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

DEVELOPMENT & REVIEW COMMITTEE MEETING

April 9, 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:

APPLICATION FOR SITE PLAN REVIEW

Town Council

Joshua D. Fuller
Mayor

Elizabeth Tricoche
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Town Officials

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

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

Folio # 13-2227-001-0130 & 13-2227-001-0140

Size of described property 33,750 square feet

Project Description Residential Development Units 33 units

Owner(s) Name 9291 EBH LTD, c/o Mitchell Cohen

Mailing Address PO BOX 546886

City Surfside State FL Zip 33154

Phone Number (416) 565-7902 Email mitchellc@westdaleproperties.com

Signature of Owner

Name of Applicant (if different from owner) N/A

Mailing Address N/A

City N/A State N/A Zip N/A

Phone Number N/A Email N/A

Signature of Applicant N/A

Name of Representative Matthew Amster, Bercow Radell Fernandez Larkin & Tapanes

Mailing Address 200 South Biscayne Boulevard

City Miami State FL Zip 33131

Phone Number (305)377-6236 Email MAmster@brzoninglaw.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 12/23/25 By Larry Wentworth

Process Number SPR26-000001 Fee Paid $ 3,000.00

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.
    c) PENDING FEE

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

    b) PENDING APPLICATION & FEE

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

c) PENDING APPLICATION & FEE

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: ADDRESSED PLEASE PRINT ON 3'X 2' PAPER

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. IS IT BEING PROVIDE? 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.

a. Pending application and fee.

V. Proposed or existing utility easements or other easements mapped on site plan.

a. The Town may require a drainage easement.
b. The easements agreement is pending.

~~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: The applicant's revised report uses 2.2 persons per unit for both the existing 1960s-era development (28 units) and the proposed development (33 units), showing a net increase of only 11 persons. This is not complaint.

Please state the source of the 2.2 factor – the Miami-Dade Census average is 2.74 persons per household, so using 2.2 requires justification. For the prior development, the per person per household calculation must use Census data from the year before it was demolished to accurately reflect the actual occupancy of the 1960s-era units at the time they were last occupied. The applicant cannot use the same factor for drastically different housing types. The applicant must either justify the 2.2 factor with supporting data, use the appropriate Census data for the prior development, use the Census average of 2.74 for the proposed development, or provide an alternative methodology. Additionally, the applicant must provide utility capacity letters. Regarding recreation (VII(b)), the applicant's statement that the Town is updating its Comp Plan is not complaint, the applicant must provide a Parks Capacity Analysis, propose fair-share mitigation under Sec. 11-8.5, or provide on-site facilities. Regarding VII(c) and VII(c)(i), the survey and proof of ownership have been provided and are ACKNOWLEDGED (Staff will verify the survey is signed, sealed, legible, and matches the 0.77 acres).

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

a. Please address all response to the Town Planner Lorrainia Belle.
b. Pending fee.

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 & South)
  - Required –for developments on more than one lot the minimum setback from each side lot line shall be equal to ten percent of the street frontage of the lot but not less than ten feet. The maximum required side setback width shall be 22.5 feet.
  - Proposed – 22’ 8”
  - Status – Complies
- 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

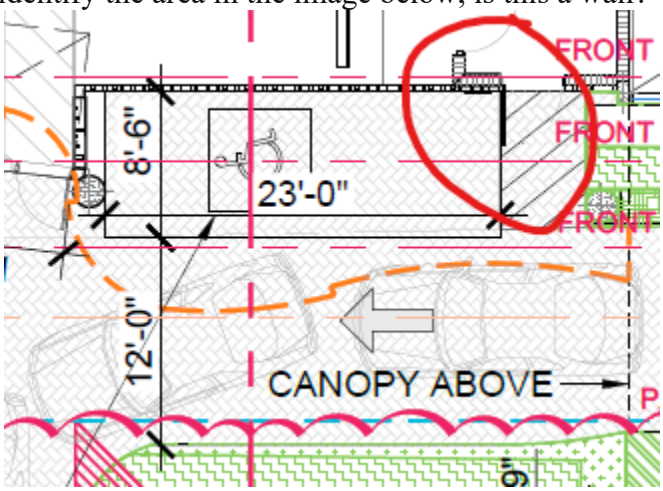
        - and there shall be a minimum of 200 square feet additional for each additional bedroom.
    - Proposed
        - 2-bedrooms:1,579 & 1,568
        - 3-bedrooms: 3,003
        - 4-bedrooms:4,421
    - Status: Complies
- Minimum size Street frontage
    - Required – 75 feet
    - Proposed – 215’ 9.5” 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.
   b. PLEASE PRINT ON 3’X 2’ PAPER.
~~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 A1.00: 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. Clarify the square footage per floor for the additional space being proposed to the Town Council. Please base this calculation on the standard front yard setback requirements, rather than the flex setback.
      i. Please this information on the plans.
   f. Setback encroachment for the balcony (please state on the plan).
6. Pg A1.01: The overall 20% green landscape, the coverage breakdown must clearly identify and quantify the following components:
      1. Main structure/ garage

2. Swimming pool
3. All paver areas (including both pervious and impervious)
4. Mechanical equipment (e.g., A/C units, pool equipment, generators, etc.)
5. Driveway
6. Walkways
7. Etc.

7. Pg A2.00:
    a. Please label all fences, gates and walls on the site plan.
        i. Missing information on the North, East and South (rear)
    b. ~~Provide the sight triangles on the Site Plan, the requirement is 10'by10'~~.
    ~~c. Utility easement is missing.~~
    d. Is the driveway a 1 way or 2 way? Please provide the correct information.
8. Please provide the stacking of cars within the property line, since a gate is being proposed.
    a. Provide the stacking in front of the gate, in front of the gate.
~~9. Provide the Fire department loading zone.~~
10. 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."~~
    d. Sec. 23-34(d)(3) Below-grade parking must shield the parking spaces and structure from view from all sides with decorative walls, earthen berms and landscaping.
    e. Please identify the area in the image below, is this a wall?
        i. 

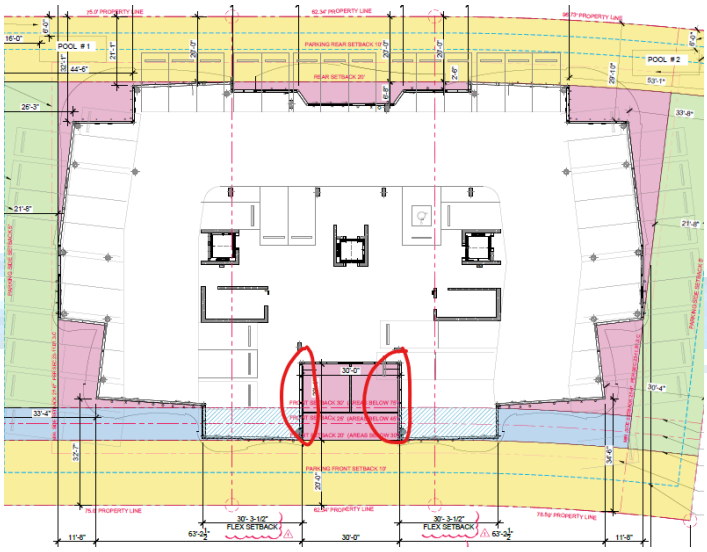
11. Request for Revisions to Outdoor Storage Plan:

a. Dimensions: Submit a schedule listing all dimensions for each required outdoor storage area.
    i. Sec.23-9(4): A minimum of 25 square feet of area with at least seven feet of headroom must be added for each apartment for outside storage purposes, which space shall be located outside the apartment.
    ii. 10,11,12,13 and 28 do not meet the size requirement.
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."
    i. Storage #3 door opens into the drive aisle.

12. 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.
    a. I've reviewed Sec. 23-12(15), which outlines what is allowed to encroach into setback requirements. Based on that section, the Code does not permit this structure within the front yard setback.
    b. This will require Town Council approval.
13. 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).
        i. The side yard setback is 22.5 feet from the property lne.
    c. Equipment: Add the location of the proposed pool equipment to the plans.
        i. Please state on plans the equipment will be screened.
    d. Fencing: Illustrate the required fence along the pool sides at the grade floor level.
        i. A-2.00 is not clear, there needs to be a fence on the side on the property line form the neighbor property.
    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.~~
14. 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."
        i. Provide a sectional drawing showing the proposed awning. Although the awning details have been removed from the floor plan, a state is provided. All outdoor accessory structures must be clearly identified on the plans.
        ii. Provide NGVD elevations on the plans for each level.
15. 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. The area is circled in red. Provide these elevations.

i. 

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."~~

d. Provide NGVD elevations on the plans for each level

16. Pg. A5.00: Portico shown in section but missing from site plan and elevations. Add details and show consistently on all sheets.
    a. Provide a sectional elevation
    b. Pg A4.01 the "portico" has a glass railing; is this being used as a balcony too?
        i. If the answer is yes, it cannot be used as a balcony.
    c. Sec.23-12(15)(e)(v), is incorrect that section is reserved. The correct section is 23-15(15)(e)(vi);
        i. Porticos shall be permitted on the East Island to extend out from the building wall for a distance not to exceed 20 feet, and the width shall not exceed 25 feet. For the purpose of measuring the maximum allowable width of a portico with ground-mounted support columns, the maximum width shall be measured from the inside edge of any such support columns. Provided however, no portico shall be constructed into property dedicated to the town for parking purposes The construction of porticos shall be subject to prior approval of the design review board as provided in section 5-23.1 of the Town Code.
            1. The portico exceed the max distance from the wall, the max is 20 feet.
17. Provide the demo plan on a separate sheet with the following: (THIS IS REQUIRED)
    ~~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.

18. Sec.5-5(j): The construction staging plan shall be presented to the town <u>during the DRC and/or DRB process</u>, 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.

~~19. 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.~~

20. Parking

~~a. Sec.23-24(d)(3): Below-grade parking must shield the parking spaces and structure from view from all sides.~~

i. Sec.23-24(d)(4). Parking garages must meet the minimum setback requirements found with the appropriate multifamily zoning district; however, a below grade parking structure may cantilever to the setbacks established in this section. **If a parking garage structure is provided above grade, the building facades of the parking garage facing adjoining development sites shall be closed-in and/or screened.**

~~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.
    i. Provide an answer.

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.
    ii. Provide the location of moving truck parking on the site plan. Be advised that moving trucks typically measure between 10 and 26 feet in length, with 16 to 20 feet being the most common range for typical residential moves.

21. 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.
    i. A agreement would need to be made with the Town, to allow parking over the easement. Please note this on the plan.

~~c. Please remove any mechanical equipment in the utility easement.~~

22. Signage

a. Provide the setback from the front and side property line.
    i. Section 23-18(d)(3) is for Planned unit development (PUD) Zone. The correct section is 17-23(b) & (d).

b. Provide the detail of the signage will require DRB approval.
    i. b) Properties outside the B-1 zone are prohibited from displaying any signs except those which are approved by the town manager or the design review board, based on architectural, artistic and aesthetic characteristics of the location and structure as to size, design and color. Such signs shall bear no more than the name and address of the property and name, address and phone number of the property manager or owner.
    ii. Provide the material detail, the size of the letters, etc.

~~23. 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.~~

~~24. The flex setback calculation 60.63889 = 60' 7.5" not 60' 8".~~

Roof

~~25. 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.~~

26. Sec.23-12(25)(h): Provide the height of the parapet walls.
a. Provide the height for all parapet walls, on all elevations.
b. The roof deck information is still missing.

~~27. 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,~~

~~28. 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.~~

29. 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. Add a general note on the plan stating: "LIGHTING DESIGN COMPLIES WITH BAY HARBOR ISLANDS CODE SEC. 23-19."
f. Provide a fixture cut-sheet or a note on the plan specifying the BUG rating (e.g., B1-U0-G2) for the G and GE parking lot fixtures to prove they are full cutoff and limit uplight.
g. Please ensure all photometric plans are clear and readable."

Landscape:

~~30. 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~~

~~31. 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.~~

~~32. 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.~~

33. 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.

~~34. 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.~~

35. Wall enclosure for temporary solid waste needs to be screened from the right-of-way.
a. Not allowed in the front yard setback.

36. 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.
a. The plan shows "LAWN" (Soy sia Emerald) in areas under the building overhang/parking deck (e.g., near the loading area). No maintenance or lighting information is provided. Grass will not survive without adequate light. This area should be converted to shade-tolerant groundcover or hardscape.

37. Please review Sec.24-16 for all landscape requirements, as the code has changed.

~~38. 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.~~

39. Street trees. Street trees shall be planted at to meet the Miami-Dade minimum criteria of thirty-five (35) feet average separation but shall not exceed forty (40) feet on center at time of planting. The town reserves the right to designate a common tree species for a roadway or portion of certain roadway segments to achieve a uniformity of appearance. All street trees planted after the effective date of this section shall comply with the town's street master plan species and specifications.
    a. Provide the linear foot from each tree.
40. Irrigation (Sec. 24-16.10(5)): The plan states "irrigation by others." For a multi-family building of this size (8 stories, 69 units), a fully automatic underground irrigation system is required for all landscaped areas. This must be shown on the plans, not delegated as "by others."
41. Tree Protection During Construction (Sec. 24-16.10(9)): While there are no existing trees on site (per TD-1), the plan should include a note about protecting the neighbor's existing Australian Pines and Sabal Palms that are adjacent to the property line.
42. Revise the plans to reflect a consistent driveway direction across all sheets. The architectural plans depict one-way traffic, but the landscape and civil plans depict two-way. Coordinate and correct accordingly.
43. Please remove all trellis from the roof top on the photometric and landscape plan, as it was stated it was removed from the plans.

General Comments When Submitting Revised Plans:

- Please make sure to all document state the revision dates on all the 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.

Acknowledge:

- 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.

TOWN OF BAY HARBOR ISLANDS

April 6, 2026

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

Re: Rejection of Trip Generation Statement Dated March 24, 2026
9291 East Bay Harbor Drive Residential Development
Langan Project No.: 300386801
Town File No.: SPR26-000001

Dear Mr. Polanco,

The Town has received and reviewed your Trip Generation Statement dated March 24, 2026. This submission does **not** satisfy the Town's requirements as set forth in our letter dated January 13, 2026, nor does it comply with Town Code Sections 5-20(j) or 11-8.2. Accordingly, the submission is hereby **rejected**, and the requirement for a full-scale traffic study prepared by the Town's consulting engineer remains in full force and effect.
The following deficiencies have been identified:

1. Incorrect Existing Conditions Baseline
Your analysis compares 28 existing units to 33 proposed units. This is factually incorrect and violates Town Code Section 11-8.2, which requires a comparison of trips generated by the *previous development* based on **bedroom count**, not unit count alone.
The previous development on the three lots consisted of:

- 4 two-bedroom units (8 bedrooms)
- 16 one-bedroom units (16 bedrooms)
- 8 two-bedroom units (16 bedrooms)

Total previous bedrooms: 40
The proposed development consists of:

- 12 four-bedroom units (48 bedrooms)
- 7 three-bedroom units (21 bedrooms)
- 12 two-bedroom units (24 bedrooms)

Total proposed bedrooms: 84

This represents a 110% increase in bedrooms, which your unit-only comparison deliberately obscures. The ITE Trip Generation Manual rates for multifamily housing (Land Use Code 221) are based on dwelling units and assume average unit sizes. Those rates are not appropriate for a development where 58% of units have three or four bedrooms.

2. Failure to Provide Required Full-Scale Traffic Study
Per Town Code Section 5-20(j) and our January 13, 2026 letter, the Town determined that a full-scale traffic study is required. Your March 24 submission is a three-page letter, not a full-scale traffic study. The following required elements are completely absent:

- Analysis of existing traffic conditions and Levels of Service (LOS) at East Bay Harbor Drive at 95th Street and 96th Street
- Future "No-Build" and "Build" scenario analyses
- Operational and safety analysis of the proposed two driveways, including sight distance and turn-lane requirements
- Identification of significant traffic impacts and proposed mitigation measures

3. Misrepresentation of Site Status
Your letter states that the site is "currently vacant" (Page 2). While the structures have been demolished, the analysis required by Town Code Section 11-8.2 must compare the proposed development to the *previous land use* that existed on the site. The previous development generated trips from 40 bedrooms across 28 units. Treating the site as vacant artificially inflates the net-new trip calculation in your favor and is not permitted under the Code.

4. Inapplicability of De Minimis Claim
Your conclusion that the development will have "minimal traffic impact" based on 2 net-new trips is premised on the flawed unit-only comparison. Given the 110% increase in bedrooms, the actual net-new trips will be substantially higher. Furthermore, the de minimis thresholds in Sec. 11-8.2(5) do not exempt this project, as the project requires multiple discretionary approvals (TDR for 7 additional units and setback encroachments) and is properly classified as a major development.

Required Action
Pursuant to Sec. 5-20(j), the applicant is required to fund a full-scale traffic study to be prepared by a consulting engineer retained by the Town. The required deposit of **$25,000** must be remitted immediately. Upon confirmation of the deposit, the Town will retain its consulting engineer to establish the study scope and prepare the required traffic study.
Please be advised that no further review of any resubmitted materials will occur until the deposit is received and the Town's consulting engineer has completed the required study.

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

March 26, 2026

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, Proof of Ownership. Please accept this letter as the Applicant's required letter of intent in support of a site plan approval application for the Property.

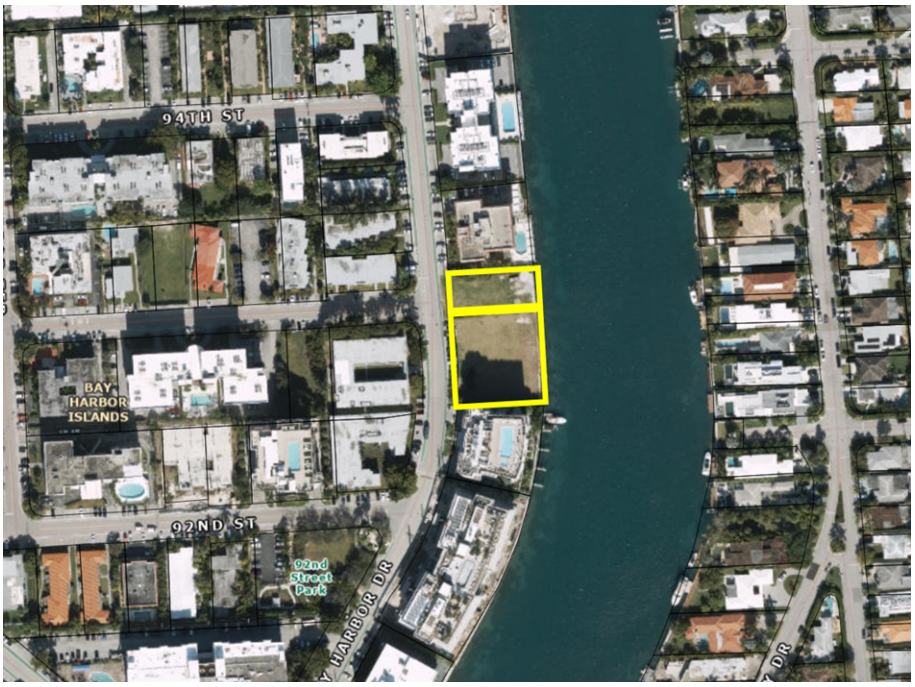


Figure 1, Aerial of the Property

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. See Exhibit B, Property Appraiser Records. The parcels that comprise the Property were previously the site of two residential condominiums, which together included twenty-eight (28) residential units. See Exhibit C, Lot Unit Map. 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

[1] Base density allows twenty-six (26) units and the Applicant will separately seek seven (7) private Transfer of Development Rights.

structure into four vertical segments and significantly reduce its perceived scale. These features 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.

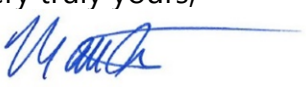
Flexible Setbacks. Pursuant to Section 23-11(B)(1)(4) of the Code, the Applicant requests approval to utilize the flex setback provisions to allow limited encroachments into the required front yard setback. The proposed encroachments are an integral component of the Project's creative architectural design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

CFN: 20220627687 BOOK 33328 PAGE 3335
DATE:08/09/2022 09:30:52 AM
DEED DOC 67,500.00
SURTAX 50,625.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by and return to:
Donald J. Kahn, Esq.
Kahn and Kahn P.L.
1133 Normandy Drive
Miami Beach, FL 33141
305-865-4311
File Number: **GK-22-0253**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19 day of ~~August~~ July, **2022** between **Kingsley Arms Apartments, Inc., a Florida corporation** whose post office address is 9601 Collins Ave, #1206, Bal Harbor, FL 33154, grantor, and **9291 EBH LTD., a Limited Liability Partnership,** whose post office address is 1133 Normandy Drive, Miami Beach FL 33141, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County**, **Florida** to-wit:

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.

Parcel Identification Number: 13-2227-001-0140

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

NOT AN OFFICIAL COPY - PUBLIC ACCESS

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

Signed, sealed and delivered in our presence:

Witness Name: EDWARD KLEIN

Witness Name: MYLENE C. SANTANA

Witness Name: _____

Witness Name: _____

Witness Name: _____

KINGSLEY ARMS APARTMENTS INC., a Florida corporation

By: _____
Harry Bruder, Manager of Kingsley Arms Apartments Inc., and Co-Trustee of the Genia Bruder Revocable Trust Agreement Dated January 17, 2007

By: _____
Mark Pnini, Manager of Kingsley Arms Apartments Inc., and Co-Trustee of the Genia Bruder Revocable Trust Agreement Dated January 1, 2007

(Corporate Seal)

DoubleTime®

State of FLORIDA
County of MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 5th day of August, 2022 by Harry Bruder, Co-Trustee, of the Genia Bruder Revocable Trust Agreement Dated January 17, 2007, Amended and Restated, and Manager of KINGSLEY ARMS APARTMENTS INC., a Florida corporation, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

MYLENE C. SANTANA
Notary Public - State of Florida
Commission # HH 206713
My Comm. Expires Apr 6, 2026
Bonded through National Notary Assn.

Notary Public

Printed Name: Mylene C. SANTANA

My Commission Expires: 4/6/2026

State of _____

County of _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 5th day of August, 2022 by Mark Pnini, Co-Trustee, of the Genia Bruder Revocable Trust Agreement Dated January 17, 2007, Amended and Restated, Manager of KINGSLEY ARMS APARTMENTS INC., a Florida corporation, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

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Signed, sealed and delivered in our presence:

Witness Name: _____

Witness Name: _____

Witness Name: Allison Pnini

Witness Name: Reyna Parcales

KINGSLEY ARMS APARTMENTS INC., a Florida corporation

By: _____
Harry Bruder, Manager of Kingsley Arms Apartments Inc., and Co-Trustee of the Genia Bruder Revocable Trust Agreement Dated January 17, 2007

By: _____
Mark Pnini, Manager of Kingsley Arms Apartments Inc., and Co-Trustee of the Genia Bruder Revocable Trust Agreement Dated January 1, 2007

(Corporate Seal)

DoubleTime®

State of _____
County of _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 5th day of August, 2022 by Harry Bruder, Co-Trustee, of the Genia Bruder Revocable Trust Agreement Dated January 17, 2007, Amended and Restated, and Manager of KINGSLEY ARMS APARTMENTS INC., a Florida corporation, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

State of NY

County of Nassau

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29th day of ~~August~~ July, 2022 by Mark Pnini, Co-Trustee, of the Genia Bruder Revocable Trust Agreement Dated January 17, 2007, Amended and Restated, Manager of KINGSLEY ARMS APARTMENTS INC., a Florida corporation, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

KYLE JULIEN
Notary Public - State of New York
NO. 01JU6310764
Qualified in Suffolk County
My Commission Expires Sep 2, 2022

Notary Public

Printed Name: Kyle Julien

My Commission Expires: 9-2-22

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DoubleTime®

CFN: 20220770051 BOOK 33411 PAGE 1412
DATE:10/05/2022 04:03:56 PM
DEED DOC 33,156.00
SURTAX 24,867.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

This Document Prepared By:
Jennifer Snyder, Esq.
Snyder International Law Group, P.A.
21500 Biscayne Blvd, Suite 401
Aventura, FL 33180

Return to:
Kahn and Kahn P.L.
1133 Normandy Drive
Miami Beach, FL 33141

Parcel ID Number: 13-2227-001-0130

Warranty Deed

This Indenture, Made this 2nd **day of September, 2022** A.D., **Between 9301 E. Bay Harbor Drive, Corp., a Florida corporation,** whose address is: **21500 Biscayne Blvd, Suite 401, Aventura, FL 33180** of the County of **Miami-Dade**, State of **Florida, grantor,** and **9291 EBH LTD., a Florida limited partnership,** whose address is: **1133 Normandy Drive, Miami Beach, FL 33141** of the County of **Miami-Dade**, State of **Florida, grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of **----------TEN DOLLARS ($10)----------** DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Miami-Dade** State of **Florida** to wit:

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 the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Subject to:

Taxes subsequent to December 31, 2021, zoning restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and easements of record, if any, provided that the foregoing shall not serve to impose or reimpose same.

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

9301 E. Bay Harbor Drive, Corp., a Florida corporation,

By: _____
Elias R. Dabbah, President

_____
Printed Name: Jennifer Snyder
Witness

_____
Printed Name: Stephanie L. Rojas
Witness

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd **day of September, 2022** by **Elias R. Dabbah, President of 9301 E. Bay Harbor Drive, Corp., a Florida corporation,** who is personally known to me or who has produced his _____ as identification.

_____
Printed Name: _____
Notary Public
My Commission Expires:

JENNIFER SNYDER
Notary Public - State of Florida
Commission # HH 204344
My Comm. Expires Dec 5, 2025
Bonded through National Notary Assn.

22-1869

EXHIBIT B

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

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

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

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

Generated On: 12/22/2025

Property Information

Folio: 13-2227-001-0140
Property Address: 9291 E BAY HARBOR DR

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RE	4500	Square Ft.	22,500.00	$7,875,000

BUILDING INFORMATION

The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1966	5,773	5,773	5,773	
1	2	1966	1,821	1,821	1,477	
1	3	1966	32,554	32,554	28,344	

EXTRA FEATURES

The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.

Description	Year Built	Units	Calc Value
Pool COMM BETTER 3-6' dpth, tile 20x40 av size	1966	450	
Paving - Asphalt	1966	9,520	
Patio - Concrete Slab	1966	1,200	
Elevator - Passenger	1966	5	
Dock - Wood on Light Posts	1966	48	
Dock - Concrete Griders on Concrete Pilings	1966	240	
Central A/C (Aprox 400 sqft/Ton)	1966	66	

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 12/22/2025

Property Information

Folio: 13-2227-001-0140
Property Address: 9291 E BAY HARBOR DR

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RE	4500	Square Ft.	22,500.00	$7,312,500

BUILDING INFORMATION

The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1966	5,773	5,773	5,773	
1	2	1966	1,821	1,821	1,477	
1	3	1966	32,554	32,554	28,344	

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

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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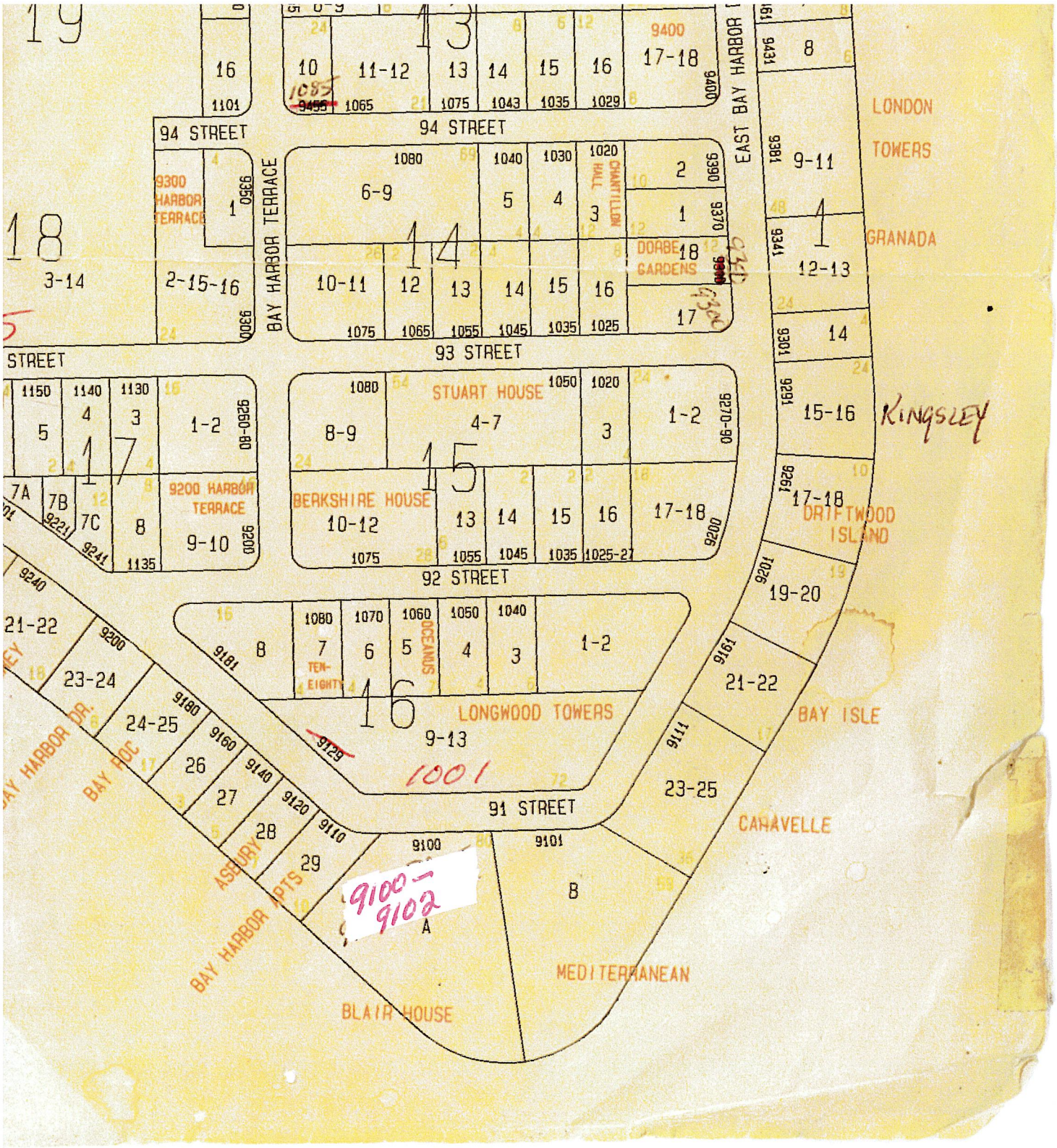
EXHIBIT C


94 STREET
93 STREET
92 STREET
91 STREET
BAY HARBOR TERRACE
EAST BAY HARBOR
9300 HARBOR TERRACE
9200 HARBOR TERRACE
DORBE GARDENS
CHANTILLON HALL
STUART HOUSE
BERKSHIRE HOUSE
LONGWOOD TOWERS
OCEANUS
TEN-EIGHTY
LONDON TOWERS
GRANADA
KINGSLEY
DRIFTWOOD ISLAND
BAY ISLE
CAHAVELLE
MEDITERRANEAN
BLAIR HOUSE
BAY HARBOR APTS
ASBURY
BAY HARBOR DR.
9100–9102
A
B
1001

PROJECT:	**9291-9301 E Bay Harbor Rd**
PERMIT #:	**SPR26-000001**
COMMENTS RESPONSES:	**Revision # 1 (3/11/2026)**

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
	DEVELOPMENT REVIEW COMMITTEE COMMENTS	
	TOWN PLANER - ZONING DISTRICT REGULATIONS **DATE:03-11-2026**	**Reviewer: Lorrainia Belle**
OWNER	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	**ACKNOWLEDGED**
OWNER	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	**ACKNOWLEDGED**
	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	**ACKNOWLEDGED**
	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)	**ACKNOWLEDGED** **ALLOWED 26 UNITS BY RIGHT AND 7 UNITS REQUESTED TDR.** **REFER TO SHEET A1.00 ZONING DATA TABLE, SEC.1.**
	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	**ACKNOWLEDGED**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 1 (3/11/2026)

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
_____	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.	**ACKNOWLEDGED, PLEASE REFER TO REVISED LETTER OF INTENT**
OWNER	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.	**ACKNOWLEDGED, PLEASE REFER TO SIGNED AND SEALED SURVEY**
_____	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.	**ACKNOWLEDGED**
OWNER	IV. Provide the letter for the Unity Title	**ACKNOWLEDGED, LETTER TO BE PROVIDED**
KKAID	V. Proposed or existing utility easements or other easements mapped on site plan. a. The Town may require a drainage easement.	**REFER TO SHEET A2.00 SITE PLAN AND DETAIL #6. FPL & DRAINAGE EASEMENT SECTION. THE EXISTING EASEMENT IS PROPOSED TO BE RELOCATED TO THE NORTH PROPERTY LINE. A 10' EASEMENT IS PROVIDED TO ACCOMMODATE FPL AND DRAINAGE REQUIREMENTS, CONSISTING OF A 5' FPL EASEMENT (GRASS ONLY ABOVE) AND A 5' DRAINAGE EASEMENT (PARKING PAVERS ABOVE ON SAND).**
OWNER	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.	**ACKNOWLEDGED**

CONSULTANT	COMMENTS	RESPONSES
OCEAN ENGINEERING CIVIL	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.	**Potable Water** **200 gallons per capita, per day** **Existing: 28 units x 2.2 persons/unit = 62 persons** **62 persons x 200 gallons = 12,400 gallons per capita** **Proposed: 33 units x 2.2 persons/unit = 73 persons** **73 persons x 200 gallons = 14,600 gallons per capita** **Net increase: 14,600 – 12,400 = 2,200 gallons per capita, per day** **Sanitary Sewer** **156 gallons per capita, per day** **Existing: 28 units x 2.2 persons/unit = 62 persons** **62 persons x 156 gallons = 9,672 gallons per capita** **Proposed: 33 units x 2.2 persons/unit = 73 persons** **73 persons x 156 gallons = 11,388 gallons per capita** **Net increase: 11,388 – 9,672 = 1,716 gallons per capita, per day** **Solid Waste** **0.632 tons per capita, per year** **Existing: 28 units x 2.2 persons/unit = 62 persons** **62 persons x 0.632 tons per capita = 39.2 tons per capita** **Proposed: 33 units x 2.2 persons/unit = 73 persons** **73 persons x 0.632 tons per capita = 46.1 tons per capita Net increase: 46.1 – 39.2 = 6.9 tons per capita, per year**
		Drainage **Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours** **64201742;1** **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 **1 tennis court for every 4,000 persons, 12-60 years oldFacilities** **1 lighted baseball field for every 6,000 persons, 10-40 years old** **1 tot lot for every 500 persons, 3-12 years old** **We understand this has been a long-standing condition for numerous other approved and built projects and the Town is in the process of** **updating their comp plan to address this issue.** **Public School** **100% of FISH (Florida Inventory of School Houses) capacity including re-Facilities 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.**

CONSULTANT	COMMENTS	RESPONSES
		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.**
KKAID	IX. Zoning District Regulations: • Front Setbacks (West) o 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. o 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 o Status – Does not Comply, Requires Town Council Approval.	**THE FRONT SETBACK ALLOWS FLEX SETBACK, AS PER Sec. 23-11.(B1)(4) THE TOTAL AMOUNT OF ENCROACHMENT SHALL NOT EXCEED ONE-THIRD OF THE ALLOWABLE WIDTH OR LENGTH OF THE BUILDING. THE ALLOWED WIDTH IS 181'-11" / 1/3 = 60'-7.5". SEE REVISED SHEET A2.01, A3.01, A3.02.**
KKAID	Parking Spaces o 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 o Proposed – more information is required. o 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.	**FOR LOADING ZONE SEE REVISED SHEET A2.00, A3.00** **FOR PARKING DIMS. SEE REVISED SHEET A3.00** **FOR PARKING NUMBER SEE SHEET REVISED A3.00 (69 P.S)**
KKAID	Off-street parking for multifamily buildings o Ground Level ▪ Street: 10 ▪ Sides:5 ▪ Rear:5 ▪ Waterfront: 10 o Proposed ▪ Street: Provide the setback. ▪ Sides:5 ▪ Rear: 10 ▪ Waterfront: 10	**FOR SETBACKS SEE REVISED SHEET A2.00, A2.01** **FOR PARKING SEE SHEET A2.01, A3.00.**
KKAID	Maximum allowable density. o Required: base density is 34 dwelling units per acre o Provide: not provided o Statues: Missing information on the proposed density per acre.	**AS PER SEC. 23-11(11)** **SEE REVISED SHEET A1.00 ZONING DATA TABLE 1, SECTION 1.** **33 UNITS PROPOSED (7 UNITS VIA TDR).**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 1 (3/11/2026)

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
KKAID	• Sec.23-12(15)(v) balconies extending from the exterior walls o Front (West) ▪ Required – 4 ft ▪ Proposed – ▪ Status –Not in complies, floor 4 and above require Town Council approval.	AS PER SEC.23-12(15)(v) , SEE PAGE A3.01 FRONT: 4'-0" MAX. PROVIDED
KKAID	o Side (North) ▪ Required – 2 ft ▪ Proposed – Some glass features are over the encroachment ▪ Status – Does not comply	AS PER SEC.23-12(15)(v), SEE PAGE A3.01 SIDE: 2'-0" MAX. PROVIDED
KKAID	o Side (South) ▪ Required – 2 ft ▪ Proposed – Some glass features are over the encroachment ▪ Status – Does not comply	AS PER Sec.23-12(15)(v), SEE PAGE A3.01 SIDE: 2'-0" MAX. PROVIDED
KKAID	o Rear (East) ▪ Required – 6 ft ▪ Proposed – Some glass features are over the encroachment ▪ Status –Does not comply	AS PER SEC.23-12(15)(v) SEE PAGE A3.01 SIDE: 6'-0" MAX. PROVIDED
KKAID	Flexible Setbacks (Sec. 23-11(B)(1)(4)): o 1/3 of the length Required Town Council approval: 60’ 7.5” o Applicants request: 60’ 8” o Status: Does not Comply. The flex setback calculation 60.63889 = 60’ 7.5” not 60’ 8”.	CONFIRMED AS PER (SEC. 23-11(B)(1)(4)) SEE REVISED SHEET A2.01 LENGTH 181'-11"/3 = 60.63' = 60'-7.5"
	BUILDING COMMENTS	**Reviewer: Lorrainia Belle**
OWNER	1. Provide a current survey (not more than six months old). a. Provide a proposed survey should the drainage and utility easements.	ACKNOWLEDGED, SEE SIGNED AND SEALED SURVEY
	2. Is the project requiring a11-foot dedication? 3. Inconsistent linear footage for platted parcels. Align dimensions across survey, landscape, civil, and site plans.	NO, THE DRAINING DEDICATION EASMENT IS 10'-0".
	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.	THE SITE IS CLEAR AND GRUBBED. SITE READY FOR FOUNDATION. SEE NOTE #1 IN SCOPE OF WORK PAGE A0.00.

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 1 (3/11/2026)

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
KKAID	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.	A) SEE REVISED SHEET A1.00 FOR REVISED BUILDING LENGTH 181'11" SQFT. PER FLOOR WITHOUT FLEX SETBACK: (15,733) X 7 = 110,131 SQFT. OF FLEX SETBACK: (588) X 7 =4,116 TOTAL: 110,131 + 4,116 = 114,247
KKAID	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.	A) SEE REVISED SHEET A2.00 FOR FENCE TYPES AND GATE LOACTION IN THE SITE PLAN. B) SEE REVISED SHEET A2.00 FOR 10' BY 10' SIGHT TRIANGLES ON SITE PLAN. C) SEE REVISED SHEET A2.00 FOR RELOCATED EASEMENT INFORMATION.
KKAID	7. Please provide the stacking of cars within the property line, since a gate is being proposed.	SEE REVISED SHEET A2.00 & A3.00 THAT SHOW STACKING OF CARS.
KKAID	8. Provide the Fire department loading zone.	SEE REVISED SHEET A2.00 FOR FIRE STAGING LOADING ZONE.
KKAID	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.	A) SEE REVISED SHEET A2.00 AND A3.00 FOR 8'-6" HANDICAP SPACE. B) SEE REVISED SHEET A3.00 FOR ALL PARKING SPACE DIMENSIONS. C) SEE REVISED SHEET A3.00 FOR PARKING SPACE NUMBERS IN A SEQUENTIAL ORDER.
KKAID	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.	A) SEE REVISED SHEET A3.00 FOR OUTDOOR STORAGE SCHEDULE. B) SEE REVISED SHEET A3.00 FOR RENUMBERED OUTDOOR STORAGE AREAS IN SEQUENTIAL ORDER. C) SEE REVISED SHEET A3.00 FOR RELOCATED OUTDOOR STORAGE AREAS FOR UNOBSTRUCTED ACCESS.
KKAID	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.	SEE NOTE ON REVISED SHEET A2.00. THE HEIGHT OF THE TRASH ENCLOSURE IS 8'-10".
KKAID	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.	AS PER SEC. 23-12(g)(i)(c), A) SEE REVISED SHEET A2,00, A2.01 FOR POOL SETBACKS. B) SEE REVISED SHEET A2.00, A2.01 FOR SIDE YARD SETBACK AREA AND POOL LOCATIONS. C) SEE REVISED SHEET A2.00 FOR POOL EQUIPMENT LOACTED BELOW STAIR. D) SEE REVISED SHEET A2.00 FOR FENCING TYPE. E) SEE REVISED SHEET A2.00 FOR FENCING TYPE.

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 1 (3/11/2026)

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
KKAID	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.	SEE REVISED SHEET A5.00 A) ACKNOWLEDGED - SEE NOTE ON REVISED SHEET A3.03 FOR OUTDOOR KITCHEN.
KKAID	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.	A)SEE SHEETS A4.00.1 AND A4.02.1 FOR ELEVATIONS WITH FENCE REMOVED. B)SEE SHEETS A4.00, A4.01, A4.02, A4.03. C)SEE SHEET A4.01 FOR REVISED ELEVATION. D) NO DECK. SEE REVISED SHEET A2.00 SITE PLAN FOR SEAWALL.
KKAID	15. Pg. A5.00: Portico/walkway shown in section but missing from site plan and elevations. Add details and show consistently on all sheets.	AS PER SEC. 23-12(15)(e)(v), SEE REVISED SHEET A3.00, A3.01, A3.02, A4.00, A4.00.1, A4.01, A4.01.1, A4.02, A4.02.1, A4.03, A4.03.1
KKAID	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.	A) SEE SHEET A0.00, SCOPE OF WORK TABLE, NOTE#1 ON COVER SHEET. THERE ARE NO DEMO PLANS. THE SITE IS CLEAN AND GRUBBED. READY FOR FOUNDATION. B) ACKNOWLEDGED

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 1 (3/11/2026)

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
OWNER/GC	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.	**ACKNOWLEDGED, TO BE PROVIDED**
KKAID	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.	**SEE REVISED SHEET A2.00** **A) POOL EQUIPMENT BELOW STAIR.** **B) SEE REVISED SHEET A2.00**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 1 (3/11/2026)

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
KKAID	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. Please number the parking spaces. 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.	A) AS PER SEC.23-24(d)(3)THE PARKING GARAGE IS ABOVE AVERAGE GRADE. B) SEE REVISED SHEET A3.00 FOR PARKING SPACE DIMENSIONS. C) SEE REVISED SHEET A3.00 FOR PARKING SPACE NUMBERS. D) ACKNOWLEDGED E) ACKNOWLEDGED I) SEE REVISED SHEET A2.00 AND A3.00 FOR LOADING LOCATION.
KKAID	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	REFER TO SHEET A2.00 SITE PLAN AND DETAIL #6. FPL & DRAINAGE EASEMENT SECTION. THE EXISTING EASEMENT IS PROPOSED TO BE RELOCATED TO THE NORTH PROPERTY LINE. A 10' EASEMENT IS PROVIDED TO ACCOMMODATE FPL AND DRAINAGE REQUIREMENTS, CONSISTING OF A 5' FPL EASEMENT (GRASS ONLY ABOVE) AND A 5' DRAINAGE EASEMENT (PARKING PAVERS ON SAND ABOVE).
KKAID	21. Signage a. Provide the setback from the front and side property line. b. Provide the detail of the signage will require DRB approval.	AS PER SEC. 23-18(d)(3) SEE REVISED SHEET A2.00 FOR SIGNAGE SETBACK DIMENSIONS AND DETAILS.
OWNER /GC	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.	ACKNOWLEDGED
KKAID	23. The flex setback calculation 60.63889 = 60’ 7.5” not 60’ 8”.	CONFIRMED. AS PER SEC. 23-11.(B1)(4) THE TOTAL AMOUNT OF ENCROACHMENT SHALL NOT EXCEED ONE-THIRD OF THE ALLOWABLE WIDTH OR LENGTH OF THE BUILDING. THE ALLOWED WIDTH IS 181'-11" / 1/3 = 60'-7.5". SEE REVISED SHEET A1.00, A2.01, A3.00, A3.01, A3.02.
KKAID	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.	AS PER SEC.23-12(25) SEE REVISED SHEET A3.03. ROOF STRUCTURE WALLS EXCEED MIN. 15'-0" FROM PRINCIPLE STRUCTURE.
KKAID	25. Sec.23-12(25)(h): Provide the height of the parapet walls.	AS PER SEC.23-12(25)(h) SEE REVISED SHEET A3.04. HEIGHT OF PARAPET WALL IS 5'-0".
KKAID	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.	SEE NOTE ON REVISED SHEET A3.03. SQ.FT. OF EACH RESTROOM = 60' SQ.FT.
KKAID	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.	AS PER SEC.23-12(25)(h), WE REMOVED TRELLIS.

