

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

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

MEETING OF THE DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

**March 5, 2026
7:00 PM**

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for a new multifamily dwelling for "LA JOLLA DINA LLC" located at 10084 West Bay Harbor Drive, Lot 15 of Block 3. On January 7, 2025, the Board deferred the project. The architect has submitted revised plans addressing the comments made by the Board. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed site design incorporates one rectangular shaped building at 64' above BFE + 1 FBC freeboard to the top of the main roof deck. The proposed building would not require any TDR units. Enclosed please find the site plan and elevations. (Item #1)

** Staff Review:* The design meets the Town Code and was approved by Lorraine Belle, Town Planner.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10084 West Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT
March 5, 2026

ITEM NUMBER: 1.

ITEM: Request for approval for a new multifamily dwelling for "LA JOLLA DINA LLC" located at 10084 West Bay Harbor Drive, Lot 15 of Block 3. On January 7, 2025, the Board deferred the project. The architect has submitted revised plans addressing the comments made by the Board. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed site design incorporates one rectangular shaped building at 64' above BFE + 1 FBC freeboard to the top of the main roof deck. The proposed building would not require any TDR units. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 10084 West Bay Harbor Drive.

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Lorraine Belle, Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI-DRB Staff Report- 10084 W Bay Harbor Drive 3.5.2026
2.	10084 W Bay Harbor Dr Revision Narrative 5.1
3.	10084 W BAY HARBOR DRC Set 3.5.2026

Town of Bay Harbor Islands, FLORIDA
Design Review Board
ADVISORY BOARD AGENDA ITEM REPORT

AGENDA ITEM NO. 1

MEETING DATE: 03/05/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:

Project # SPR24-000012

A public hearing to reconsider an application by MTTR MGMT, as agent for the property owner Shaul Dina Trust, requesting approval for a new multi-family residential complex (La Jolla at 10084 West Bay Harbor Drive) on the property located at 10084 West Bay Harbor Drive, identified by parcel identification number 13-2227-008-0011.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, represented by project architect MTTR MGMT on behalf of the property owner, requests Design Review Board (DRB) concurrence for the construction of a new mid-rise, nine (9) dwelling unit multi-family residential complex at 10084 West Bay Harbor Drive. The project includes a seven (7) story building with a grade-level parking garage and rooftop amenities.

Property Description: The subject property is located at 10084 West Bay Harbor Drive in the northwest quadrant of the East Island, near the intersection with 101st Street. The site is a non-waterfront interior lot identified by parcel identification number 13-2227-008-0011 and consists of Lot 15 of Block 3, "Bay Harbor Island Subdivision," according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County. The lot area is 11,250 square feet (0.26 acres) and is comprised of a single rectangular-shaped lot. The property is currently developed with an existing multi-family structure built in 1948, which the Town's Historic Structure Survey identifies as having some MiMo features.

Procedural History: This project was first heard by the Design Review Board on January 8, 2025. During that meeting, the Board and members of the public raised several concerns regarding the design. These concerns included the proposed garage configuration and potential light pollution, the requested waiver for a reduced front yard landscape strip, and the aesthetic treatment of the building's north and south facades, which were considered too heavy on concrete. Public comment also emphasized the need to protect an adjacent property from construction vibrations, preserve an existing tree line for privacy, and incorporate larger landscaping for shade.

Following the discussion, the Board voted to defer the item to allow the applicant time to address the concerns raised. A motion to defer was made by Alan and seconded by Jed.

The applicant has since revised the plans. On January 23, 2026, approximately one year after the initial hearing, the applicant resubmitted a comprehensive update to the application. On February 20, 2026, the applicant submitted a Letter of Intent further detailing the specific design modifications made in response to the Board's comments. The revised plans and letter are intended to address the specific concerns voiced by the Board and the public at the January 8, 2025 meeting. The applicant is now returning to the DRB to present the revised design and demonstrate how the previous concerns have been satisfied.

Recommended Action: Staff recommend that the Design Review Board review the revised Site Development Plans dated January 23, 2026, and determine if the resubmission satisfactorily addresses the concerns raised at the January 8, 2025 meeting. If found acceptable, Staff recommends the Board approve the proposed Site Development Plan application, subject to the conditions outlined in this report and the following findings regarding requested waivers:

(1) The Board approves the applicant's request pursuant to Sec. 23-24 that requires all parking garages to be fully enclosed on all sides, unless the DRB approves a suitable alternative with substantial screening to shield neighboring sites (fences / walls / etc.). This request includes some open portions on the front facade of an underbuilding parking garage (not a solid wall). If the DRB does not agree with this alternative design, the plans must be modified.

(2) The Board approves a slightly narrower driveway width (22'-8" vs. 23') in the front yard where no parking space maneuvering occurs. If the DRB does not agree with this waiver, the plans must be modified.

2. ANALYSIS

Project Overview:

The project architect, MTTR MGMT, as agent for the property owner, Shaul Dina Trust, has submitted revised Site Development Plan application for the construction of a new midrise multifamily residential development consisting of nine (9) dwelling units. The lot area is 11,250 sq. ft. / .26 acres in size and is comprised of a single "rectangular" non-waterfront interior lot located near the intersection of W. Bay Harbor Drive and 101st Street in the northwest quadrant of the East Island.

The proposed site design incorporates one (1) rectangular shaped building at 64' above BFE + 1' FBC freeboard to the top of the main roof deck (65' is max. bldg. height allowed at this location). The proposed building is seven (7) stories in height overall with dwelling units shown on six (6) floors (ground floor has lobby / misc. common spaces) and a proposed grade level parking garage. In addition, a rooftop elevator / stair tower / mechanical area / other structure is shown at 15' above the main roof deck (20' max. allowed).

Amenities: The project includes two swimming pools for residents' use. A ground-level pool and spa are located within the rear yard area, providing convenient access for residents. A second pool and spa are located on the rooftop recreation deck, offering panoramic views and an enhanced amenity space. The rooftop also includes sundeck areas.

Parking is provided partially within an underbuilding parking garage with some extended parking areas into the front yard area and side yard areas (waiver required as parking garages must be fully enclosed). Adequate screening (fences / walls / architectural features / landscaping) for any portion of exposed parking is required, especially in the side yards to screen neighboring sites.

Summary of Revisions Addressing Board and Public Comments (January 23, 2026 Submittal and February 20, 2026 Letter of Intent):

The following is a summary of how the revised plans and Letter of Intent address the specific concerns raised at the January 8, 2025 meeting, organized by the applicant's responses:

- **Comment:** The North and South facades appear barren and monotonous.
 - **Applicant Response:** The architect has added lowered screens to introduce variation and new material to all four facades. The material is an aluminum screen finished in the color and texture of wood, which runs horizontally to minimize the scale of the elevation. This modification directly addresses the concern about the "concrete-heavy" appearance and improves the visual interest of the building.
- **Comment:** The wall that encloses the parking area still doesn't solve and address car visibility from neighboring properties.
 - **Applicant Response:** The architect has made two significant modifications. First, the screening wall has been increased in height from 4'-6" to 6'-0" feet tall. Second, the perimeter screen has been lowered by a module to minimize the opening gap. The revised design ensures that the parking is visually shielded from neighboring properties while retaining necessary ventilation properties. This addresses light pollution and privacy concerns.
- **Comment:** Address the 7' planting strip in front of the property (the minimum is 10').
 - **Applicant Response:** The architect has completely redesigned the parking layout to accommodate the required 10-foot minimum wide planting strip on both sides of the driving aisle access. This modification brings the project into full compliance with Sec. 24-16 and eliminates the need for a waiver for the landscape strip width. Staff confirms that the parking space has been removed from the buffer area, and the required 10-foot planted strip is now provided.

Additional Revisions:

- **Driveway Width:** The proposed driveway width is 22'-8", slightly narrower than the 23' code requirement. This waiver request remains.
- **Neighboring Property Protection:** A note has been added to the plan set requiring vibration sensors to be installed during construction to monitor and protect the adjacent structure to the south, directly addressing a public comment.
- **Landscaping:** The revised landscape plan has been updated to include larger canopy trees along the frontage to provide shade and reduce heat, as suggested during public comment. Furthermore, the plan indicates the preservation of the mature tree line along the southern property line to maintain a natural privacy barrier for the neighboring property.
- **Tree Preservation:** In response to public comments about tree removal, the applicant has coordinated with staff to ensure that protected trees are either preserved or that a mitigation plan is in place, in compliance with the Town's current code.

Zoning and Land Use:

The property has a Future Land Use Map (FLUM) designation of "M-H Medium-High Density (6-34 DUA)" and is zoned RM-1 (Multiple Family Residential District). The proposed density of 9

units on a .26-acre lot (34.6 units per acre) is consistent with the maximum allowable base density of 34 DUA. No Transfer of Development Rights (TDRs) are required or proposed. The proposed use and density comply with the Comprehensive Plan and Zoning Code.

Platting:

The property is currently platted. No re-platting is required for this project.

Neighborhood Compatibility:

Although the proposed home is significantly larger than the existing structure, the two-story design and contemporary architecture are consistent with other redeveloped homes in the area. The massing is appropriately stepped back from property lines, and the design avoids excessive bulk by using varied materials and fenestration.

Building Design and Height:

The building's contemporary design utilizes board-formed concrete and cumaru hardwood screening, now enhanced with the addition of wood-textured aluminum screens on all facades. The maximum building height is 64' above BFE +1', which is within the 65' limit for this location. Rooftop structures are now shown to comply with Code allowances for height and setbacks, addressing previous concern from the Board. The revisions to the north and south facades, as detailed in the Letter of Intent, demonstrate a clear effort to improve the architectural quality and neighborhood compatibility.

Parking Considerations:

Based on 9 units, the Town Code requires a total of 18 parking spaces (2 per unit) plus one (1) additional guest/drop-off/delivery parking space, for a total requirement of 19 spaces. The plan provides 19 spaces, which satisfies the total requirement. One ADA-compliant space is provided. The drive aisle within the parking garage is 23' in width, meeting Code requirements. The resubmittal includes the proposed 6-foot screening wall and roof screen to shield exposed parking areas from view, which is the core of the waiver request under Sec. 23-24. A Fire Department staging area is shown within the West Bay Harbor Drive roadway. A note has been added that the applicant will coordinate with Miami-Dade Fire Rescue for final approval.

Landscape Strip Compliance:

In response to the Board's concerns and public comment, the applicant has reconfigured the site plan to remove the parking space that previously sat within the required 10-foot front landscape strip. As confirmed in the February 20, 2026 Letter of Intent, the plans now show full compliance with the 10-foot landscape buffer, with the exception of the driveway approach itself which must cross the buffer to provide access. Staff finds this modification acceptable as it achieves the core purpose of the landscape code by providing an unobstructed, planted area between the street and the paved parking areas. **No waiver is required for the landscape strip width.**

Nearby Development:

The adjoining and nearby development sites currently include the 3-story Knollwood MFR complex at 6 units (23.1 units per acre) to the immediate north. To the immediate south is the 7-story Ten Thousand Plaza MFR complex at 60 units (46.5 units per acre). To the east, across West Bay Harbor Drive, is the 2-story Four Friends MFR complex at 4 units (15.4 units per acre). To the west is the 150-foot wide Bay Harbor Waterway with single-family homes on the West Island. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan

identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

Future Land Use Map Designation:

The property is designated **Low Density Residential** on the Town's Future Land Use Map. This designation supports up to six (6) dwelling units per gross acre and is intended to preserve the character of single-family neighborhoods. The proposed single-family redevelopment complies with this designation and the goals of the Comprehensive Plan.

Conclusion:

The proposed redevelopment at 10084 West Bay Harbor Drive will replace an existing structure with a new, high-quality mid-rise residential complex that is consistent with the Town's Community Vision Master Plan for this area. The applicant has submitted a comprehensive revision on January 23, 2026, supplemented by a detailed Letter of Intent on February 20, 2026, that directly and in good faith addresses the specific concerns raised by the Design Review Board and the public at the January 8, 2025 hearing.

The modifications to the north and south facades through the addition of wood-textured screens, the enhancement of the parking garage screening wall to 6 feet, and the complete redesign of the front yard to provide the required 10-foot landscape strip demonstrate a commitment to design excellence and neighborhood compatibility. The project now complies with the landscape strip requirement, leaving only the garage enclosure waiver (Sec. 23-24) and the minor driveway width waiver for the Board's consideration. Staff finds that with the recommended conditions and the Board's concurrence on the remaining waivers, the project meets the Town's design review criteria.

Applicable Code Sections:

The following sections of the Land Development and Zoning Code are applicable to this proposal:

- Section 23-4 (Use Regulations for RM-1 and RM-2 Multiple Family Districts),
- Section 23-10. (Minimum size of building site)
- Section 23-11. (Land development regulations)
- In addition to these provisions, the Town has separate regulations that must be followed, ensuring compliance with all requirements outlined in the Town Code.

Review criteria. The Design Review Board shall not approve unless the Board finds that the following criteria have been met: (Section 5-23.1)

- 1) *The plan for the proposed structure or project is in conformity with good design and in general, contributes to the image of the town as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
- 2) *The proposed structure or project is not, in its exterior design and appearance, of inferior qualities such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
- 3) *The exterior building components and exterior architectural features shall have attractive and cohesive architectural character.*

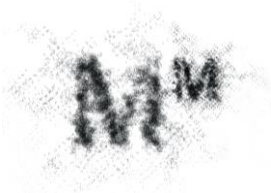
- 4) *The orientation, appearance, and design of exterior architectural features of new and existing buildings and structures, and/or modifications to existing buildings and structures, shall indicate sensitivity to and shall be compatible with the streetscape and adjacent property, not detract from the appearance of surrounding properties, and create or maintain view corridors.*
- 5) *Landscaping and paving materials shall ensure a cohesive relationship with and enhancement of the overall site plan design.*
- 6) *Buffering materials shall ensure that headlights from vehicles, noise, light, and mechanical equipment are adequately shielded from public view, adjacent properties, and sidewalks.*
- 7) *The proposed structure is in conformity with standards of this Code and other applicable ordinances in so far as the location and appearance of the buildings and structures are involved.*
- 8) *The proposed structure or project is consistent with other actual and proposed developments in the general area, considering the following additional criteria:*
 - a. *Site layout, orientation, location of structures and relationship to one another and to open spaces, and topography.*
 - b. *Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*
 - c. *Maximum height, area, setbacks, and overall mass as well as parts of any structure (buildings, walls, screens, towers, or signs) and effective concealment of all mechanical equipment.*
 - d. *Building design, materials, and colors to be sympathetic with surroundings.*
 - e. *Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.*
 - f. *Consistency of composition and treatment. The choice of materials and their usage shall be conducive to regular maintenance and durability, given the town's location to surrounding saltwater bodies.*
 - g. *Location and type of planting with due regard for climatic conditions, preservation of specimens and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.*
 - h. *Design and appropriateness of signs, as well as interior and exterior lighting of signs.*
 - i. *Graphics, as understood in architectural design.*
 - j. *The design review board shall not have jurisdiction over the number, types or layout of interior rooms or spaces in single-family homes or two-family homes.*

3. RECOMMENDATION

Staff recommend that the Design Review Board APPROVE the Site Development Plan application for the property located at 10084 West Bay Harbor Drive, as shown in the revised plans dated January 23, 2026, subject to the conditions below and the approval of the waivers for parking garage enclosure (Sec. 23-24) and front driveway width.

Staff recommend approval with the following conditions:

1. Plan Set Compliance: This approval is based on the Site Development Plans prepared by MTTR MGMT, last revised January 23, 2026. Any exterior changes made after the DRB approval will require the applicant to return to the Design Review Board for further review and approval. Any interior changes made after the DRB approval will require review and approval by the Development Review Committee (DRC).
2. Garage Enclosure Waiver: This approval is contingent upon the DRB APPROVING the applicant's request pursuant to Sec. 23-24 to provide a suitable alternative (6-foot wall with louver system and architectural screens) to a fully enclosed parking garage.
3. Driveway Width Waiver: This approval is contingent upon the DRB APPROVING the applicant's request for a 22'-8" wide front driveway where no parking space maneuvering occurs, in lieu of the 23' requirement.
4. Landscape Strip Compliance: Staff confirm that the applicant has revised the plans to provide the required 10-foot front landscape strip. No waiver is required for this element.
5. Neighboring Property Protection: Prior to the issuance of a Demolition or Building Permit, the applicant shall provide a plan for monitoring and protecting the adjacent structure to the south during construction, including the use of vibration sensors, for review and approval by the Building Official.
6. Outdoor Lighting Plan: The final Photometric Lighting Plan shall be reviewed and approved by Town staff at the time of building permit to ensure compliance with Sec. 23-19.
7. Utility Undergrounding and Easements: All new utility connections shall be installed underground. The applicant shall coordinate with the Public Works Department to determine the exact location of the existing storm outfall pipe on the north property line and shall grant a Drainage Easement (DE) to the Town over this infrastructure, with details to be approved by the Public Works Director prior to the issuance of Building Permits.
8. Agency Approval: The applicant shall obtain all necessary approvals from outside agencies, including but not limited to Miami-Dade Fire Rescue (for the staging area) and the Miami-Dade County School Board (for school concurrency), and shall provide evidence of compliance to the Building Department prior to the issuance of Building Permits.
9. Separate Permits Required: Separate permits are required for all aspects of the work, including the building, both swimming pools (ground level and rooftop), seawall repairs, and any other site improvements. Please coordinate with the Building Department for all applicable permit requirements.
10. Tree Preservation and Landscaping: All protected trees shown to be preserved, specifically the tree line along the southern property line, shall be protected during construction per Town standards. Final landscape plans shall be reviewed by staff for compliance with the approved Site Development Plan and the Town Code.



