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

DEVELOPMENT & REVIEW COMMITTEE MEETING

March 12, 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 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
March 12, 2026

ITEM NUMBER: 1.

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.	DRC Application
2.	9291 EBHD ZONING COMMENTS 3.10.2026
3.	9291 EBHD Traffic Study 3.10.2026
4.	Letter of Intent - 9291 EBH LTD 2025.12.23
5.	2026-02-24 9291EBayHarbor Dr_Drainage Report
6.	18250.01_Perc_Letter_9291 East Bay Harbor Drive _Bay Harbor Islands_Bay Harbor Dev LLC _12-22-25
7.	9955_Impact Analysis Report Form
8.	2025-12-19 9301-9291 East Bay Harbor Drive Traffic Statement S&S
9.	9291 EBH Drive DRC Set 3.12.2026

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 _____ By _____

Process Number _____ Fee Paid _____

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

Project Summary

The Applicant proposes to construct a 33-unit residential building with the following key features:

- **Architecture:** A design collaboration between Gehry Partners and Kobi Karp, emphasizing a modern and elegant aesthetic.
- **Design Strategy:** The project aims to reduce the perceived mass of the building through varied forms, articulated façades, and a pronounced central recessed area. Semi-glass balcony railings are also proposed to enhance transparency.
- **Parking:** 69 total surface parking spaces, including ADA-accessible spaces, located at ground level and within required setback areas.
- **Amenities:** A roof pool deck with lush landscaping is planned.

Summary of Requests and Required Approvals

To realize the proposed design, the Applicant is requesting specific approvals under the Town's Code of Ordinances (the "Code"):

1. Breezeway Requirement Waiver (Sec. 23-11(B1)(6)): Approval to satisfy the maximum building length requirement through enhanced architectural articulation and façade detailing in lieu of a physical breezeway. The proposed building exceeds 120 feet in length but incorporates a pronounced central pushback zone utilizing flexible setbacks, varied massing, and articulated façades that visually divide the structure into four vertical segments, significantly reducing its perceived scale.
    a) Approval Body: Design Review Board may modify the application/ Town Council
    b) Estimated Fee: $10,000 PLUS $55/ 1,000 SQ. FT.

2. Flexible Setbacks (Sec. 23-11(B)(1)(4)): 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. Specifically, the Project incorporates a pronounced central recessed massing that visually divides the building, with modest encroachments utilized at the northern and southern portions of the front of the structure that do not exceed one-third of the allowable building length.

    a) Approval Body: Town Council

    b) Estimated Fee:

        i. $10,000 application

        ii. Public hearing fee Town Council: $2,000

        iii. Public hearing fee Town Council: $500 plus Cost recovery

3. Tandem Parking (Sec. 23-30(f)): 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.

    a) Approval Body: Design Review Committee and Design Review Board

4. Transfer of Development Rights (TDR) (Sec.23-11(B1)(11) & (Sec.23-22.2): Approval to utilize Transfer of Development Rights to increase the density or intensity of the development beyond the base zoning district allowances.

    a) Approval Body: Town Council

    b) Estimated Fee: TDR APPLICATION FEE

        1. PRIVATE TRANSACTION: $5,000.00 PER APPLICATION

    c) TOWN TRANSACTION PER APPLICATION: $2,500.00 PLUS PER DWELLING UNIT (THE COST IS SET BY RESOLUTION)

5. Unity of Title: Formal recognition that the two separate lots (9291 and 9301) are under common ownership and merged into a single parcel for development purposes. The Applicant is the fee simple owner of both parcels and intends to develop the Property as a single, unified site.

    a) Approval Body: Town Attorney

b) Estimated Fee: $5,000 (2 LOT) PLUS $100 EACH ADDITIONAL LOT

Documents:

I. Statement of ownership and control of the proposed development**.** Proof of ownership which shall consist of at least one of the following:
   a. A fee simple title.
   b. An option to acquire fee simple title within a specified period of time.
   c. A leasehold interest in excess of 20 years.
   d. A substantial interest in a joint venture agreement or real estate syndication which has can obtain a fee simple title.
   e. A marketable title subject to a certain condition which will not substantially restrict development within a reasonable time.
   f. An executed copy of the warranty deed.

II. A certified (signed and sealed) survey, prepared by a licensed Florida surveyor within one year from date of application, which includes:
   a. An accurate legal description and sketch of the subject property;
   b. A computation of the total area of the property in square feet and to the nearest tenth of an acre; and
   c. Current zone of the property.
   d. Current flood zone/minimum floor elevation of the property.

III. about sustainable and renewable elements and energy sources, including but not limited to, solar, rain water harvesting, vehicle charging stations, bicycle parking, efficient lighting, greywater recycling, etc. stating what, if any, sustainable and/or renewal elements and/or energy sources will be included in the project.

IV. Provide the letter for the Unity Title.

V. Proposed or existing utility easements or other easements mapped on site plan.
   a. The Town may require a drainage easement.

VI. For all residential projects, a Miami-Dade County School Board school concurrency review (letter/certificate) paid for by the applicant, unless the development proposal is specifically exempted by this article, shall be included with the application submitted to the town.

VII. Impact Analysis Report.
   a. Recalculate Utility Impacts: Revise the Potable Water, Sanitary Sewer, and Solid Waste calculations using "per capita" (estimated persons) rather than "per unit." Provide utility capacity letters.
   b. Address Recreation Impact: Provide a Parks Capacity Analysis demonstrating that the Town's existing recreational facilities can serve the new residents, or initiate discussions with the Town regarding proportionate fair-share mitigation for parks (as allowed under Sec. 11-8.5).

c. Complete the Application Package: Ensure all items listed in Sec. 11-8.4 (ownership proof, certified survey) are submitted alongside this form.
    i. The survey needs to be signed and sealed**.** Ensure the total acreage calculated on the new survey matches the 0.775 acres used in the rest of the application (potable water, sewer, drainage calculations). If there is a discrepancy, all related calculations must be updated.

VIII. Traffic Study: Please see separate attachment addressed to the engineer on record.

IX. **Regulations:**

Subject Property – *RM-1 Multiple Family Residential district (Waterfront lots)*

Zoning District Regulations:

- Front Setbacks (West)
    - Required
        - Buildings less than 30 feet in height. 20 feet.
        - Buildings less than 45 feet in height. 25 feet.
        - Buildings less than 75 feet in height. 30 feet.
    - Proposed –
        - Buildings less than 30 feet in height. 20
        - Buildings less than 45 feet in height. 20 feet.
        - Buildings less than 75 feet in height.20
    - Status – Does not Comply, Requires Town Council Approval.
- Side Setback (North)
    - Required –
        - Buildings less than 30 feet in height. Ten feet.
        - For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height. Notwithstanding the above provision, for developments located on single lots, the maximum setback shall be 20 feet.
    - Proposed – 10’
    - Status – Does not Comply
- Side Setback (South)
    - Required – 10’
    - Proposed – 10’
    - Status – Does not Comply
- Rear Setback (East)
    - Required – 20’
    - Proposed – 20’
    - Status –Complies
- Building Height Limit

    - Required – 75’ above the base flood elevation (BFE) plus any additional freeboard per the Florida Building Code.
    - Proposed – 70’6” above the base flood elevation (BFE) plus any additional freeboard per the Florida Building Code.
    - Status – complies
- Parking Spaces
    - Required – 66 plus a loading zone for a moving Truck.
        - 2 parking spaces per unit: 66
        - At least one guest parking space shall be required for each whole platted lot: 3
    - Proposed – more information is required.
    - Status – more information is required. Please number and provide dimensions for all parking spaces. When number please make sure it is clearly labeled and in sequence.
- Off-street parking for multifamily buildings
    - Ground Level
        - Street: 10
        - Sides:5
        - Rear:5
        - Waterfront: 10
    - Proposed
        - Street: Provide the setback.
        - Sides:5
        - Rear: 10
        - Waterfront: 10
- Maximum allowable density.
    - Required: base density is 34 dwelling units per acre
    - Provide: not provided
    - Statues: Missing information on the proposed density per acre.
- Minimum size of living unit(s)
    - Required
        - 1-bedroom a minimum of 900 square feet of floor area;
        - 2-bedrooms: a minimum of 1,150 square feet of floor area;
        - 3-bedrooms: 1,350 square feet of floor area
        - 4-bedrooms: 1,550 square feet of floor area
        - and there shall be a minimum of 200 square feet additional for each additional bedroom.
    - Proposed
        - 2-bedrooms:1,579 & 1,568

        - 3-bedrooms: 3,003
        - 4-bedrooms:4,421
    - Status: Complies
- Minimum size Street frontage
    - Required – 75 feet
    - Proposed – 215’ 9.5” feet
    - Status: Complies
- Landscaping/ Pervious Area:
    - Required - 20%
    - Proposed – 20%
    - Status –complies
- Roof Deck Landscape Pervious Area:
    - Required - 15%
    - Proposed- 15%
    - Status – complies
- Sec.23-12(15)(v) balconies extending from the exterior walls
    - Front (West)
        - Required – 4 ft
        - Proposed –
        - Status –Not in complies, floor 4 and above require Town Council approval.
    - Side (North)
        - Required – 2 ft
        - Proposed – Some glass features are over the encroachment
        - Status – Does not comply
    - Side (South)
        - Required – 2 ft
        - Proposed – Some glass features are over the encroachment
        - Status – Does not comply
    - Rear (East)
        - Required – 6 ft
        - Proposed – Some glass features are over the encroachment
        - Status –Does not comply
- Flexible Setbacks (Sec. 23-11(B)(1)(4)):
    - 1/3 of the length Required Town Council approval: 60’ 7.5”
    - Applicants request: 60’ 8”
    - Status: Does not Comply. The flex setback calculation 60.63889 = 60’ 7.5” not 60’ 8”.

Building and Site Design

1. Provide a current survey (not more than six months old).
    a. Provide a proposed survey should the drainage and utility easements.
2. Is the project requiring a11-foot dedication?
3. Inconsistent linear footage for platted parcels. Align dimensions across survey, landscape, civil, and site plans."
4. A detailed Topographic Survey must be provided as part of the submittal.
    a. Topographic surveys. For any permitted work that alters the existing drainage pattern of a property, including but not limited to installation of slabs, pools, berms, swales, or other drainage features, a topographic survey shall be submitted in addition to the pre-construction survey. The topographic survey must be prepared by a Florida-licensed land surveyor and shall reflect final grading, drainage patterns, elevations, and compliance with approved drainage plans. This survey must be submitted to the Town and approved prior to the commencement of any construction activity. The purpose of the topographic survey is to identify potential issues such as inadequate drainage, flood-prone areas, unstable soil conditions, erosion risks, subsidence, or proximity to existing structures, thereby allowing for the implementation of necessary preventative measures before construction begins.
        i. If the survey does not demonstrate adequate drainage, the installation of a retention wall shall be required
5. Pg A1.01: Zoning Data, please update the following information
    a. Density: Sec.23-11(B1)(11) provide the proposed dwelling pre acre.
    b. Building length: Pg A2.01 states the length is 181’11”, not 111’4”.
    c. Building less than 45 feet in height and building less than 75 feet is proposing 20 feet, please fix and state it will require Town Council approval.
    d. West flex setback: please amend as it requires approval by Town Council.
    e. Please provide the square footage from each floor of the extra square you are proposing from the Town Council. If you followed the Code requirement with front yard setback without the flex setback.
6. Pg A2.00:
    a. Please label all fences, gates and walls on the site plan.
    b. Provide the sight triangles on the Site Plan, the requirement is 10’by10’.
    c. Utility easement is missing.
7. Please provide the stacking of cars within the property line, since a gate is being proposed.
8. Provide the Fire department loading zone.
9. Pg A3.00:
    a. Handicap Space: Increase the width of the front handicap space to 8' 6" minimum.
    b. Dimensions: Label the length of all parking stalls.

c. Numbering: Re-sequence the parking space numbers so they are logical and easy to follow. For instance, the tandem spaces on the north side should not be numbered 27 and 68; they should be sequential."

10. Request for Revisions to Outdoor Storage Plan:
    a. Dimensions: Submit a schedule listing all dimensions for each required outdoor storage area.
    b. Numbering: Renumber the outdoor storage areas in a logical, sequential order for clarity.
    c. Access/Functionality: Explain how the storage areas will be utilized when access doors are obstructed by parking spaces. Provide details demonstrating that the storage remains functional under this condition."
11. Please provide complete dimensions for the trash enclosure. Since the height is currently missing from the plans, submit a section detail that illustrates the full height and construction of the enclosure.
12. Pool
    a. Setbacks: Identify the side yard setbacks for both pools.
    b. Code Compliance: Confirm that the pools are not located within the side yard setback areas, as prohibited by Sec. 23-12(g)(i)(c).
    c. Equipment: Add the location of the proposed pool equipment to the plans.
    d. Fencing: Illustrate the required fence along the pool sides at the grade floor level.
    e. A pool requires a protective fence per code. Please clearly show and label the location of the required pool fence on the site plan.
        i. Please provide the location of the pool equipment.
13. Dimensions: On sheet A5.00, add the pool height dimension for the roof structure.
    a. Details: Submit a detailed drawing of the proposed outdoor kitchen."
14. Elevation plans
    a. Provide additional elevation plans with the fence removed so the grade floor is clearly visible.
    b. Show all elevations from every side within the push-back zone.
    c. Sheet A4.01: The site plan currently shows no fence in the front yard, but the elevations indicate one.
    d. The elevations depict a deck in the water, but no corresponding proposal appears on the site plan. Please clarify or correct."
15. Pg. A5.00: Portico/walkway shown in section but missing from site plan and elevations. Add details and show consistently on all sheets.
16. Provide the demo plan on a separate sheet with the following:
    a. 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

b. Construction fencing (this is required during the building permit but is recommended to submit before. All plans must be signed and sealed)
   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.

17. Sec.5-5(j): The construction staging plan shall be presented to the town during the DRC and/or DRB process, in the form of site plans, location maps, critical path diagrams, and explanatory commentary
    a. Parking provisions for construction workers shall be permitted only on the designated project site. Off-site parking or the leasing of alternative parking locations inside the Town is strictly prohibited. All construction workers not parking on site shall be transported into Town via shuttle or bus service. Effective as of October 8, 2025, all existing construction projects utilizing off-site parking shall have thirty (30) calendar days from that date to come into full compliance with this provision.

b. General traffic and detours including specific routes to and from the construction site.
c. Delivery and location of cranes.
d. Delivery and storage of materials.
e. Use of state certified flaggers with state approval equipment and/or off-duty police officers. Off-duty police officers will be required for the following activities: a complete street closure for more than one hour, a concrete pour lasting more than six hours, when cranes are delivered and set-up and when they are being removed from the construction site, and any other activity as may be required by the town manager or his designee. Certified flaggers may be used for normal deliveries and short time single lane closures.
f. Construction fencing with visual/dust barrier.
g. Construction signs.
h. Temporary construction trailer approval required by the town manager in subsection 23-4(7), provided:
i. The location of any trailer provides for safe and efficient completion of the project with minimal disruption to existing residents, businesses, parking or traffic flows, and to ensure that public services and facilities are available.
j. No more than one trailer is permitted per development site.
k. No trailer may exceed one-story/12 feet in height above grade.
l. No trailer may exceed 530 square feet in size.
m. No trailer shall be located within five (5) feet of any property line.
n. The location of the trailer shall be approved by the town manager to minimize the impact on neighboring properties.
o. The trailer and all related temporary facilities shall be removed from the site prior to the issuance of a certificate of occupancy.
p. Construction trailers are permitted to be located on a neighboring staging area if proof is submitted that the property owner agrees to its proposed location. Parking in the vicinity of the off-site trailer is strictly prohibited.

18. Provide the setback dimensions for all mechanical equipment and their associated concrete pads/slabs, measured from the property lines.
    a. Indicate the location of the pool equipment on the site plan.
    b. The fence that is seen on the Site Plan is shown off the property line. Please provide information on these issues to makes sure this is the current property fence.
19. Parking
    a. Sec.23-24(d)(3): Below-grade parking must shield the parking spaces and structure from view from all sides.
    b. Please provide the dimension for all the parking spaces to make sure it meets Code.

c. Please number the parking spaces.
d. Sec23-24(g): Buildings that are enlarged in floor area, volume, capacity or space occupied shall provide the additional off-street parking facilities.
e. Sec.23-33(2)(f) Multi-family Only: All off-street loading must occur on private property, unless deemed as non-conforming.
    i. Please provide and show a moving truck location on the property.

20. Easement:
    a. The drainage and utility easements are existing or being proposed?
    b. The parking needs to be removed from the drainage easement, the only thing allowed in an easement is a fence.
    c. Please remove any mechanical equipment in the utility easement.
21. Signage
    a. Provide the setback from the front and side property line.
    b. Provide the detail of the signage will require DRB approval.
22. Sec.5-5(i)(9): Temporary sales office approval is required at the discretion of the town council in subsection 23-4(7), provided:
    a. The location of any office provides for safe and efficient completion of the project with minimal disruption to existing residents, businesses, parking or traffic flows, and to ensure that public services and facilities are available.
    b. No office may exceed one story/12 feet in height above grade.
    c. The office and all related temporary facilities must be removed prior to the issuance of a certificate of occupancy.
23. The flex setback calculation 60.63889 = 60’ 7.5” not 60’ 8”.

Roof

24. Se.23-12(25): The outside walls of the roof structure are set back a minimum of 15 feet from the exterior walls of the principal structure.
25. Sec.23-12(25)(h): Provide the height of the parapet walls.
26. Provide the square of the bathrooms.
    a. a maximum of two separate bathrooms (men/women/unisex) not exceeding the greater of 150 square feet in area each, or as otherwise required by the Florida Building Code to accommodate the minimum number of required fixtures based on occupancy and use,
27. Please provide details for the open-air trellis on the roof, including:
    a. The height of the trellis and its setback from the exterior walls of the principal structure (minimum 15 feet required).
    b. Confirmation that the trellis is located at least ten feet below the maximum allowable building height, per code.
28. A Please address the following photometric plan comments:
    a. Lighting for garages with openings to the outside must not exceed 0.2 foot-candles.

b. Walkways, landscape, and decorative lighting must not exceed 0.2 foot-candles.
c. All fixtures shall be mounted so the light cone is directed toward the ground or shielded to contain all lighting on-site and prevent light from crossing any property line.
d. Sheets PH-9 and PH-10 appear to be duplicates; the roof deck information is missing. The same issue occurs with sheets PH-11 and PH-12.
e. Please ensure all photometric plans are clear and readable."

Landscape:

29. Number of required trees. Multi-family
    a. Required: 22 (minimum of 28 trees per net acre of lot)
    b. Proposed: some information needs to be fix. (Palm calculations)
    c. Status: Pending
30. Shrubs: ratio of ten (10) per required tree;
    a. Required: 220
    b. Proposed: provide the information on the worksheet.
    c. Status: more information is required.
31. Revise Sheet L-1: The plant schedule and the tree labels on the plan must be changed from "SB/8 - Silver Buttonwood" to "CS/8 - Geiger Tree" (or similar nomenclature).
    a. The street tree required for East Bay Harbor Drive is a Geiger Tree. Sliver Buttonwood is not the approved tree by the Town.
32. Sec.24-16(4)
    a. The front yard 10 feet landscape buffer is required. Some of the areas in the front are off and do not meet the 10 feet. Please also fix as the 12-foot drive aisle states 12 feet but the measurements are within the 10 feet buffer.
        i. Please identify all mechanical equipment in the 10-foot buffer and please remove.
    b. Continuous shrubs as specified herein shall be provided between any on-site parking space or driveway and the street line.
33. Please make sure all information is filled out and correct.
    a. Information on the number of shrubs is incomplete.
    b. There are 14 palms proposed. At a ratio of 3 palms equaling 1 shade tree, this calculates to approximately 4.6 shade tree.
34. Wall enclosure for temporary solid waste needs to be screened from the right-of-way.
35. Grass is being proposed in the below grade level under the building, please provide information on how it will be maintained so it will not die from any outdoor light.
36. Please review Sec.24-16 for all landscape requirements, as the code has changed.
37. The following items are shown in three (3) different locations than what is being proposed on the architecture, landscape and civil plans, please make sure all plans matches.
    a. Irrigation water backflow

b. Domestic water backflow
c. Fire backflow
d. FDC sign
e. The civil plans are missing an L-shaped wall located at the rear of the parking garage (back of house). Please add this wall to all relevant sheets.

General Comments When Submitting Revised Plans:

- Please read review the Town's Code Chapter 23 for all zoning requirements.
- 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.

TOWN OF BAY HARBOR ISLANDS

January 13, 2026

Maximo G. Polanco, P.E.
Senior Principal
Langan Engineering & Environmental Services, LLC
1221 Brickell Ave, Suite 1800
Miami, FL 33131

Re: TRAFFIC STUDY REQUIREMENTS
9291 East Bay Harbor Drive Residential Development
Langan Project No.: 300386801
Town File No.: SPR26-000001

Dear Maximo G. Polanco,

The Town has received and reviewed the Trip Generation Statement prepared by Langan Engineering & Environmental Services, LLC, dated December 19, 2025, for the proposed 33-unit multifamily development at 9291 East Bay Harbor Drive.

Pursuant to Town Code Section 5-20(j), the applicant has provided the required estimate of expected vehicular trips, including average daily trips (133), a.m. peak hour trips (6), and p.m. peak hour trips (15). This satisfies the minimum submission requirement of the code.
However, the same section authorizes the Town to require a full-scale traffic study for a major development project where deemed necessary based on the quantity of expected trip counts or expected neighborhood impacts. Based on the following factors, the Town has determined that a full-scale traffic study is necessary for this project:

- The project site is located on East Bay Harbor Drive, a major collector roadway serving the Town;
- The proposed development includes two full-access driveways onto East Bay Harbor Drive, which may create turning conflicts, queuing, and safety concerns;
- The project's density (33 units on approximately 0.78 acres) and eight-story height represent a significant intensification of use in a residential neighborhood;
- The unique coastal barrier island context of Bay Harbor Islands may affect trip generation characteristics differently than national averages; and
- Potential cumulative impacts to surrounding intersections and roadways warrant a comprehensive operational analysis.

Therefore, pursuant to Sec. 5-20(j), the applicant is hereby required to fund a full-scale traffic study to be prepared by a consulting engineer retained by the Town. The scope of the study shall include, at a minimum:

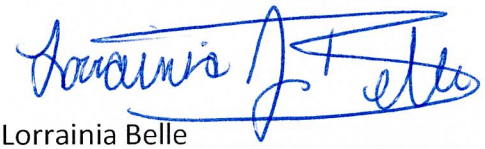
- Analysis of existing traffic conditions and Levels of Service (LOS) at key intersections, including East Bay Harbor Drive at 95th Street and East Bay Harbor Drive at 96th Street;
- Future "No-Build" and "Build" scenario analyses;

- Operational and safety analysis of the proposed driveways, including sight distance and turn-lane requirements;
- Identification of any significant traffic impacts and proposed mitigation measures; and
- Such other elements as the Town's consulting engineer deems necessary.

Cost Deposit Required: In accordance with Sec. 5-20(j), the applicant shall provide a deposit in the amount of $25,000 to cover the cost of the Town's consulting engineer to prepare the required traffic study. This amount shall be held in escrow and any unused funds returned to the applicant upon completion.

To initiate this process, the applicant shall first remit the required deposit. Upon confirmation of the deposit, the Town will retain its consulting engineer to establish the study scope and prepare the full-scale traffic study. Please be advised that the required deposit must be paid before any review of a resubmitted traffic study will occur. Once payment is confirmed, the Town will provide further instructions regarding the study process.

Sincerely,



Lorrainia Belle
Town Planner
Town of Bay Harbor Islands
Planning & Zoning Department

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.

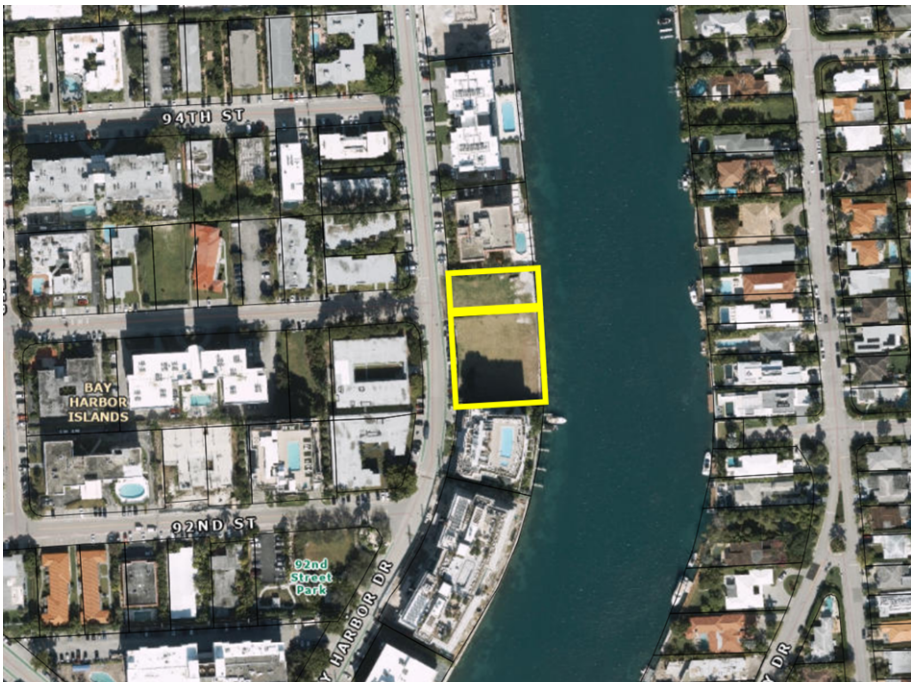


Figure 1, Aerial of the Property

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.

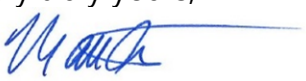
Flexible Setbacks. Pursuant to Section 23-11(B)(1)(4) of the Code, the Applicant requests approval to utilize the flex setback provisions to allow limited encroachments into the required front yard setback. The proposed encroachments are an integral component of the Project's creative architectural design 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
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1	3	1966	32,554	32,554	28,344	

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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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OCEAN ENGINEERING

CIVIL ENGINEERING CONSULTANTS

DRAINAGE CALCULATIONS FOR:



9301-9291 EAST BAY HARBOR DR

9301-9291 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

February 2026

Prepared by:

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

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

EXFILT. TRENCH CALCULATIONS

9301-9291 EAST BAY HARBOR DRIVE

9301-9291East Bay Harbor Dr Bay Harbor Islands, FL 33154

BASIN INFORMATION FOR PROP. EXFILTRATION TRENCH

Total Drainage Area (A) =	**0.334**	acres.
Impervious Area (A_{imp})=	0.170	acres.
Building Area (A_{bldg}) =	0.000	acres.
Pervious Area (A_{perv})=	0.163	acres.

Lowest Grnd. Elev. for Prop. System =	3.68	feet NGVD
Proposed Lowest Grate or Weir Elevation =	3.68	feet NGVD
Water Table Elev. (GWT) =	2.00	feet NGVD

Weighted Runoff Coefficient (C):

Runoff Coefficient Impervious (C1) =	0.90		
Runoff Coefficient Pervious (C2) =	0.30		
C = [(A1 x C1) + (A2 x C2)] / A=	0.61		
C x A = Total Contributing Area;	0.20 (Acres)	**8,812.84**	**(sft)**

Design storm frequency (years), T=	10
Minimum time of Concentration (min.), t_{tc}=	10
Weighted Hyd. Conductivity (cfs/sf - ft), K=	1.90E-04
** P-1 Hydraulic Condcutivity (K) =*	1.00E-04
** P-1 Hydraulic Condcutivity (K) =*	2.00E-04
** P-2 Hydraulic Condcutivity (K) =*	2.71E-04

SFWMD STORMWATER QUALTITY VOLUME CALCULATIONS

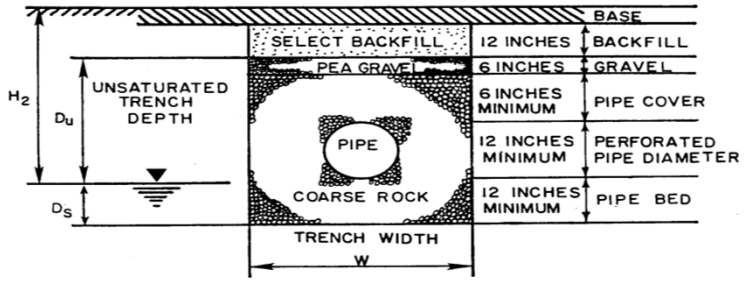
Required volume to be pre-treated through exfiltration is the highest of:

A) 1" over Site Area = 1.0 inch x Site Area (acre-in.) = 0.334 acre-in.

B) 2.5 inches x % impervious x Site Area (acre-in.) = 0.43 acre-in.

Total required volume to be pre-treated through exfiltration, V_{treat} = 0.43 acre-in.

EXFILTRATION TRENCH DETAILS



H_2 = Depth to the Water Table (ft)

W = Trench width (ft)

D_u = Non-Saturated Trench Depth (ft)

D_s = Saturated Trench Depth (ft)

L = Provided Length of Exfiltration Trench

5YR / 24HR STORMWATER QUANTITY VOLUME CALCULATIONS

In accordance with standard SFWMD model:

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

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

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

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

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

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

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

I = rainfall intensity (ft/sec)

t = duration (sec)

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

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

Runoff volume = Total trench storage + exfiltrated volume

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

The relation yields:

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

Where:

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

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

$\gamma = 0.5WD_u$

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

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

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

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

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

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

Where:

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

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

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

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

EXFILTRATION TRENCH LENGTH CALCULATIONS

K =	1.90E-04	cfs/sf-ft
H_2 =	1.68	ft.
W =	5.00	ft.
D_u =	0.68	ft.
D_s =	13.32	ft.
GWT	2.00	ft.
Vtreat	0.43	ac-inch

Top Elevation =	3.68	ft. NGVD.
GWT =	2.00	ft. NGVD.
Pipe Diameter =	12.00	inches
Inv. Elevation =	0.68	ft. NGVD.
Bottom Elevation =	-11.32	ft. NGVD.

β (sec)	γ (ft^2)	δ (ft^2/sec)	α(ft^3)	$t_{cs(Sec.)}$	$t_{cs(Min.)}$
2818	1.7	0.010	4696	677	11

Required exfiltration trench length for quality volume (ft.)	Required length of exfiltration trench for quantity volume (ft.)	Provided Length (ft)
46	104	**108**

PROVIDED LENGTH = 108 feet

DRAINAGE WELL CALCULATIONS

9301-9291 EAST BAY HARBOR DR
9301-9291 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154

9301-9291 EAST BAY HARBOR DRIVE

9301-9291 East Bay Harbor Dr. Bay Harbor Islands, FL 33154

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

Total Drainage Area (A) =	**0.44**	acres.
Total Impervious Area (A_{imp})=	0.00	acres.
Total Building Roof Area (A_{bldg}) =	0.44	acres.
Total Pervious Area (A_{perv})=	0.00	acres.
Lowest Grnd. Elev. for Prop. System =	3.95	feet NGVD
Water Table Elev. (GWT) =	2.00	feet NGVD
Runoff Coefficient Impervious (C1) =	0.90	
Runoff Coefficient Pervious (C2) =	0.30	
Storm frequency, T=	10	Years
Minimum time of Concentration, t_c=	10	Min.

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

Intensity, I = 6.74 (Inch/Hour)

RATIONAL METHOD PEAK RUNOFF CALCULAITONS

DRAINAGE BASIN ID	TOTAL DRAINAGE BASIN AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)	WEIGHTED "C" VALUE	CONTRIBUTING DRAINAGE AREA (CXA)	INTENSITY "I" (IN./HR.)	PEAK RUNOFF (Q=CIA) (CFS)
Basin-1	0.44	0.44	0.00	0.90	0.40	6.74	2.68

DRAINAGE WELL DESIGN CRITERIA

Well Discharge Capacity:	350	gpm/ft of head.
Well Discharge Capacity:	0.78	cfs/ft
Well Diameter:	24	inches
Drainage Well Casing Depth:	80	feet
Well Mounding:	1.76	ft.
Ground Water Table:	2.00	ft. N.G.V.D.
Provided Well Structures Min. Top Elevation:	8.00	ft. N.G.V.D.

DRAINAGE BASIN ID	AVAILABLE EFFECTIVE HEAD (FT. NGVD)	WELL CAPACITY (CFS/WELL)	DRAINAGE BASIN AREA (AC.)	PEAK RUNOFF (CFS)	NUMBER OF WELLS PROPOSED	TOTAL WELL(S) CAPACITY (CFS)	SAFETY FACTOR
Bldg Only	4.24	3.31	0.44	2.68	2.00	6.61	**2.47**

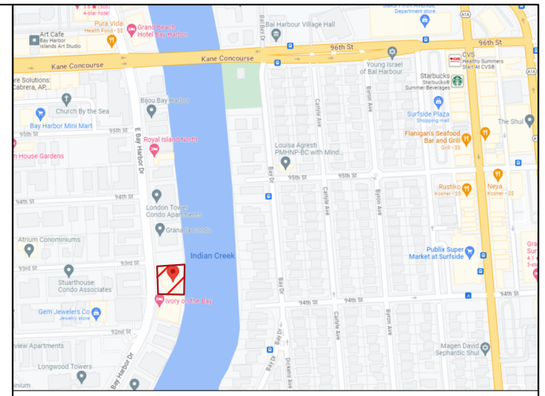
CALCULATIONS FOR 90 SEC. RETENTION TIME

DRAINAGE STRUCTURE ID	WELL STRUCTURE DIMENSIONS		DRAINAGE STRUCTURE RIM ELEVATION	WELL CASING ELEVATION (NGVD)	WELL STRUC. FLOOR ELEV. (NGVD)	PEAK RUNOFF PER WELL (CFS)	90 SEC. RETENTION VOLUME (CF)	REQUIRED Hmin. (FT.) / Well	PROVIDED Hmin. (ft.) / Well
	WIDTH (FT.)	LENGTH (FT.)							
DW-1	5.00	10.50	3.95	0.78	-2.72	1.34	120	2.29	3.50
DW-2	5.00	10.50	4.05	0.68	-2.82	1.34	120	2.29	3.50

PERCOLATION TEST RESULTS

9301-9291 EAST BAY HARBOR DR
9301-9291 East Bay Harbor Dr.
Bay Harbor Islands, FL 33154





Site Vicinity Map

0 25

Approximate Scale in Feet

LEGEND:

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

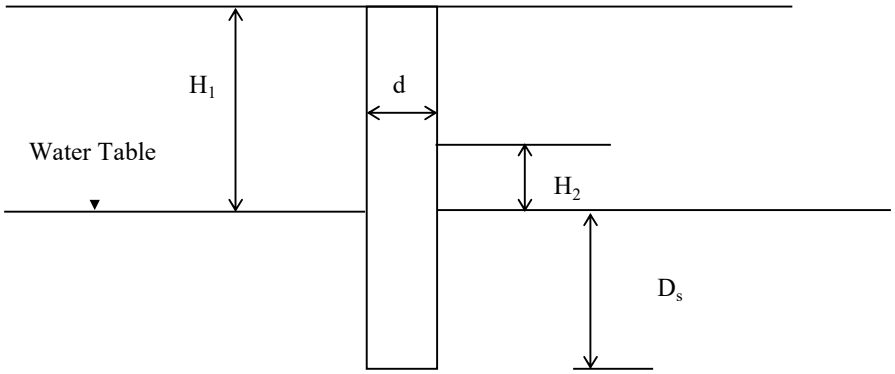
P-1 - Number & Approximate Location of Percolation Test.