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 1 (3/11/2026)

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
REYES-GAVILAN	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.	**ACKNOWLEDGED, LIGHTING WILL NOT EXCEED 0.2 FOOT-CANDLES. PLEASE NOTE THAT SHEET PH-9 SHOWS REGULAR LIGHTING AND SHEET PH-10 EMERGENCY LIGHTING. SHEET PH-11 SHOWS NORMAL LIGHTING AND SHEET PH-12 SHOWS EMERGENCY LIGHTING**
TOPO-GRAPHIC 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	**SEE REVISED SHEET L-1**
TOPO-GRAPHIC LANDSCAPE	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.	**SEE REVISED SHEET L-1**
TOPO-GRAPHIC LANDSCAPE	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.	**SEE REVISED SHEET L-1**
KKAID	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. - 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.	**SEE REVISED SHEET A2.00 AND A3.00 FOR FRONT LANDSCAPE AND MECHANICAL DIMENSIONS.**
TOPO-GRAPHIC LANDSCAPE	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.	**SEE REVISED SHEET L-1**
KKAID	34. Wall enclosure for temporary solid waste needs to be screened from the right-of-way.	**SEE REVISED SHEET A2.00 FOR TEMPORARY SOLID WASTE DETAIL.**
TOPO-GRAPHIC LANDSCAPE	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.	**SEE REVISED SHEET L-1**
TOPO-GRAPHIC LANDSCAPE	36. Please review Sec.24-16 for all landscape requirements, as the code has changed.	**SEE REVISED SHEET L-1**
	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	**ACKNOWLEDGED** **SEE REVISED SHEETS FOR ARCHITECTURE, CIVIL, AND LANDSCAPE.**

CONSULTANT	COMMENTS	RESPONSES
	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	ACKNOWLEDGED
	TRAFFIC REPORT	**Reviewer: Lorrainia Belle**
LANGAN (TRAFFIC)	VIII. 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.	PLEASE REFER TO REVISED TRAFFIC STATEMENT
LANGAN (TRAFFIC)	**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.	ACKNOWLEDGED
	SITE PLAN REVIEW **DATE:01-15-2026**	**Reviewer:**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 1 (3/11/2026)

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
	1. INCONSISTENT FLOOD DATA ON SHEET A2.00: "FLOOD ZONE = ZONE AE (EL 10' NGVD)" CONFLICTS WITH STATED BFE = 9'-0" NGVD AND DFE = 10'-0" NGVD. REVISE TO A SINGLE, CONSISTENT BASIS (BFE/DFE AND PANEL DATA) ACROSS ALL SHEETS.	**SEE REVISED SHEETS A4.00, A4.01, A4.02, A4.03, A5.00, A5.01, A5.02 FOR REVISED FLOOD DATA.**
	2. FLOOD VENT CALCULATION ERROR ON SHEET A2.00: NARRATIVE STATES "17 FLOOD OPENINGS IN TOTAL," BUT THE ITEMIZED CALCULATION SHOWN (9 + 2 + 2 + 1 + 1) TOTALS 15. RECONCILE TOTAL REQUIRED/PROVIDED AND SHOW LOCATIONS/COUNTS CONSISTENTLY	**SEE SHEET A2.00 SITE PLAN FOR REVISED FLOOD VENT CALCULATION AND LOCATION.** **FLOOD VENT CALCULATION :** **BUILDING ACCESS = 1,698 SF. REQ. 9 (SMART FLOOD VENT)** **PROPOSED: 10** **TRASH ROOM= 208 SF. REQ. 2 (SMART FLOOD VENT)** **PROPOSED: 2** **STAIR #1 = 261 SF. REQ. 2 (SMART FLOOD VENT)** **PROPOSED: 2** **STORAGE #13 = 23 SF. REQ. 1 (SMART FLOOD VENT)** **PROPOSED: 1** **BUILDING ACCESS RESTROOM = 39 SF. REQ. 1 (SMART FLOOD VENT)** **PROPOSED: 2** **TOTAL: 17 FLOOD VENTS**
	3. STORY/LEVEL COUNT IS INTERNALLY INCONSISTENT: COVER AND SCOPE DESCRIBE "8 STORY RESIDENTIAL BUILDING," WHILE DRAWING SET INCLUDES LEVEL 9 (ROOF DECK) AND LEVEL 10 (UPPER ROOF). CLARIFY NUMBER OF STORIES FOR CODE PURPOSES AND MAINTAIN CONSISTENCY ON COVER, DATA SHEETS, SECTIONS, AND ELEVATIONS.	**SEE REVISED SHEET NAMES FOR SHEET A3.03 ROOF DECK AND SHEET A3.04 UPPER ROOF. SEE SHEETS A4.00, A4.01, A4.02, A4.03, A5.00, A5.01, A5.02 FOR REVISED LEVEL NAMES.**
	4. HIGH-RISE DETERMINATION NOT ADDRESSED: SECTIONS/ELEVATIONS SHOW OCCUPIED ROOF/DECK AREAS ABOVE THE "75'-0" ABOVE DFE" DATUM (ROOF DECK SHOWN AT 80'-6" T.O.S.). PROVIDE STATEMENT WHETHER BUILDING MEETS HIGH-RISE DEFINITION AND IDENTIFY HIGH-RISE FEATURES IF APPLICABLE.	**SEES REVISED SHEET A0.00, SCOPE OF WORK TABLE, NOTE #9 FOR BUILDING HIGH-RISE IDENTIFICATION.**
	5. FLOODPLAIN USES BELOW DFE INCLUDE ENCLOSED ROOMS LABELED "TRASH ROOM," "RESTROOM," "STORAGE #6," AND "BUILDING ACCESS." PROVIDE CLARIFICATION THAT ALL ENCLOSED AREAS BELOW DFE COMPLY WITH FLOODPLAIN LIMITATIONS (NON-HABITABLE, WET-FLOODPROOFED AS SHOWN) AND THAT MATERIALS/MEP SERVING THESE SPACES COMPLY WITH ASCE 24. CURRENT SET DOES NOT CLEARLY TIE THESE SPECIFIC ROOMS TO COMPLIANT FLOODPLAIN USE/CONSTRUCTION.	**SEE SHEET A2.00 SITE PLAN, FLOODPROOFING TABLE NOTES.** **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** **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:**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 1 (3/11/2026)

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
KKAID		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.
	6. ACCESSIBLE PARKING: PROJECT DATA STATES 69 PARKING SPACES WITH 3 ADA SPACES. PLANS DO NOT CLEARLY IDENTIFY VAN-ACCESSIBLE SPACE/ACCESS AISLE AND SIGNAGE/ROUTE DETAILS AT THIS STAGE. IDENTIFY (MIN.) ONE VAN ACCESSIBLE SPACE AND ROUTE TO AN ACCESSIBLE ENTRANCE.	SEE SHEET A2.00 FOR IDENTIFIED VAN ACCESSIBLE SPACE/ACCESS AISLE.
	7. ENCROACHMENT CALLOUTS ON A2.01: “2'-0" SIDEYARD ENCROACHMENT,” “6'-0" REAR SETBACK ENCROACHMENT,” AND “4'-0" ENCROACHMENT FOR FRONT 20'-0" SETBACK” ARE SHOWN. PROVIDE A CLEAR CODE/ZONING BASIS FOR EACH ENCROACHMENT TYPE (BALCONY/ARCHITECTURAL PROJECTION VS. STRUCTURAL/BUILDING AREA) AND CONFIRM THESE ARE PERMITTED ENCROACHMENTS UNDER BHIC.	SEE ELEVATION SHEETS A4.00, A4.01, A4.02, A4.03 FOR ENCROACHEMENT CALLOUTS. 2'-0" SIDEYARD ENCROACHMENT 6'-0" REAR SETBACK ENCROACHMENT, 4'-0" ENCROACHMENT.
	8. FIRE COMMAND ROOM LOCATION SHOWN ON LEVEL 2 (A3.01) BUT BUILDING IS SIMULTANEOUSLY PRESENTED AS A POSSIBLE HIGH-RISE (SEE COMMENT 4). IF HIGH-RISE, CONFIRM FIRE COMMAND CENTER COMPLIANCE AND LOCATION RELATIVE TO FIRE DEPARTMENT ACCESS LEVEL.	SEE SHEET A3.00 FOR KB (KNOX BOX) FIRE COMMAND ROOM IS ACCESED THROUGH STAIR 1 WHERE KB LOCATED ON EGRESS STAIR #1 EMERGENCY DOOR NEXT TO BUILDING ENTRANCE, ELEVATOR #2 (LEVEL 1 & 2), FIRE PUMP / DOMESTIC PUMP ROOM AND FIRE COMMAND ROOM IN ACCORDANCE WITH MDFR FPD BULLETIN 202 2-002 WHEN APPLICABLE. SEC. 14-71 - ACCESS BOXES. WHERE DEEMED NECESSARY BY THE AUTORITHY HAVING JURISDITCTION, AN ACCESS BOX MAY BE REQUIRED TO GAIN ACCESS TO AREAS HOUSING FIRE PROTECTION EQUIPMENT. THE ACCESS BOX SHALL BE OF A TYPE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
	9. ELEVATION DATUMS: PLANS USE NGVD ELEVATIONS (E.G., LEVEL 1 0'-0" = 4'-6" NGVD; DFE 10'-0" NGVD; LEVEL 2 = 14'-0/15'-0 NGVD IN VARIOUS NOTES). PROVIDE A SINGLE, CLEAR ELEVATION DATUM STATEMENT AND RECONCILE ANY DIFFERENCES BETWEEN “LEVEL 2 10'-6" (14'-0 NGVD)” AND “F.F.E (LEVEL 2) = 10'-6" (15'-0 NGVD)” SHOWN ON A2.00.	SEE ELEVATION SHEETS A4.00, A4.01, A4.02, A4.03 FOR REVISED DIMENSION. LEVEL 2 IS 9'-6".
	10.PROVIDE DESIGN CRITERIA: OCCUPANCY CLASSIFICATION, OCCUPANT LOAD, RISK CATEGORY, AND WIND EXPOSURE. (CONSTRUCTION TYPE SHOWN AS I-A ON COVER; CONFIRM CONSISTENTLY THROUGHOUT.)	SEE SHEET A0.00 SCOPE OF WORK TABLE, NOTE #2 FOR DESIGN CRITERIA.
	11.ELEVATOR SYSTEMS SHALL COMPLY WITH FLOOD DESIGN REQUIREMENTS, INCLUDING PREVENTING ELEVATOR OPERATION/ENTRY INTO FLOODED AREAS AND PROTECTING EQUIPMENT LOCATED BELOW DFE/BFE. PROVIDE COMPLIANCE NARRATIVE AND DETAILS. (ASCE 24 / ASME A17.1 AS APPLICABLE)	SEE SHEET A2.00 SITE PLAN FLOODPROOFING TABLE, NOTE #5 FOR ELEVATOR NOTE. ALL ELEVATORS TO BE COMPLIANT WITH ASCE 24 /ASME A17.1 AS APPLICABLE.
	12.GLASS GUARD/RAILING SYSTEMS SHALL COMPLY WITH GUARD LOADS AND SAFETY GLAZING REQUIREMENTS. PROVIDE PRODUCT APPROVALS (STATE/MIA-DADE NOA WHERE APPLICABLE) AND ENGINEERED DESIGN/SHOP DRAWINGS DEMONSTRATING COMPLIANCE.	SEE NOTE ON SHEETS A4.00, A4.01, A4.02, A4.03. ALL GLASS RAILING ON BUILDING ELEVATIONS WILL BE 3'-6" FROM FINISHED FLOOR IN COMPLIANT WITH GUARD LOADS AND SAFETY GLAZING REQUIREMENTSWITH PROVIDED PRODUCT APPROVALS (STATE/MIA-DADE NOA WHERE APPLICABLE).

PROJECT:	**9291-9301 E Bay Harbor Rd**
PERMIT #:	**SPR26-000001**
COMMENTS RESPONSES:	**Revision # 1 (3/11/2026)**

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
	13.DO NOT REMOVE VOID SHEETS. CLOUD-IN ALL CHANGES (REWORK). PROVIDE A RESPONSE SHEET, INDICATING THE PAGE WHERE THE COMMENT WAS ADDRESSED, HIGHLIGHT OR CLOUD THE CHANGE, VOID & KEEP OLD PAGES WITHIN THE SET FOR REFERENCE AND INSERT NEW PAGE ON TOP. FOR COMMENTS THAT DO NOT APPLY, PROVIDE CODE REFERENCE TO THAT EFFECT. ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.	**ACKNOWLEDGED.**
	TOWN ENGINEER **DATE:03-09-2026**	**REVIEWER: Randy Daniel**
FORTIN, LEAVY, SKILES, INC SURVEY/CIVIL	3. Provide drawings that show the size of a single replacement outfall pipe that replaces the two that exist; provide calculations to justify the new pipe diameter	**Please refer to Sheet C3 of the "Outfall Relocation Plan", where the proposed single outfall pipe replacing the two existing outfall pipes is shown. The drainage calculations demonstrating that the diameter of the proposed pipe is adequate are also attached.**
OCEAN ENGINEERING CIVIL	4. Provide a 10-foot easement (five feet on either side) for the new replacement pipe (C-200).	**Refer to sheet C200 showing the proposed 10' easement along the north side of the property. Refer to plans by Fortin, Leavy & Skiles pertaining to the proposed outfall pipe.**
OWNER	5. Provide easement documentation that grants the Town use of the easement for maintenance purposes (C-200).	**TO BE PROVIDED**
FORTIN, LEAVY, SKILES, INC SURVEY/CIVIL	6. Provide Permits from DERM, SFWMD and other regulatory agencies for the new outfall pipe.	**A Class II permit from DERM has been applied for. DERM has indicated that the permit cannot be issued until the Town provides approval of the proposed outfall pipe. Therefore, the DERM permit will be finalized once the Town approval is obtained.**
OCEAN ENGINEERING CIVIL	2. Provide details of sewer connection to existing Town owned VCP lateral.	**Refer to sheets C300 and C302 showing connections/details to existing Town owned laterals.**
	3. An above ground water meter assembly is required for water meters 2 inches or greater; modify CNMB detail accordingly.	**ACKNOWLEDGED, ABOVE GROUND WATER METER WILL BE PROVIDED. REFER TO DETAILS ON SHEET C300 AND C301.**

March 25, 2026

RE: 9291 East Bay Harbor Drive – Development Review Committee

STORMWATER:
Comment #4: Provide a 10' easement (5' on either side) for the new replacement pipe (C200).

Response: Refer to sheet C200 showing the proposed 10' easement along the north side of the property. Refer to plans by Fortin, Leavy & Skiles pertaining to the proposed outfall pipe.

SEWER:
Comment #2: Provide details of sewer connections to existing town owned VCP lateral.

Response: Refer to sheets C300 and C302 showing connections/details to existing Town owned laterals.

Sincerely,
OCEAN ENGINEERING, INC.

Walter M. Lugo, P.E.
President

8101 Biscayne Blvd. Suite 508 Miami, FL 33138
Office: (786) 518-2008
wlugo@oceanengineeringinc.com

TOWN OF BAY HARBOR ISLANDS, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 9291-9301 East Bay Harbor Drive

Location: 9291-9301 East Bay Harbor Drive, Bay Harbor Islands, FL

Address: 9291-9301 East Bay Harbor Drive, Bay Harbor Islands, FL

General Project Description: New 8-story, 33-unit residential condominium building with 69 parking spaces.

Site Square Feet / Acreage: Approximately 33,750 sf / 0.77 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: 28 units x 2.2 persons/unit = 62 persons
62 persons x 200 gallons = 12,400 gallons per capita
Proposed: 33 units x 2.2 persons/unit = 73 persons
73 persons x 200 gallons = 14,600 gallons per capita
Net increase: 14,600 – 12,400 = 2,200 gallons per capita, per day

Sanitary Sewer 156 gallons per capita, per day

Existing: 28 units x 2.2 persons/unit = 62 persons
62 persons x 156 gallons = 9,672 gallons per capita
Proposed: 33 units x 2.2 persons/unit = 73 persons
73 persons x 156 gallons = 11,388 gallons per capita
Net increase: 11,388 – 9,672 = 1,716 gallons per capita, per day

Solid Waste 0.632 tons per capita, per year

Existing: 28 units x 2.2 persons/unit = 62 persons
62 persons x 0.632 tons per capita = 39.2 tons per capita
Proposed: 33 units x 2.2 persons/unit = 73 persons
73 persons x 0.632 tons per capita = 46.1 tons per capita
Net increase: 46.1 – 39.2 = 6.9 tons per capita, per year

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

	Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours. See enclosed drainage plans from engineer.
Local Streets*	LOS "B" at peak hour Please refer to the submitted Traffic Generation Statement.
Arterial Roadways**	LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922) Please refer to the submitted Traffic Generation Statement.
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old We understand this has been a long-standing condition for numerous other approved and built projects and the Town is in the process of updating their comp plan to address this issue.
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA) The project will undergo school concurrency review by Miami-Dade County Public Schools once the application is submitted by the Town.

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

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

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

December 22, 2025

Mr. Igor Michin
9291 Bay Harbor Development LLC
10301 East Bay Harbor Drive
Bay Harbor Islands, Florida 33154

Re: Letter Report of Field Permeability Tests
9291 East Bay Harbor Drive
Bay Harbor Islands, Florida
NV5 Project No.: 18250.01

Dear Mr. Michin:

NV5, Inc. submits this report in partial fulfillment of the scope of services described in our proposal 25-0977Rev1 dated December 15, 2025. This report describes the procedures used for field permeability testing and presents the data collected.

PURPOSE

The purpose of our work was to perform field permeability testing at the subject site and to prepare this report summarizing the results.

FIELD PERMEABILITY TESTING

NV5 performed two (2) field permeability tests on December 19, 2025. The approximate test location is shown in Drawing 1. The tests were performed in general accordance with the South Florida Water Management District's Usual Open Hole Procedure.

For the test, a roller bit and nominal 12-inch diameter casing was rotated to a test depth of 5 feet below grade. A slotted nominal 6-inch diameter PVC pipe was then installed within the hole. Next, with the borehole open, water was pumped into the borehole to develop a test hydraulic head. Once the hydraulic head was stabilized, the average flow rate into the borehole was recorded. The test was then repeated in the same borehole at 10 feet below the existing grade. A formula developed by the South Florida Water Management District was used to estimate hydraulic conductivity.

The results of the tests are presented on the table below and are appended to this letter on the sheets titled *South Florida Water Management District Usual Open Hole Test*. These sheets also include descriptions of the subsurface conditions encountered at the test locations.

It should be noted that the reported results are un-factored and reflect the conditions at the test location at the time of testing. To account for potential variations in hydraulic conductivity across the site, the designer should apply an appropriate safety factor to the reported values.

TABLE 1 FIELD PERMEABILITY TESTING RESULTS

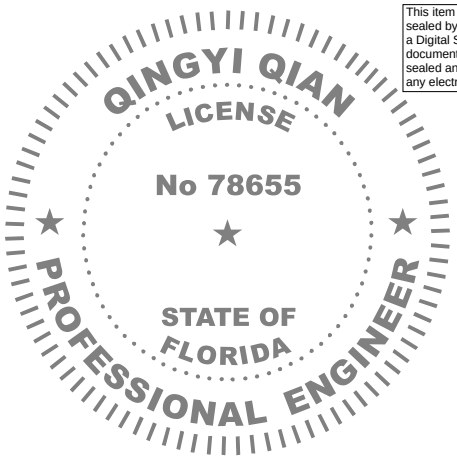
Test ID	Test Depth (ft.)	Hydraulic Conductivity (cfs/ft^2-ft. head)
P-1A	5	4.62×10^{-04}
P-1B	10	2.19×10^{-04}

CLOSURE

We appreciate the opportunity to provide geotechnical engineering services during this phase of the project. We trust that the information presented herein meets your current needs. In the event that you have any questions or if you require additional information, please contact the undersigned.

Sincerely,
NV5, INC.

Cristian Rausseo
Staff Engineer



This item has been digitally signed and sealed by Qingyi Qian on 12/22/2025 using a Digital Signature. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Qingyi Qian

Digitally Signed by Qingyi Qian
DN: CN=Qingyi Qian, O=NV5 GLOBAL, INC., OID.2.5.4.97="NTRUS+DE-5021455", L=Hollywood, S=Florida, SERIALNUMBER=MAS20250918504254, C=US
Reason: I have reviewed this document
Date: 2025.12.22 11:06:17-05'00'

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

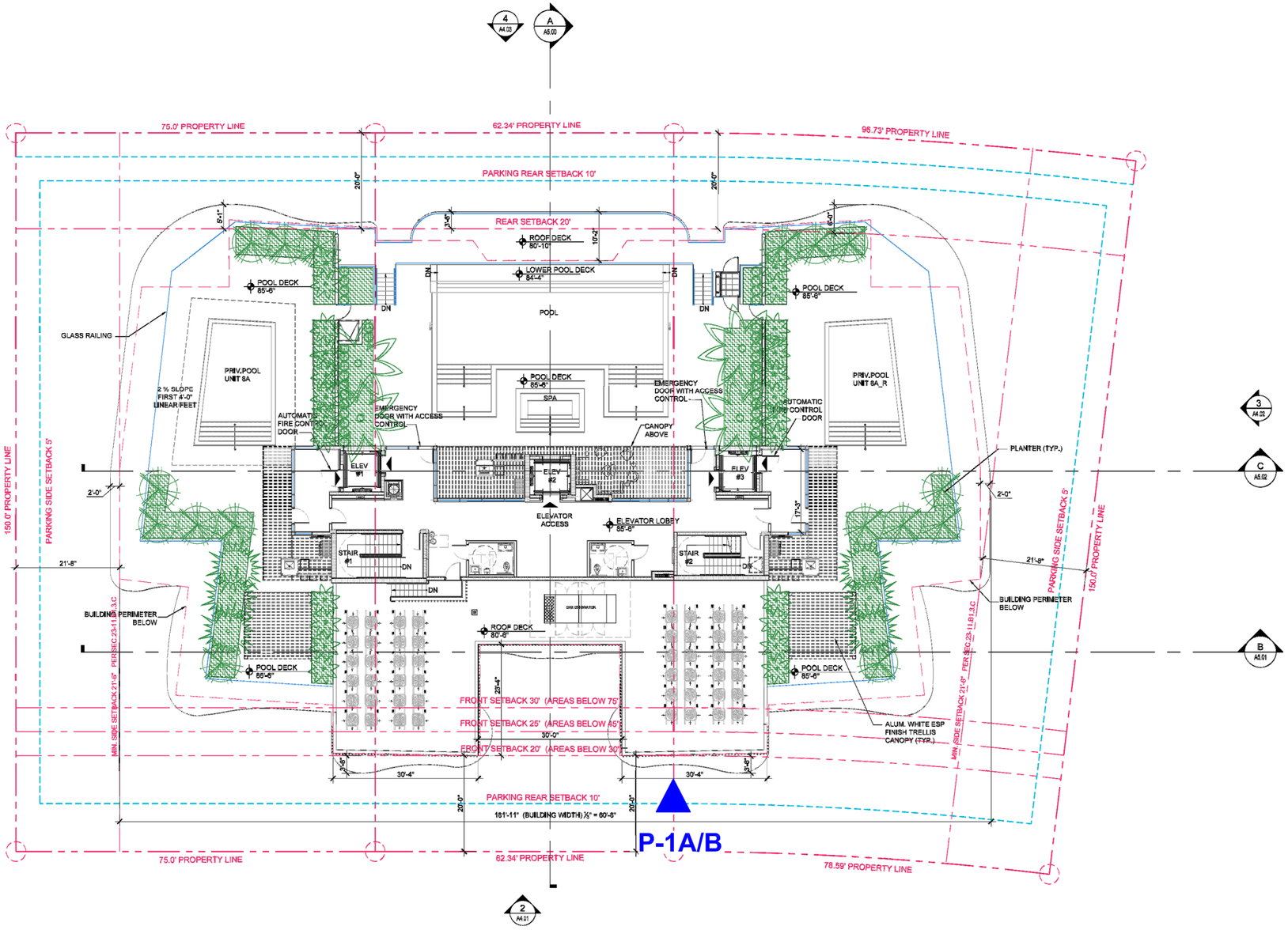
Attachments:

Drawing 1	Vicinity Map & Test Location Plan
Appendix A	Permeability Test Data (A-1 and A-2)

Distribution: Copy to Addressee via Email
Copy to NV5 File

Z:\DOC\NV5 Reports\18250.01_Perc_Letter_9291 East Bay Harbor Drive _Bay Harbor Islands_Bay Harbor Dev LLC _12-22-25.doc

DRAWING



Site Vicinity Map

0 25

Approximate Scale in Feet

LEGEND:

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

NOTES:

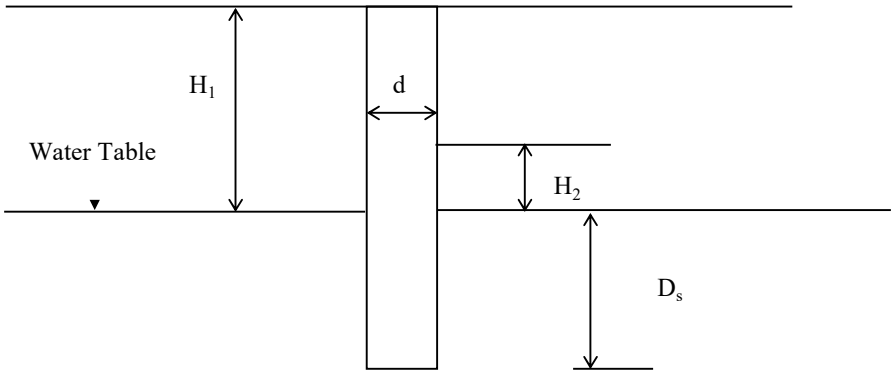
1. The test locations shown are approximate.
2. The test location symbols are not to scale.
3. The base drawing was taken from Sheet A3.03, 9301-9291 East Bay Harbor Dr., Roof Deck Level 9 - Floor Plan, prepared by Kobe Karp, dated November 26, 2025.

NV5	**DRAWING TITLE:** *Site Vicinity Map & Test Location Plan*				**DWN BY:** *CR*
	PROJECT NAME: *9291 East Bay Harbor Drive - Permeability Tests*				**CKD BY:** *22*
	PROJECT LOCATION: *9291 East Bay Harbor Drive, Bay Harbor Islands, Florida*	**PROJECT NO:** *18250.01*	**DATE:** *12/18/2025*	**DWG NO:** *1*	**APD BY** ___

APPENDIX A

PERMEABILITY TEST DATA

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



HYDRAULIC CONDUCTIVITY

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

4.62E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	3.60
2	3.60
3	3.60
4	3.50
5	3.50
6	3.50
7	3.60
8	3.50
9	3.50
10	3.50

Q =	Average Flow Rate =	0.007887 CFS
d =	Diameter of Test Hole =	6.0 inches
H_2 =	Head on Water Table =	3.0 feet
D_s =	Depth below Ground Water Table =	2.0 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.0'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	3.0'	Below Existing Grade
DEPTH OF TEST HOLE :	5.0'	Below Existing Grade
AVERAGE FLOW RATE:	3.54	GPM

SOIL PROFILE :

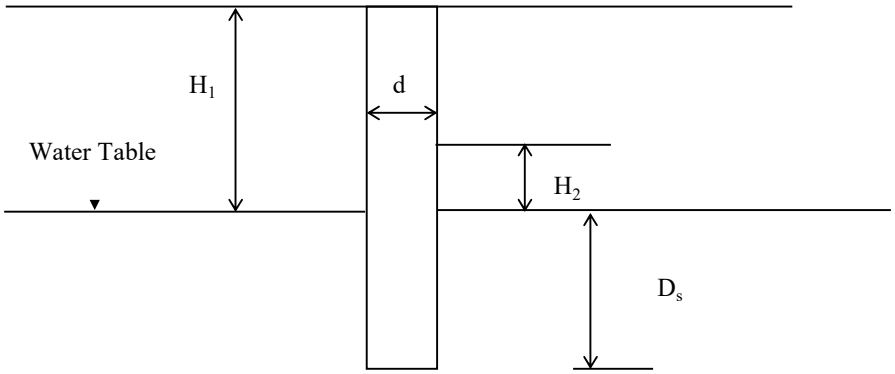
0.0' - 0.2'	2" of Topsoil
0.2' - 5.0'	Gray Sand

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.
2) Borehole opened with at nominal 12 inches diameter casing. K value calculated using PVC diameter of 6 inches.

PERMEABILITY TEST

PROJECT NAME: 9291 East Bay Harbor Drive - Permeability Tests			
PROJECT LOCATION: 9291 East Bay Harbor Drive, Bay Harbor Islands, Florida			
PROJECT NO: 18250.01	**TEST DATE:** 12/19/2025	**TEST NO:** P-1A	
TESTED BY: Estrata Drilling		**CHECKED BY:** QQ	

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



HYDRAULIC CONDUCTIVITY

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

2.19E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	4.00
2	4.00
3	4.00
4	4.00
5	4.00
6	4.00
7	4.00
8	4.00
9	4.00
10	4.00

Q = Average Flow Rate = 0.008912 CFS

d = Diameter of Test Hole = 6.0 inches

H_2 = Head on Water Table = 3.0 feet

D_s = Depth below Ground Water Table = 7.0 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+4.0'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	3.0'	Below Existing Grade
DEPTH OF TEST HOLE :	10.0'	Below Existing Grade
AVERAGE FLOW RATE:	4.00	GPM

SOIL PROFILE :

0.0' - 0.2'	2" of Topsoil
0.2' - 8.5'	Gray Sand
8.5' - 10.0'	Dark brown Fibrous Peat

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.
2) Borehole opened with at nominal 12 inches diameter casing. K value calculated using PVC diameter of 6 inches.

PERMEABILITY TEST

NV5

PROJECT NAME: 9291 East Bay Harbor Drive - Permeability Tests

PROJECT LOCATION: 9291 East Bay Harbor Drive, Bay Harbor Islands, Florida

PROJECT NO: 18250.01 **TEST DATE:** 12/19/2025 **TEST NO:** P-1B

TESTED BY: Estrata Drilling **CHECKED BY:** QQ

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
180 NE 168th Street/North Miami Beach, FL 33162
Telephone: (305) 653-4493 Facsimile: (305) 651-7152
E-mail: fls@flssurvey.com

9291 - 9301 E Bay Harbor Drive
Off-site Drainage Calculations
Exfiltration Trench System for Water Quality

Job No. 247006

IN

Section: 35-T52s-R42e

Town of Bay Harbor Islands
Miami-Dade County, Florida

September 30, 2025

MICHAEL A. VAZQUEZ
LICENSE
No. 69249
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Michael Vazquez
Digitally signed by Michael Vazquez
DN: CN=Michael Vazquez, dnQualifier=A01410C000001872DB7AF9E0006CED8, O=Fortin Leavy Skiles Inc., C=US
Date: 2025.10.01 14:28:45-04'00'

This item has been digitally signed and sealed by Michael A. Vazquez, P.E. on the date adjacent to the seal.

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

By: _____ P.E.
Michael A. Vazquez, P.E.
Fla. Reg. No. 69249 (Civil)

TABLE OF CONTENTS

I. Design Data…… 3
II. Project Acreage…… 3
III. Description of proposed drainage system…… 4
IV. Volume per Water Quality Criteria…… 4
V. Nutrients Load Calculations…… 4
VI. ICPR Model Results for 10year-24hr storm event…… 5
VII. Hydrodynamic Separator Performance…… 5
VIII. Scour Calculations…… 6

Appendix:
A. Miami-Dade County Flood Criteria Master Plan…… 8
B. Average October Ground Water Elevation Master Plan…… 9
C. NOAA Rainfall Table…… 10
D. ICPR Drainage Model Sketch…… 12

ICPR Reports:
1. Complete Input Report …..... 13
2. Basin Maximum Conditions Report …..... 23
3. Node Maximum Conditions Report …..... 24
4. Link Maximum and Minimum Conditions Report …..... 25
5. Mass Balance Report …..... 26

Project Name:	**9291 - 9301 E Bay Harbor Drive**	Job No.:	247006
Subject:	Drainage Calculations	Date:	September 17, 2025
Calculated By:	Rodrigo Bermudez, P.E., for the firm	Chk. By:	Michael A. Vazquez, P.E.

I. Design Data:

All elevations shown hereon refer to the (N.G.V.D.)

Highest Crown of Road Elevation	=	(+) 5.30
Miami-Dade County Flood Criteria	=	(+) 6.00 NAVD
	=	(+) 7.55 NGVD
Existing Lowest Grate Elevation	=	(+) 2.90
Average October Ground Water Elevation	=	(+) 2.00
10year - 24hr Storm Intensity (NOAA Rainfall Data)	=	8.56 in

II. Project Acreages:

Northwest Area:

Impervious area:	0.533	ac.
Pervious area:	0.000	ac.
Sub-Total:	0.533	ac.

Southwest Area:

Impervious area:	0.533	ac.
Pervious area:	0.000	ac.
Sub-Total:	0.533	ac.

Northeast Area:

Impervious area:	0.201	ac.
Pervious area:	0.000	ac.
Sub-Total:	0.201	ac.

Southeast Area:

Impervious area:	0.086	ac.
Pervious area:	0.000	ac.
Sub-Total:	0.086	ac.

Total distributed Area

Impervious area:	1.353	ac.
Pervious area:	0.000	ac.
Sub-Total:	1.353	ac.

III. Description of the Proposed Drainage System:

Given the low elevation of the site, exfiltration trench systems are not a suitable option for stormwater quality treatment under DERM requirements. Instead, a Downstream Defender® unit by Hydro International is proposed to provide the required treatment of stormwater runoff. The calculations below demonstrate that this device has the capacity to treat the stormwater volume specified by DERM.

IV. Volume per Water Quality Criteria

1) For the first inch of runoff from the Site:
   = 1 inch x 1.35 acres
   = 1.35 ac-in

2) For 2.5 inches time percent impervious:

Project Area:		= 1.35 ac
Site area:	1.35 ac - 0.00 ac	= 1.35 ac
Impervious area:	1.35 ac - 0.00 ac	= 1.35 ac
Percent impervious	1.35 ac / 1.35 ac x 100%	= 100.0 %
2.5 in x % impervious:	2.5 in x 150.0 %	= 3.75 in
Volume to be treated:	3.75 in x 1.35 ac	= 5.07 ac-in

Since 5.07 ac-in is greater than the 1.35 ac-in for the first inch of runoff from the entire site, the 2.5 inch times % impervious controls.

V. Nutrients Loads Calculation

CALCULATION OF ANNUAL RUNOFF VOLUME

Stage	Total Watershed area	% Non-DCIA	% DCIA	CN	Calculated ROC Value Appendix N	Average Annual Rainfall Appendix M	Annual Runoff Volume Equation 9-1
Pre-Development	1.35 ac.	0	100	98	0.808	61	5.56 ac-ft

CALCULATION OF STORMWATER NUTRIENT LOADING

Stage	Land Use Category	Annual Runoff Volume	Total P (EMC) Table 9.2	Total N (EMC) Table 9.2	Annual Average Mass Loading (P)	Annual Average Mass Loading (N)
Pre-Development	Multi-Family	5.56 ac-ft	0.52	1.84	7.86 lb./year	27.8 lb./year

VI. ICPR Model Results for 10year-24hr storm event

Maximum Stages	
Basin	**Stage**
Northwest Area	3.37 NGVD
Southwest Area	3.37 NGVD
Northeast Area	2.95 NGVD
Southeast Area	2.93 NGVD

Maximum Flow		
From	**To**	**Flow**
Northwest Catch Basin	Southwest Catch Basin	0.43 cfs
Southwest Catch Basin	Northeast Catch Basin	0.85 cfs
Northeast Catch Basin	Southeast Catch Basin	1.59 cfs
Southeast Catch Basin	Southeast Manhole	1.12 cfs
Southeast Manhole	Downstream Defender	1.22 cfs
Downstream Defender	Biscayne Bay	1.11 cfs

Total Inflow Volume	
Catch Basin	**Volume**
Northwest Catch Basin	16,571 ft3
Southwest Catch Basin	33,131 ft3
Northeast Catch Basin	39,408 ft3
Southeast Catch Basin	42,060 ft3
South Manhole	42,135 ft3
Downstream Defender	42,046 ft3
Biscayne Bay	42,074 ft3

VII. Hydrodynamic Separator Performance

1) Flowrate Capacity
Maximum Flow Rate in 72" Manhole = 1.22 cfs
Hydro-Int Downstream Defender Capacity = 8.00 cfs
Downstream Defender Capacity > Max. Flow rate in 72" Manhole ----> **ACCEPTABLE**

2) TSS Removal
Per Hydro International information (See brochure enclosed with this report)
%TSS for particle size of 50µm or larger > 80% ----> **ACCEPTABLE**

3) Nutrients Removal
Considering that no changes will be done to the basins being collected by the storm drainage system under analysis, the parameters for the pre-development load calculations will be used for the post development.

Nutrients Removal by Hydrodynamic Separator				
Nutrient	**Pre-development Annual Average Mass Loading**	**% Reduction Table 1, Appendix O**	**Post-development Annual Average Mass Loading**	**Result**
Phosphorous	7.86 lb/year	10%	7.07 lb/year	**ACCEPTABLE**
Nitrogen	27.80 lb/year	N/A	Considering that the TSS being removed contains sediment-bound Nitrogen, we can assume that the annual mass loading will be reduced.	**ACCEPTABLE**

VIII. Scour Calculation

$$\left[\frac{h_s}{R_c}, \frac{W_s}{R_c}, \frac{L_s}{R_c}, \frac{V_s}{R_c^3}\right] = C_s C_h \left(\frac{\alpha}{\sigma^{1/3}}\right)\left(\frac{Q}{\sqrt{g}(R_c^{2.5})}\right)^{\beta}\left(\frac{t}{316}\right)^{\theta}$$

where,

h_s = depth of scour, m (ft)
W_s = width of scour, m (ft)
L_s = length of scour, m (ft)
V_s = volume of scour, m^3 (ft^3)
R_c = hydraulic radius at the end of the culvert (assuming full flow)
Q = discharge, m^3/s (ft^3/s)
g = acceleration of gravity, 9.81 m/s^2 (32.2 ft $/s^2$)
t = time in minutes
σ = $(D_{84}/D_{16})^{0.5}$, material standard deviation
α, β, θ are coefficients, see Table 5.1
C_s = slope correction coefficient, see Table 5.2
C_h = drop height adjustment coefficient, see Table 5.3

Coefficients of Scour					
	α	β	θ	Cs	Ch
Depth of Scour	2.27	0.39	0.06	1.00	1.00
Width of Scour	6.94	0.53	0.08	1.00	1.00
Length of Scour	17.10	0.47	0.10	1.00	1.00
Volume of Scour	127.08	1.24	0.18	1.00	1.00

Peak Flow = 1.11 cfs
Time = 30 minutes

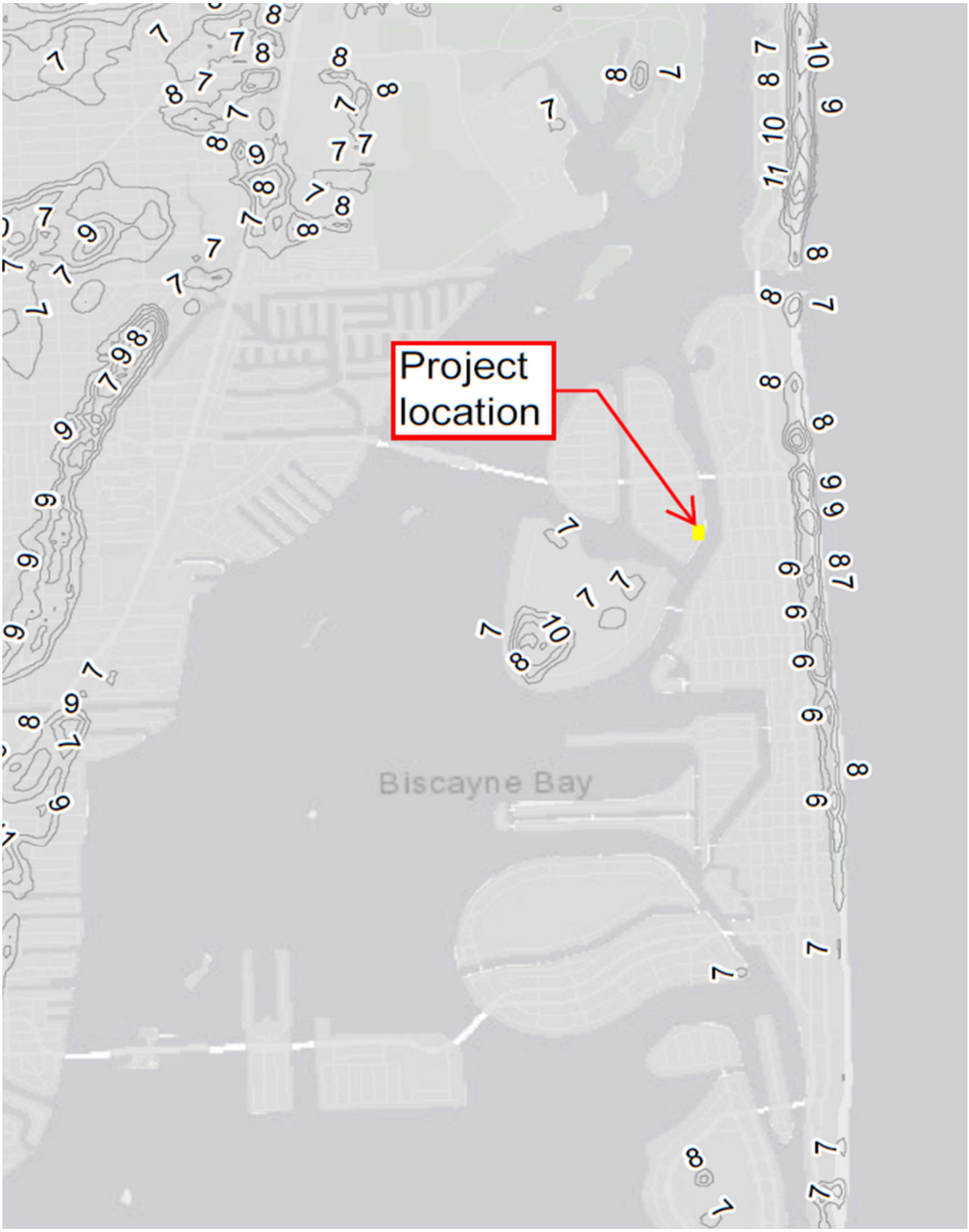
$$Rc = \frac{D}{4} = \frac{1.5}{4} = 0.375 \text{ ft} \qquad \sigma = 1.87 \text{ (graded sand)}$$

Scour Dimensions		
Depth of scour, h_s	=	2.20 ft
Width of scour, W_s	=	7.21 ft
Length of scour, L_s	=	16.13 ft
Volume of scour, V_s	=	186.74 ft3

Proposed Riprap dimensions		
Depth of riprap, h_s	=	2.20 ft
Width of riprap, W_s	=	7.30 ft
Length of riprap, L_s	=	16.20 ft
Volume of riprap, V_s	=	260.17 ft

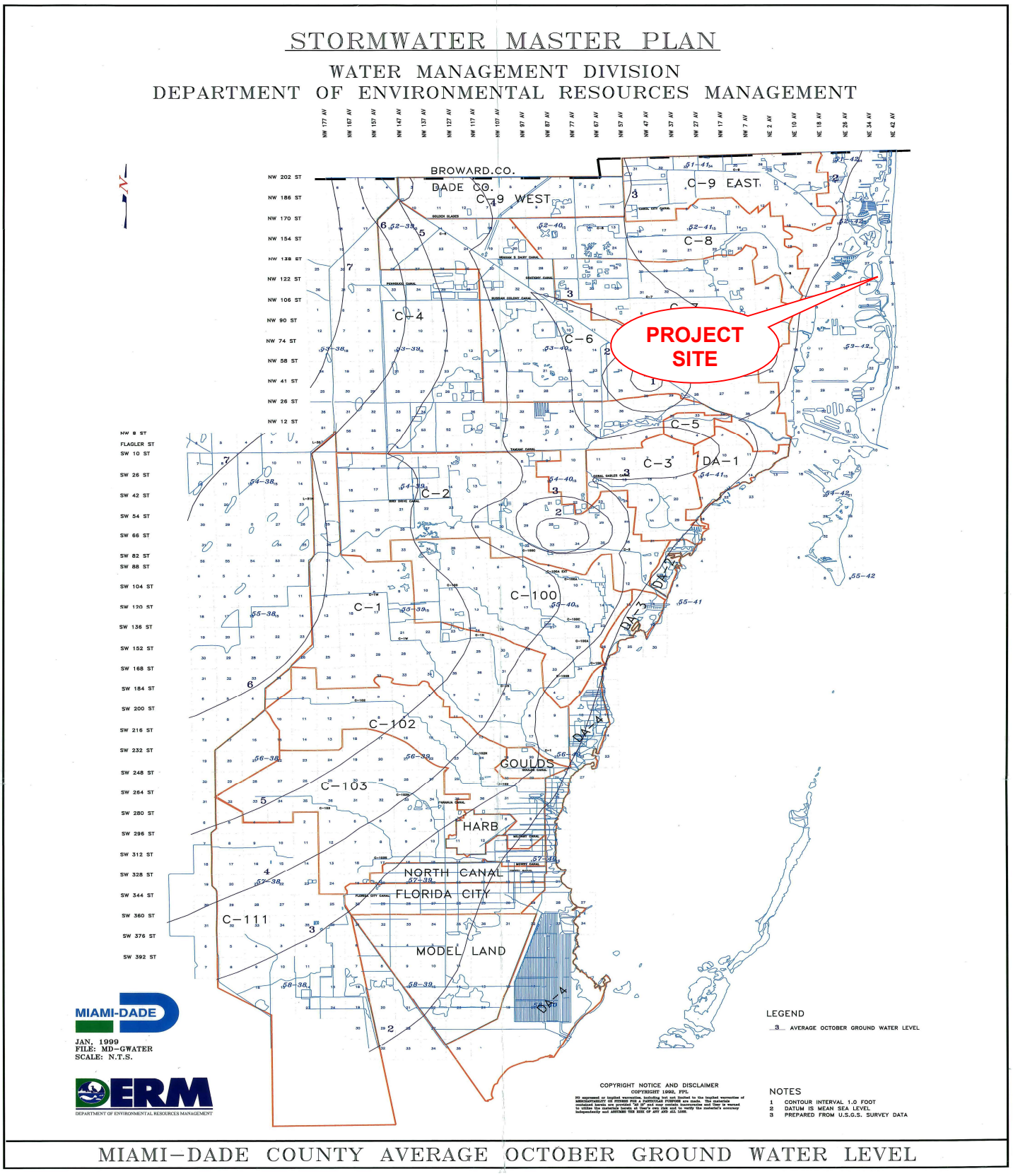
Project Name:	**9291 - 9301 E Bay Harbor Drive**	Job No.:	247006
Subject:	Drainage Calculations	Date:	September 17, 2025
Calculated By:	Rodrigo Bermudez, P.E., for the firm	Chk. By:	Michael A. Vazquez, P.E.

Exhibit A: Miami-Dade County Flood Criteria Master Plan



Project Name:	**9291 - 9301 E Bay Harbor Drive**	Job No.:	247006
Subject:	Drainage Calculations	Date:	September 17, 2025
Calculated By:	Rodrigo Bermudez, P.E., for the firm	Chk. By:	Michael A. Vazquez, P.E.

Exhibit B: Average October Ground Water Elevation Master Plan



Project Name:	**9291 - 9301 E Bay Harbor Drive**	Job No.:	247006
Subject:	Drainage Calculations	Date:	September 17, 2025
Calculated By:	Rodrigo Bermudez, P.E., for the firm	Chk. By:	Michael A. Vazquez, P.E.