7290 NW 1st Court
Miami, FL 33150
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10084 W Bay Harbor Dr
Permit Number: SPR24-000012
February 26, 2026
Revision 5 Narrative to DRB

1. Comment: The zoning data must be updated to reflect the correct zoning setbacks.
2. Response: The zoning data has been updated to reflect the correct zoning setbacks.

Juan Azulay, MTTR MGMT, Creative Director, Cell (310) 497-7303
Sylvia Pawlowski, MTTR MGMT, Principal, Cell (917) 775-3510

La Jolla

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



DRAWING LIST

- A0.00 TITLE SHEET
- A0.02 ABBREVIATIONS + GRAPHIC LEGENDS
- A0.03 GENERAL NOTES
- A0.04 SURVEY
- A0.05 EXISTING SITE PHOTOS
- A0.06 EXISTING SITE PHOTOS
- A0.07 ZONING + SITE PLAN
- A0.08 ZONING DIAGRAMS
- A0.09 ELEVATION DIAGRAMS
- A0.10 RENDERS
- A0.11 RENDERS
- A0.12 RENDERS
- A0.13 AERIAL VIEWS
- A0.14 MATERIALS BOARD
- A0.15 TREE SURVEY OF EXISTING TREES

- A1.00 GROUND FLOOR SITE PLAN
- A1.01 SECOND FLOOR PLAN
- A1.02 THIRD FLOOR PLAN
- A1.03 FOURTH FLOOR PLAN
- A1.04 FIFTH FLOOR PLAN
- A1.05 SIXTH FLOOR PLAN
- A1.06 SEVENTH FLOOR PLAN
- A1.07 ROOF PLAN
- A1.08 MECHANICAL ROOF

- A3.01 EAST & WEST ELEVATIONS
- A3.02 NORTH ELEVATION
- A3.03 SOUTH ELEVATION

- A4.01 SECTIONS
- A4.02 SECTIONS
- A4.03 SECTIONS
- A6.04 DETAILS



PROJECT OWNER

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

DESIGNER

MTR MGMT
7290 NW 1ST CT | MIAMI FL | 33150
T | 786-409-3363
www.mtr7ter.com

CONTRACTOR

TBD

CIVIL

EAS CIVIL ENGINEERING, INC.
112 N 45TH AVENUE |

LANDSCAPE

H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 35TH ST.

STRUCTURAL

MEP

GEOTECHNICAL

REVISIONS

NO.	REVISION	DATE
3	Revision 3	2026-01-08
2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

PROJECT NO 2302

TITLE SHEET

SCALE

A0.00

PLANNING & ZONING

2026.02.26

2/26/2026 11:07:29 AM

ABBREVIATIONS

@	AT	D	DEEP	GYP BD	GYP SUM BOARD	PAT	PATTERN	STOR	STORAGE
AC	AIR CONDITIONER / CONDITIONING	DBL	DOUBLE	H	HIGH	PBD	PARTICLE BOARD	STRUC	STRUCTURE / STRUCTURAL
ACC	ACCESSIBLE	DEG	DEGREE	HC	HOLLOW CORE	PC	PRECAST CONCRETE	SUJH	SUSPENDED UNIT HEATER SURFACE
ACCSY	ACCESSORY	DEMO	DEMOLITION	HCP	HANDICAPPED	PE	PEDESTAL	SURF	SURFACE
ACOUS	ACOUSTICAL INSULATION	DET	DETAIL	HD	HEAVY DUTY	PERF	PERFORATED	SUSP	SUSPENDED
INSUL	INSULATION	DF	DRINKING FOUNTAIN	HD	HAND DRYER	SVP	PERIMETER	VINYL	VINYL SOLID PANEL (ACROVYN)
ACOUS	ACOUSTICAL PANELS	DH	DOUBLE HUNG	HDBD	HARDBOARD	PERP	PERPENDICULAR	SW	SWITCH
PNL	PANEL	DIA	DIAMETER	HDR	HEADER	PL	PROPERTY LINE	SYMM	SYMMETRICAL
ACP	LAY-IN ACOUSTIC PANEL CEILING PADS	DIAG	DIAGONAL	HDW	HARDWARE	PLAM	PLASTIC LAMINATE	SYNTH	SYNTHETIC
ACS DR	ACCESS DOOR	DIM	DIMENSION	HDWD	HARDWOOD	PLAS	PLASTIC	SYS	SYSTEM
ACS FLR	ACCESS FLOOR	DISP	DISPENSER	HDWL	HEADWALL	PLYWD	PLYWOOD	T	TREAD
ACS PNL	ACCESS PANEL	DIV	DIVISION	HM	HOLLOW METAL	PR	PAIR	T&B	TOP AND BOTTOM
ACST	ACOUSTICAL	DMPF	DAMP PROOFING	HNDRL	HANDRAIL	T&G	TONGUE AND GROOVE	T/S	TUB / SHOWER
ACT	ACOUSTICAL CEILING TILE	DR	DOOR / DRAIN	HORIZ	HORIZONTAL	TB	TOWEL BAR	TRU	THROUGH
AD	AREA DRAIN	DS	DOWNSPOUT	HP	HEAT PUMP	TC	TERRA COTTA	TCZ	CEMENTITIOUS TERRAZZO
ADA	AMERICANS WITH DISABILITIES ACT	DW	DISHWASHER	HP	HIGH PRESSURE	TEL	TELEPHONE	TEL	TEMPERATURE
ADDL	ADDITIONAL	DWG	DRAWING	HR	HAND RAIL	TEMP	TEMPORARY	THK	THICKNESS
ADDM	ADDENDUM	DWR	DRAWER	HS	HAND SINK	THRES	THRESHOLD	THRU	THROUGH
ADJ	ADJUSTABLE / ADJACENT	E	EAST	HT	HEIGHT	THRS	THRESHOLD	TK BD	TACK BOARD
ADMIN	ADMINISTRATION	EA	EACH	HVAC	HEATING / VENTILATION / AIR CONDITIONING	THRS	THRESHOLD	TKP	TACKABLE PANELING
AFC	ABOVE FINISHED COUNTER	EF	EACH FACE	HW	HOT WATER	THRU	THROUGH	TOS	TOP OF SLAB
AF	ABOVE FINISHED FLOOR	EG	VERTICAL END GUARDS	HWP	HOT WATER PUMP	THRU	THROUGH	TOW	TOP OF WALL
AFG	ABOVE FINISHED GRADE	EHD	ELECTRIC HAND DRYER	HYD	HYDRANT	TPD	TOILET PAPER DISPENSER	TRD	TREATED
AFS	ABOVE FINISHED SLAB	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	IC	IRONING CABINET	TRD	TREATED	TRZ	INTERIOR POURED EPOXY RESIN TERRAZO
AHR	ANCHOR	EJ	EXPANSION JOINT	ID	INSIDE DIAMETER	TV	TELEVISION	TYP	TYPICAL
AHU	AIR HANDLING UNIT	EL	ELEVATION	IN	INCH / INCHES	U/S	UNDERSIDE	UR	UNLESS NOTED OTHERWISE URINAL
ALNMT	ALIGNMENT	ELEC	ELECTRICAL	INCL	INCLUDE(D) / INCLUDING	UNDR	UNDER	V	VOLT
ALT	ALTERNATE	ELEV	ELEVATOR	INCL	INCLUDE(D) / INCLUDING	UNDR	UNDER	VAC	VACUUM
ALUM	ALUMINUM	EM	ELECTROMAGNETIC	INSUL	INSULATE / INSULATION	UNDR	UNDER	VB	VINYL BASE
ANOD	ANODIZED	EM	EXPANDED METAL	INT	INTERIOR	UNDR	UNDER	VCT	VINYL COMPOSITION TILE
APC	ACOUSTICAL PANEL CEILING	EMER	EMERGENCY	INV	INVERT	UNDR	UNDER	VENT	VENTILATE
APPROX	APPROXIMATELY	ENCL	ENCLOSED / ENCLOSURE	ITS	INTERTEK TESTING SERVICES	UNDR	UNDER	VERT	VERTICAL
APPRVD	APPROVED	ENGR	ENGINEER	J-BOX	JUNCTION BOX	UNDR	UNDER	VEST	VESTIBULE
APT	APARTMENT	ENR	ENGINEER	JAN CLO	JANITOR'S CLOSET	UNDR	UNDER	VIF	VERIFY IN FIELD
ARCH	ARCHITECTURAL	ENR	ENGINEER	JS	JANITOR'S SINK	UNDR	UNDER	VNR	VENEER
ASPH	ASPHALT	ENR	ENGINEER	KIT	KITCHEN	UNDR	UNDER	VOL	VOLUME
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	ERF	ERF	L	ANGLE	UNDR	UNDER	VP	VACUUM PUMP
ATC	ACOUSTICAL TILE CEILING	ERF	ERF	L	ANGLE	UNDR	UNDER	VP	VANISHING POINT
AUTO	AUTOMATIC	ERF	ERF	L	ANGLE	UNDR	UNDER	VP	VAPOR PRESSURE
AVG	AVERAGE	ERF	ERF	L	ANGLE	UNDR	UNDER	VP	VENEER PLASTER
AWP	WALL-MOUNTED SOUND ABSORPTION PANEL	ERF	ERF	L	ANGLE	UNDR	UNDER	VP	VENEER PLASTIC CEILING/SOFFIT
AWT	ACOUSTIC WALL TREATMENT	ERF	ERF	L	ANGLE	UNDR	UNDER	VP	VAPOR RETARDER
BD	BOARD	ERF	ERF	L	ANGLE	UNDR	UNDER	VRR	VINYL (ACROVYN) RAIL
BITUM	BITUMINOUS	ERF	ERF	L	ANGLE	UNDR	UNDER	VS	VENT STACK
BL	BASELINE	ERF	ERF	L	ANGLE	UNDR	UNDER	VS	VOLUMETRIC SWITCH
BL	BLACK	ERF	ERF	L	ANGLE	UNDR	UNDER	VS	SHEET VINYL
BLDG	BUILDING	ERF	ERF	L	ANGLE	UNDR	UNDER	VT	SOLID VINYL TILE
BM	BEAM	ERF	ERF	L	ANGLE	UNDR	UNDER	VTR	VENT THRU ROOF
BO	BLOWOFF	ERF	ERF	L	ANGLE	UNDR	UNDER	VTS	VINYL TRANSITION STRIP
BOT	BOTTOM	ERF	ERF	L	ANGLE	UNDR	UNDER	VWC	VINYL WALLCOVERING
BR	BEDROOM	ERF	ERF	L	ANGLE	UNDR	UNDER	W	WIDE
BRG	BEARING	ERF	ERF	L	ANGLE	UNDR	UNDER	W	WEST
BS	BOTH SIDES	ERF	ERF	L	ANGLE	UNDR	UNDER	W/W	WALL TO WALL
BSMT	BASEMENT	ERF	ERF	L	ANGLE	UNDR	UNDER	W	WITH
BTWN	BETWEEN	ERF	ERF	L	ANGLE	UNDR	UNDER	W/D	WASHER / DRYER
BUR	BUILT UP ROOFING	ERF	ERF	L	ANGLE	UNDR	UNDER	W/O	WITHOUT
BW	BOTH WAYS	ERF	ERF	L	ANGLE	UNDR	UNDER	WB	WOOD BASE
C	CELSIUS	ERF	ERF	L	ANGLE	UNDR	UNDER	WC	WATER CLOSET
C	CHANNEL	ERF	ERF	L	ANGLE	UNDR	UNDER	WC	WALLCOVERING
C TO C	CENTER TO CENTER	ERF	ERF	L	ANGLE	UNDR	UNDER	WD	WOOD
CAB	CABINET	ERF	ERF	L	ANGLE	UNDR	UNDER	WDH	WOOD HAND RAIL
CB	CATCH BASIN	ERF	ERF	L	ANGLE	UNDR	UNDER	WDM	WOOD WALL MOULDINGS
CEM	CEMENT	ERF	ERF	L	ANGLE	UNDR	UNDER	WDP	WOOD PANELING
CEM PLAS	CEMENT PLASTER (STUCCO)	ERF	ERF	L	ANGLE	UNDR	UNDER	WDR	WOOD CHAIR, CRASH, OR HAND RAIL
CER	CERAMIC	ERF	ERF	L	ANGLE	UNDR	UNDER	WDS	ATHLETIC/ACOUSTIC ISOLATED WOOD FLOORING
CG	CORNER GUARD	ERF	ERF	L	ANGLE	UNDR	UNDER	WDSHV	WOOD SHELVING
CH	CHILLER	ERF	ERF	L	ANGLE	UNDR	UNDER	WDT	WOOD TILE OR PARQUET FLOORING
CH	COAT HOOK	ERF	ERF	L	ANGLE	UNDR	UNDER	WDV	WOOD VENEER
CHBD	CHALKBOARD	ERF	ERF	L	ANGLE	UNDR	UNDER	WDW	WINDOW
CHFR	CHAMFER	ERF	ERF	L	ANGLE	UNDR	UNDER	WF	WIDE FLANGE
CI	CAST IRON	ERF	ERF	L	ANGLE	UNDR	UNDER	WGL	WIRED GLASS
CIP	CAST IN PLACE	ERF	ERF	L	ANGLE	UNDR	UNDER	WH	WALL HUNG
CJ	CONTROL JOINT	ERF	ERF	L	ANGLE	UNDR	UNDER	WI	WROUGHT IRON
CL	CENTERLINE	ERF	ERF	L	ANGLE	UNDR	UNDER	WP	WORKING POINT
CL D	CLOTHES DRYER	ERF	ERF	L	ANGLE	UNDR	UNDER	WPM	WATERPROOF MEMBRANE
CLG	CEILING	ERF	ERF	L	ANGLE	UNDR	UNDER	WR	WEATHER RESISTANT
CLG HT	CEILING HEIGHT	ERF	ERF	L	ANGLE	UNDR	UNDER	WR	WIRE ROPE
CLL	CONTRACT LIMIT LINE	ERF	ERF	L	ANGLE	UNDR	UNDER	WRP	WATER REPELLENT
CLO	CLOSET	ERF	ERF	L	ANGLE	UNDR	UNDER	WT	WEIGHT
CLR	CLEAR	ERF	ERF	L	ANGLE	UNDR	UNDER	WWF	WELDED WIRE FABRIC
CMU	CONCRETE MASONRY UNIT	ERF	ERF	L	ANGLE	UNDR	UNDER	XPS	EXTRUDED POLYSTYRENE
CNTR	COUNTER	ERF	ERF	L	ANGLE	UNDR	UNDER	YD	YARD
CO	CARBON MONOXIDE	ERF	ERF	L	ANGLE	UNDR	UNDER		
CO	CASED OPENING	ERF	ERF	L	ANGLE	UNDR	UNDER		
CO	CERTIFICATE OF OCCUPANCY	ERF	ERF	L	ANGLE	UNDR	UNDER		
CO	CLEANOUT	ERF	ERF	L	ANGLE	UNDR	UNDER		
CO	COMPANY	ERF	ERF	L	ANGLE	UNDR	UNDER		
CO	CUTOUT	ERF	ERF	L	ANGLE	UNDR	UNDER		
COL	COLUMN	ERF	ERF	L	ANGLE	UNDR	UNDER		
COMB	COMBINATION	ERF	ERF	L	ANGLE	UNDR	UNDER		
CONC	CONCRETE	ERF	ERF	L	ANGLE	UNDR	UNDER		
CONC FLR	SEALED CONCRETE FLOOR	ERF	ERF	L	ANGLE	UNDR	UNDER		
CONSTR	CONSTRUCTION	ERF	ERF	L	ANGLE	UNDR	UNDER		
CONT	CONTINUE	ERF	ERF	L	ANGLE	UNDR	UNDER		
CONT	CONTROLLER	ERF	ERF	L	ANGLE	UNDR	UNDER		
CONV	CONVERT	ERF	ERF	L	ANGLE	UNDR	UNDER		
CORR	CORRIDOR / CORRUGATED	ERF	ERF	L	ANGLE	UNDR	UNDER		
CORR	CORRIDOR / CORRUGATED	ERF	ERF	L	ANGLE	UNDR	UNDER		
CPT	CARPET	ERF	ERF	L	ANGLE	UNDR	UNDER		
CR	CLOSET ROD	ERF	ERF	L	ANGLE	UNDR	UNDER		
CR	CONTROL RELAY	ERF	ERF	L	ANGLE	UNDR	UNDER		
CR	CONTROL ROOM	ERF	ERF	L	ANGLE	UNDR	UNDER		
CR	CRASH RAIL	ERF	ERF	L	ANGLE	UNDR	UNDER		
CS	CAST STONE	ERF	ERF	L	ANGLE	UNDR	UNDER		
CS	CONTROL SWITCH	ERF	ERF	L	ANGLE	UNDR	UNDER		
CSWK	CASEWORK	ERF	ERF	L	ANGLE	UNDR	UNDER		
CT	CERAMIC TILE	ERF	ERF	L	ANGLE	UNDR	UNDER		
CTB	CERAMIC TILE BASE	ERF	ERF	L	ANGLE	UNDR	UNDER		
CTR	CENTER	ERF	ERF	L	ANGLE	UNDR	UNDER		
CU	COPPER	ERF	ERF	L	ANGLE	UNDR	UNDER		
CU FT	CUBIC FOOT	ERF	ERF	L	ANGLE	UNDR	UNDER		
CU YD	CUBIC YARD	ERF	ERF	L	ANGLE	UNDR	UNDER		
CUB	CUBICLE CURTAIN	ERF	ERF	L	ANGLE	UNDR	UNDER		
CURT	CURTAIN	ERF	ERF	L	ANGLE	UNDR	UNDER		
CW	CASEMENT WINDOW	ERF	ERF	L	ANGLE	UNDR	UNDER		
CW	CHEMICAL WASTE LINE	ERF	ERF	L	ANGLE	UNDR	UNDER		
CW	CLOCKWISE	ERF	ERF	L	ANGLE	UNDR	UNDER		
CW	COLD WATER PIPING	ERF	ERF	L	ANGLE	UNDR	UNDER		