NOTES:

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

NV5	**DRAWING TITLE:** *Site Vicinity Map & Test Location Plan*				**DWN BY:** *CR*
	PROJECT NAME: *9291 East Bay Harbor Drive – Proposed Development*				**CKD BY:** *AB*
	PROJECT LOCATION: *9291 East Bay Harbor Drive, Bay Harbor Islans, Florida*	**PROJECT NO:** *18250*	**DATE:** *07/31/2023*	**DWG NO:** *1*	**APD BY** —

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



HYDRAULIC CONDUCTIVITY

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

2.00E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	3.00
2	2.50
3	2.50
4	3.00
5	3.00
6	2.50
7	2.50
8	2.50
9	2.50
10	2.50

Q =	Average Flow Rate =	0.005904	CFS
d =	Diameter of Test Hole =	2.0	inches
H_2 =	Head on Water Table =	4.4	feet
D_s =	Depth below Ground Water Table =	10.6	feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+5.0'	NGVD (estimated)
DEPTH TO WATER TABLE H_1:	4.4'	Below Existing Grade
DEPTH OF TEST HOLE :	15.0'	Below Existing Grade
AVERAGE FLOW RATE:	2.65	GPM

SOIL PROFILE :

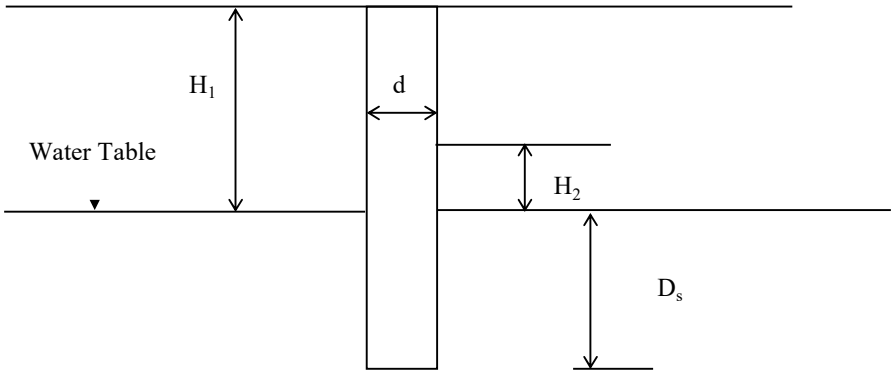
0.0' - 2.0'	1" of Asphalt over tan to light brown Limestone Fragments with sand
2.0' -4.0'	Tan to gray Sand
4.0' -8.0'	Dark brown Fibrous Peat with silt
8.0' -15.0'	Gray Shelly Sand

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

PERCOLATION TEST

PROJECT NAME: 9291 East Bay Harbor Drive – Proposed Development		
PROJECT LOCATION: 9291 East Bay Harbor Drive, Bay Harbor Islands, Florida		
PROJECT NO: 18250	**TEST DATE:** 08/01/2023	**TEST NO:** P-1
TESTED BY: T. Carson/ H. Morales		**CHECKED BY: AB**

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



HYDRAULIC CONDUCTIVITY

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

2.71E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	3.00
2	3.00
3	3.00
4	2.50
5	3.00
6	3.00
7	3.00
8	3.00
9	3.00
10	3.00

Q =	Average Flow Rate =	0.006573 CFS
d =	Diameter of Test Hole =	2.0 inches
H_2 =	Head on Water Table =	3.5 feet
D_s =	Depth below Ground Water Table =	11.5 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.0'	NGVD (estimated)
DEPTH TO WATER TABLE H_1:	3.5'	Below Existing Grade
DEPTH OF TEST HOLE :	15.0'	Below Existing Grade
AVERAGE FLOW RATE:	2.95	GPM

SOIL PROFILE :

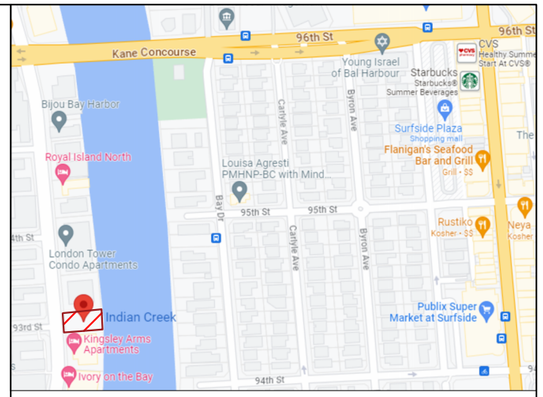
0.0' -0.5'	1" of Asphalt over tan Limestone Fragments with sand
0.5' -3.0'	Tan to brown Sand with a trace of limestone fragments
3.0' -8.0'	Gray Sand with shells
8.0' -15.0'	Dark brown Fibrous Peat
8.7' -13.0'	Gray Sand with Peat
13.0' -15.0'	Gray Shelly Sand

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

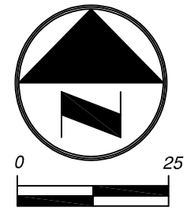
PERCOLATION TEST

PROJECT NAME: 9291 East Bay Harbor Drive – Proposed Development			
PROJECT LOCATION: 9291 East Bay Harbor Drive, Bay Harbor Islands, Florida			
PROJECT NO: 18250	**TEST DATE:** 08/01/2023	**TEST NO:** P-2	
TESTED BY: T. Carson/ H. Morales		**CHECKED BY: AB**	





Site Vicinity Map



Approximate Scale in Feet

LEGEND:

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

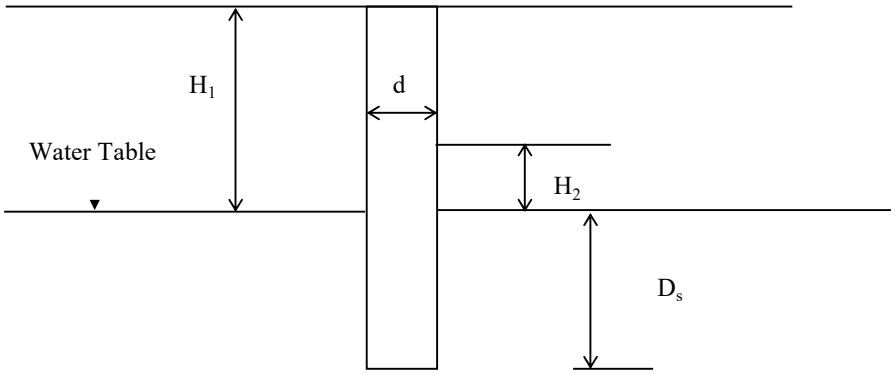
P-1 - Number & Approximate Location of Percolation Test.

NOTES:

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

NV5	**DRAWING TITLE:** *Site Vicinity Map & Test Location Plan*				**DWN BY:** *CR*
	PROJECT NAME: *9301 East Bay Harbor Drive – Proposed Development*				**CKD BY:** *AB*
	PROJECT LOCATION: *9301 East Bay Harbor Drive, Bay Harbor Islans, Florida*	**PROJECT NO:** *18249*	**DATE:** *07/31/2023*	**DWG NO:** *1*	**APD BY** —

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



HYDRAULIC CONDUCTIVITY

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

1.00E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	1.50
2	1.50
3	1.50
4	1.50
5	2.00
6	1.50
7	1.50
8	1.50
9	0.50
10	0.50

Q =	Average Flow Rate =	0.003008	CFS
d =	Diameter of Test Hole =	2.0	inches
H_2 =	Head on Water Table =	4.5	feet
D_s =	Depth below Ground Water Table =	10.5	feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+5.0'	NGVD (estimated)
DEPTH TO WATER TABLE H_1:	4.5'	Below Existing Grade
DEPTH OF TEST HOLE :	15.0'	Below Existing Grade
AVERAGE FLOW RATE:	1.35	GPM

SOIL PROFILE :

0.0' - 2.5'	1" of Topsoil over Tan Sand with shells, trace of limestone fragments
2.5' -4.0'	Gray Silt
4.0' -6.0'	Dark brown to dark gray Fibrous Peat with silt
6.0' -8.0'	Gray Sandy Silt
8.0' -15.0'	Dark gray Shelly Sand with a trace of silt

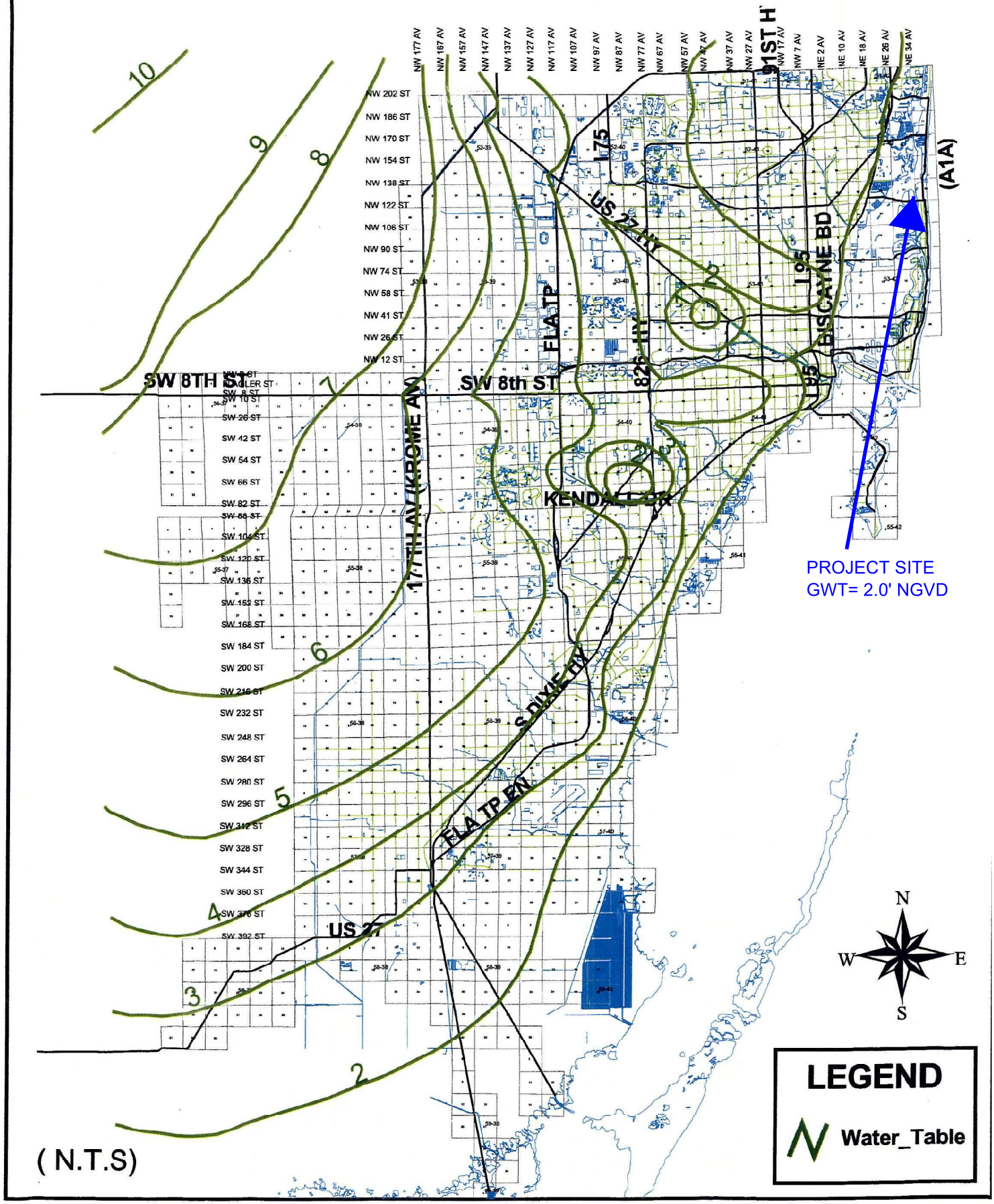
NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.
2) K value calculated using PVC diameter of 2 inches

PERCOLATION TEST

PROJECT NAME: 9301 East Bay Harbor Drive – Proposed Development			
PROJECT LOCATION: 9301 East Bay Harbor Drive, Bay Harbor Islands, Florida			
PROJECT NO: 18249	**TEST DATE:** 07/28/2023	**TEST NO:** P-1	
TESTED BY: H. Parada / J. Gonzalez		**CHECKED BY: AB**	

EXHIBITS

MIAMI DADE COUNTY
AVERAGE 1999 OCTOBER WATERTABLE



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}

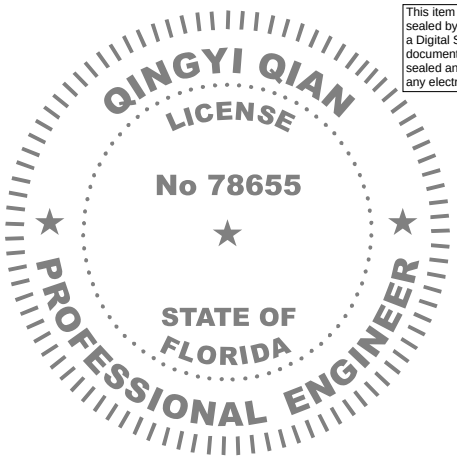
CLOSURE

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

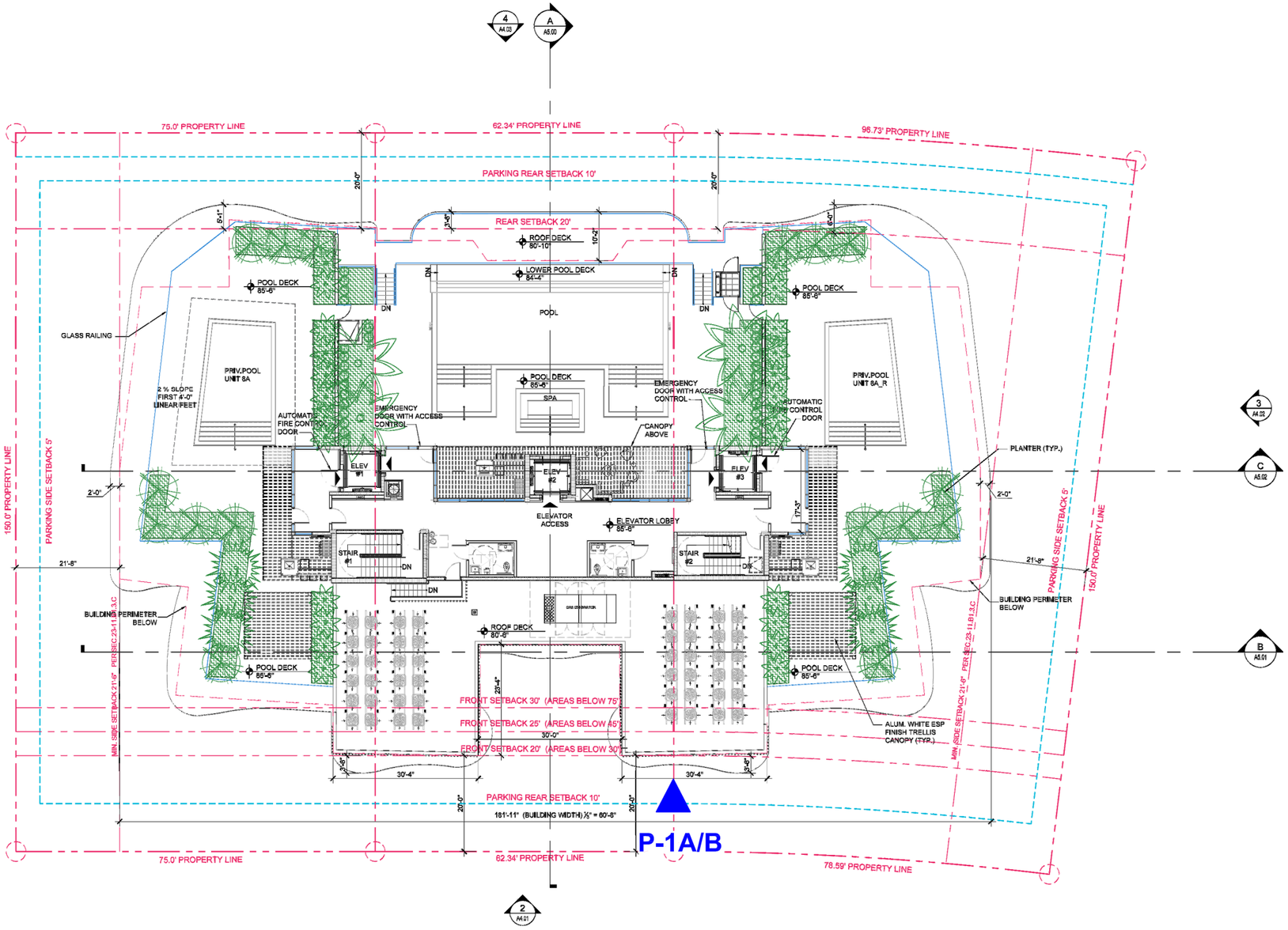
Attachments:

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:

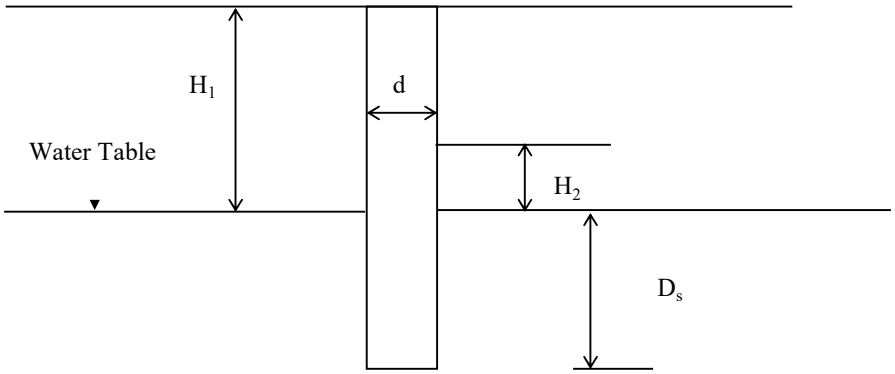
1. The test locations shown are approximate.
2. The test location symbols are not to scale.
3. The base drawing was taken from Sheet A3.03, 9301-9291 East Bay Harbor Dr., Roof Deck Level 9 - Floor Plan, prepared by Kobe Karp, dated November 26, 2025.

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 :

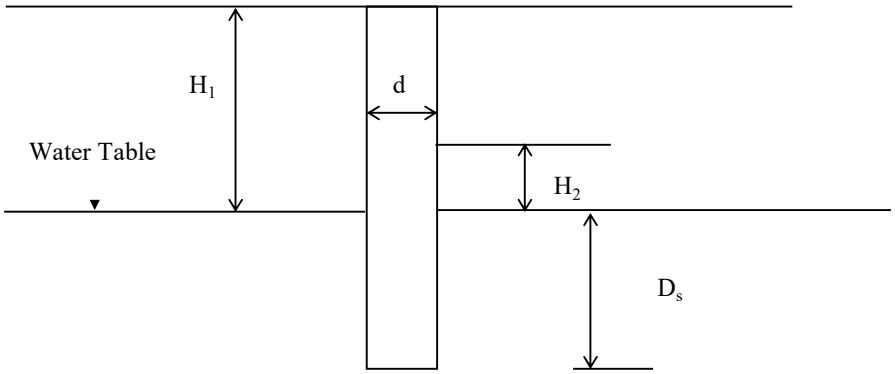
0.0' - 0.2'	2" of Topsoil
0.2' - 5.0'	Gray Sand

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

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 7-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

Existing: 0 units x 200 gallons = 0
Proposed: 33 units x 200 gallons = 6,600
Net increase: + 6,600 gallons per capita, per day

Sanitary Sewer

156 gallons per capita, per day

Existing: 0 units x 156 gallons = 0
Proposed: 33 units x 156 gallons = 5,148
Net increase: + 5,148 gallons per capita, per day

Solid Waste

0.632 tons per capita, per year

Existing: 0 units x 0.632 tons = 0
Proposed: 33 units x 0.632 tons = 20.86
Net increase: + 20.86 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.

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.

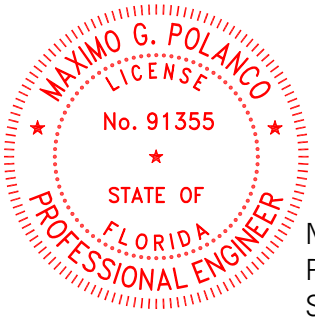
Table 1 - Trip Generation Estimates

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

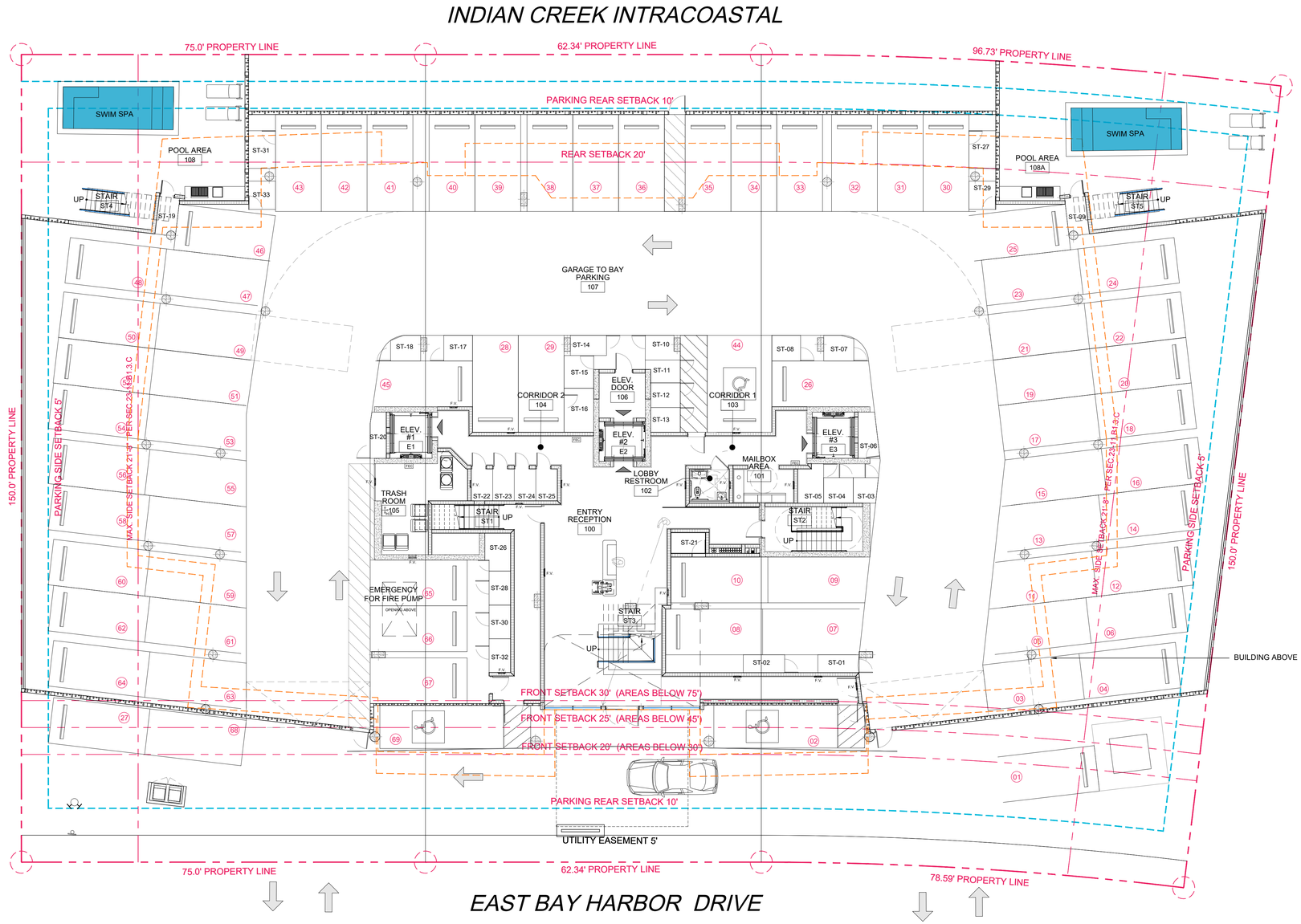
Attachments:

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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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

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:

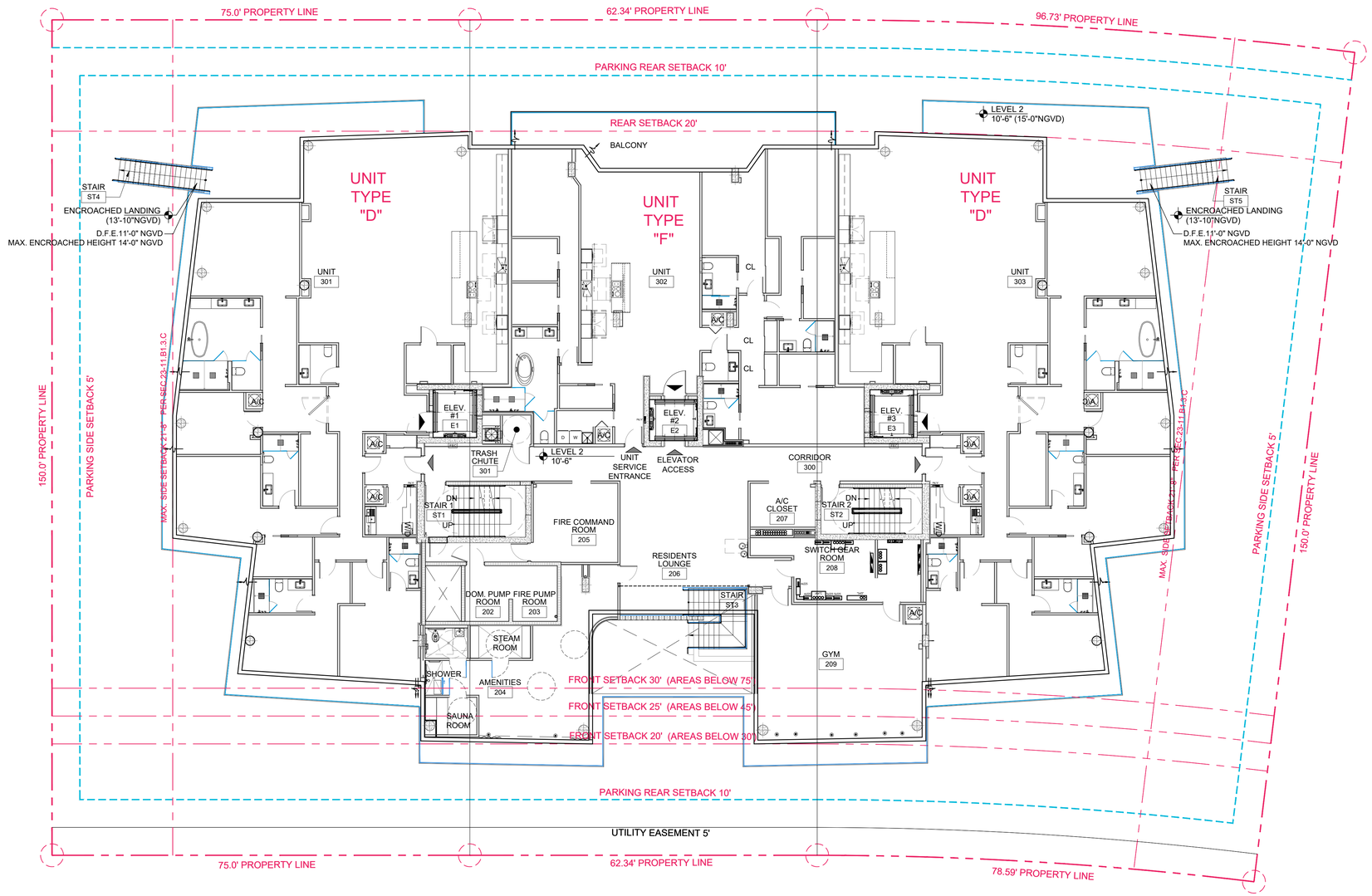
MEP ENGINEER:

ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 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"

Rev.	Date	Rev.	Date
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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:

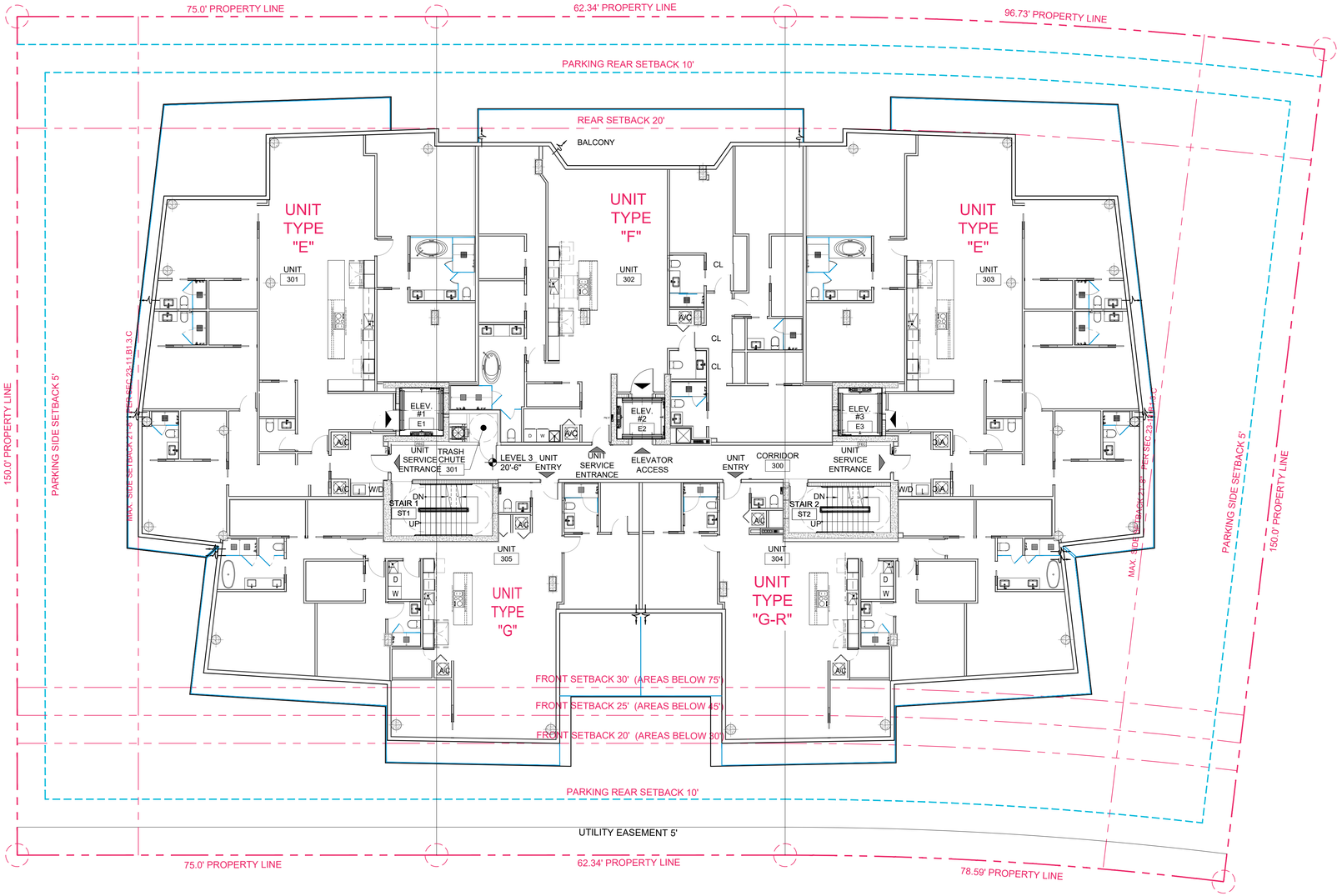
MEP ENGINEER:

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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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9301-9291 EAST BAY HARBOR DR

9301-9291 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

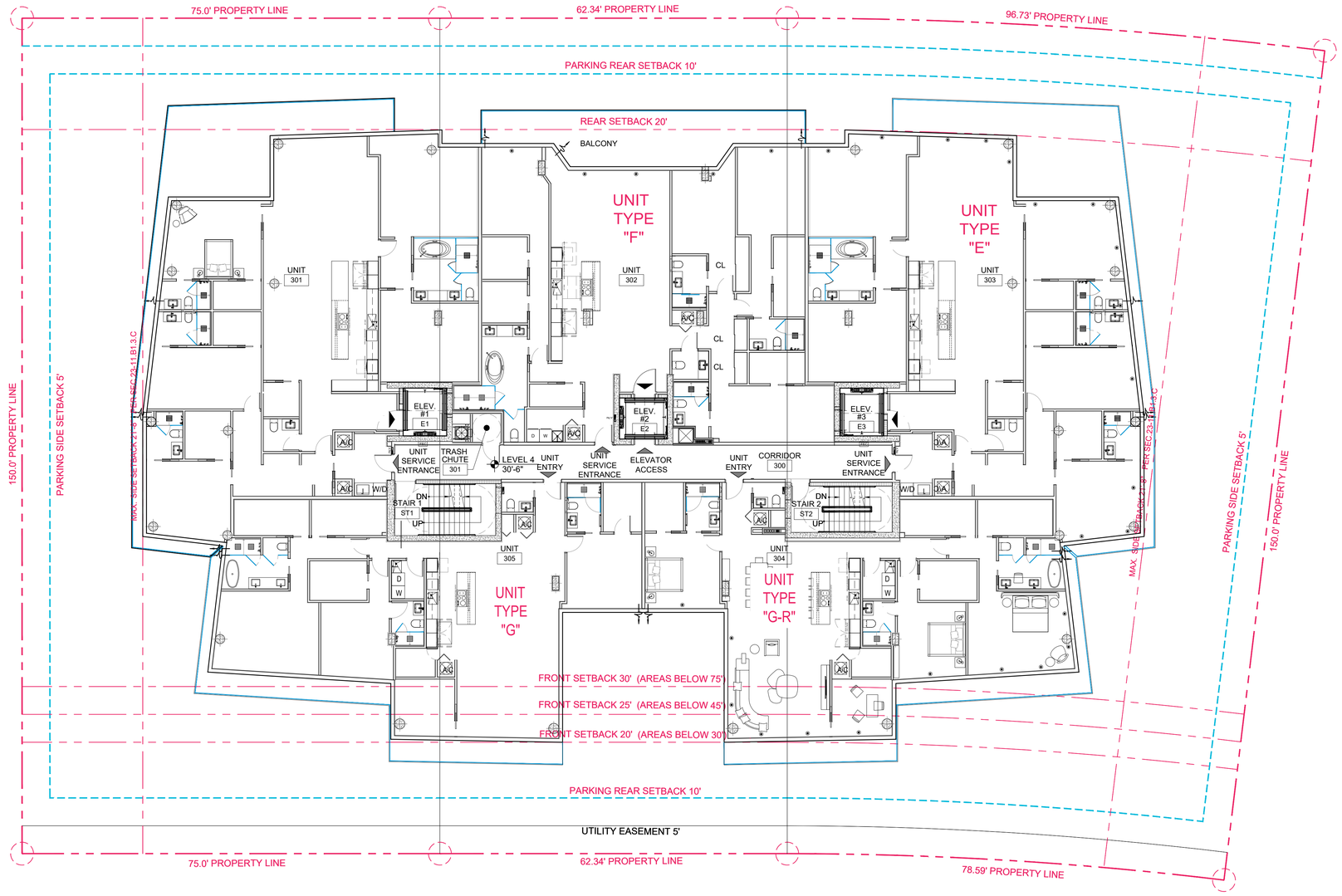
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FLOOR PLAN - LEVEL 3

Date	09-04-2025	Sheet No.	A3.02
Scale			
Project	2567		



1 FLOOR PLAN - LEVEL 4

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

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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:

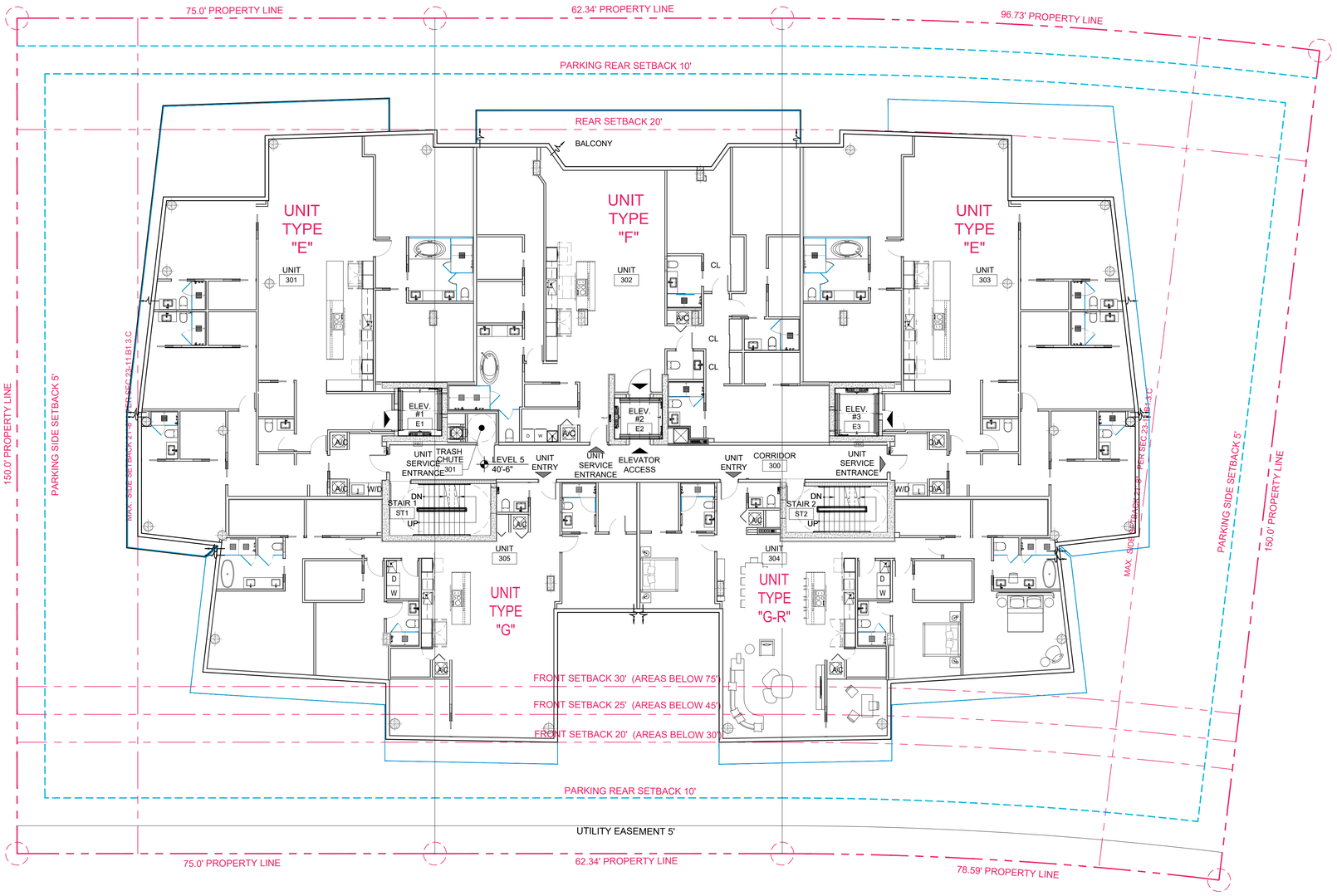
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FLOOR PLAN - LEVEL 4

Date	09-04-2025	Sheet No.	A3.03
Scale			
Project	2567		



1 FLOOR PLAN - LEVEL 5

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

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9301-9291 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

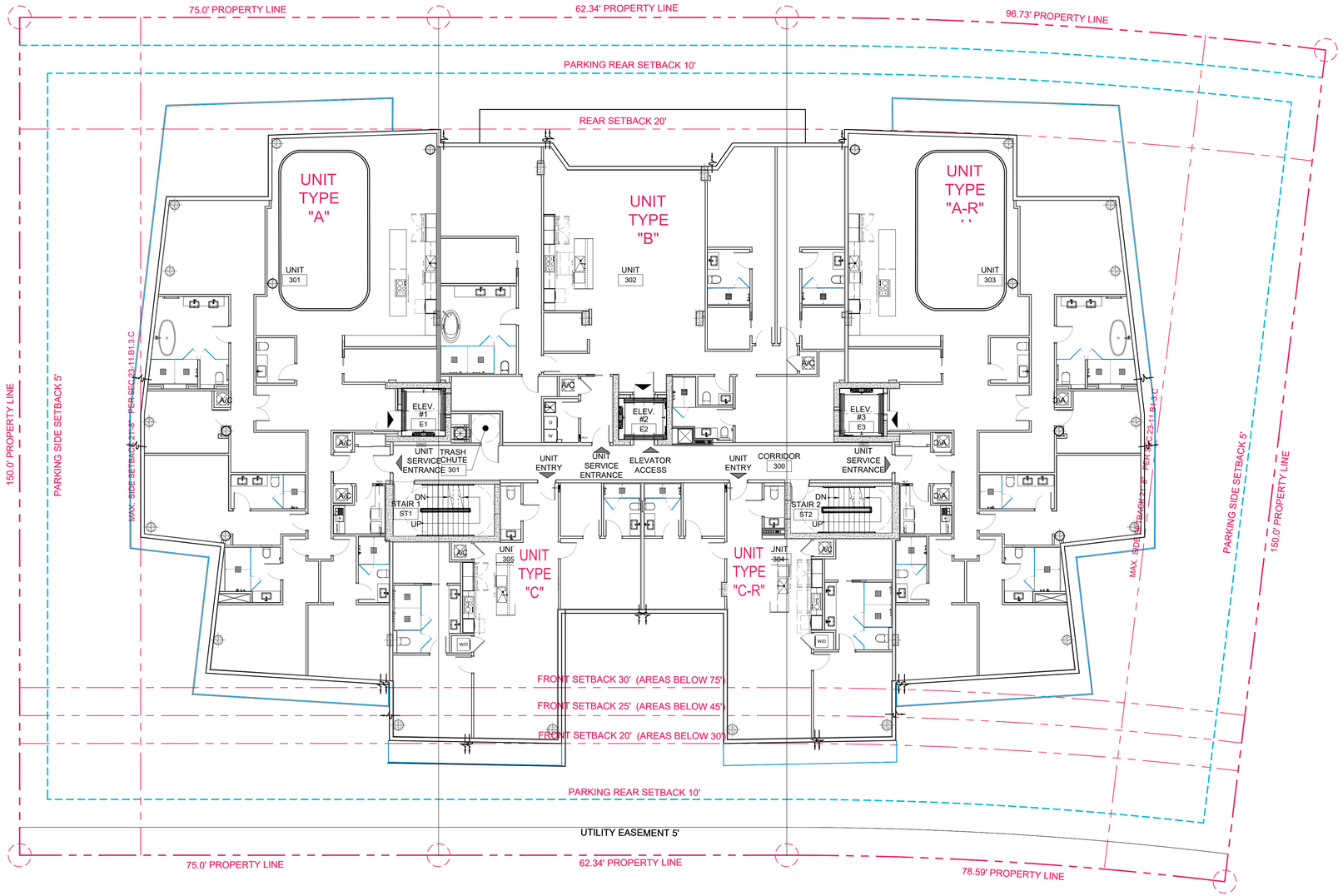
MEP ENGINEER:

ARCHITECT:
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Address: 571 NW 28th STREET
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FLOOR PLAN - LEVEL 5

Date	09-04-2025	Sheet No.	A3.04
Scale			
Project	2567		



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BAY HARBOR ISLANDS, FL 33154

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CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

MEP ENGINEER:

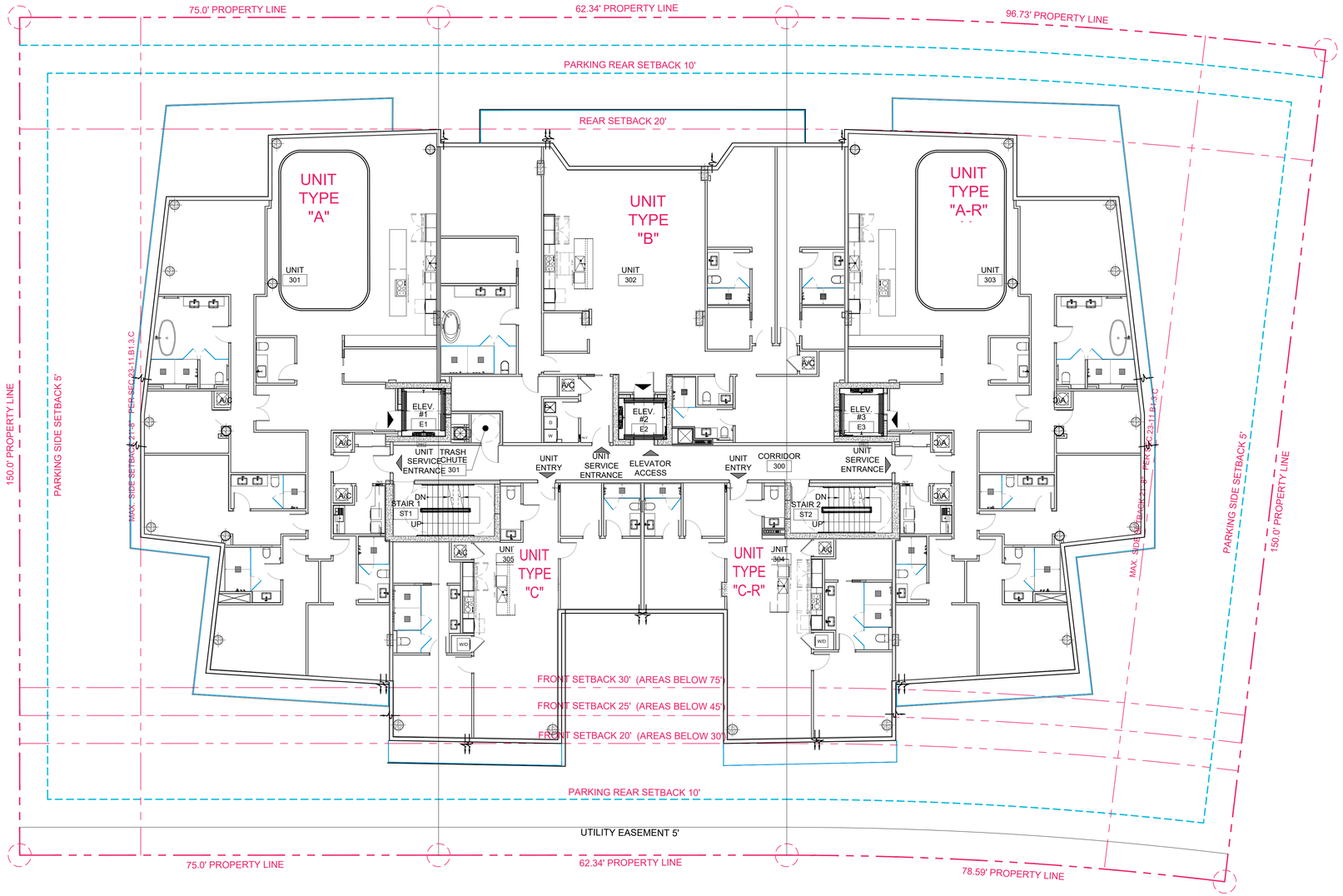
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Miami, Florida 33137 USA
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Lic. # AR0012578

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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9301-9291 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

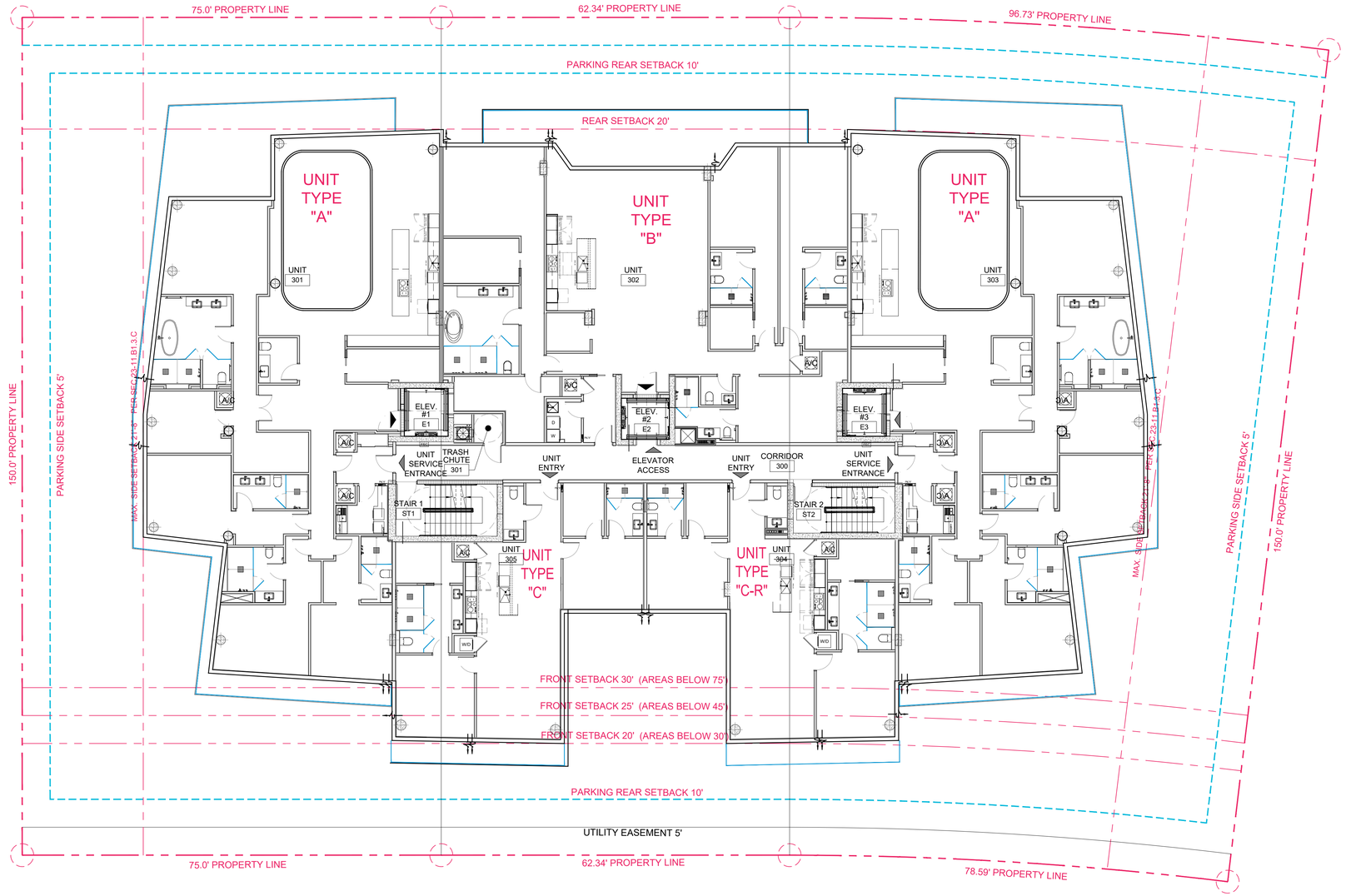
MEP ENGINEER:

ARCHITECT:
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Address: 571 NW 28th STREET
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	
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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:

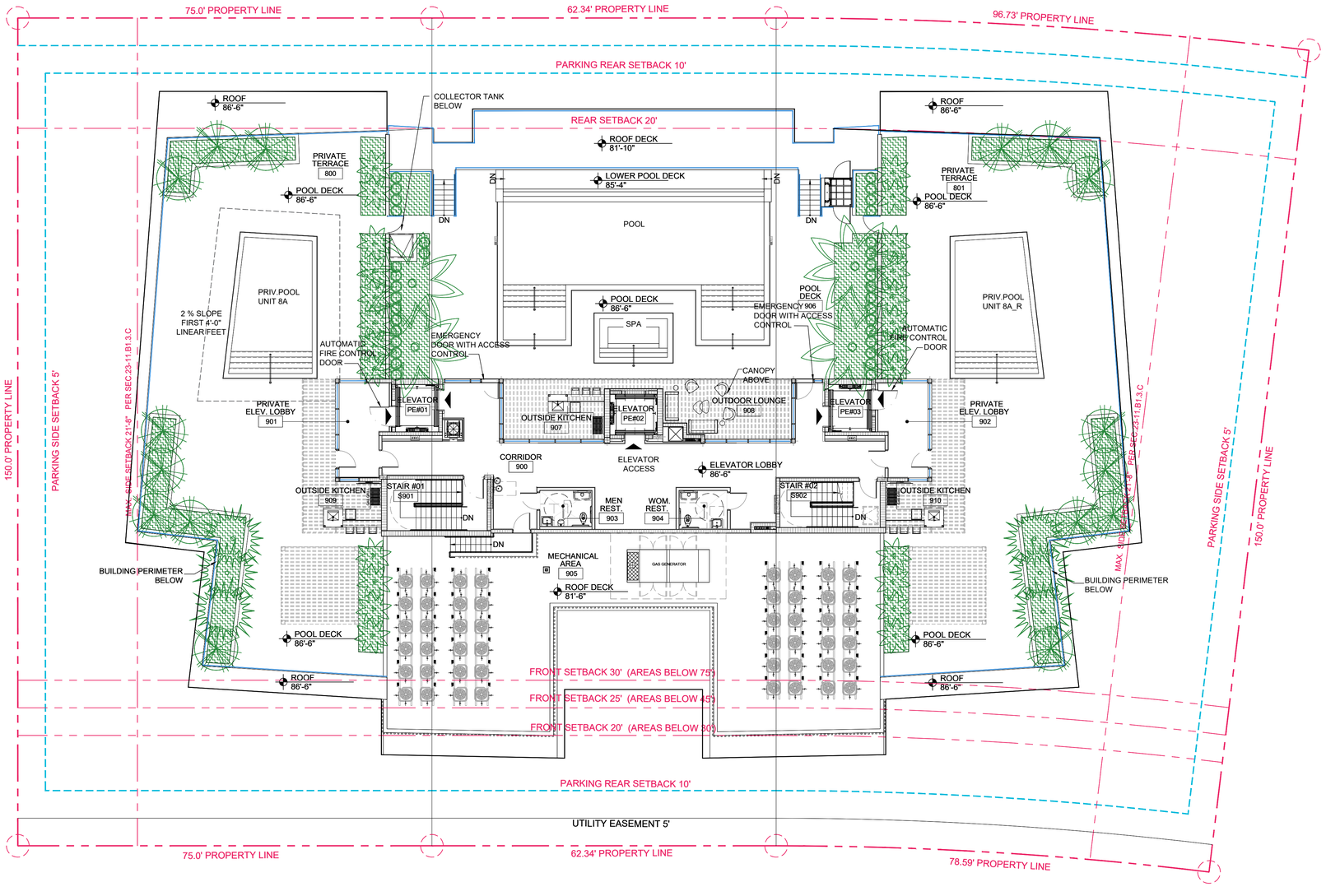
MEP ENGINEER:

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

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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"

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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:

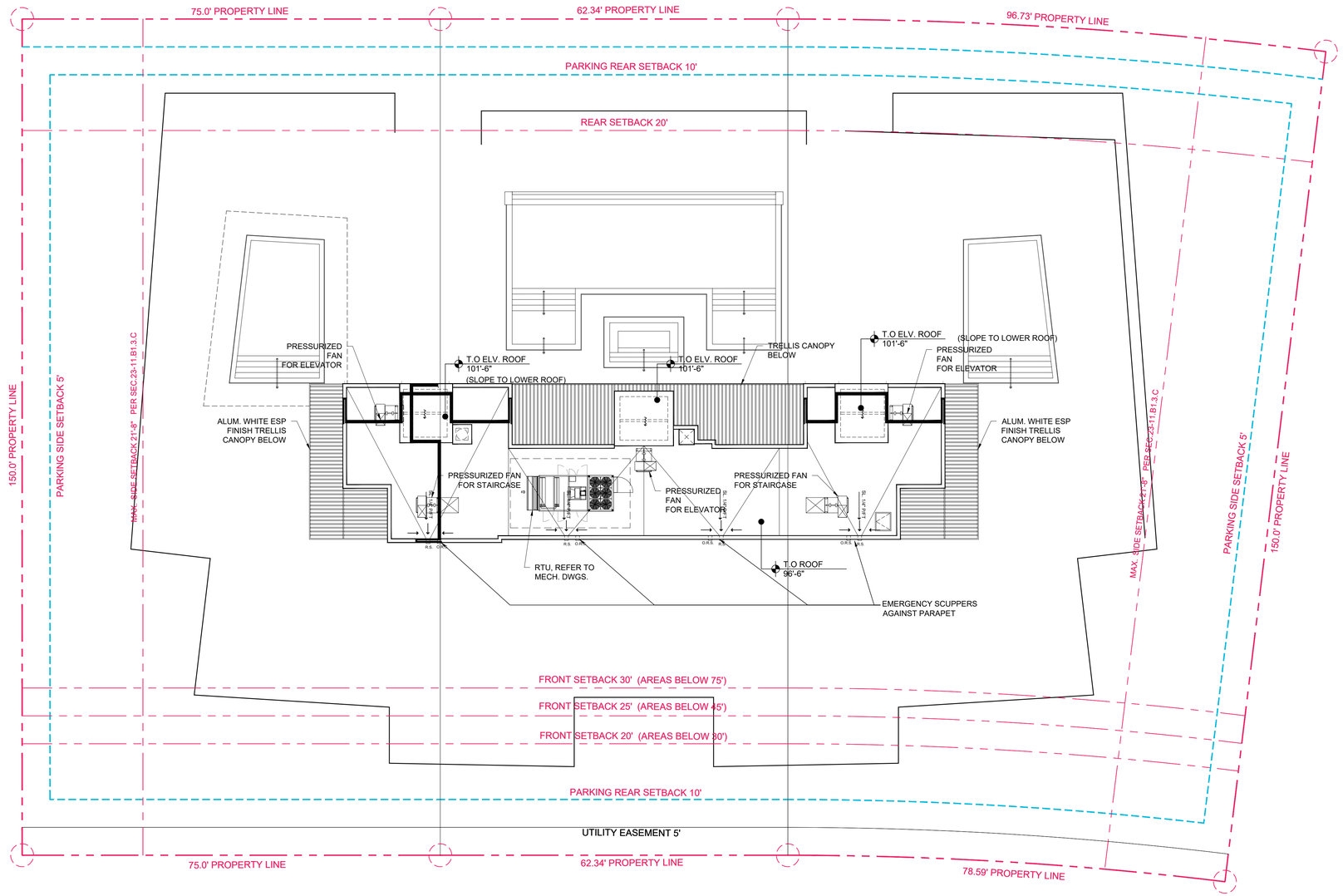
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Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

KOBI KARP
Lic. # AR0012578

ROOF PLAN

Date	09-04-2025	Sheet No.	A3.08
Scale			
Project	2567		



1 LEVEL-10 - UPPER ROOF

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

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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 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

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

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)

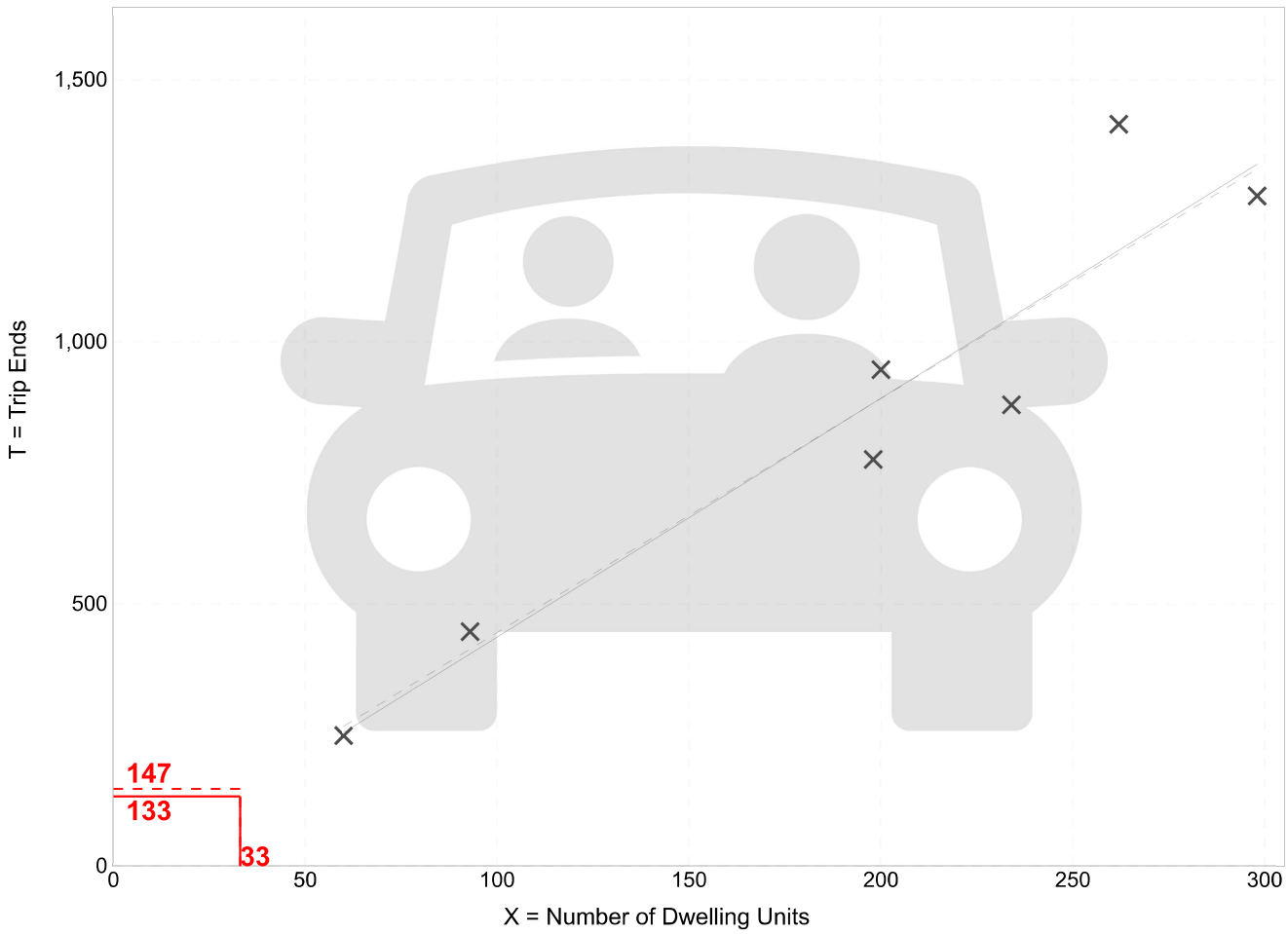
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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

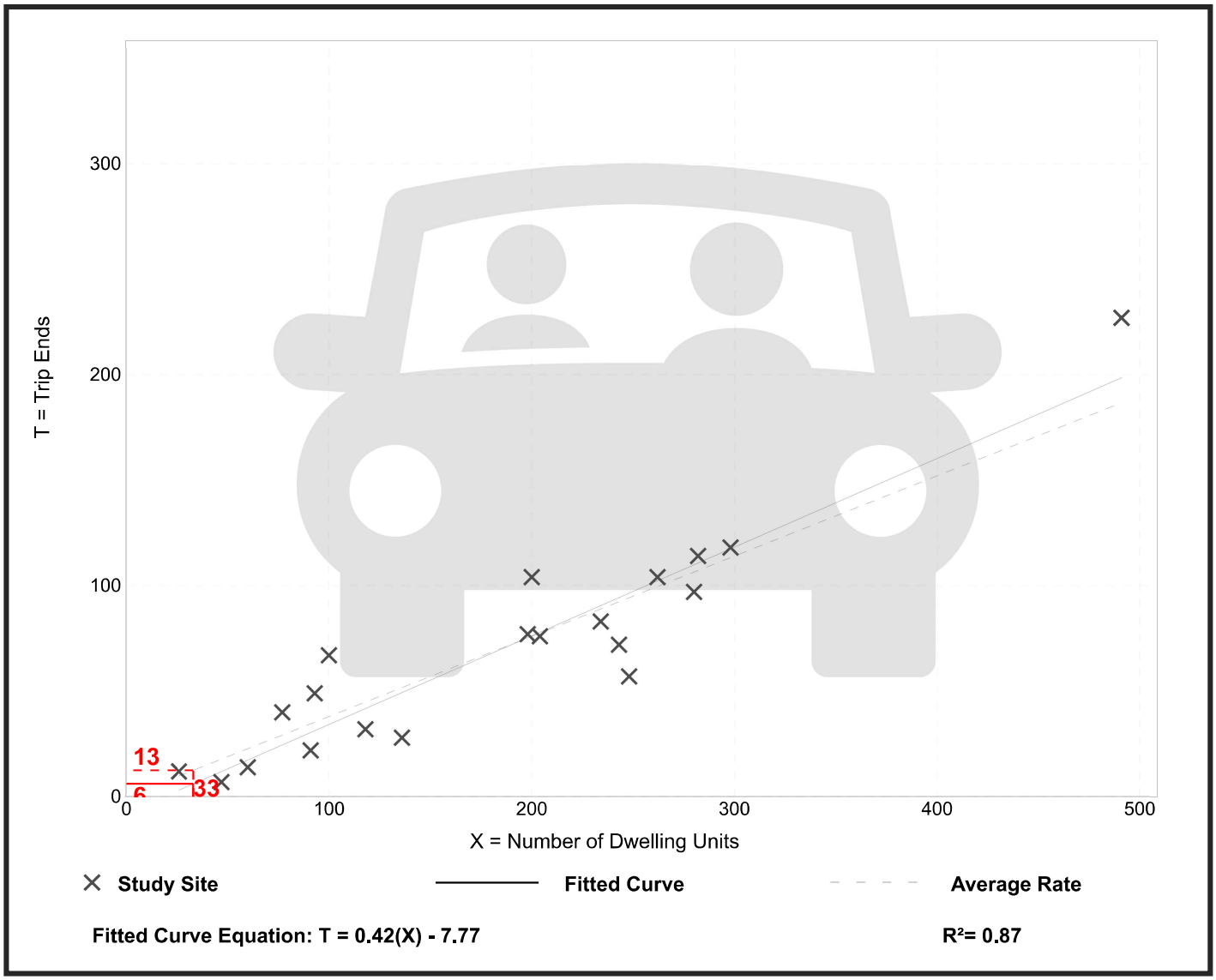
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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



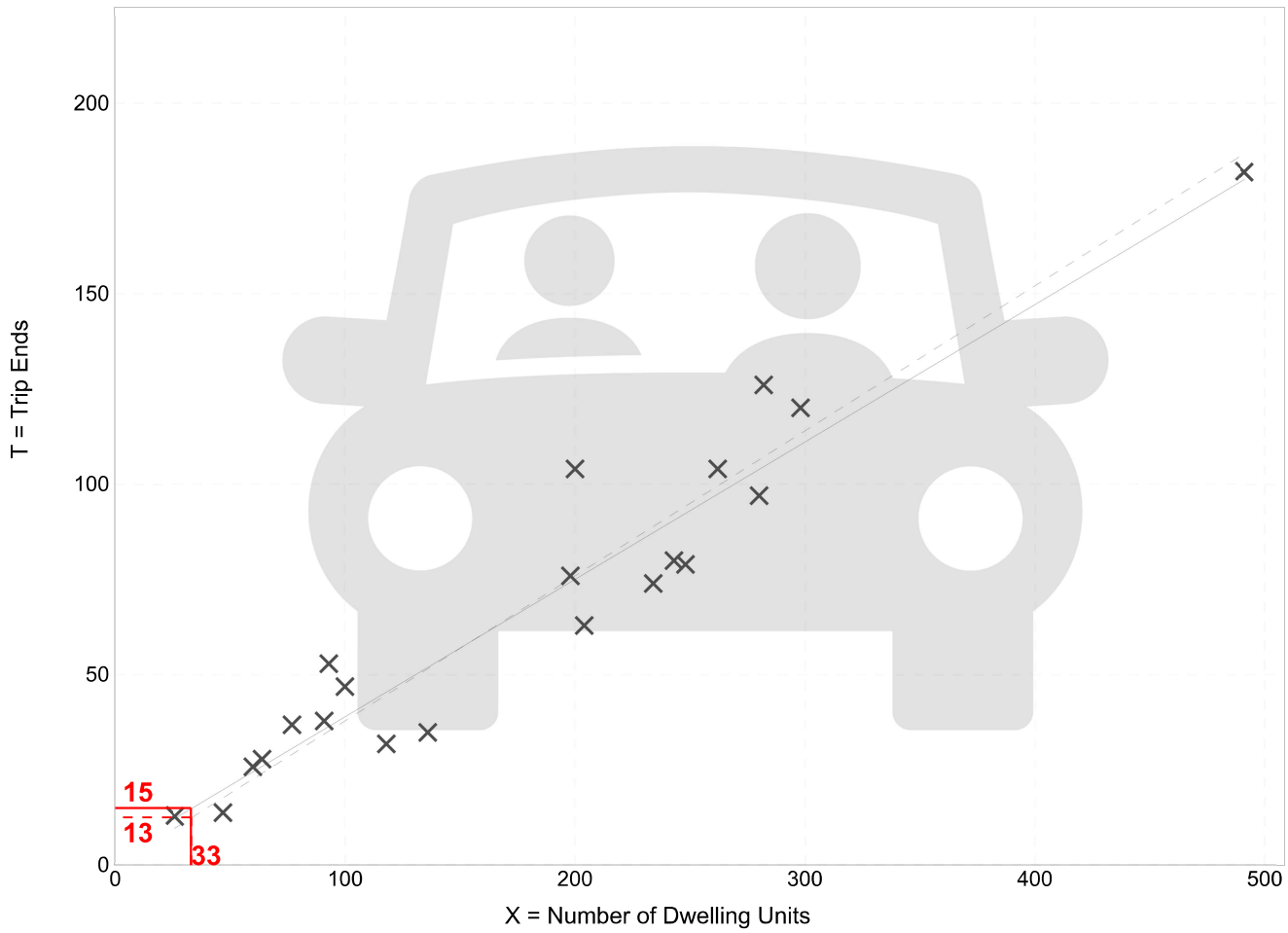
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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 SUBMISSION
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
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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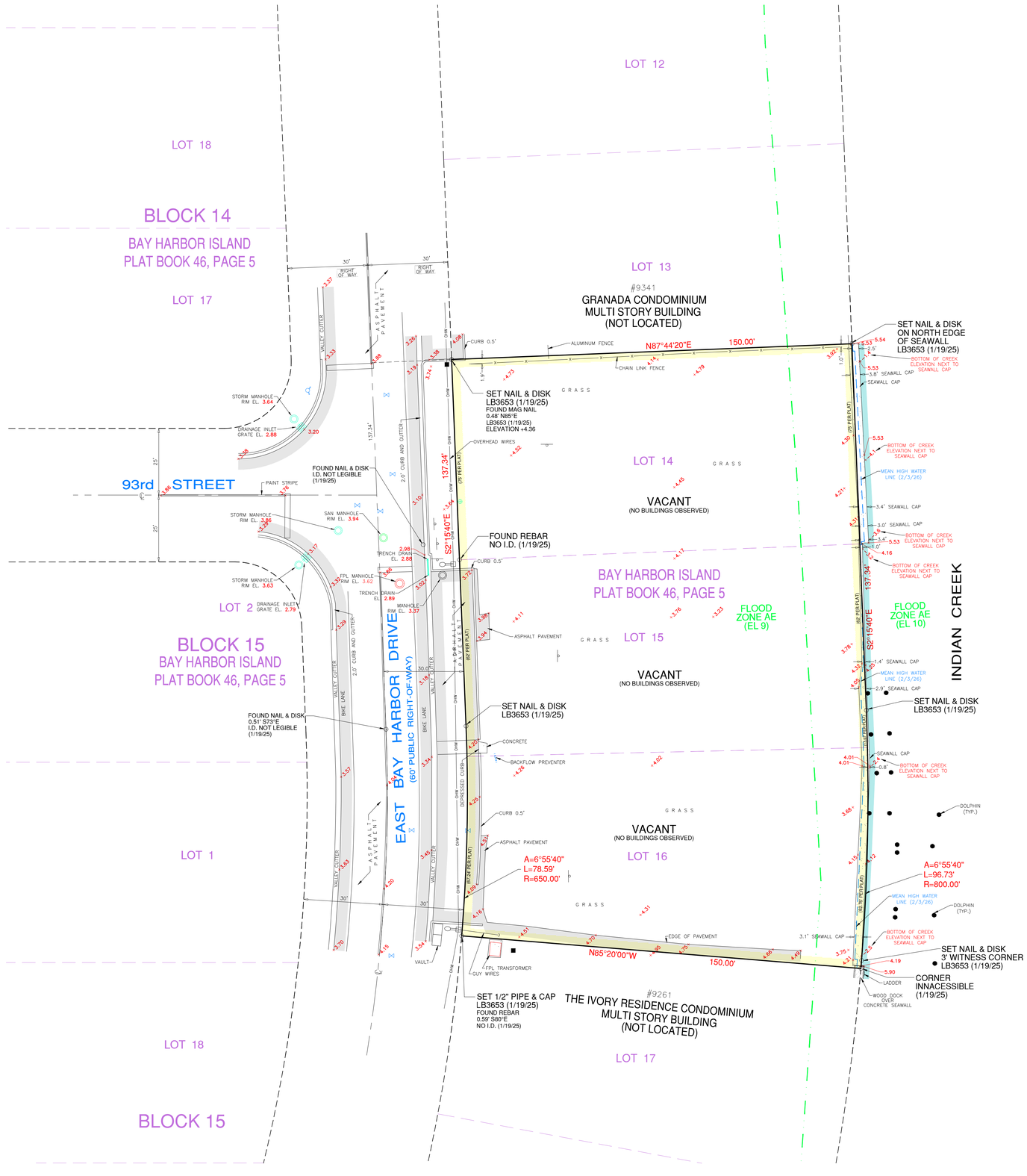
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

COVER

Date	11-26-2025	Sheet No.	A0.00
Scale			
Project	2567		



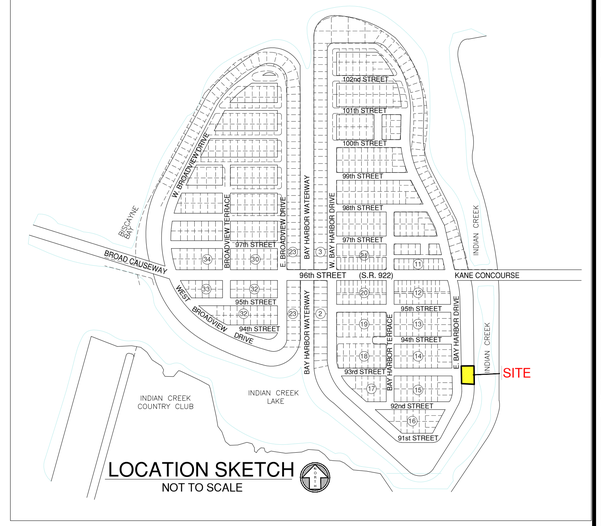


GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

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LOCATION SKETCH
NOT TO SCALE

LEGEND

= CATCH BASIN	—OHW— = OVERHEAD UTILITY WIRE
= CATCH BASIN INLET	—x— = CHAIN LINK FENCE
= MANHOLE	= LIMITED ACCESS RIGHT-OF-WAY LINE
= LIGHT POLE	= 0.5' CURB
= WATER METER	= 2.00' CURB & GUTTER
= WATER VALVE	= WALL
= UTILITY POLE	EL. = ELEVATION
= RISER	INV. = INVERT
= FIRE HYDRANT	B.O.S. = BOTTOM OF STRUCTURE
= HANDHOLE	T.O.B. = TOP OF BAFFLE
= SEWER/GAS VALVE	P.B. = PLAT BOOK PG. = PAGE
= CLEANOUT	O.R.B. = OFFICIAL RECORD BOOK
= WELL	= CONCRETE
= DRAIN	= ASPHALT PAVEMENT
= GRADE ELEVATION	R/W = RIGHT-OF-WAY
= BOLLARD	℄ = CENTER LINE
SAN = SANITARY	—ID— = SIGN
	I.D. = IDENTIFICATION

LEGAL DESCRIPTION:

PARCEL 1:

Lot 14, Block 1, Bay Harbor Island, according to the map or plat thereof as recorded in Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida.