Exhibit C: NOAA Rainfall Table

NOAA Atlas 14, Volume 9, Version 2
Location name: Miami Beach, Florida, USA*
Latitude: 25.8839°, Longitude: -80.1289°
Elevation: 2 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.571 (0.465-0.702)	0.657 (0.534-0.808)	0.798 (0.646-0.984)	0.916 (0.738-1.14)	1.08 (0.842-1.38)	1.21 (0.920-1.57)	1.34 (0.985-1.78)	1.47 (1.04-2.02)	1.65 (1.12-2.33)	1.79 (1.18-2.56)
10-min	0.837 (0.681-1.03)	0.962 (0.782-1.18)	1.17 (0.946-1.44)	1.34 (1.08-1.66)	1.58 (1.23-2.02)	1.77 (1.35-2.30)	1.96 (1.44-2.61)	2.16 (1.52-2.95)	2.42 (1.64-3.41)	2.62 (1.73-3.75)
15-min	1.02 (0.830-1.25)	1.17 (0.953-1.44)	1.42 (1.15-1.76)	1.64 (1.32-2.03)	1.93 (1.50-2.47)	2.16 (1.64-2.80)	2.39 (1.76-3.19)	2.63 (1.86-3.60)	2.95 (2.00-4.16)	3.20 (2.11-4.58)
30-min	1.56 (1.27-1.92)	1.80 (1.46-2.22)	2.20 (1.78-2.72)	2.54 (2.05-3.15)	3.01 (2.34-3.85)	3.38 (2.57-4.38)	3.75 (2.75-4.99)	4.12 (2.91-5.65)	4.63 (3.14-6.52)	5.02 (3.31-7.19)
60-min	2.10 (1.71-2.58)	2.41 (1.96-2.96)	2.95 (2.39-3.64)	3.43 (2.76-4.25)	4.14 (3.25-5.36)	4.73 (3.61-6.19)	5.35 (3.95-7.18)	6.02 (4.26-8.29)	6.94 (4.72-9.84)	7.69 (5.08-11.0)
2-hr	2.64 (2.16-3.22)	3.02 (2.46-3.69)	3.70 (3.01-4.53)	4.32 (3.50-5.32)	5.28 (4.17-6.81)	6.08 (4.69-7.94)	6.96 (5.17-9.30)	7.90 (5.64-10.9)	9.26 (6.35-13.1)	10.4 (6.88-14.7)
3-hr	2.95 (2.42-3.59)	3.36 (2.75-4.09)	4.14 (3.38-5.05)	4.88 (3.96-5.98)	6.04 (4.82-7.82)	7.05 (5.46-9.22)	8.16 (6.10-10.9)	9.39 (6.73-12.9)	11.2 (7.70-15.8)	12.6 (8.42-17.9)
6-hr	3.45 (2.84-4.17)	3.98 (3.28-4.81)	4.99 (4.10-6.05)	5.97 (4.87-7.27)	7.52 (6.04-9.72)	8.88 (6.93-11.6)	10.4 (7.82-13.8)	12.1 (8.70-16.5)	14.5 (10.1-20.3)	16.5 (11.1-23.2)
12-hr	3.93 (3.25-4.71)	4.66 (3.85-5.59)	6.00 (4.95-7.23)	7.27 (5.96-8.79)	9.22 (7.42-11.8)	10.9 (8.52-14.0)	12.7 (9.61-16.8)	14.7 (10.7-19.9)	17.6 (12.3-24.5)	19.9 (13.5-27.9)
24-hr	4.48 (3.73-5.35)	5.40 (4.49-6.45)	7.05 (5.84-8.44)	8.56 (7.06-10.3)	10.9 (8.76-13.7)	12.8 (10.0-16.3)	14.9 (11.3-19.5)	17.1 (12.5-23.0)	20.4 (14.3-28.1)	23.0 (15.6-31.9)
2-day	5.27 (4.41-6.24)	6.28 (5.25-7.44)	8.09 (6.74-9.62)	9.75 (8.08-11.6)	12.3 (9.95-15.4)	14.4 (11.4-18.2)	16.7 (12.7-21.7)	19.1 (14.0-25.6)	22.7 (16.0-31.1)	25.5 (17.5-35.3)
3-day	5.92 (4.97-6.98)	6.96 (5.84-8.22)	8.83 (7.38-10.5)	10.5 (8.76-12.5)	13.1 (10.7-16.4)	15.3 (12.1-19.3)	17.6 (13.5-22.8)	20.2 (14.8-26.8)	23.8 (16.8-32.4)	26.7 (18.3-36.7)
4-day	6.50 (5.46-7.64)	7.54 (6.33-8.88)	9.41 (7.88-11.1)	11.1 (9.26-13.2)	13.7 (11.2-17.1)	15.9 (12.6-20.0)	18.2 (14.0-23.5)	20.8 (15.3-27.5)	24.4 (17.3-33.2)	27.3 (18.8-37.5)
7-day	7.98 (6.74-9.34)	8.96 (7.56-10.5)	10.7 (9.04-12.6)	12.4 (10.4-14.6)	14.9 (12.2-18.5)	17.1 (13.7-21.4)	19.4 (15.0-24.9)	22.0 (16.3-29.0)	25.6 (18.3-34.7)	28.6 (19.8-39.0)
10-day	9.16 (7.76-10.7)	10.2 (8.62-11.9)	12.0 (10.2-14.1)	13.7 (11.5-16.1)	16.3 (13.4-20.1)	18.5 (14.8-23.0)	20.9 (16.2-26.6)	23.5 (17.5-30.7)	27.1 (19.4-36.5)	30.1 (20.9-40.9)
20-day	12.1 (10.3-14.0)	13.6 (11.6-15.8)	16.2 (13.7-18.8)	18.4 (15.5-21.5)	21.5 (17.6-26.0)	24.0 (19.2-29.4)	26.5 (20.6-33.4)	29.2 (21.8-37.7)	32.8 (23.6-43.6)	35.6 (24.9-48.0)
30-day	14.5 (12.3-16.7)	16.4 (14.0-19.0)	19.7 (16.7-22.7)	22.3 (18.8-25.9)	25.8 (21.1-30.9)	28.6 (22.9-34.7)	31.2 (24.2-38.9)	33.9 (25.3-43.4)	37.4 (26.9-49.3)	40.0 (28.1-53.7)
45-day	17.5 (15.0-20.1)	20.0 (17.1-23.0)	23.8 (20.3-27.5)	26.9 (22.8-31.1)	30.9 (25.2-36.6)	33.8 (27.1-40.7)	36.5 (28.4-45.1)	39.2 (29.3-49.8)	42.5 (30.6-55.6)	44.8 (31.6-60.0)
60-day	20.3 (17.4-23.2)	23.0 (19.7-26.4)	27.2 (23.3-31.3)	30.5 (25.9-35.2)	34.7 (28.4-40.9)	37.7 (30.3-45.2)	40.5 (31.5-49.8)	43.1 (32.3-54.5)	46.2 (33.4-60.2)	48.3 (34.2-64.4)

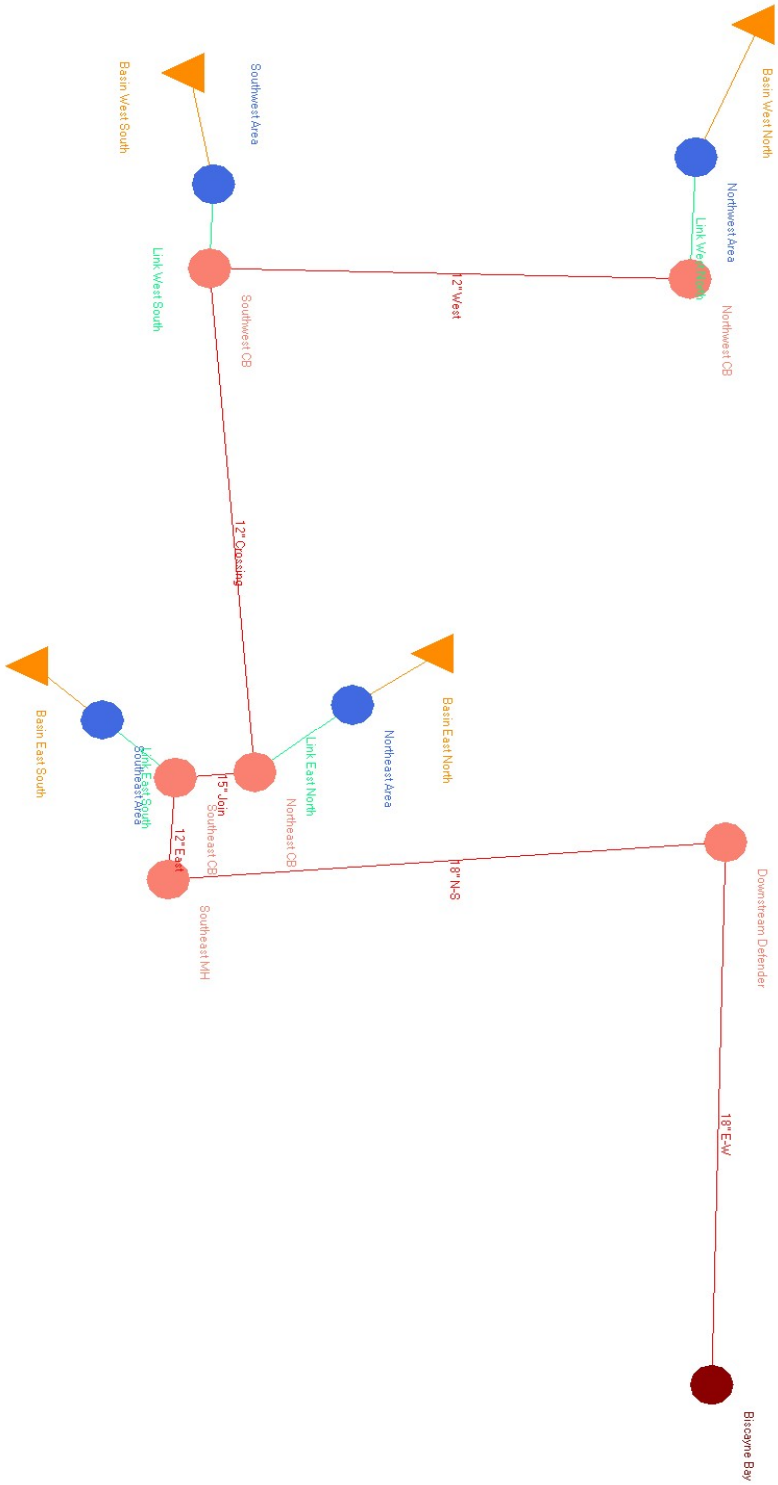
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Project Name:	**9291 - 9301 E Bay Harbor Drive**	Job No.:	247006
Subject:	Drainage Calculations	Date:	September 17, 2025
Calculated By:	Rodrigo Bermudez, P.E., for the firm	Chk. By:	Michael A. Vazquez, P.E.

Exhibit D: ICPR Drainage Model Sketch



Simple Basin: Basin East North

Scenario:	Scenario1
Node:	Northeast Area
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.2010 ac
Curve Number:	98.0
Ia/S:	0.00
% Impervious:	100.00
% DCIA:	100.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Basin East South

Scenario:	Scenario1
Node:	Southeast Area
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.0860 ac
Curve Number:	98.0
Ia/S:	0.00
% Impervious:	100.00
% DCIA:	100.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Basin West North

Scenario:	Scenario1
Node:	Northwest Area
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number

Time of Concentration:	15.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.5330 ac
Curve Number:	98.0
Ia/S:	0.00
% Impervious:	100.00
% DCIA:	100.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Basin West South

Scenario:	Scenario1
Node:	Southwest Area
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.5330 ac
Curve Number:	98.0
Ia/S:	0.00
% Impervious:	100.00
% DCIA:	100.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Biscayne Bay

Scenario:	Scenario1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	2.00 ft
Warning Stage:	0.00 ft
Alert Stage:	0.00 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	2.00
0	0	0	24.0000	2.00
0	0	0	48.0000	2.00

Comment:

Node: Downstream Defender

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
-5.97	0.00	0
-0.11	0.00	166
3.60	0.01	270

Comment:

Node: Northeast Area

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.90 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.90	0.0000	0
3.57	0.1010	4400
4.24	0.2010	8756
5.00	0.2010	8756

Comment:

Node: Northeast CB

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs

Initial Stage: 2.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
-2.02	0.00	0
0.44	0.00	39
2.90	0.00	78

Comment:

Node: Northwest Area

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	0.0000	0
4.15	0.2660	11587
5.30	0.5330	23217
6.00	0.5330	23217

Comment:

Node: Northwest CB

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
-1.51	0.00	0
0.75	0.00	30
3.00	0.00	57

Comment:

Node: Southeast Area

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.90 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.90	0.0000	0
3.48	0.0430	1873
4.06	0.0860	3746
5.00	0.0860	3746

Comment:

Node: Southeast CB

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
-1.90	0.00	0
0.50	0.00	39
2.90	0.00	78

Comment:

Node: Southeast MH

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
-3.40	0.00	0
-0.20	0.00	39
3.00	0.00	78

Comment:

Node: Southwest Area

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	0.0000	0
4.15	0.2660	11587
5.30	0.5330	23217
6.00	0.5330	23217

Comment:

Node: Southwest CB

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
-1.78	0.00	0
0.61	0.00	30
3.00	0.00	61

Comment:

Pipe Link: 12" Crossing

Scenario: Scenario1
From Node: Southwest CB
To Node: Northeast CB
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Length: 42.25 ft
FHWA Code: 0
Entr Loss Coef: 0.50
Exit Loss Coef: 0.00
Bend Loss Coef: 0.00
Bend Location: 0.00 dec
Energy Switch: Energy

Upstream		Downstream	
Invert:	0.22 ft	Invert:	-0.02 ft
Manning's N:	0.0130	Manning's N:	0.0130
Geometry: Circular		Geometry: Circular	
Max Depth:	1.00 ft	Max Depth:	1.00 ft
Bottom Clip			
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000
Top Clip			
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	

		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 12" East		Upstream		Downstream	
Scenario:	Scenario1	Invert:	0.10 ft	Invert:	0.10 ft
From Node:	Southeast CB	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Southeast MH	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	2.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 12" West		Upstream		Downstream	
Scenario:	Scenario1	Invert:	0.49 ft	Invert:	0.22 ft
From Node:	Northwest CB	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Southwest CB	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	46.70 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 15" Join		Upstream		Downstream	
Scenario:	Scenario1	Invert:	0.00 ft	Invert:	0.10 ft
From Node:	Northeast CB	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Southeast CB	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft

Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	2.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 18" E-W		Upstream		Downstream	
Scenario:	Scenario1	Invert:	-0.11 ft	Invert:	0.00 ft
From Node:	Downstream	Manning's N:	0.0130	Manning's N:	0.0130
	Defender	Geometry: Circular		Geometry: Circular	
To Node:	Biscayne Bay	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:		Op Table:	
Length:	154.70 ft	Ref Node:		Ref Node:	
FHWA Code:	0	Manning's N:	0.0000	Manning's N:	0.0000
Entr Loss Coef:	0.50	Top Clip			
Exit Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Loss Coef:	0.00	Op Table:		Op Table:	
Bend Location:	0.00 dec	Ref Node:		Ref Node:	
Energy Switch:	Energy	Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: 18" N-S		Upstream		Downstream	
Scenario:	Scenario1	Invert:	-0.10 ft	Invert:	-1.61 ft
From Node:	Southeast MH	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Downstream	Geometry: Circular		Geometry: Circular	
	Defender	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:		Op Table:	
Length:	72.50 ft	Ref Node:		Ref Node:	
FHWA Code:	0	Manning's N:	0.0000	Manning's N:	0.0000
Entr Loss Coef:	0.50	Top Clip			
Exit Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Loss Coef:	0.00	Op Table:		Op Table:	
Bend Location:	0.00 dec	Ref Node:		Ref Node:	
Energy Switch:	Energy	Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Weir Link: Link East North

Scenario:	Scenario1	**Bottom Clip**	
From Node:	Northeast Area	Default:	0.00 ft
To Node:	Northeast CB	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Horizontal	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	2.90 ft	**Discharge Coefficients**	
Control Elevation:	2.90 ft	Weir Default:	2.800
Max Depth:	1.25 ft	Weir Table:	
Max Width:	1.25 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Weir Link: Link East South

Scenario:	Scenario1	**Bottom Clip**	
From Node:	Southeast Area	Default:	0.00 ft
To Node:	Southeast CB	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Horizontal	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	2.90 ft	**Discharge Coefficients**	
Control Elevation:	2.90 ft	Weir Default:	2.800
Max Depth:	1.25 ft	Weir Table:	
Max Width:	1.25 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Weir Link: Link West North

Scenario:	Scenario1	**Bottom Clip**	
From Node:	Northwest Area	Default:	0.00 ft
To Node:	Northwest CB	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Paved Road Vertical	Op Table:	
Geometry Type:	Semi-Circular	Ref Node:	
Invert:	3.00 ft	**Discharge Coefficients**	
Control Elevation:	3.00 ft	Weir Default:	2.800
Max Depth:	0.50 ft	Weir Table:	
		Orifice Default:	0.600

Orifice Table:

Comment:

Weir Link: Link West South

Scenario:	Scenario1
From Node:	Southwest Area
To Node:	Southwest CB
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Paved Road Vertical
Geometry Type:	Semi-Circular
Invert:	3.00 ft
Control Elevation:	3.00 ft
Max Depth:	0.50 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Simulation: 10y-1d

Scenario:	Scenario1
Run Date/Time:	9/30/2025 9:07:03 AM
Program Version:	StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-24
Rainfall Amount: 8.56 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simple Basin : Multi Item | (sim, name) : Runoff Summary [Scenario1]

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
10y-1d	Basin East North	0.17	12.0000	8.56	8.56	0.2010
10y-1d	Basin East South	0.07	11.9833	8.56	8.55	0.0860
10y-1d	Basin West North	0.45	12.0000	8.56	8.56	0.5330
10y-1d	Basin West South	0.45	12.0000	8.56	8.56	0.5330

Node Max Conditions : Multi Item | (sim, name) [Scenario1]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
10y-1d	Biscayne Bay	0.00	0.00	2.00	0.0000	1.11	0.01	0
10y-1d	Downstream Defender	0.00	0.00	2.02	0.0010	1.22	1.11	100
10y-1d	Northeast Area	0.00	0.00	2.95	0.0001	0.17	0.17	349
10y-1d	Northeast CB	0.00	0.00	2.06	-0.0010	1.02	1.59	100
10y-1d	Northwest Area	0.00	0.00	3.37	0.0004	0.45	0.42	3701
10y-1d	Northwest CB	0.00	0.00	2.09	-0.0006	0.42	0.43	100
10y-1d	Southeast Area	0.00	0.00	2.93	0.0000	0.07	0.07	100
10y-1d	Southeast CB	0.00	0.00	2.05	-0.0010	1.67	1.12	100
10y-1d	Southeast MH	0.00	0.00	2.03	-0.0010	1.12	1.22	100
10y-1d	Southwest Area	0.00	0.00	3.37	0.0004	0.45	0.42	3701
10y-1d	Southwest CB	0.00	0.00	2.09	0.0008	0.85	0.85	100

Link Min/Max Conditions : Multi Item | (sim, name) [Scenario1]

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
10y-1d	12" Crossing	0.85	0.00	0.27	1.09	1.09	1.09
10y-1d	12" East	1.12	-0.03	0.51	1.43	1.43	1.43
10y-1d	12" West	0.43	0.00	-0.21	0.54	0.54	0.54
10y-1d	15" Join	1.59	-0.02	0.94	1.30	1.30	1.30
10y-1d	18" E-W	1.11	-0.01	0.36	0.63	0.63	0.63
10y-1d	18" N-S	1.22	-0.01	-0.68	0.69	0.69	0.69

Sim	Relative Time [hrs]	Stored Volume (Flow Based) [ft3]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]
10y-1d	0.0000	0	0	0
10y-1d	0.2667	0	112	112
10y-1d	0.5167	0	217	217
10y-1d	0.7500	0	315	315
10y-1d	1.0000	0	420	420
10y-1d	1.2500	0	630	630
10y-1d	1.5167	0	855	855
10y-1d	1.7667	0	1065	1065
10y-1d	2.0167	0	1283	1283
10y-1d	2.2667	0	1598	1598
10y-1d	2.5167	0	1913	1913
10y-1d	2.7667	0	2228	2228
10y-1d	3.0167	0	2543	2543
10y-1d	3.2667	0	2859	2859
10y-1d	3.5167	0	3174	3174
10y-1d	3.7667	0	3489	3489
10y-1d	4.0167	0	3804	3804
10y-1d	4.2667	0	4120	4120
10y-1d	4.5167	0	4435	4435
10y-1d	4.7667	0	4751	4751
10y-1d	5.0167	0	5074	5074
10y-1d	5.2667	0	5494	5494
10y-1d	5.5167	0	5914	5914
10y-1d	5.7667	0	6335	6335
10y-1d	6.0167	0	6755	6755
10y-1d	6.2667	0	7175	7175
10y-1d	6.5167	0	7595	7595
10y-1d	6.7667	0	8015	8015
10y-1d	7.0167	0	8435	8435
10y-1d	7.2667	0	8856	8856
10y-1d	7.5167	0	9277	9277
10y-1d	7.7667	0	9698	9698
10y-1d	8.0167	0	10134	10134
10y-1d	8.2667	0	10764	10764
10y-1d	8.5000	0	11352	11352
10y-1d	8.7500	0	11982	11982
10y-1d	9.0000	0	12612	12612
10y-1d	9.2500	0	13243	13243
10y-1d	9.5000	0	13873	13873
10y-1d	9.7500	0	14503	14503
10y-1d	10.0000	0	15133	15133
10y-1d	10.2500	0	15974	15974

Sim	Relative Time [hrs]	Stored Volume (Flow Based) [ft3]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]
10y-1d	10.5000	0	16817	16817
10y-1d	10.7500	0	17659	17659
10y-1d	11.0000	0	18502	18502
10y-1d	11.2500	0	19552	19552
10y-1d	11.5000	0	20602	20602
10y-1d	11.7500	0	21652	21652
10y-1d	12.0000	0	22702	22702
10y-1d	12.2500	0	23438	23438
10y-1d	12.5000	0	24173	24173
10y-1d	12.7500	0	24908	24908
10y-1d	13.0000	0	25643	25643
10y-1d	13.2500	0	26275	26275
10y-1d	13.5000	0	26907	26907
10y-1d	13.7500	0	27538	27538
10y-1d	14.0000	0	28170	28170
10y-1d	14.2500	0	28800	28800
10y-1d	14.5000	0	29430	29430
10y-1d	14.7500	0	30060	30060
10y-1d	15.0000	0	30690	30690
10y-1d	15.2500	0	31215	31215
10y-1d	15.5000	0	31740	31740
10y-1d	15.7500	0	32266	32266
10y-1d	16.0000	0	32791	32791
10y-1d	16.2500	0	33212	33212
10y-1d	16.5000	0	33633	33633
10y-1d	16.7500	0	34054	34054
10y-1d	17.0000	0	34475	34475
10y-1d	17.2500	0	34895	34895
10y-1d	17.5000	0	35316	35316
10y-1d	17.7500	0	35736	35736
10y-1d	18.0000	0	36156	36156
10y-1d	18.2500	0	36576	36576
10y-1d	18.5000	0	36996	36996
10y-1d	18.7500	0	37416	37416
10y-1d	19.0000	0	37836	37836
10y-1d	19.2500	0	38152	38152
10y-1d	19.5000	0	38468	38468
10y-1d	19.7500	0	38784	38784
10y-1d	20.0000	0	39100	39100
10y-1d	20.2500	0	39415	39415
10y-1d	20.5000	0	39730	39730
10y-1d	20.7500	0	40045	40045

Sim	Relative Time [hrs]	Stored Volume (Flow Based) [ft3]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]
10y-1d	21.0000	0	40360	40360
10y-1d	21.2500	0	40570	40570
10y-1d	21.5000	0	40780	40780
10y-1d	21.7500	0	40990	40990
10y-1d	22.0000	0	41200	41200
10y-1d	22.2500	0	41306	41306
10y-1d	22.5000	0	41411	41411
10y-1d	22.7667	0	41523	41523
10y-1d	23.0167	0	41628	41628
10y-1d	23.2667	0	41733	41733
10y-1d	23.5167	0	41838	41838
10y-1d	23.7667	0	41943	41943
10y-1d	24.0167	0	42041	42041
10y-1d	24.2667	0	42041	42041
10y-1d	24.5167	0	42041	42041
10y-1d	24.7667	0	42041	42041
10y-1d	25.0167	0	42041	42041
10y-1d	25.2667	0	42041	42041
10y-1d	25.5167	0	42041	42041
10y-1d	25.7667	0	42041	42041
10y-1d	26.0167	0	42041	42041
10y-1d	26.2667	0	42041	42041
10y-1d	26.5167	0	42041	42041
10y-1d	26.7667	0	42041	42041
10y-1d	27.0167	0	42041	42041
10y-1d	27.2667	0	42041	42041
10y-1d	27.5167	0	42041	42041
10y-1d	27.7667	0	42041	42041
10y-1d	28.0167	0	42041	42041
10y-1d	28.2667	0	42041	42041
10y-1d	28.5167	0	42041	42041
10y-1d	28.7667	0	42041	42041
10y-1d	29.0167	0	42041	42041
10y-1d	29.2667	0	42041	42041
10y-1d	29.5167	0	42041	42041
10y-1d	29.7667	0	42041	42041
10y-1d	30.0167	0	42041	42041
10y-1d	30.2667	0	42041	42041
10y-1d	30.5167	0	42041	42041
10y-1d	30.7667	0	42041	42041
10y-1d	31.0167	0	42041	42041
10y-1d	31.2667	0	42041	42041

Sim	Relative Time [hrs]	Stored Volume (Flow Based) [ft3]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]
10y-1d	31.5167	0	42041	42041
10y-1d	31.7667	0	42041	42041
10y-1d	32.0167	0	42041	42041
10y-1d	32.2667	0	42041	42041
10y-1d	32.5167	0	42041	42041
10y-1d	32.7667	0	42041	42041
10y-1d	33.0167	0	42041	42041
10y-1d	33.2667	0	42041	42041
10y-1d	33.5167	0	42041	42041
10y-1d	33.7667	0	42041	42041
10y-1d	34.0167	0	42041	42041
10y-1d	34.2667	0	42041	42041
10y-1d	34.5167	0	42041	42041
10y-1d	34.7667	0	42041	42041
10y-1d	35.0167	0	42041	42041
10y-1d	35.2667	0	42041	42041
10y-1d	35.5167	0	42041	42041
10y-1d	35.7667	0	42041	42041
10y-1d	36.0167	0	42041	42041

24 March 2026

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 2 morning peak-hour and 2 afternoon peak-hour net-new 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), which will replace a previously approved 28 DU residential development, 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 an increase of 23 daily, 2 morning peak-hour, and 2 afternoon peak-hour net-new 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.

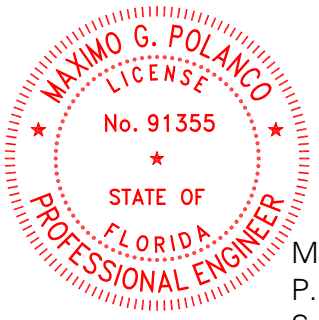
Table 1 - Trip Generation Estimates

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Existing Uses								
Multifamily Housing (Mid-Rise)	28 DU	110	1	3	4	8	5	13
Proposed Use								
Multifamily Housing (Mid-Rise)	33 DU	133	1	5	6	10	5	15
Net New Trips		23	0	2	2	2	0	2

Conclusion

We determined that the proposed 9291 East Bay Harbor Drive residential development is expected to generate two (2) morning peak-hour and two (2) 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

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D0000019596SDA6810019D15E, O=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Reason: I have reviewed this document
Date: 2026.03.24 11:56:28-04'00'

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

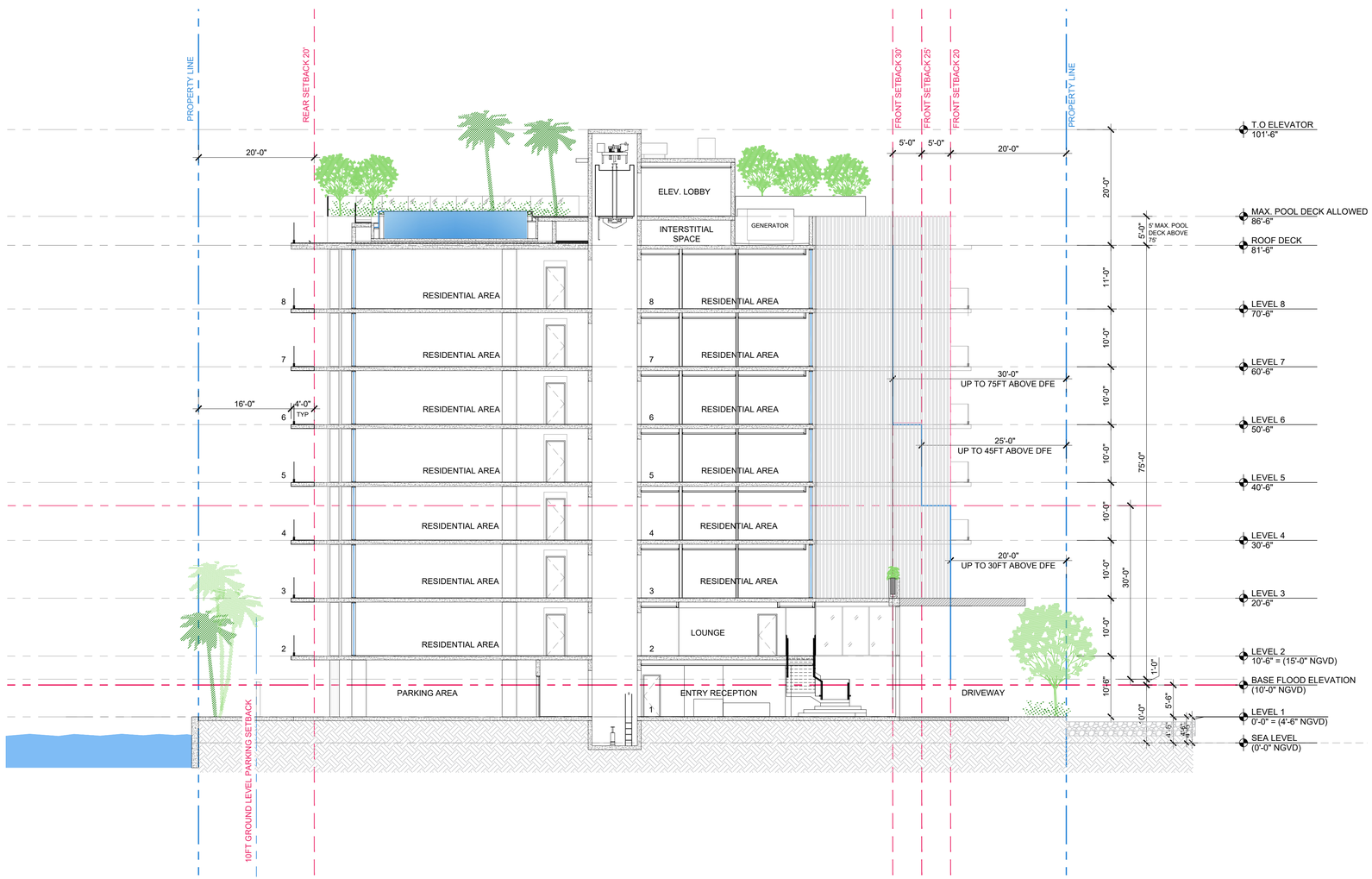
Eric Schwarz, P.E., LEED AP
Senior Principal

MGP:mgp

Attachments:

Attachment A – Site Plan
Attachment B – Trip Generation Table and ITE Excerpts

ATTACHMENT A
SITE PLAN



1 BUILDING SECTION A
SCALE: 3/32" = 1'-0"

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

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PERMIT SET

--

9301-9291 EAST BAY HARBOR DR

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

OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

MEP ENGINEER:

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

KOBI KARP
Lic. # AR0012578

BUILDING SECTION A

Date	09-04-2025	Sheet No.	A5.00
Scale			
Project	2567		

1 BUILDING SECTION B
SCALE: 3/32" = 1'-0"

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

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PERMIT SET

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Miami, Florida 33137 USA
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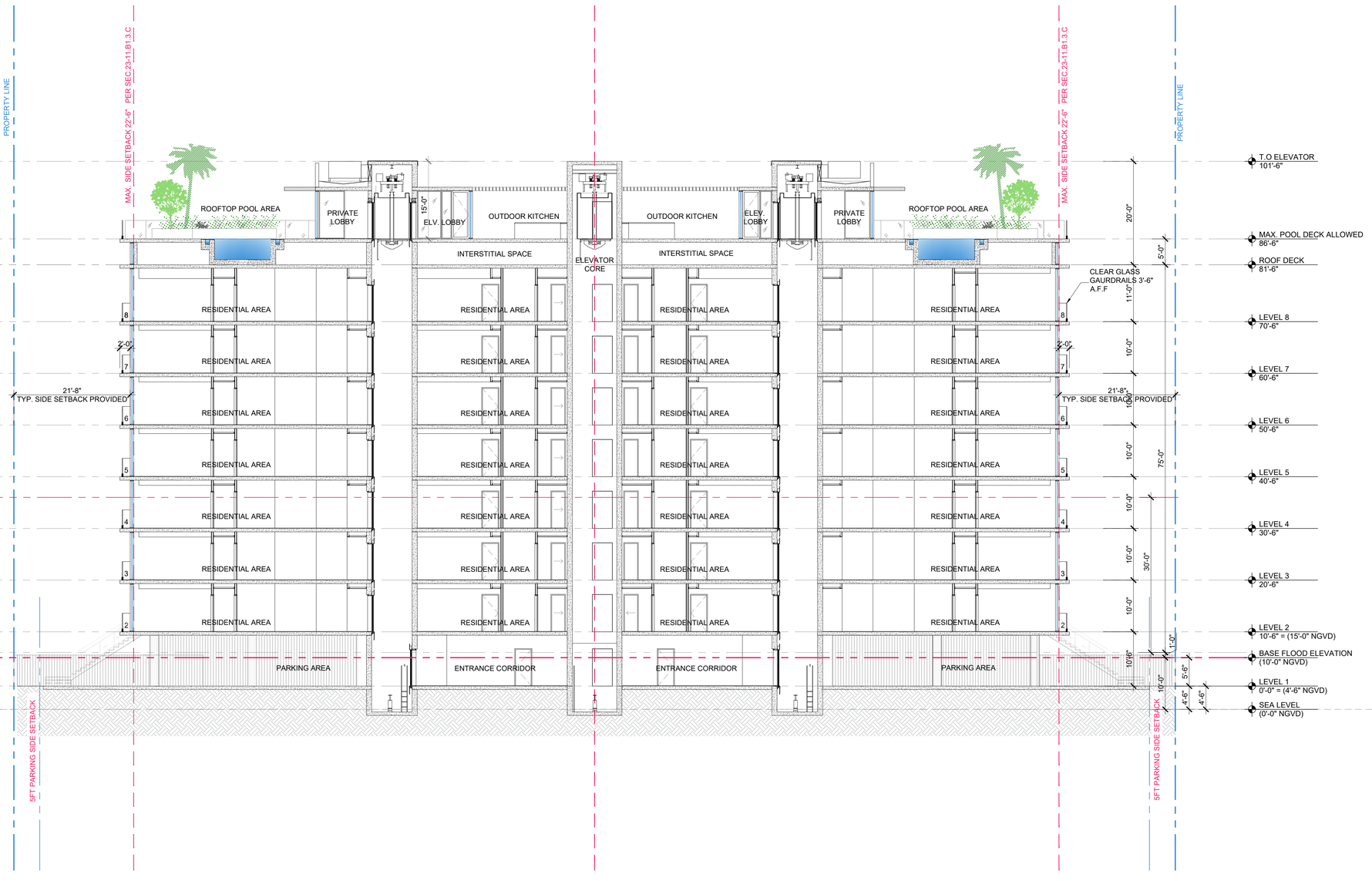
Fax: 305.573.3766

KOBI KARP
Lic. # AR0012578

BUILDING SECTION B

Date	09-04-2025	Sheet No.	A5.01
Scale			
Project	2567		



1 BUILDING SECTION C
SCALE: 3/32" = 1'-0"

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

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PERMIT SET

--

9301-9291 EAST BAY HARBOR DR

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

OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

MEP ENGINEER:

ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
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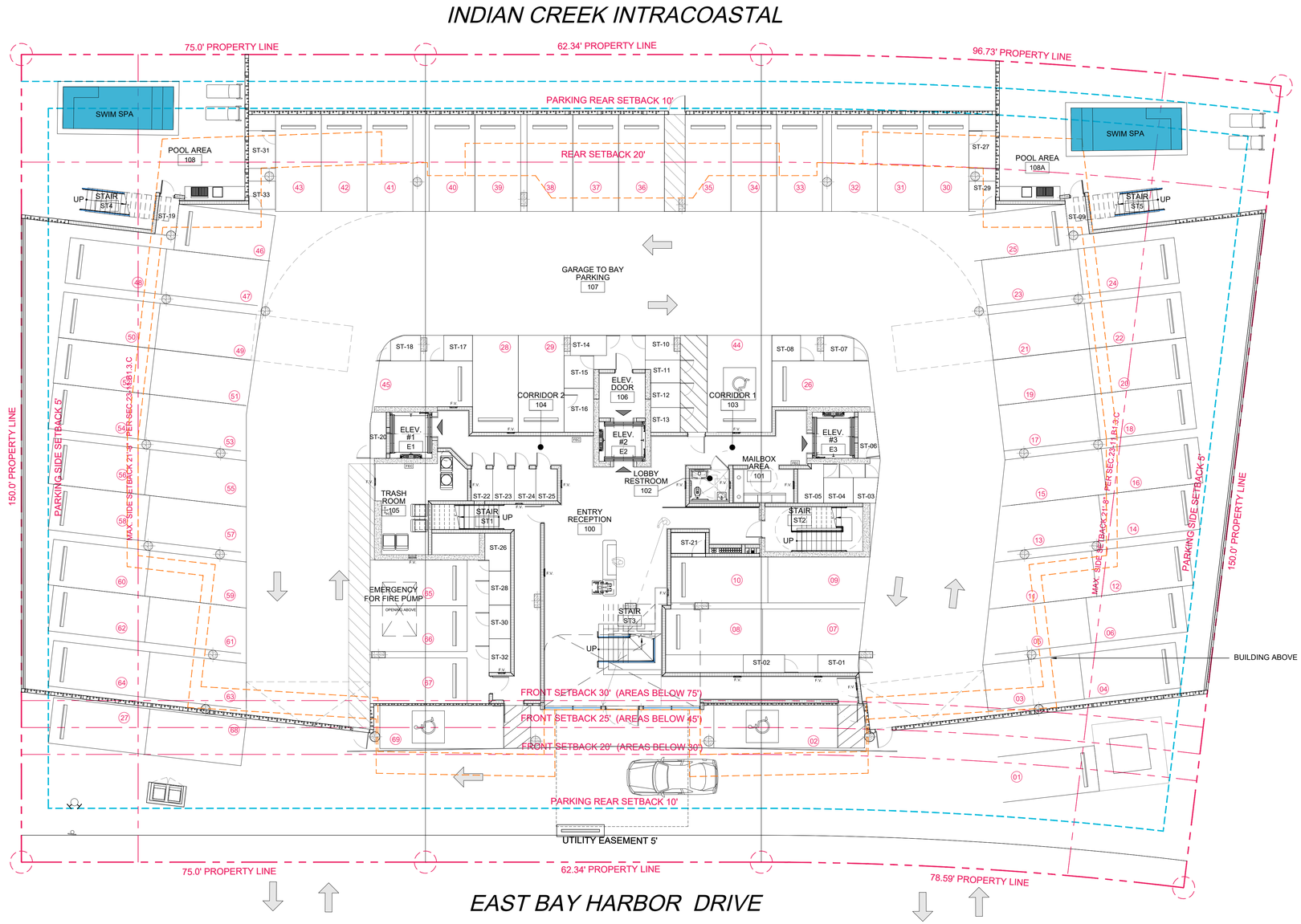
Lic. # AR0012578

BUILDING SECTION C

Date	09-04-2025	Sheet No.	A5.02
Scale			
Project	2567		



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	
5		14	
6		15	
7		16	
8		17	

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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:

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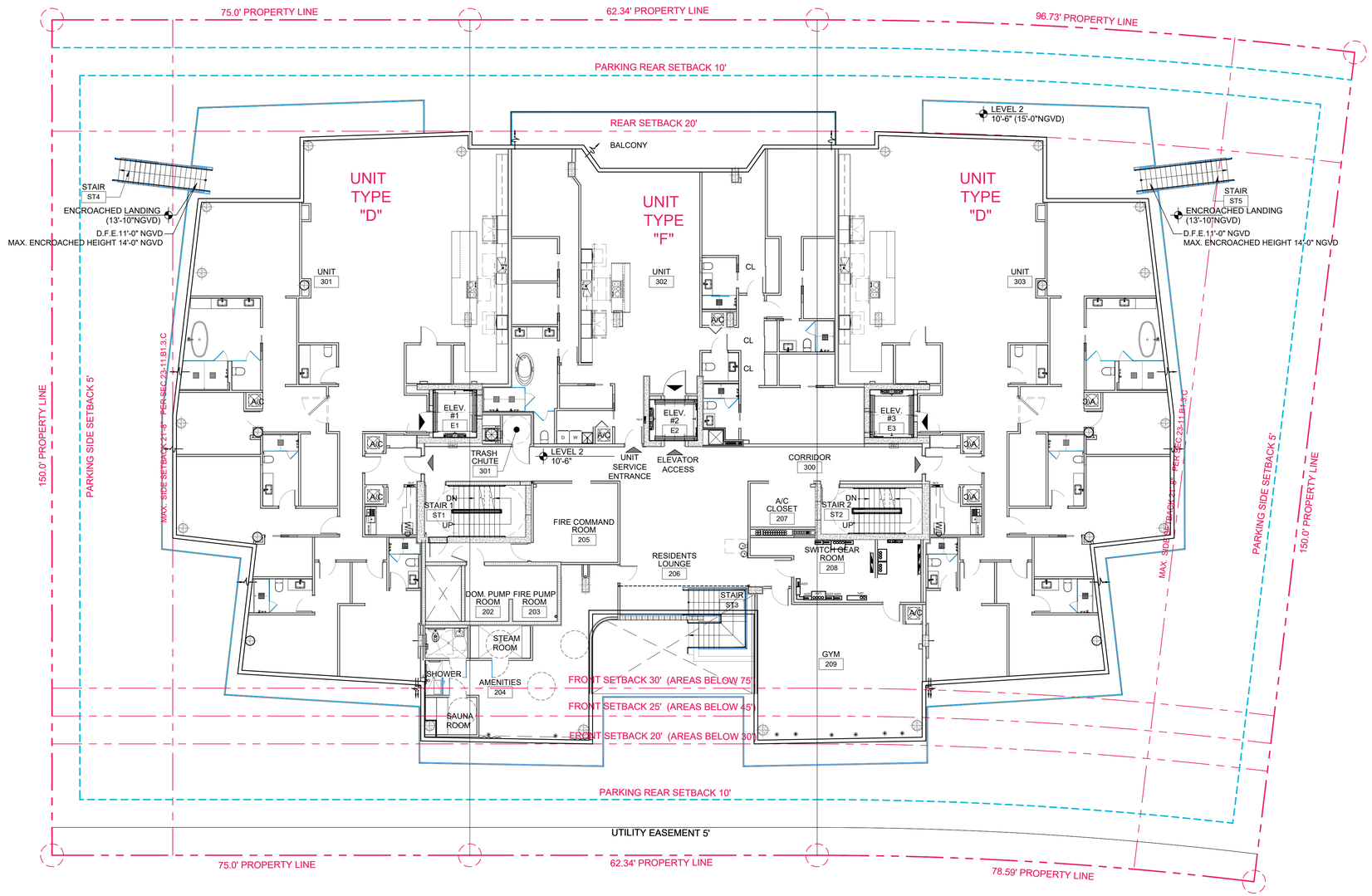
KOBI KARP
Lic. # AR0012578

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
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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PERMIT SET

--

9301-9291 EAST BAY HARBOR DR

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

OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

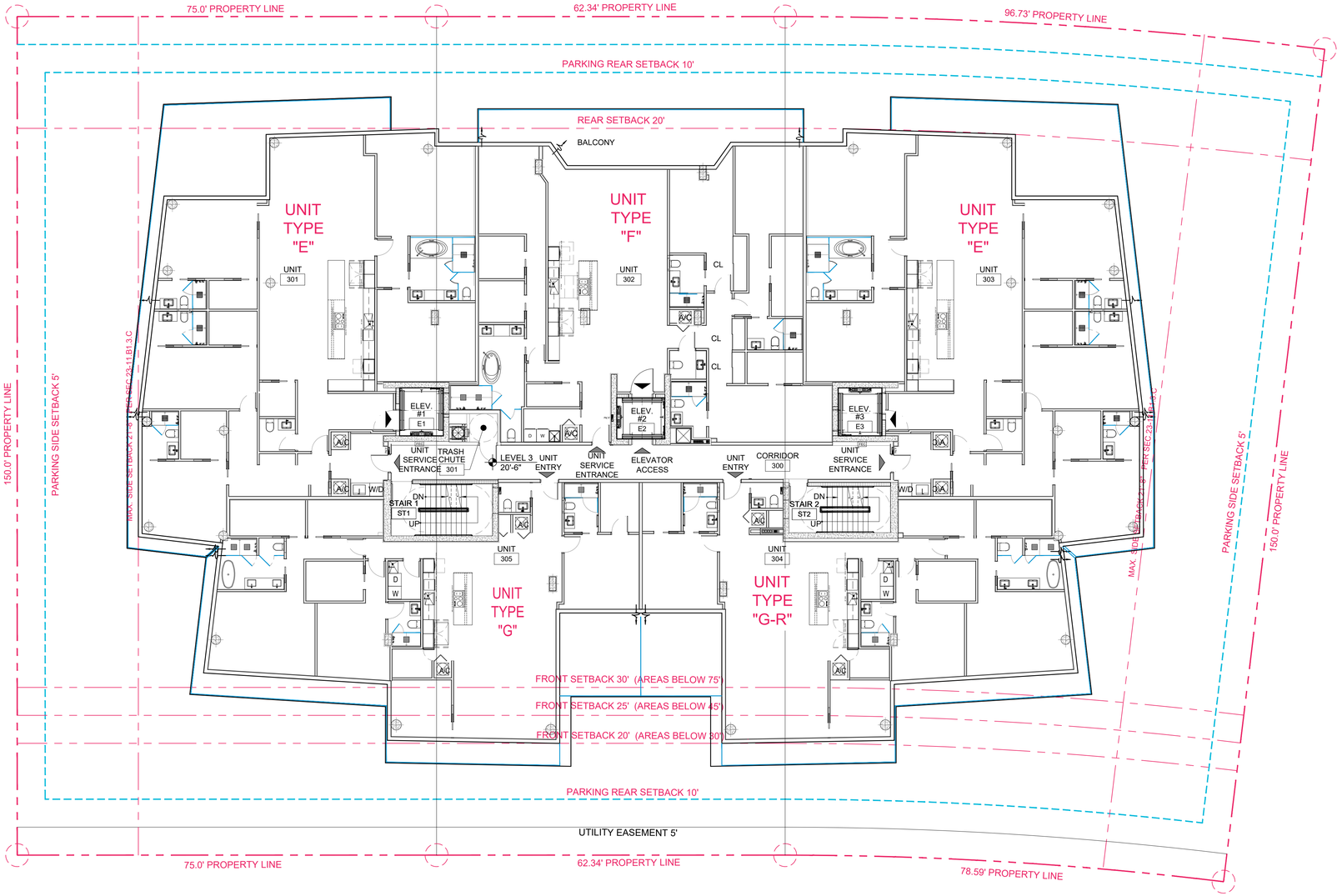
MEP ENGINEER:

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

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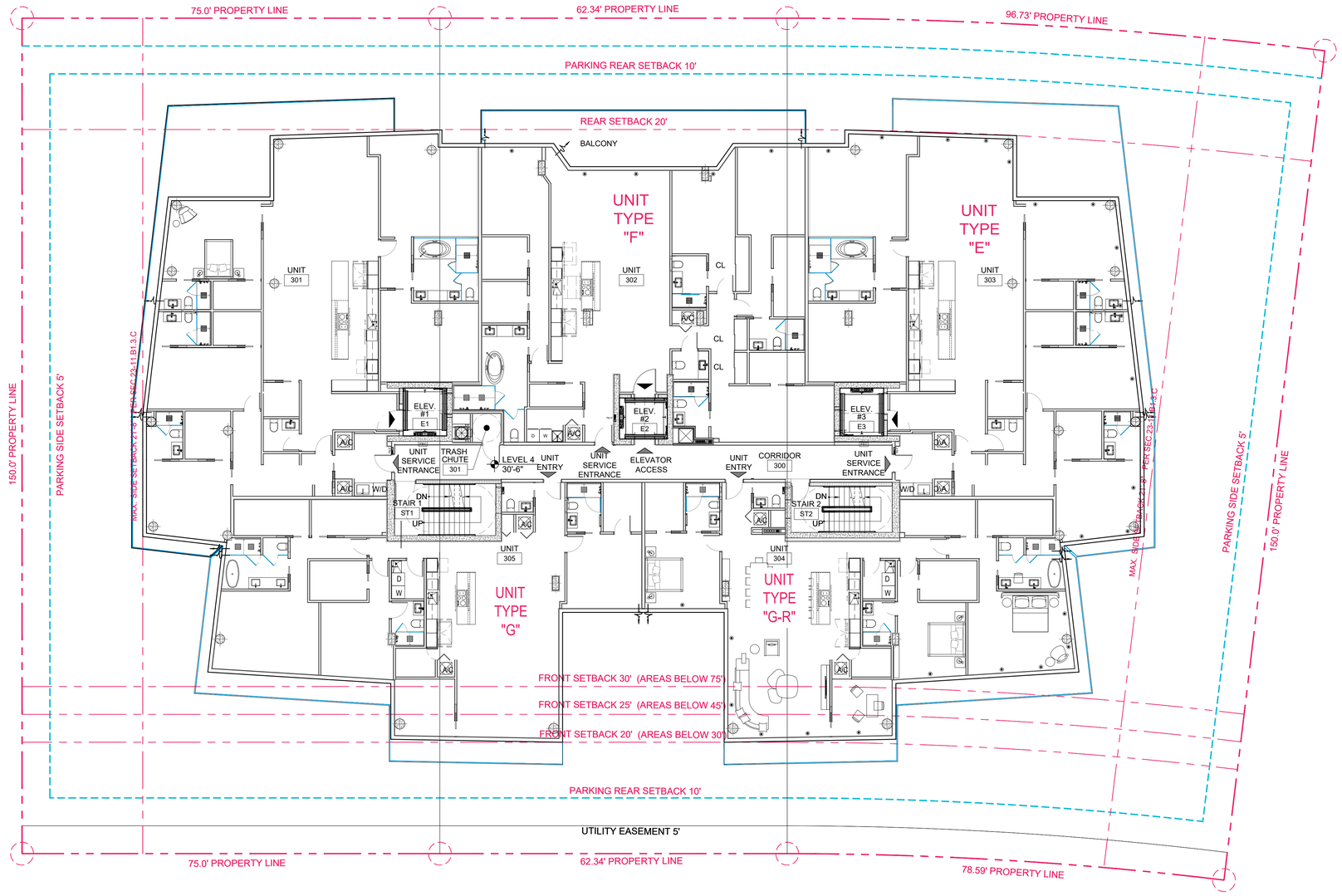
KOBI KARP
Lic. # AR0012578

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"

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

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LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

MEP ENGINEER:

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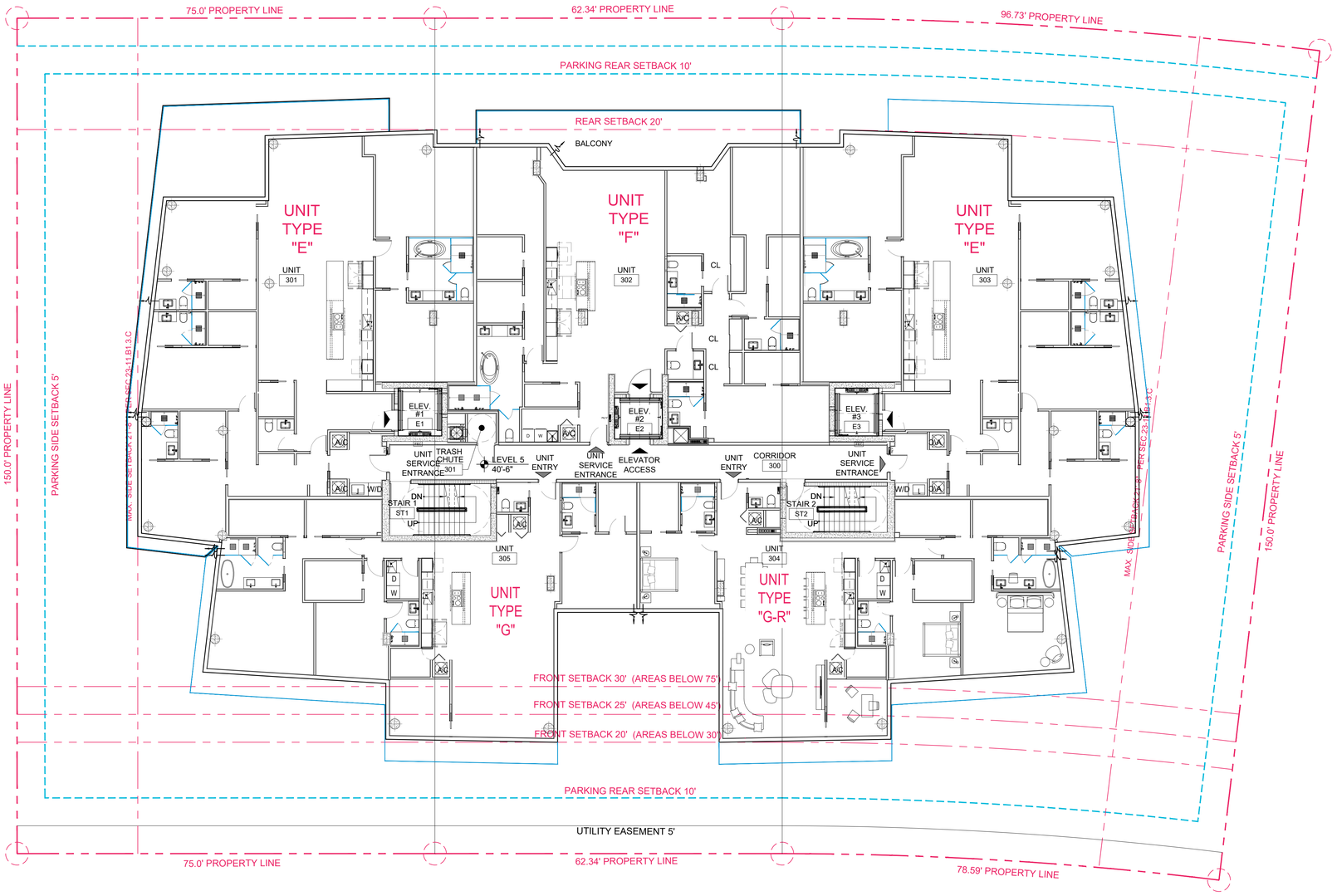
Lic. # AR0012578

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"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

MEP ENGINEER:

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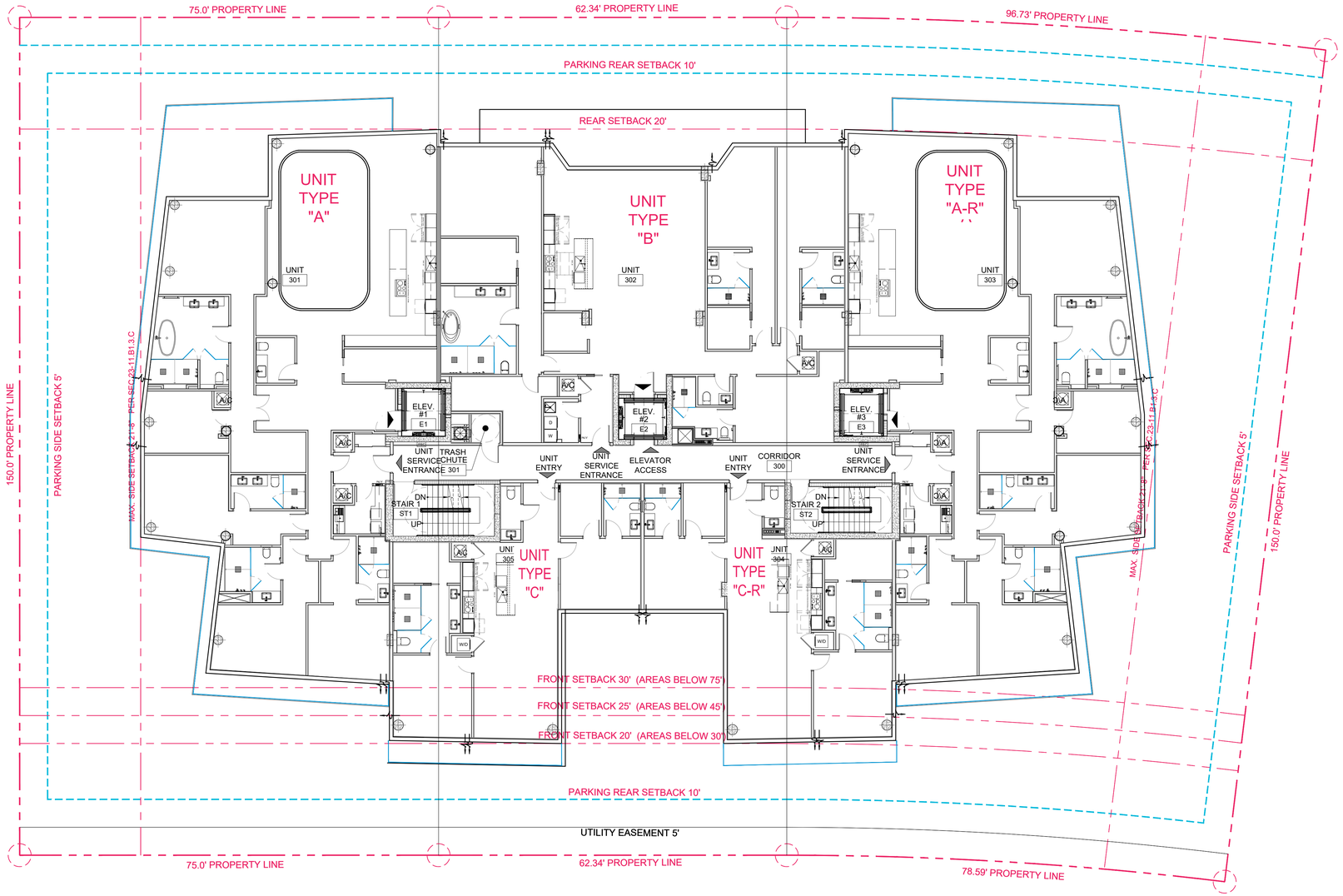
KOBI KARP
Lic. # AR0012578

FLOOR PLAN - LEVEL 5

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



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

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STRUCTURAL ENGINEER:

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Miami, Florida 33137 USA
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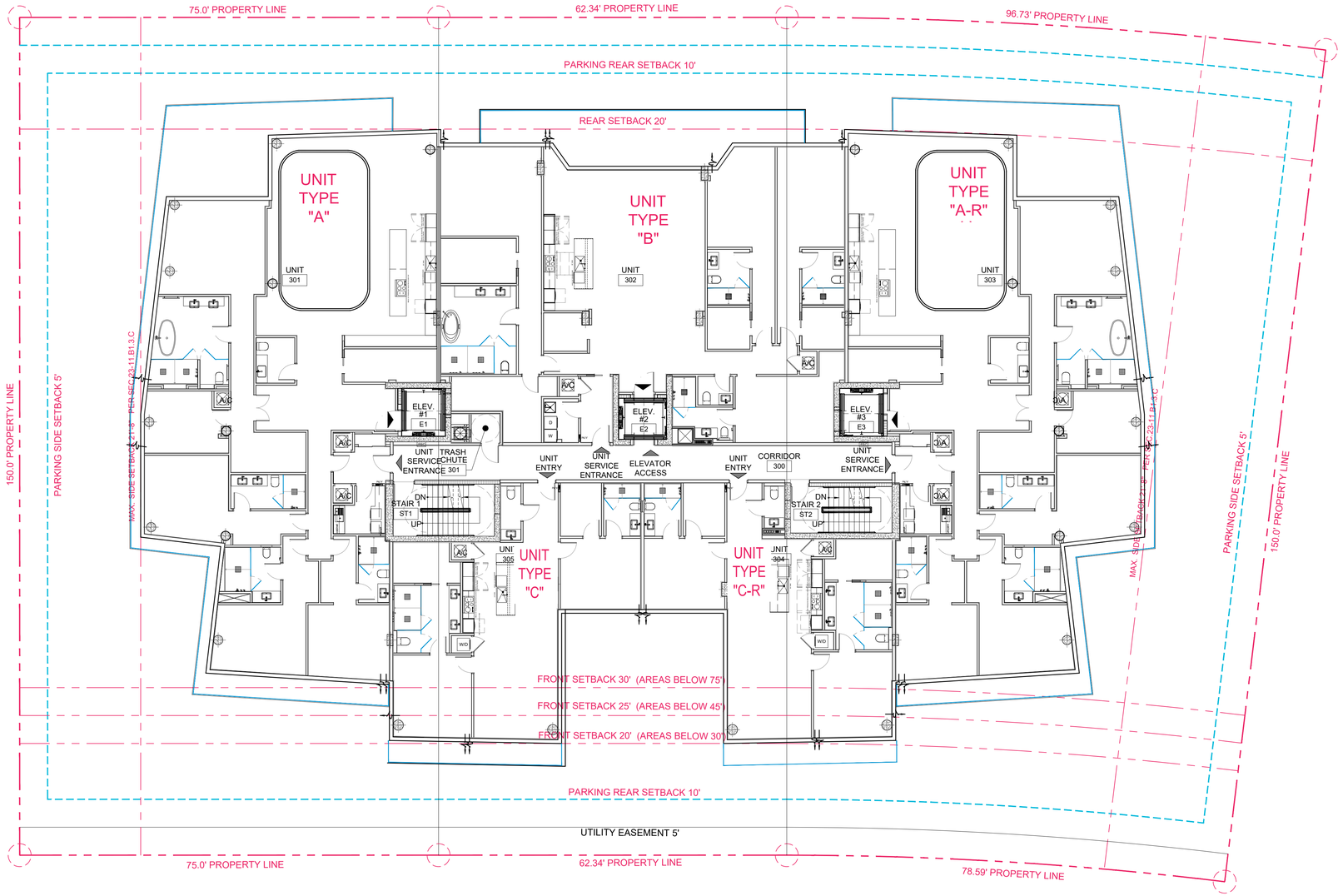
KOBI KARP
Lic. # AR0012578

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"

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

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LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

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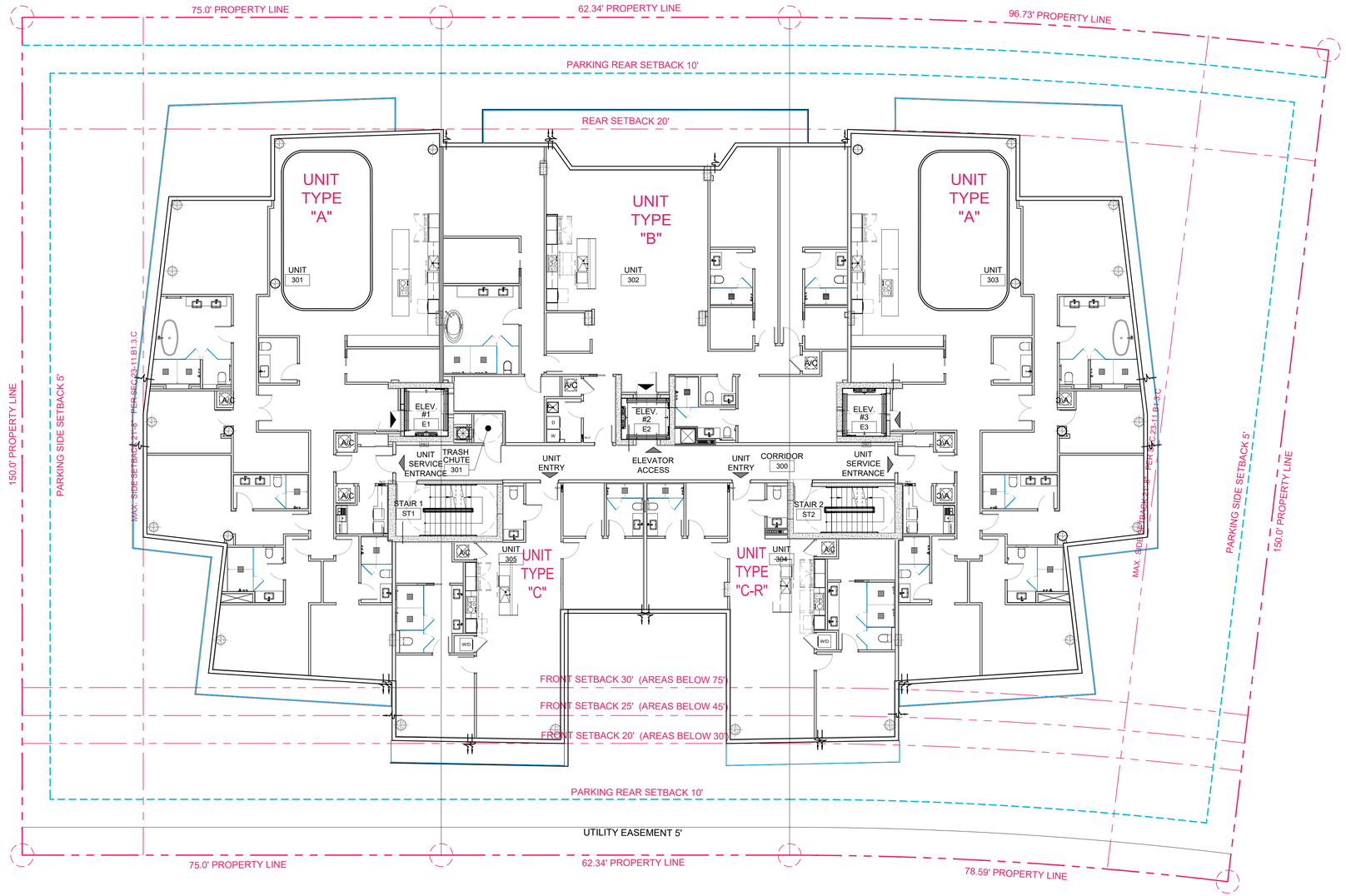
KOBI KARP
Lic. # AR0012578

FLOOR PLAN - LEVEL 7

Date	09-04-2025	Sheet No.	A3.06
Scale			
Project	2567		



1 FLOOR PLAN - LEVEL 8
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1 CITY & DERM COMMENTS	11-07-2023	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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Miami, Florida 33137 USA
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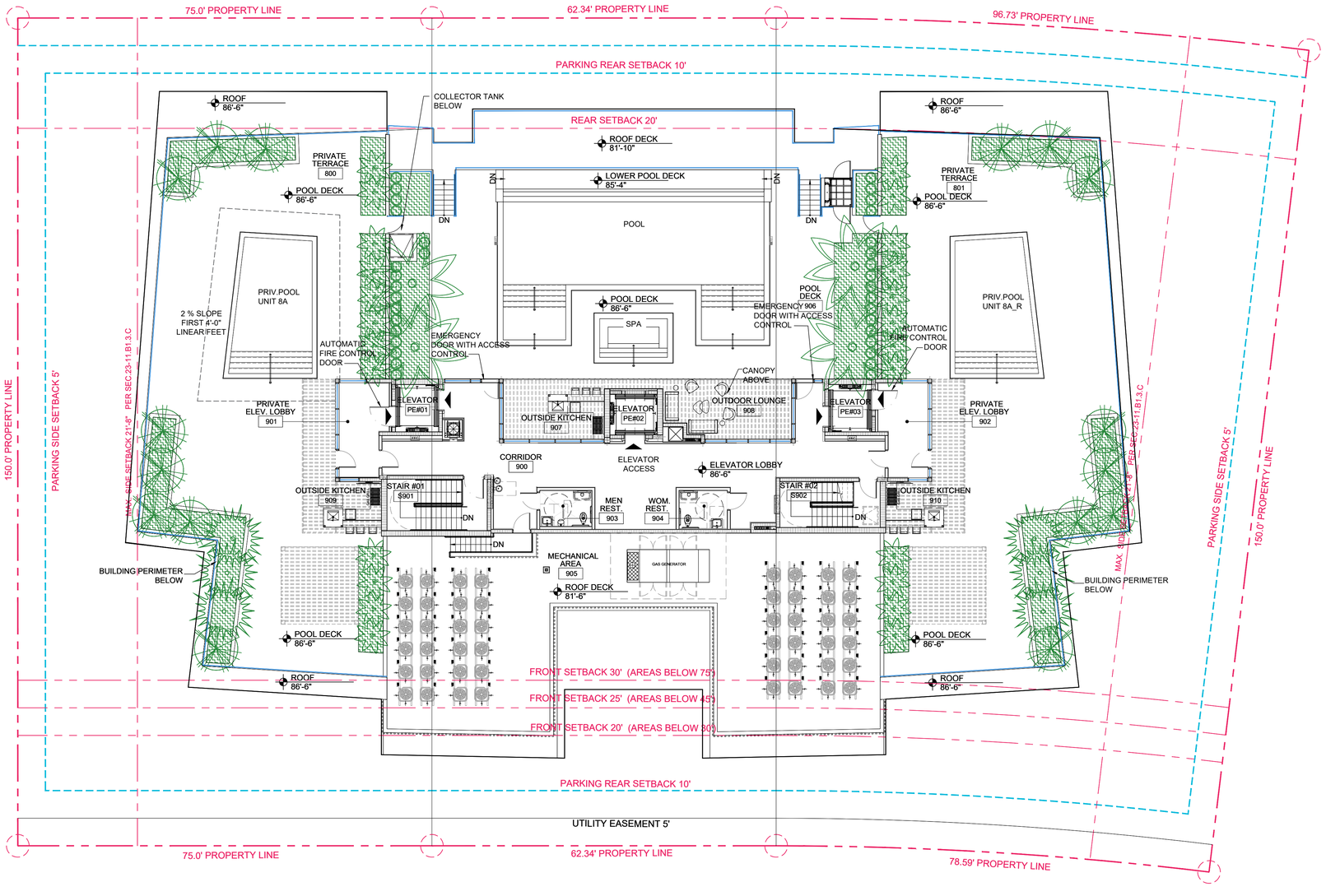
KOBI KARP
Lic. # AR0012578

FLOOR PLAN - LEVEL 8

Date	09-04-2025	Sheet No.	A3.07
Scale			
Project	2567		



1 ROOF PLAN - POOL DECK

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

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

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Miami, Florida 33137 USA
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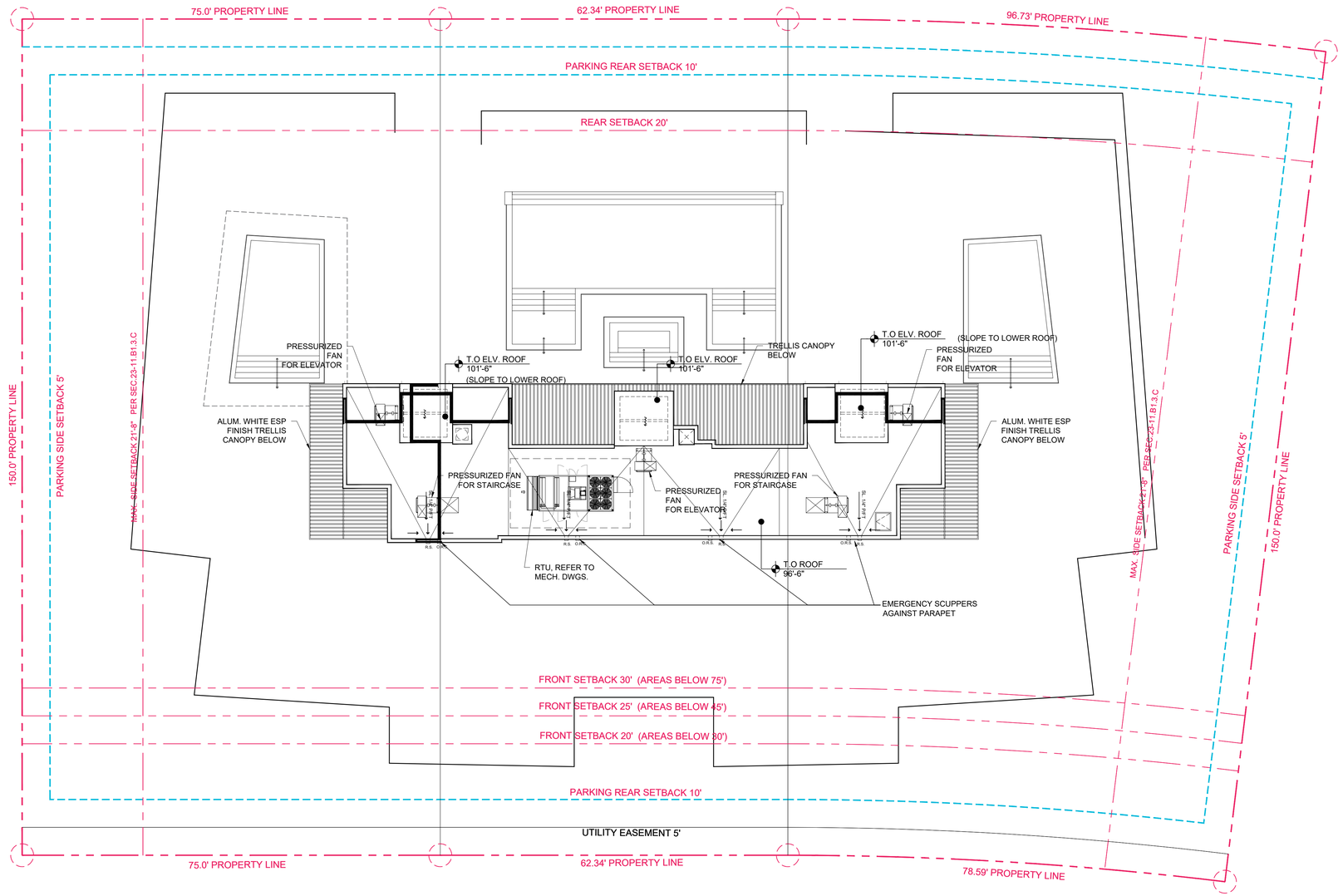
KOBI KARP
Lic. # AR0012578

ROOF PLAN

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



1 LEVEL-10 - UPPER ROOF

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

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

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LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

MEP ENGINEER:

ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 26th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

KOBI KARP
Lic. # AR0012578

LEVEL-10 - UPPER ROOF

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

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/12/2025

PROPERTY INFORMATION

Folio	13-2227-001-0130
Property Address	9301 E BAY HARBOR DR BAY HARBOR ISLANDS, FL 33154-0000
Owner	9291 EBH LTD
Mailing Address	1133 NORMANDY DR MIAMI BEACH, FL 33141
Primary Zone	3701 MULTI-FAMILY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	$3,937,500	$3,937,500	$3,656,250
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$3,937,500	$3,937,500	$3,656,250
Assessed Value	$3,937,500	$3,937,500	$3,656,250

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023

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

SHORT LEGAL DESCRIPTION

BAY HARBOR ISLAND PB 46-5
LOT 14 BLK 1
LOT SIZE 75 X 150
OR 19688-3913 05 2001 1
COC 23169-4232 02 2005 1

TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$3,937,500	$3,937,500	$3,656,250

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/22/2022	$5,526,000	33411-1412	Qual by exam of deed
06/29/2011	$625,000	27742-4586	Qual by exam of deed
09/24/2010	$0	27699-0652	Corrective, tax or QCD; min consideration
01/26/2010	$999,100	27198-3081	Financial inst or "In Lieu of Forclosure" stated

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at https://www.miamidadepa.gov/pa/disclaimer.page

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/12/2025

PROPERTY INFORMATION

Folio	13-2227-001-0140
Property Address	9291 E BAY HARBOR DR BAY HARBOR ISLANDS, FL 33154-0000
Owner	9291 EBH LTD
Mailing Address	1133 NORMANDY DR MIAMI BEACH, FL 33141
Primary Zone	3701 MULTI-FAMILY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	22,500 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	$7,875,000	$7,875,000	$7,312,500
Building Value	$0	$10,000	$10,000
Extra Feature Value	$0	$0	$0
Market Value	$7,875,000	$7,885,000	$7,322,500
Assessed Value	$7,875,000	$7,885,000	$7,322,500

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023

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

SHORT LEGAL DESCRIPTION

BAY HARBOR ISLAND PB 46-5
LOTS 15 & 16 BLK 1
LOT SIZE 150.000 X 150
OR 16494-3763 0794 4

TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$7,875,000	$7,885,000	$7,322,500

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2022	$11,250,000	33328-3335	Transfer where the sale price is verified to be part of a package or bulk sale.
07/01/1994	$0	16494-3763	Sales which are disqualified as a result of examination of the deed
06/01/1994	$1,795,000	16423-5147	Sales which are qualified
04/01/1989	$1,356,400	14122-0223	Sales which are qualified

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ATTACHMENT B
TRIP GENERATION TABLE AND ITE EXCERPTS

Trip Generation Analysis
9301-9291 East Bay Harbor Drive

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Site Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Mid-Rise)	221	28 DU	T = 4.55 (X) - 17.52	50%	50%	55	55	110
Proposed Use								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 4.55 (X) - 17.52	50%	50%	66	67	133
					Net-New	**11**	**12**	**23**

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Site Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Mid-Rise)	221	28 DU	T = 0.42 (X) - 7.77	23%	77%	1	3	4
Proposed Use								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 0.42 (X) - 7.77	23%	77%	1	5	6
					Net-New	**0**	**2**	**2**

AFTERNOON PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Site Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Mid-Rise)	221	28 DU	T = 0.36 (X) + 3.07	64%	36%	8	5	13
Proposed Use								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 0.36 (X) + 3.07	64%	36%	10	5	15
					Net-New	**2**	**0**	**2**

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

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

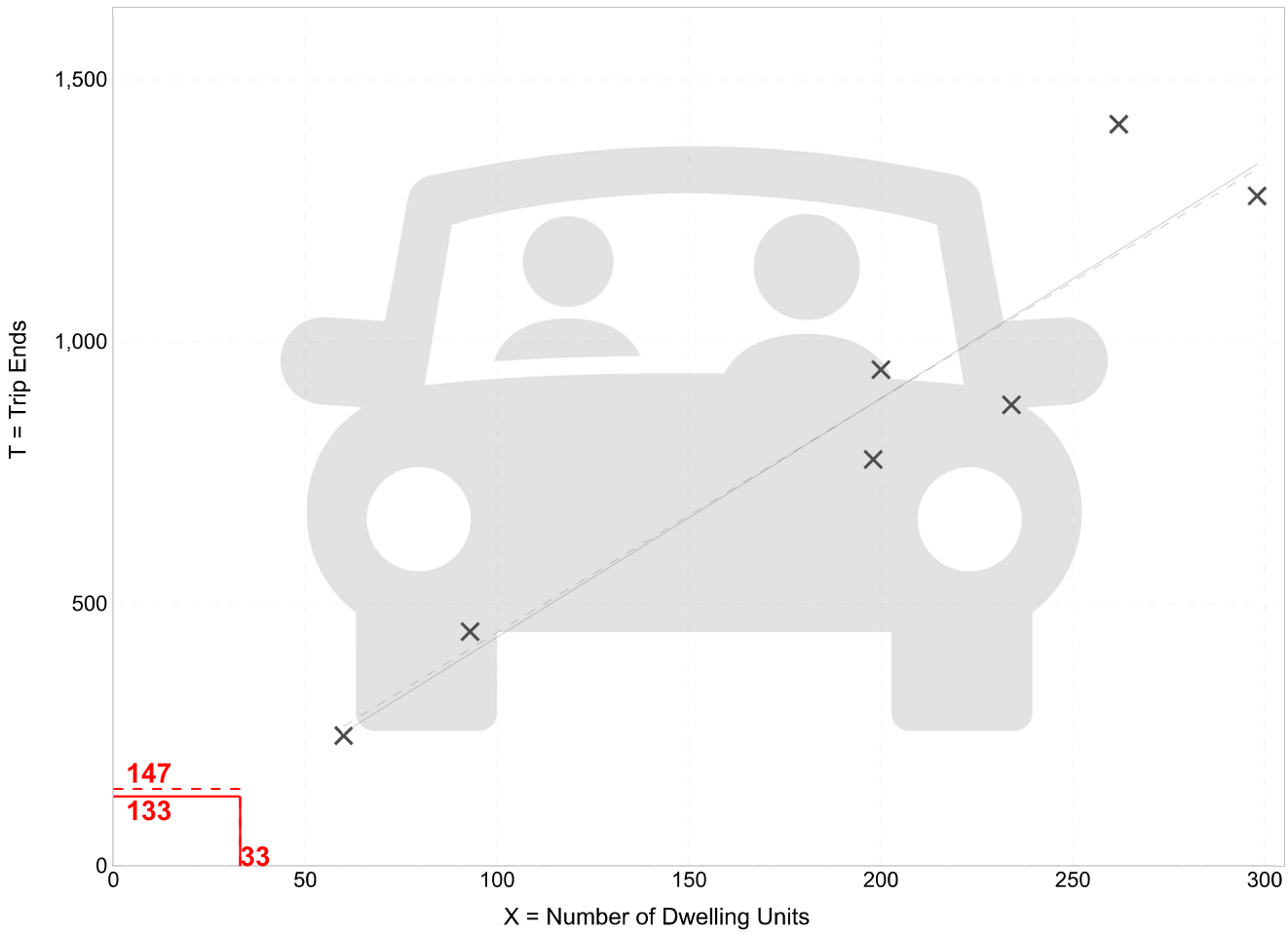
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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

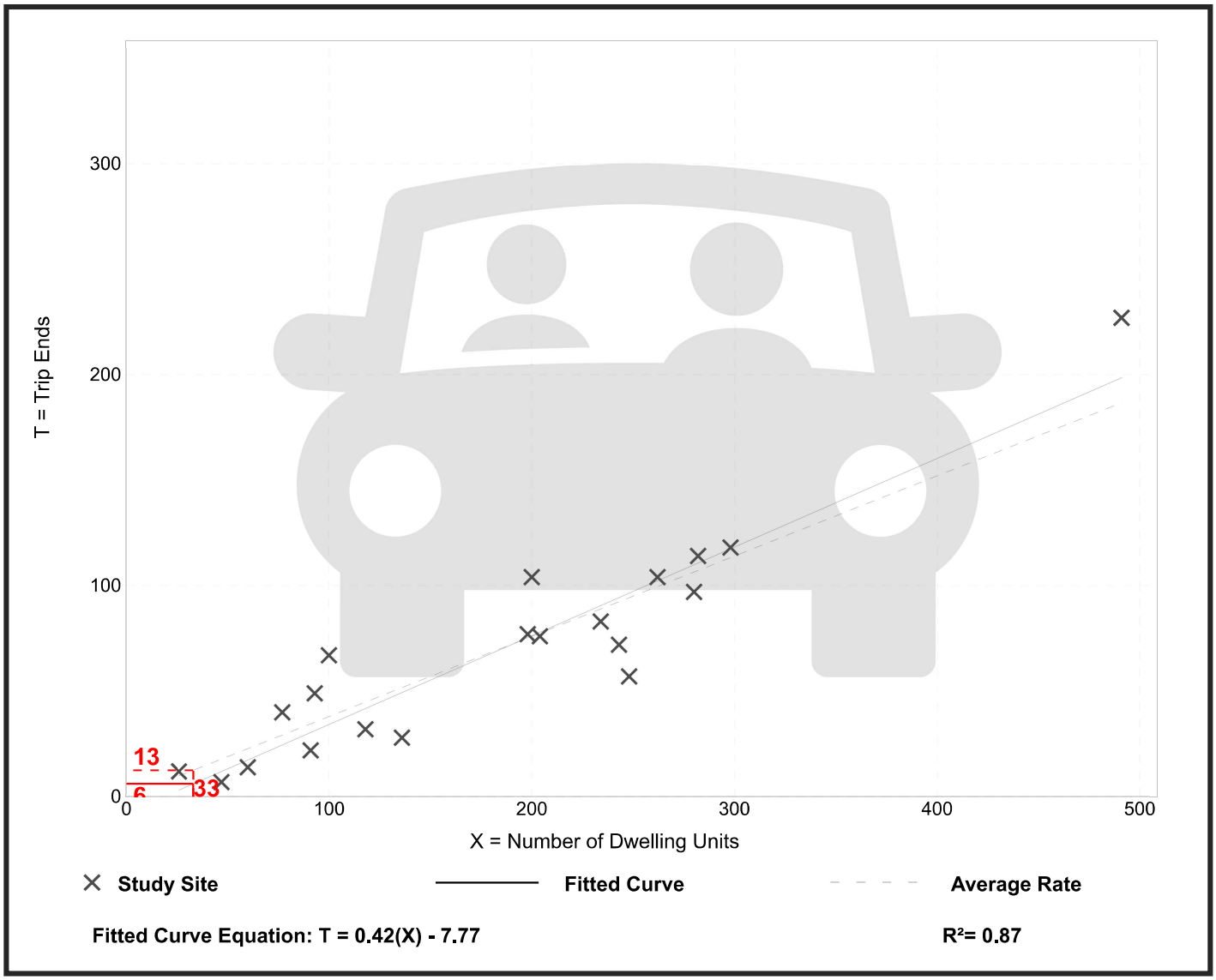
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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



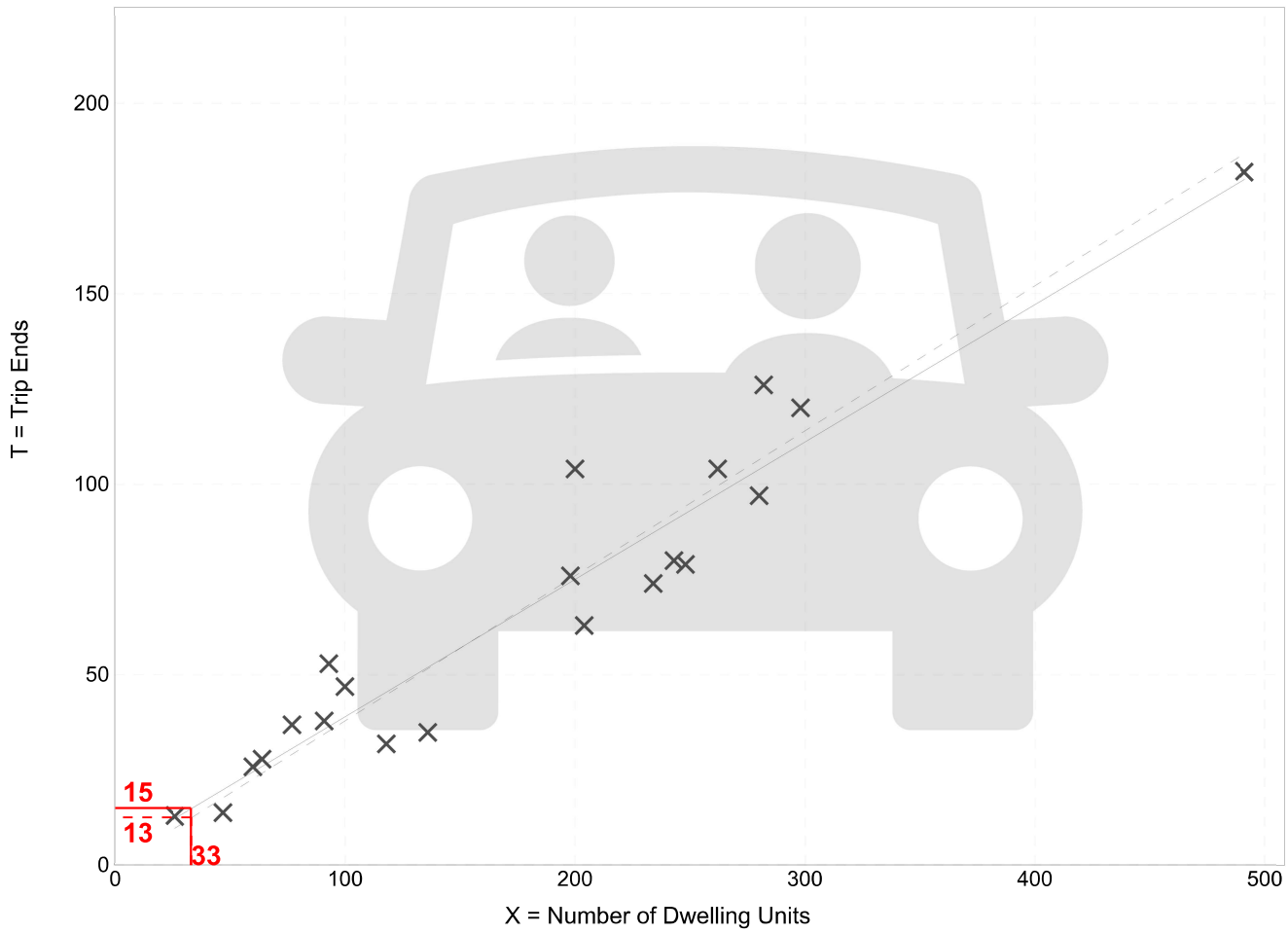
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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

03 - 26 - 2026

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.

9- THE BUILDING IS A HIGH-RISE BUILDING, OVER OVER 75'-0". THE BUILDING STARTS FROM LEVEL 1 AT 0'-0" (4'-6" NGVD) TO POOL DECK (HIGHEST INHABITABLE LEVEL) AT 85'-6" T.O.S

AREA OF WORK : TOTAL AREA OF WORK : 33,750 SF.

OWNER

9291 EBHD LTD
Florida Limited Partnership
1133 Normandy Drive
Miami Beach, FL 33141

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

GEHRY PARTNERS, LLP
12541 BEATRICE STREET
LOS ANGELES, CALIFORNIA 90066
TEL: 310.482.3000

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

CIVIL ENGINEER

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

TRAFFIC CONSULTANT
LANGAN
100 CAMBRIDGE STREET , SUITE 1310
BOSTON, MA 02114
TEL: 786-264-7200

DRAWING INDEX

Discipline	Sheet	Description	DRC/DRB SET	1 03-26-26
Arch. KKAD	A0.00	COVER	X	X
		SURVEY	X	X
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X
	C201	DETAILS AND SECTION DRAINAGE	X	
	C300	WATER AND SEWER PLAN	X	X
	C301	WATER PROFILES	X	X
	C302	WATER AND SEWER DETAILS	X	
	C400	DRAINAGE DETAILS	X	
	C500	SEDIMENTATION AND EROSION CONTROL PLAN	X	
	C600	SEDIMENTATION AND EROSION CONTROL NOTES	X	
Arch. KKAD	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	X
	A2.00	SITE PLAN	X	X
	A2.01	SETBACK DIAGRAM	X	X
	A3.00	FLOOR PLAN - LEVEL 1	X	X
	A3.01	FLOOR PLAN - LEVEL 2	X	X
	A3.02	FLOOR PLAN - LEVEL 3-8	X	X
	~~A3.03~~	~~FLOOR PLAN LEVEL 9 - ROOF DECK~~	X	
	A3.03	ROOF DECK FLOOR PLAN		X
	~~A3.04~~	~~FLOOR PLAN - LEVEL 10 UPPER ROOF~~	X	
	A3.04	UPPER ROOF FLOOR PLAN		X
	A4.00	BUILDING ELEVATION - NORTH	X	X
	A4.00.1	BUILDING ELEVATION - NORTH		X
	A4.01	BUILDING ELEVATION - WEST	X	X
	A4.02	BUILDING ELEVATION - SOUTH	X	X
	A4.02.1	BUILDING ELEVATION - SOUTH		X
	A4.03	BUILDING ELEVATION - EAST	X	X
	A5.00	BUILDING SECTION A	X	X
	A5.01	BUILDING SECTION B	X	X
	A5.02	BUILDING SECTION C	X	X
M.E.P RG 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	X
	L-2	ROOF DECK LANDSCAPE PLAN	X	
	TD-1	TREE DISPOSITION PLAN	X	

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	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
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LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
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Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
Tel: 305-599-8133

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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

COVER

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

9291-9301 EAST BAY HARBOR DRIVE

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

ZONING SUBMITTAL

12 - 23 - 2025

DRAWING INDEX			
Discipline	Sheet	Description	THIS SUBMISS. DRB
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
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LANDSCAPE TOPO-GRAPHIC	L-1	LANDSCAPE PLAN	X
	L-2	ROOF DECK LANDSCAPE PLAN	X
	TD-1	TREE DISPOSITION PLAN	X

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AREA OF WORK : TOTAL AREA OF WORK : 33,750 SF.