H	HIGH	PAT	PATTERN	STOR	STORAGE
HC	HOLLOW CORE	PBD	PARTICLE BOARD	STRUC	STRUCTURE / STRUCTURAL
HCP	HANDICAPPED	PC	PRECAST CONCRETE	SUJH	SUSPENDED UNIT HEATER SURFACE
HD	HEAVY DUTY	PE	PEDESTAL	SURF	SURFACE
HD	HAND DRYER	PERF	PERFORATED	SUSP	SUSPENDED
HDBD	HARDBOARD	PERIM	PERIMETER	VINYL	VINYL SOLID PANEL (ACROVYN)
HDR	HEADER	PERP	PERPENDICULAR	SW	SWITCH
HDW	HARDWARE	PL	PROPERTY LINE	SYMM	SYMMETRICAL
HDWD	HARDWOOD	PLAM	PLASTIC LAMINATE	SYNTH	SYNTHETIC
HDWL	HEADWALL	PLAS	PLASTER	SYS	SYSTEM
HM	HOLLOW METAL	PLYWD	PLYWOOD	T	TREAD
HNDRL	HANDRAIL	PR	PAIR	T&B	TOP AND BOTTOM
HORIZ	HORIZONTAL	T&G	TONGUE AND GROOVE	T/S	TUB / SHOWER
HP	HEAT PUMP	T&S	TONGUE AND GROOVE	T/S	TUB / SHOWER
HP	HIGH PRESSURE	TRU	THROUGH	T/S	TUB / SHOWER
HP	HORSEPOWER	TC	TERRA COTTA	T/S	TUB / SHOWER
HR	HAND RAIL	TCZ	CEMENTITIOUS TERRAZZO	T/S	TUB / SHOWER
HS	HAND SINK	TEL	TELEPHONE	T/S	TUB / SHOWER
HT	HEIGHT	TEMP	TEMPERATURE	T/S	TUB / SHOWER
HVAC	HEATING / VENTILATION / AIR CONDITIONING	TEMP	TEMPORARY	T/S	TUB / SHOWER
HW	HOT WATER	THK	THICKNESS	T/S	TUB / SHOWER
HWP	HOT WATER PUMP	THRES	THRESHOLD	T/S	TUB / SHOWER
HYD	HYDRANT	THRU	THROUGH	T/S	TUB / SHOWER
IC	IRONING CABINET	TK BD	TACK BOARD	T/S	TUB / SHOWER
ID	INSIDE DIAMETER	TKP	TACKABLE PANELING	T/S	TUB / SHOWER
IN	INCH / INCHES	TOS	TOP OF SLAB	T/S	TUB / SHOWER
INCL	INCLUDE(D) / INCLUDING	TOW	TOP OF WALL	T/S	TUB / SHOWER
INSUL	INSULATE / INSULATION	TPD	TOILET PAPER DISPENSER	T/S	TUB / SHOWER
INT	INTERIOR	TRD	TREATED	T/S	TUB / SHOWER
INV	INVERT	TRZ	INTERIOR POURED EPOXY RESIN TERRAZO	T/S	TUB / SHOWER
ITS	INTERTEK TESTING SERVICES	TV	TELEVISION	T/S	TUB / SHOWER
J-BOX	JUNCTION BOX	TYP	TYPICAL	T/S	TUB / SHOWER
JAN CLO	JANITOR'S CLOSET	U/S	UNDERSIDE	T/S	TUB / SHOWER
JS	JANITOR'S SINK	UNDR	UNDER	T/S	TUB / SHOWER
KIT	KITCHEN	UNDR	UNDER	T/S	TUB / SHOWER
L	ANGLE	UNDR	UNDER	T/S	TUB / SHOWER
L	LITER	UNDR	UNDER	T/S	TUB / SHOWER
LAB	LABORATORY	UNDR	UNDER	T/S	TUB / SHOWER
LAM	LAMINATED	UNDR	UNDER	T/S	TUB / SHOWER
LAV	LAVATORY	UNDR	UNDER	T/S	TUB / SHOWER
LB(S)	POUND(S)	UNDR	UNDER	T/S	TUB / SHOWER
LC	LINEN CLOSET	UNDR	UNDER	T/S	TUB / SHOWER
LF	LINEAR FOOT (FEET)	UNDR	UNDER	T/S	TUB / SHOWER
LH	LEFT HAND	UNDR	UNDER	T/S	TUB / SHOWER
LIB	LIBRARY	UNDR	UNDER	T/S	TUB / SHOWER
LINO	LINOLEUM	UNDR	UNDER	T/S	TUB / SHOWER
LKR	LOCKER	UNDR	UNDER	T/S	TUB / SHOWER
LNO	LINOLEUM	UNDR	UNDER	T/S	TUB / SHOWER
LPT	LOW POINT	UNDR	UNDER	T/S	TUB / SHOWER
LT	LIGHT	UNDR	UNDER	T/S	TUB / SHOWER
LTF	LINOLEUM TILE FLOORING	UNDR	UNDER	T/S	TUB / SHOWER
LWT	LIGHT WEIGHT	UNDR	UNDER	T/S	TUB / SHOWER
LVR					



01-A



01-B



01-C



01-D



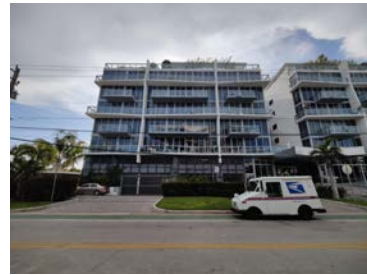
02-A



02-B



02-C



02-D



03-A



03-B



04-A



04-B



05-A



05-B



06-A



06-B



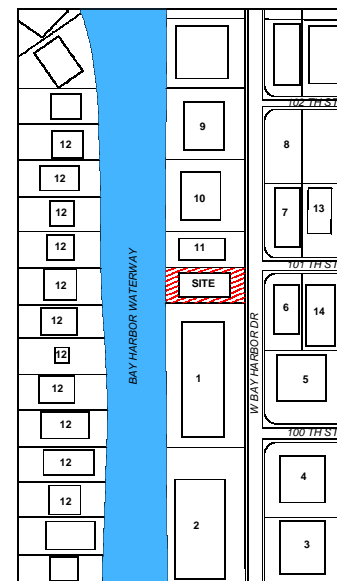
06-C



07-A



07-B



LOCATION / LAND USE

- 1 EXISTING 7 STORY MULTI - FAMILY
- 2 EXISTING 7 STORY MULTI - FAMILY
- 3 6 STORY MULTI - FAMILY (UNDER CONSTRUCTION)
- 4 EXISTING 3 STORY MULTI - FAMILY
- 5 EXISTING 4 STORY MULTI - FAMILY
- 6 EXISTING 2 STORY MULTI - FAMILY
- 7 EXISTING 2 STORY MULTI - FAMILY
- 8 VACANT LAND
- 9 EXISTING 6 STORY MULTI - FAMILY
- 10 EXISTING 7 STORY MULTI - FAMILY
- 11 EXISTING 3 STORY MULTI - FAMILY
- 12 RESIDENTIAL - SINGLE FAMILY
- 13 EXISTING 3 STORY MULTI - FAMILY
- 14 EXISTING 3 STORY MULTI - FAMILY

300-FT RADIUS FROM SITE W/ EXISTING LAND USES 1

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CONTRACTOR

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112 N 45TH AVENUE |

LANDSCAPE

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

STRUCTURAL

MEP

GEOTECHNICAL

NO.	REVISIONS	DATE
2	Revision 2	2024-07-25

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

PROJECT NO 2302

EXISTING SITE PHOTOS

SCALE 1" = 160'-0"

A0.05

PLANNING & ZONING

2026.02.28

2/26/2026 11:07:33 AM

PROJECT / OWNER ARCHITECT CONSULTANTS REVISIONS SEAL STATUS SHEET # DRAWING TITLE



07-C



08-A



08-B



08-C



09-A



09-B



10-A



10-B



10-C



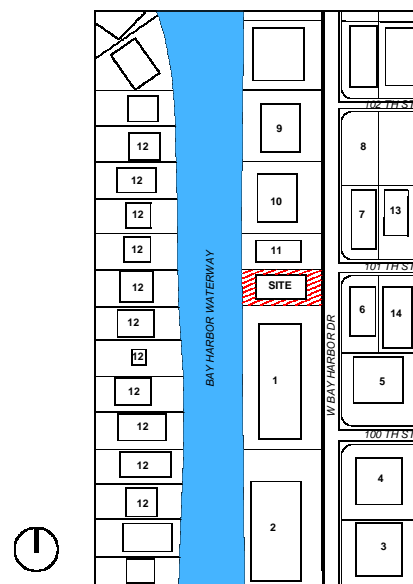
11-A



11-B



11-C



LOCATION / LAND USE

- 1 EXISTING: 7 STORYMULTI - CONDOMINIUM
- 2 EXISTING: 7 STORYMULTI - CONDOMINIUM
- 3 UNDER CONSTRUCTION: 6 STORYMULTI - CONDOMINIUM
- 4 EXISTING: 3 STORYMULTI - CONDOMINIUM
- 5 EXISTING: 4 STORYMULTI - CONDOMINIUM
- 6 EXISTING: 2 STORYMULTI - CONDOMINIUM
- 7 EXISTING: 2 STORYMULTI - CONDOMINIUM
- 8 VACANT LAND
- 9 EXISTING: 6 STORYMULTI - CONDOMINIUM
- 10 EXISTING: 7 STORYMULTI - CONDOMINIUM
- 11 EXISTING: 3 STORYMULTI - CONDOMINIUM
- 12 EXISTING: RESIDENTIAL - SINGLE FAMILY
- 13 EXISTING: 3 STORYMULTI - CONDOMINIUM
- 14 EXISTING: 3 STORYMULTI - CONDOMINIUM

300-FT RADIUS FROM SITE W/ EXISTING LAND USES
1" = 160'-0" 1

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PROJECT NO 2302

EXISTING SITE PHOTOS

SCALE 1" = 160'-0"

A0.06

PLANNING & ZONING

2026.02.28

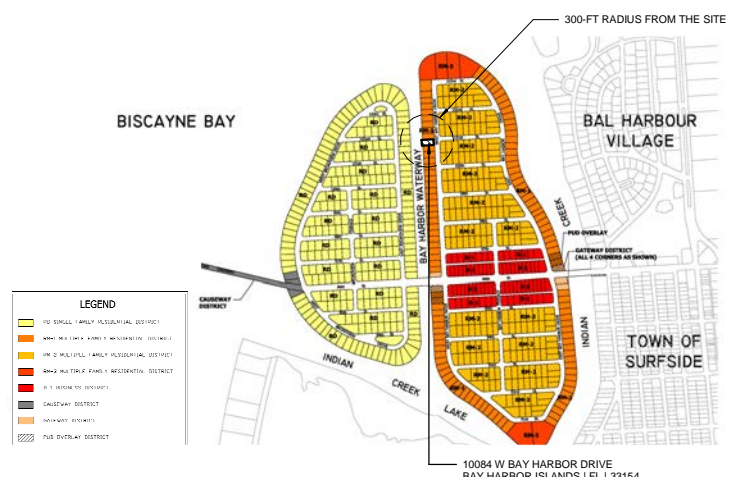
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PROJECT / OWNER ARCHITECT CONSULTANTS CIVIL LANDSCAPE STRUCTURAL MEP GEOTECHNICAL REVISIONS SEAL SHEET # STATUS