And

Lots 15 and 16, Block 1, Bay Harbor Island, according to the map or plat thereof as recorded in Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 35, Township 52 South, Range 42 East, Town of Bay Harbor Islands, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were not abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S02°15'30"W for the East Right of Way line of East Bay Harbor Drive.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. R-243, Elevation +6.61 Located in February 2015 at 96th Street and East Broadview Drive.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 9 & 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0144L, for Community No. 120637 (Town of Bay Harbor Islands), dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 33,750 square feet, or 0.775 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- This is not a Mean High Water Survey. A Mean High Water Survey may be required to determine the interest, if any, that the State of Florida may have in submerged lands bordering the subjected property.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on August 16, 2021, and last updated as a "Final As-Built Survey on November 12, 2025, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Professional Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

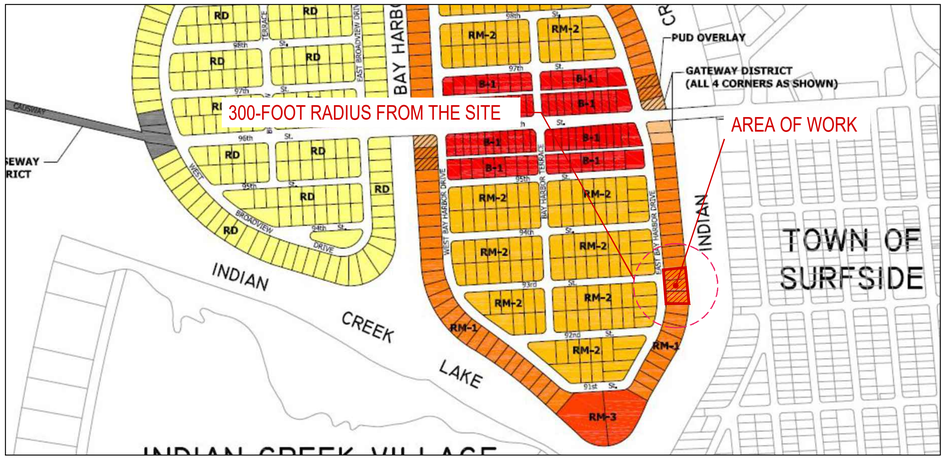
No.	O.N.	Revision Description	
1	260037	LOCATE MEAN HIGH WATER LINE & GRADES AT BOTTOM OF CREEK (2/3/26) PP	GEM

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

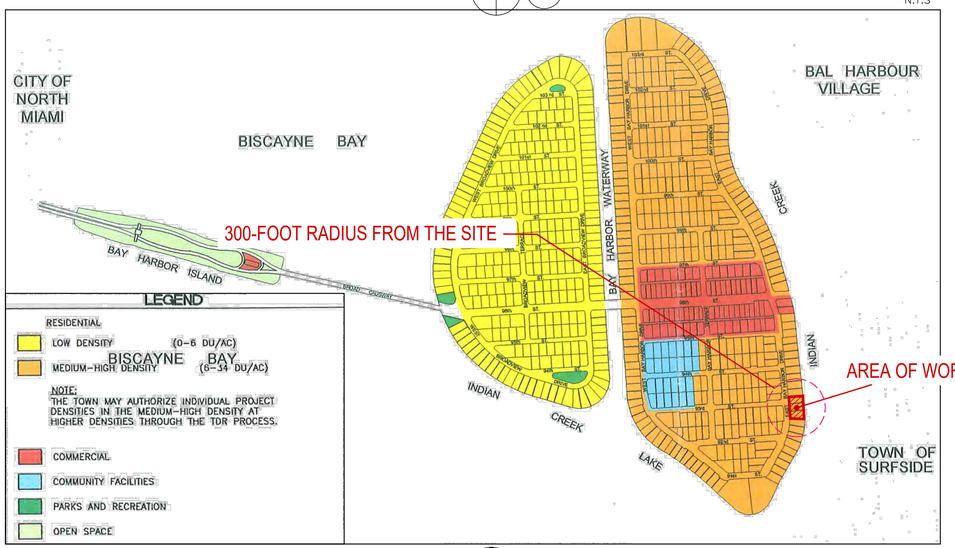
9291-9301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE, FLORIDA

Original Date	1/19/26
Scale	1" = 20'
Drawn By	DF3
CAD No.	210611
Plotted	2/20/26 6:31p
Ref. Dwg.	2021-089-1
Field Book	660/65, 671/62
Job No.	250800
Dwg. No.	2025-093
Sheet	1 of 1



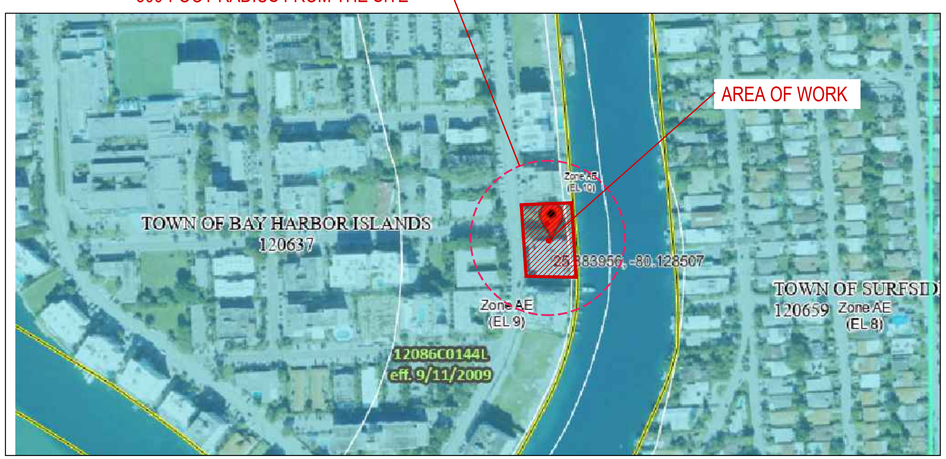
1 ZONING DESIGNATION MAP

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 *DFE (DESIGN FLOOD ELEVATION) = BFE (BASE FLOOD ELEVATION) +1 = 9'+1' = 10' NGVD	75 FT ABOVE DFE
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.	-	-	-	-

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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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

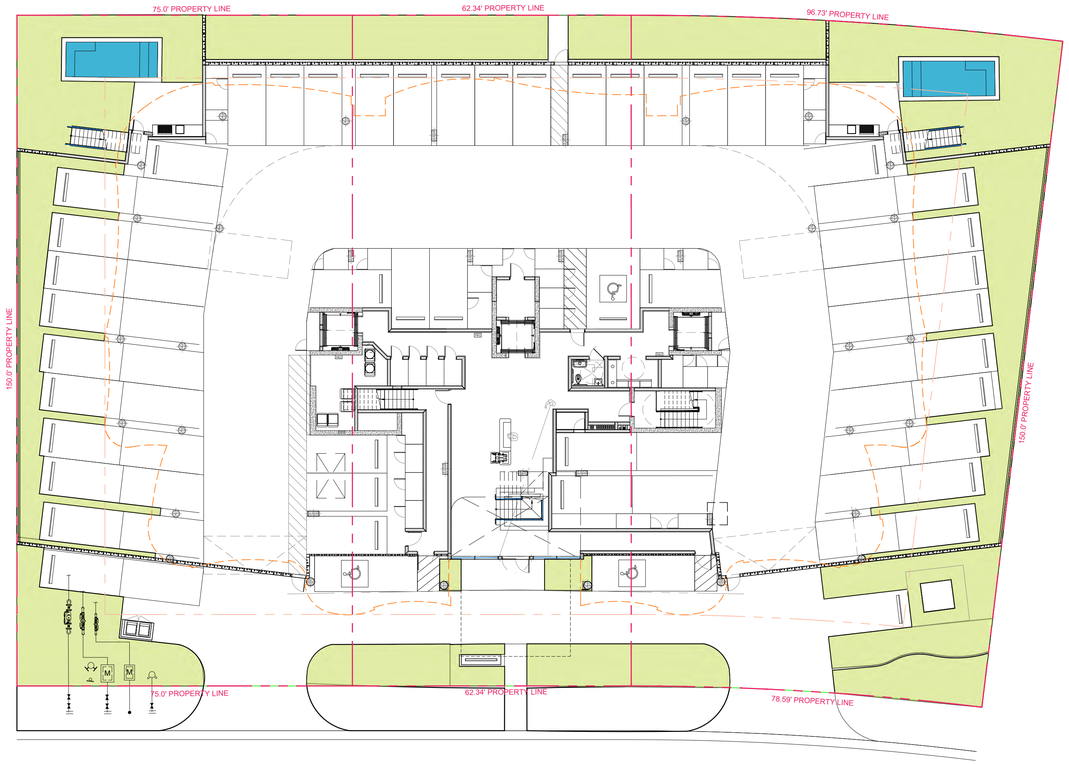
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA — KOBI KARP — AR0012578 — REGISTERED ARCHITECT

KOBI KARP

ZONING & PROJECT DATA

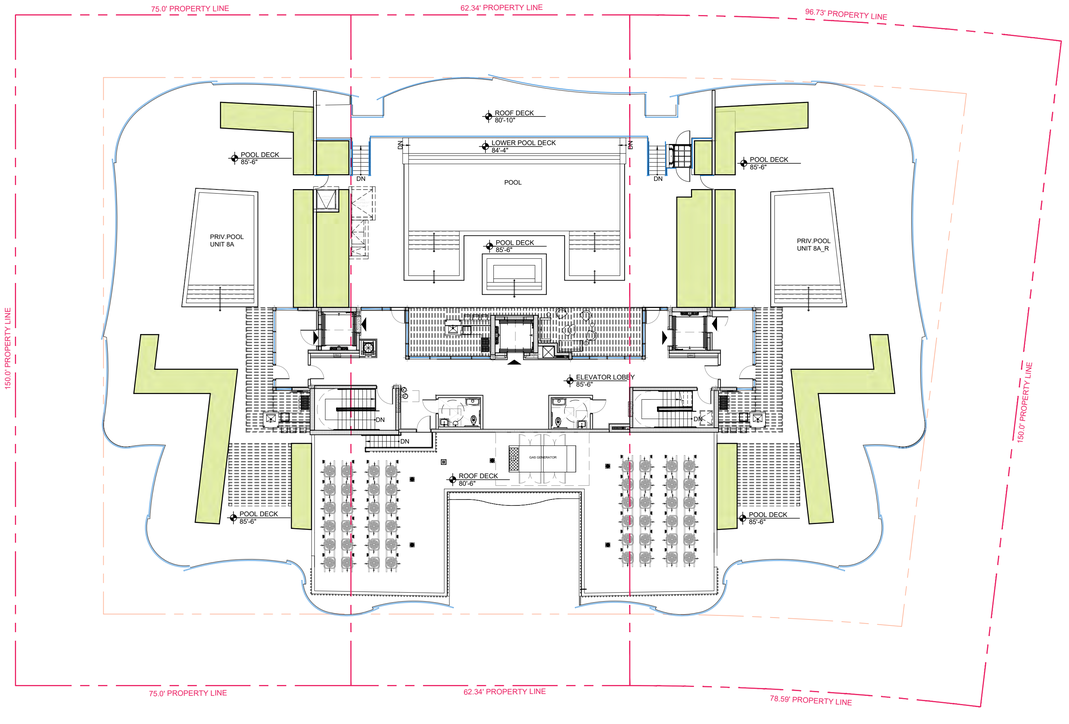
Date	11-26-2025	Sheet No.	A1.00
Scale			
Project	2567		



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

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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
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Tel: 951-564-5016

STRUCTURAL ENGINEER:

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MEP ENGINEER:

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Tel: 305-828-0644

ARCHITECT:

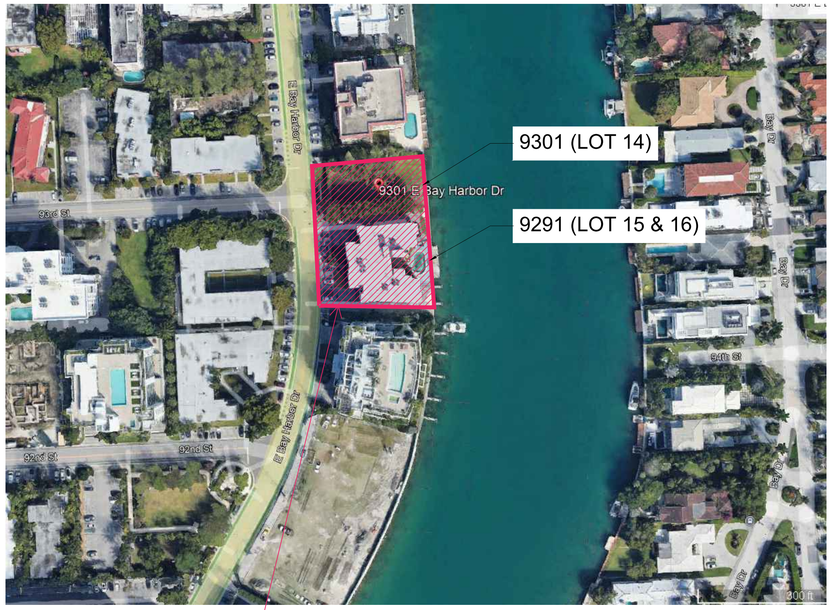
Name: Kobi Karp Architecture and Interior Design, Inc.
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K O B I
K A R P

OPEN AREA CALCULATION

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Project	2567		



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
Biscayne Bay
Bay Dr
Bay Rd
Bay Ct
Bay Cir
Bay Ln
Bay Crossing
Bay Harbor Islands
Bayshore Dr
Bayshore Ct
Bayshore Rd
Bayshore Crossing
Bayshore Terrace
Bayshore Terrace Ct
Bayshore Terrace Rd
Bayshore Terrace Crossing
Bayshore Terrace Dr
Bayshore Terrace Ln
Bayshore Terrace Cir
Bayshore Terrace Pl
Bayshore Terrace Way
Bayshore Terrace Trail
Bayshore Terrace Path
Bayshore Terrace Loop
Bayshore Terrace Circle
Bayshore Terrace Court
Bayshore Terrace Road
Bayshore Terrace Drive
Bayshore Terrace Lane
Bayshore Terrace Place



1 STREET VIEW
SCALE: N.T.S.



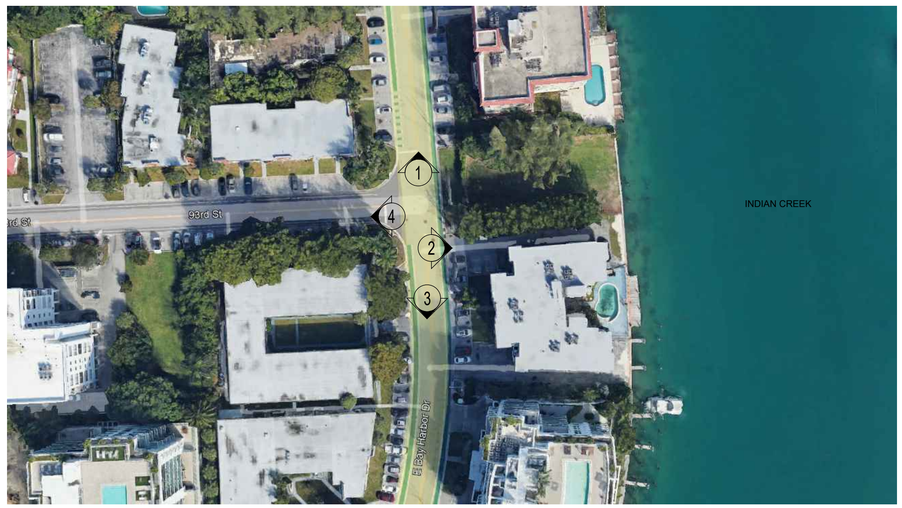
2 PROPERTY VIEW
SCALE: N.T.S.



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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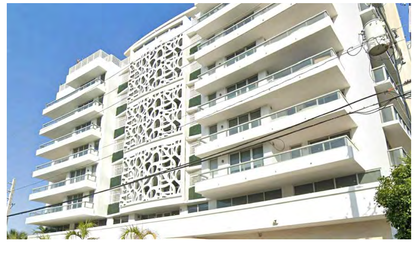
CONTEXT PHOTOS

Date	11-26-2025	Sheet No.	A1.03
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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
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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
N.T.S

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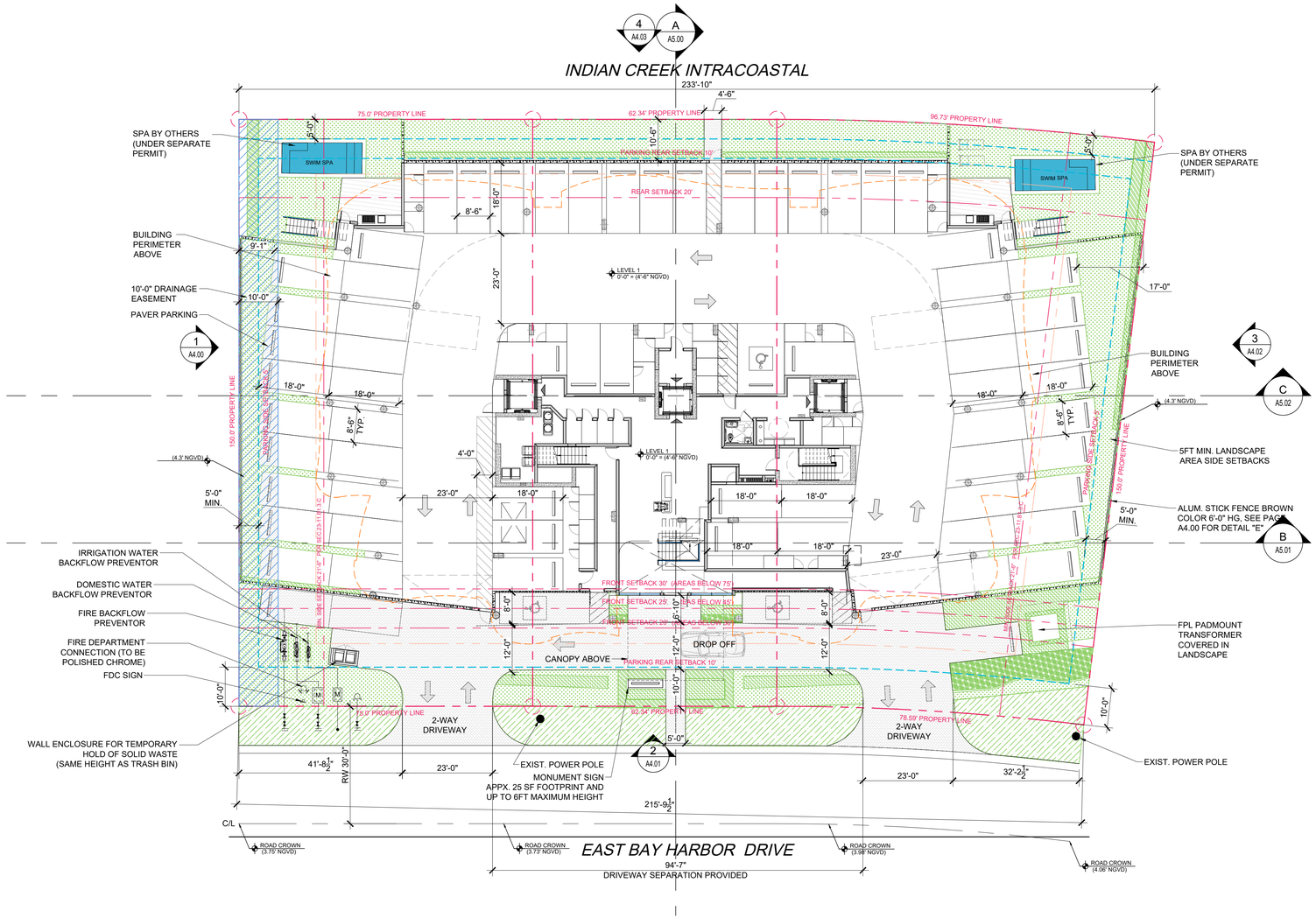
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K O B I
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RENDERING BAY VIEW

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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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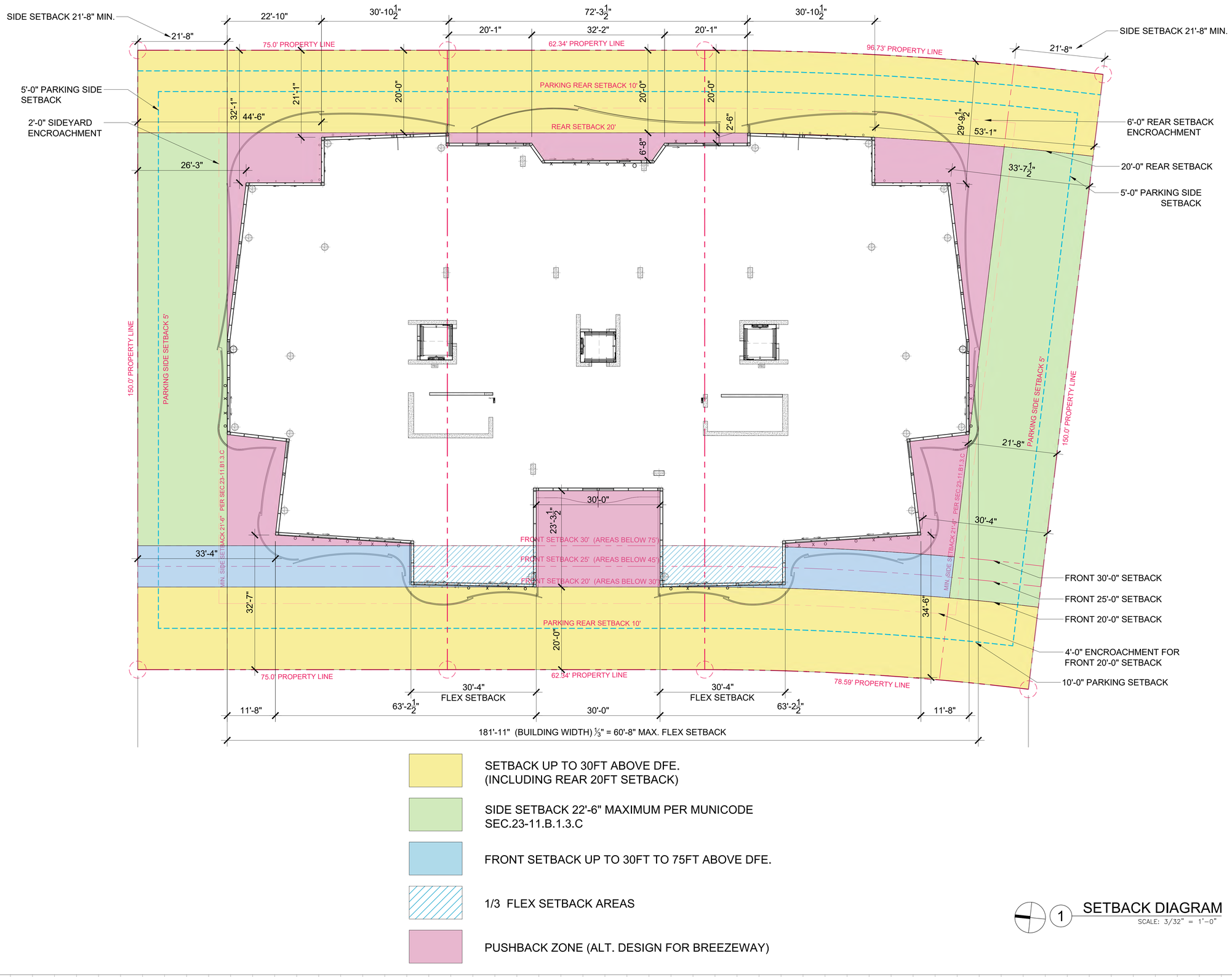
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K O B I K A R P

SITE PLAN

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

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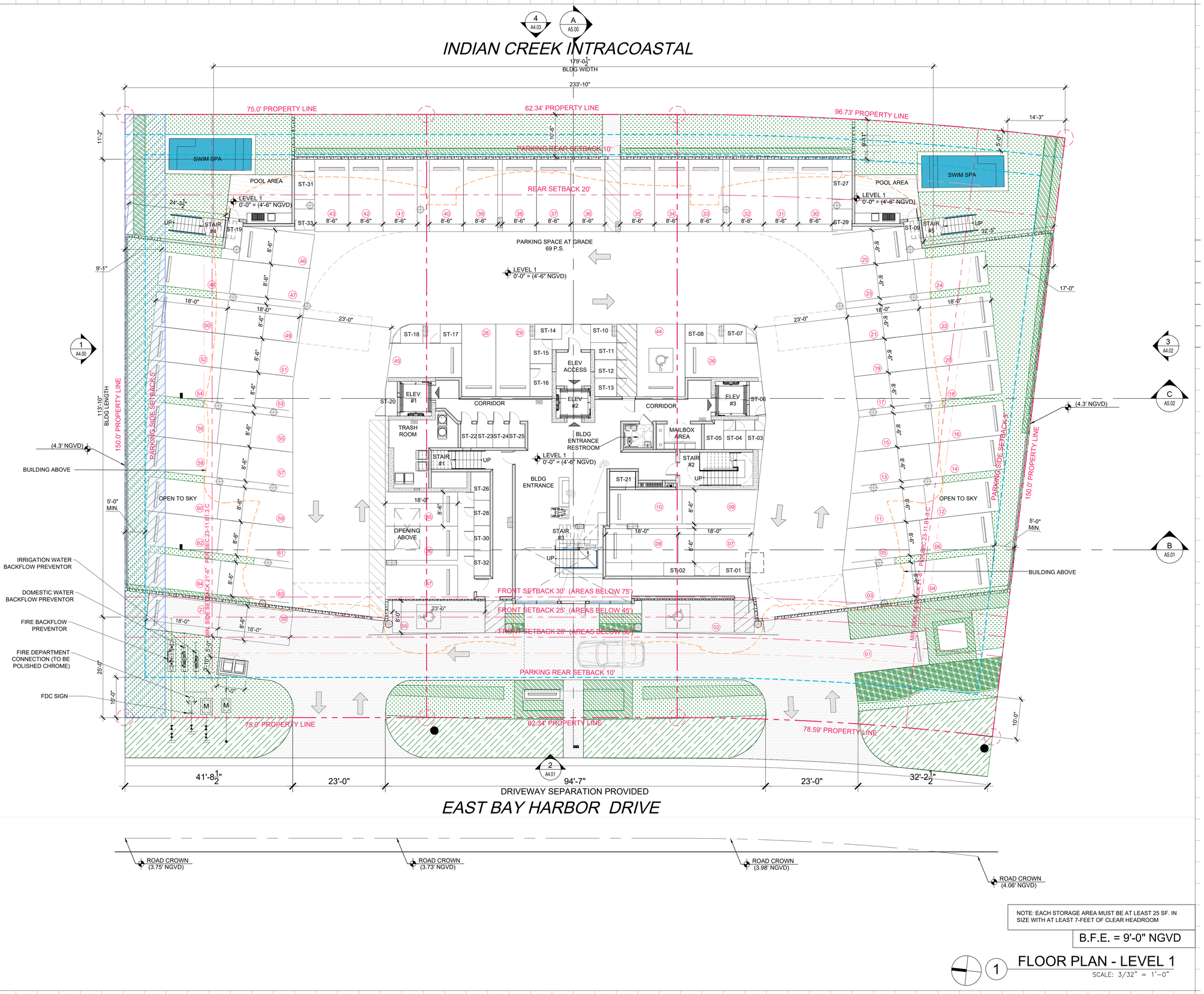
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K O B I K A R P

SITE PLAN

Date	11-26-2025	Sheet No.	A2.01
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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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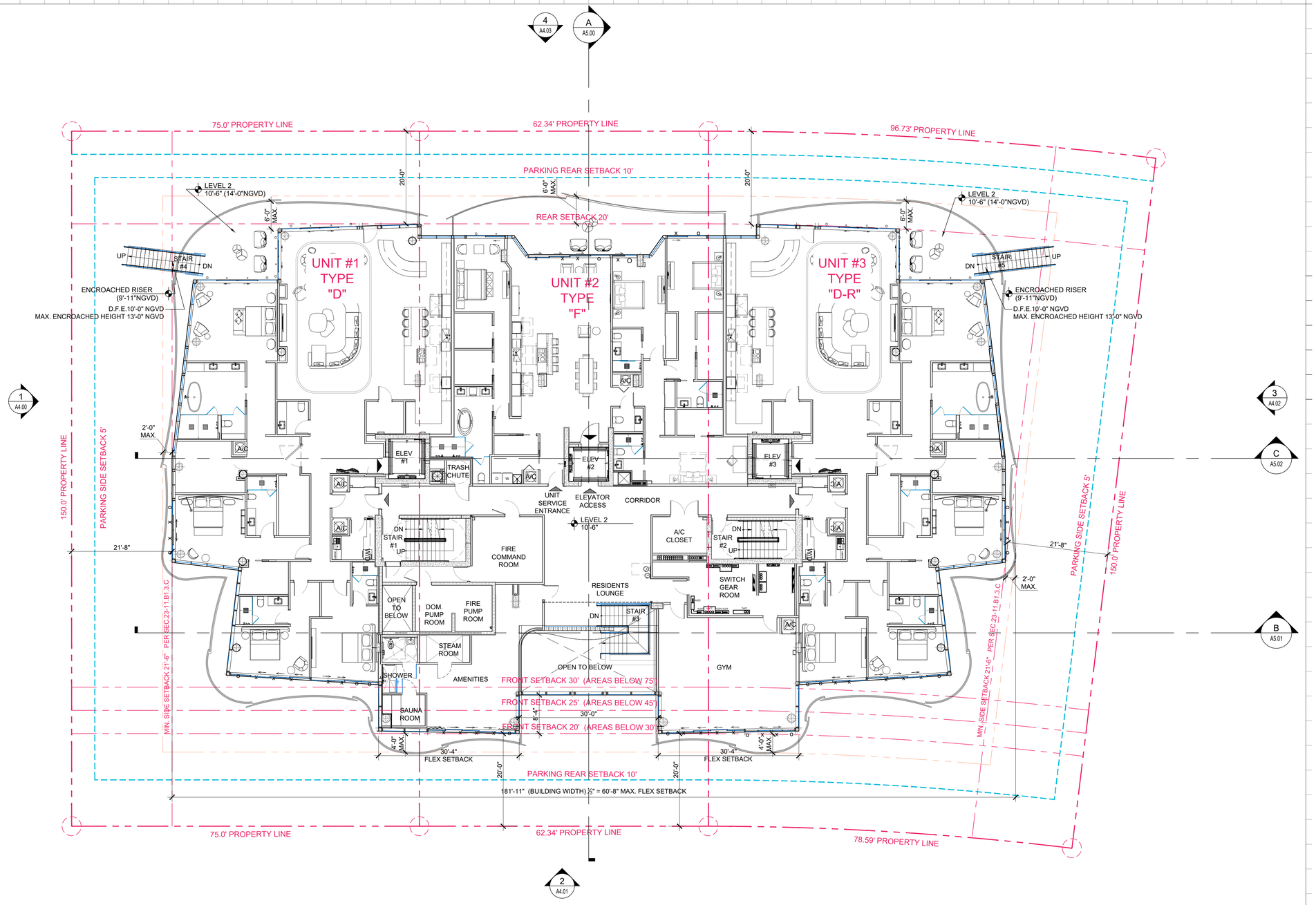
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KOBI KARP