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Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
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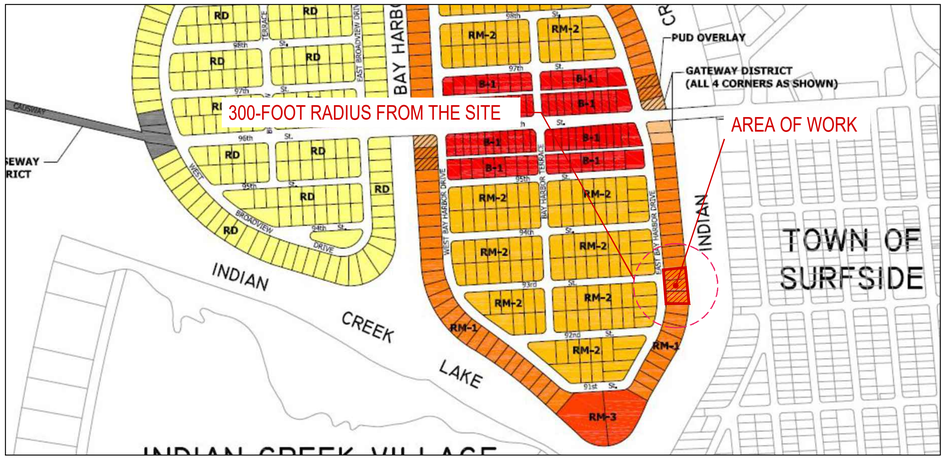
KOBI KARP

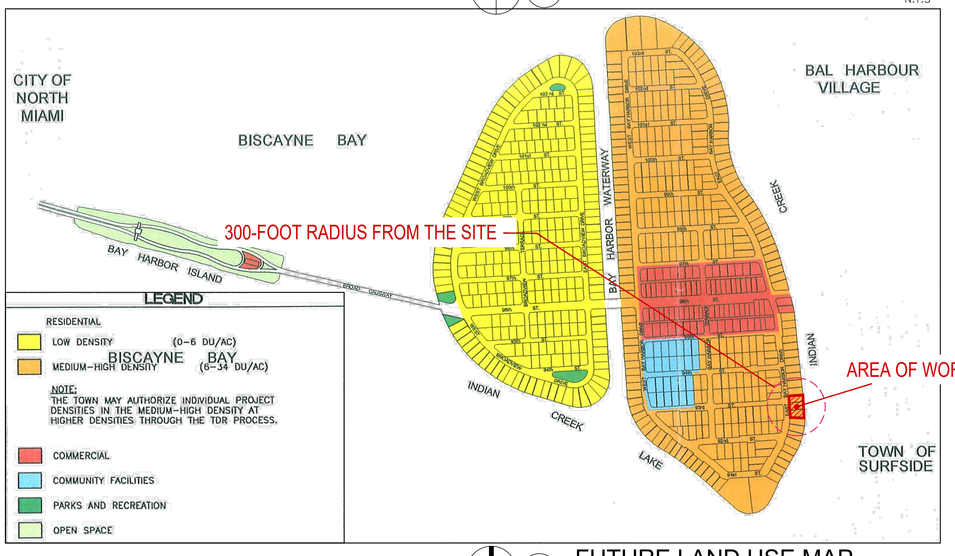
COVER

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



1 ZONING DESIGNATION MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S

3 FLOOD MAP

N.T.S

ZONING DATA

SECTION

PROJECT NAME: 9301-9291 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9301-9291 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DU/A)
GROSS LOT AREA: 33,750 SF (0.77 ACRES) — FOLIO: 13-2227-001-0130 = 11,250 SF; 13-2227-001-0140 = 22,500 SF
BASE FLOOD ELEVATION: 9'-0" NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1 SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	33,750 SF	33,750 SF (0.77 ACRES)
	34 DU/AC MAX 34 x 0.77 = 26 UNITS MAX	33 UNITS (7 UNITS VIA TDR)
C) BUILDING HEIGHT	75 FT ABOVE DFE	75 FT ABOVE DFE
	*DFE (DESIGN FLOOD ELEVATION) = BFE (BASE FLOOD ELEVATION) +1 = 9'+1' = 10' NGVD	
D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX	181'- 11"
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'- 7-1/2"	60'-7"
B) 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
C) SETBACK ENCROACHMENTS		SIDE: 2'-0" MAX. FRONT: 4'-0" MAX. REAR: 6'-0" MAX.
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 DRC COMMENTS	03-26-26	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
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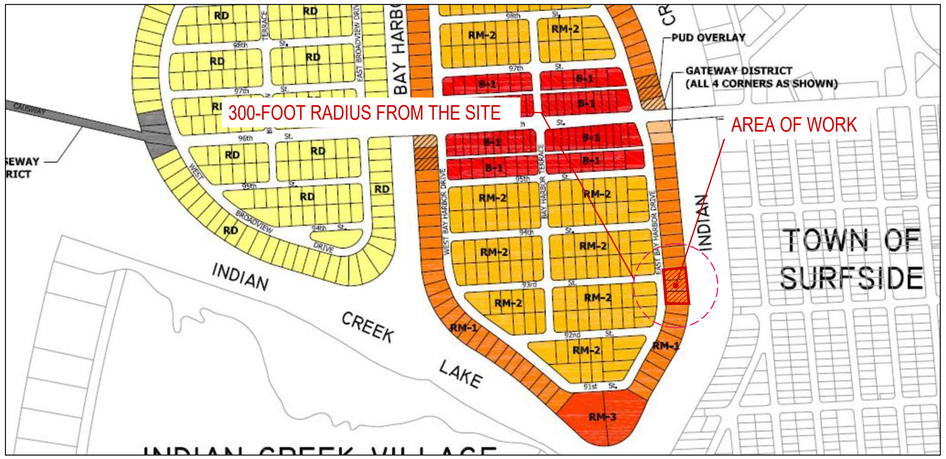
KOBI KARP

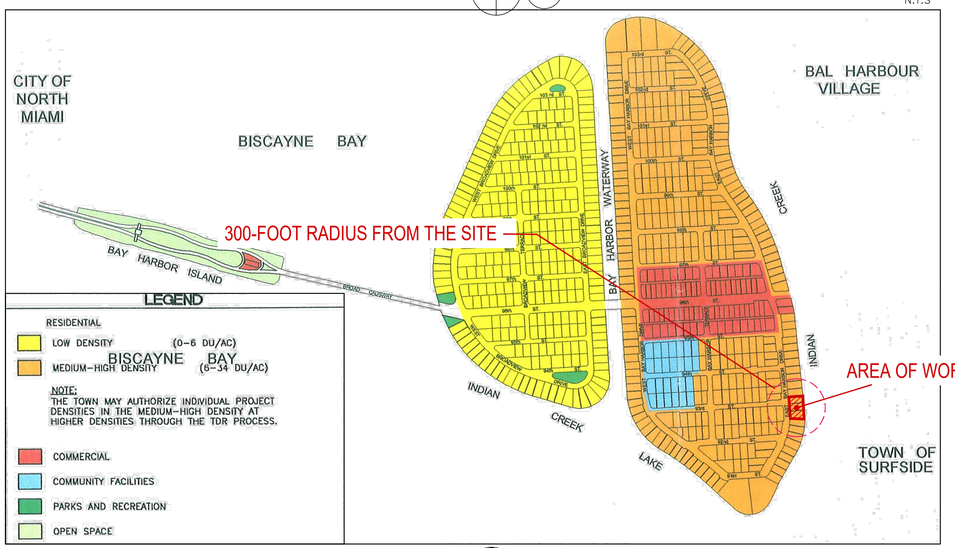
ZONING & PROJECT DATA

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



1 ZONING DESIGNATION MAP

N.T.S



2 FUTURE LAND USE MAP

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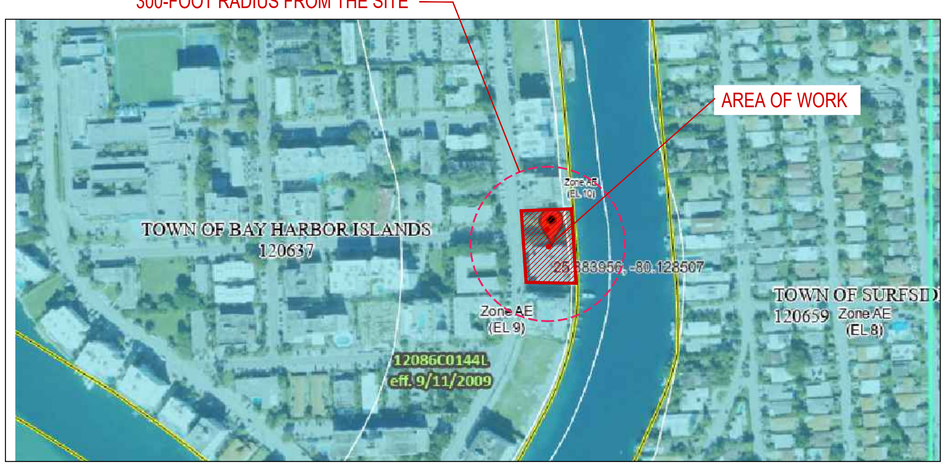

3 FLOOD MAP

N.T.S

ZONING DATA

SECTION

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PROJECT ADDRESS: 9301-9291 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
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13-2227-001-0140 = 22,500 SF
BASE FLOOD ELEVATION: 9'-0" NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	33,750 SF	33,750 SF (0.77 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.77 = 26 UNITS MAX	33 UNITS (7 UNITS VIA TDR)
C) BUILDING HEIGHT	75 FT ABOVE DFE	75 FT ABOVE DFE
	*DFE (DESIGN FLOOD ELEVATION) = BFE (BASE FLOOD ELEVATION) +1 = 9'+1' = 10' NGVD	
D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX	111'-4"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,750 X 0.2 = 6,750 SF MIN.	6,750 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 13,030 X 0.15 = 1,955 SF MIN.	1,955 SF = 15%

2

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3

AREA BREAKDOWN

LEVEL	GROSS AREA	UNIT AREA
	PROPOSED	PROPOSED
LEVEL 1 (PARKING GARAGE)	22,112 SF	-
LEVEL 2	16,744 SF	11,845 SF
LEVEL 3	16,744 SF	14,992 SF
LEVEL 4	16,744 SF	14,992 SF
LEVEL 5	16,744 SF	14,992 SF
LEVEL 6	16,744 SF	14,992 SF
LEVEL 7	16,744 SF	14,992 SF
LEVEL 8	16,744 SF	14,992 SF
(ROOF DECK)	2,425 SF	-
GRAND TOTAL	141,746 SF	101,797 SF

4

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	33 UNITS	2 P.S. x UNIT	66 P.S.	69 P.S.
	GUEST	3 P.S. PER ZONING CODE SEC. 24 (c)(3)(1).	3 P.S.	
TOTAL PARKING			69 P.S.	69 P.S.

PARKING PER FLOORS	TOTAL OF PARKING
LEVEL 1 66 STANDARD P.S. + 3 ACCESSIBLE P.S. = 69 P.S.	69 P.S.

5

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	3 RESIDENTIAL UNITS	3 UNITS	33 UNITS
3-8	5 RESIDENTIAL UNITS	5 UNITS x 6 LEVELS = 30 UNITS	
		TOTAL UNITS = 33 UNITS	

6

UNIT MIX CHART

LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
1	-	-	-	-
2	D- #1	4	1,550 SF	4,421 SF
	F #2	3	1,350 SF	3,003 SF
	D-R #3	4	1,550 SF	4,421 SF
3-8	E #4	4	1,550 SF	4,421 SF
	F #5	3	1,350 SF	3,003 SF
	E-R #6	4	1,550 SF	4,421 SF
	G #7	2	1,150 SF	1,579 SF
	G-R #8	2	1,150 SF	1,568 SF
ROOF L.	-	-	-	-

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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

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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
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:
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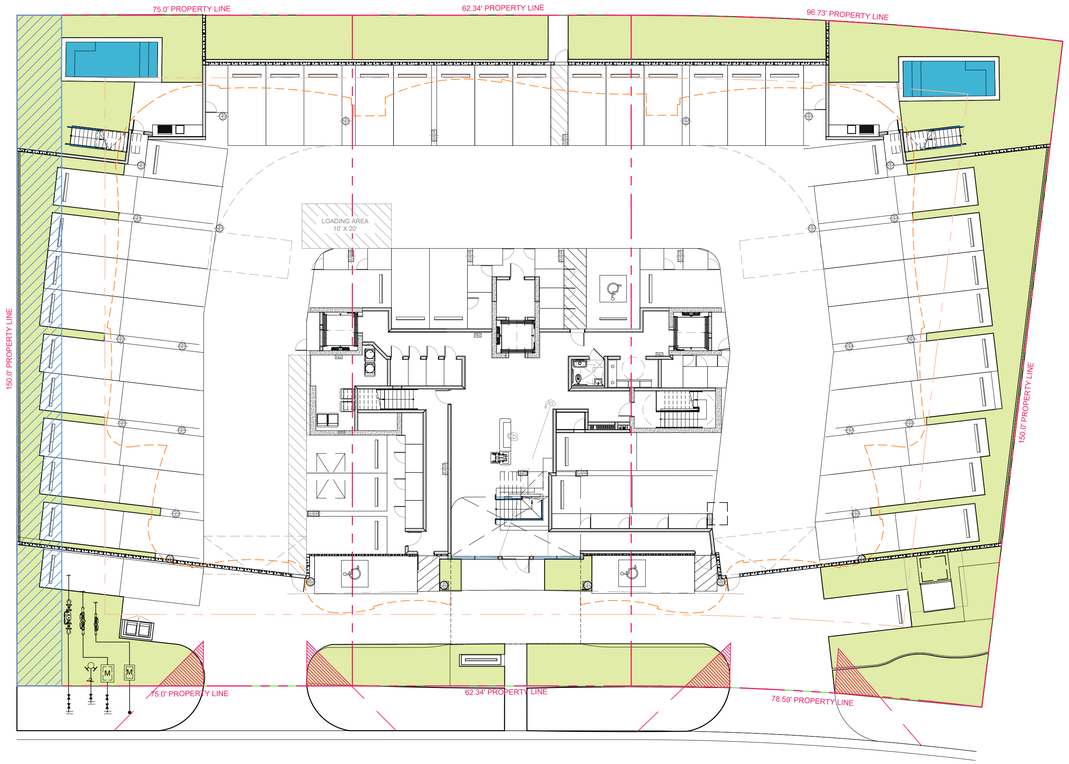
KOBI KARP

ZONING & PROJECT DATA

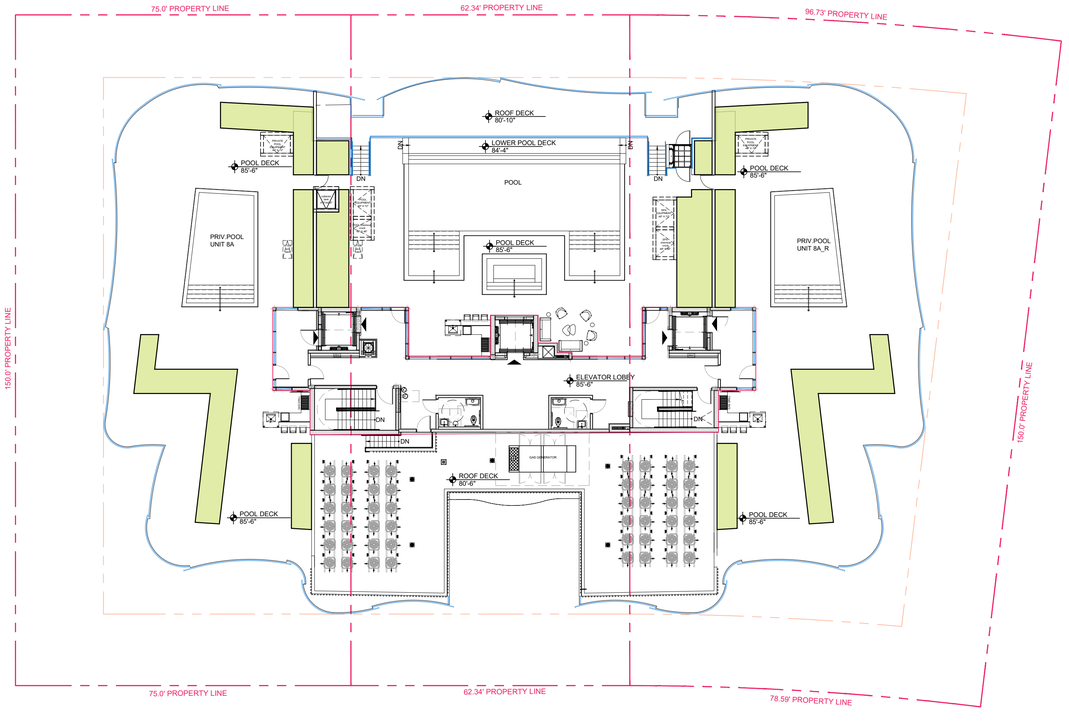
Date	11-26-2025	Sheet No.	A1.00
Scale			
Project	2567		



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"

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

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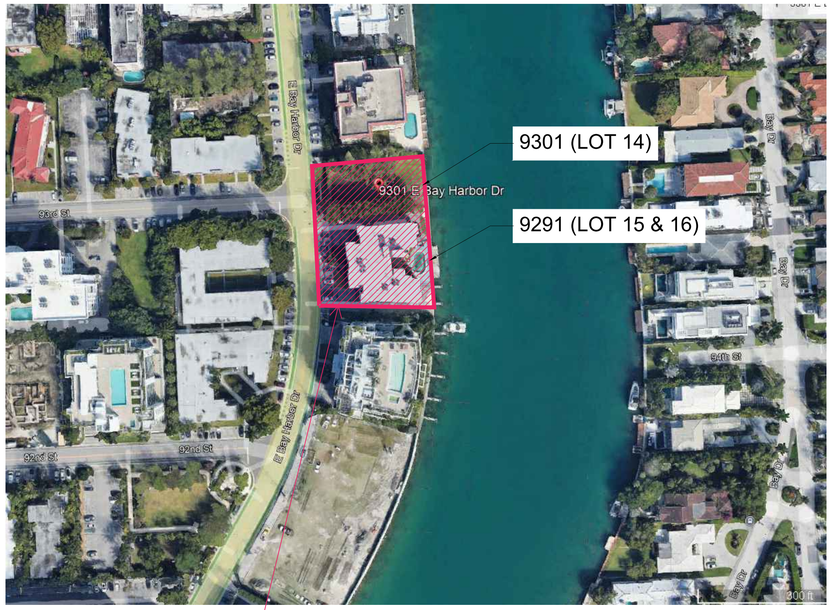
KOBI KARP

OPEN AREA CALCULATION

Date	11-26-2025	Sheet No.	A1.01
Scale			
Project	2567		



SITE

3 CLOSE UP MAP

SCALE: N.T.S.

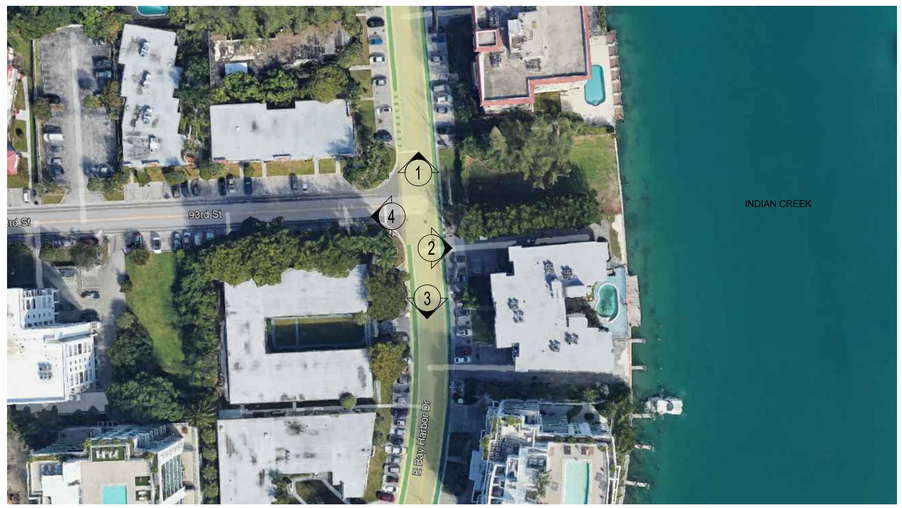
103rd St
100th St
99th St
98th St
97th St
96th St
95th St
94th St
93rd St
92nd St
91st St
Bay Harbor Dr
E Bay Harbor Dr
W Bay Harbor Dr
Bay Dr
Bay Rd
Bayshore Dr
Bayview Dr
Bayview Park
Bayview Terrace
Bayshore Terrace
Bay Harbor Terrace
Bay Harbor Park
Bay Harbor Park
Bay Harbor Park

1 STREET VIEW
SCALE: N.T.S.

2 PROPERTY VIEW
SCALE: N.T.S.

3 STREET VIEW
SCALE: N.T.S.

4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: 1/32" = 1'-0"

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

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K O B I K A R P

CONTEXT PHOTOS

Date	11-26-2025	Sheet No.	A1.03
Scale			
Project	2567		

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.

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
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K O B I
K A R P

SURROUNDING BUILDING

Date	11-26-2025	Sheet No.	A1.04
Scale			
Project	2567		

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

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K O B I
K A R P

RENDERING STREET VIEW

Date	11-26-2025	Sheet No.	A1.05
Scale			
Project	2567		

1 RENDERING - BAY VIEW
N.T.S

Rev.	Date	Rev.	Date
1 ORC COMMENTS	03-26-26	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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KOBI KARP

RENDERING BAY VIEW

Date	11-26-2025	Sheet No.	A1.06
Scale			
Project	2567		

1 RENDERING - BAY VIEW
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Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
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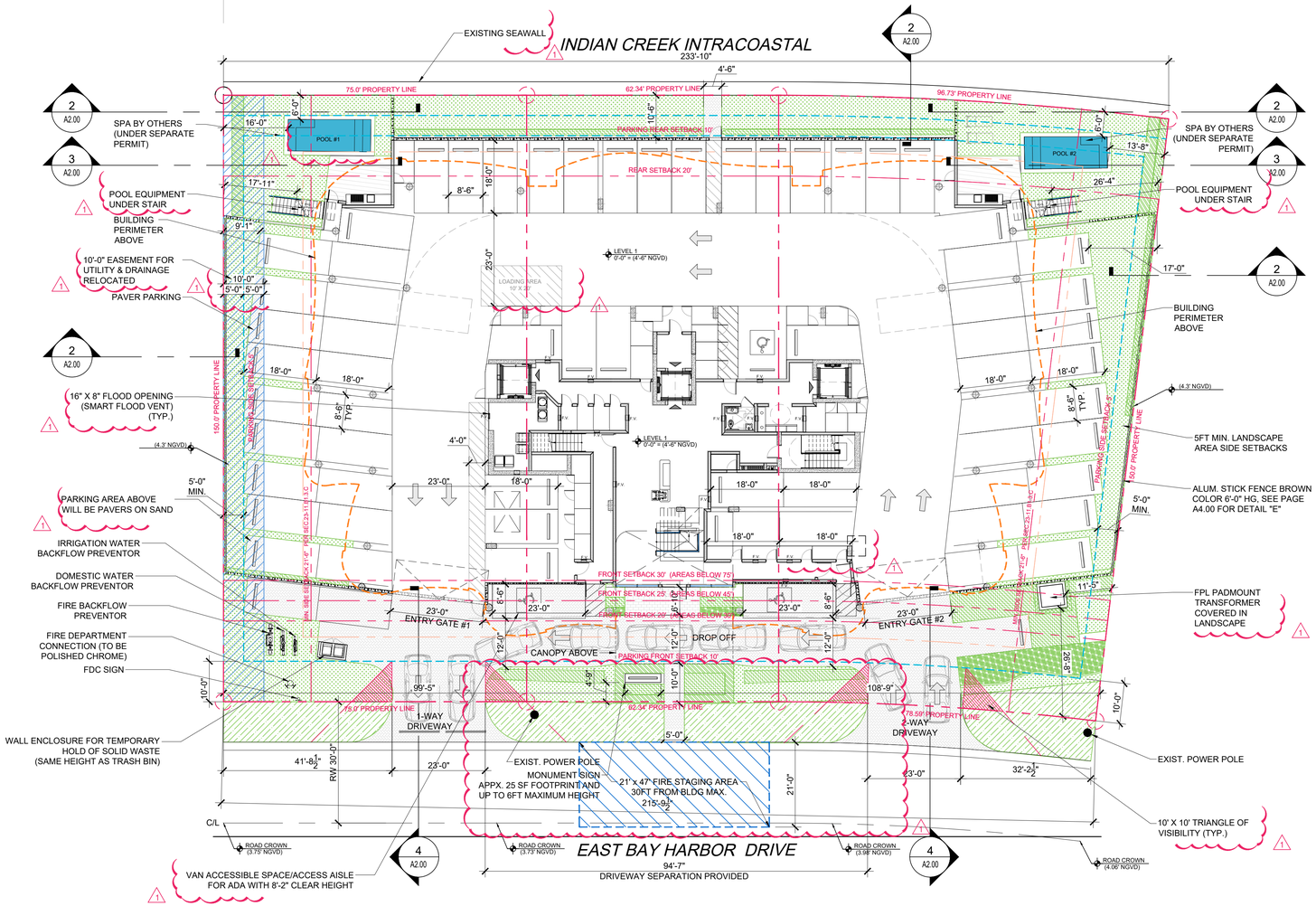
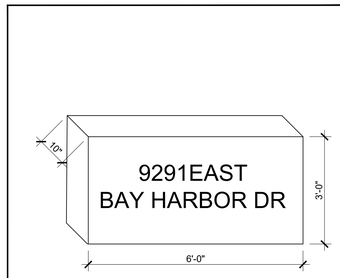
KOBI KARP

RENDERING BAY VIEW

Date	11-26-2025	Sheet No.	A1.06
Scale			
Project	2567		





5 BUILDING SIGN
SCALE: 1/2" = 1'-0"

FIRE STAGING NOTE

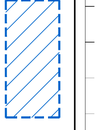
GENERAL NOTES:

EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS

*FIRE ACCESS ROADS TO BE DESIGNED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE



LEGAL DESCRIPTION:

FOR LOT 9291 E BAY HARBOR DRIVE:

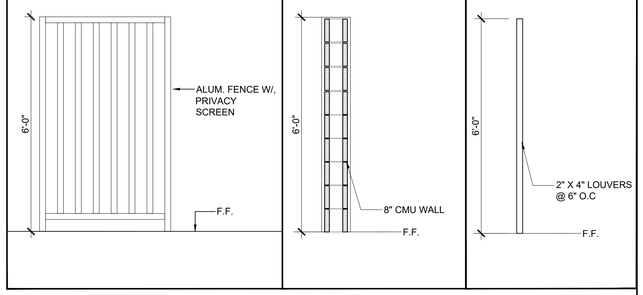
LOTS 15 AND 16, BLOCK 1, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 TEMPORARY HOLD OF SOLID WASTE (SAME HEIGHT AS TRASH BIN)TRASH ENCLOSURE DESIGN

NOTE : THE TRASH ROOM INSIDE THE BUILDING HEIGHT IS 8'-10"



2 FENCE SCALE: 1/2" = 1'-0"
3 SOLID FENCE SCALE: 1/2" = 1'-0"
4 LOUVER DOOR SCALE: 1/2" = 1'-0"

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 #13 = 23 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: FIRE STAGING AREA DIM.

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.

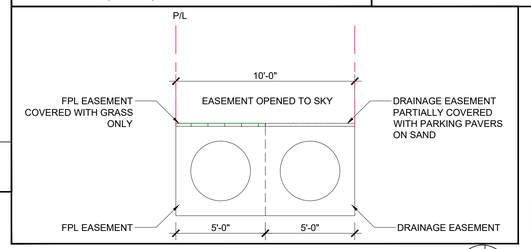
5. ALL ELEVATORS TO BE COMPLIANT WITH ASCE 24 /ASME A17.1 AS APPLICABLE.

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.

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 , ALSO, ALL STORAGE WILL BE SCREEN ENCLOSED (50% MIN. OPEN), UNLESS THEY SHOW IN PLAN OTHER.



6 FPL & DRAINAGE EASEMENT SECTION SCALE: 1/4" = 1'-0"

B.F.E. = 9'-0" NGVD

1 SITE PLAN SCALE: 1/16" = 1'-0"

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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DRC / DRB SET

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9291-9301 EAST BAY HARBOR DR

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

OWNER:
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Address: 1133 Normandy Drive, Miami Beach, FL 33141

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Name: Ocean Engineering
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Miami, FL 33138
Tel: 786-518-2008

LANDSCAPE DESIGN:
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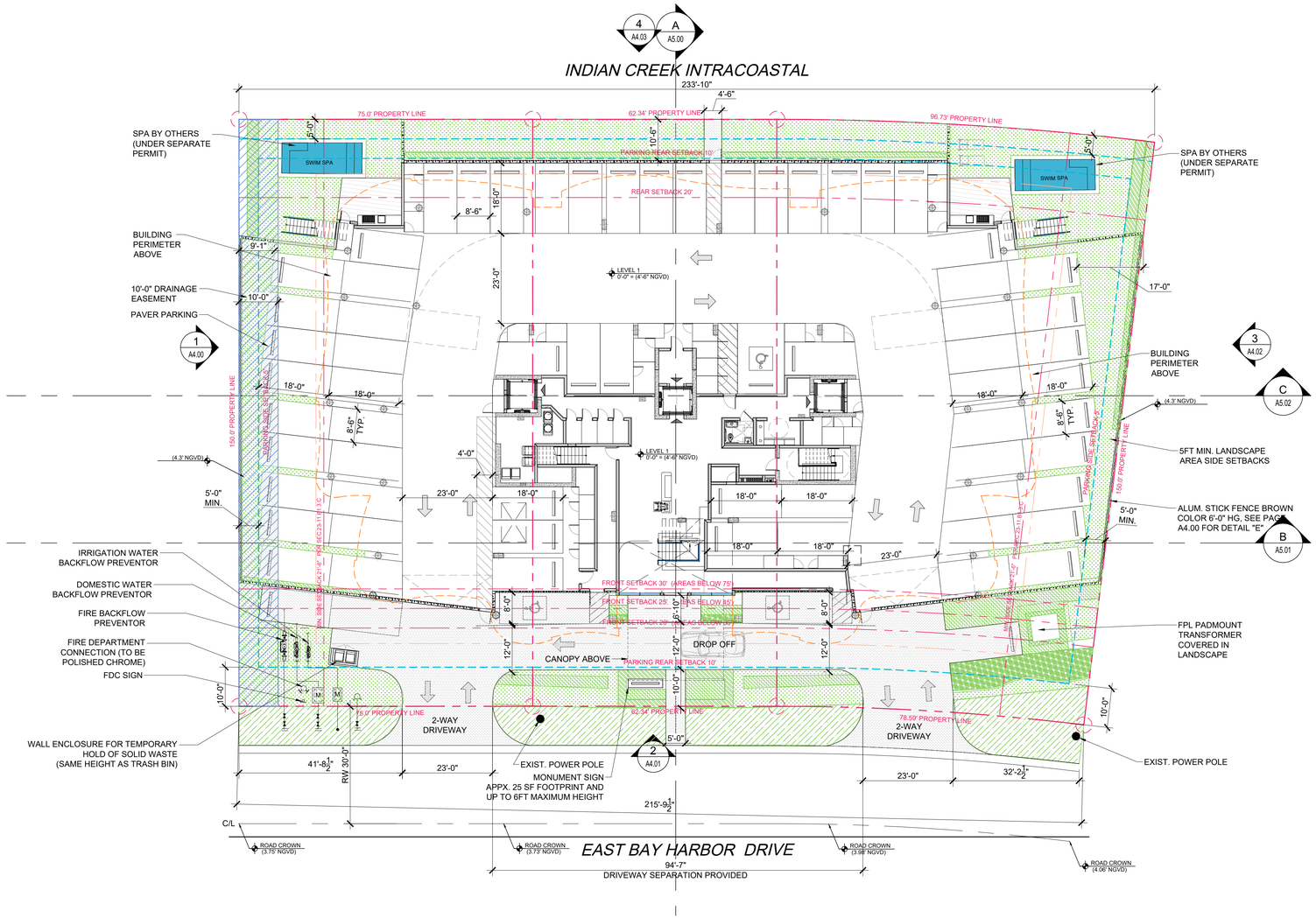
STATE OF FLORIDA KOBI KARP AR0012578 REGISTERED ARCHITECT

KOBI KARP

SITE PLAN

Date	11-26-2025	Sheet No.	A2.00
Scale			
Project	2567		



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

VOID

1 SITE PLAN
SCALE: 1/16" = 1'-0"

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

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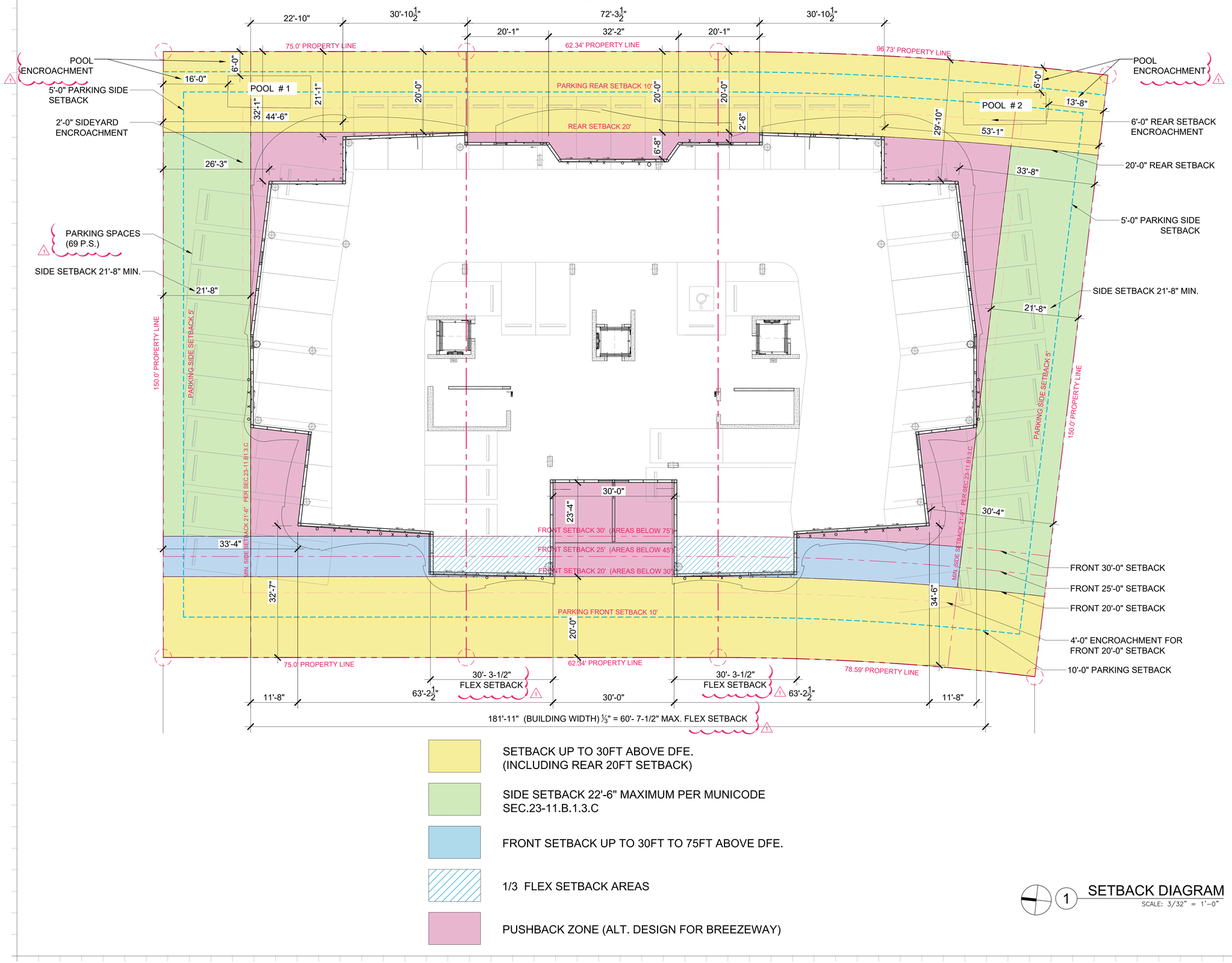
K O B I K A R P

SITE PLAN

Date	11-26-2025	Sheet No.	A2.00
Scale			
Project	2567		



SETBACK UP TO 30FT ABOVE DFE.
(INCLUDING REAR 20FT SETBACK)

SIDE SETBACK 22'-6" MAXIMUM PER MUNICODE
SEC.23-11.B.1.3.C

FRONT SETBACK UP TO 30FT TO 75FT ABOVE DFE.

1/3 FLEX SETBACK AREAS

PUSHBACK ZONE (ALT. DESIGN FOR BREEZEWAY)

1 SETBACK DIAGRAM

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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KOBI KARP

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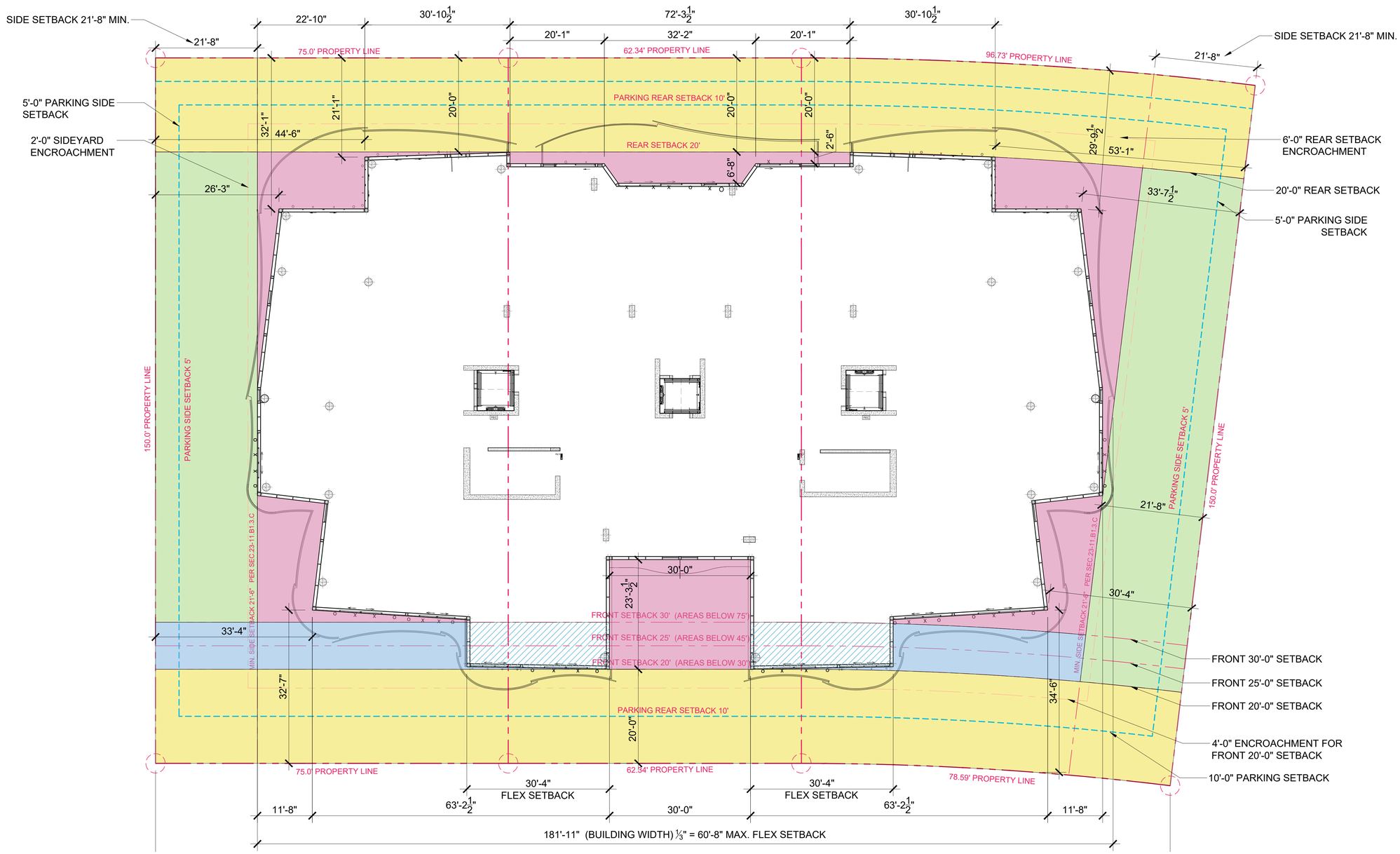
Project	2567		



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(INCLUDING REAR 20FT SETBACK)

SIDE SETBACK 22'-6" MAXIMUM PER MUNICODE
SEC.23-11.B.1.3.C

FRONT SETBACK UP TO 30FT TO 75FT ABOVE DFE.

1/3 FLEX SETBACK AREAS

PUSHBACK ZONE (ALT. DESIGN FOR BREEZEWAY)

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

VOID

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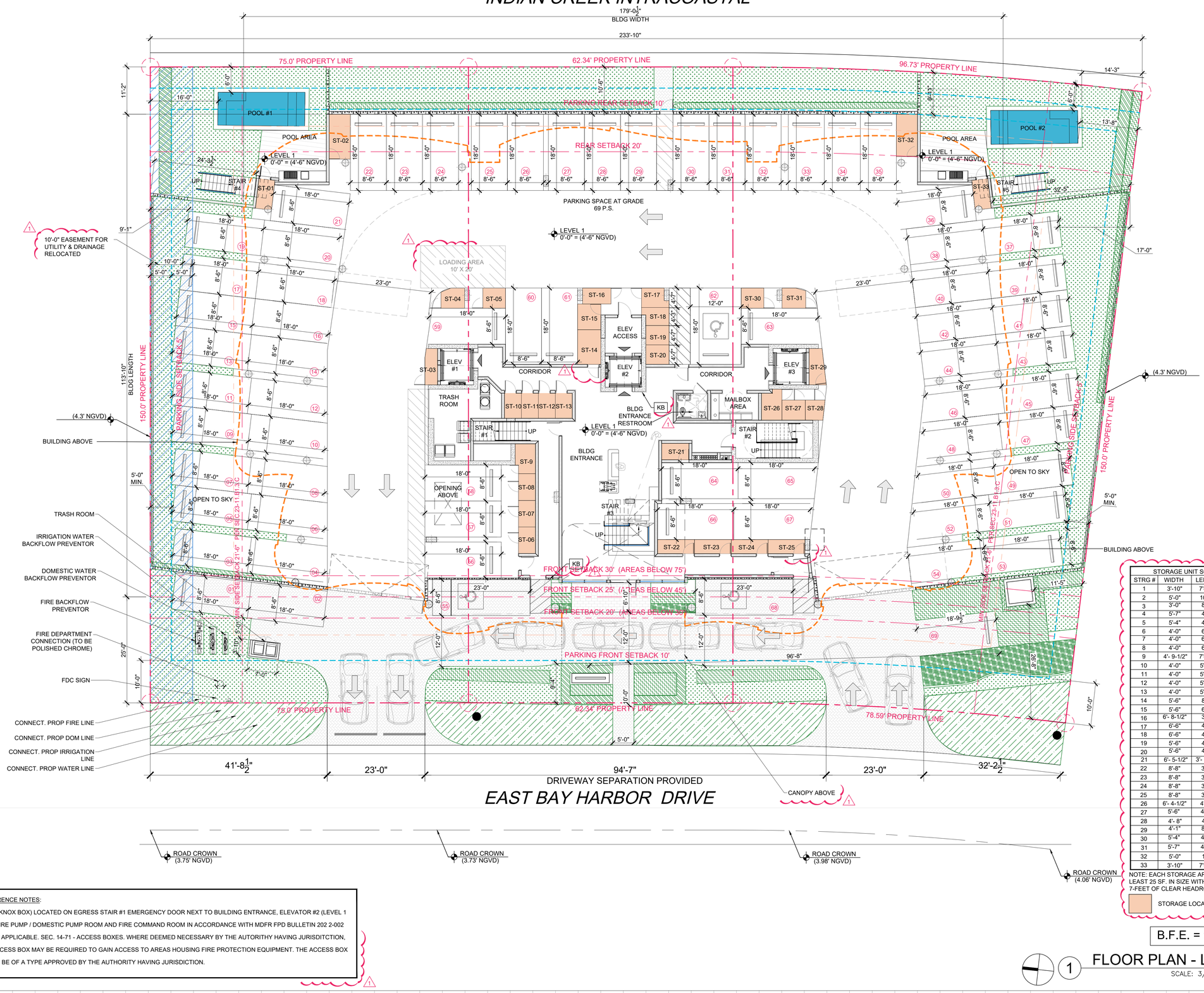

STORAGE UNIT SCHEDULE			
STRG #	WIDTH	LENGTH	SQFT.
1	3'-10"	7'- 1/2"	26 SQFT.
2	5'-0"	10'- 7"	53 SQFT.
3	3'-0"	8'- 7"	25 SQFT.
4	5'-7"	4'- 9"	25 SQFT.
5	5'-4"	4'- 9"	26 SQFT.
6	4'-0"	6'- 3"	25 SQFT.
7	4'-0"	6'- 3"	25 SQFT.
8	4'-0"	6'- 4"	25 SQFT.
9	4'- 9-1/2"	7'- 1/2"	32 SQFT.
10	4'-0"	5'- 11"	23 SQFT.
11	4'-0"	5'- 11"	23 SQFT.
12	4'-0"	5'- 11"	23 SQFT.
13	4'-0"	5'- 11"	23 SQFT.
14	5'-6"	8'- 2"	45 SQFT.
15	5'-6"	6'- 1"	33 SQFT.
16	6'- 8-1/2"	3'- 9"	25 SQFT.
17	6'-6"	4'- 7"	26 SQFT.
18	6'-6"	4'- 3"	25 SQFT.
19	5'-6"	4'- 7"	25 SQFT.
20	5'-6"	4'- 7"	25 SQFT.
21	6'- 5-1/2"	3'- 10-1/2"	25 SQFT.
22	8'-8"	3'- 4"	28 SQFT.
23	8'-8"	3'- 4"	28 SQFT.
24	8'-8"	3'- 4"	28 SQFT.
25	8'-8"	3'- 4"	28 SQFT.
26	6'- 4-1/2"	4'- 10"	32 SQFT.
27	5'-6"	4'- 9"	26 SQFT.
28	4'- 8"	4'- 9"	21 SQFT.
29	4'-1"	8'- 7"	30 SQFT.
30	5'-4"	4'- 9"	25 SQFT.
31	5'-7"	4'- 9"	26 SQFT.
32	5'-0"	10'- 0"	50 SQFT.
33	3'-10"	7'- 1/2"	26 SQFT.