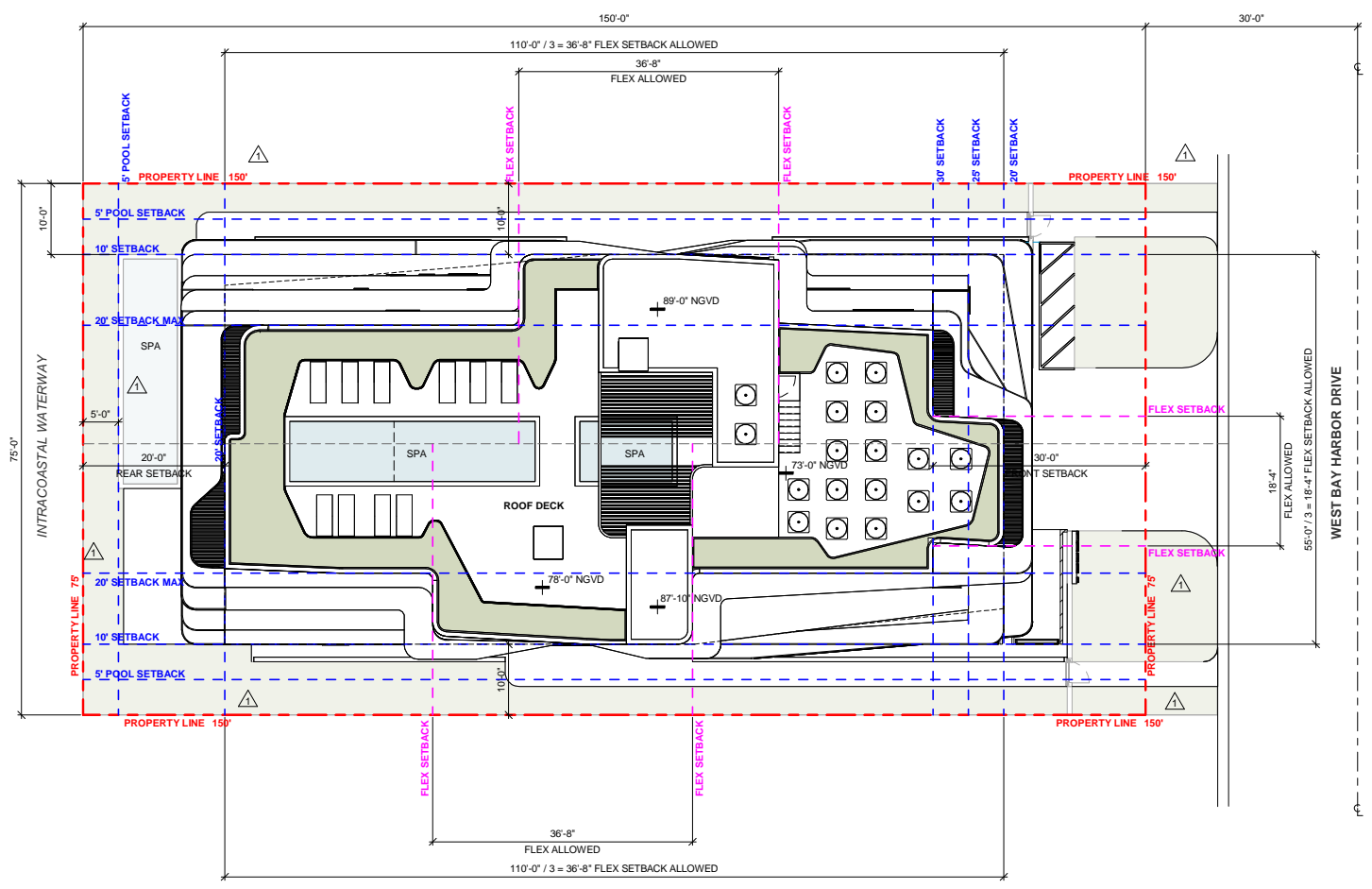
GENERAL SITE INFORMATION		
PROPERTY ADDRESS	10084 W BAY HARBOR DR BAY HARBOR ISLANDS FL 33154	
FOLIO #	13-2227-001-0580	
LEGAL DESCRIPTION	26-37-34-35 52 42 BAY HARBOR ISLAND PB 46-5 LOT 10 BLK 3 LOT SIZE 75,000 X 150 OR 18248-3179 0898 1	
SCOPE OF WORK	NEW CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL (7 STORIES)	
GOVERNING CODES		
FLORIDA BUILDING CODE 2023 - 6TH EDITION FLORIDA FIRE PREVENTION CODE - 8TH EDITION NFPA 101 LIFE SAFETY CODE 2017 2023 NATIONAL ELECTRIC CODE 2023 FBC MECHANICAL 2023 FBC PLUMBING 2023 FLORIDA ACCESSIBILITY CODE FAIR HOUSING ACT 1999		
TYPES OF CONSTRUCTION		
TYPE 1A CONSTRUCTION - CONCRETE COLUMNS, CONCRETE SLABS TYPE 1A PROTECTED NFPA 13 - CBS EXTERIOR WALLS (FULLY SPRINKLERED)		
OCCUPANCY CLASSIFICATION		
RM-1-MULTI-FAMILY DISTRICT (WATERFRONT LOTS)		
COMPLAN LAND USE DESIGNATION		
MEDIUM DENSITY RESIDENTIAL - 6-34 DU/ACRE		
MAX. ALLOWABLE DENSITY	(0.26 ACRES X 34 DU/ACRE) = 9 DU	9 DU (PROVIDED)
ZONING GUIDELINES		
MUNICIPALITY	BAY HARBOR ISLANDS	
ZONING DISTRICT	RM - 1	
LOT DIMENSIONS	75'-0" X 150'-0"	
LOT AREA	11,250 Sq. Ft.	
ZONING		
	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE (GROUND FLOOR)	20% OF LOT AREA 11,250 SF X 0.20 = 2,250 SF	2,250 SF (20.0%)
LANDSCAPE SPACE (ROOF DECK)	15% OF ROOF DECK AREA 3,130 SF X 0.15 = 470 SF	993 SF (31.7%)
UNIT SIZE	MIN 1,550 SF	32,826 SF
MINIMUM UNIT AREAS		
EFFICIENCY	750 SF	N/A
1 BEDROOM	900 SF	N/A
2 BEDROOM	1,150 SF	N/A
3 BEDROOM	1,150 SF + 200 SF = 1,350 SF	1 UNIT 2,371 SF
4 BEDROOM	1,150 SF + 400 SF = 1,550 SF	8 UNITS < 2,409 SF
SETBACK		
FRONT SETBACK	20 FT UP TO 30 FT HIGH, 25 FT UP TO 45 FT HIGH, 30 FT UP TO 75 FT HIGH	20FT, 25FT, 30FT
REAR SETBACK	20'-0"	20'-0"
SIDE SETBACK	10% OF STREET FRONTAGE OR 10 FT UP TO 30 FT HIGH, FOR ADD 3 FT IN HEIGHT, 1 FT OF SETBACK AFTER 30 FT TO MAX OF 20 FT	10FT - 20FT
FRONT FLEX SETBACK	1/3 OF ALLOWABLE BUILDING LENGTH (55'-0" / 3) = 18'-4"	18'-4"
SIDES FLEX SETBACK	1/3 OF ALLOWABLE BUILDING LENGTH (110'-0" / 3) = 36'-8"	36'-8"
POOL	5'-0" FROM SEAWALL 10'-0" FROM SIDES	5'-0" REAR SETBACK 10'-0" SIDE SETBACK
MAX. HEIGHT		
BUILDING	65'-0"	64'-0"
PARKING		
MULTI-FAMILY DWELLING PARKING	2 SPACES FOR EACH DWELLING	2 X 9=18
MIN. GUEST/LOADING PARKING	1	TOTAL PARKING = 19 SPACES



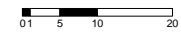
AERIAL VIEW
3/8" = 1'-0" 1



LOCATION MAP
NTS 2



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



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

STRUCTURAL

MEP

GEOTECHNICAL

REVISIONS	NO.	DESCRIPTION	DATE
5	Revision 5		2026-02-09
2	Revision 2		2024-07-25
1	Revision 1		2024-06-27

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PROJECT NO 2302

ZONING + SITE PLAN

SCALE As indicated

A0.07

PLANNING & ZONING

2/26/2026 11:07:39 AM

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CONTRACTOR
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LANDSCAPE
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STRUCTURAL

MEP

GEOTECHNICAL

NO.	REVISIONS	DATE
5	Revision 5	2026-02-09
1	Revision 1	2024-06-27

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PROJECT NO 2302

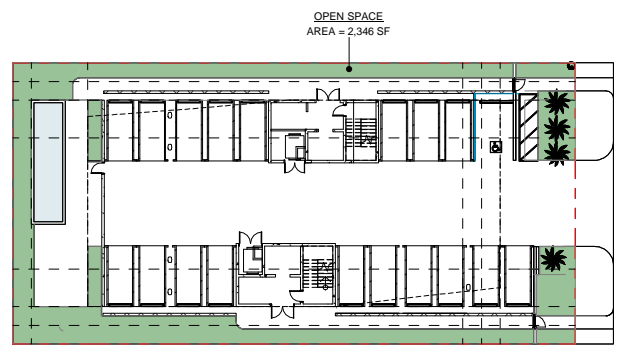
ZONING DIAGRAMS

SCALE 3/8" = 1'-0"

A0.08

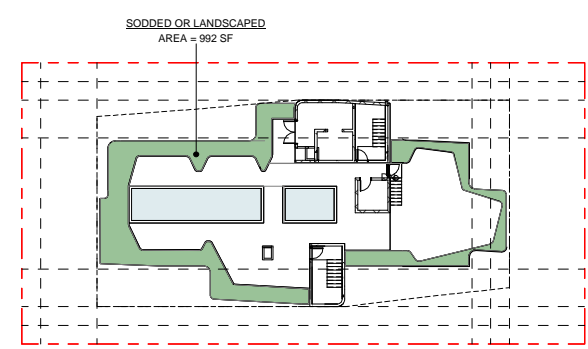
PLANNING & ZONING

2026.02.28



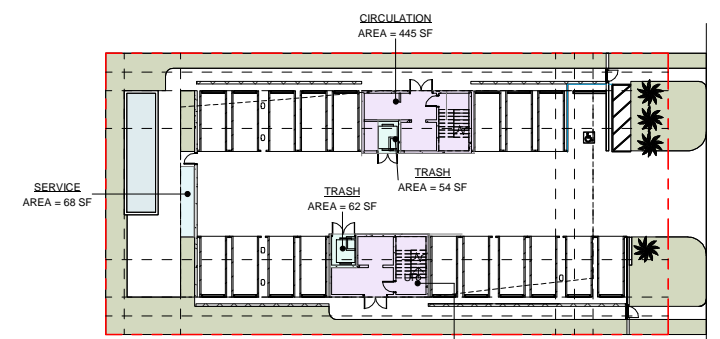
GROUND PERVIOUS DIAGRAM

GROUND GREEN OPEN SPACE		
	ALLOWED	PROPOSED
OPEN SPACE	11,250 SF X 20% = 2,250 SF	2,346 SF 20.9%

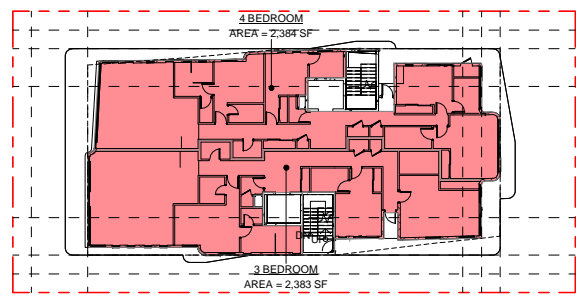


ROOF PERVIOUS DIAGRAM

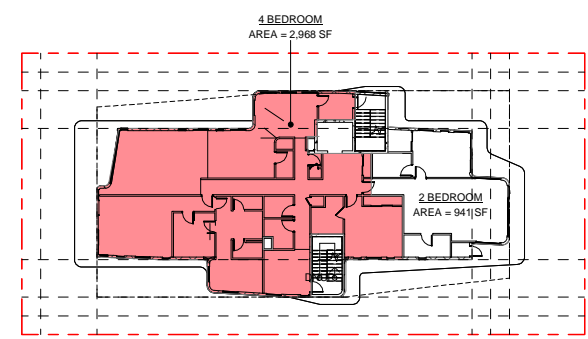
ROOF LANDSCAPE		
	ALLOWED	PROPOSED
SODDED OR LANDSCAPED	3,130 SF X 15% = 470 SF	992 SF 31.7%



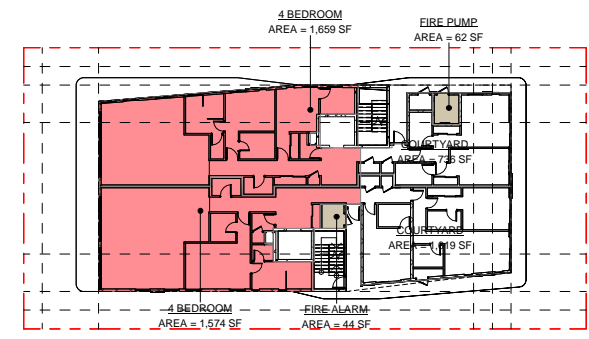
GARAGE LEVEL - BUILDING AREAS DIAGRAM



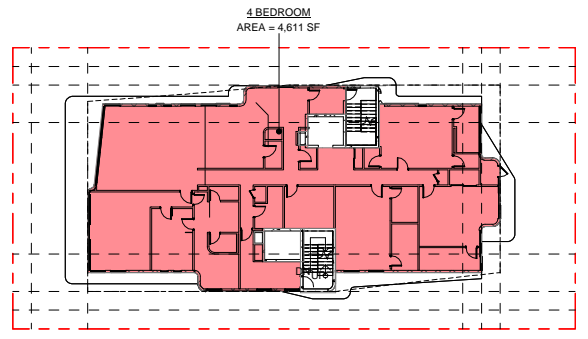
LEVEL 04 - BUILDING AREA DIAGRAM



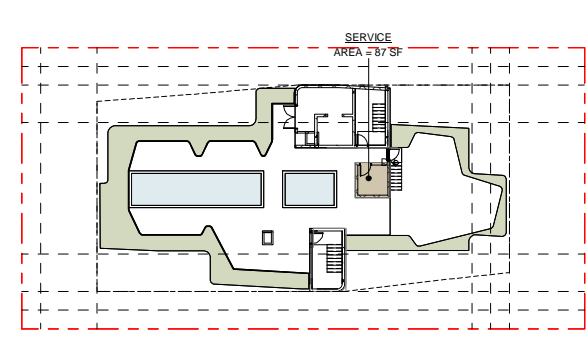
LEVEL 07 - BUILDING AREA DIAGRAM



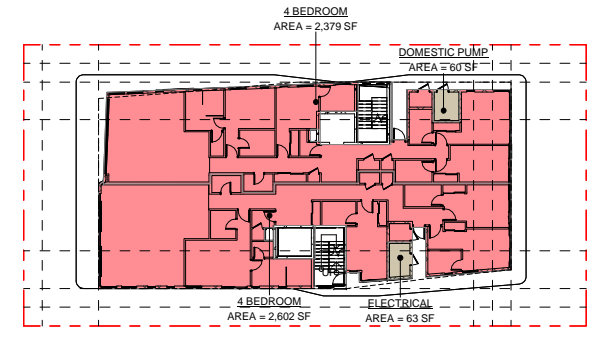
LEVEL 02 - BUILDING AREA DIAGRAM



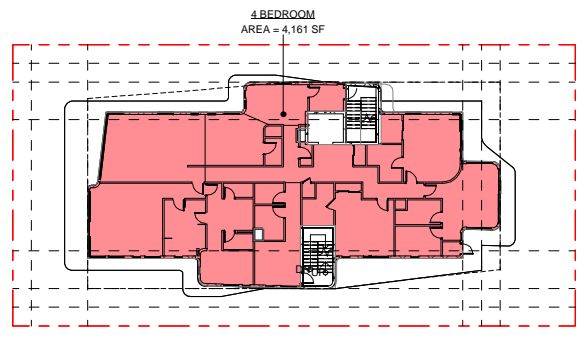
LEVEL 05 - BUILDING AREA DIAGRAM



ROOF - BUILDING AREA DIAGRAM



LEVEL 03 - BUILDING AREA DIAGRAM



LEVEL 06 - BUILDING AREA DIAGRAM

UNIT AREAS		
A	4 BEDROOM	1,659 SF
B	4 BEDROOM	1,574 SF
C	4 BEDROOM	2,379 SF
D	4 BEDROOM	2,602 SF
F	3 BEDROOM	2,383 SF
E	4 BEDROOM	2,384 SF
G	4 BEDROOM	4,611 SF
H	4 BEDROOM	4,161 SF
I	4 BEDROOM	2,968 SF

BUILDING AREA	
CIRCULATION	2,695 SF
SERVICE	622 SF
UNIT	24,722 SF
	28,739 SF

PROJECT OWNER
 ARCHITECT
 CONSULTANTS
 REVISIONS
 SEAL
 DRAWING TITLE
 SHEET #
 STATUS
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La Jolla

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DESIGNER



MTR MGMT
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www.m7ter.com

CONTRACTOR

TBD

CIVIL

EAS CIVIL ENGINEERING, INC.
112 N 45TH AVENUE |

LANDSCAPE

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

STRUCTURAL

MEP

GEOTECHNICAL

REVISIONS

NO.	DESCRIPTION	DATE
3	Revision 3	2026-01-08
1	Revision 1	2024-06-27

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RENDERS

SCALE

A0.10

**PLANNING
& ZONING**

2026.02.28

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RENDERS

SCALE

A0.11

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2026.02.26

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PROJECT NO 2302

RENDERS

SCALE

A0.12

PLANNING & ZONING

2026.02.28

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PROJECT OWNER ARCHITECT CONSULTANTS CIVIL LANDSCAPE STRUCTURAL MEP GEOTECHNICAL REVISIONS SEAL DRAWING TITLE SHEET # STATUS