FLOOR PLAN - LEVEL 1

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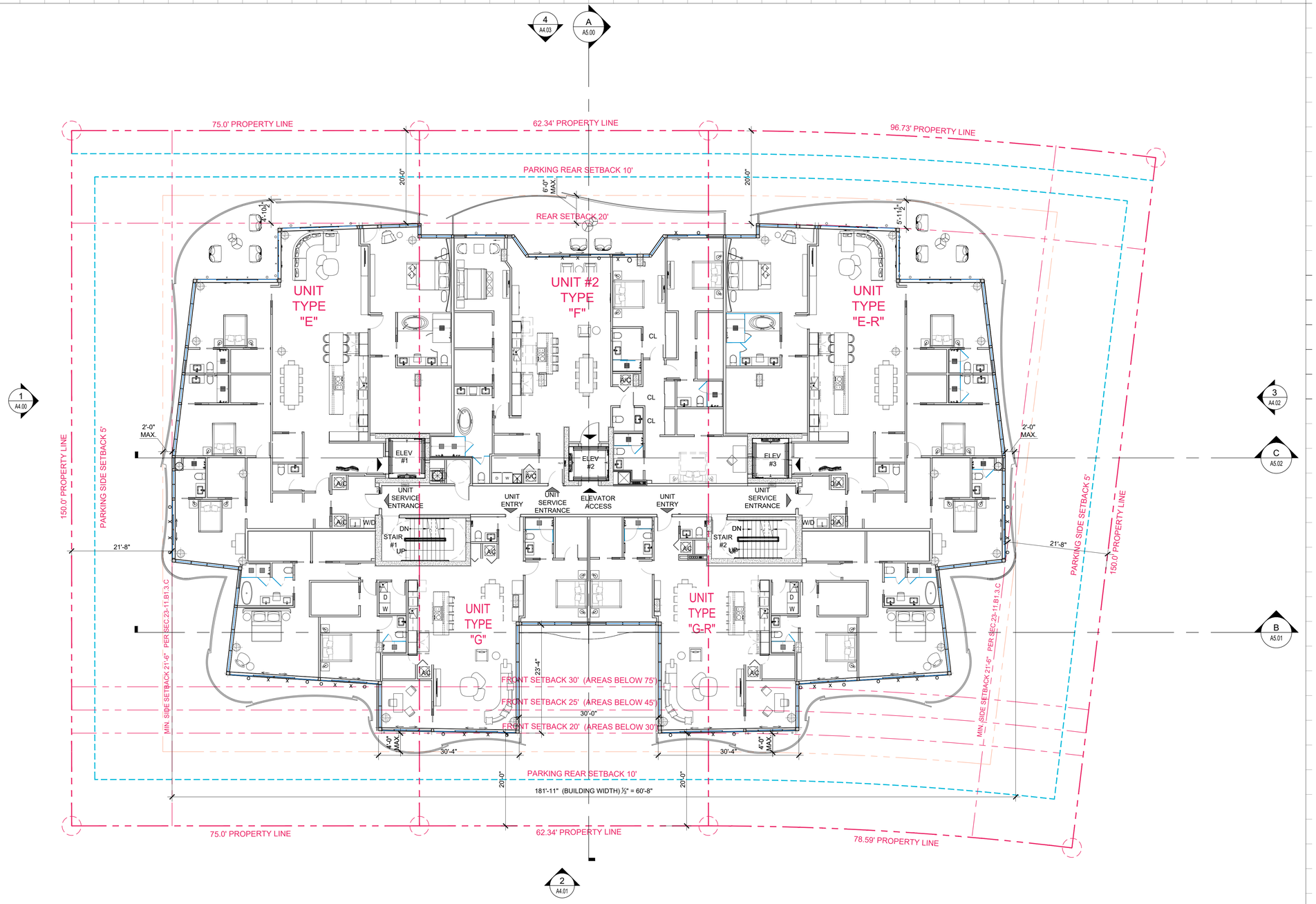
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KOBI KARP

FLOOR PLAN - LEVEL 2

Date	11-26-2025	Sheet No.	A3.01
Scale			
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	
2		10	
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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.
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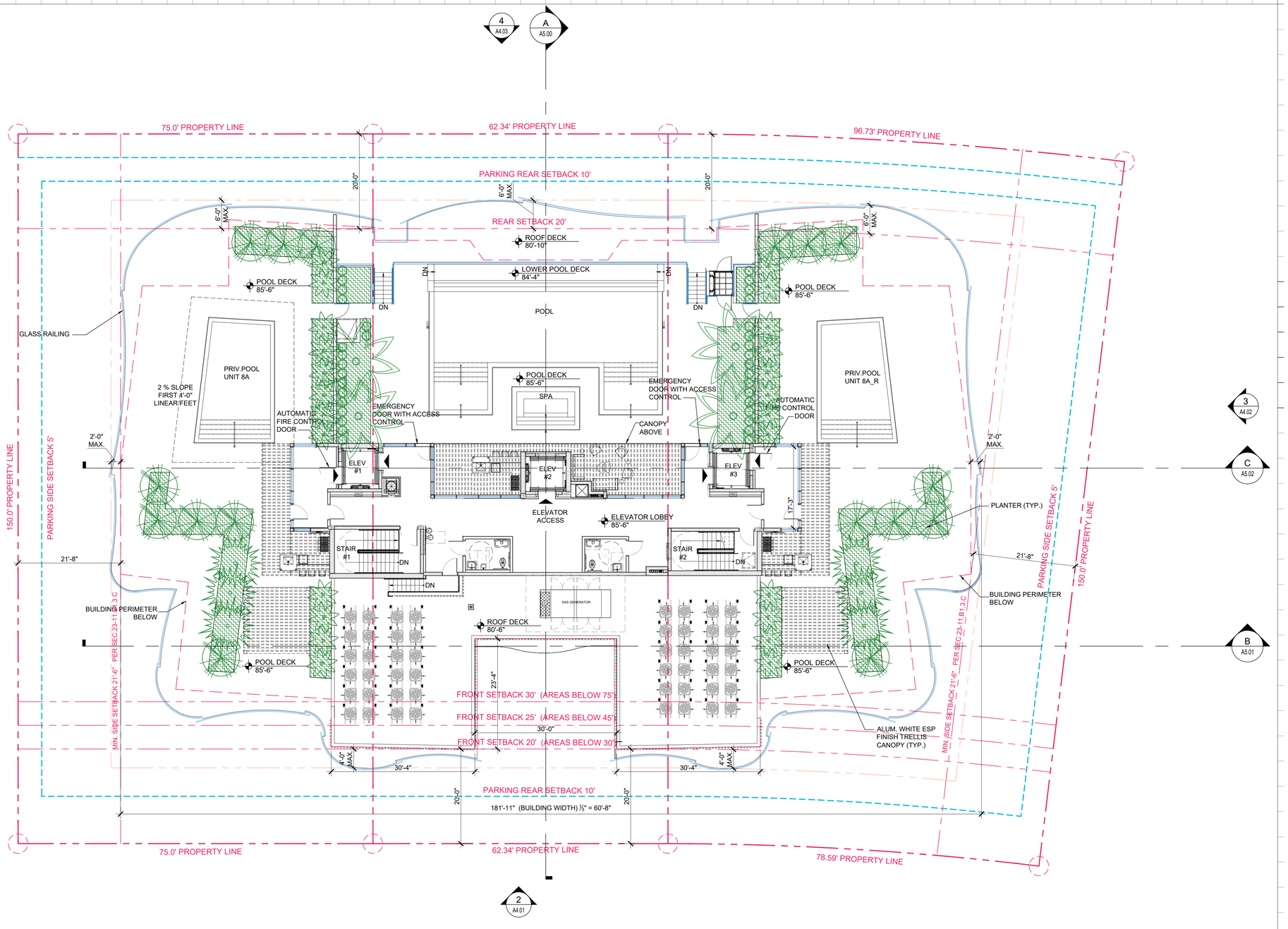
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
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K O B I K A R P

FLOOR PLAN - LEVEL 3-8

Date	11-26-2025	Sheet No.	A3.02
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Project	2567		



1 ROOF DECK LEVEL 9 - FLOOR PLAN

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

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2		10	
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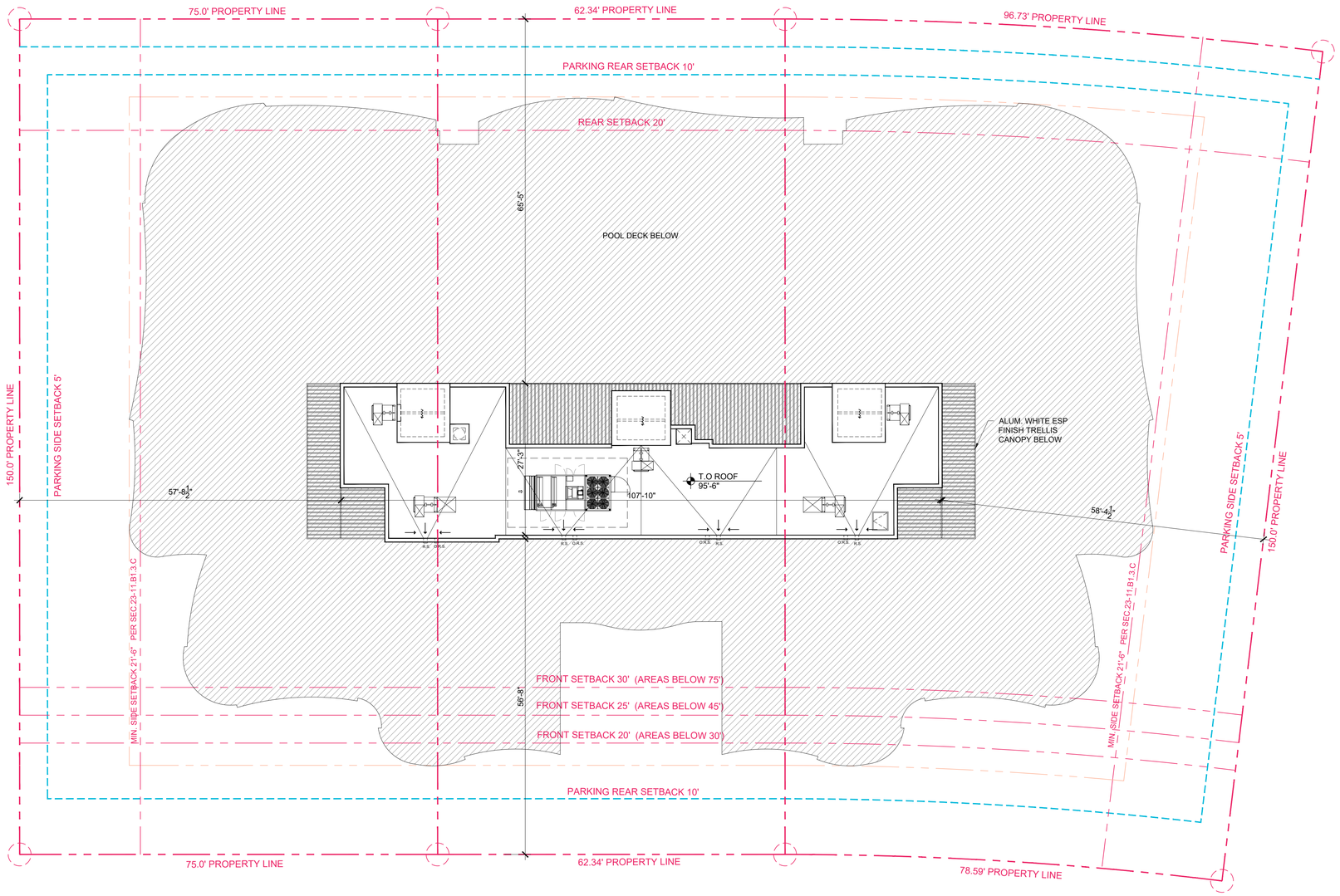
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KOBI KARP

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"

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K O B I K A R P

LEVEL-10 - UPPER ROOF

Date	11-26-2025	Sheet No.	A3.04
Scale			
Project	2567		





A IMPACT RESISTANT GLASS
COLOR: BRONZE



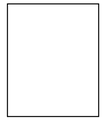
B RAILING
COLOR: CLEAR



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

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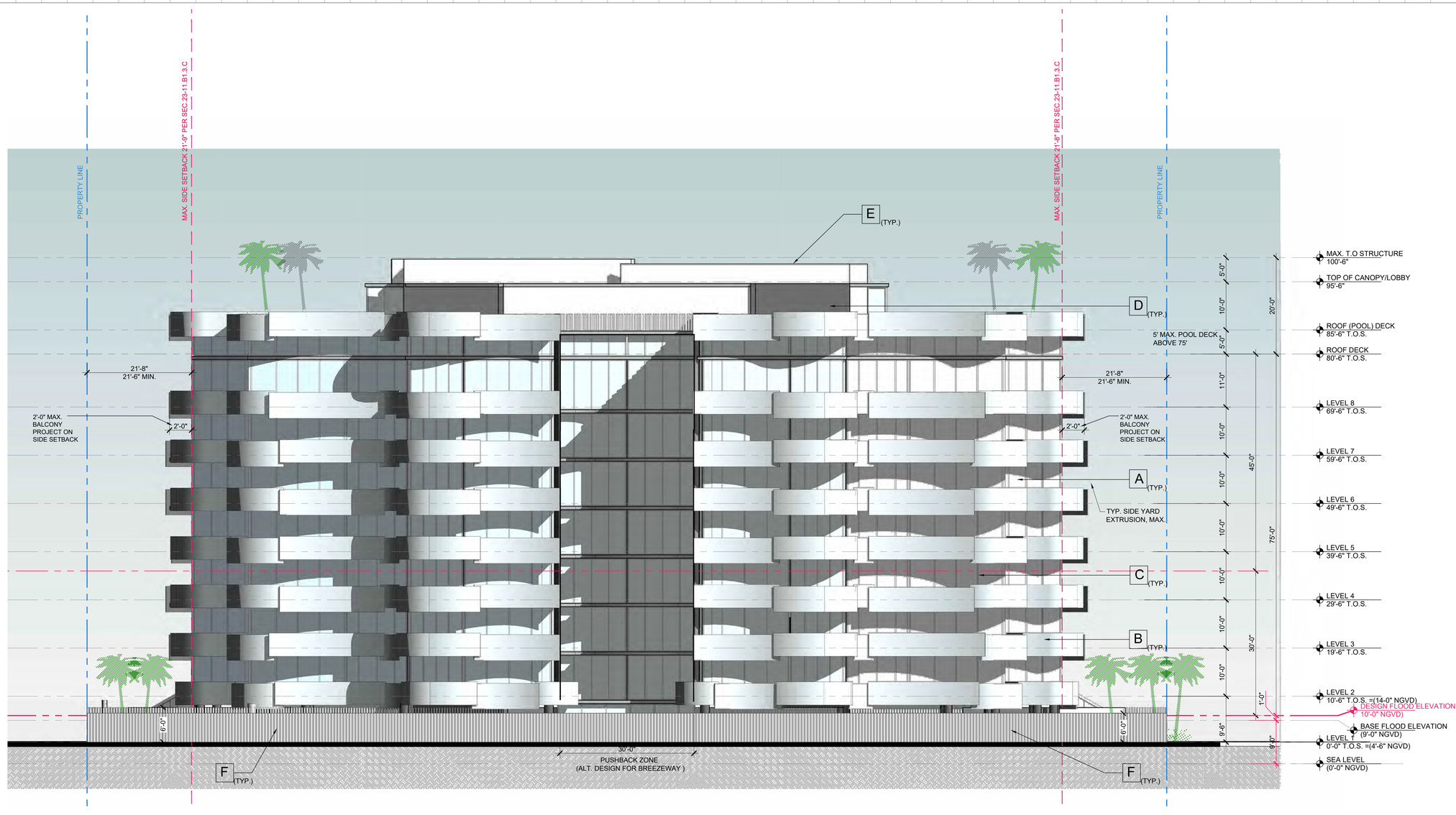
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K O B I K A R P

NORTH ELEVATION

Date	11-26-2025	Sheet No.	A4.00
Scale			
Project	2567		





A IMPACT RESISTANT GLASS
COLOR: BRONZE



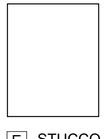
B RAILING
COLOR: CLEAR



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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ARCHITECT:

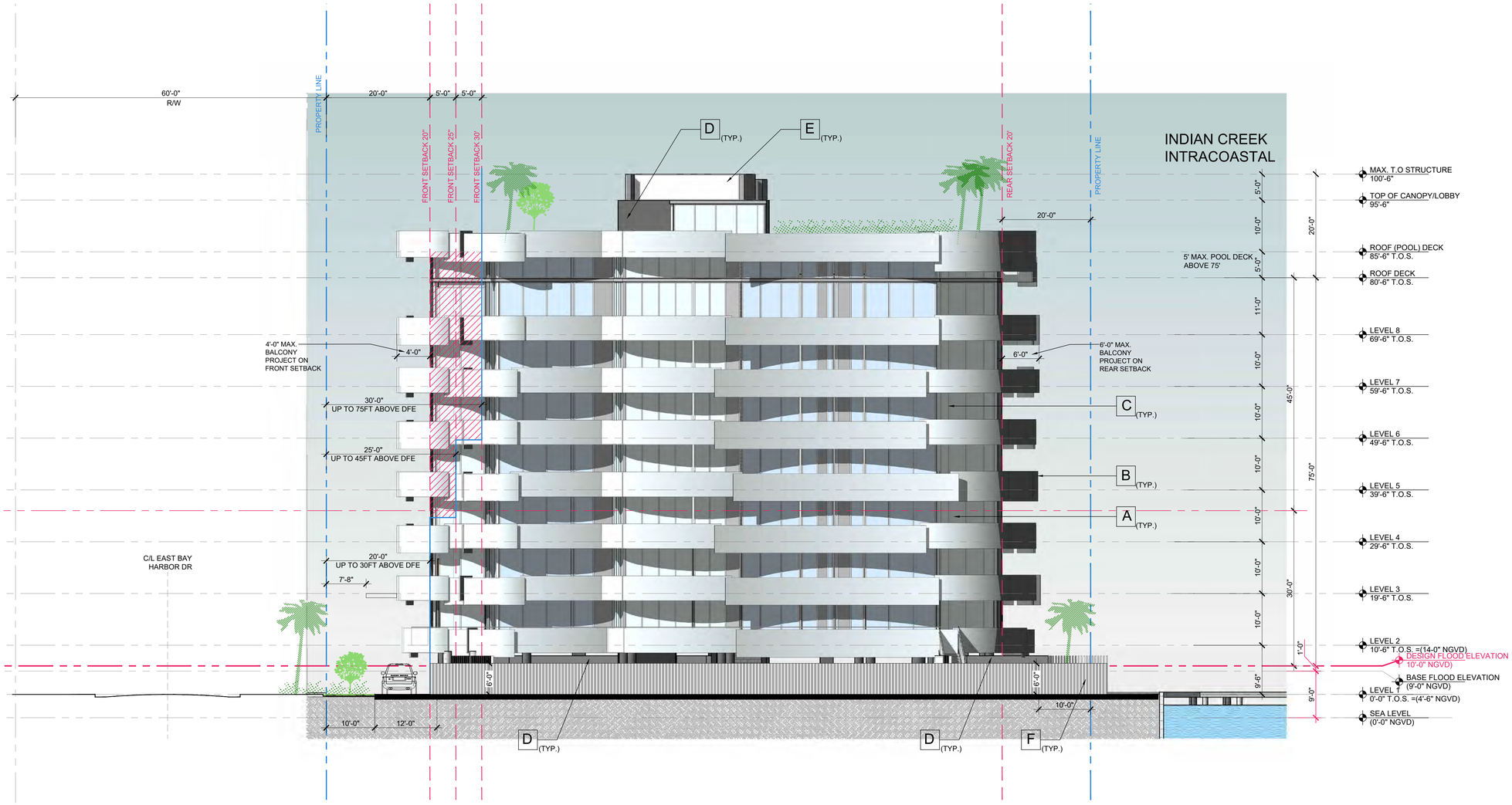
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K O B I
K A R P

WEST ELEVATION

Date	11-26-2025	Sheet No.	A4.01
Scale			
Project	2567		





A IMPACT RESISTANT GLASS
COLOR: BRONZE



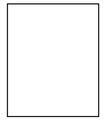
B RAILING
COLOR: CLEAR



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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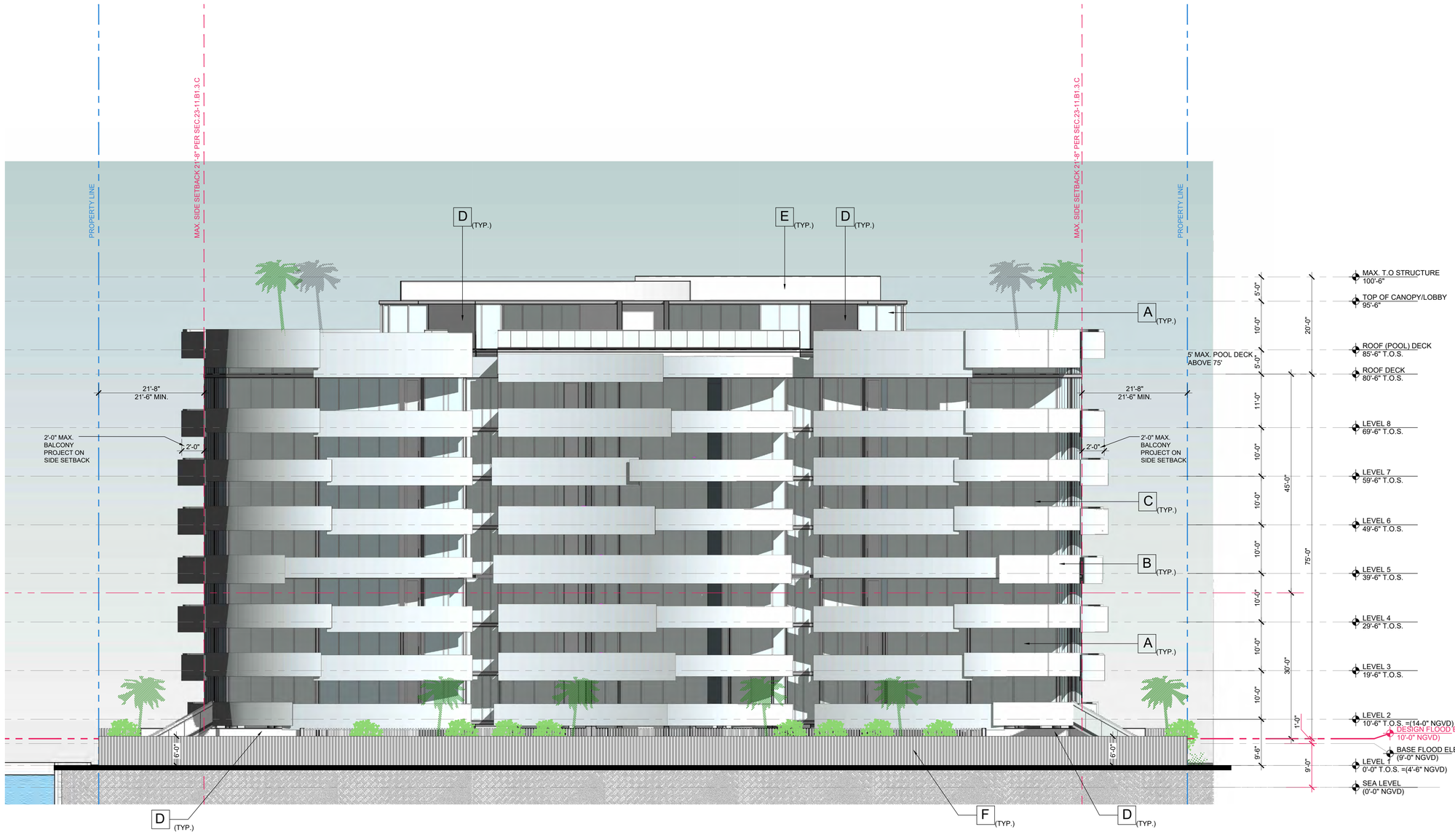
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KOBI KARP

SOUTH ELEVATION

Date	11-26-2025	Sheet No.	A4.02
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Project	2567		





A IMPACT RESISTANT GLASS
COLOR: BRONZE



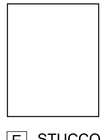
B RAILING
COLOR: CLEAR



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

Rev.	Date	Rev.	Date
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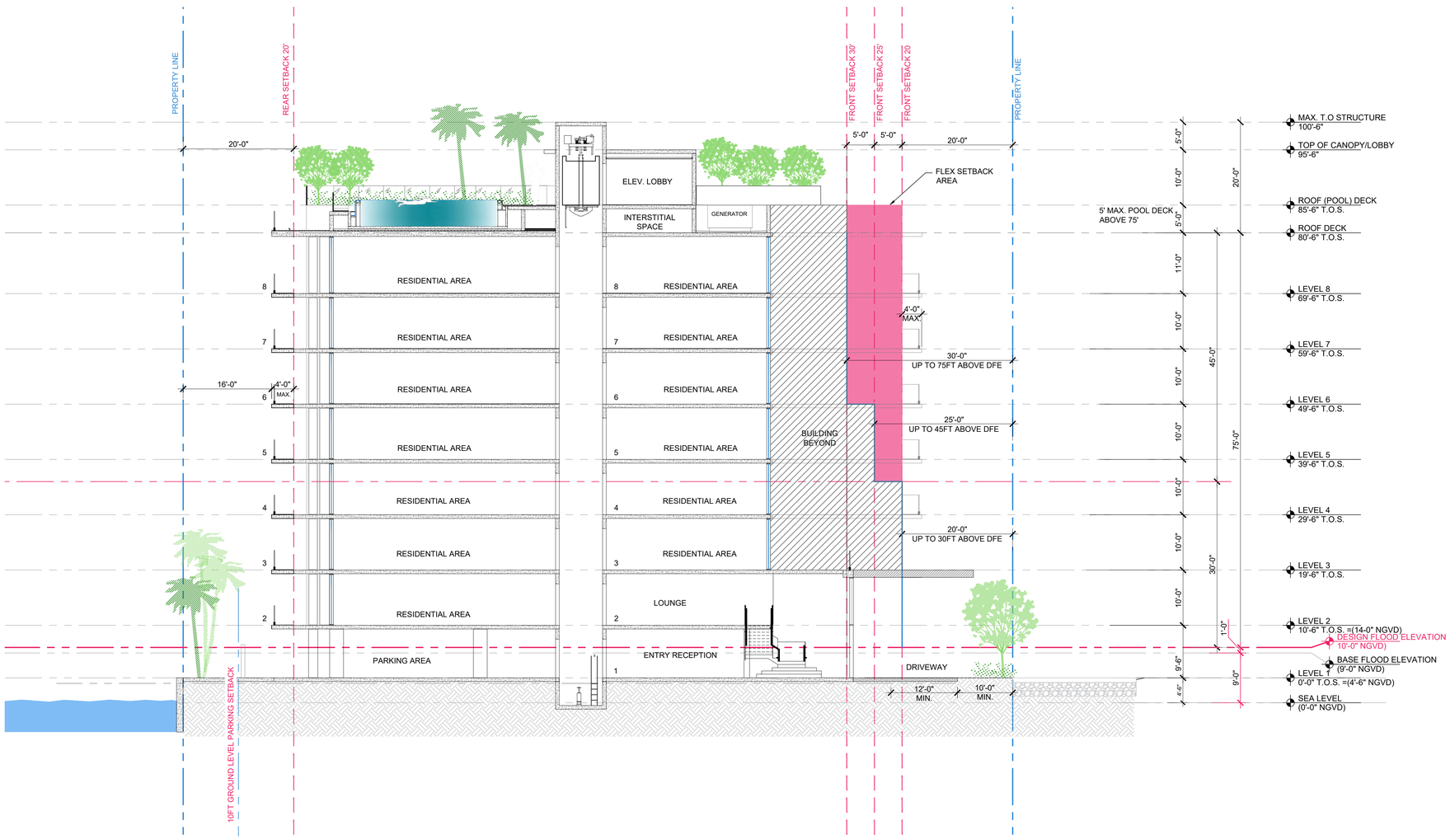
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K O B I K A R P

EAST ELEVATION

Date	11-26-2025	Sheet No.	A4.03
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1 BUILDING SECTION A

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

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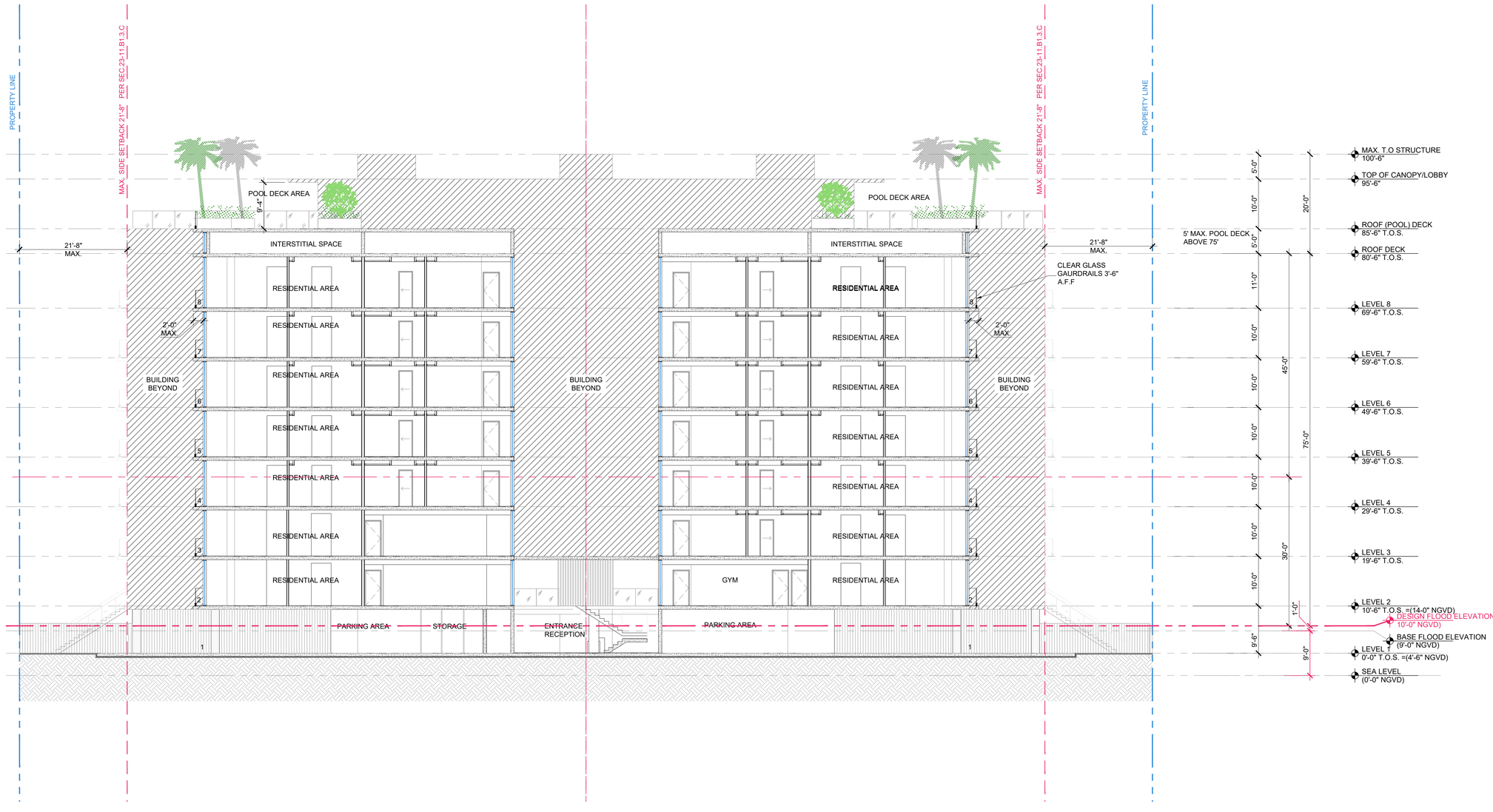
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K O B I
K A R P

BUILDING SECTION A

Date	11-26-2025	Sheet No.	A5.00
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1 BUILDING SECTION B
SCALE: 3/32" = 1'-0"

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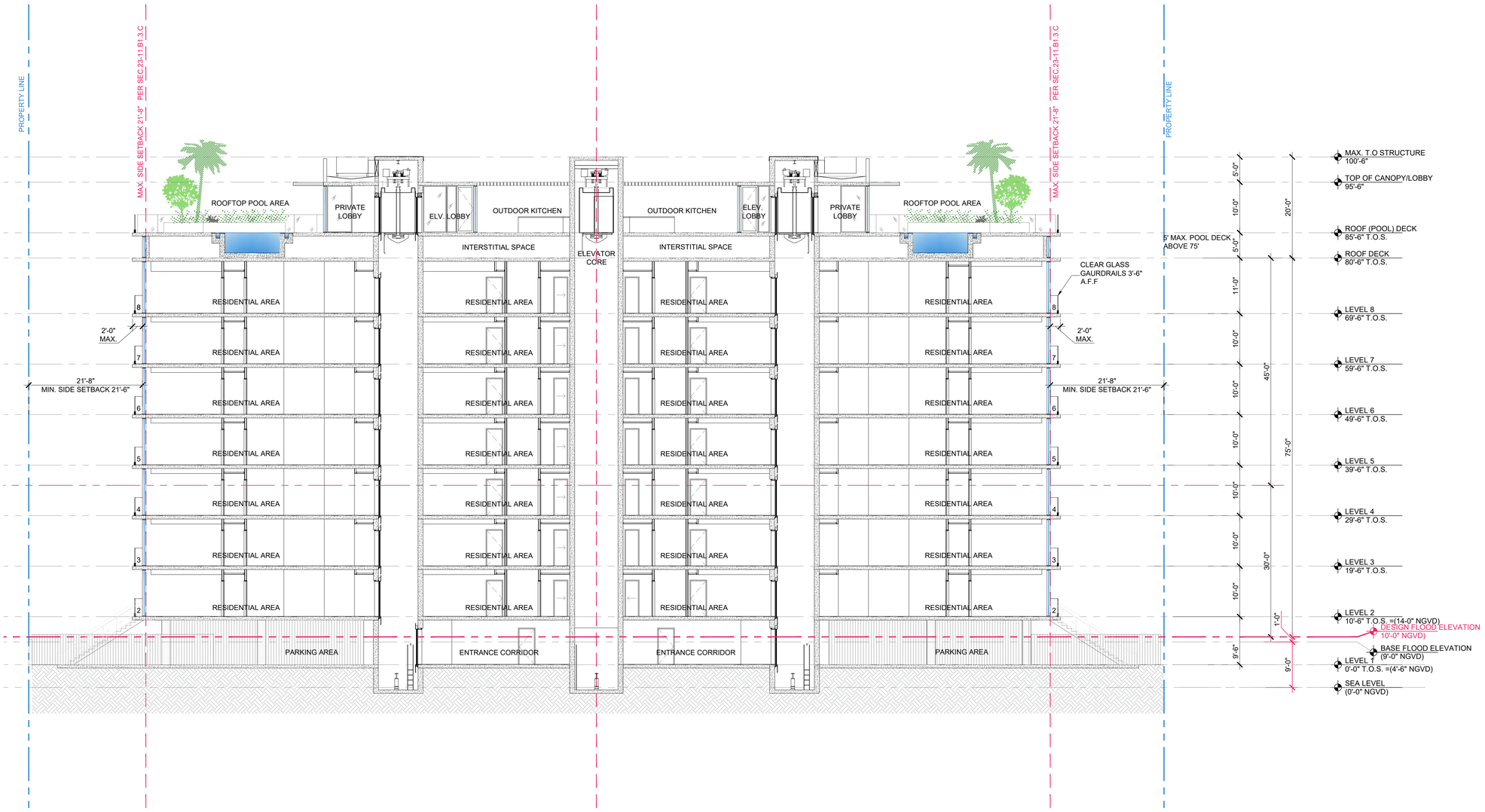
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K O B I K A R P

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
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ARCHITECT:
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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
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GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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DRC / DRB SET

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WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
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KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

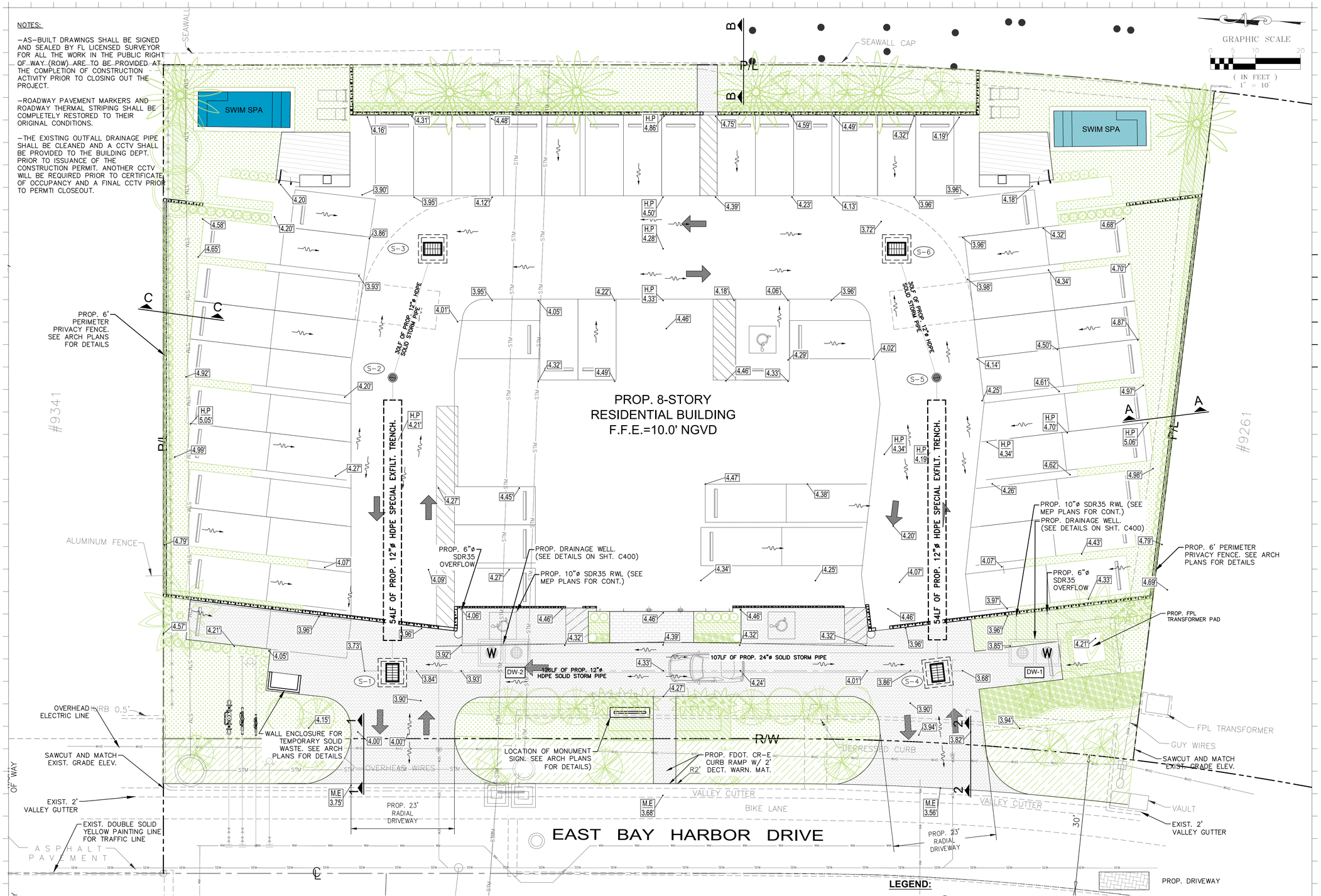
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NOTES:

–AS–BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY FL LICENSED SURVEYOR FOR ALL THE WORK IN THE PUBLIC RIGHT OF WAY (ROW) ARE TO BE PROVIDED AT THE COMPLETION OF CONSTRUCTION ACTIVITY PRIOR TO CLOSING OUT THE PROJECT.

