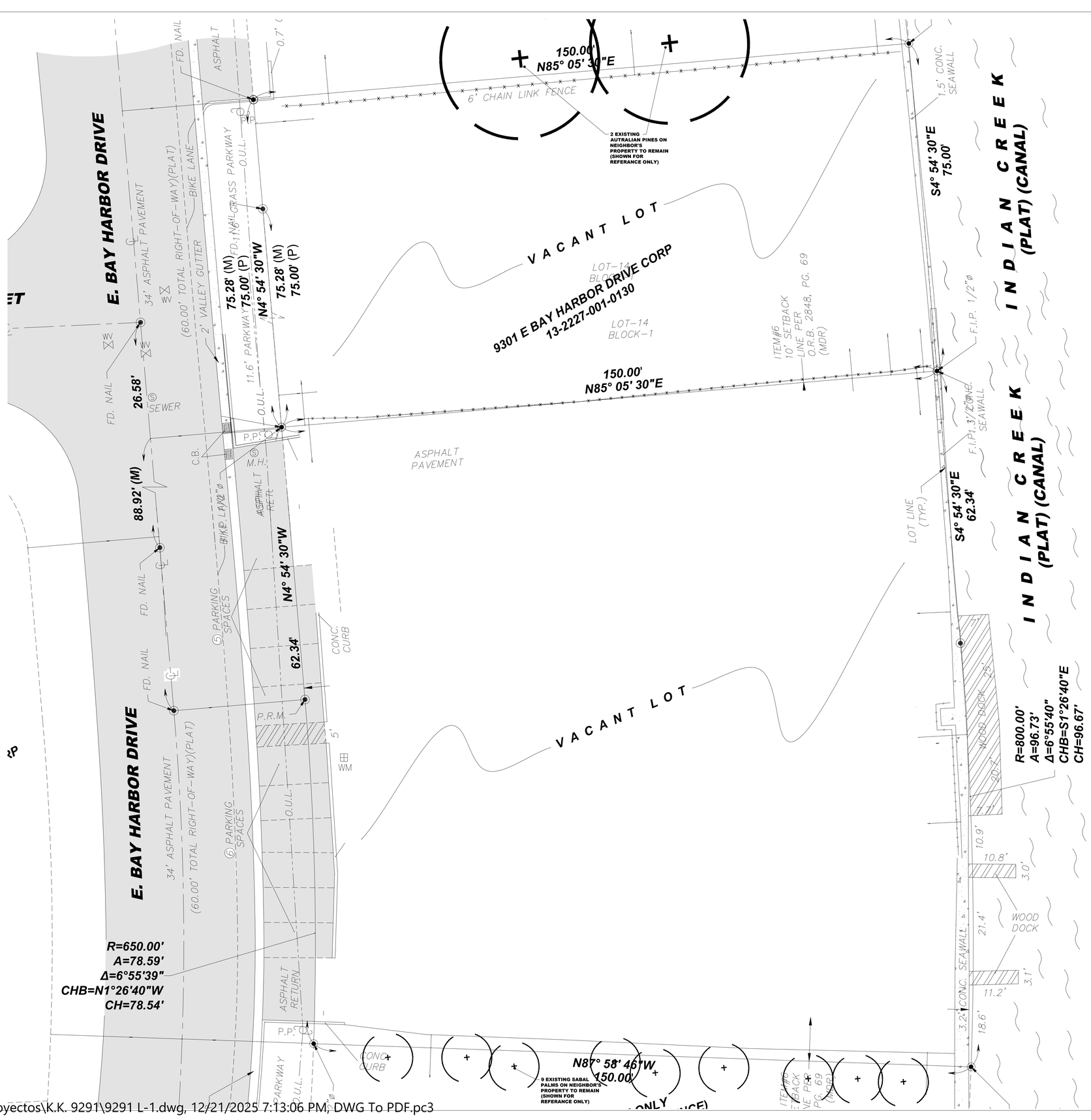

NOTE: NO EXISTING TREES ON SITE, NO TREE DISPOSITION NEEDED

Tree Disposition Plan

SCALE 3/32" =1'-0"

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Tree Disposition Plan
9301-9291 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:
REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALDAY
LA6666666
STATE
FLORIDA
MANUEL C ALDAY

Drawing: Tree Disposition Plan
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Drawn by: JRP
Sheet No.:

TD-1