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REVISIONS

NO.	DESCRIPTION	DATE

1 Revision 1 2024-06-27

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AERIAL VIEWS

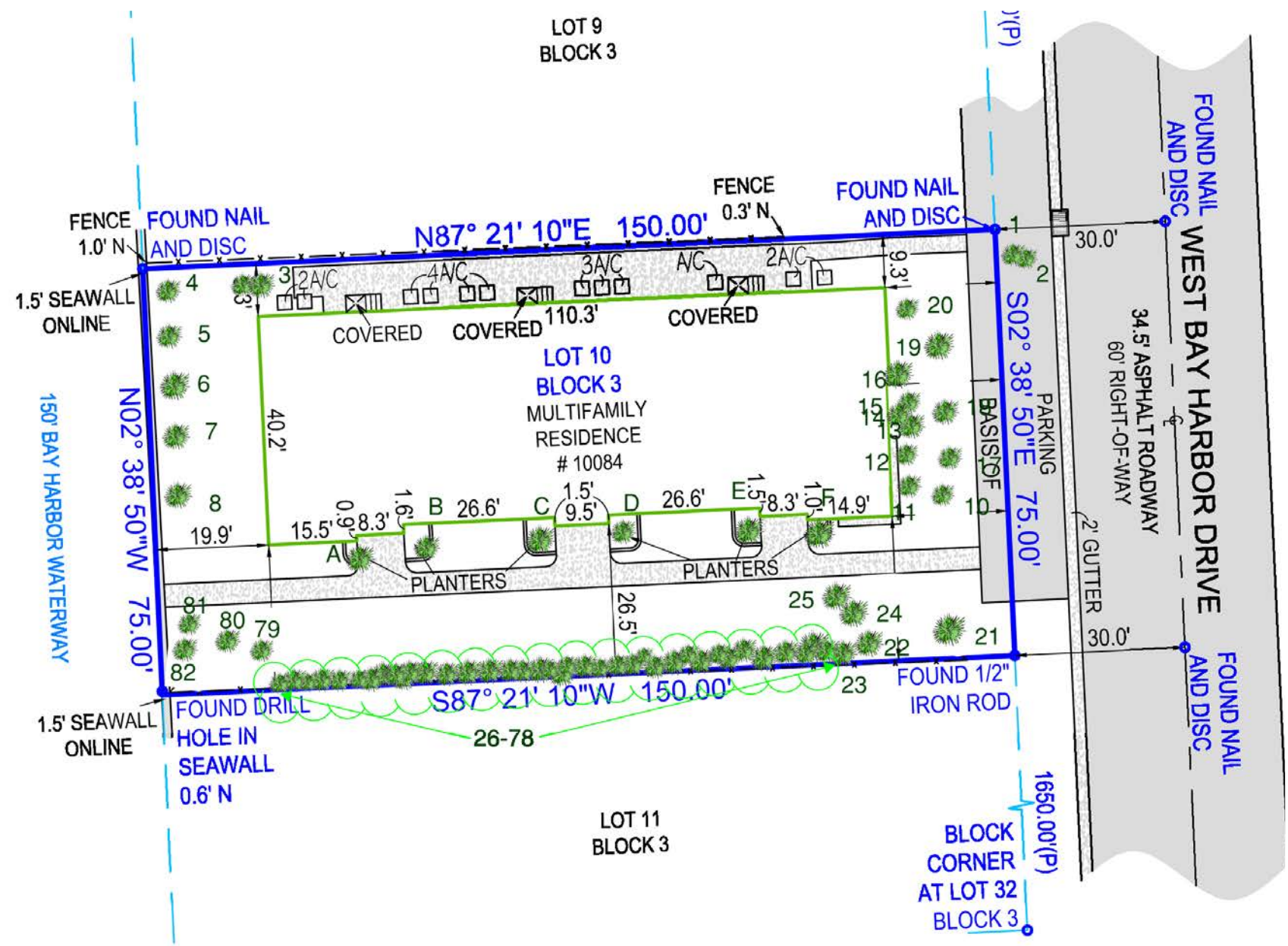
SCALE

A0.13

PLANNING & ZONING

2026.02.28

2/26/2026 11:07:45 AM



EXISTING TREE MAP
3/32" = 1'-0" 1

EXISTING TREE LEGEND

- | | | | |
|---|---|--|---|
| <ul style="list-style-type: none"> 1 - Royal palm <i>Roystonea regia</i> 2 - Senegal date palm <i>Phoenix reclinata</i> cluster 3 - Chinese fan palm <i>Livistona chinensis</i> 4 - Solitaire palm <i>Psychosperma elegans</i> 5 - Coconut palm <i>Cocos nucifera</i> 6 - Coconut palm <i>Cocos nucifera</i> 7 - Coconut palm <i>Cocos nucifera</i> 8 - Coconut palm <i>Cocos nucifera</i> 9 - Sabal palm <i>Sabal palmetto</i> 10 - Montgomery palm <i>Veitchia arecina</i> 11 - Solitaire palm <i>Psychosperma elegans</i> 12 - Solitaire palm <i>Psychosperma elegans</i> 13 - Solitaire palm <i>Psychosperma elegans</i> 14 - Solitaire palm <i>Psychosperma elegans</i> 15 - Solitaire palm <i>Psychosperma elegans</i> 16 - Solitaire palm <i>Psychosperma elegans</i> 17 - Solitaire palm <i>Psychosperma elegans</i> 18 - Solitaire palm <i>Psychosperma elegans</i> 19 - Montgomery palm <i>Veitchia arecina</i> 20 - Solitaire palm <i>Psychosperma elegans</i> 21 - Areca palm <i>Dyopsis lutescens</i> cluster 22 - Montgomery palm <i>Veitchia arecina</i> | <ul style="list-style-type: none"> 23 - Solitaire palm <i>Psychosperma elegans</i> 24 - Fishtail palm <i>Caryota mitis</i> cluster 25 - Montgomery palm <i>Veitchia arecina</i> 26 - Solitaire palm <i>Psychosperma elegans</i> 27 - Solitaire palm <i>Psychosperma elegans</i> 28 - Solitaire palm <i>Psychosperma elegans</i> 29 - Solitaire palm <i>Psychosperma elegans</i> 30 - Montgomery palm <i>Veitchia arecina</i> 31 - Montgomery palm <i>Veitchia arecina</i> 32 - Montgomery palm <i>Veitchia arecina</i> 33 - Solitaire palm <i>Psychosperma elegans</i> 34 - Solitaire palm <i>Psychosperma elegans</i> 35 - Solitaire palm <i>Psychosperma elegans</i> 36 - Solitaire palm <i>Psychosperma elegans</i> 37 - Solitaire palm <i>Psychosperma elegans</i> 38 - Solitaire palm <i>Psychosperma elegans</i> 39 - Solitaire palm <i>Psychosperma elegans</i> 40 - Solitaire palm <i>Psychosperma elegans</i> 41 - Montgomery palm <i>Veitchia arecina</i> 42 - Solitaire palm <i>Psychosperma elegans</i> 43 - Solitaire palm <i>Psychosperma elegans</i> 44 - Solitaire palm <i>Psychosperma elegans</i> | <ul style="list-style-type: none"> 45 - Solitaire palm <i>Psychosperma elegans</i> 46 - Solitaire palm <i>Psychosperma elegans</i> 47 - Solitaire palm <i>Psychosperma elegans</i> 48 - Solitaire palm <i>Psychosperma elegans</i> 49 - Solitaire palm <i>Psychosperma elegans</i> 50 - Solitaire palm <i>Psychosperma elegans</i> 51 - Solitaire palm <i>Psychosperma elegans</i> 52 - Solitaire palm <i>Psychosperma elegans</i> 53 - Solitaire palm <i>Psychosperma elegans</i> 54 - Solitaire palm <i>Psychosperma elegans</i> 55 - Solitaire palm <i>Psychosperma elegans</i> 56 - Solitaire palm <i>Psychosperma elegans</i> 57 - Solitaire palm <i>Psychosperma elegans</i> 58 - Solitaire palm <i>Psychosperma elegans</i> 59 - Solitaire palm <i>Psychosperma elegans</i> 60 - Solitaire palm <i>Psychosperma elegans</i> 61 - Solitaire palm <i>Psychosperma elegans</i> 62 - Solitaire palm <i>Psychosperma elegans</i> 63 - Solitaire palm <i>Psychosperma elegans</i> 64 - Solitaire palm <i>Psychosperma elegans</i> 65 - Solitaire palm <i>Psychosperma elegans</i> 66 - Solitaire palm <i>Psychosperma elegans</i> | <ul style="list-style-type: none"> 67 - Solitaire palm <i>Psychosperma elegans</i> 68 - Solitaire palm <i>Psychosperma elegans</i> 69 - Solitaire palm <i>Psychosperma elegans</i> 70 - Solitaire palm <i>Psychosperma elegans</i> 71 - Solitaire palm <i>Psychosperma elegans</i> 72 - Solitaire palm <i>Psychosperma elegans</i> 73 - Solitaire palm <i>Psychosperma elegans</i> 74 - Solitaire palm <i>Psychosperma elegans</i> 75 - Solitaire palm <i>Psychosperma elegans</i> 76 - Solitaire palm <i>Psychosperma elegans</i> 77 - Solitaire palm <i>Psychosperma elegans</i> 78 - Solitaire palm <i>Psychosperma elegans</i> 79 - Coconut palm <i>Cocos nucifera</i> 80 - Solitaire palm <i>Psychosperma elegans</i> 81 - Coconut palm <i>Cocos nucifera</i> 82 - Montgomery palm <i>Veitchia arecina</i> A - Solitaire palm <i>Psychosperma elegans</i> cluster B - Solitaire palm <i>Psychosperma elegans</i> cluster C - Solitaire palm <i>Psychosperma elegans</i> cluster D - Solitaire palm <i>Psychosperma elegans</i> cluster E - Solitaire palm <i>Psychosperma elegans</i> cluster F - Solitaire palm <i>Psychosperma elegans</i> cluster |
|---|---|--|---|

La Jolla
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DESIGNER
[Logo]

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NO.	REVISION	DATE
2	Revision 2	2024-07-25

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TREE SURVEY OF EXISTING TREES

SCALE As indicated

A0.15

PLANNING & ZONING

2/26/2026 11:07:46 AM

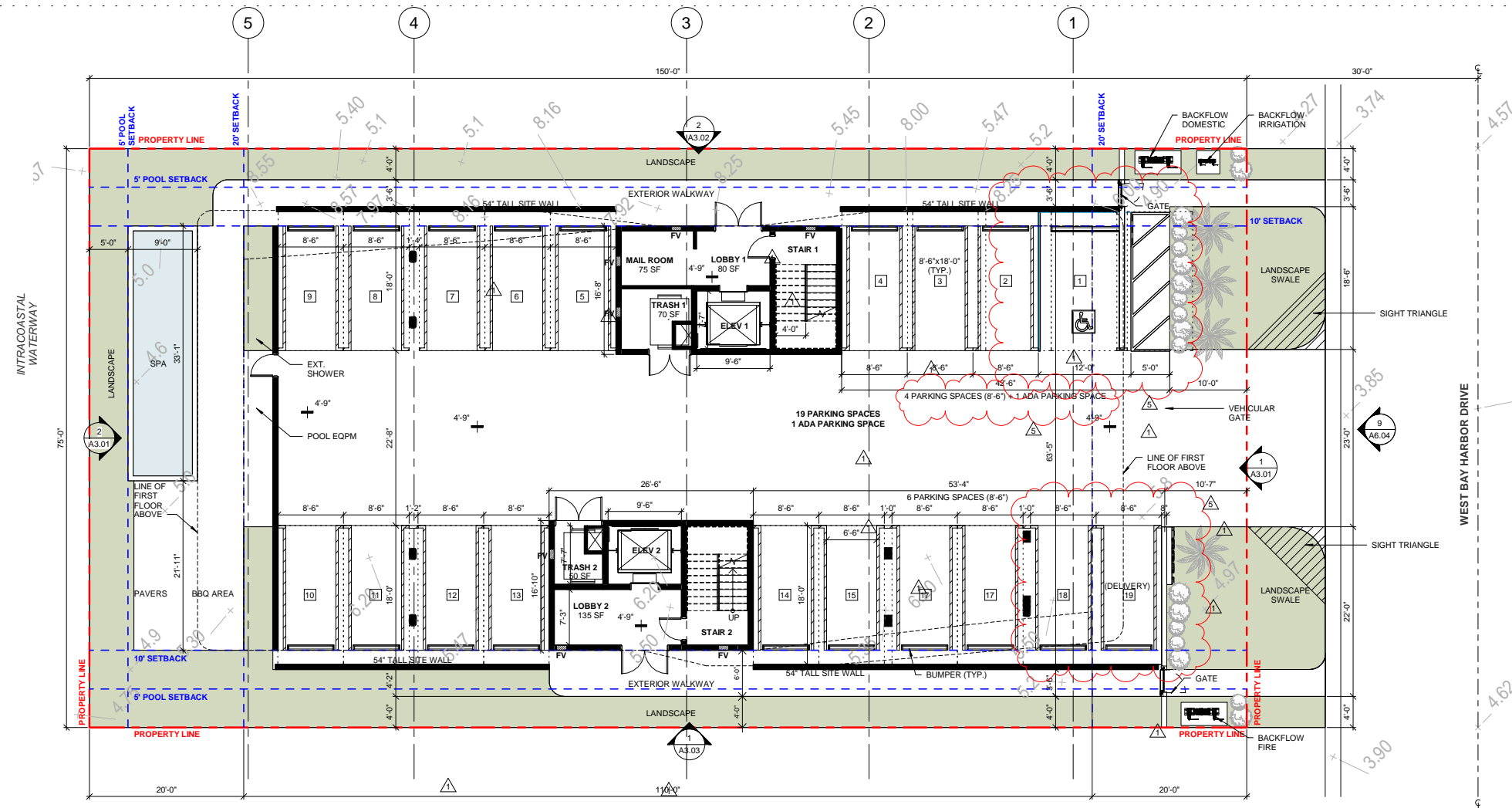


REVISIONS	NO.	DESCRIPTION	DATE
5	Revision 5		2026-02-09
3	Revision 3		2025-01-08
2	Revision 2		2024-07-25
1	Revision 1		2024-06-27

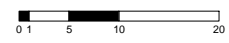
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GROUND FLOOR SITE PLAN

A1.00
 PLANNING & ZONING



GROUND FLOOR 1
 1/8" = 1'-0"



SITE PLAN NOTES

- ALL UTILITIES AND EQUIPMENT ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE BFE.

POOL BARRIER NOTES:
 454.1.3.1.9
 ALL PUBLIC POOLS SHALL BE SURROUNDED BY A MINIMUM 48 INCH (1219 MM) HIGH FENCE OR OTHER APPROVED SUBSTANTIAL BARRIER. THE FENCE SHALL BE CONTINUOUS AROUND THE PERIMETER OF THE POOL AREA THAT IS NOT OTHERWISE BLOCKED OR OBSTRUCTED BY ADJACENT BUILDINGS OR STRUCTURES AND SHALL ADJOIN WITH ITSELF OR ABUT TO THE ADJACENT MEMBERS. ACCESS THROUGH THE BARRIER OR FENCE FROM DWELLING UNITS, SUCH AS HOMES, APARTMENTS, MOTEL ROOMS AND HOTEL ROOMS, SHALL BE THROUGH SELF-CLOSING, SELF-LATCHING LOCKABLE GATES OF 48 INCH (1219 MM) MINIMAL HEIGHT FROM THE FLOOR OR GROUND WITH THE LATCH LOCATED A MINIMUM OF 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE OR AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE ON THE POOL SIDE. IF THE SELF-CLOSING, SELF-LATCHING GATE IS ALSO SELF-LOCKING AND IS OPERATED BY A KEY LOCK, ELECTRONIC OPENER OR INTEGRAL COMBINATION LOCK, THEN THE OPERABLE PARTS OF SUCH LOCKS OR OPENERS SHALL BE 34 INCHES MINIMUM (864 MM) AND 48 INCHES MAXIMUM (1219 MM) ABOVE THE FINISHED FLOOR OR GROUND. DOORED ACCESS POINTS FROM PUBLIC ROOMS SUCH AS LOBBIES OR CLUB HOUSES NEED NOT BE THROUGH GATES IF THE DOOR(S) MEET THE SAME SELF-CLOSING, SELF-LATCHING REQUIREMENTS AS A GATE. OPERABLE PARTS USED FOR OPENING DOORS AT THESE ACCESS POINTS SHALL BE 45 INCHES (1143 MM) MINIMUM TO 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AREA. A LATCHED, LOCKABLE GATE SHALL BE PLACED IN THE FENCE WITHIN 10 FEET (3048 MM) OF THE CLOSEST POINT BETWEEN THE POOL AND THE EQUIPMENT AREA FOR SERVICE ACCESS.

ITEMS TO BE UNDER SEPERATE PERMIT
 THE FOLLOWING ITEMS WILL BE UNDER SEPERATE PERMIT:
 • ROOFING
 • EXTERIOR DOORS AND WINDOWS
 • SWIMMING POOL, SPA, WATER FEATURE
 • DRIVEWAY, WALKWAYS, PAVERS
 • FENCE, GATES
 • RAILINGS, STAIRS, HANDRAILS, GUARDRAILS

TERMITE CONTROL
 THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENCED PEST CONTROL COMPANY.