–ROADWAY PAVEMENT MARKERS AND ROADWAY THERMAL STRIPING SHALL BE COMPLETELY RESTORED TO THEIR ORIGINAL CONDITIONS.

–THE EXISTING OUTFALL DRAINAGE PIPE SHALL BE CLEANED AND A CCTV SHALL BE PROVIDED TO THE BUILDING DEPT. PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT. ANOTHER CCTV WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY AND A FINAL CCTV PRIOR TO PERMTI CLOSEOUT.



NOTE:

"WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR."

DRAINAGE STRUCTURE TABLE

STRUC. NUM.	DESCRIPTION	RIM / GRATE EL.	N	S	E	W	POLLUTION BAFFLE	STRUC. BTM. ELEV.	COMMENTS
S–1	48"x48" FDOT TYP–P C.B	3.73'		0.68' (12")	0.68' (12")	–	E	–2.82'	USF 4700 / 6223 FRAME & GRATE
S–2	48" DIA. MANHOLE	3.72'				0.72' (12")		–1.28'	USF 4700 / 6223 FRAME & GRATE
S–3	42"x42" FDOT TYP–P C.B	3.72'				0.72' (12")		–1.28'	USF 4700 / 6223 FRAME & GRATE
S–4	48"x48" FDOT TYP–P C.B	3.68'	0.68' (12")		0.68' (12")		E	–2.82'	USF 4700 / 6223 FRAME & GRATE
S–5	48" DIA. MANHOLE	3.68'	0.68' (12")		0.68' (12")		E	–2.82'	USF 4700 / 6223 FRAME & GRATE
S–6	42"x42" FDOT TYP–P C.B	3.72'		–	–	0.72' (12")	–	–1.28'	USF 4700 / 6223 FRAME & GRATE

LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (NGVD)
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
- PROP. WATER FEATURE (SEE ARCH. PLANS FOR DETAILS)
- PROP. EXFILT. TRENCH (SEE SHEET C400 FOR DETAILS)
- PROP. DRIVEWAY
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
- DIRECTION OF SURFACE RUNOFF
- PROP. PAVEMENT SECTIONS (SEE DETAIL ON THIS SHT C301)

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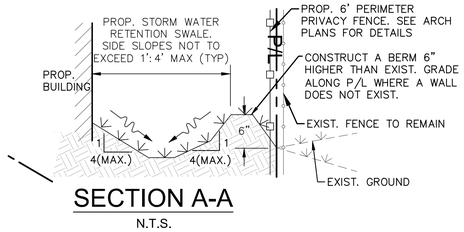
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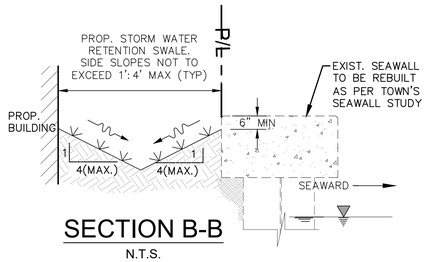
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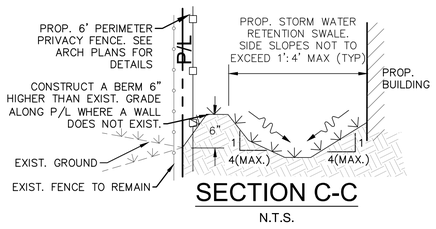
SECTION A-A

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SECTION B-B

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SECTION C-C

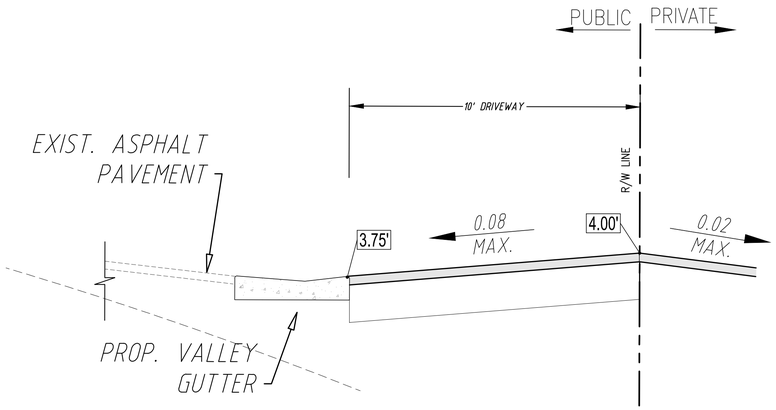
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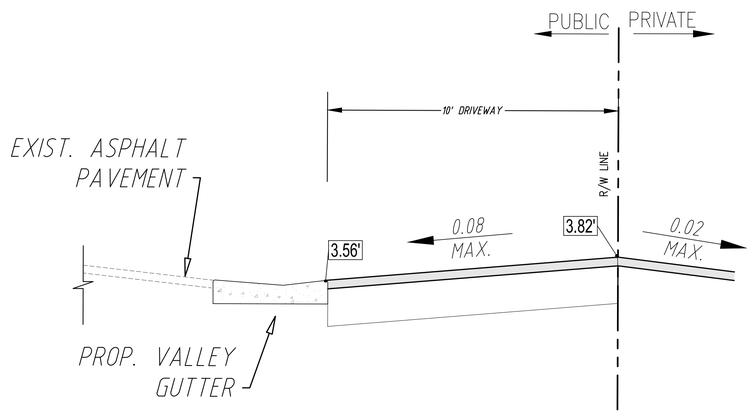
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DRIVEWAY SECTION 1-1

N.T.S



DRIVEWAY SECTION 2-2

N.T.S

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Email: wlugo@oceanengineeringinc.com

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DRC / DRB SET

--

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BAY HARBOR ISLANDS, FL 33154

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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

DETAILS AND SECTIONS DRAINAGE

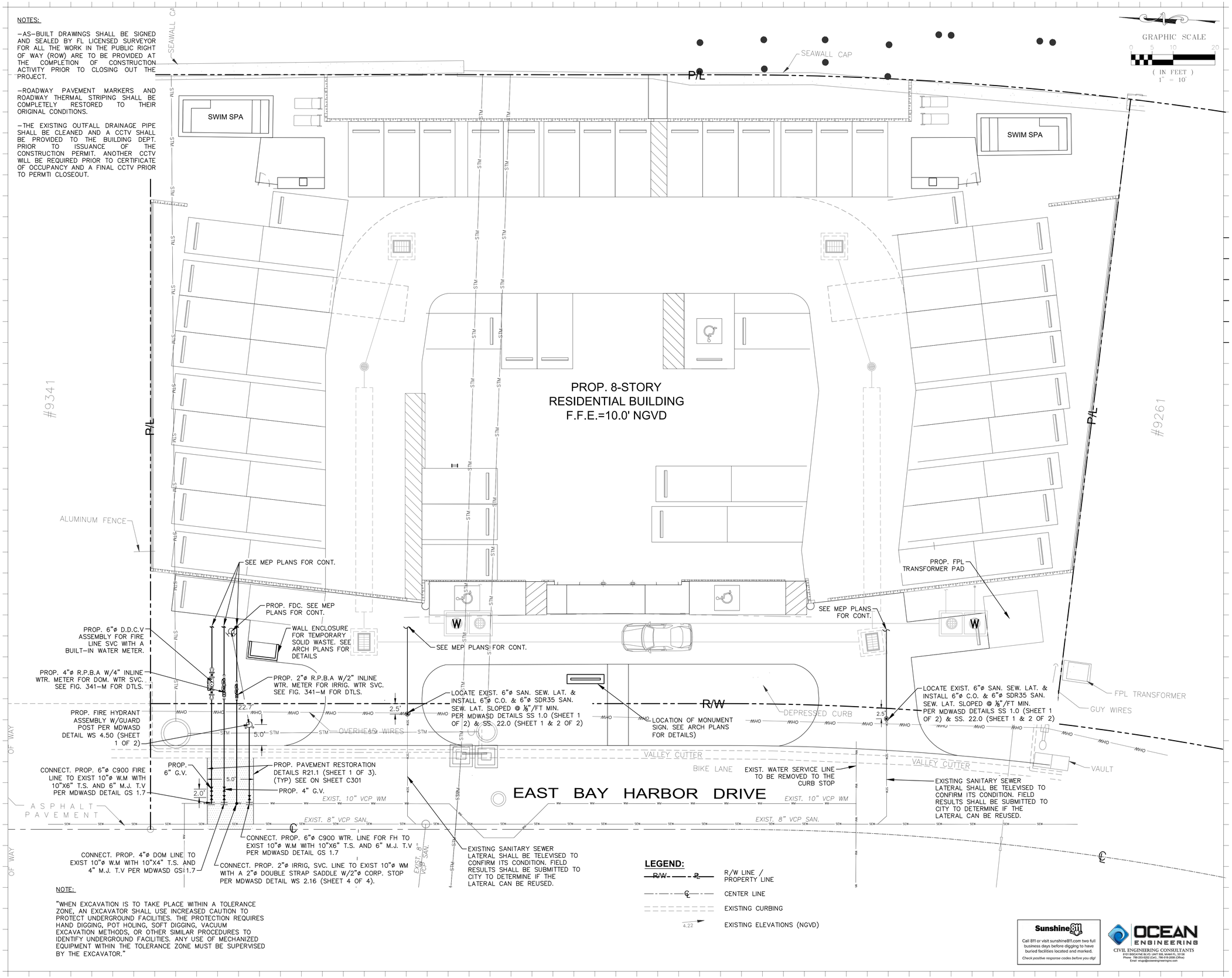
Date	11-26-2025	Sheet No. C201
Scale		
Project	2567	

NOTES:

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NOTE:

"WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR."

LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 4.22 EXISTING ELEVATIONS (NGVD)

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

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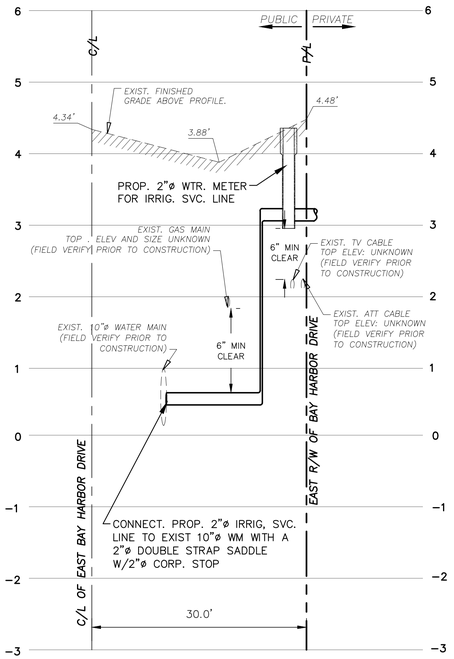
KOBI KARP

WATER AND SEWER PLAN

Date	11-26-2025	Sheet No.	C300
Scale			
Project	2567		

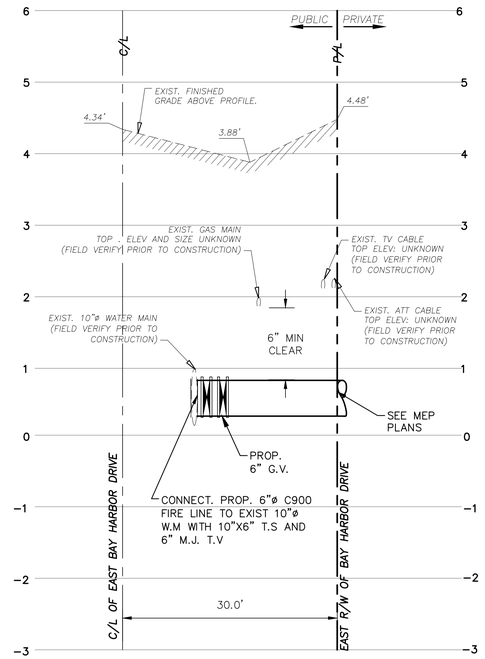
Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
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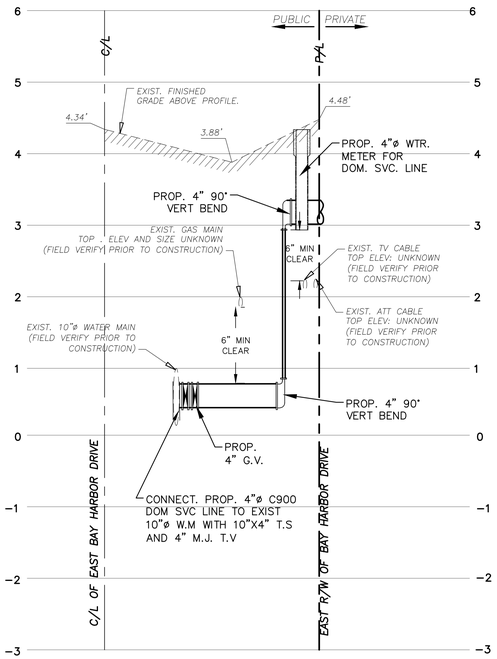
PROP. 2"Ø IRRIG. SVC. LINE PROFILE
@ EAST BAY HARBOR

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL



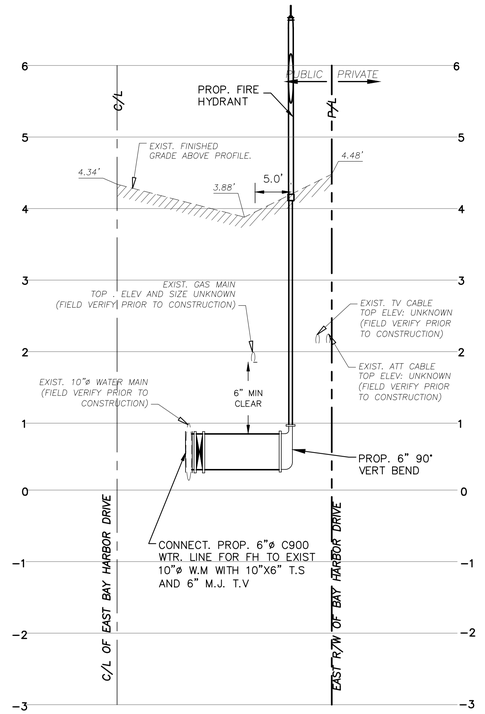
PROP. 6"Ø FIRE SVC. LINE PROFILE
@ EAST BAY HARBOR

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL



PROP. 4"Ø DOM. SVC. LINE PROFILE
@ EAST BAY HARBOR

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL



PROP. 6"Ø WTR. LINE
FIRE HYDRANT PROFILE
@ EAST BAY HARBOR

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL

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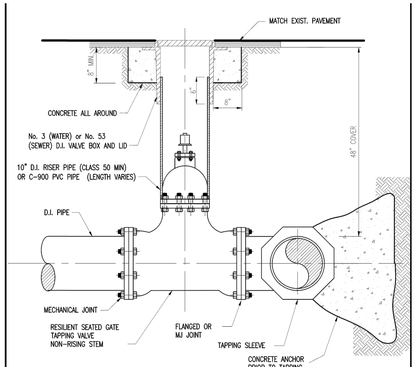
WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

WATER PROFILES

Date	11-26-2025	Sheet No.	C301
Scale			
Project	2567		



NOTES:

1. RESILIENT SEATED GATE TAPPING VALVE CAN BE USED FOR SEWER CONNECTION.
2. 18" CLEARANCE FROM FITTINGS AND BELLS.
3. TAPPING VALVE AND SLEEVE SHALL BE PRESSURE TESTED AT 150 psi PRIOR TO BEING TAPPED.
4. TAPPING ON CONCRETE MAINS SHALL BE PRESSURE TESTED AT A LOWER PRESSURE THAN THE ACTIVE OPERATING PRESSURE OF THE MAIN.

ITEM	CROSS REF.	SPEC. REF.
No.53 Valve Box		GS 11.01
No.3 Valve Box		WS 4.11
INSTALLATION		GS 1.8

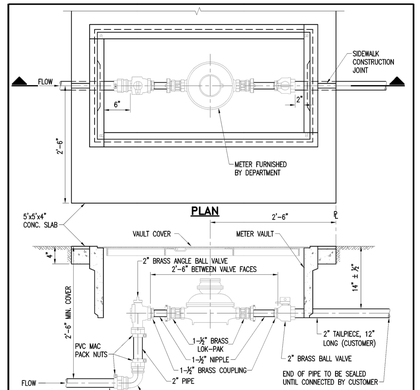
ISSUE DATE	APPROVED BY
01/22/2009	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL

TYPICAL TAPPING VALVE SETTING (16" AND SMALLER)

GS 1.7 SHEET 1 OF 1

MIAMI-DADE COUNTY Delivering Excellence Every Day WATER & SEWER DEPARTMENT



NOTES:

1. USE 2'x4' METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6-W1.4xW1.4 W.W.M.
3. A TEN GAUGE 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.

ITEM	CROSS REF.	SPEC. REF.
TYPICAL SERVICE PLAN 2"x4" METER VAULT		WS4.10 WS2.17

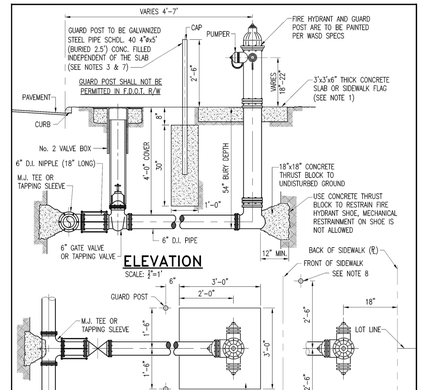
ISSUE DATE	APPROVED BY
5/31/2013	E.A.V.

STANDARD DETAIL

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

WS 2.16 SHEET 2 OF 4

MIAMI-DADE COUNTY Delivering Excellence Every Day WATER & SEWER DEPARTMENT



NOTES:

1. WHEN THE PORTION OF THE SIDEWALK IS WITHIN THE 4'-7" OFFSET, LOCATE FIRE HYDRANT 1' FROM FACE OF WALK, WITHIN GRASS AREA.
2. IN ALL OTHER CASES, CONTACT FIRE DEPARTMENT FOR FIRE HYDRANT LOCATION.
3. IN SIDEWALK LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6" LEFT/RIGHT OF ℄ OF THE FIRE HYDRANT.
4. FIRE HYDRANT SLAB AND GUARD POST CONCRETE WORK SHALL BE DIFFERENT POURS.
5. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS.
6. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS.
7. GUARD POSTS SHALL NOT BE ALLOWED IN F.D.O.T. R/W (SEE SHEET 2 OF 2)
8. POSTS TO BE INSTALLED AT DISCRETION OF INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.
CONC. ANCHOR		GS 1.11
No. 2 VALVE BOX		WS 4.11
TYP. TIE ROD DETAIL		GS 1.0
TYP. GATE VALVE		WS 1.0

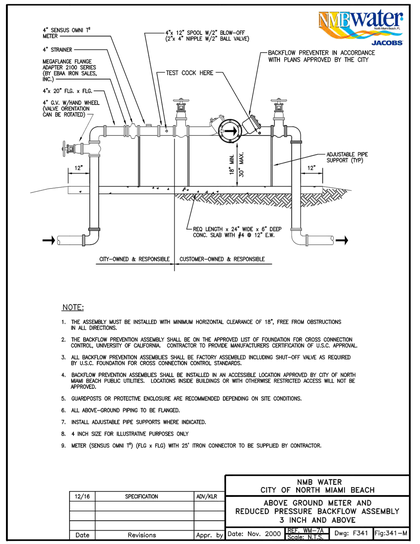
ISSUE DATE	APPROVED BY
02/25/2013	F.A.

STANDARD DETAIL

TYPICAL FIRE HYDRANT INSTALLATION WITH GUARD POSTS

WS 4.50 SHEET 1 OF 2

MIAMI-DADE COUNTY Delivering Excellence Every Day WATER & SEWER DEPARTMENT



NOTE:

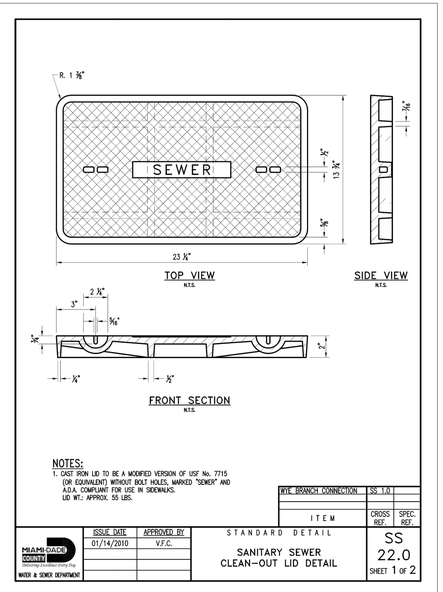
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY CITY OF NORTH MIAMI BEACH PUBLIC UTILITIES. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. GUARDPOSTS OR PROTECTIVE ENCLOSURE ARE RECOMMENDED DEPENDING ON SITE CONDITIONS.
6. ALL ABOVE-GROUND PIPING TO BE FLANGED.
7. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
8. 4 INCH SIZE FOR ILLUSTRATIVE PURPOSES ONLY
9. METER (SENSUS OMNI T²) (FLG x FLG) WITH 25° ITRON CONNECTOR TO BE SUPPLIED BY CONTRACTOR.

Date	Revisions	Appr. by
12/16	SPECIFICATION	ADV/KLR

NMB WATER
CITY OF NORTH MIAMI BEACH

ABOVE GROUND METER AND REDUCED PRESSURE BACKFLOW ASSEMBLY 3 INCH AND ABOVE

Date: Nov. 2000 | Dr: MM-ZA, Mod: N.A.S. | Dwg: F341 | Fig:341-M



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.

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

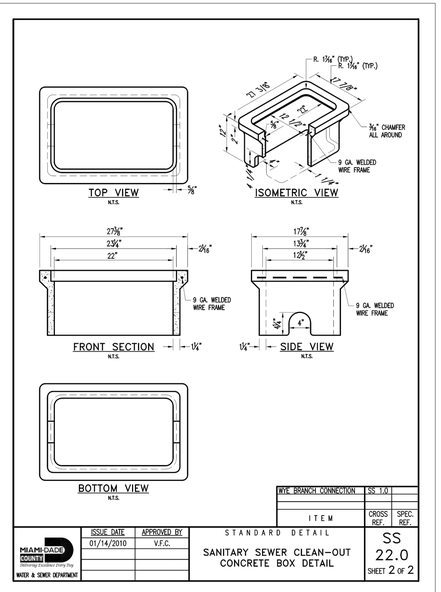
ISSUE DATE	APPROVED BY
01/14/2010	V.F.C.

STANDARD DETAIL

SANITARY SEWER CLEAN-OUT LID DETAIL

SS 22.0 SHEET 1 OF 2

MIAMI-DADE COUNTY Delivering Excellence Every Day WATER & SEWER DEPARTMENT



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

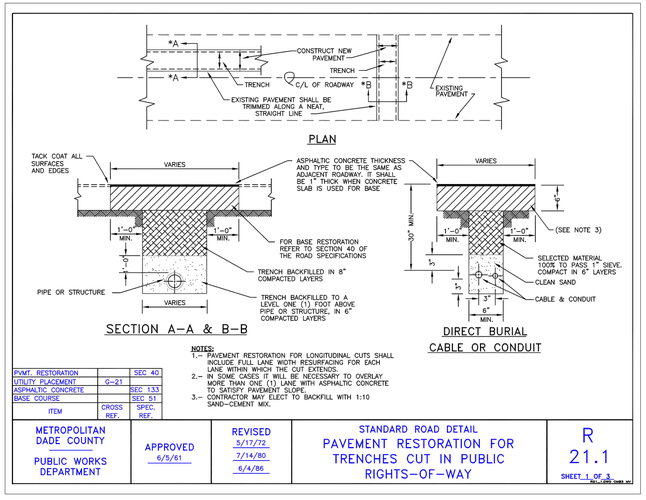
ISSUE DATE	APPROVED BY
01/14/2010	V.F.C.

STANDARD DETAIL

SANITARY SEWER CLEAN-OUT CONCRETE BOX DETAIL

SS 22.0 SHEET 2 OF 2

MIAMI-DADE COUNTY Delivering Excellence Every Day WATER & SEWER DEPARTMENT



NOTES:

1.– PAVEMENT RESTORATION FOR LONGITUDINAL CUTS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN WHICH THE CUT EXTENDS.
2.– IN SOME CASES IT WILL BE NECESSARY TO OVERLAY THE ENTIRE ONE (1) LANE WITH ASPHALTIC CONCRETE TO SATISFY PAVEMENT SLOPE.
3.– CONTRACTOR MAY ELECT TO BACKFILL WITH 1:10 SAND-CEMENT MIX.

ITEM	CROSS REF.	SPEC. REF.
PVMT. RESTORATION		SEC. 40
UTILITY PLACEMENT	G-21	
ASPHALTIC CONCRETE		SEC. 133
BASE COURSE		SEC. 51

METROPOLITAN DADE COUNTY
PUBLIC WORKS DEPARTMENT

APPROVED 6/5/61

REVISED 5/17/72, 7/14/80, 6/4/86

STANDARD ROAD DETAIL

PAVEMENT RESTORATION FOR TRENCHES CUT IN PUBLIC RIGHTS-OF-WAY

R 21.1 SHEET 1 OF 3

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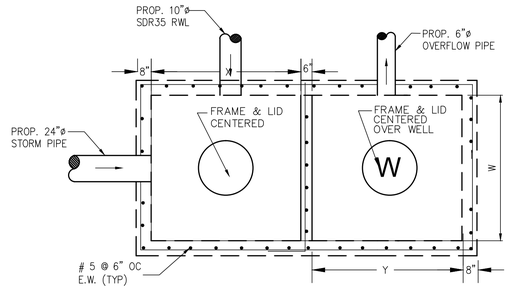
KOBI KARP

WATER AND SEWER DETAILS

Date	11-26-2025	Sheet No.	C302
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Project	2567		

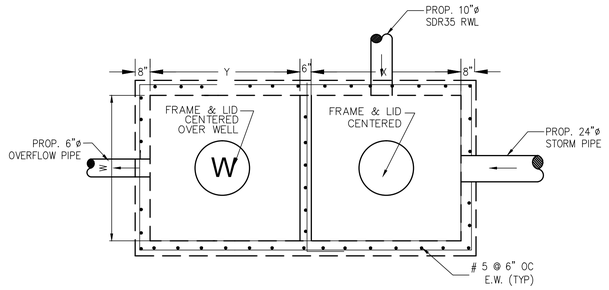
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TOP VIEW
N.T.S.

DW-1

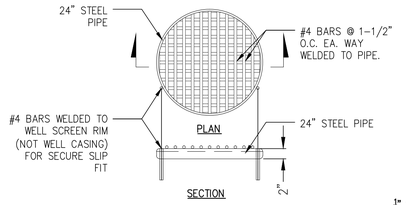


TOP VIEW
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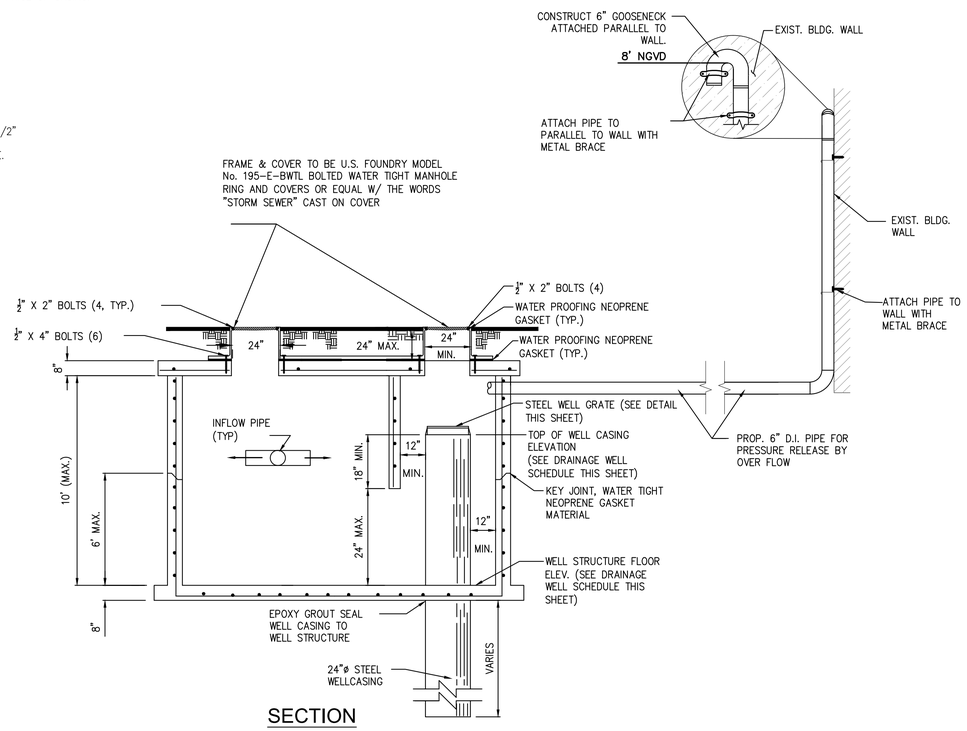
DW-2

NOTES FOR DRAINAGE WELL :

1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER". FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ..." .
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED *WELL RECHARGE RATE OF 350 GPM/FT OF HEAD* CANNOT BE ACHIEVED, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.
4. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.



STEEL WELL GRATE DETAIL
N.T.S.

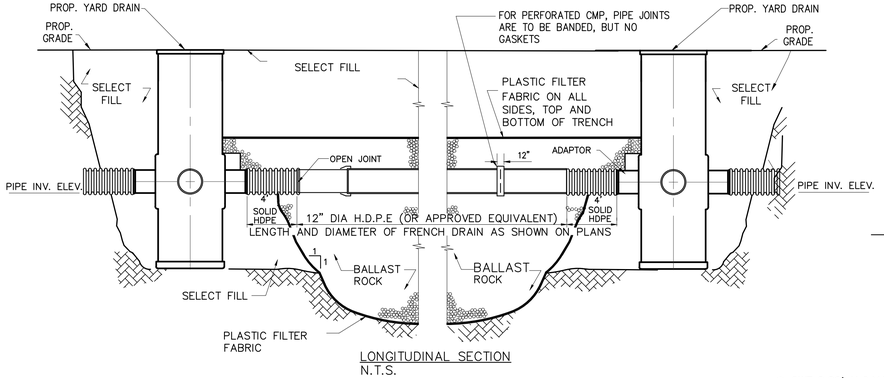


SECTION

STORM DRAINAGE DISPOSAL WELL

DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERTS E	INVERTS N	INVERTS S	INVERTS W	M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	6"ø 0.78' 10"ø 0.88'	24"ø 0.88'			3.95'	0.78'	(-)2.72'	
DW-2	USF E-BWTL	5.0'	5.0'	5.0'	10"ø 0.88'	6"ø 0.78'	24"ø 0.88'		4.10'	0.78'	(-)2.72'	

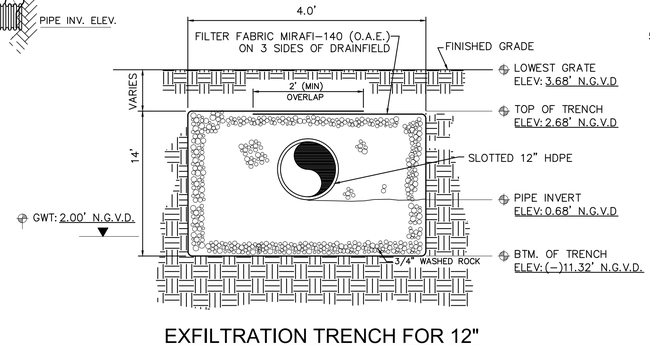


LONGITUDINAL SECTION
N.T.S.

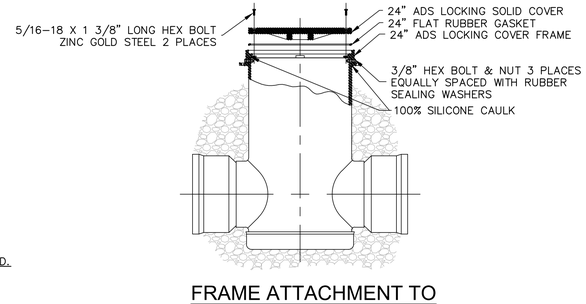
NOTE:

AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL



EXFILTRATION TRENCH FOR 12" SLOTTED HDPE
N.T.S.



FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL
N.T.S.