NOTE: EACH STORAGE AREA MUST BE AT LEAST 25 SF. IN SIZE WITH AT LEAST 7-FEET OF CLEAR HEADROOM

STORAGE LOCATIONS

B.F.E. = 9'-0" NGVD

REFERENCE NOTES:

1. KB (KNOX BOX) LOCATED ON EGRESS STAIR #1 EMERGENCY DOOR NEXT TO BUILDING ENTRANCE, ELEVATOR #2 (LEVEL 1 & 2), FIRE PUMP / DOMESTIC PUMP ROOM AND FIRE COMMAND ROOM IN ACCORDANCE WITH MDFR FPD BULLETIN 202 2-002 WHEN APPLICABLE. SEC. 14-71 - ACCESS BOXES. WHERE DEEMED NECESSARY BY THE AUTORITHY HAVING JURISDITCTION, AN ACCESS BOX MAY BE REQUIRED TO GAIN ACCESS TO AREAS HOUSING FIRE PROTECTION EQUIPMENT. THE ACCESS BOX SHALL BE OF A TYPE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
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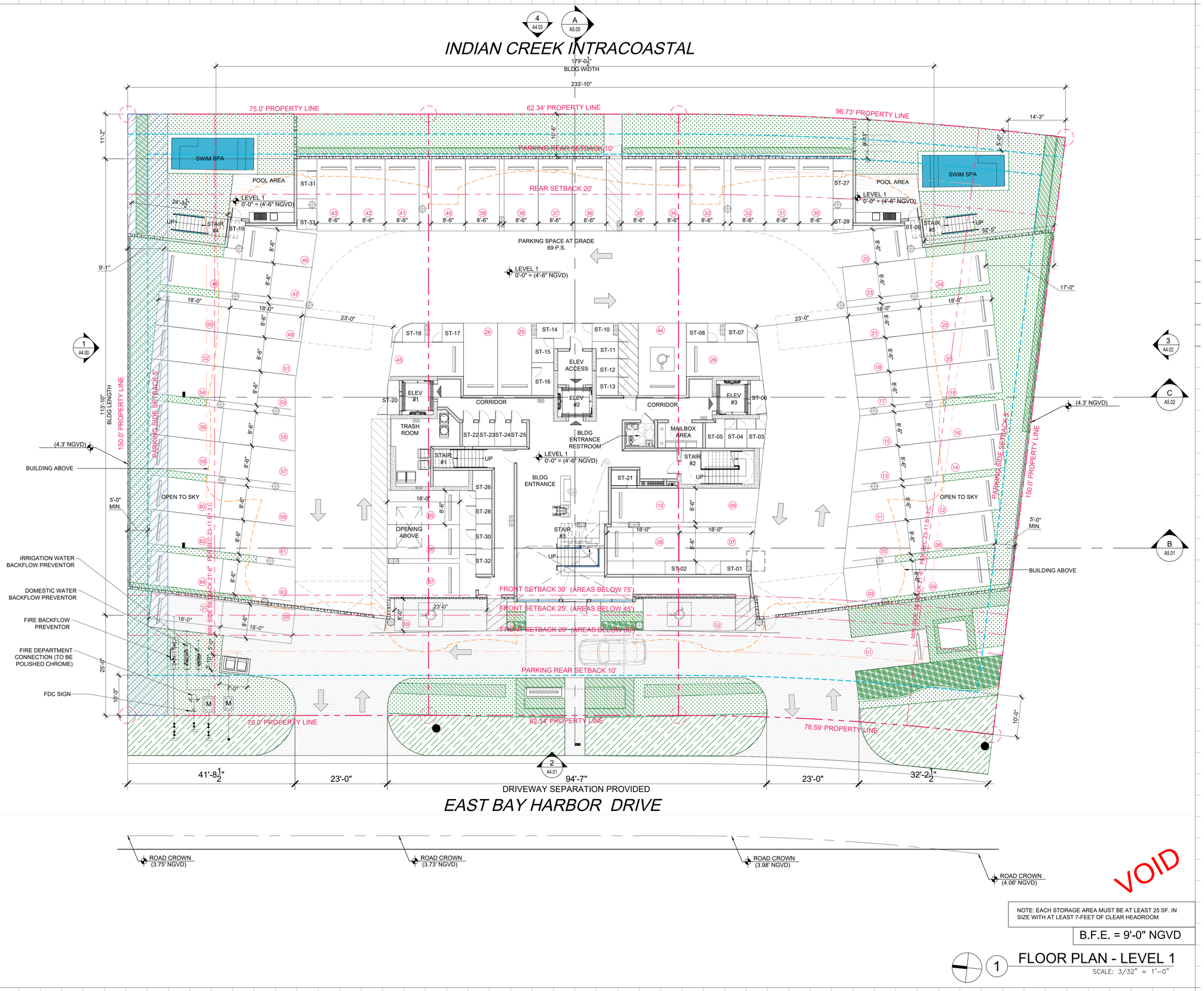
K O B I K A R P

FLOOR PLAN - LEVEL 1

Date	11-26-2025	Sheet No.	A3.00
Scale			
Project	2567		



NOTE: EACH STORAGE AREA MUST BE AT LEAST 25 SF. IN SIZE WITH AT LEAST 7-FEET OF CLEAR HEADROOM

B.F.E. = 9'-0" NGVD

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

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FLOOR PLAN - LEVEL 1

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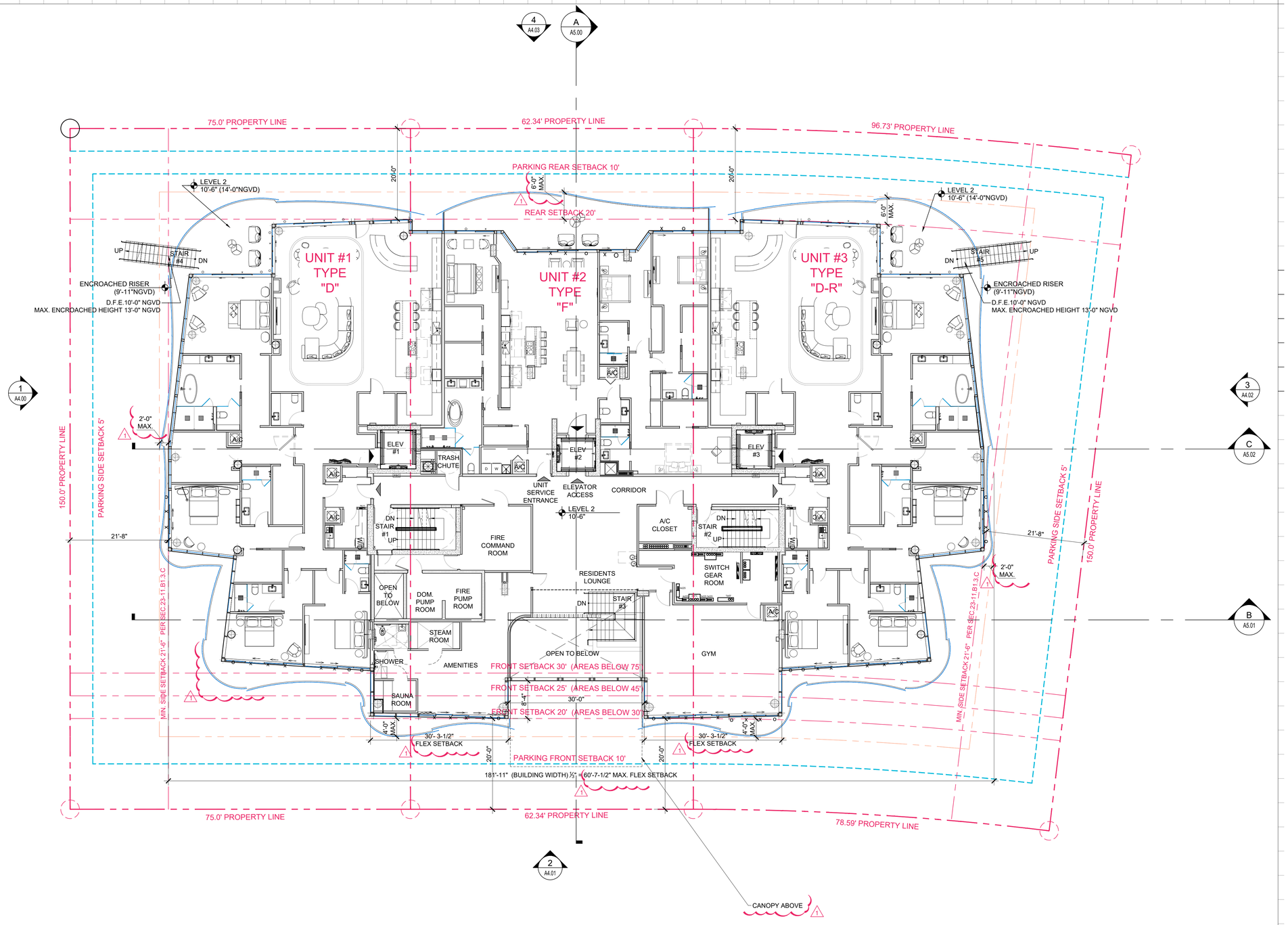

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KOBI KARP

FLOOR PLAN - LEVEL 2

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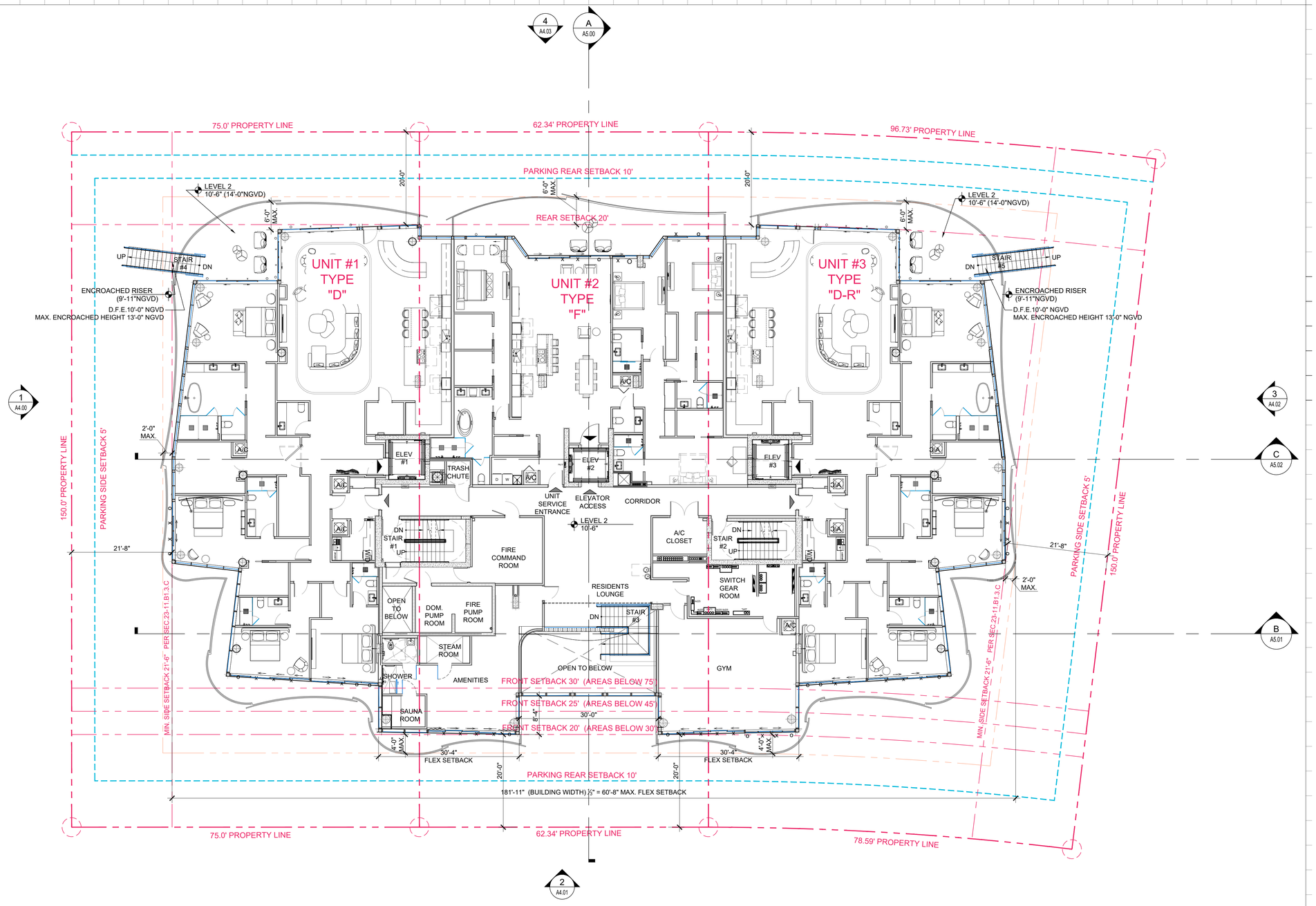
Scale			
Project	2567		

1 FLOOR PLAN - LEVEL 2
SCALE: 3/32" = 1'-0"



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1 FLOOR PLAN - LEVEL 2

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

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3		11	
4		12	
5		14	
6		15	
7		16	
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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
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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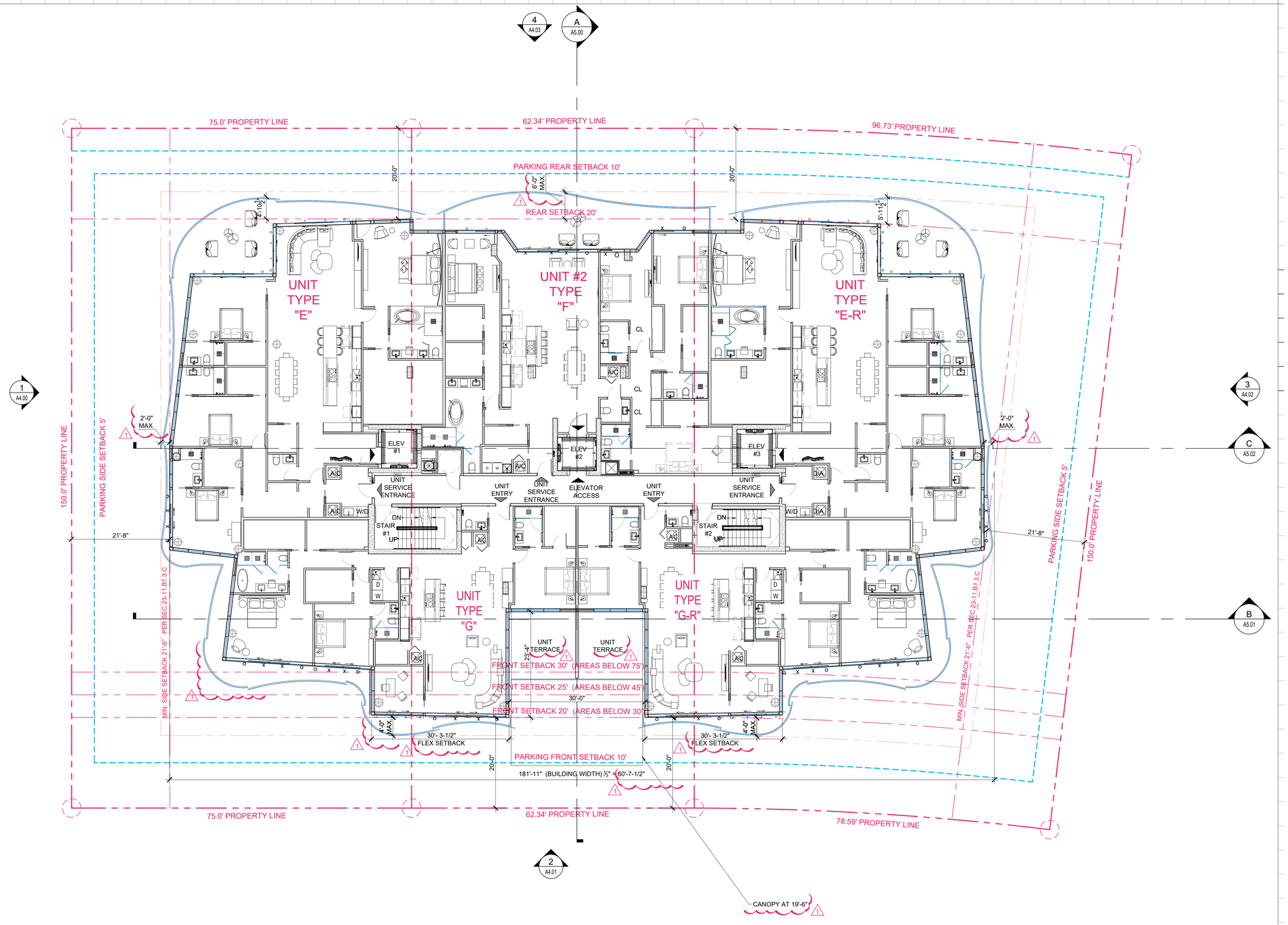
K O B I K A R P

FLOOR PLAN - LEVEL 2

Date	11-26-2025	Sheet No.	A3.01
Scale			
Project	2567		



1 FLOOR PLAN - LEVEL 3-8

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
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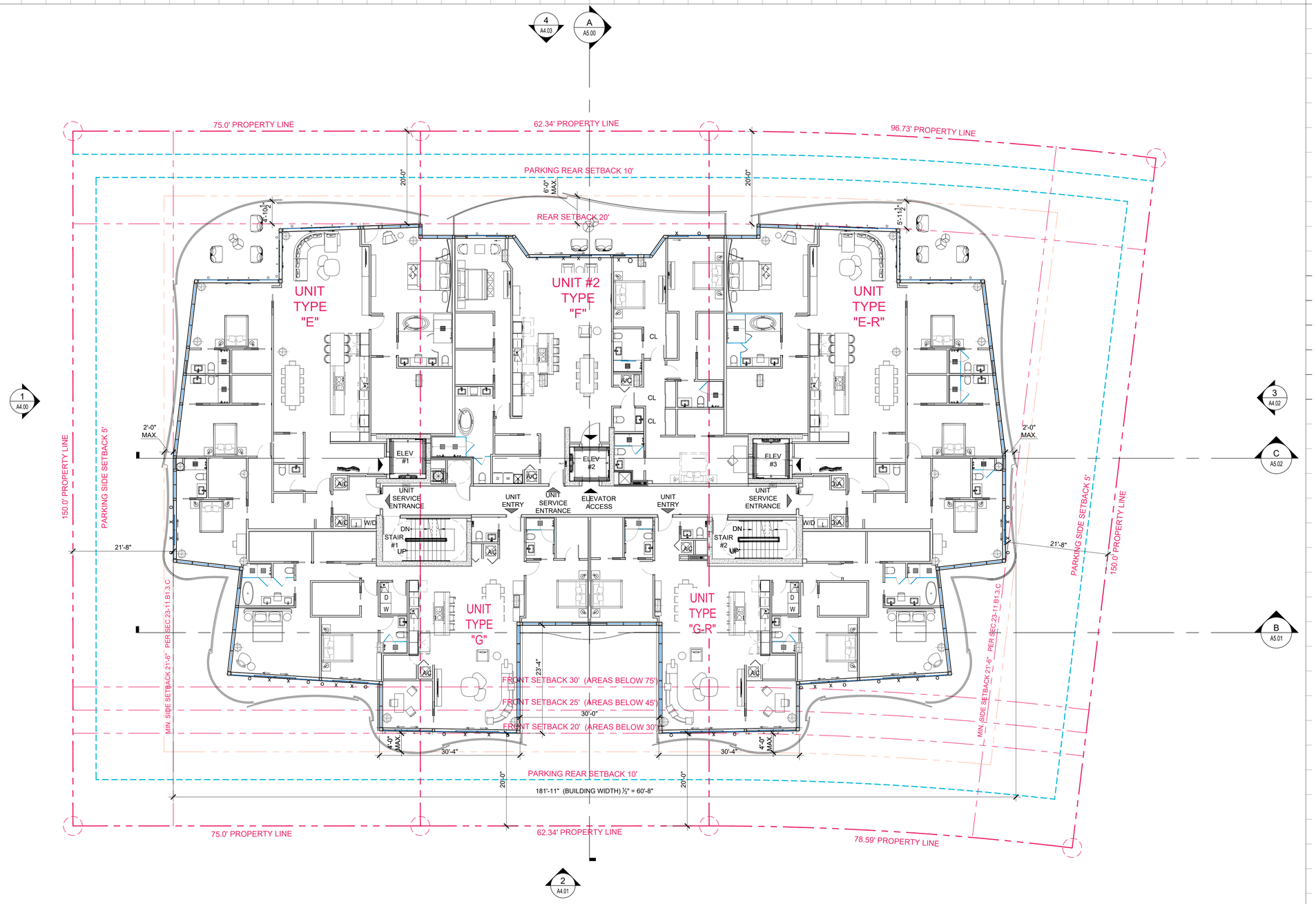
KOBI KARP

FLOOR PLAN - LEVEL 3-8

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



1 FLOOR PLAN - LEVEL 3-8

3/32" = 1'-0"

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Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
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KOBI KARP

FLOOR PLAN - LEVEL 3-8

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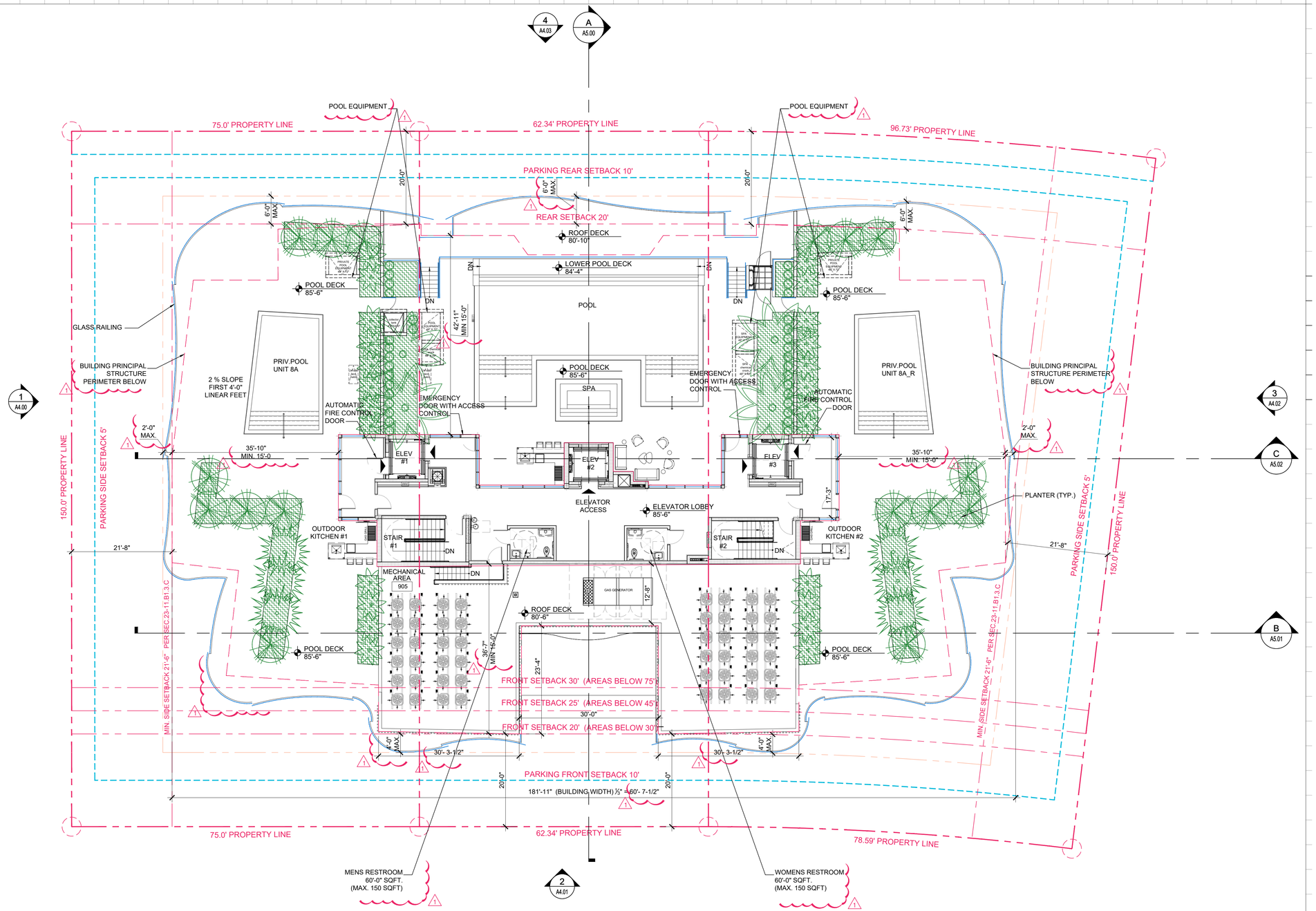
Project	2567		



OUTSIDE KITCHEN AREAS	BBQ GRILL UNIT NOTES:
1. WATER-RESISTANT CABINETRY & APPLIANCES. (BY OTHERS-N.I.C.). PROVIDE BBQ UNIT & SURROUNDING COUNTER MOUNTED AT A MAX. HEIGHT OF 34" A.F.F., PROVIDE SINK WITH A KNEE SPACE CLEARANCE OF 30" IN WIDTH & A CLEAR DEPTH OF 19" FOR FORWARD APPROACH. 2. 7' HIGH (A.F.F.) x42"x42" ALUM. FRAMED IMPERVIOUS CANVAS AWNING SYSTEM OVER OUTDOOR KITCHEN SINK. SUBMIT SHOP DWGS.	BBQ GRILL UNIT MUST COMPLY WITH FFPC 1, SECTION 10.11.6.3. 1. BBQ. GRILL UNIT SHALL BE LISTED AS A PERMANENT USE NATURAL GAS TYPE. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION. 2. BBQ GRILL UNIT MUST BE PROVIDED WITH SHUNTS NEAR DEVICES FOR GAS SHUT OFF. PROVIDE SIGNAGE FOR SHUNTS.

1 ROOF DECK - FLOOR PLAN

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	9	
2		10	
3		11	
4		12	
5		14	
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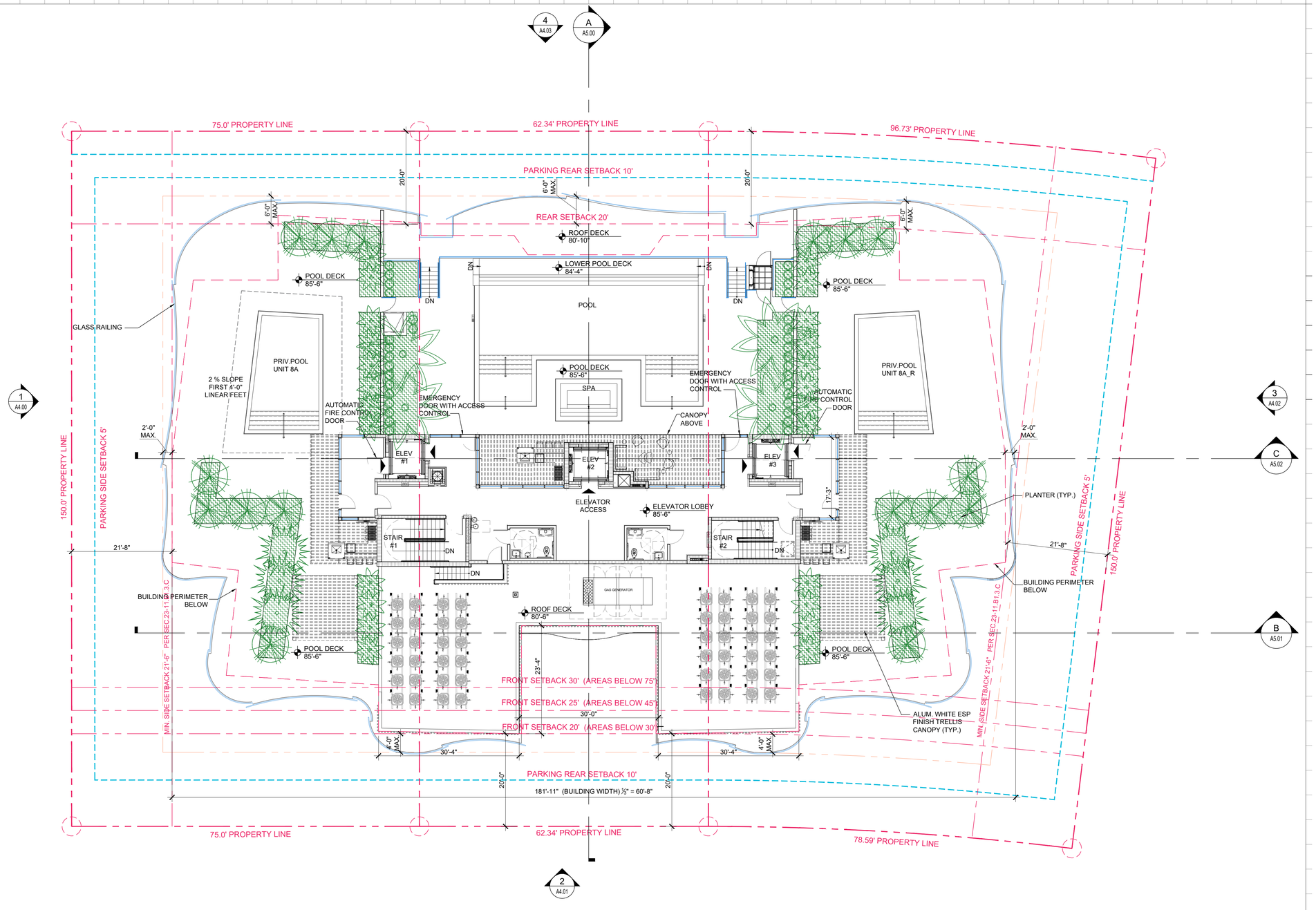
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

ROOF DECK - FLOOR PLAN

Date	11-26-2025	Sheet No.	A3.03
Scale			
Project	2567		



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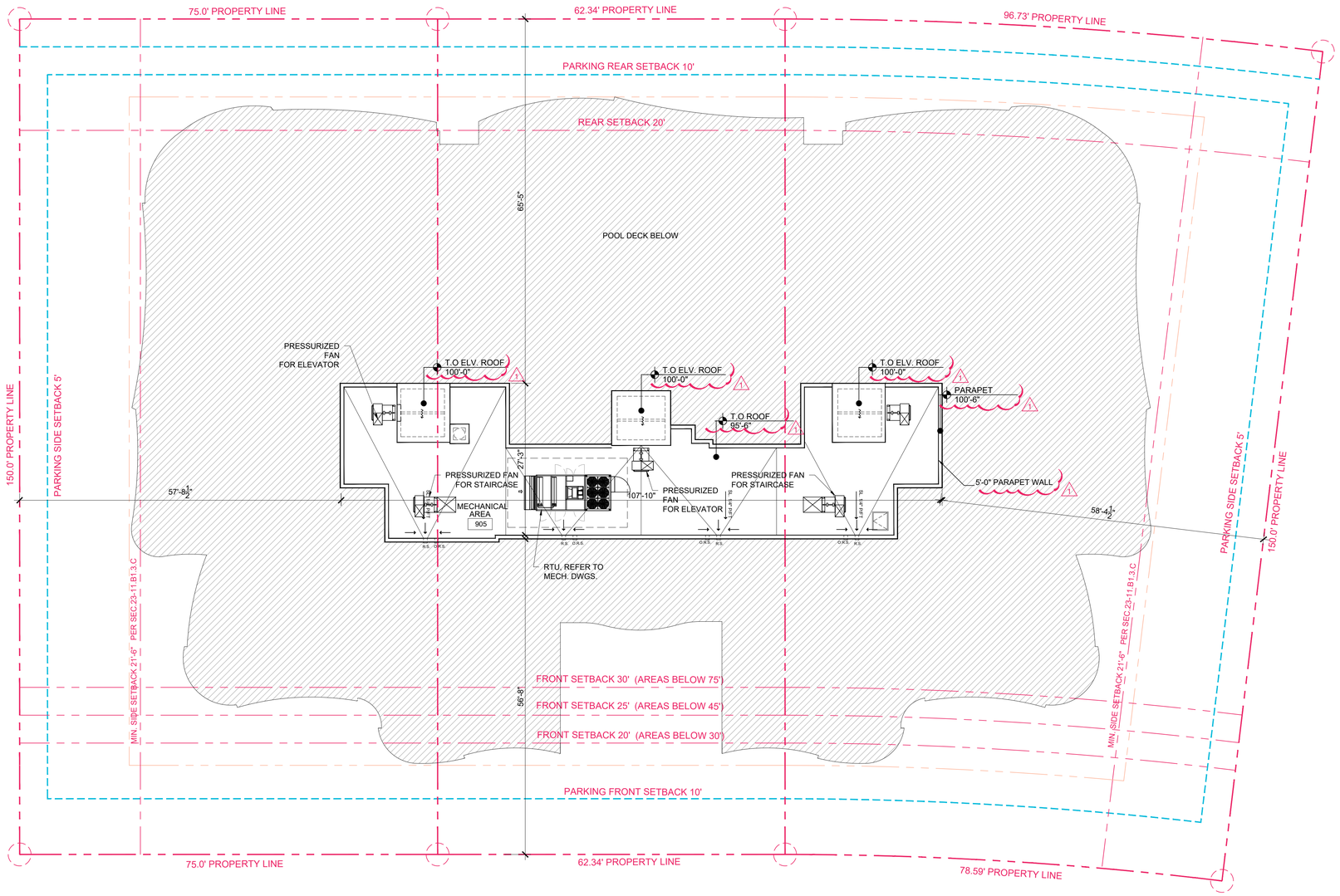
K O B I
K A R P

ROOF DECK - LVL 9 FLOOR PLAN

1 ROOF DECK LEVEL 9 - FL[VOID]AN
SC 3/32" = 1'-0"

Date	11-26-2025	Sheet No.	A3.03
Scale			
Project	2567		



1 UPPER ROOF

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	9	
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3		11	
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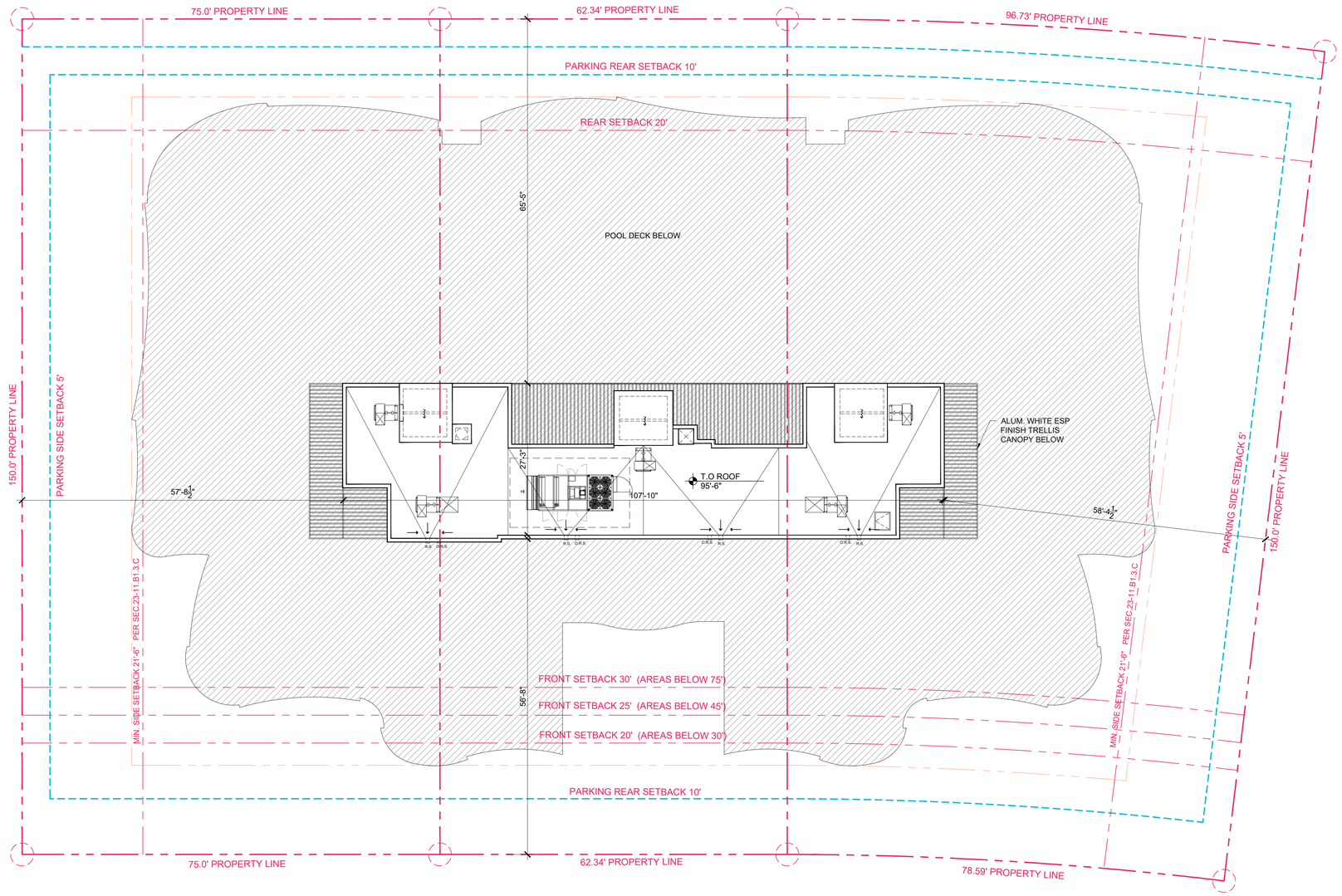
K O B I K A R P

UPPER ROOF

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



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1 LEVEL-10 - UPPER ROOF

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
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K O B I K A R P

LEVEL-10 - UPPER ROOF

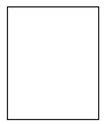
Date	11-26-2025	Sheet No.	A3.04
Scale			
Project	2567		

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

ELEVATION NOTES
-GLASS RAILING: 3'-6" HEIGHT FROM F.F. IN COMPLIANT WITH GUARD LOADS AND SAFETY GLAZING REQUIREMENTSWITH PROVIDED PRODUCT APPROVALS (STATE/MIA-DADE NOA WHERE APPLICABLE).

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

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1 DRC COMMENTS	03-26-26	9	
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3		11	
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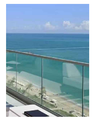
K O B I K A R P

NORTH ELEVATION

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

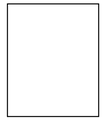
A IMPACT RESISTANT GLASS
COLOR: BRONZE



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

VOID

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

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K O B I K A R P

NORTH ELEVATION

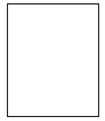
Date	11-26-2025	Sheet No.	A4.00
Scale			
Project	2567		

A IMPACT RESISTANT GLASS
COLOR: BRONZE

B RAILING
COLOR: CLEAR

C ALUM. FRAMING
COLOR : SUNSTORM SILVERSTORM

D EXTERIOR STONE VENEER
COLOR: BEIGE / BIANCO LUNA



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COLOR: BROWN

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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

K O B I K A R P

NORTH ELEVATION

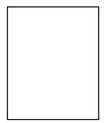
Date	11-26-2025	Sheet No.	A4.00.1
Scale			
Project	2567		

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

ELEVATION NOTES
-GLASS RAILING: 3'-6" HEIGHT FROM F.F. IN COMPLIANT WITH GUARD LOADS AND SAFETY GLAZING REQUIREMENTSWITH PROVIDED PRODUCT APPROVALS (STATE/MIA-DADE NOA WHERE APPLICABLE).

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	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.
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Tel: 305-828-0644

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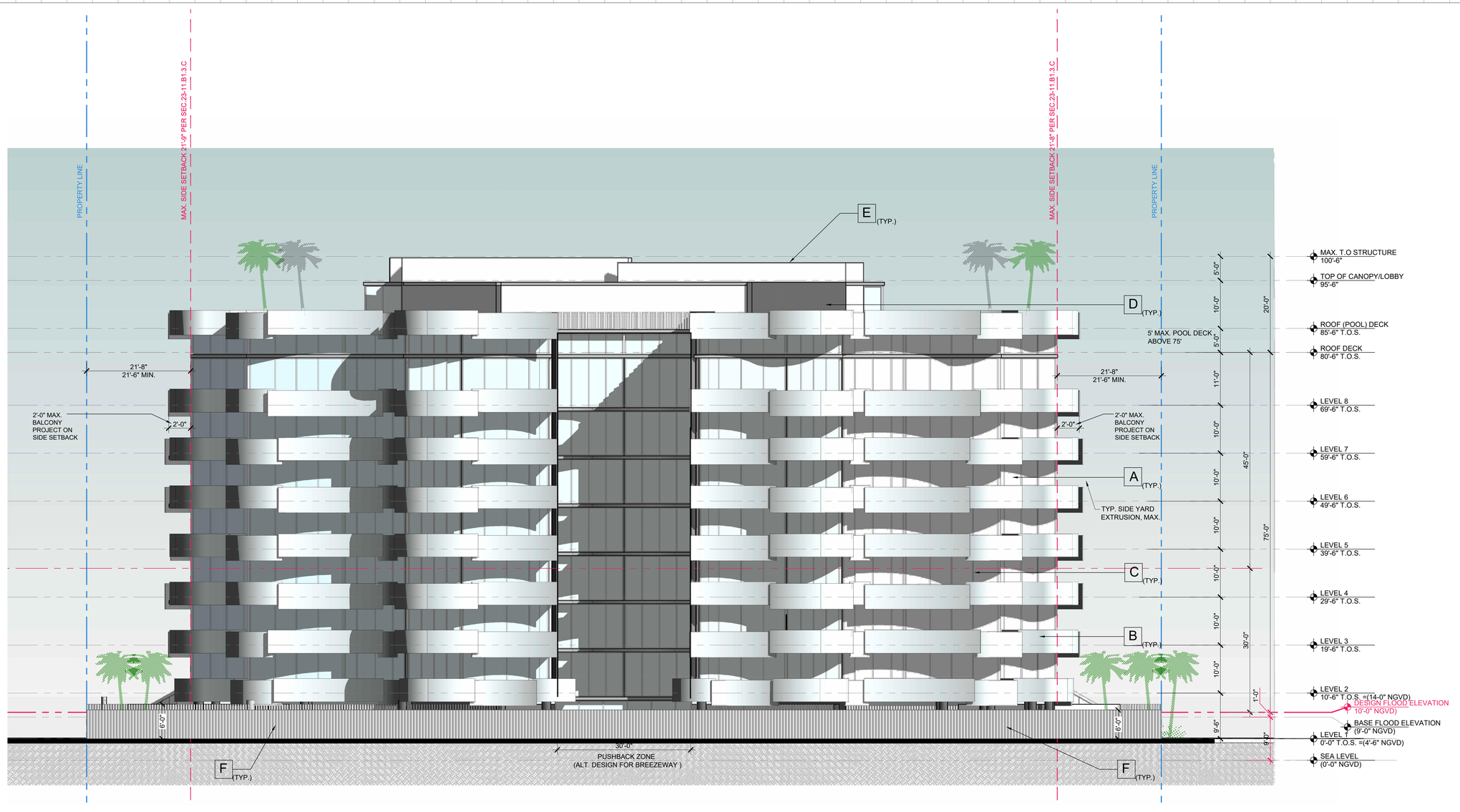
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

K O B I
K A R P

WEST ELEVATION

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

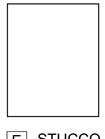


A IMPACT RESISTANT GLASS
COLOR: BRONZE

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

VOID

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

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2		10	
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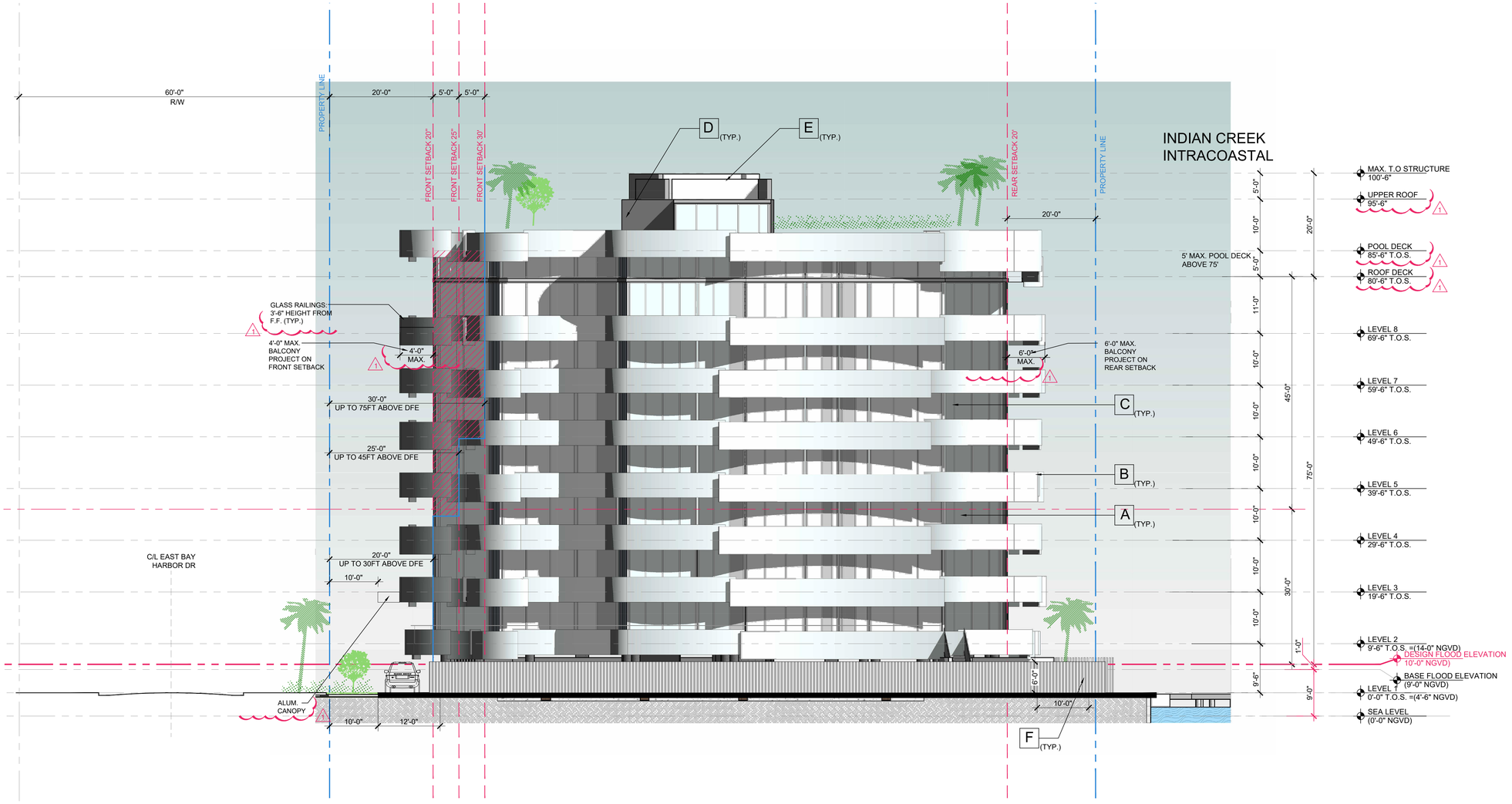
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

WEST ELEVATION

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

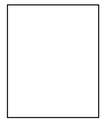


A IMPACT RESISTANT GLASS
COLOR: BRONZE

B RAILING
COLOR: CLEAR

C ALUM. FRAMING
COLOR : SUNSTORM SILVERSTORM

D EXTERIOR STONE VENEER
COLOR: BEIGE / BIANCO LUNA



E STUCCO
COLOR: WHITE

F 2" X 4" X 6' H. ALUM. FENCE
45° ANGLE FOR VISUALIZATION PRIVACY.
COLOR: BROWN

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

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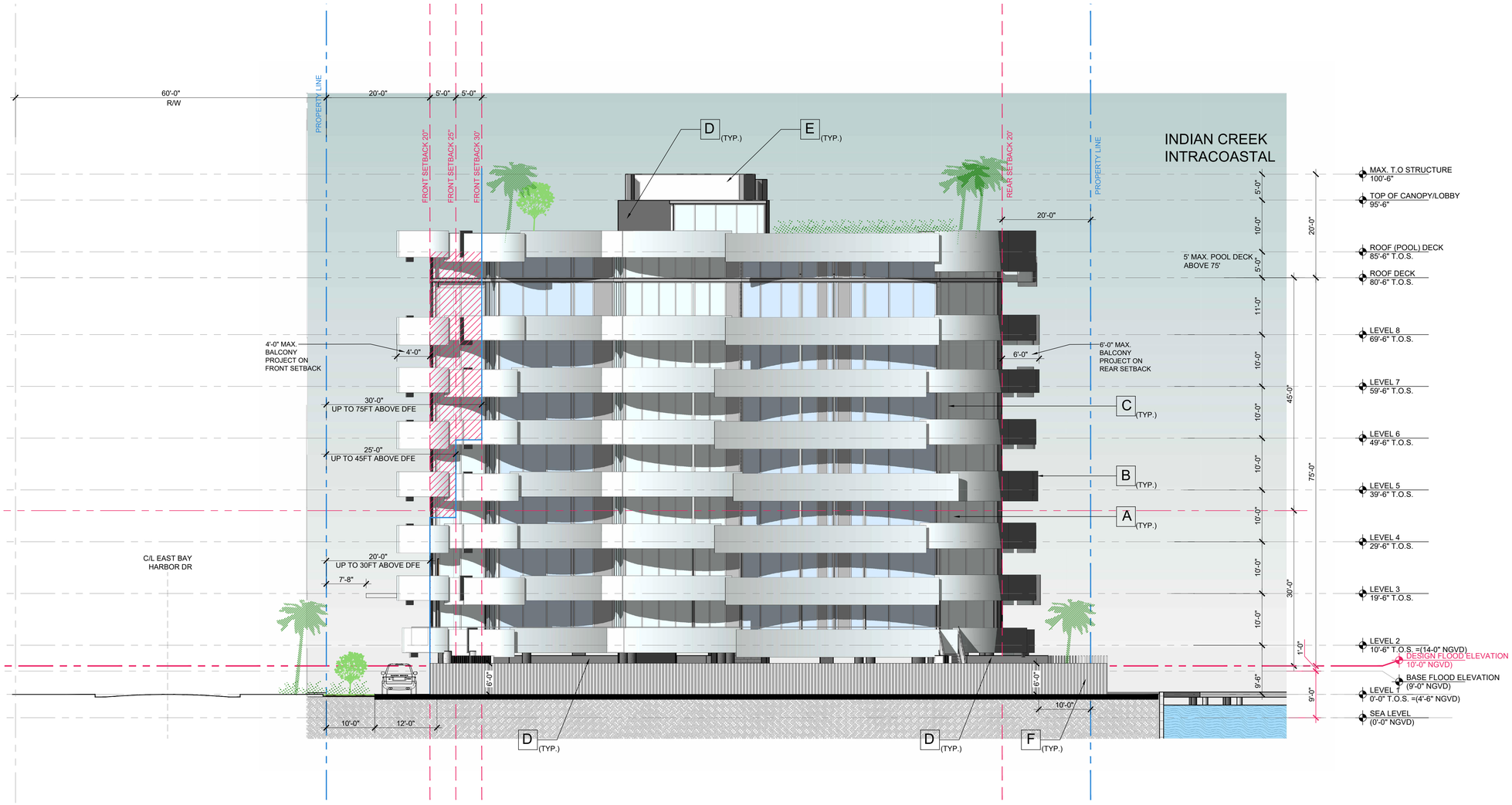
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