WALL LEGEND

- NEW POURED CONCRETE WALLS
- NEW BLOCK WALLS
- NEW PARTITIONS
- EXISTING TO REMAIN

MATERIALS

ALUMINUM	STONE
CONCRETE	BATT INSULATION
GLASS	PRECAST
RIGID INSULATION	GRAVEL
BRICK IN SECTION	SAND
CONCRETE MASONRY UNIT	WOOD - SOLID
EARTH	PLYWOOD
GYPSUM / PLASTER / STUCCO	BRICK
STEEL	CULTURED STONE
PEA GRAVEL	EXTERIOR COMPOSITE PANEL

FLOOD VENT NOTES

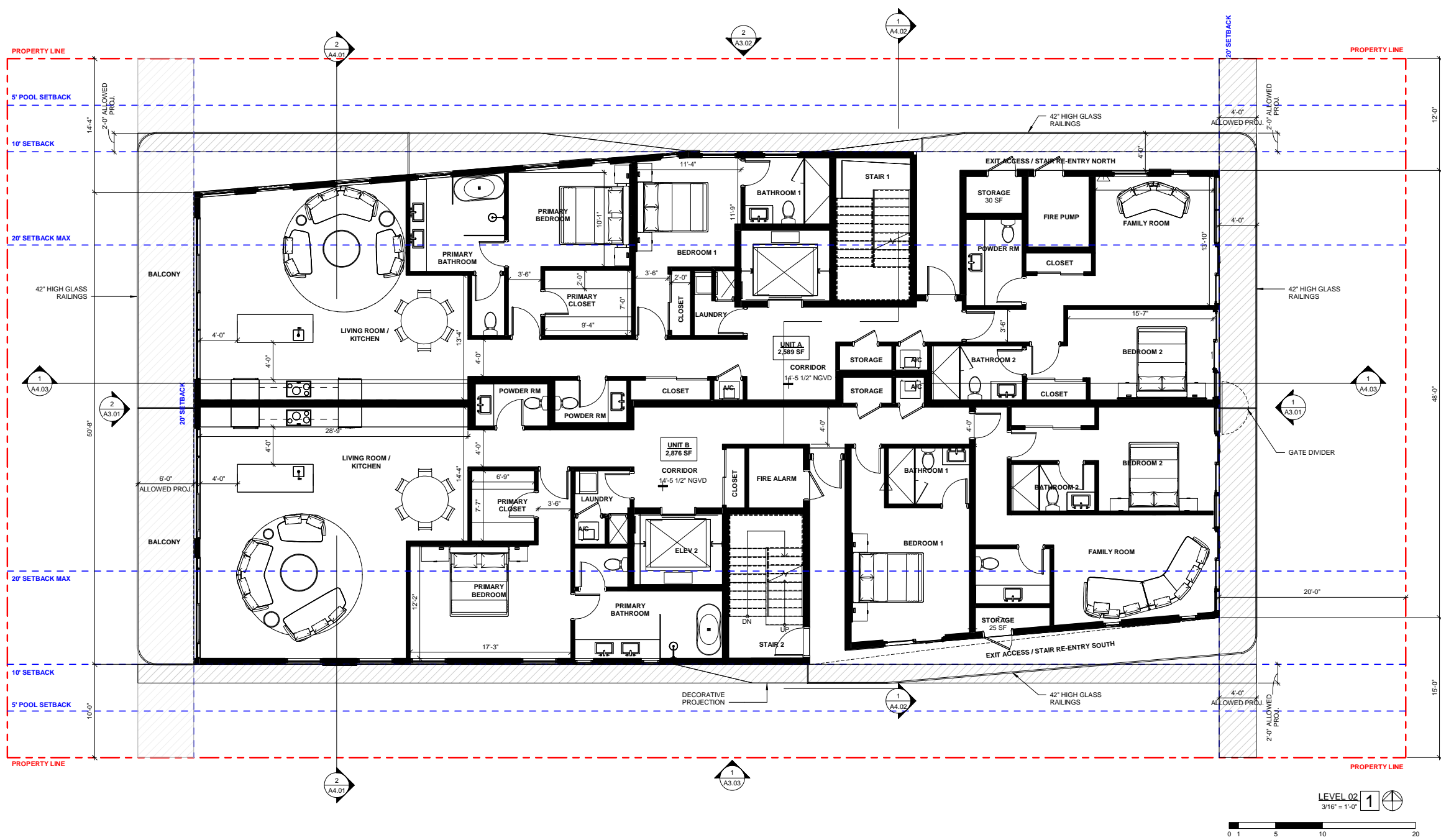
***FV = FLOOD VENT**

FEMA AND NFIP, SECTION 44CFR60.3 AND ASCE 24-14 SECTION 2.7

- TOTAL NET AREA NOT LESS THAN ONE SQUARE INCH OF EVERY SQUARE FOOT OF ENCLOSED AREA. VENT OPENING 8"x16" = 128 SQUARE INCH
- ALL OPENINGS MUST BE BELOW THE DFE.
- BOTTOM OF THE OPENINGS MUST BE NO HIGHER THAN ONE FOOT ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING.
- ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

FLOOD MANAGEMENT INFORMATION

1 FLOOD ZONE:	AE (EL 9)
2 BASE FLOOD ELEVATION (BFE):	8.00 NGVD
3 DESIGN FLOOD ELEVATION (DFE):	9.00 NGVD
4 CRAWLSPACE GRADE ELEVATION:	N/A
5 GARAGE TOP OF SLAB ELEVATION (LP):	9.00 NGVD
6 GARAGE TOP OF SLAB ELEVATION (HP):	4.74 NGVD
7 LOWEST TOS ELEVATION OF HABITABLE SPACE:	4.74 NGVD
8 NEXT HIGHER FLOOR ELEVATION:	14.00 NGVD
9 LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING:	4.05 NGVD
10 HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING:	4.05 NGVD
11 LOWEST ELEVATION OF EQUIP. SERVICING THE BUILDING:	14.00 NGVD
12 CROWN OF ROAD ELEVATION:	4.74 NGVD
13 ADJUSTED GRADE ELEVATION:	7.25 NGVD
14 FIRM MAP NUMBER	12086C0144L



PLAN NOTES

- 0'-0" = 9'-0" N.G.V.D.
- ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.
- ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
- FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO DOOR FRAME INSTALLATION.
- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- VERIFY WITH ARCHITECT ALL FIXTURES LAYOUT LOCATED IN CONCRETE SLAB PRIOR TO POUR.
- FINAL SELECTION, LOCATION AND DESIGN OF FINISHES, FIXTURES AND EQUIPMENT TO BE PROVIDED BY OWNER.
- REFER TO SHEETS A5.000 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.
- REFER TO G1.010 FOR WALL TYPES DETAILS
- REFER TO SHEET A6.003 FOR WINDOW DETAILS AND DOOR DETAILS.
- F.B.C. R307.2 - BATH TUB AND SHOWER SPACES: BATH TUB AND SHOWER FLOORS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
- F.B.C. 2509.2 - BASE FOR TILE: GLASS MAT WATER-RESISTANT GYPSUM BACKING PANELS, DISCRETE NON ASBESTOS FIBER-CEMENT INTERIOR SUBSTRATE SHEETS OR NON ASBESTOS FIBER-MAT REINFORCED CEMENT SUBSTRATE SHEETS IN COMPLIANCE WITH ASTM C 1178, C 1288 OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.

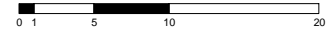
MATERIALS

- USE FIBER CEMENT BOARD AT BATHROOMS.
- USE DUROCK CEMENT BOARDS AT WALL AREAS TO RECEIVE CERAMIC TILE.
- USE EPOXY PAINT AT BATHROOMS.
- ALL METAL STUDS AT PERIMETER OF ALL SHOWERS AND TUBS TO BE STRUCTURAL STUDS CAPABLE OF WITHSTANDING LOADS FOR HANDICAP GRAB BARS AS PER F.B.C.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1 (FBCR 307.1)

WALL LEGEND

- | | | | |
|--|---------------------------|--|--------------------------|
| | NEW Poured CONCRETE WALLS | | STONE |
| | NEW BLOCK WALLS | | BATT INSULATION |
| | NEW PARTITIONS | | PRECAST |
| | EXISTING TO REMAIN | | GRAVEL |
| | | | SAND |
| | | | WOOD - SOLID |
| | | | PLYWOOD |
| | | | BRICK |
| | | | CULTURED STONE |
| | | | EXTERIOR COMPOSITE PANEL |

LEVEL 02
3/16" = 1'-0"
1



La Jolla
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PROJECT OWNER

ARCHITECT
DESIGNER

CONTRACTOR
TBD

CONSULTANTS
CIVIL
EAS CIVIL ENGINEERING, INC.
112 N 45TH AVENUE |

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H.L. MARTIN, LANDSCAPE ARCHITECT, PA
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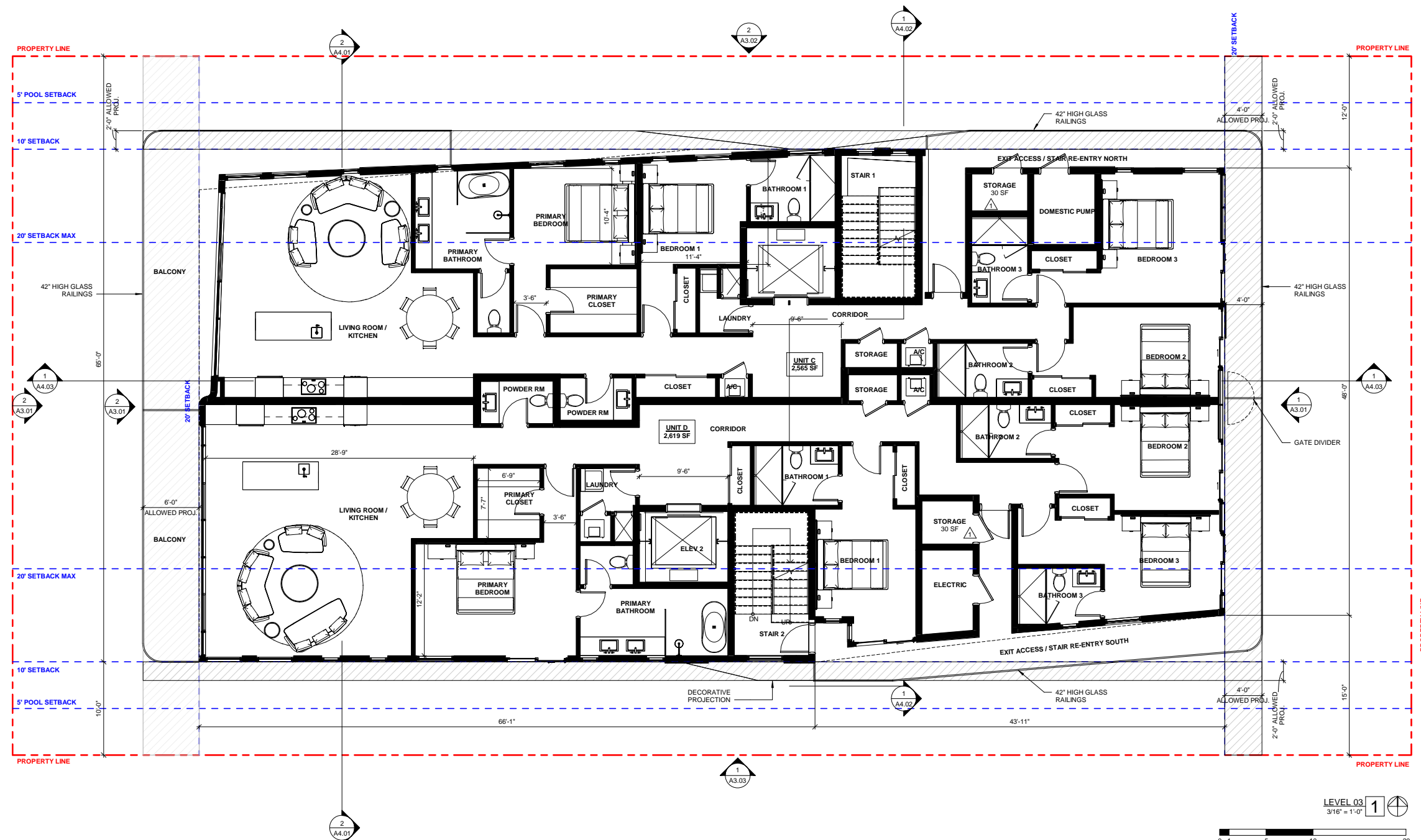
SECOND FLOOR PLAN

SCALE As indicated

A1.01

PLANNING & ZONING

2/26/2026 11:07:52 AM



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



PLAN NOTES

- 0'-0" = 9'-0" N.G.V.D.
- ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.
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- REFER TO G1.010 FOR WALL TYPES DETAILS.
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- F.B.C. R307.2 - BATHTUB AND SHOWER SPACES: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
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MATERIALS

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- USE DUROCK CEMENT BOARDS AT WALL AREAS TO RECEIVE CERAMIC TILE.
- USE EPOXY PAINT AT BATHROOMS.
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- ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1 (FBCR 307.1)

WALL LEGEND

- ALUMINUM
- CONCRETE
- GLASS
- RIGID INSULATION
- BRICK IN SECTION
- CONCRETE MASONRY UNIT
- EARTH
- GYPSUM / PLASTER / STUCCO
- STEEL
- PEA GRAVEL
- STONE
- BATT INSULATION
- PRECAST
- GRAVEL
- SAND
- WOOD - SOLID
- PLYWOOD
- BRICK
- CULTURED STONE
- EXTERIOR COMPOSITE PANEL

WALL LEGEND

- NEW Poured CONCRETE WALLS
- NEW BLOCK WALLS
- NEW PARTITIONS
- EXISTING TO REMAIN

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

PROJECT OWNER

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TBD

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

STRUCTURAL

MEP

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NO.	REVISION	DATE
1	Revision 1	2024-06-27

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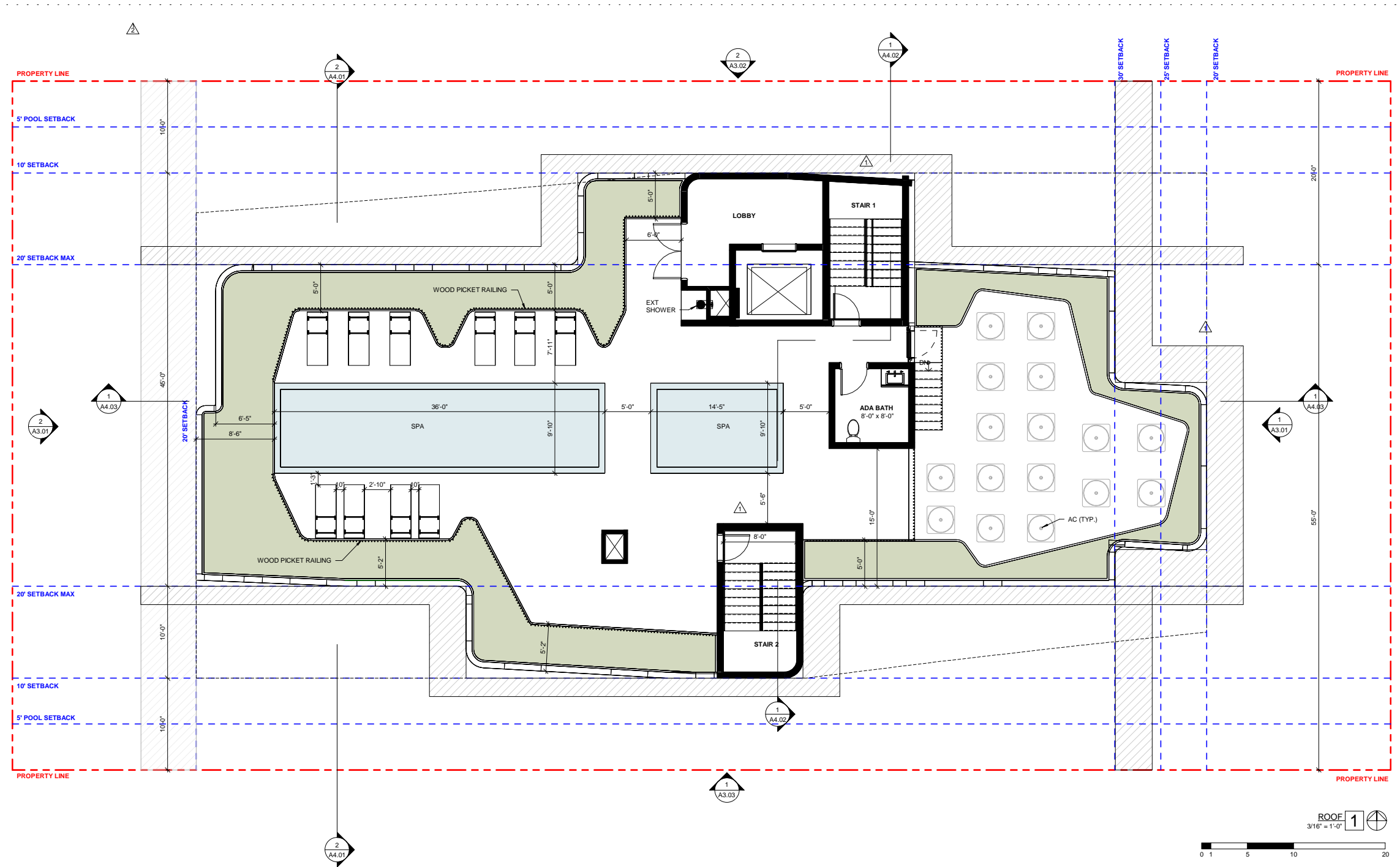
THIRD FLOOR PLAN

SCALE As indicated

A1.02

PLANNING & ZONING

2/26/2026 11:07:56 AM



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NO.	REVISIONS	DATE
2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