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BAY HARBOR ISLANDS, FL 33154

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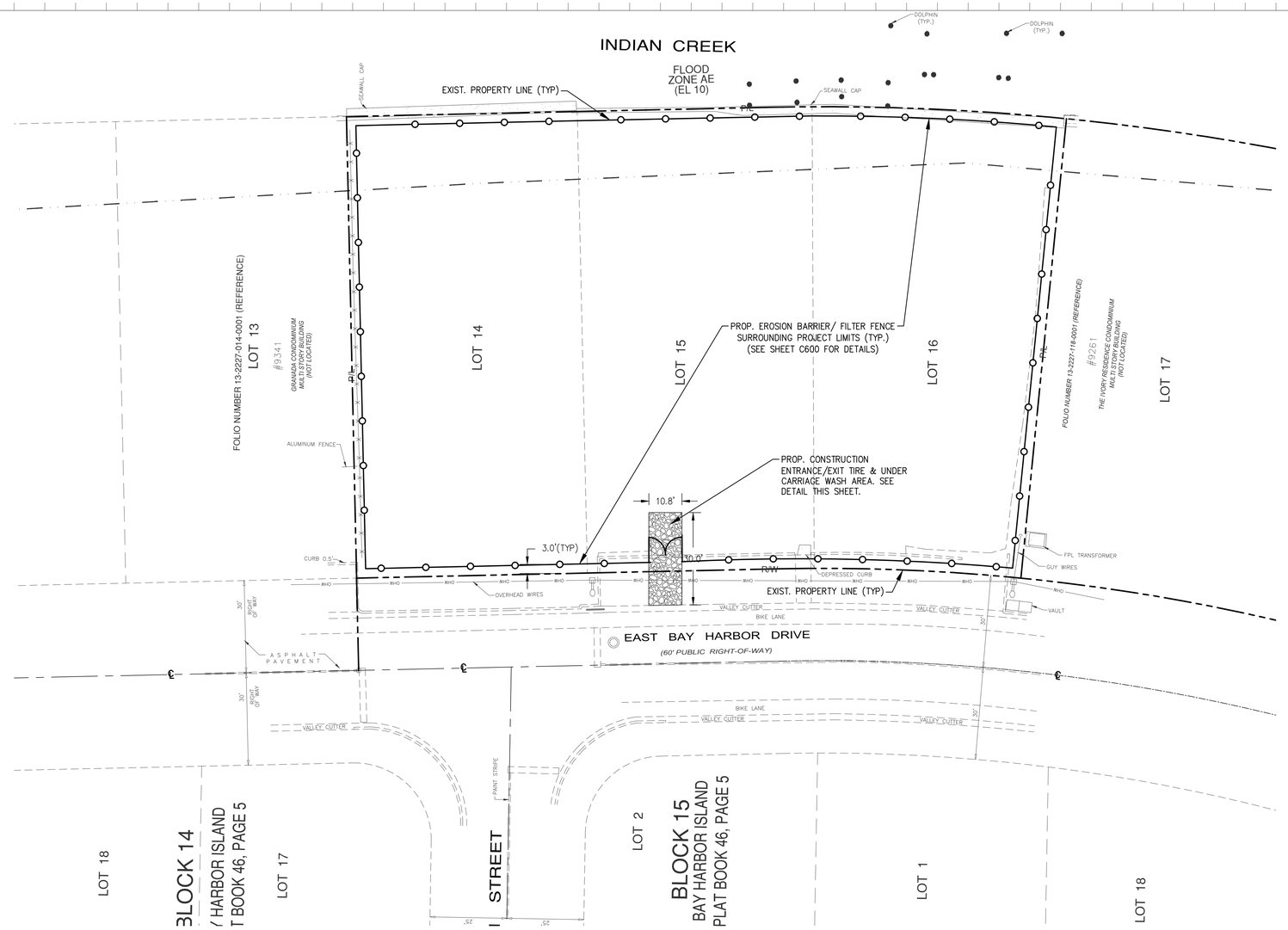
WALTER M. LUGO LICENSE No. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

DRAINAGE DETAILS

Date	11-26-2025	Sheet No.
Scale		C400
Project	2567	



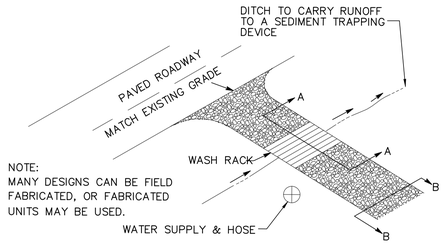
GRAPHIC SCALE
0 10 20 40
(IN FEET)
1" = 20'

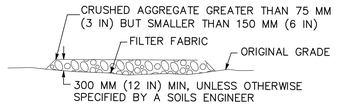
LEGEND:

- R/W — P — R/W LINE / PROPERTY LINE
- —— ℄ —— CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. EROSION BARRIER

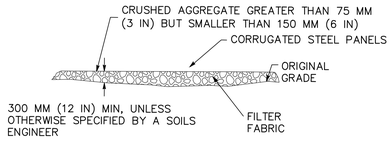
NOTES:

1. CONTRACTOR SHALL LOCATE THE CLOSEST DRAINAGE INLET WITHIN RIGHT-OF-WAY ON THE SAME BLOCK OF THE PROJECT SITE AND INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.



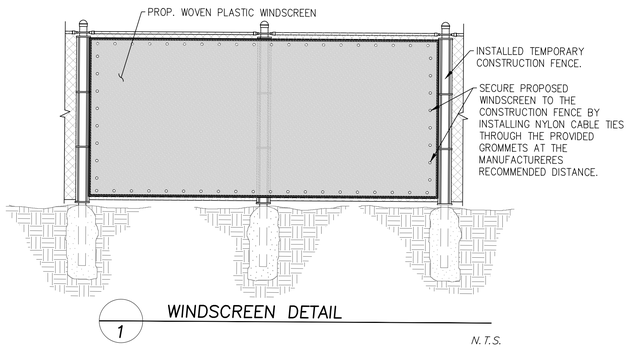


SECTION B–B
NTS



SECTION A–A
NOT TO SCALE

TYPICAL TIRE WASH
NOT TO SCALE



1 WINDSCREEN DETAIL
N. T. S.

NOTES:

1. REGULAR MAINTENANCE SHALL BE EXECUTED IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATIONS TO ENSURE THE WINDSCREEN DOES NOT TEAR OR DETACH FROM THE FENCE.

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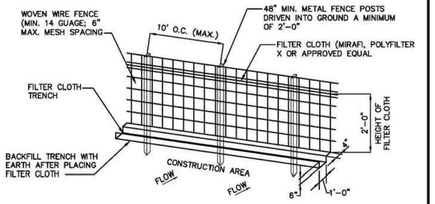
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SEDIMENTATION AND EROSION CONTROL PLAN

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CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

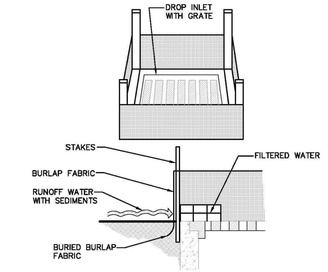
FILTER FENCE
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS, IN ADDITION TO THE STANDARDS PER FDOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

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 COMPLETIONOF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ -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. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT 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 AND 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 WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
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 BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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 HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM 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 RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHENTHE 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 THT IT WILL 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 DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGAEMENT" 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.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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 OLY 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 ANDOR 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.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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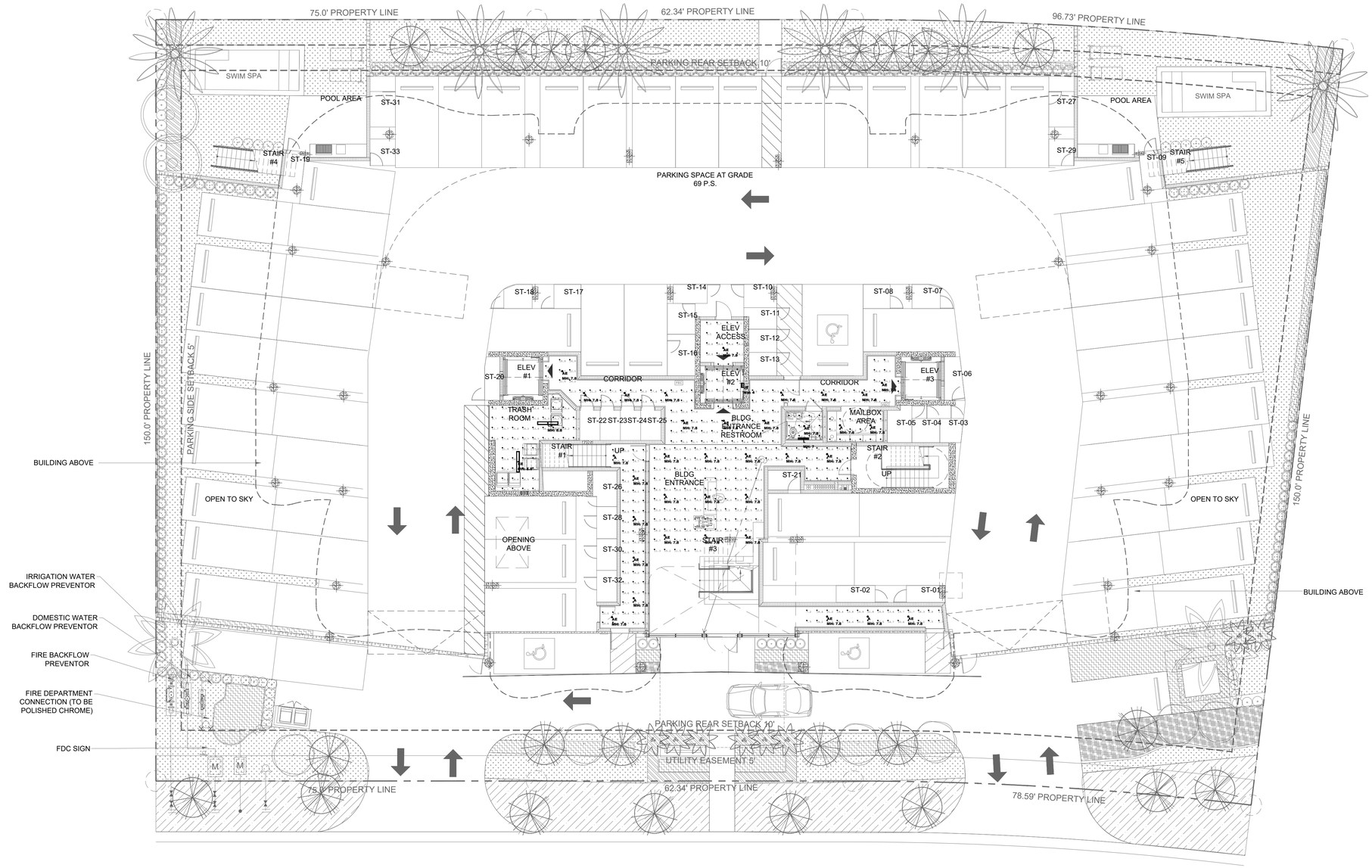
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SEDIMENTATION AND EROSION CONTROL NOTES

Date	11-26-2025	Sheet No.	C600
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Project	2567		

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Check positive response codes before you dig!

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

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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

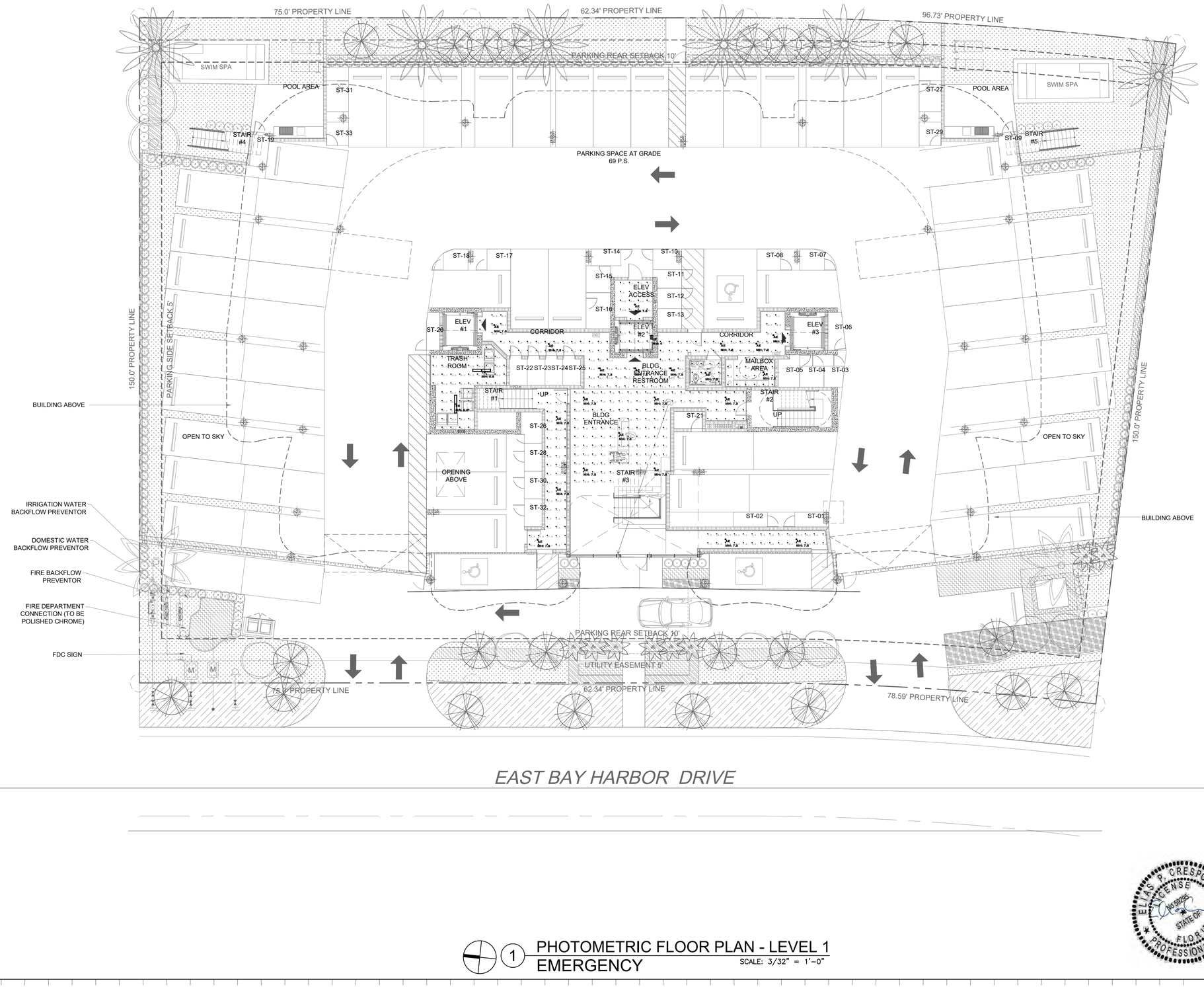
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Lic. # AR0012578

ELIAS P. CRESPO LICENSE No. 59295 STATE OF FLORIDA PROFESSIONAL ENGINEER

REYES-GAVILAN
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www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 59295

FLOOR PLAN - LEVEL 1

Date	11-26-2025	Sheet No. PH-1
Scale		
Project	2567	



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

Rev.	Date	Rev.	Date
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DRC / DRB SET

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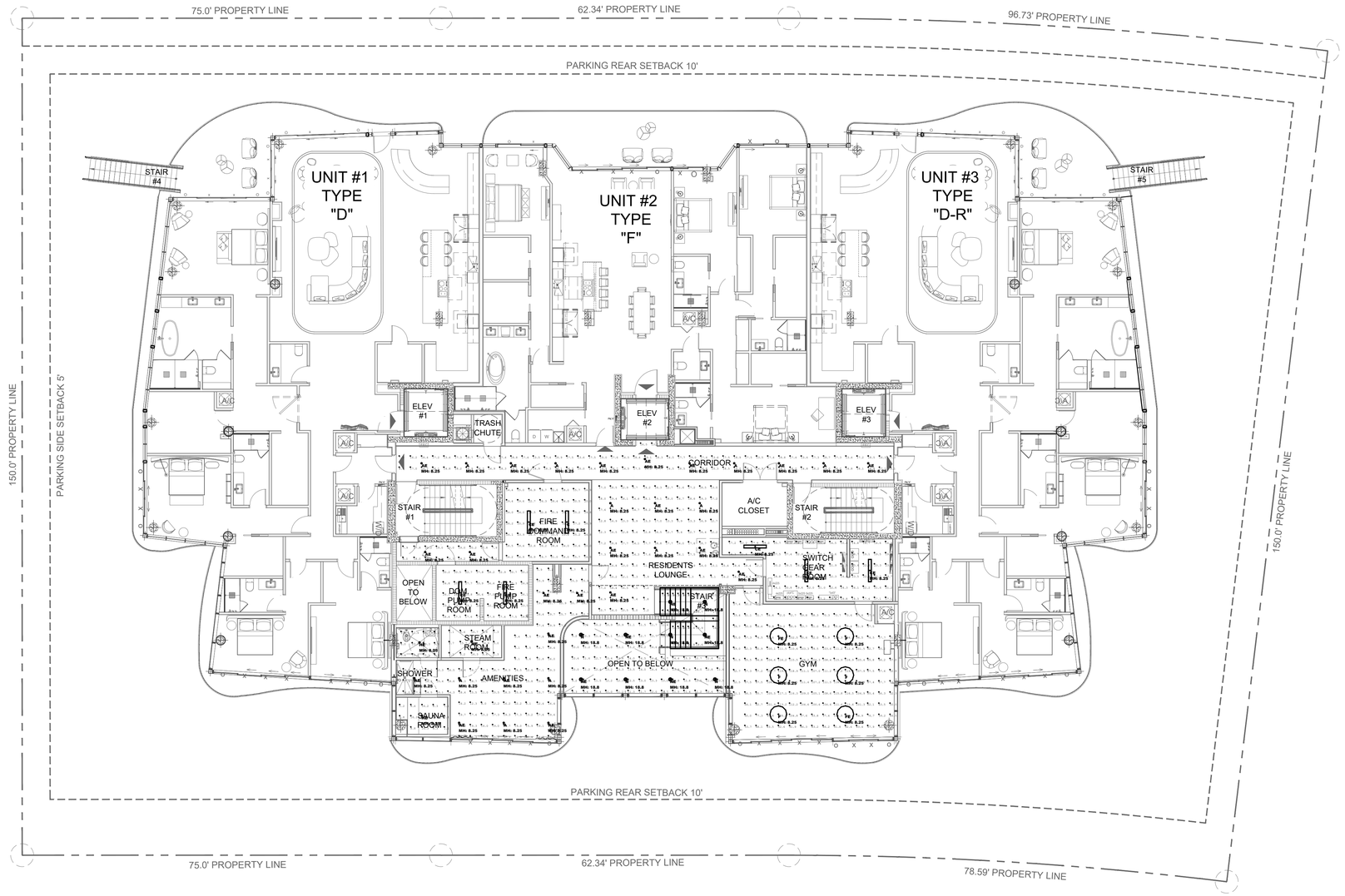
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FLOOR PLAN - LEVEL 1

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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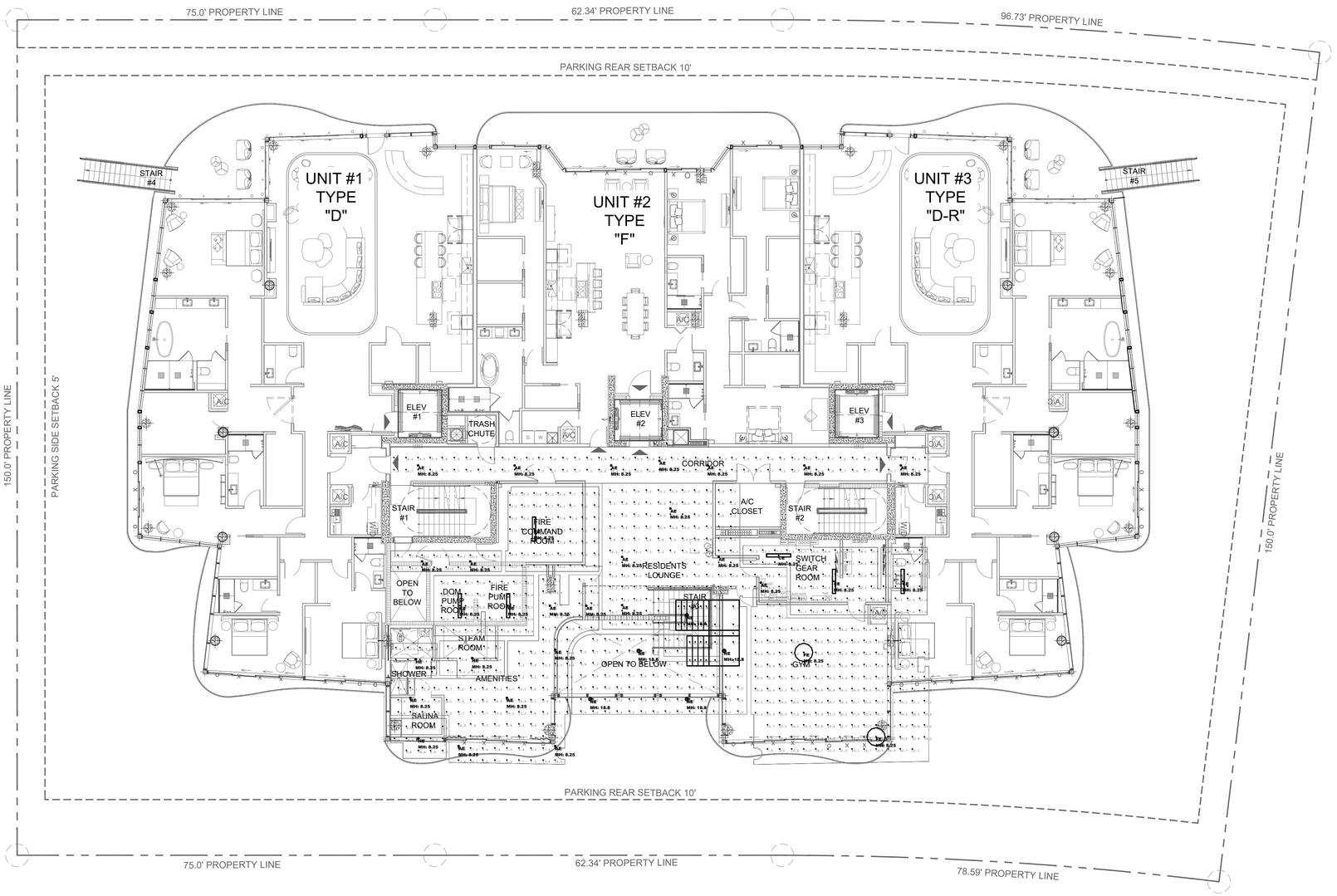
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FLOOR PLAN - LEVEL 2

Date	11-26-2025	Sheet No.	PH-3
Scale			
Project	2567		



1 PHOTOMETRIC FLOOR PLAN - LEVEL 2 EMERGENCY

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

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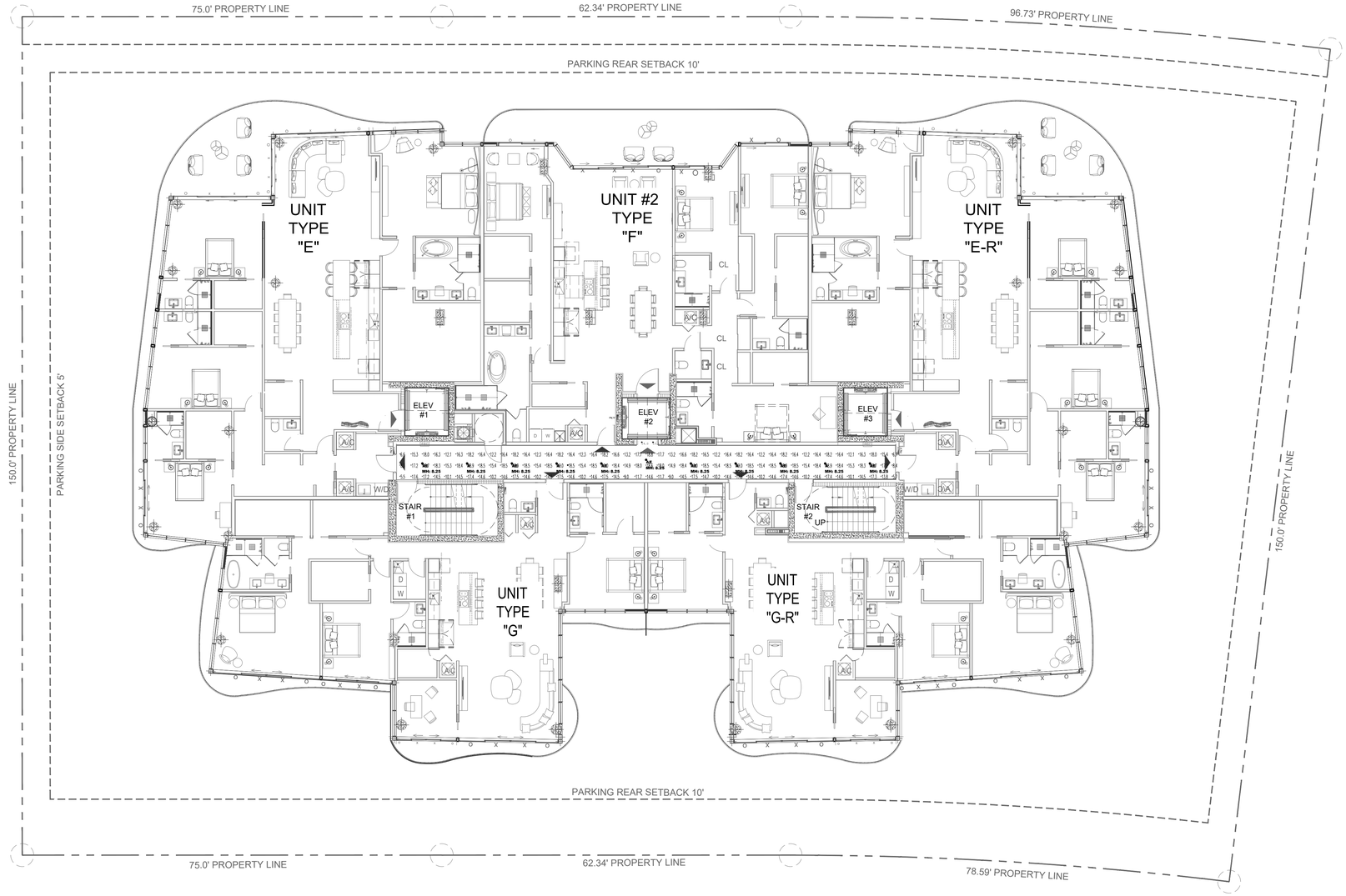
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FLOOR PLAN - LEVEL 2

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"

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DRC / DRB SET

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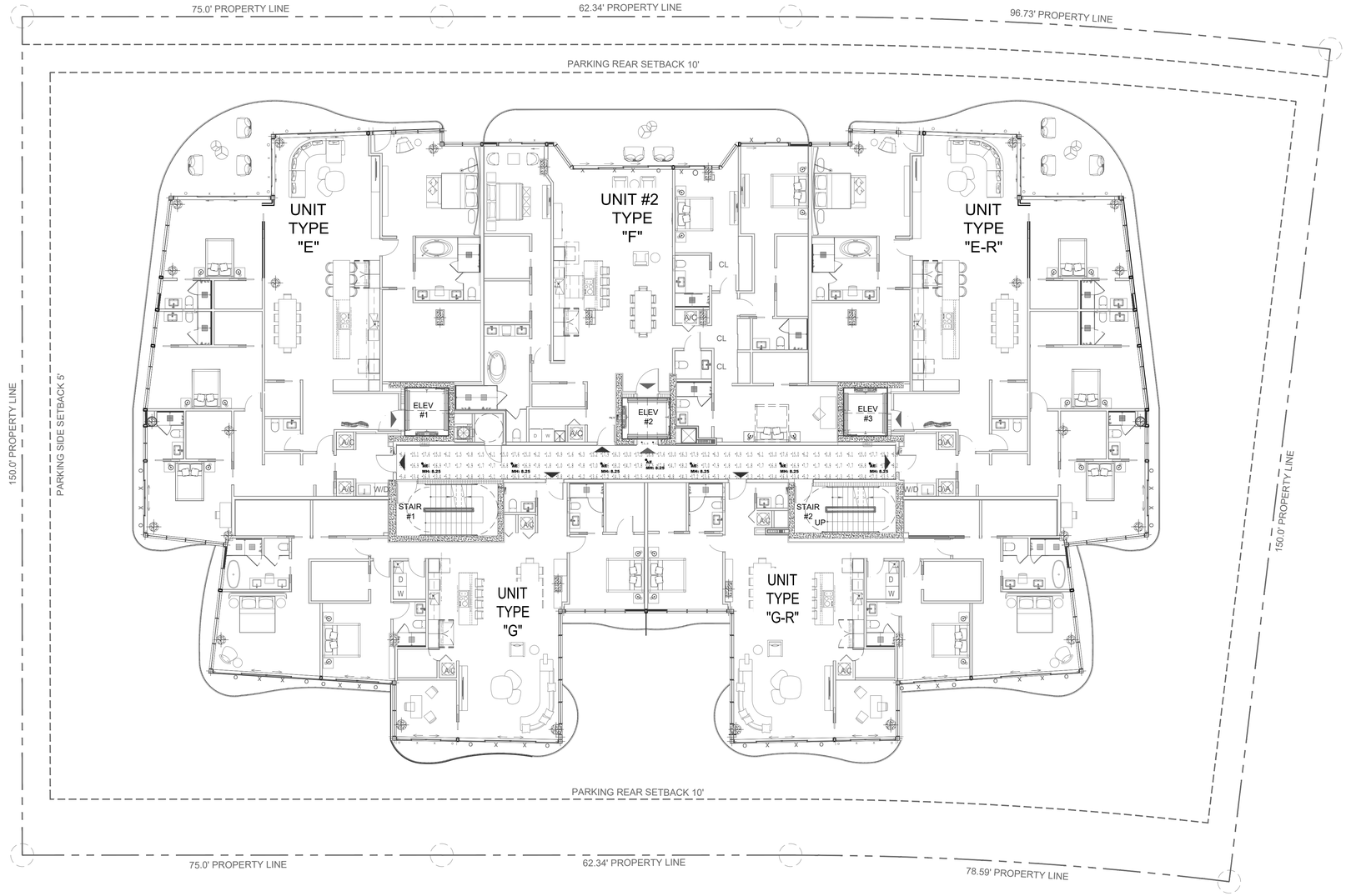
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Lic. # AR0012578

ELIAS P. CRESPO LICENSE NO.92295 STATE OF FLORIDA PROFESSIONAL ENGINEER

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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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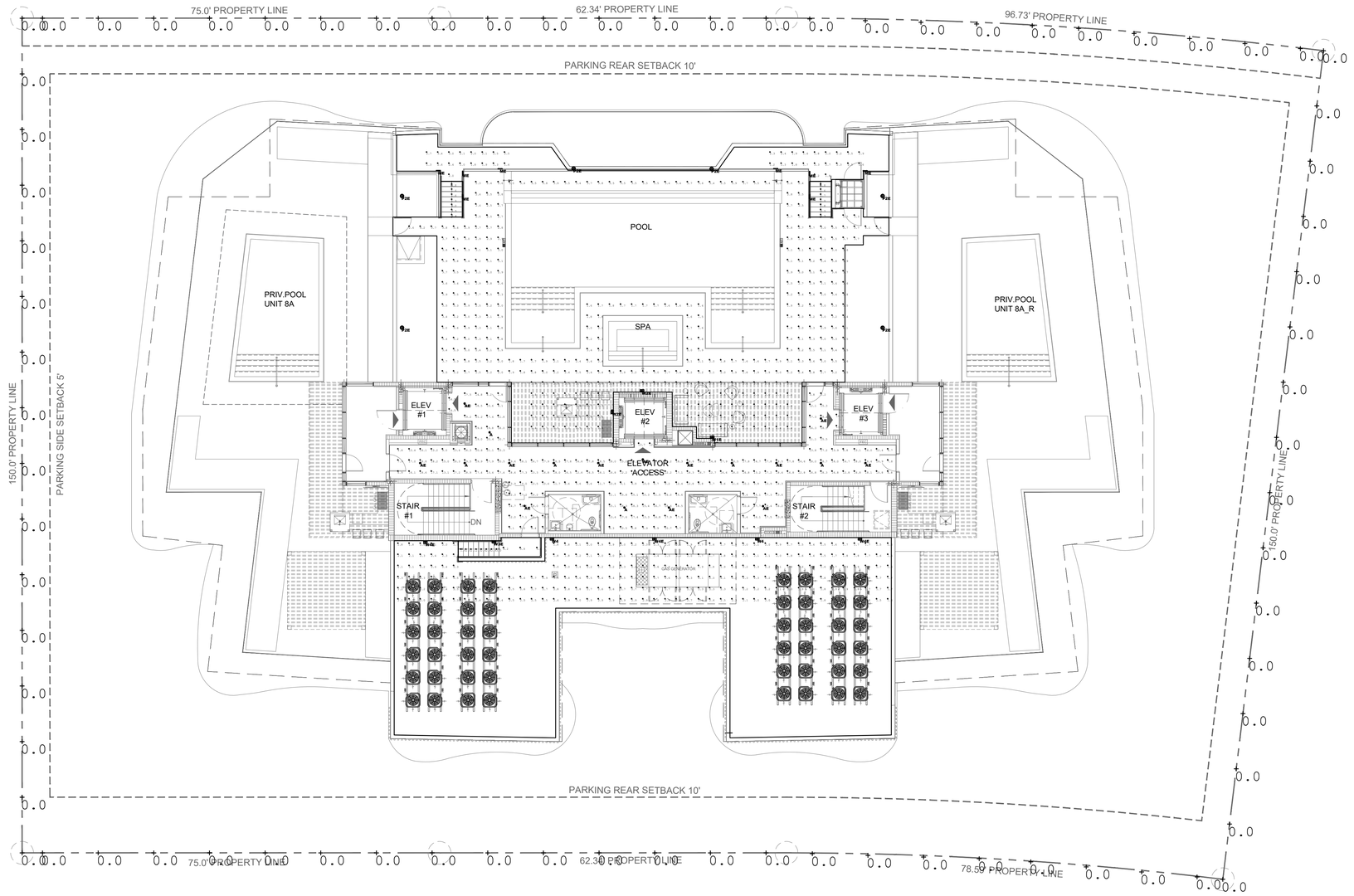
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FLOOR PLAN - LEVEL 3-8

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"

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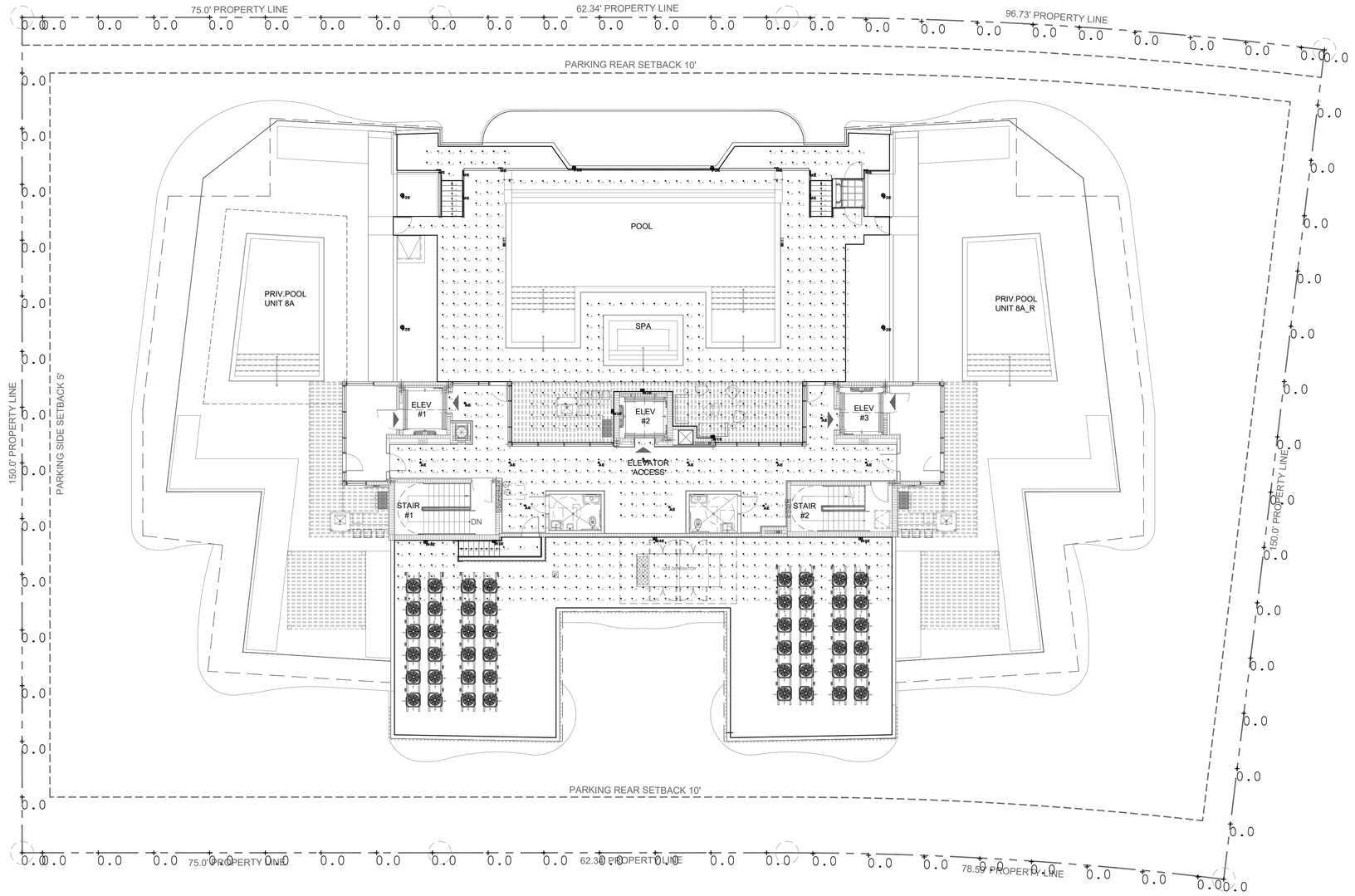
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ROOF DECK - LVL 9 FLOOR PLAN