K O B I
K A R P

SOUTH ELEVATION

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

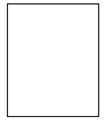


A IMPACT RESISTANT GLASS
COLOR: BRONZE

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

VOID

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

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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

SOUTH ELEVATION

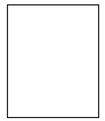
Date	11-26-2025	Sheet No.	A4.02
Scale			
Project	2567		

A IMPACT RESISTANT GLASS
COLOR: BRONZE

B RAILING
COLOR: CLEAR

C ALUM. FRAMING
COLOR : SUNSTORM SILVERSTORM

D EXTERIOR STONE VENEER
COLOR: BEIGE / BIANCO LUNA



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

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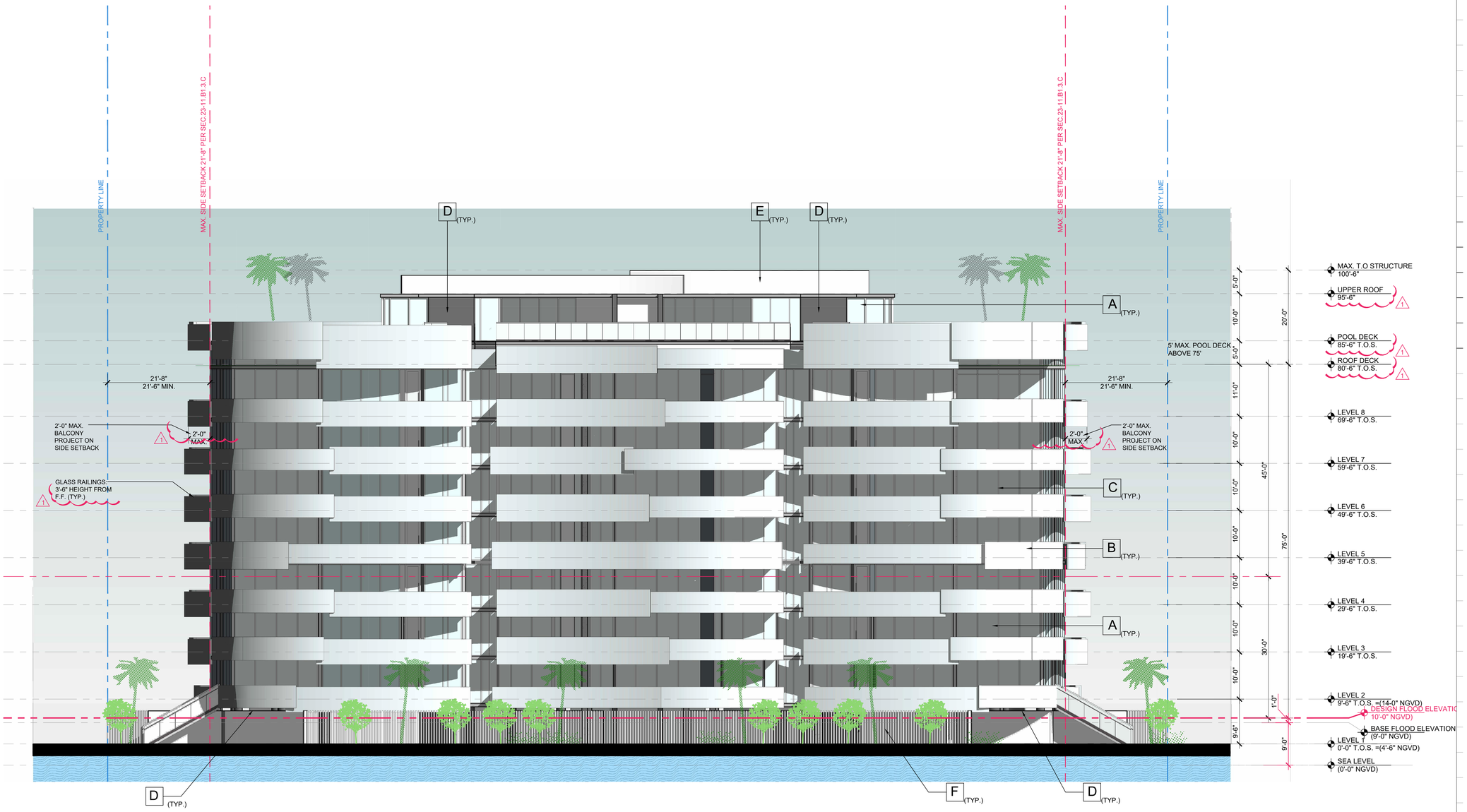
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

K O B I K A R P

SOUTH ELEVATION

Date	11-26-2025	Sheet No.	A4.02.1
Scale			
Project	2567		



A IMPACT RESISTANT GLASS
COLOR: BRONZE

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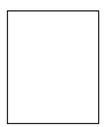
COLOR: BEIGE / BIANCO LUNA



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

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1 DRC COMMENTS	03-26-26	9	
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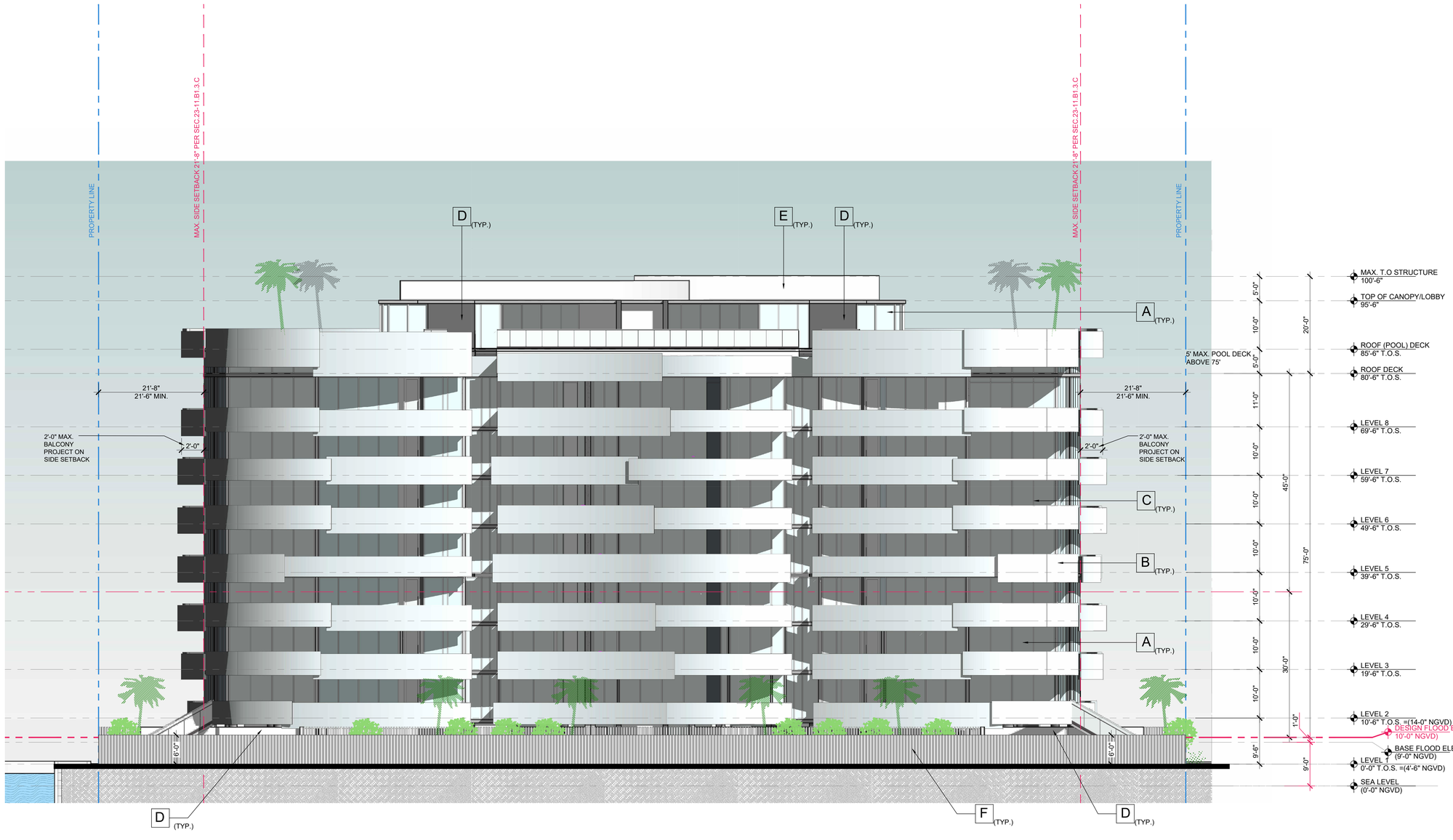
K O B I K A R P

EAST ELEVATION

Date	11-26-2025	Sheet No.	A4.03
Scale			
Project	2567		



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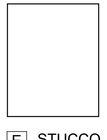

E STUCCO
COLOR: WHITE

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45° ANGLE FOR VISUALIZATION PRIVACY.
COLOR: BROWN

VOID

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

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K O B I K A R P

EAST ELEVATION

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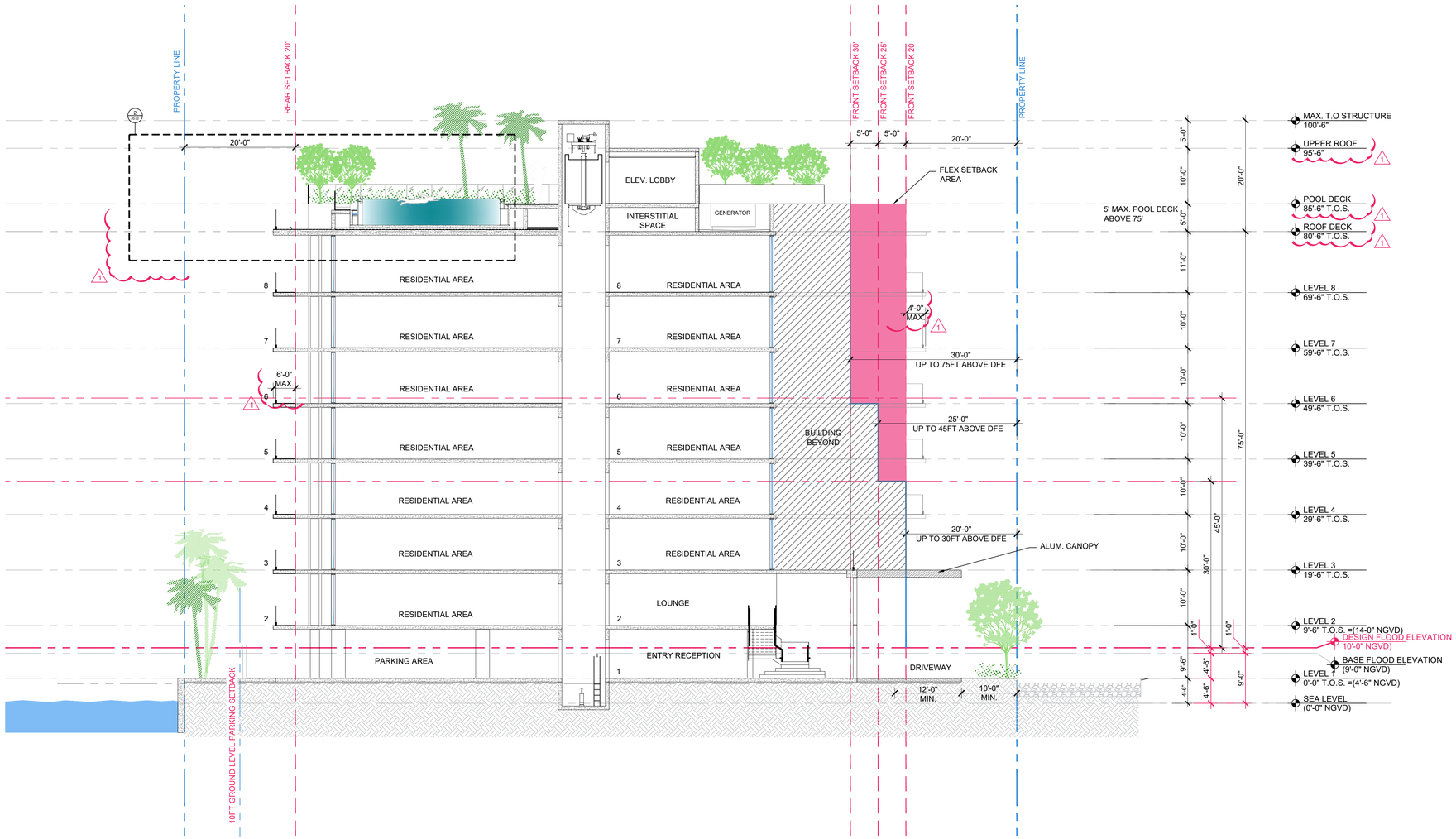

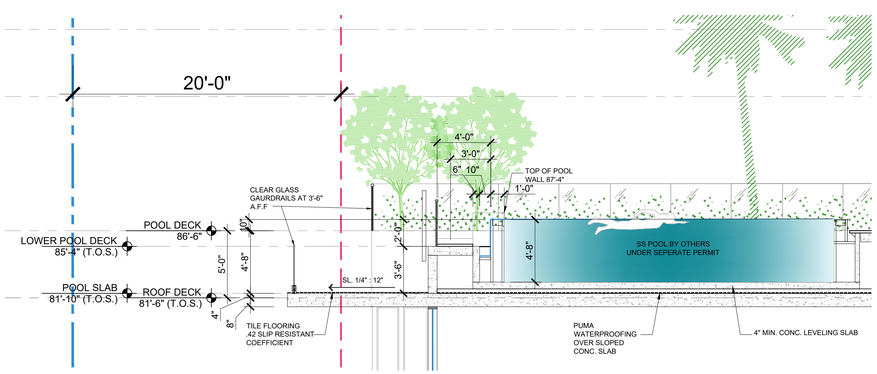

2 POOL DETAIL
SCALE: 3/16" = 1'-0"

1 BUILDING SECTION A
SCALE: 3/32" = 1'-0"

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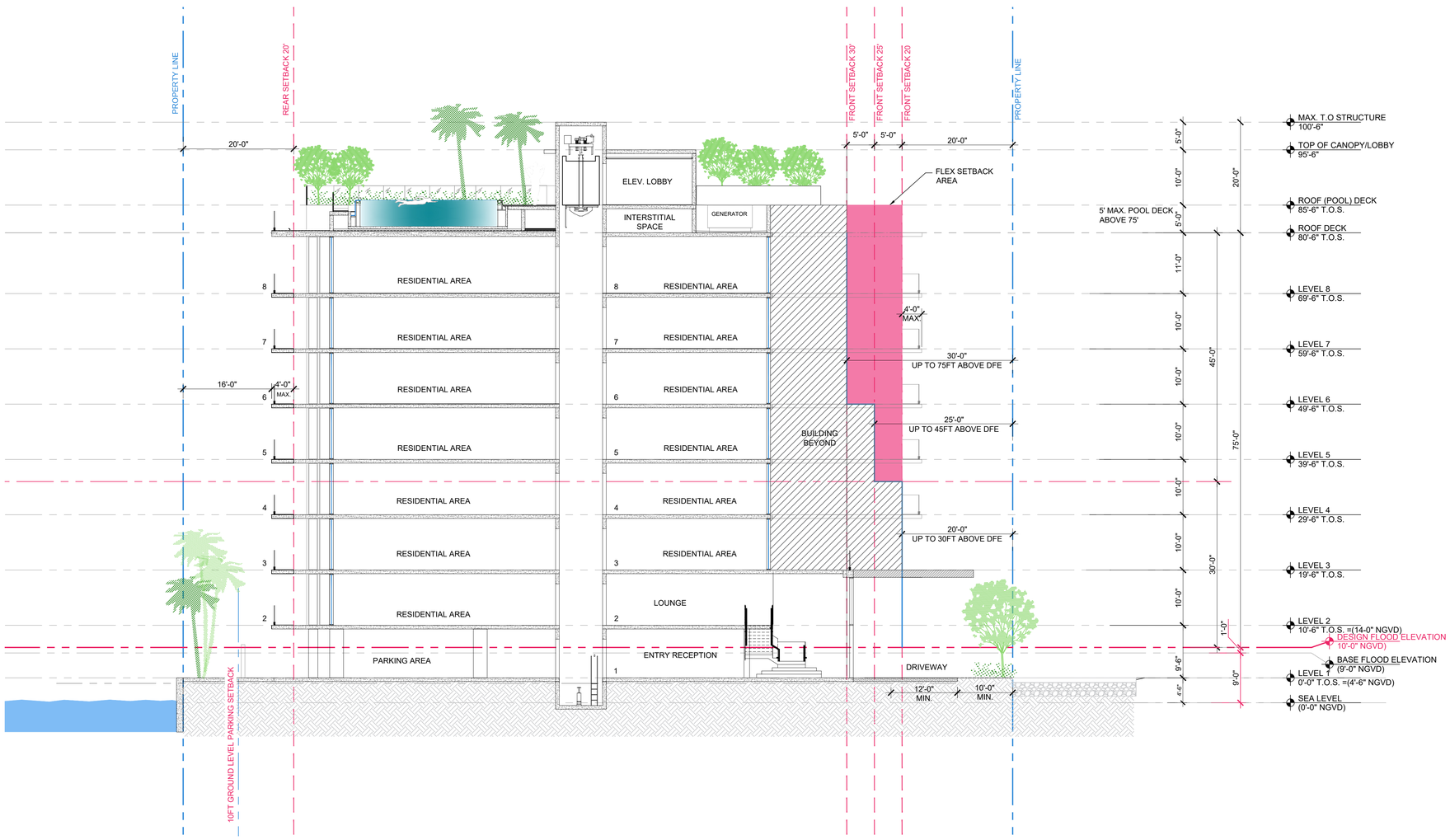
KOBI KARP

BUILDING SECTION A

Date	11-26-2025	Sheet No.	A5.00
Scale			
Project	2567		



VOID

1 BUILDING SECTION A

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

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

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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:

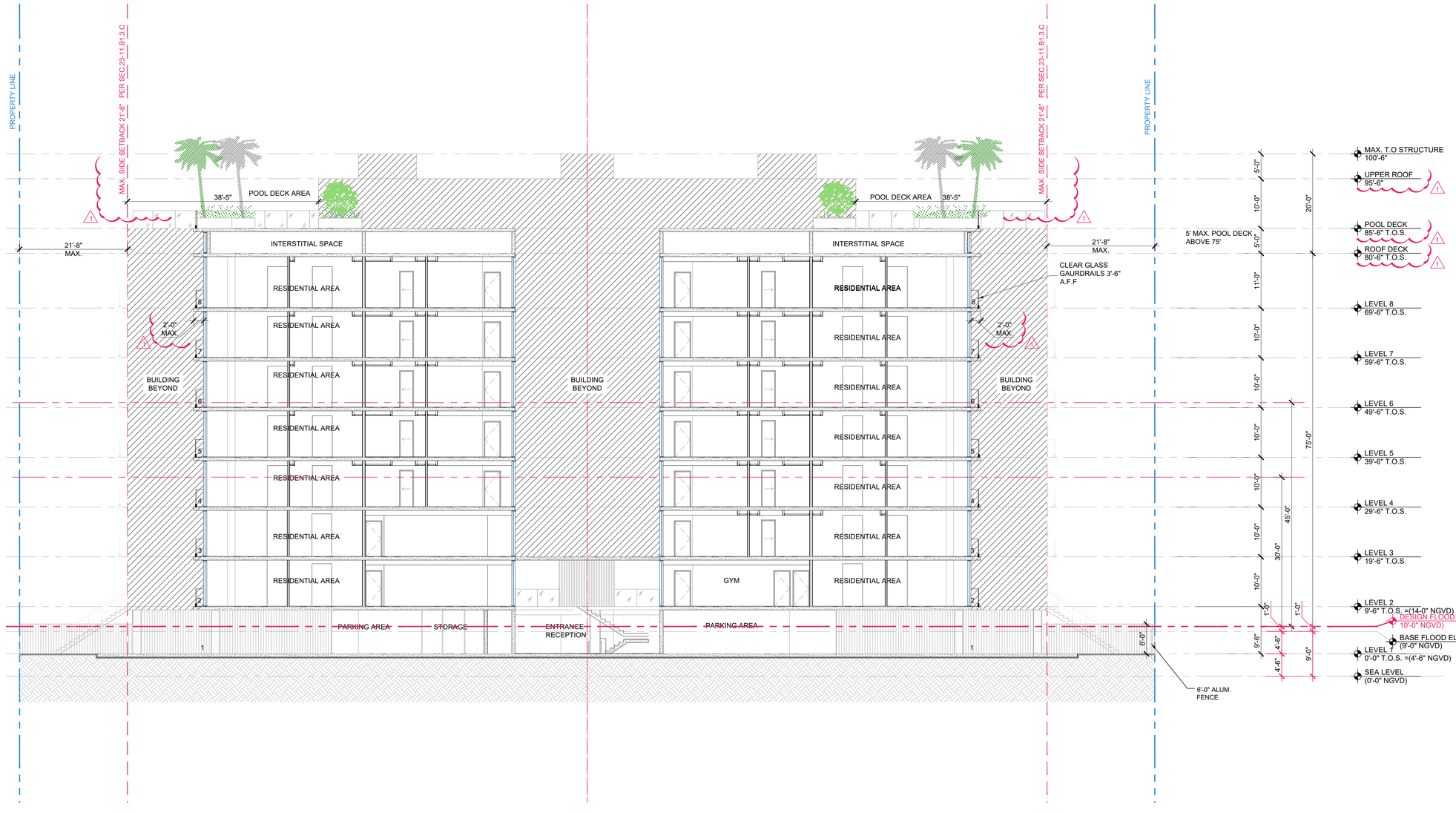
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

K O B I K A R P

BUILDING SECTION A

Date	11-26-2025	Sheet No.	A5.00
Scale			
Project	2567		



1 BUILDING SECTION B
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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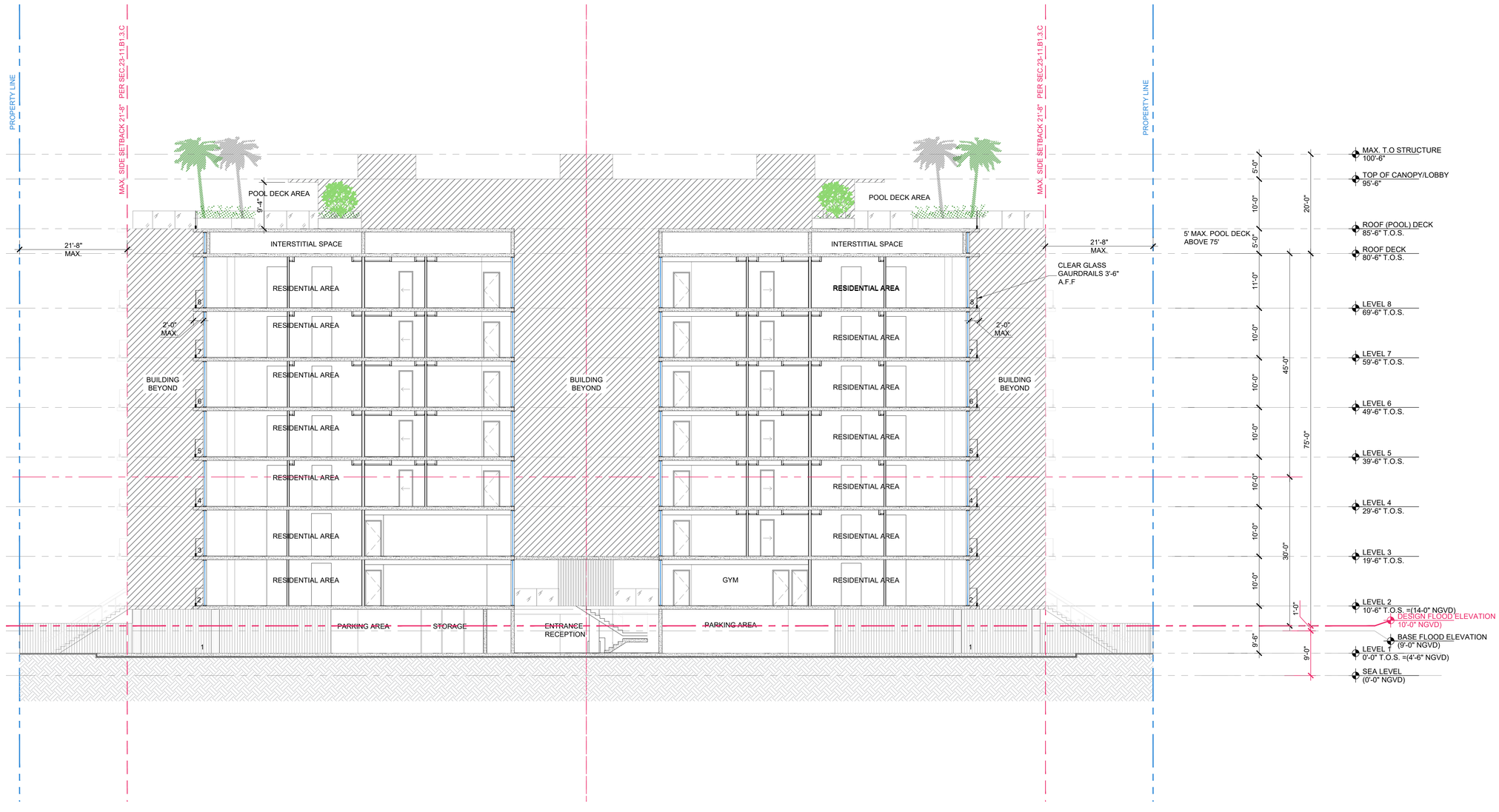
K O B I K A R P

BUILDING SECTION B

Date	11-26-2025	Sheet No.	A5.01
Scale			
Project	2567		



VOID

1 BUILDING SECTION B

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
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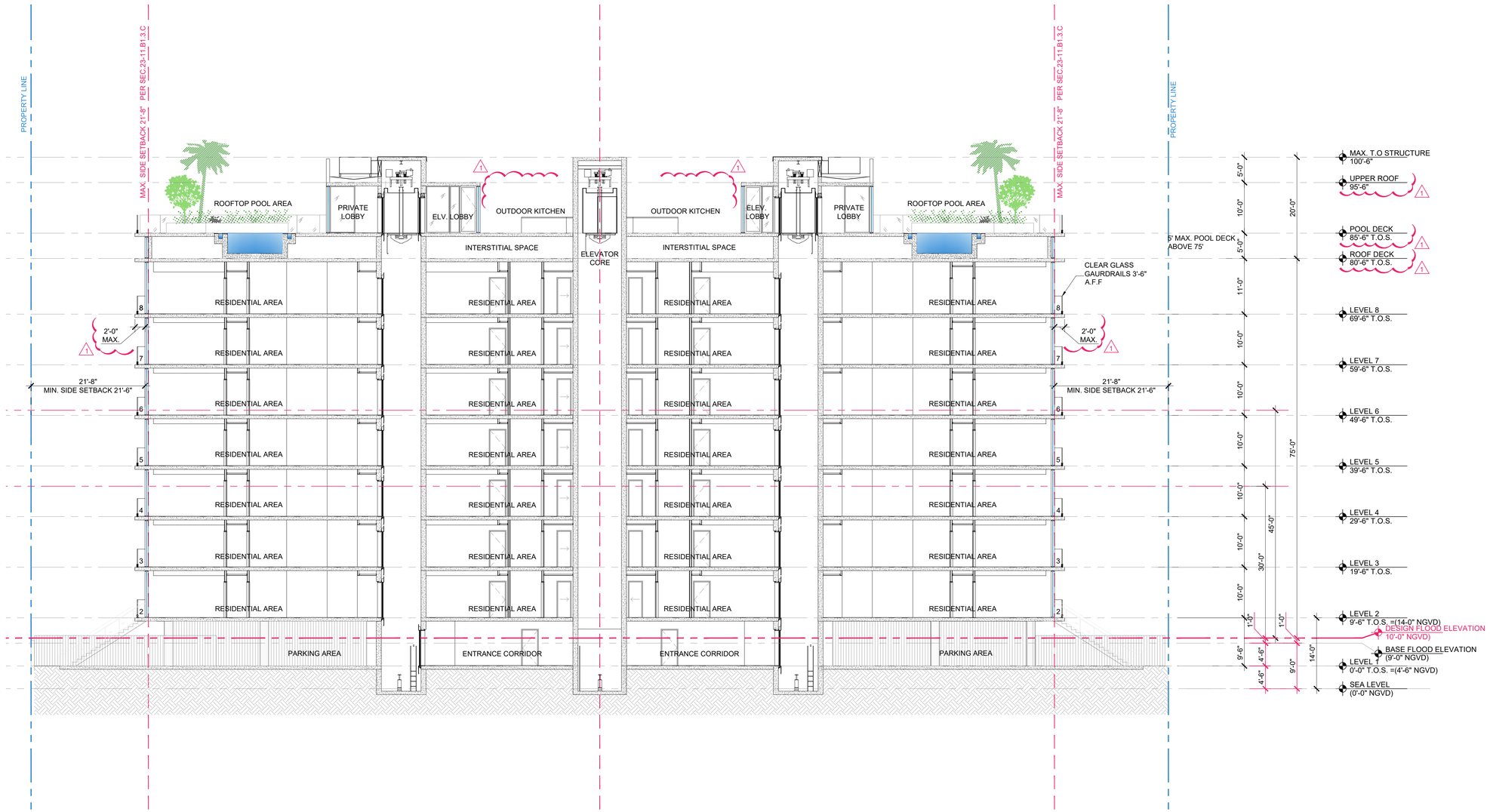
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

BUILDING SECTION B

Date	11-26-2025	Sheet No.	A5.01
Scale			
Project	2567		



1 BUILDING SECTION C
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1 ORC COMMENTS	03-26-26	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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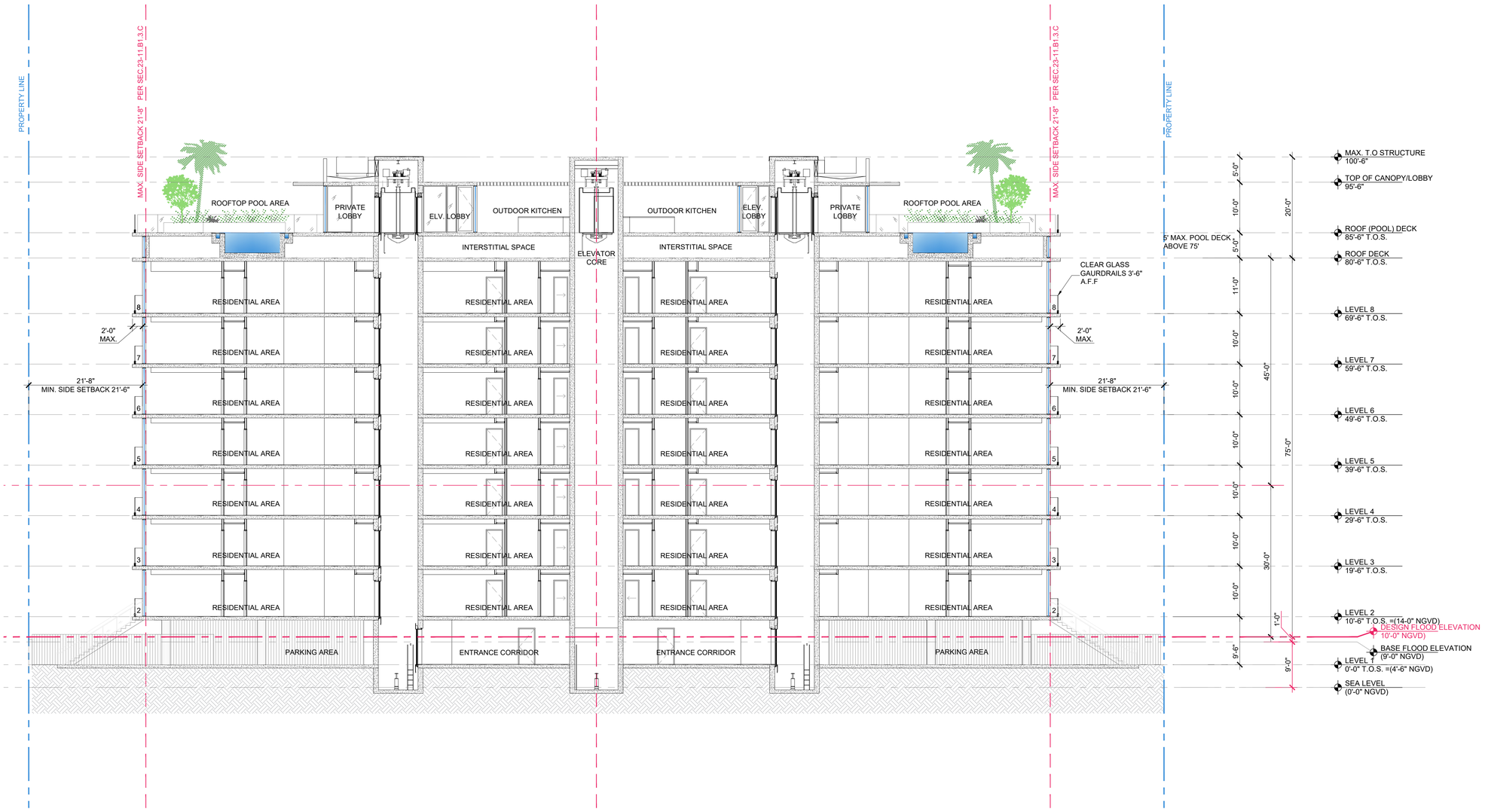
K O B I K A R P

BUILDING SECTION C

Date	11-26-2025	Sheet No.	A5.02
Scale			
Project	2567		



VOID

1 BUILDING SECTION C

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
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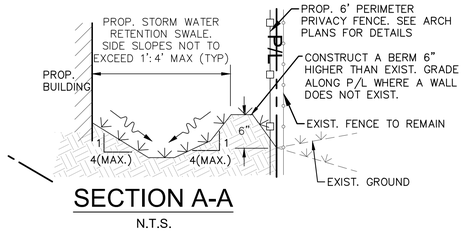
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

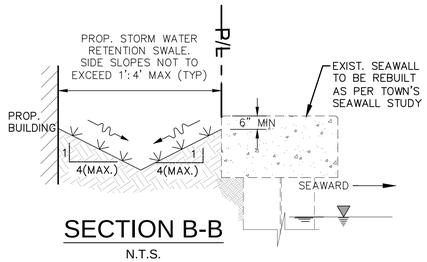
BUILDING SECTION C

Date	11-26-2025	Sheet No.	A5.02
Scale			
Project	2567		



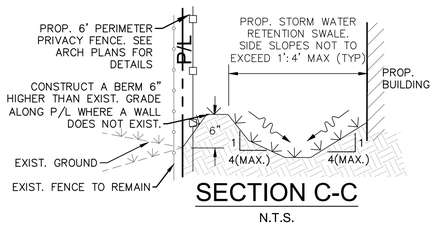
SECTION A-A

N.T.S.



SECTION B-B

N.T.S.



SECTION C-C

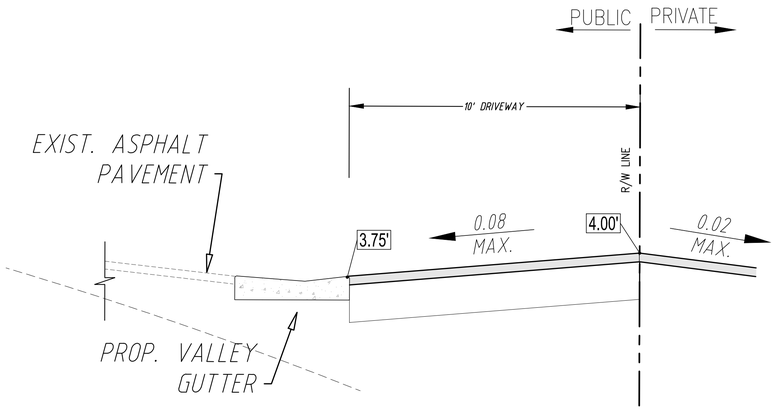
N.T.S.

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.

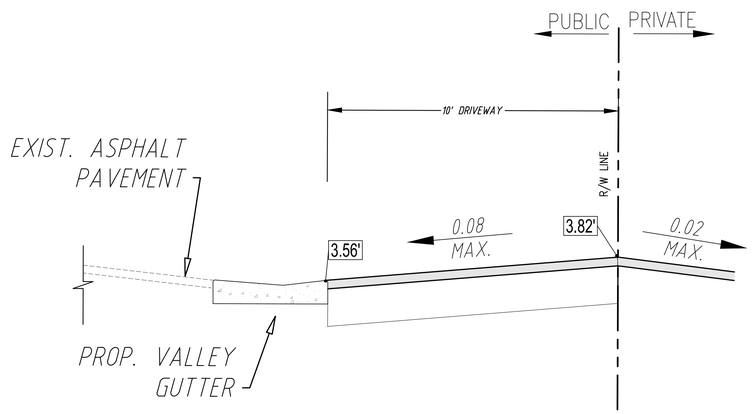
–ROADWAY PAVEMENT MARKERS AND ROADWAY THERMAL STRIPING SHALL BE COMPLETELY RESTORED TO THEIR ORIGINAL CONDITIONS.

–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.



DRIVEWAY SECTION 1-1

N.T.S



DRIVEWAY SECTION 2-2

N.T.S

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

OCEAN ENGINEERING

CIVIL ENGINEERING CONSULTANTS

8101 BISCAYNE BLVD. UNIT 508, MIAMI FL. 33138

Phone: 786-220-5252 (Cell) , 786-518-2008 (Office)

Email: elugo@oceanengineeringinc.com

Rev.	Date	Rev.	Date
1		9	
2 CITY COMMENTS	03/14/2024	10	
3 CITY/DERM COMS	05/08/2024	11	
4 ISSUED CIVIL SET TO GC	10/8/25	12	
5		14	
6		15	
7		16	
8		17	

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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

DETAILS AND SECTIONS DRAINAGE

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

GRAPHIC SCALE
0 6 12 24
(IN FEET)
1 inch = 12 Feet

NORTH

PROPOSED 72" DOWNSTREAM DEFENDER MANHOLE #1
BOLTED W.T. RIM ELEVATION +3.60
INVERT ELEVATION (-)1.61 (24" S)
INVERT ELEVATION (-)0.61 (24 E)
BOTTOM ELEVATION (-)5.97

PROPOSED 24" x 18" REDUCER

PROPOSED 18" x 24" REDUCER

PROPOSED SCOUR PROTECTION (SEE DETAIL ON SHEET C5)

CORE DRILL EXISTING SEAWALL @ INVERT (-)1.38 & INSTALL PROPOSED 24" OUTFALL w/ 24" INTERNAL CHECK VALVE (TIDEFLEX SERIES 37G, O.A.E.) & MANATEE GRATE (SEE DETAILS ON SHEET C4)

PROPOSED TURBIDITY BARRIER (SEE DETAILS ON SHEET C4)

PROPOSED 154.7 L.F. OF 24" H.D.P.E. OUTFALL PIPE (SEE PROFILE AND BACKFILL DETAIL ON SHEET C4)

PROPOSED 64.5 L.F. OF 24" H.D.P.E. STORM PIPE (SEE PROFILE, BACKFILL PER DETAIL ON SHEET C4 AND RESTORE LANDSCAPE TO ORIGINAL OR BETTER)

PROPOSED STORMWATER GUTTERBUDDY POLLUTION PROTECTION (SEE DETAILS ON SHEET C4)

PROPOSED STORMWATER GUTTERBUDDY POLLUTION PROTECTION (SEE DETAILS ON SHEET C4)

PROPOSED STORMWATER POLLUTION PROTECTION FABRIC (SEE DETAILS ON SHEET C4)

"CAUTION" While Digging near Power Lines

INSTALL NEW 48" STORM MANHOLE @ EXISTING INVERT ELEVATION (W) RIM ELEVATION +3.5± & INSTALL NEW 24" RCP (N) AT INVERT ELEVATION (-)1.61 (N) & NEW 24" RCP AT INVERT ELEVATION (-)0.1 (S) BOTTOM ELEVATION (-)3.60 (REMOVE EXISTING 10" STORM PIPE GOING EAST) (EXISTING TO BE FIELD VERIFIED)

CORE DRILL EXISTING STORM MANHOLE & INSTALL NEW 24" STORM PIPE @ INVERT ELEVATION (-)0.1± (N) (AFTER NEW STORM OUTFALL IS INSTALLED REMOVE EXISTING 12" STORM PIPE GOING EAST AND PLUG STORM MANHOLE PER DETAIL ON SHEET C4) (ALL INFORMATION TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION)

EXISTING OUTFALL PIPES (TO BE REMOVED AND BACKFILLED PER DETAIL ON SHEET C4 AFTER NEW STORM OUTFALL HAS BEEN INSTALLED & CERTIFIED)

PROPOSED TURBIDITY BARRIER (SEE DETAILS ON SHEET C4)

PLUG EXISTING OUTFALLS AFTER NEW STORM OUTFALL HAS BEEN INSTALLED & CERTIFIED

EXISTING OUTFALL 1
10"ø (WEST)
INVERT ELEV. = +0.76'

EXISTING OUTFALL 2
12"ø (WEST)
INVERT ELEV. = 0.00'

NOTE:

LOCATION OF EXISTING STORM PIPES AND STRUCTURES INVERTS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES BEGINS. EXISTING STORM MANHOLE DIMENSIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROVIDED TO ENGINEER OF RECORD TO CHECK THAT NEW STORM PIPES FIT

NOTE:
EXISTING CONDITIONS SHOWN UNLESS OTHERWISE NOTED AS PROPOSED

NOTE: ALL ELEVATIONS SHOWN ARE N.G.V.D. (National Geodetic Vertical Datum 1929) Unless otherwise Noted

SURVEY LEGEND

A	= Arc
ASPH	= Asphalt
BM	= Bench Mark
BRG	= Bearing
CATV	= Cable TV
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta.	= Chattahoochee
CL	= Center Line
CLF	= Chain Link Fence
CL.	= Clear
CONC.	= Concrete
D	= Delta
ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Enc.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD.	= Found
L.P.	= Light Pole
M	= Measured
M.F.	= Metal Fence
M.H.	= Manhole
ML	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
PL	= Property Line
PL	= Planter
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
XXX	= Denotes Spot Elevations Taken

RODRIGO BERMUDEZ LICENSE No. 98720 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Rodrigo Bermudez, PE. on the date adjacent to the seal. Signature must be verified on any electronic copies.

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No.	Date	Revision Description
C	03/24/2026	REVISED PER TOWN COMMENTS — REP
B	01/20/2026	REVISED 18" OUTFALL TO 24" OUTFALL — REP
A	09/29/2025	REVISED PER DERM COMMENTS — REP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Drawn By:	REP
Ref. Dwg.:	S.B.O.
Date Plotted:	3/24/2026 4:34 PM
Cad. No.:	240737CP
Scale:	1" = 12'
Job. No.:	247006

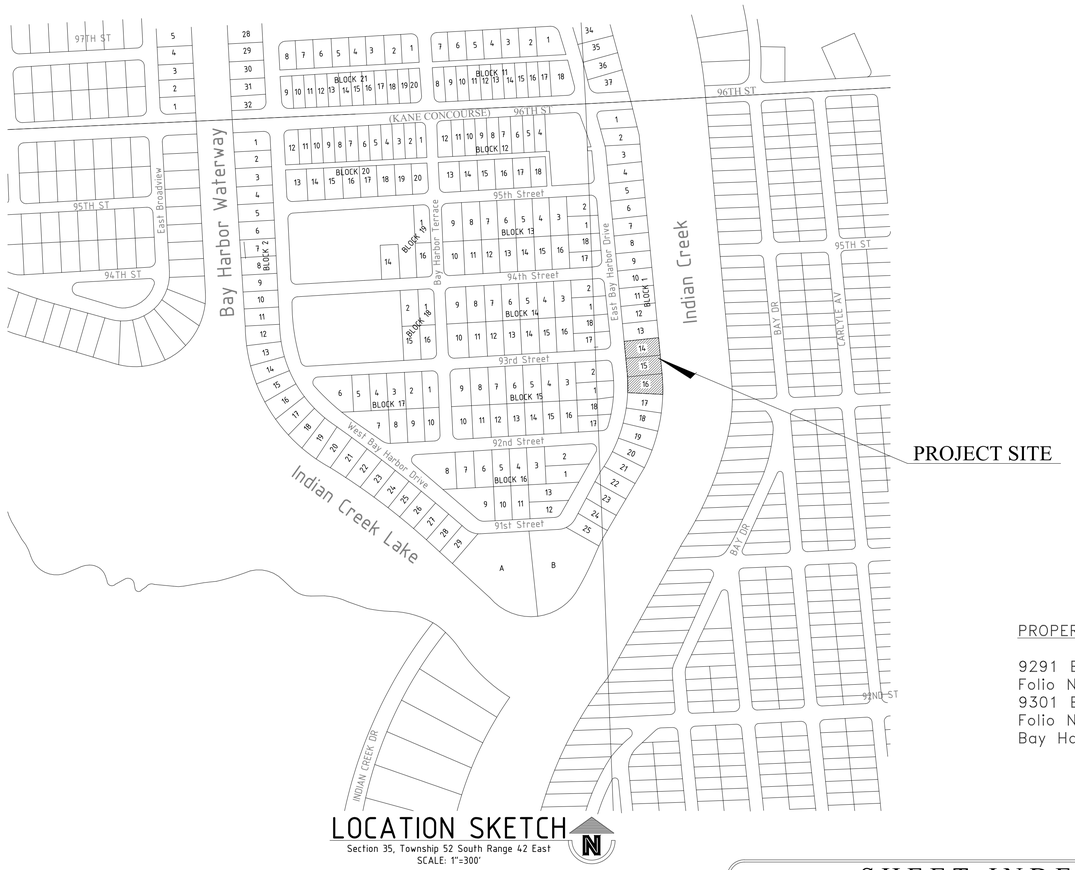
Outfall Relocation Plan
9301 E bay Harbor Drive, Town of Bay Harbor Island, Florida

OUTFALL RELOCATION PLAN
STORMWATER POLLUTION PREVENTION & OUTFALL RELOCATION PLAN

Date	11/08/2024
Dwg. No.	3024-026
Sheet	C3

9291 & 9301 E BAY HARBOR DRIVE
OUTFALL RELOCATION PLAN

Town of Bay Harbor Islands, Florida



LOCATION SKETCH
Section 35, Township 52 South Range 42 East
SCALE: 1"=300'

PROPERTY INFORMATION:

9291 E. Bay Harbor Drive
Folio Number: 13-2227-001-0140
9301 E. Bay Harbor Drive
Folio Number: 13-2227-001-0130
Bay Harbor Islands, FL 33154

SHEET INDEX

SHEET No.	TITLE
C1	COVER SHEET
C2	NOTES AND SPECFICATIONS
C3	STORMWATER POLLUTION PREVENTION & OUTFALL RELOCATION PLAN
C4	STORMWATER POLLUTION PREVENTION & DRAINAGE DETAILS
C5	DRAINAGE DETAILS

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C	03/24/2026	REVISED PER TOWN COMMENTS	REP
B	01/20/2026	REVISED 18" OUTFALL TO 24" OUTFALL	REP
A	09/29/2025	REVISED PER DERM COMMENTS	REP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
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Drawn By:	REP
Ref. Dwg.:	S.B.O.
Date Plotted:	3/24/2026 4:33 PM
Cad. No.:	240737CP
Scale:	As Shown
Job. No.:	247006

9291 & 9301 E BAY HARBOR DRIVE
Town of Bay Harbor Islands, Florida

OUTFALL RELOCATION PLAN
COVER SHEET

Date	11/08/2024
Dwg. No.	3024-026
Sheet	C1

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I. APPLICABLE CODES:

A. GENERAL:

EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL PROPOSED CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN OF BAY HARBOR ISLANDS, THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, THE FLORIDA BUILDING CODE, AND THE AMERICANS WITH DISABILITIES ACT (ADA), 2010 STANDARDS. IF ANY ITEM OF WORK IS NOT COVERED IN EITHER OF THOSE SPECIFICATIONS, IT SHALL BE CONSTRUCTED PER THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

B. CONSTRUCTION SAFETY:

1. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) SHALL BE STRICTLY OBSERVED. SHALL BE STRICTLY OBSERVED.