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ROOF PLAN

SCALE As indicated

A1.07

PLANNING & ZONING

2/26/2026 11:08:13 AM

PLAN NOTES

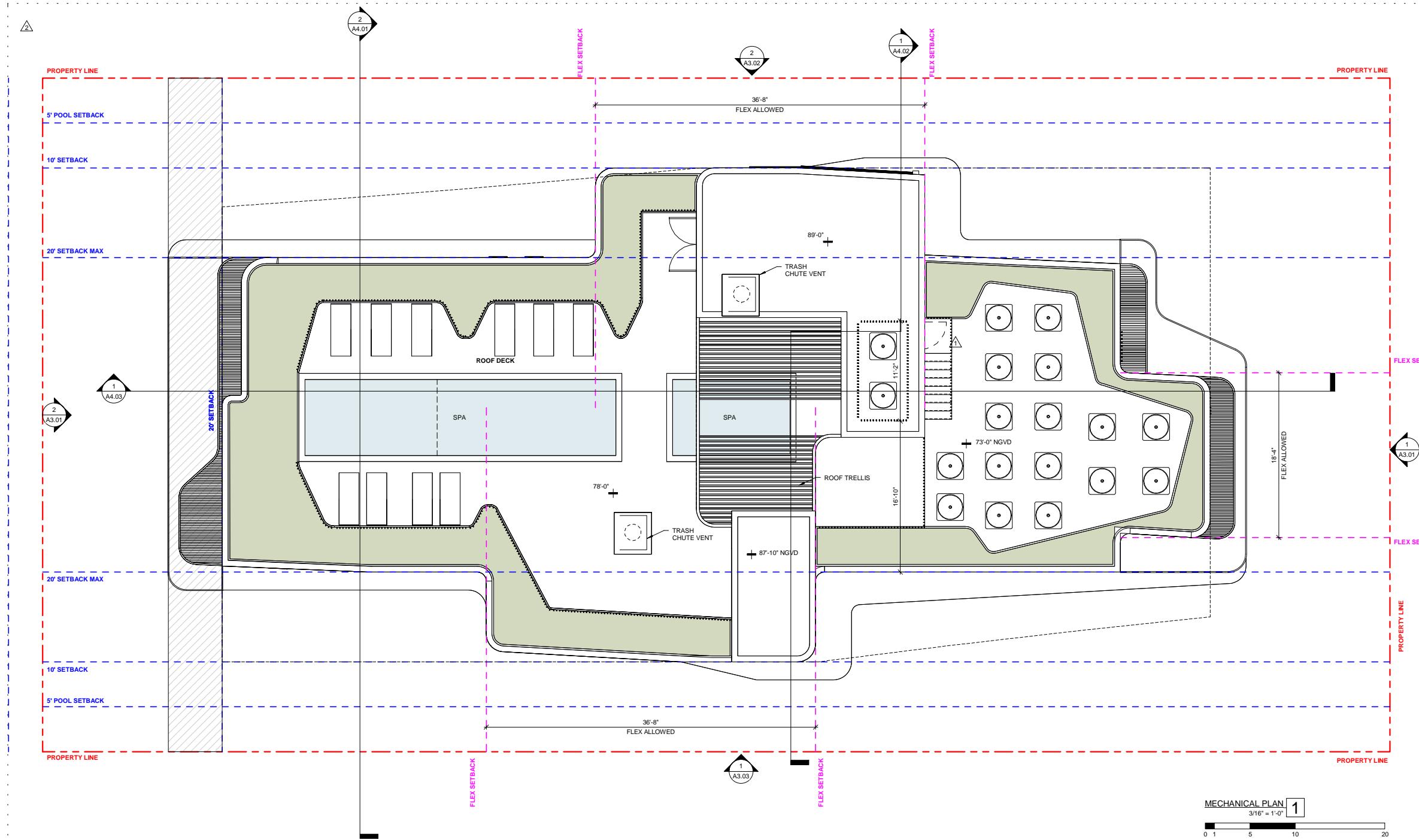
- 0'-0" = 9'-0" N.G.V.D.
- ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.
- ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
- FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO DOOR FRAME INSTALLATION.
- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- VERIFY WITH ARCHITECT ALL FIXTURES LAYOUT LOCATED IN CONCRETE SLAB PRIOR TO POUR.
- FINAL SELECTION, LOCATION AND DESIGN OF FINISHES, FIXTURES AND EQUIPMENT TO BE PROVIDED BY OWNER.
- REFER TO SHEETS A5.000 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.
- REFER TO G1.010 FOR WALL TYPES DETAILS
- REFER TO SHEET A6.003 FOR WINDOW DETAILS AND DOOR DETAILS.
- F.B.C. R307.2 - BATH/TUB AND SHOWER SPACES: BATH/TUB AND SHOWER FLOORS AND WALLS ABOVE BATH/TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
- F.B.C. 2509.2 - BASE FOR TILE: GLASS MAT WATER-RESISTANT GYPSUM BACKING PANELS, DISCRETE NON ASBESTOS FIBER-CEMENT INTERIOR SUBSTRATE SHEETS OR NON ASBESTOS FIBER-MAT REINFORCED CEMENT SUBSTRATE SHEETS IN COMPLIANCE WITH ASTM C 1176, C 1288 OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
- USE FIBER CEMENT BOARD AT BATHROOMS.
- USE DUROCK CEMENT BOARDS AT WALL AREAS TO RECEIVE CERAMIC TILE.
- USE EPOXY PAINT AT BATHROOMS.
- ALL METAL STUDS AT PERIMETER OF ALL SHOWERS AND TUBS TO BE STRUCTURAL STUDS CAPABLE OF WITHSTANDING LOADS FOR HANDICAP GRAB BARS AS PER F.B.C.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1 (FBCR 307.1)

MATERIALS

	ALUMINUM		STONE
	CONCRETE		BATT INSULATION
	GLASS		PRECAST
	RIGID INSULATION		GRAVEL
	BRICK IN SECTION		SAND
	CONCRETE MASONRY UNIT		WOOD - SOLID
	EARTH		PLYWOOD
	GYPSUM / PLASTER / STUCCO		BRICK
	STEEL		CULTURED STONE
	PEA GRAVEL		EXTERIOR COMPOSITE PANEL

WALL LEGEND

- NEW POURED CONCRETE WALLS
- NEW BLOCK WALLS
- NEW PARTITIONS
- EXISTING TO REMAIN



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DESIGNER

CONTRACTOR
 TBD

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LANDSCAPE
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REVISIONS

NO.	REVISION	DATE
2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

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MECHANICAL ROOF
SCALE As indicated
A1.08
PLANNING & ZONING
 2/26/2026 11:08:14 AM

PLAN NOTES

- 0'-0" = 9'-0" N.G.V.D.
- ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.
- ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
- FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO DOOR FRAME INSTALLATION.
- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- VERIFY WITH ARCHITECT ALL FIXTURES LAYOUT LOCATED IN CONCRETE SLAB PRIOR TO POUR.
- FINAL SELECTION, LOCATION AND DESIGN OF FINISHES, FIXTURES AND EQUIPMENT TO BE PROVIDED BY OWNER.
- REFER TO SHEETS A5.000 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.
- REFER TO G1.010 FOR WALL TYPES DETAILS
- REFER TO SHEET A6.003 FOR WINDOW DETAILS AND DOOR DETAILS.
- F.B.C. R307.2 - BATHTUB AND SHOWER SPACES: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
- F.B.C. 2509.2 - BASE FOR TILE: GLASS MAT WATER-RESISTANT GYPSUM BACKING PANELS, DISCRETE NON ASBESTOS FIBER-CEMENT INTERIOR SUBSTRATE SHEETS OR NON ASBESTOS FIBER-MAT REINFORCED CEMENT SUBSTRATE SHEETS IN COMPLIANCE WITH ASTM C 1178, C 1288 OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.

- USE FIBER CEMENT BOARD AT BATHROOMS.
- USE DUROCK CEMENT BOARDS AT WALL AREAS TO RECEIVE CERAMIC TILE.
- USE EPOXY PAINT AT BATHROOMS.
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- ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1 (FBCR 307.1)

MATERIALS

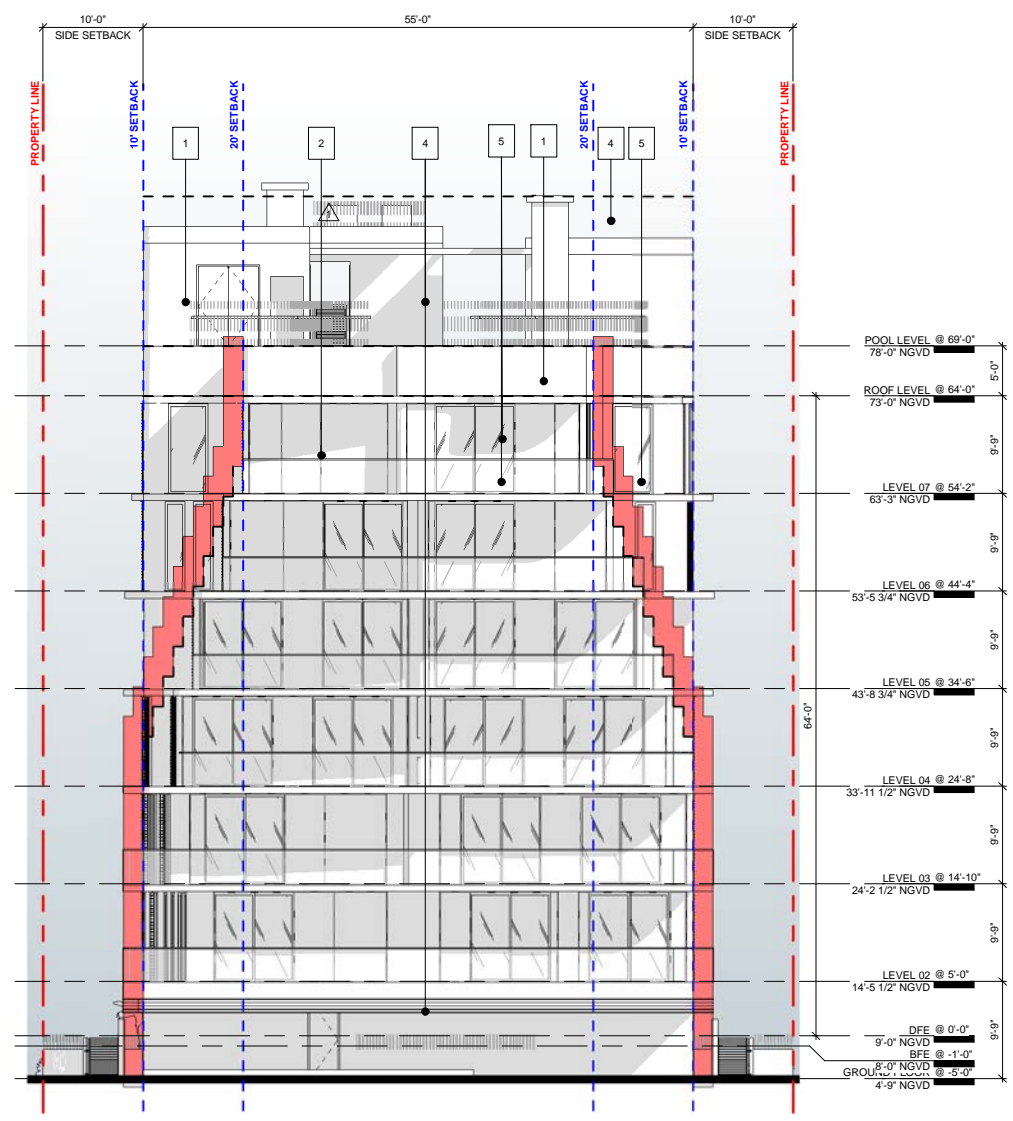
ALUMINUM	STONE
CONCRETE	BATT INSULATION
GLASS	PRECAST
RIGID INSULATION	GRAVEL
BRICK IN SECTION	SAND
CONCRETE MASONRY UNIT	WOOD - SOLID
EARTH	PLYWOOD
GYPSUM / PLASTER / STUCCO	BRICK
STEEL	CULTURED STONE
PEA GRAVEL	EXTERIOR COMPOSITE PANEL

WALL LEGEND

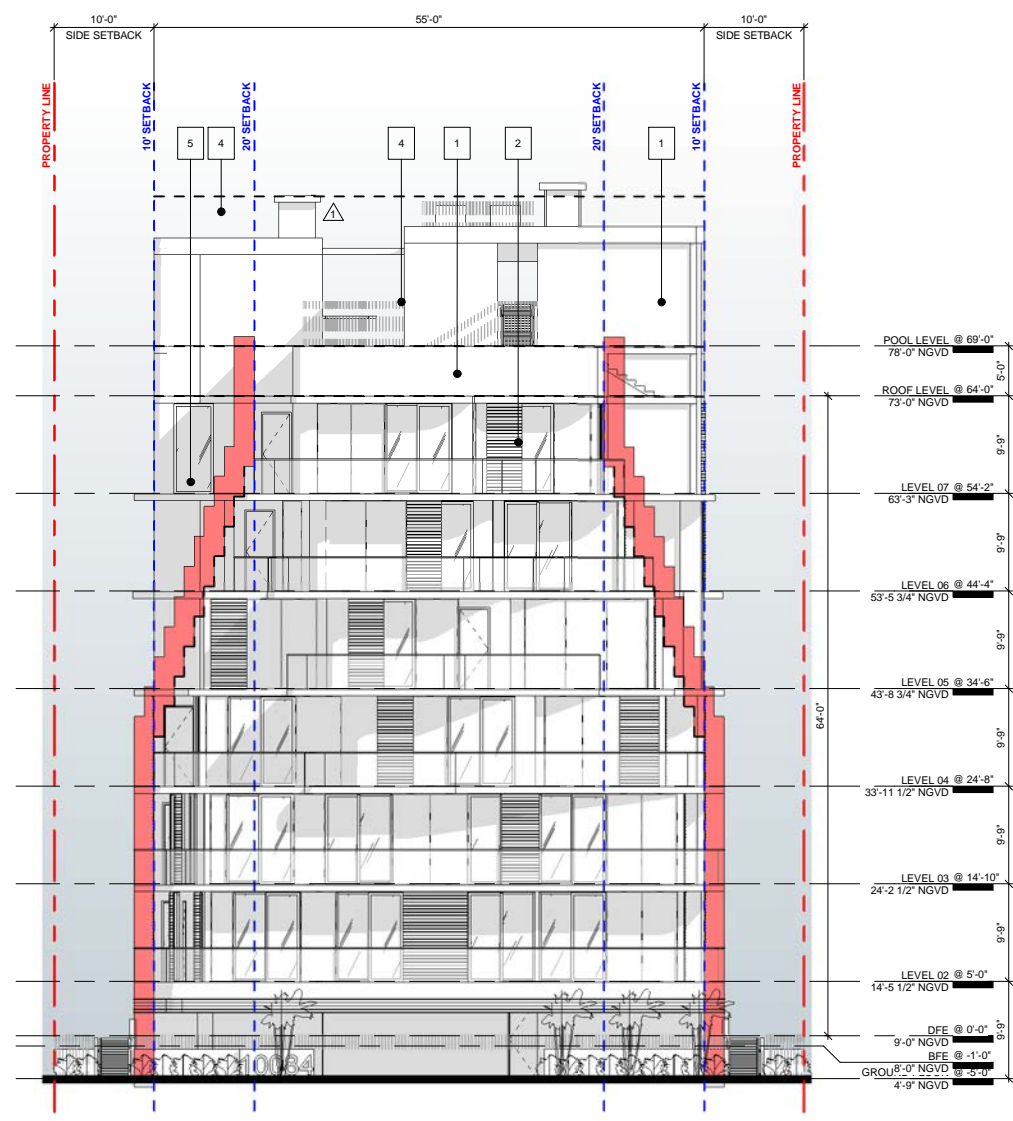
	NEW POURED CONCRETE WALLS
	NEW BLOCK WALLS
	NEW PARTITIONS
	EXISTING TO REMAIN

MECHANICAL PLAN
 3/16" = 1'-0"
1
 0 1 5 10 20

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



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



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

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TBD
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1	Revision 1	2024-06-27