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"

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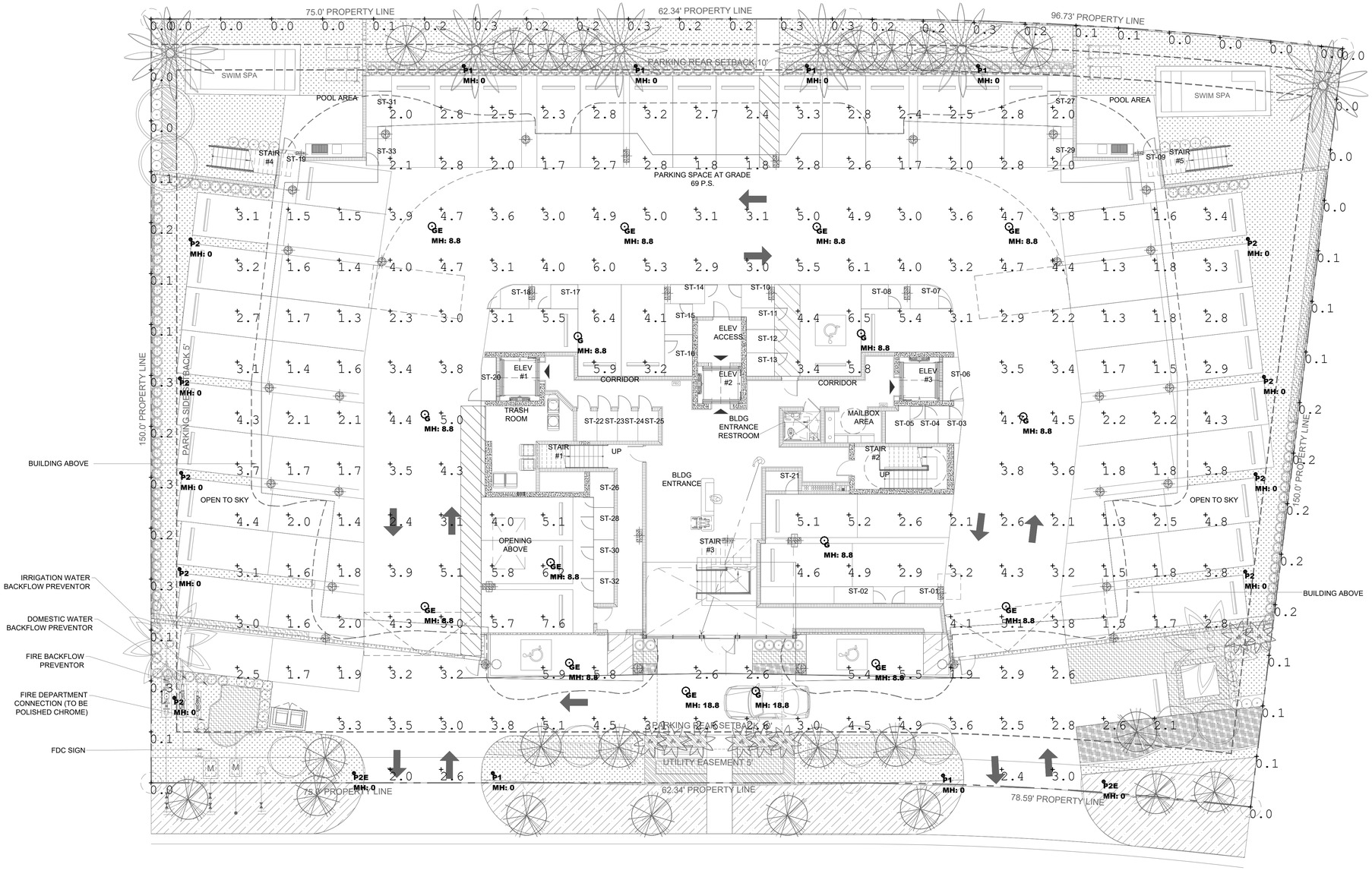
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ROOF DECK - LVL 9 FLOOR PLAN

Date	11-26-2025	Sheet No.	PH-8
Scale			
Project	2567		



1 PHOTOMETRIC PARKING & SITE - LEVEL 1
NORMAL
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MEP ENGINEER:
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ARCHITECT:
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Tel: 305.573.1818
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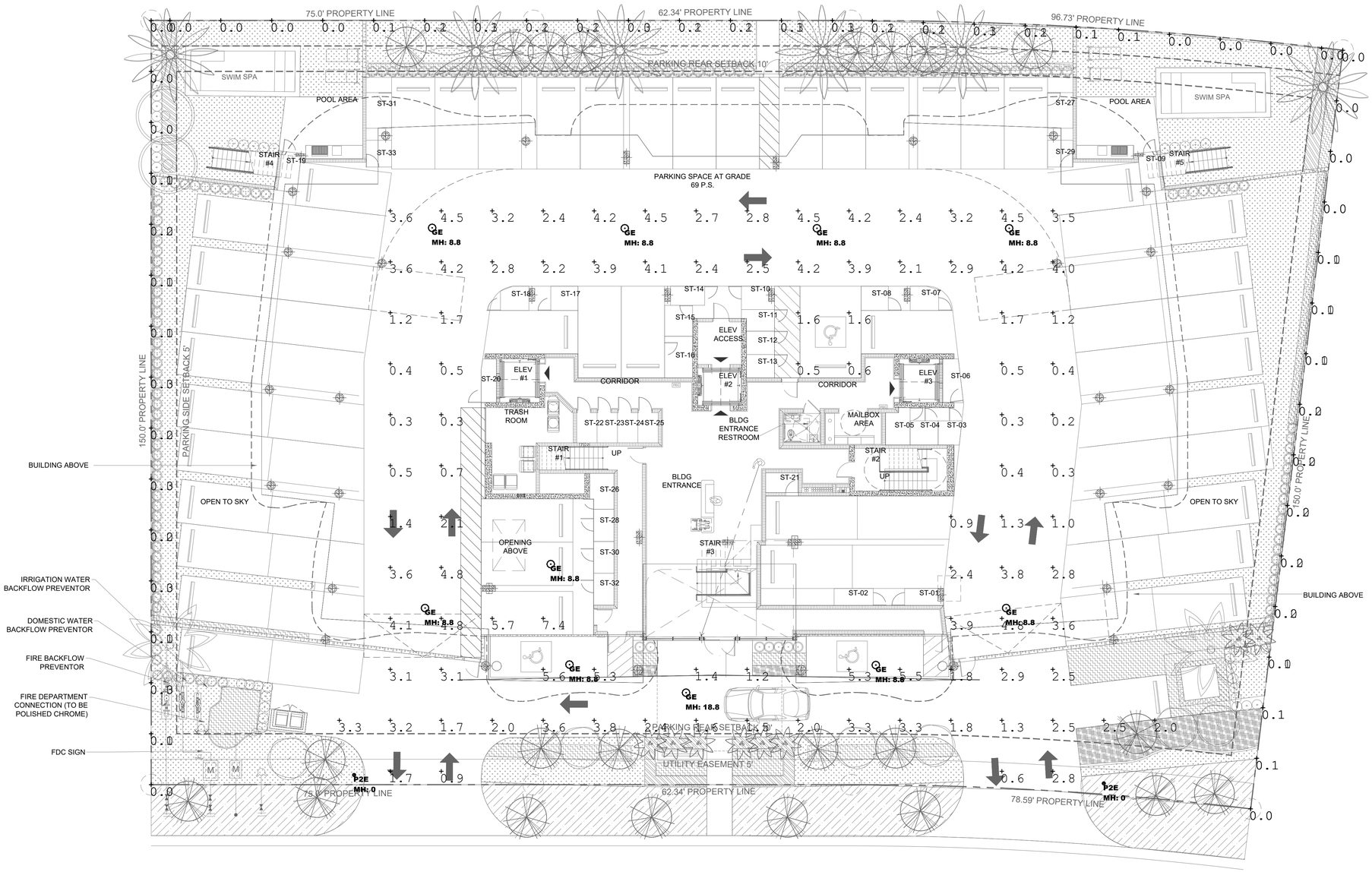
K O B I K A R P

ELIAS P. CRESPO LICENSE No. 59295 STATE OF FLORIDA PROFESSIONAL ENGINEER

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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
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DRC / DRB SET

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9301-9291 EAST BAY HARBOR DR

9301-9291 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

OWNER:
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Miami, FL 33138
Tel: 786-518-2008

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
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Tel: 951-564-5016

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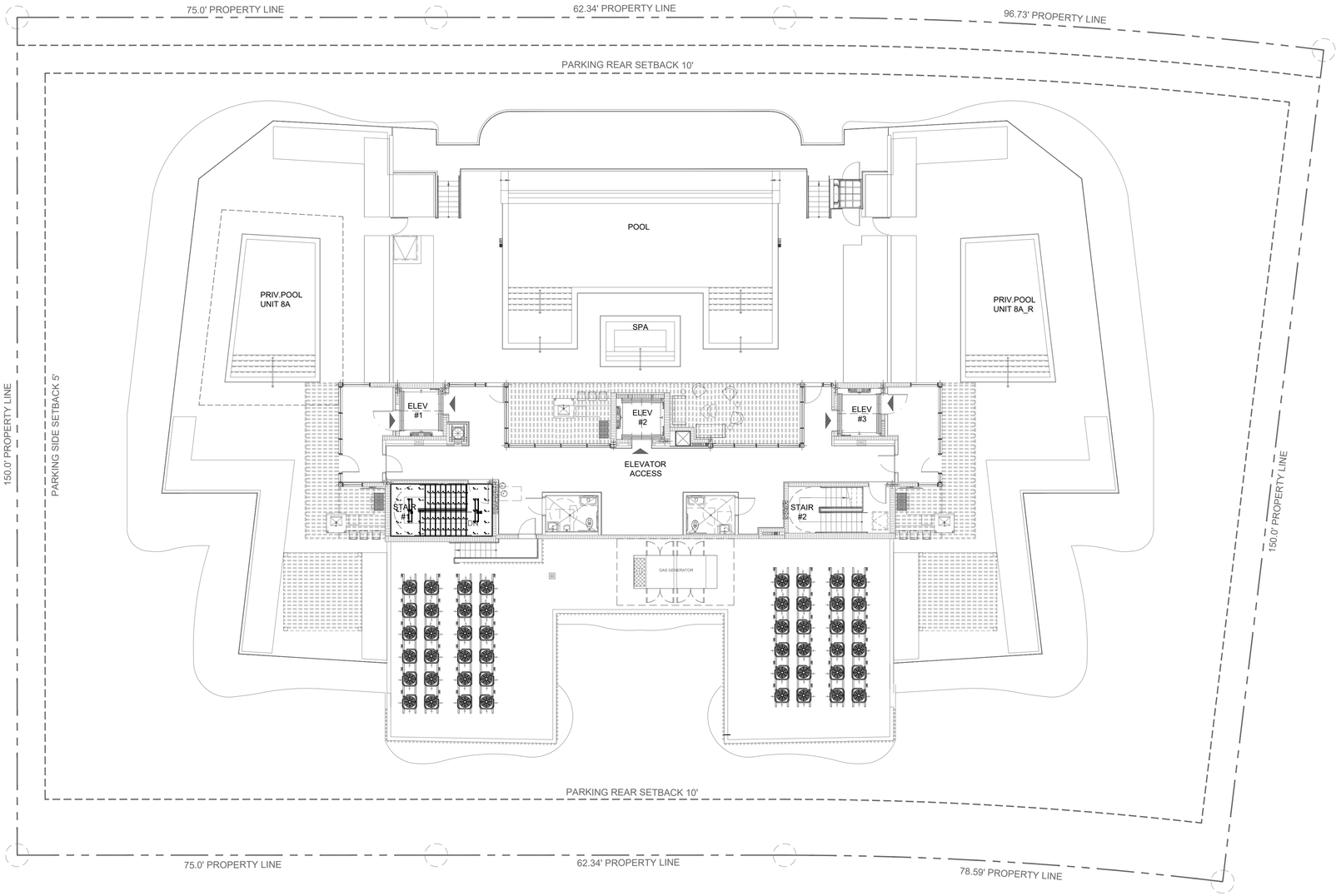
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PARKING & SITE - LEVEL 1

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"

Rev.	Date	Rev.	Date
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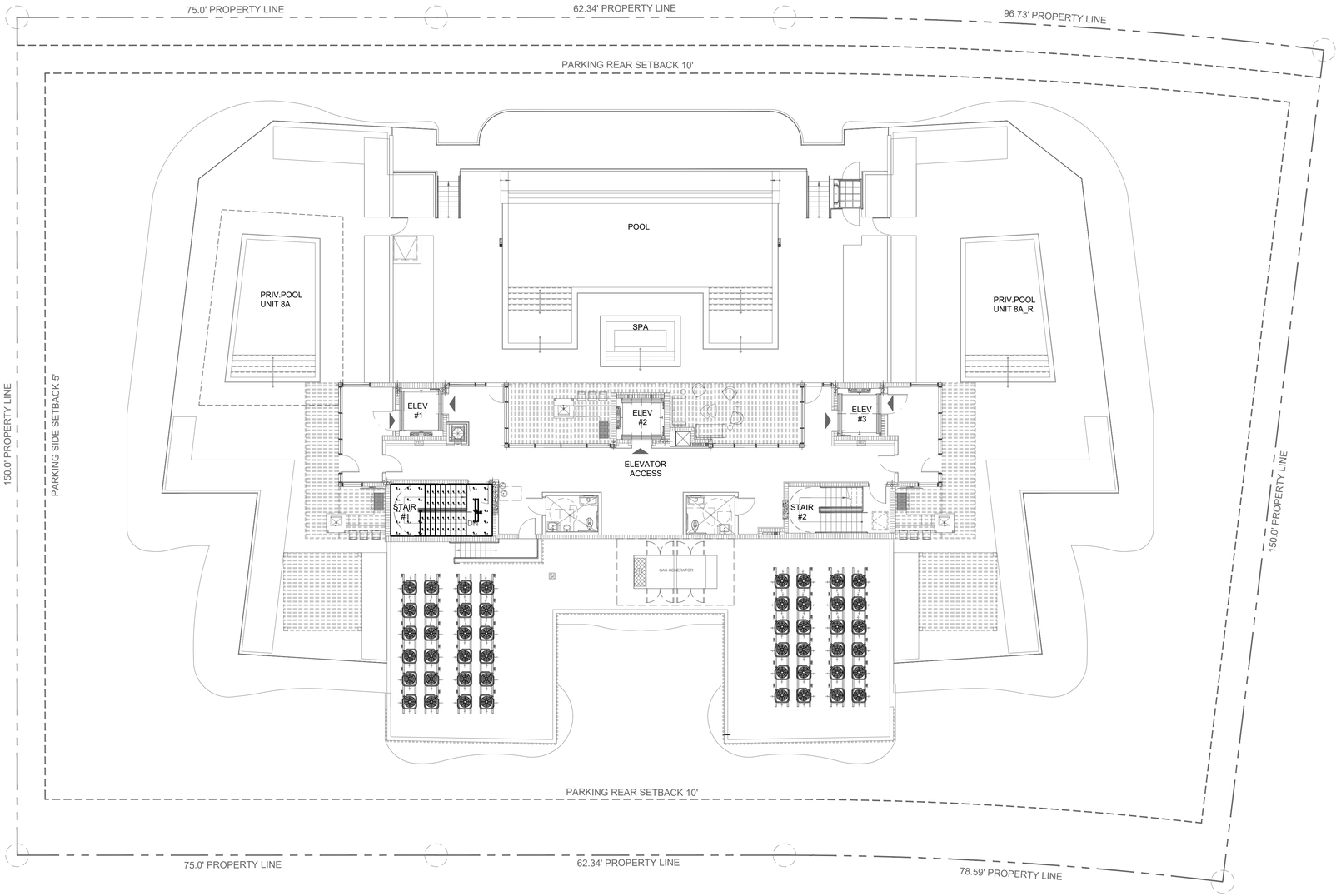
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TYPICAL STAIR - LEVEL 9

Date	11-26-2025	Sheet No.
Scale		PH-11
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"

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TYPICAL STAIR - LEVEL 9

Date	11-26-2025	Sheet No.
Scale		PH-12
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.

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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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DRC / DRB SET

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BAY HARBOR ISLANDS, FL 33154

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Miami, FL 33138
Tel: 786-518-2008

LANDSCAPE DESIGN:
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Tel: 951-564-5016

STRUCTURAL ENGINEER:
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Tel: 305-599-8133

MEP ENGINEER:
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SCHEDULES - LEVEL 2

Date	11-26-2025	Sheet No.
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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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SCHEDULES - LEVEL 9

Date	11-26-2025	Sheet No. PH-15
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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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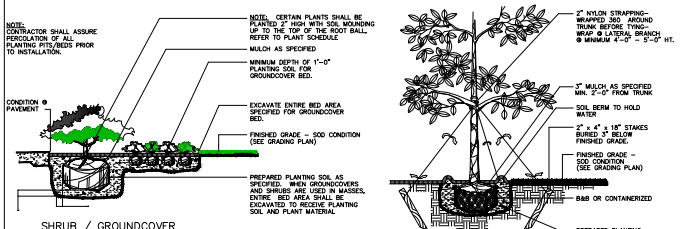
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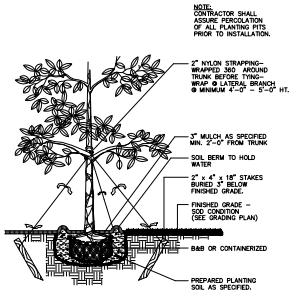
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SCHEDULES PARKING & SITE - LEVEL 1

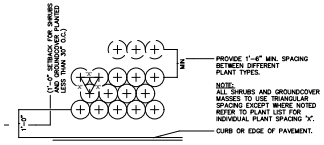
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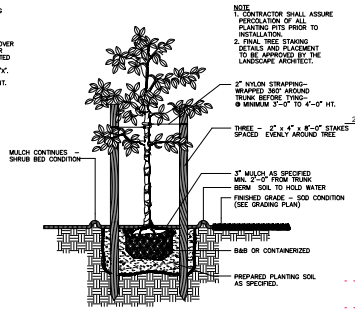
SHRUB / GROUNDCOVER



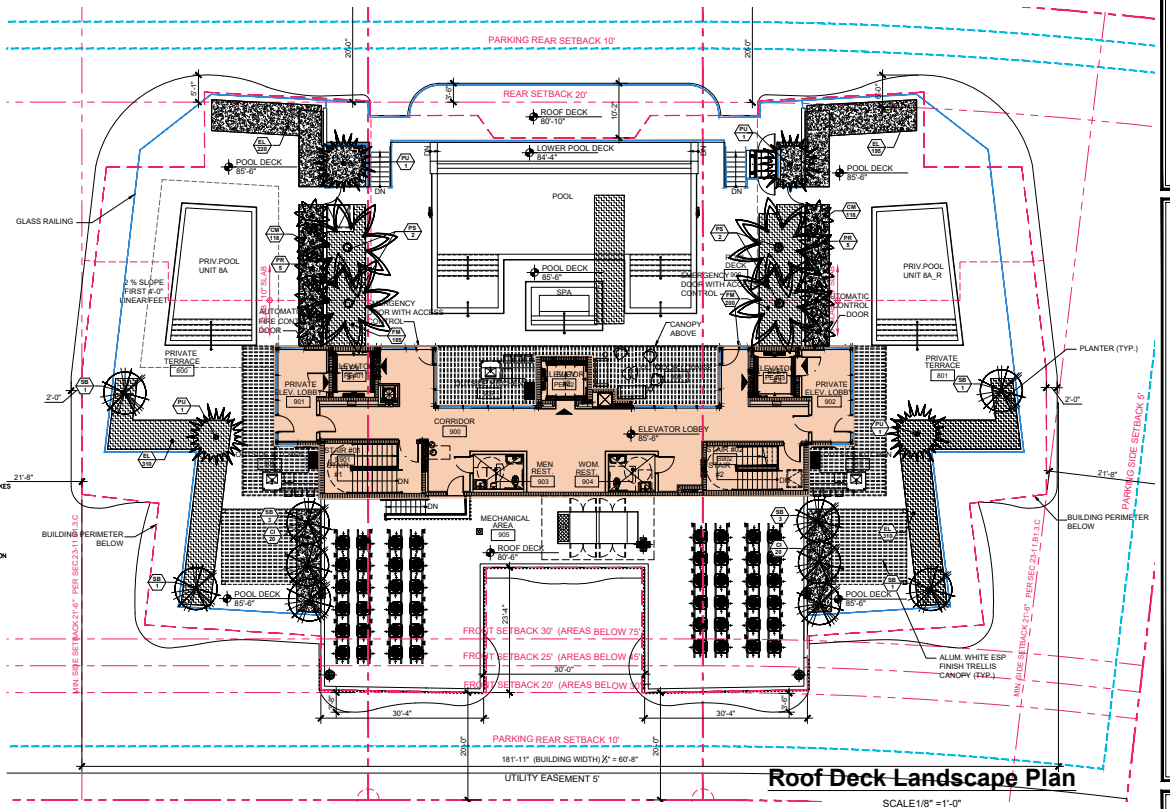
LARGE TREE



TYPICAL PLANT SPACING



SMALL TREE DETAIL



Roof Deck Landscape Plan

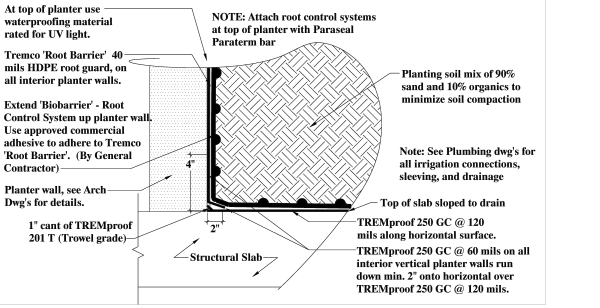
SCALE1/8" =1'-0"

ROOF AREA	OPEN SPACE 15% OF ROOF MIN.		
	MINIMUM	PROPOSED	%
13,030 SF.	1,955 SF	2,030 SF =	15 %

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.

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' O.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

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Roofdeck Level Landscape Plan

9301-9291 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

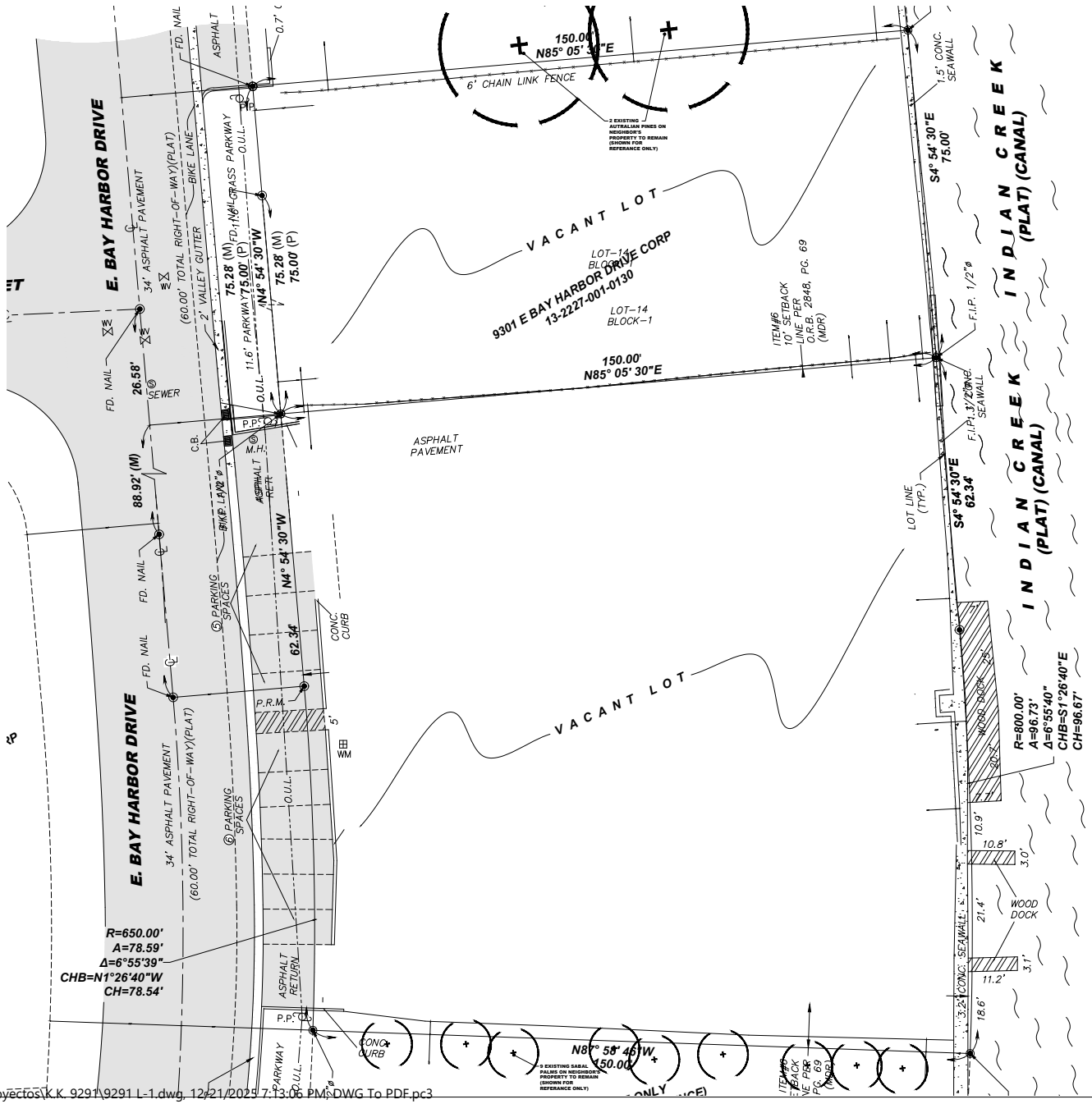
Revisions:

Seal:

REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA6666880
STATE OF FLORIDA
12-21-25
MANUEL C ALONSO - REGISTERED

Drawing: Landscape Plan
Date: 12.15.2025
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

L-2



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

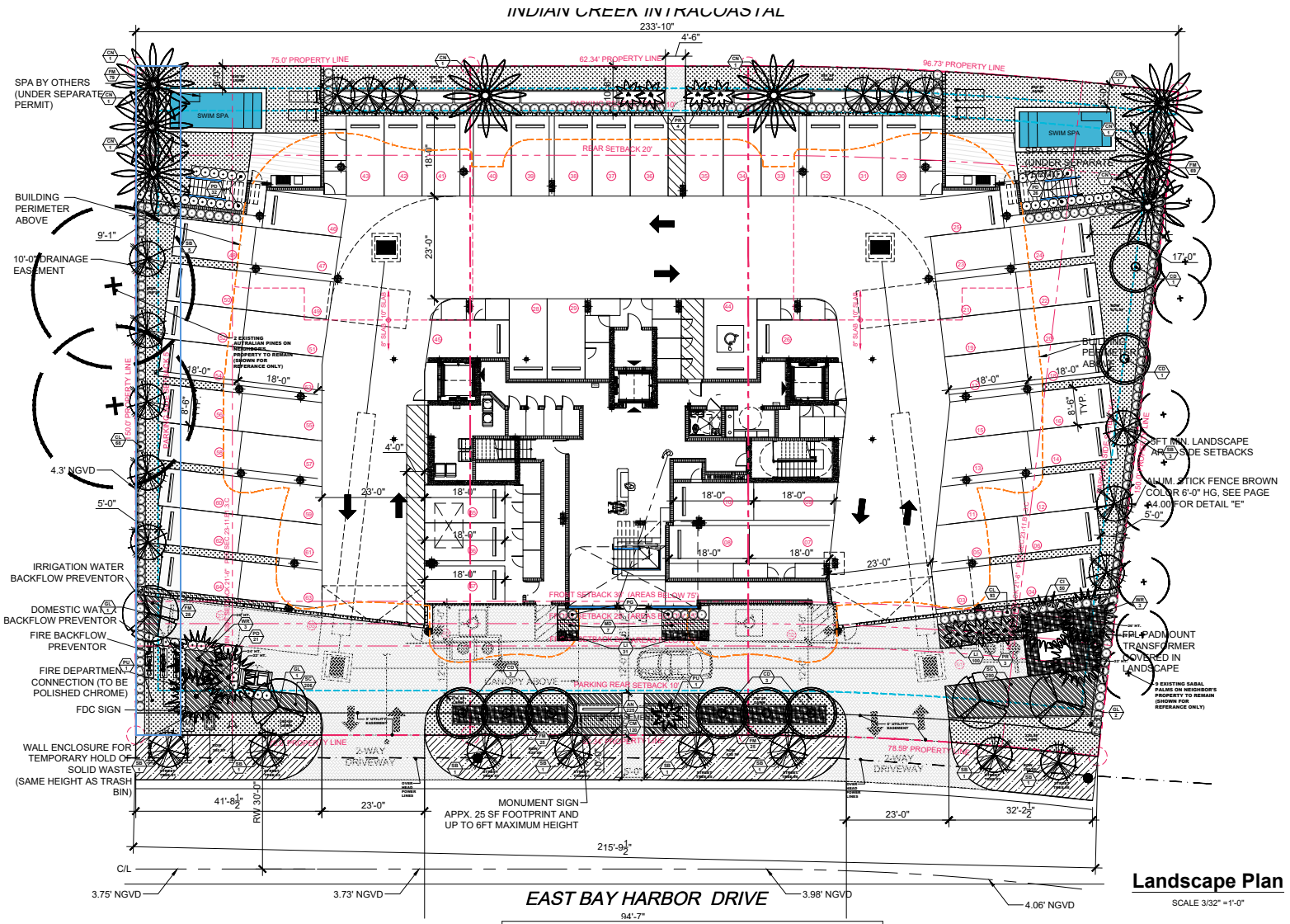
Project:

Revisions:

Seal:
REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA6666666
STATE OF FLORIDA
12-27-25
MANUEL C ALONSO

Drawing: Tree Disposition Plan
Date: 12.15.2025
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

TD-1



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)
Site Name: 9301-9291 E. Bay Harbor Drive, Bay Harbor Islands
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 33,756 SF (0.77 ACRES)

		Required	Provided
I.	**Open Space Requirement**		
a.	Lot Area = 33,750 SF x 20%= 6,750 SF 20% (Min) (Sec. 194-1)	6,750 SF (20%)Min	6,750 SF (20%)
1.	Maximum Lawn Area Allowed (MOC - Sec. 194-4(A)(2))		
a.	Req. open space= 6,750 sf x 60% =4,050 SF	Max 4,050 SF (60%)	3,884 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 x 4" clear wood (4.5" caliper) (Palm trees substituted at a 3:1 ratio, max. 25% of required shade trees) (MOC - Sec. 194-4(A)(3)) and Sec. 82-16	22 x	30 14 palms @ 3:1= 5 trees Total 35 trees
2.	Native Species Required - 50% Min. (MOC - Sec. 194-4(A)(7) 50% = 5.5=6 (Ref. Sec. 29-76(a)(2))	11	30
3.	Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req. 7 x 50% = 3.5=4 (Ref. Sec. 29-76(a)(1)(b))	11	35
B.	**Tree Species**		
1.	Number of shade trees required (from Sec. 29(A)(1) above)	22	35
2.	Number of shade tree species required: (MAY - Sec. 29-76(A)(2)) Number of Different Tree Species based on Quantity (1-10 shade trees: 2 shade tree species Needed	5	5
C.	**Tree Heights**		
1.	Number of Stories of building (2)		
2.	Number of shade trees required (from Sec. 29(A)(1) above)		
	Shade tree heights required x **size of tree species in relationship to building height:** 14'-16' ht. x 8' spr. for trees (14/16' for palms)		
	25 % or 6.25 shade trees	6	14 (SB) = 14
	16'-18' ht. x 7' spr. for trees (22'/26' for palms) - 50 % or 11 shade trees	11	8 (CD) + 8 (CN)=3 trees = 11
	18'-20' ht. x 8' spr. for trees (22'/26' for palms) - 25 % or 6.25 shade trees (MAY – Sec. 29-76(A)(2) Rec. 29-76(A)(3))	6	4 (GL) + 6 (WR) =3 trees= 7
III.	**Street Trees**	**Required**	**Provided**
1.	Street Trees @ 1:30' Width of lot 2'34' / 30' = 1.1 = 1 (Min. 12' in height x 4" caliper) (Under Powerlines)	0	8 (SB under powerlines)
IV.	**Shrubs required**	**Required**	**Provided**
1.	10 shrubs required per shade tree (Min. 20" in height / clear wood screen min. 36" in height / max 24" on center) (MAY - Sec. 29-76(A)(2)(3))	220	XX
2.	Native Species Required - 50% Min. (MOC - Sec. 194-4(A) (1)(a))	66	XX
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MOC - Sec. 194-4(A) (1)(a))	66	XX
V.	**Vehicular Use Areas** (Ref. Sec. 29-76)		
1.	Parking Lot from ROW	n/a	n/a
2.	Perimeter Trees	n/a	n/a
VI.	**Parking Lot Landscaping (if applicable)**	**Required**	**Provided**
1.	10 SF / parking space 10 x ____ spaces = ____ SF (MOC - Sec. 194-4(A)(4))	n/a	n/a
2.	Shade Trees Required (MOC - Sec. 194-4(A))	n/a	n/a
3.	Shrubs Required (MOC - Sec. 194-4(A))	n/a	n/a
VII.	**Height / Tree Right-Place** (MOC - Sec. 194-4(A)(5)) Number of trees near power lines		8 (SB)
VIII.	**Florida Friendly Landscaping** (MOC - Sec. 194-2(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 water, and the use of mulch. Refer to Florida Yards and Neighborhoods Handbook for Florida friendly landscape principles also. Invasive plants shall be removed from the property and appropriate measures shall be taken to prevent planting and propagation of invasive species from occurring.

LOT AREA	OPEN SPACE 20% OF LOT AREA MIN.		
	MINIMUM	PROPOSED	%
33,752 SF.	6,750 SF	6,797SF =	20 %

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/ BL./ 4' O.C.
CL	94	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	74	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
CM	124	CARISSA MACROCARPA 'EMERALD BLANKET'	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ 12" O.C.
PO	43	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	485	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	1048	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
MD	55	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	23	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
LI	124	LIRIOPE MUSCARI 'GIANT BLUE'/ LIRIOPE	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
LAWN	3,110 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
		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' O.A HT., THICK TRUNK, FG, BB, FF
	GL/ 4	BURSERA SIMAROUBA GUMBO LIMBO	YES	LOW	16'-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
	LA/ 8	LAGERSTROEMIA INDICA' TUSCARORA' CRAPE MYRTLE	YES	LOW	16'-18' HT. X 7' SPR X 5' 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

*** 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 LA6666889 STATE OF FLORIDA
MANUEL C ALONSO - 12/15/2025

Drawing: Landscape Plan
Date: 12.15.2025
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

L-1