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PROJECT NO 2302

EAST & WEST ELEVATIONS

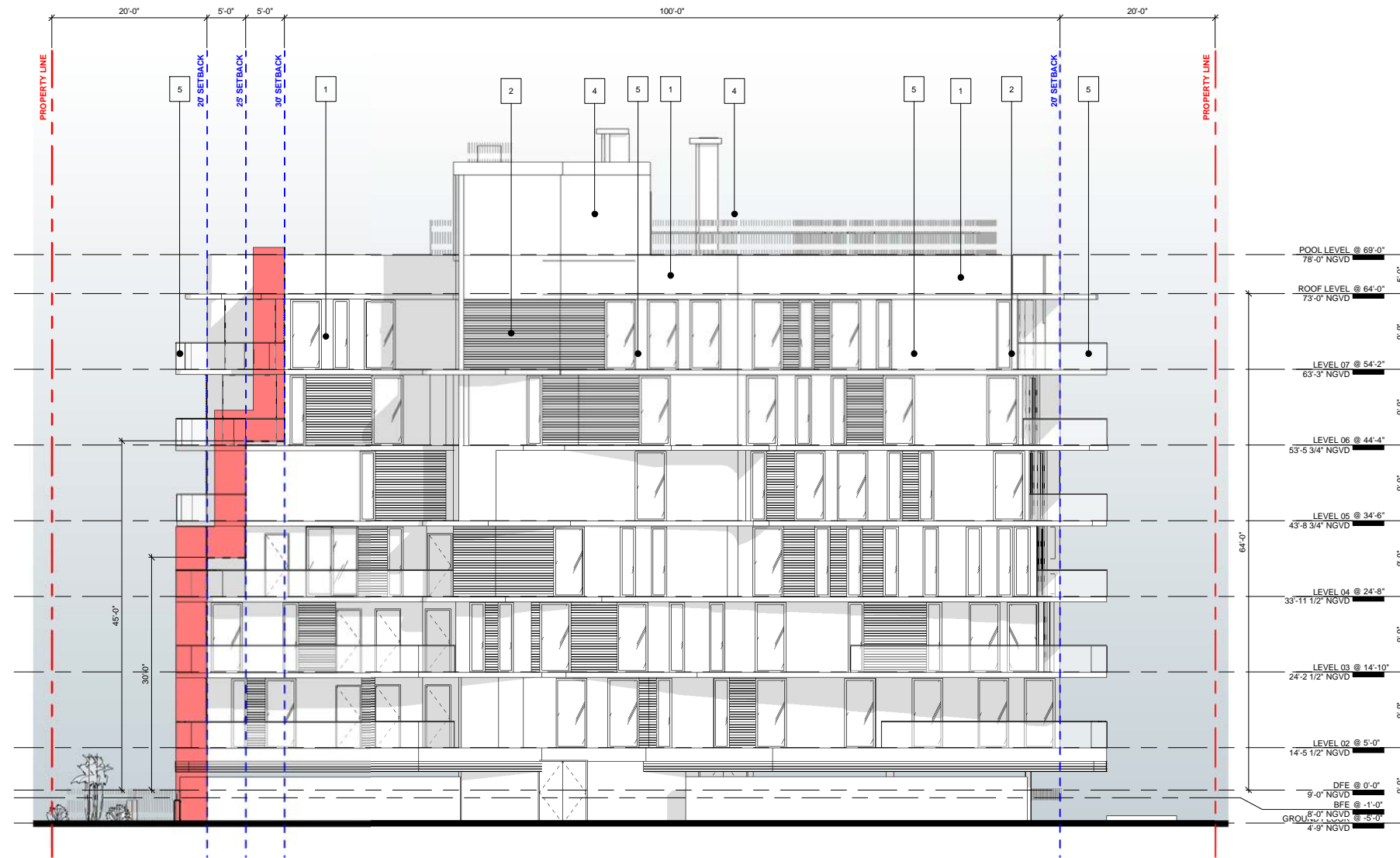
SCALE As indicated

A3.01
PLANNING & ZONING

2026.02.28

2/26/2026 11:08:19 AM

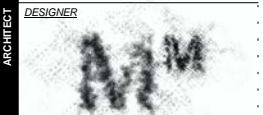
- MATERIALS LEGEND**
- 1 BOARD FORMED CONCRETE WALL
 - 2 BLACK ALU WINDOW FRAME
 - 3 HARDWOOD CEILING & DECKING
 - 4 HARDWOOD SCREEN
 - 5 GLASS
 - 6 CONCRETE PORCELAIN FLOORING TILE



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

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NORTH ELEVATION

SCALE As indicated

A3.02

PLANNING & ZONING

2026.02.28

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

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CONTRACTOR
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CONSULTANTS
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NO.	REVISION	DATE
1	Revision 1	2024-06-27

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PROJECT NO 2302

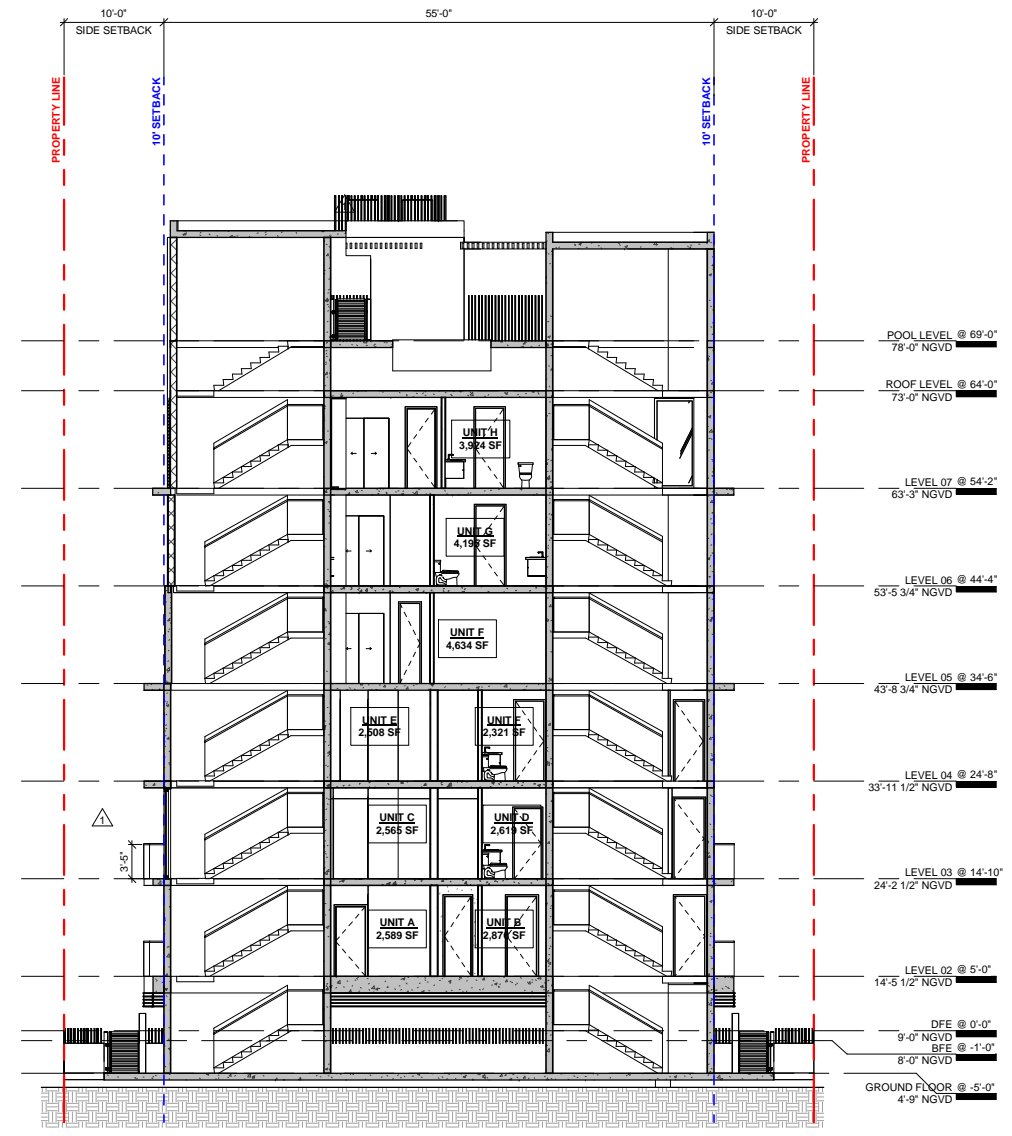
DRAWING TITLE SECTIONS

SCALE 1/8" = 1'-0"

SHEET # A4.01

STATUS PLANNING & ZONING

2/26/2026 11:08:26 AM



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

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1	Revision 1	2024-06-27

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PROJECT NO 2302

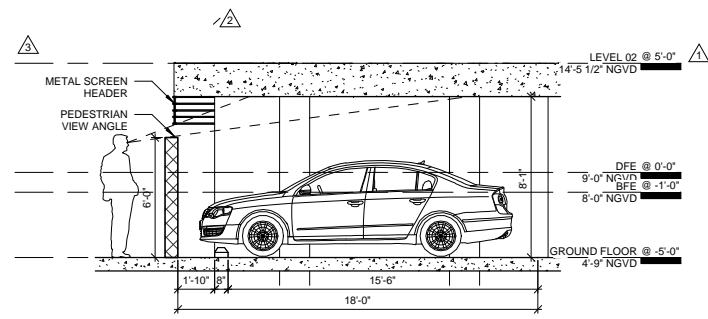
SECTIONS

SCALE 1/8" = 1'-0"

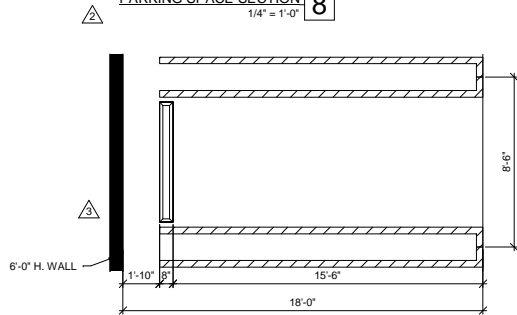
A4.02
PLANNING & ZONING

2026.02.26

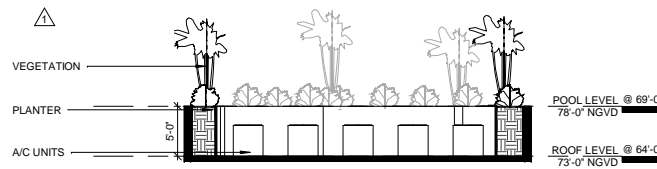
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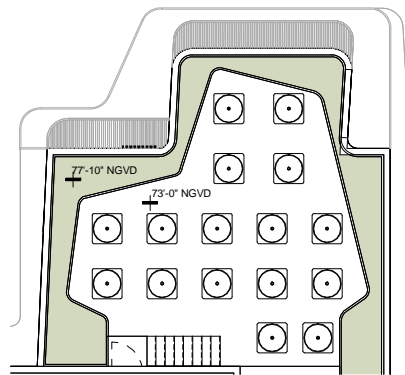
PARKING SPACE SECTION 8
1/4" = 1'-0"



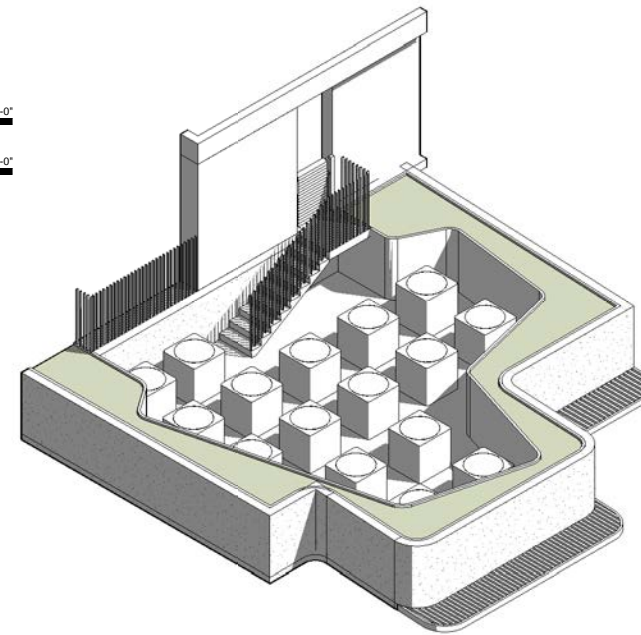
PARKING SPACE PLAN 7
1/4" = 1'-0"



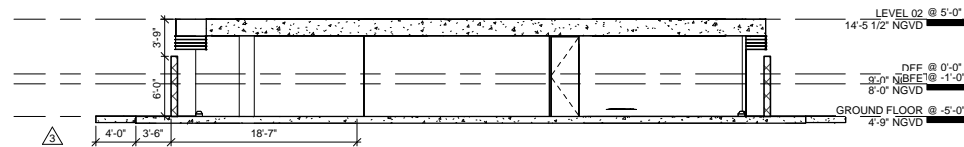
AC SCREEN SECTION 5
1/8" = 1'-0"



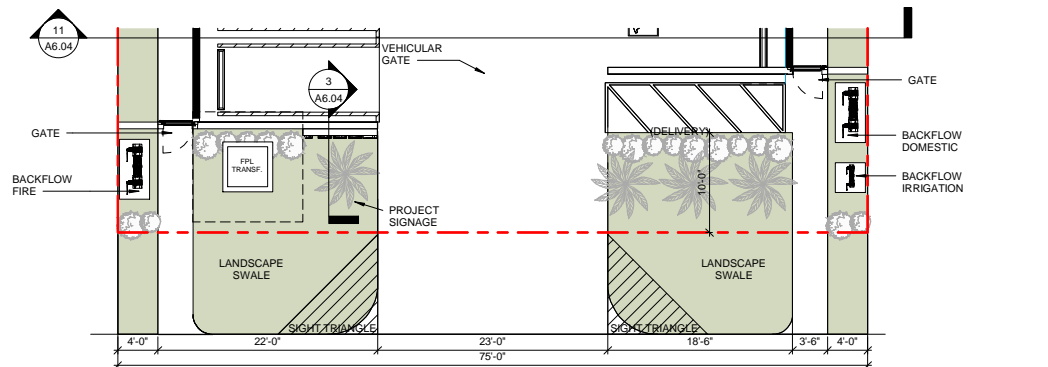
AC SCREEN PLAN 6
1/8" = 1'-0"



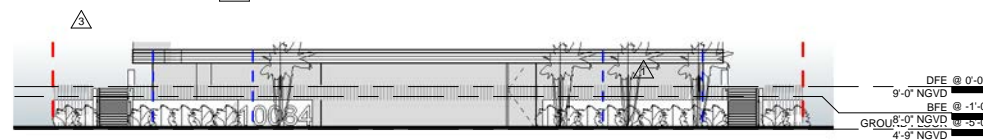
AC SCREEN AXON 4



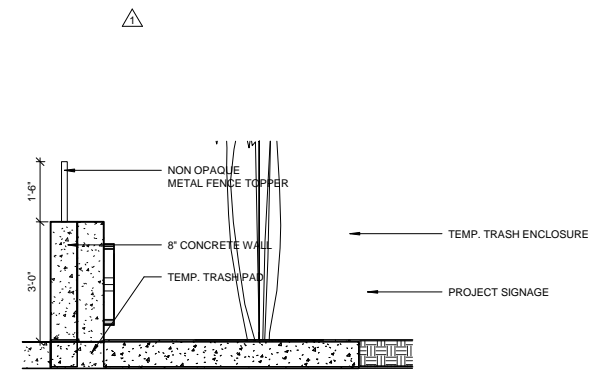
PARKING SCREEN 11
1/8" = 1'-0"



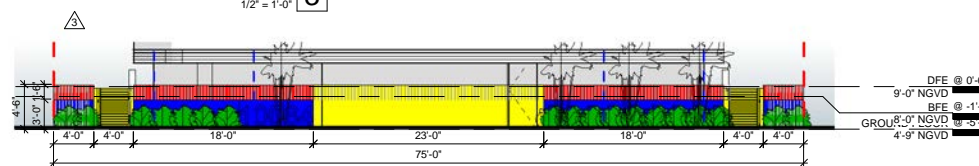
FRONTAGE WALL PLAN 1
1/8" = 1'-0"



FRONTAGE WALL ELEVATION 2
1/8" = 1'-0"



FRONTAGE WALL SECTION 3
1/2" = 1'-0"



FRONTAGE WALL ELEVATION DIAGRAM 9
1/8" = 1'-0"

	ALLOWABLE	PROVIDED
SOLID MATERIAL	332 SF X 75% = 249 SF MAX	40% 132 SF
OPAQUE MATERIAL	332 SF X 25% = 83 SF MIN	60% 132 SF
SHRUBS	75 LF X 50% = 37.5 LF MIN	50% 37.5 LF

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NO.	REVISION	DATE
3	Revision 3	2026-01-08
2	Revision 2	2024-07-25
1	Revision 1	2024-06-27

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PROJECT NO 2302

DETAILS

SCALE As indicated

A6.04
PLANNING & ZONING

2026.02.28

PROJECT OWNER
ARCHITECT
CONSULTANTS
CIVIL
LANDSCAPE
STRUCTURAL
MEP
GEOTECHNICAL
REVISIONS
SEAL
DRAWING TITLE
SHEET #
STATUS

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