2. CONTRACTOR PERFORMING UNDERGROUND WORK SHALL COMPLY WITH ANY AND ALL REQUIREMENTS OF CHAPTER 556, FLORIDA STATUTES AND THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT".

C. TRENCH SAFETY ACT:

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA "TRENCH SAFETY ACT", AND ALL REQUIREMENTS OF O.S.H.A..

2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5.0') ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID.

   a. A REFERENCE TO THE SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

   b. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

   c. A SEPERATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

3. WHERE A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM 2, TO THE ENGINEER PRIOR TO STARTING WORK.

D. SURVEY DATA:

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).

2. ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR.

3. THE APPROXIMATE LOCATION OF ALL EXISTING UTILITIES SHOWN HEREON WERE DETERMINED FROM AVAILABLE "AS-BUILT" PLANS AND/OR FIELD LOCATION OF VISIBLE IMPROVEMENTS. SOME EXISTING UTILITIES MIGHT NOT BE SHOWN DUE TO THE LACK OF RECORDS AND/OR INACCESSIBILITY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATION PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IF ANY ADDITIONAL DIMENSIONS OR SPECIFICATION ARE NEEDED TO LAYOUT OR CONSTRUCT THE PROJECT. UPON REQUEST, AN ELECTRONIC FILE OR GEOMETRIC CONTROL SHEET WILL BE PROVIDED TO THE CONTRACTOR BY THE CONTRACTOR BY THE ENGINEER OF RECORD.

II. PRECONSTRUCTION RESPONSIBILITY:

A. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE THE APPROPRIATE PERMITTING AGENCIES, THE OWNER, AND THE ENGINEER OF RECORD, AFTER OBTAINING A CONSTRUCTION PERMIT FROM THE APPROPRIATE PERMITTING AGENCY.

B. THE CONTRACTOR SHALL OBTAIN A "SUNSHINE CERTIFICATION NUMBER" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

C. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, MATERIAL, AND CONDITION OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

D. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

E. CONTRACTOR SHALL UNCOVER ALL UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS, AND TAKE VERTICAL AND HORIZONTAL MEASUREMENTS OF THE LOCATION OF THESE UTILITIES, AND IF ANY CONFLICTS ARE APPARENT APPARENT REPORT THE MEASUREMENTS TO THE ENGINEER OF RECORD.

F. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO RESOLVE CONFLICTS BETWEEN DESIGN AND EXISTING FEATURES.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS SUNSHINE CERTIFICATION NUMBER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

H. ALL EXISTING IMPROVEMENTS THAT ARE TO BE DEMOLISHED MUST BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.

I. CONTRACTOR SHALL COORDINATE SEQUENCE OF UTILITY CONSTRUCTION TO PREVENT UNDERMINING THE EXISTING AND PROPOSED BUILDING FOUNDATIONS.

III. SHOP DRAWING NOTES:

A. SHOP DRAWINGS SHALL BE CHECKED AND APPROVED FIRST BY THE CONTRACTOR AND THEN ONE COPY SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE PURCHASE OR INSTALLATION OF ANY SYSTEM COMPONENTS.

B. ANY SYSTEM COMPONENT THAT IS ADDED DURING CONSTRUCTION MUST BE APPROVED IN ADVANCE BY THE ENGINEER OF RECORD. SUCH APPROVAL REQUIRES THE SUBMISSION OF A SHOP DRAWING (ONE COPY ONLY) FOR EACH SYSTEM COMPONENT. SHOP DRAWINGS WILL ALSO BE REQUIRED FOR ALL NON-STANDARD ITEMS.

C. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST CONCRETE STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

IV. TEMPORARY FACILITIES:

A. TEMPORARY UTILITIES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEE AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.

2. OBTAIN CONSTRUCTION METER FOR ALL WATER USED ON JOB. ALL WATER USED FOR CLEANING, TESTING, ETC. WILL BE PAID FOR BY THE CONTRACTOR. IF WATER CAN NOT BE METERED THEN IT WILL BE CALCULATED.

B. TRAFFIC REGULATION:

1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D. AND F.D.O.T.

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

3. NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE PERMITTING AGENCIES.

NOTE: ALL ELEVATIONS SHOWN ARE N.G.V.D. (National Geodetic Vertical Datum 1929) Unless otherwise Noted

V. PROJECT CLOSE OUT:

A. GENERAL:

1. CERTIFICATION OF COMPLETION OF PROJECT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS WILL "NOT" BE ISSUED BY THE ENGINEER OF RECORD TO THE APPROPRIATE APPROVAL AND PERMITTING AGENCIES UNTIL ALL THE REQUIREMENTS DESCRIBED HEREIN HAVE BEEN MET.

B. CLEANING UP:

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

2. THE CONTRACTOR SHALL RESTORE OR REPLACE ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED, ALL NECESSARY HIGHWAY OR DRIVEWAY, SIDEWALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

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

4. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED AS REQUIRED BY THE APPROPRIATE PERMITTING AGENCIES.

C. PROJECT RECORD DOCUMENTS:

1. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH A SET OF FINAL "AS-BUILT" DRAWINGS, SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED SURVEYOR, FOR ENGINEER'S REVIEW AND FILE.

2. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF ALL WORK ITEMS COMPLETED.

3. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER OF RECORD THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

4. PRIOR TO PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD "AS-BUILT" PLANS SHOWING LIMEROCK BASE GRADES AND ALL DRAINAGE, WATER, AND SEWER IMPROVEMENTS. PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER OF RECORD AND THE APPROPRIATE PERMITTING AGENCIES AGENCIES HAVE REVIEWED AND APPROVED THE "AS-BUILTS".

5. ALL REQUIRED DENSITY AND L.B.R. TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO AND APPROVED BY THE ENGINEER OF RECORD AND THE PERMITTING AGENCIES PRIOR TO PLACING THE LIMEROCK BASE MATERIAL.

6. ALL REQUIRED DENSITY AND L.B.R. TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO AND APPROVED BY THE ENGINEER OF RECORD AND THE PERMITTING AGENCIES PRIOR TO PLACING ASPHALT.

VI. EARTHWORK AND COMPACTION NOTES:

A. GENERAL:

1. QUALITY, CONTROL TESTING FOR STABILIZATION, BASE, PAVEMENT, COMPACTION, AND MATERIALS SHALL BE IN ACCORDANCE WITH FLORIDA D.O.T. REQUIREMENTS, AND SHALL BE ARRANGED FOR AND PAID FOR BY THE CONTRACTOR. COPIES OF ALL TEST REPORTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD AS THEY ARE RECEIVED.

2. EXISTING ON-SITE BASE MATERIAL SHALL NOT BE REUSED FOR BASE CONSTRUCTION, BUT MAY BE USED FOR BACKFILL AROUND UTILITY AND DRAINAGE LINES, AND FOR SUBGRADE CONSTRUCTION, AND FOR GENERAL FILL IF NECESSARY.

3. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM L.B.R. VALUE OF 40 AND SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

4. ALL SUBGRADE UNDER SIDEWALK AREAS SHALL HAVE A MINIMUM OF 6" COMPACTED SUBGRADE TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

5. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

6. A 2' BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.

7. SOD SHALL BE INSTALLED AND SPECIFIED AS SHOWN IN THE LANDSCAPED PLANS.

8. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.

9. NO MUCK BLANKET IS TO BE PLACED ON THE BOTTOM OF RETENTION AREAS OR SWALES.

B. ON-SITE:

1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THREE (3) FEET OF FINISHED GRADE AREAS TO BE PAVED SHALL BE REMOVED.

2. SUITABLE BACKFILL SHALL BE MINIMUM L.B.R. 40 MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.

3. EROSION CONTROL TO BE PROVIDED BY THE CONTRACTOR PER DETAILS ON THE PLANS.

VII. STORM DRAINAGE NOTES:

A. GENERAL:

1. EXISTING STORM DRAINAGE GRATES AND FRAMES AND MANHOLE COVERS AND RINGS THAT ARE TO BE REMOVED OR ADJUSTED, MAY BE REUSED ON THE SITE.

2. THE EXISTING DRAINAGE SYSTEM SHALL BE CLEANED AND/OR GRADED TO ENSURE PROPER FLOW AND FUNCTION.

3. THE CONTRACTOR SHALL INSTALL FILTER CLOTH AT ALL CATCH BASIN GRATES UNTIL FINAL ACCEPTANCE OF THE STORM DRAINAGE SYSTEM.

B. CONTRACTOR MAY UTILIZE ONE OF THE FOLLOWING MATERIALS, UNLESS OTHERWISE NOTED ON THE PLANS.

1. HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.)

   a. PIPE SHALL BE CORRUGATED SMOOTH BORE POLYETHYLENE PIPE (N-12 PRO LINK ULTRA) OR APPROVED EQUAL, MANUFACTURED IN CONFORMANCE WITH ASTM M294.

   b. PIPE SHALL HAVE BUILT-IN BELL JOINT WITH RUBBER GASKET IN CONFORMANCE WITH ASTM F477.

   c. PIPE COUPLING BANDS IF NEEDED SHALL BE SPLIT/SPLIT PREMIUM REQUIRING MAXIMUM PULL-APART RESISTANT.

2. CORRUGATED ALUMINUM PIPE (CAP):

   a. ALUMINUM PIPE SHALL CONFORM TO AASHTO M196 FOR CIRCULAR CORRUGATED PIPE OF AASHTO M211 FOR HELICALLY CORRUGATED PIPE, AND SECTION 945, AS PER FDOT STANDARD SPECIFICATIONS.

   b. MAKE FIELD JOINTS IN (CAP) WITH BANDS FABRICATED OF THE SAME ALLOY AS THE CULVERT PIPE AND CONFORMING TO THE REQUIREMENTS OF AASHTO M196.

   c. GASKET THE BANDED JOINTS WITH A NEOPRENE GASKET OF THE DESIGN INDICATED TO SECURE A SOIL-TIGHT OR WATERTIGHT JOINT.

3. POLYVINYL CHLORIDE PIPE (PVC):

   a. PLASTIC PIPE SHALL COMFORM WITH ASTM D 3034, TYPE PSM, POLYVINYL CHLORIDE (PVC) MATERIAL; BELL AND SPIGOT STYLE SOLVENT SEALED END JOINTS.

4. REINFORCED CONCRETE PIPE (RCP):

   a. CONCRETE PIPE FOR STORM SEWERS SHALL COMFORM TO ASTM C 76, CLASS III WITH WALL TYPE A; BAR REINFORCEMENT.

   b. ALL REINFORCED CONCRETE PIPES SHALL HAVE BELL AND SPIGOT END JOINTS, AS MODIFIED BY SECTION 941, FDOT STANDARD SPECIFICATIONS.

   c. ALL REINFORCED CONCRETE PIPES SHALL HAVE RUBBER COMPRESSION GASKET JOINTS AS PER ASTM C443, UNLESS OTHERWISE SPECIFIED.

C. MISCELLANEOUS:

1. BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPES (EXCEPT FRENCH DRAINS) SHALL BE SAND WITH NO ROCK LARGER THAN 2" DIAMETER.

2. BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASSHTO T-180.

3. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

4. CATCH BASINS SHALL BE PRECAST MINIMUM 3000 PSI CONCRETE WITH REINFORCED STEEL PER ASTM A615.

D. INSTALLATION:

1. PIPE SHALL BE PLACED ON STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO UNIFORM GRADE AND LINE.

2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL WELL TAMPED IN LAYERS NOT TO EXCEED SIX INCHES (6").

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER. CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION SHALL NOT BE ALLOWED WITH LESS THAN 24 INCHES OF COVER.

4. THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER MANAGEMENT DISTRICT AT LEAST 24 HOURS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

VIII. STORM DRAINAGE PRE-TREATMENT/EXFILTRATION SYSTEM:

A. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE DRAIN FIELD SHALL BE REMOVED AS DIRECTED BY THE ENGINEER OF RECORD.

B. THE TRENCH LINER SHALL BE NON-WOVEN TYPE D-3 PER F.D.O.T. INDEX 199, OR APPROVED EQUAL. IT SHALL BE USED ON THE SIDES AND TOP OF DRAIN FIELD DITCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 24 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

C. PERFORATED PIPE WITHIN THE DRAIN FIELD SHALL HAVE 3/8 INCH PERFORATIONS 360° AROUND THE PIPE WITH APPROXIMATELY 120 PERFORATIONS PER FOOT OF PIPE.

D. PERFORATED PIPE SHALL TERMINATE FIVE FEET (5.0') FROM THE DRAINAGE STRUCTURE. THE REMAINING FIVE FEET (5.0') SHALL BE NON-PERFORATED PIPE.

E. PIPES SHALL TERMINATE TWO FEET (2.0') FROM THE END OF THE TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS.

IX. PAVING NOTES:

A. GENERAL:

1. ALL UNDERGROUND FACILITIES, INCLUDING WATER, SEWER, STORM DRAINAGE, SLEEVES FOR PUBLIC UTILITIES, AND IRRIGATION LINES SHALL BE INSTALLED PRIOR TO COMPACTION OF ROAD SUBGRADE AND INSTALLATION OF BASE MATERIAL.

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

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

4. EXISTING ASPHALT PAVEMENT THAT IS TO BE REMOVED SHALL BE TRUCKED OFF SITE BY THE CONTRACTOR FOR DISPOSAL AT AN APPROVED LOCATION.

5. ALL ACCESSIBLE ROUTES CANNOT EXCEED A RUNNING SLOPE OF 1:20 (5%) AND CURB CUT RAMPS AND RAMPS CANNOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%). RAMPS THAT EXCEED 6" IN RISE REQUIRES HANDRAILS. ALL CROSS SLOPES CANNOT EXCEED A SLOPE 1:50 (2%).

B. MATERIALS:

1. BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (60% FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM LIMEROCK BEARING RATIO 100.

2. ALL LIMEROCK BASE UNDER PAVED AREAS SHALL HAVE A MINIMUM L.B.R. VALUE OF 100, AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

3. PRIME COAT AND TACK COAT SHALL MEET F.D.O.T. STANDARDS.

4. SURFACE COURSE SHALL BE EQUAL TO F.D.O.T. FC-9.5 ASPHALT.

5. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" No. 10 GAUGE MESH, OR AS SHOWN ON THE PLANS.

C. INSTALLATION:

1. LIMEROCK BASE MATERIAL SHALL BE IN THE COMPACTION THICKNESS SHOWN ON THE PLANS AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

2. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.

3. ASPHALTIC CONCRETE PAVEMENT SHALL BE IN THE THICKNESS SHOWN ON THE PLANS.

4. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH F.D.O.T. STANDARDS.

5. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARDS.

D. TESTING:

1. ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OF RECORD AND/OR THE PERMITTING AGENCY.

2. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.

3. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER OF RECORD AND THE PERMITTING AGENCY. ALL TESTING COSTS SHALL BE PAID FOR BY THE CONTRACTOR.

X. CONCRETE PAVERS INSTALLATION:

A. SPREAD THE BEDDING MATERIAL EVENLY OVER THE BASE COURSE AND SCREED TO PLAN THICKNESS, NOT TO EXCEED A THICKNESS OF 1 1/2 INCH. DO NOT DISTURB THE SCREEDED BEDDING MATERIAL. ENSURE PLACEMENT OF SUFFICIENT BEDDING MATERIAL TO STAY AHEAD OF THE LAID CONCRETE PAVERS. DO NOT USE THE BEDDING MATERIAL TO FILL DEPRESSIONS IN THE BASE COURSE.

B. LAY CONCRETE PAVERS IN THE PATTERN(S) SHOWN IN THE HARDSCAPE PLANS (BY OTHERS, NOT A PART OF THE CIVIL PLANS) AND MAINTAIN STRAIGHT PATTERN LINES.

C. JOINTS BETWEEN THE CONCRETE PAVERS, ON AVERAGE, WILL BE BETWEEN 1/16 TO 3/16 INCH WIDE.

D. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT OR EDGE CONCRETE PAVERS.

E. WHEN UTILIZING BEDDING AND JOINT SAND:

1. USE A LOW AMPLITUDE VIBRATOR CAPABLE OF 5,000 FOOT-POUNDS WITH 7-100 HZ FREQUENCIES TO VIBRATE AND COMPACT CONCRETE PAVERS INTO BEDDING SAND.

2. VIBRATE THE CONCRETE PAVERS, SWEEPING DRY JOINT SAND INTO THE JOINTS AND VIBRATING, UNTIL THE JOINTS ARE FULL. DO NOT VIBRATE WITHIN 3 FEET OF THE UNRESTRAINED EDGES OF THE CONCRETE PAVERS.

3. AT THE END OF EACH DAY, ALL WORK WITHIN 3 FEET OF LAYING FACE MUST BE LEFT FULLY COMPACTED, WITH SAND-FILLED JOINTS.

4. SWEEP OFF THE EXCESS SAND.

F. LEAVE A FINAL SURFACE ELEVATION OF CONCRETE PAVERS OF 1/8 TO 1/4 INCH ABOVE ADJACENT DRAINAGE INLETS, CONCRETE COLLARS OR CHANNELS.

G. DO NOT PERMIT THE FINAL SURFACE ELEVATIONS OF THE PAVERS TO DEVIATE MORE THAN 3/8 INCH UNDER A 10 FOOT LONG STRAIGHTEDGE, OR MORE THAN 1/8 INCH BETWEEN ADJACENT PAVERS.

H. WHEN SETTING CONCRETE PAVERS ON A CONCRETE SLAB, USE MORTAR SET BEDDING 3/4" MINIMUM THICKNESS.

XI. INSPECTION NOTES:

A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AT LEAST 24 HOURS PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1. STORM DRAINAGE.
2. SANITARY SEWER.
3. WATER SYSTEM.
4. SUBGRADE; SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
5. LIMEROCK BASE; SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
6. ASPHALTIC CONCRETE.
7. FINAL.

XII. SIGNING AND MARKING NOTES:

A. ALL PAVEMENT MARKINGS AND SIGNS SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND THE DADE COUNTY PUBLIC WORKS MANUAL.

B. ALL OFF-SITE MARKINGS TO BE THERMOPLASTIC PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND ALL ON-SITE MARKINGS SHALL BE TRAFFIC PAINT PER MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS, UNLESS OTHERWISE NOTED.

C. INSTALL REFLECTIVE PAVEMENT MARKERS PER F.D.O.T. STANDARDS, OR AS SHOWN ON THE PLANS.

D. ALL SIGNS SHALL BE HIGH-INTENSITY GRADE REFLECTIVE SHEETING, MOUNTED ON A BREAK AWAY POST ASSEMBLY PER F.D.O.T. SPECIFICATIONS.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.

F. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.

G. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT.

H. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER ENGINEER OF RECORD AND/OR APPROVAL AGENCIES' INSPECTOR.

LEGAL DESCRIPTION:

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, & LOT 14, BLOCK 1, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RODRIGO BERMUDEZ LICENSE No. 98720 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Rodrigo Bermudez, PE, on the date adjacent to the seal. Signature must be verified on any electronic copies.

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No.	Date	Revision Description	
C	03/24/2026	REVISED PER TOWN COMMENTS	REP
B	01/20/2026	REVISED 18" OUTFALL TO 24" OUTFALL	REP
A	09/29/2025	REVISED PER DERM COMMENTS	REP

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Drawn By:	REP
Ref. Dwg.:	S.B.O.
Date Plotted:	3/24/2026 4:33 PM
Cad. No.:	240737CP
Scale:	None
Job. No.:	247006

9291 & 9301 E bay Harbor Drive
Town of Bay Harbor Islands, Florida

OUTFALL RELOCATION PLAN
NOTES AND SPECIFICATIONS

Date	11/08/2024
Dwg. No.	3024-026
Sheet	C2

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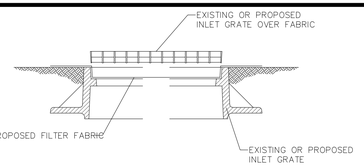
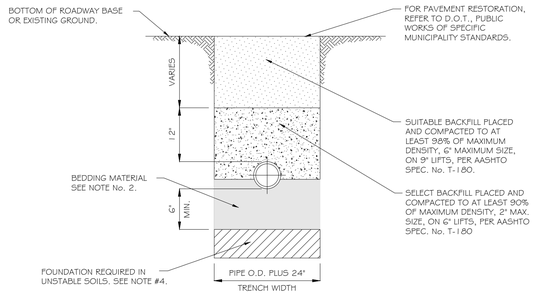


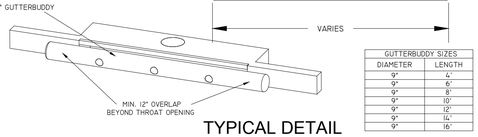
TYPICAL DETAIL
FILTER FABRIC INSTALLATION
N.T.S.



NOTES:

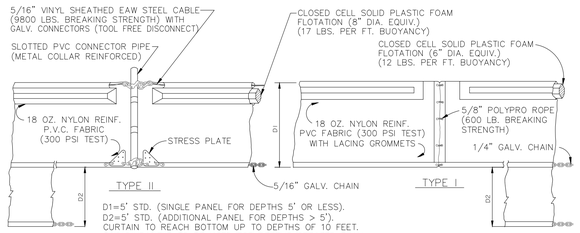
1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATION.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, OR WASHED AND GRADED LIMEROCK (3/8"–7/8"), COMPACTED TO AT LEAST 90° OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-180.
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS.
4. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS BELOW THE WATER TABLE, A FOUNDATION IS REQUIRED. COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC NO. T-180. FOUNDATION MATERIAL SHALL BE SELECT BACKFILL MATERIAL, 2" MAXIMUM SIZE 6" LIFTS EXTEND EXCAVATION AT LEAST 2' DEEPER FOR FOUNDATION UNLESS SUITABLE MATERIAL IS FOUND AT A LESSER DEPTH, GREATER DEPTHS MAY BE REQUIRED FOR EXTREMELY POOR CONDITIONS.

TYPICAL DETAIL
ONSITE TRENCH BACKFILL
NOT TO SCALE

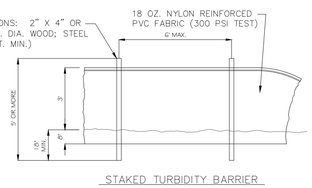


GUTTERBUDDY SIZES	
DIAMETER	LENGTH
9"	4'
9"	6'
9"	8'
9"	10'
9"	12'
9"	14'
9"	16'

TYPICAL DETAIL
GUTTERBUDDY INSTALLATION
N.T.S.



D1=5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D2=5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5').
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
TWO(2) PANELS TO BE USED FOR DEPTHS GREATER THAN
10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED
FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.



NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

STAKED TURBIDITY BARRIER

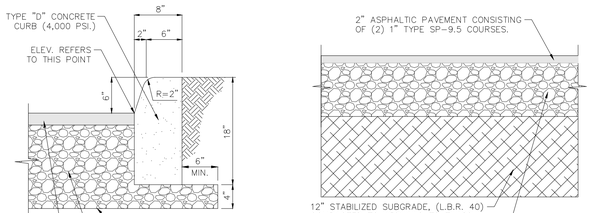
TYPICAL DETAIL
TURBIDITY BARRIERS
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS AS SHOWN HEREON AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
3. INSTALLATION OF ALL EROSION AND SEDIMENTATION CONTROL DEVISES SHALL BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR.
4. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IF ANY ADDITIONAL DIMENSIONS OR SPECIFICATION ARE NEEDED TO LAYOUT THE POLLUTION CONTROL DEVISE.
5. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO RESOLVE CONFLICTS BETWEEN DESIGN AND EXISTING FEATURES.
6. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR 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 PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVISES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
8. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, E.T.C. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
9. BALES IF USED SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
10. BALES SHALL BE PLACED LENGTH WISE IN A SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF THE ADJACENT BALES PRESSED TOGETHER.
11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRE REPAIRS SHALL BE MADE IMMEDIATELY.
12. 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 STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
13. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT, THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
14. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES.
15. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER) CHAPTER 6.
16. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS A POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
17. 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.
18. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
19. ALL DISTURBED AREAS ARE TO BE STABILIZED THROUGH COMPACTION SILT SCREENS, HAY BALES, AND GRASSINGS. ALL THE FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
20. ALL DEWATERING EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
21. THIS PLAN INDICATES MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL EROSION AND SEDIMENTATION CONTROLS.
22. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER D.E.P. INQUIRIES RELATIVE TO COMPLIANCE OF D.E.P. FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.
23. WHERE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) SPECIFICATIONS AND INDEX ARE REFERENCED, PLEASE REFER TO (F.D.O.T.) ROADWAY AND TRAFFIC DESIGN STANDARDS AND (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.

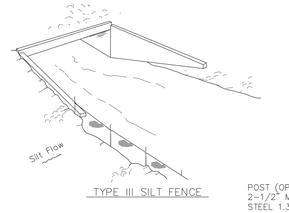
OTHER CONTROLS:

1. WASTE MATERIALS: ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT AND IS RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
2. HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIAL WILL BE DISPOSED OF IN A MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.
3. SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH THE STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER SYSTEMS.
4. OFFSITE VEHICLE TRACKING: A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED.



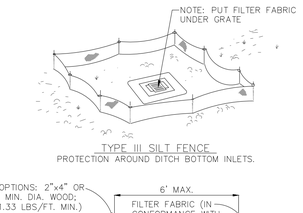
TYPICAL DETAIL
TYPE "D" CONC. CURB
N.T.S.

TYPICAL DETAIL
ASPHALT PAVEMENT
N.T.S.



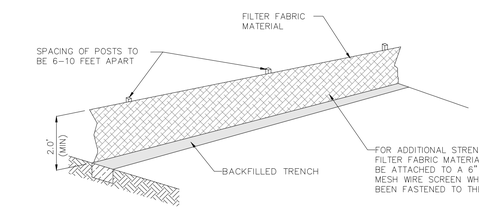
NOTES: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

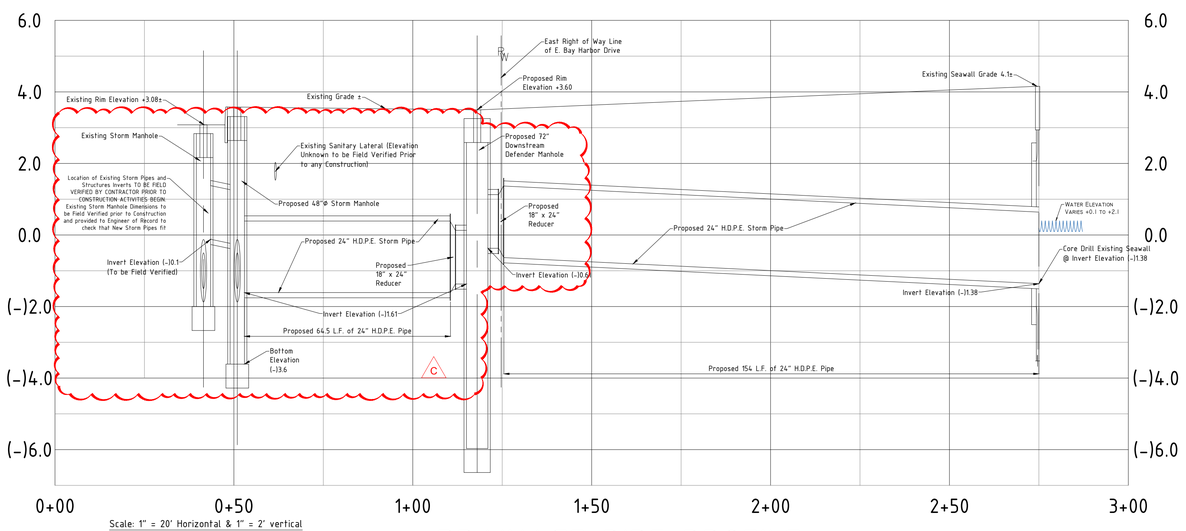


NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
TYPE III SILT FENCE

TYPICAL DETAIL
SILT FENCE APPLICATION
N.T.S.



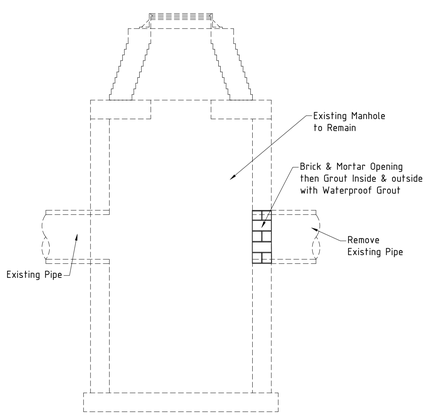
TYPICAL DETAIL
INSTALLING A FILTER FABRIC SILT FENCE
N.T.S.



Scale: 1" = 20' Horizontal & 1" = 2' vertical

DRAINAGE PIPE PROFILE

NOTE: ALL ELEVATIONS SHOWN ARE N.G.V.D. (National Geodetic Vertical Datum 1929) Unless otherwise Noted



TYPICAL DETAIL
PLUG EXISTING PIPE IN MANHOLE
N.T.S.

RODRIGO BERMUDEZ LICENSE No. 98720 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Rodrigo Bermudez, PE, on the date adjacent to the seal. Signature must be verified on any electronic copies.

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No.	Date	Revision Description	
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B	01/20/2026	REVISED 18" OUTFALL TO 24" OUTFALL	REP
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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
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Ref. Dwg.:	S.B.O.
Date Plotted:	3/24/2026 4:34 PM
Cad. No.:	240737CP
Scale:	As Shown
Job. No.:	247006

9301 E bay Harbor Drive
Town of Bay Harbor Island, Florida

OUTFALL RELOCATION PLAN
Stormwater Details and Drainage Details

Date	11/08/2024
Dwg. No.	3024-026
Sheet	C4

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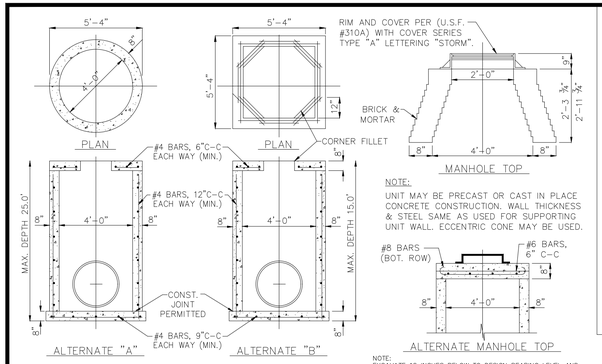
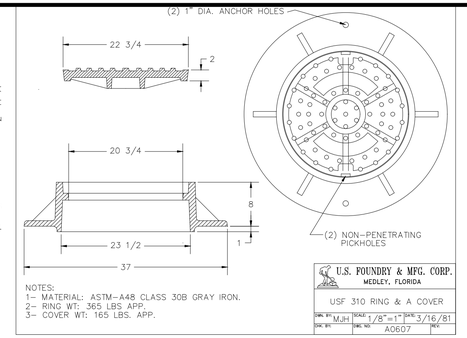
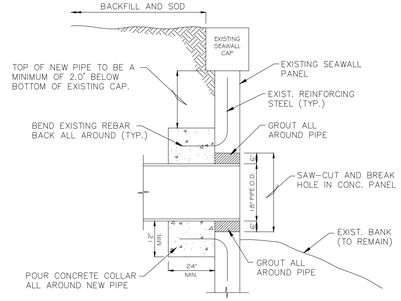
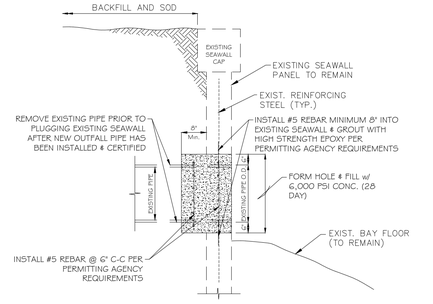


TYPICAL DETAIL
TYPE 'P' MANHOLE and RISER
N.T.S.

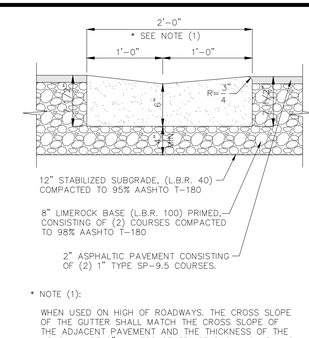




TYPICAL DETAIL
DRAINAGE PIPE THRU SEAWALL
NOT TO SCALE



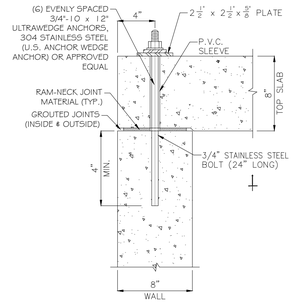
TYPICAL DETAIL
REMOVE & PLUG EXISTING DRAINAGE PIPE THRU SEAWALL
NOT TO SCALE



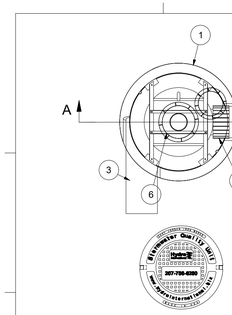
* NOTE (1):

WHEN USED ON HIGH OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

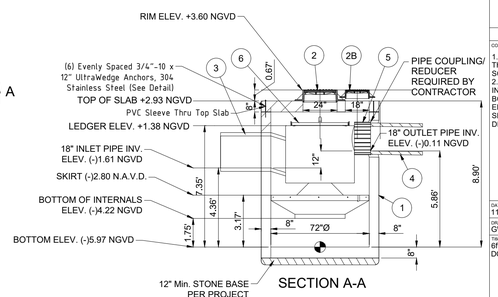
TYPICAL DETAIL
2' VALLEY GUTTER
N.T.S.



TYPICAL DETAIL
DEFENDER TOP SLAB
NOT TO SCALE.



HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A

NOTE: NOT FOR CONSTRUCTION. CONTACT HYDRO FOR SITE SPECIFIC DETAIL

EQUIPMENT PERFORMANCE

The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

1. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
2. Peak Hydraulic Capacity: 8.0 cfs (227 l/s)
3. Sediment Storage Capacity: 2.10 cu. yd. (1.59 cu. m)
4. Continuous Oil Storage Capacity: 216 gal. (818 liters)
5. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reintrainment by a benching skirt.
6. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/downstream-defender

PARTS LIST

ITEM	QTY	SIZE (in)	DESCRIPTION
1	1	72"	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)
2	3	24"	*"BOLTED WATERTIGHT"* FRAME AND COVER
2B	1	18"	*"BOLTED WATERTIGHT"* FRAME AND COVER
3	1	18"	MAX INLET PIPE (BY OTHERS)
4	1	18"	MAX OUTLET PIPE (BY OTHERS)
5	1		PIPE COUPLING (BY OTHERS)
6	1		INTERNAL COMPONENTS (PRE-INSTALLED)

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, OR THE PERFORMANCE THEREOF, FOR WHICH IT IS NOT EXPRESSLY RESPONSIBLE. WHILE THE CONTENTS OF DESIGN DRAWINGS ARE BELIEVED CORRECT AT THE TIME OF PREPARATION, HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF THIS EQUIPMENT, OR ANY PART THEREOF, IF THE EQUIPMENT IS SUBJECT TO LOADS ONLY DISCOVERED AFTER DELIVERY OF SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.

PROJECTION

IF IN DOUBT ASK

COMMENTS:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING DOWNSTREAM DEFENDER MANHOLE.

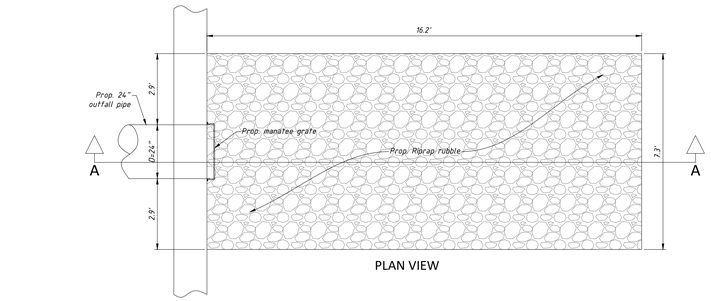
DATE: 11/8/19 | SCALE: NTS
DRAWN BY: GW | CHECKED BY: | APPROVED BY:
TITLE: 6ft-DIAMETER DOWNSTREAM DEFENDER

Hydro International
hydro-int.com
<COMPANY>

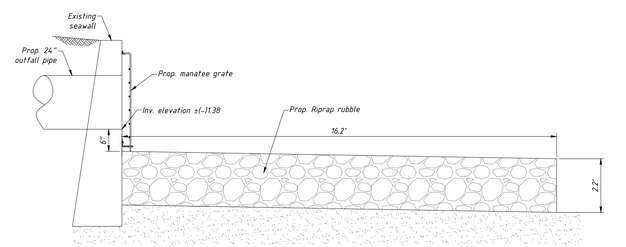
DO NOT SCALE DRAWING
STEEL FABRICATION TOLERANCES
UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES

LINEAR	ANGULAR
000 - 039in = ±0.04in	0° - 90° = ±1°
012 - 024in = ±0.06in	720 - 2400 = ±0.5°
024 - 048in = ±0.12in	2400 - 3600 = ±0.25°
048 - 120in = ±0.12in	3600 >>>> = ±0.25°
120in >>>> = ±0.20in	

WEIGHT: | MATERIAL:
REFERENCE NUMBER:
DRAWING NO.:
SHEET SIZE: | SHEET: | Rev: *



PLAN VIEW



SECTION A-A

PROPOSED SCOUR PROTECTION DETAIL
Not to scale

NOTE: ALL ELEVATIONS SHOWN ARE N.G.V.D. (National Geodetic Vertical Datum 1929) Unless otherwise Noted

Red Valve

CUT SHEET RV09.01-4
July 2024

CIL - Tideflex® Series 37G In-Line Check Valve

- Fits inside pipe I.D.
- Fastened with internal expansion clamp
- Custom-built to customer specifications
- Features all-elastomer, virtually maintenance-free design
- Closes on entrapped solids

The Tideflex® Series 37G In-Line Check Valve was developed specifically for installations where clearance below the invert of a pipe is insufficient to clear the flange of the standard Series 37. The 37G effectively has a zero face-to-face dimension since it can be completely slipped into an existing pipe. Piping modifications are not required to provide space for the valve.

The Series 37G design uses the slip-on principle in reverse. A special clamp that expands outward is provided to secure the valve to the inside of a pipe, enabling the valve to be installed easily on the outlet pipe from a manhole, such as in a CSO system. The pressure drop (head loss) of the Series 37G is higher than the Series TF-1, TF-2, 35, 35-1, 39 and 39F because the 37G has a reduced discharge cross-sectional area. The 37G's bill is shaped like a wedge to allow it to be installed inside of a pipe. The pressure drop (head loss) is increased because the 37G creates greater flow restriction than the Series TF-1, TF-2, 35, 35-1, 39 and 39F.

Red Valve recommends pinning the Series 37G to the pipe. Each clamp has four pre-drilled holes to allow installation of anchors/bolts. Contact Red Valve for additional information.

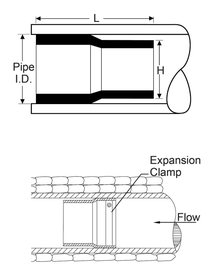
Materials of Construction

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

Series 37G

NOMINAL SIZE* Pipe I.D.	DIMENSIONS in/mm MAXIMUM LENGTH L	BILL HEIGHT H	MAX. BACKPRESSURE psi/kPa**
2" 50mm	5.00 127	1.88 48	150 1030
3" 80mm	5.50 140	2.88 73	100 690
4" 100mm	7.00 178	3.88 99	75 520
6" 150mm	11.00 279	5.88 149	75 520
8" 200mm	12.50 318	7.88 200	60 410
10" 250mm	15.50 394	9.88 251	45 320
12" 300mm	18.50 470	11.88 302	35 240
14" 350mm	22.00 559	13.75 349	25 170
16" 400mm	23.00 584	15.75 400	20 140
18" 450mm	24.00 610	17.75 451	15 100
20" 500mm	32.00 813	19.75 502	10 70
24" 600mm	37.00 940	23.75 603	10 70
30" 750mm	41.00 1041	29.75 756	8 55
36" 900mm	47.00 1194	35.75 908	8 55
42" 1050mm	49.00 1245	41.50 1054	5 30
48" 1200mm	52.00 1321	47.50 1207	5 30
54" 1350mm	57.00 1448	53.50 1359	5 30
60" 1500mm	64.00 1626	59.50 1511	5 30
72" 1800mm	73.00 1854	71.50 1816	5 30

Contact Red Valve to verify overall dimensions.
* Other sizes available; consult factory. Valves are also made for non-standard pipe I.D.s.
** For higher backpressure, see Saddle Support Cut Sheet RV09.01-13.



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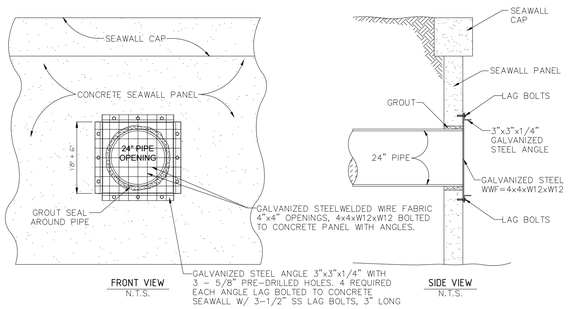

TYPICAL DETAIL
MANATEE PROTECTION GRATE
CULVERT OPENING IN SEAWALL
NOT TO SCALE

RODRIGO BERMUDEZ LICENSE No. 98720 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Rodrigo Bermudez, PE. on the date adjacent to the seal. Signature must be verified on any electronic copies.

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No.	Date	Revision Description	
C	03/24/2026	REVISED PER TOWN COMMENTS	REP
B	01/20/2026	REVISED 18" OUTFALL TO 24" OUTFALL	REP
A	09/29/2025	REVISED PER DERM COMMENTS	REP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Drawn By:	REP
Ref. Dwg.:	S.B.O.
Date Plotted:	3/25/2026 10:13 AM
Cad. No.:	240737CP
Scale:	As Shown
Job. No.:	247006

9301 E bay Harbor Drive
Town of Bay Harbor Island, Florida

OUTFALL RELOCATION PLAN
Drainage Details

Date: 11/08/2024
Dwg. No.: 3024-026
Sheet: C5

Y:\dwg\3\240737CP.dwg, 3/25/2026 10:13:15 AM, rebert

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.

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
8101 BISCAYNE BLVD. UNIT 509, MIAMI FL, 33138
Phone: 786-253-5252 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

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:
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

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

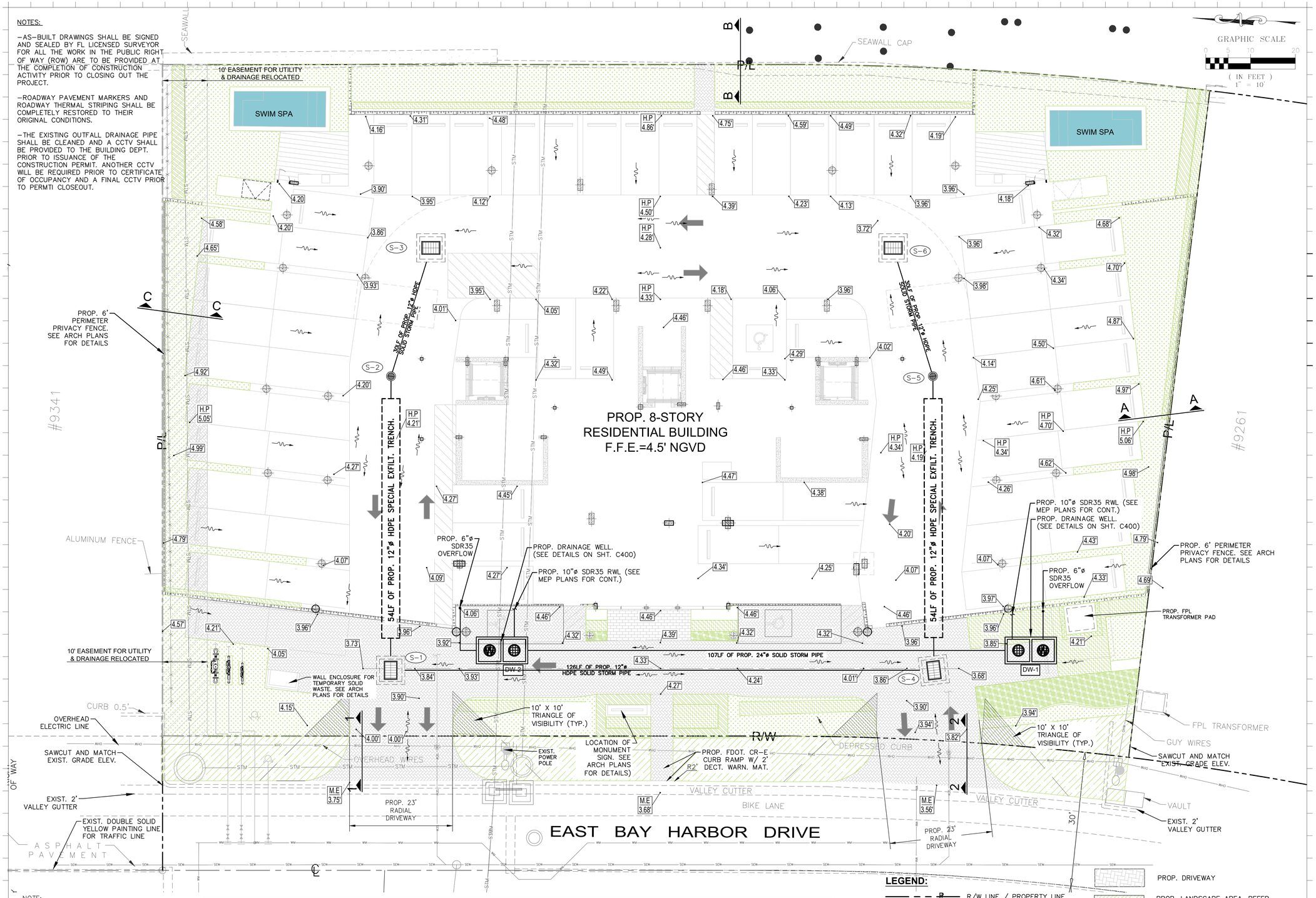
Date	11-26-2025	Sheet No.	C100
Scale			
Project	2567		

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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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:
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:
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Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:
Name: EASTERN ENGINEERING GROUP
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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

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

PAVING GRADING AMD DRAINAGE PLAN

Date	11-26-2025	Sheet No.	C200
Scale			
Project	2567		

NOTES:

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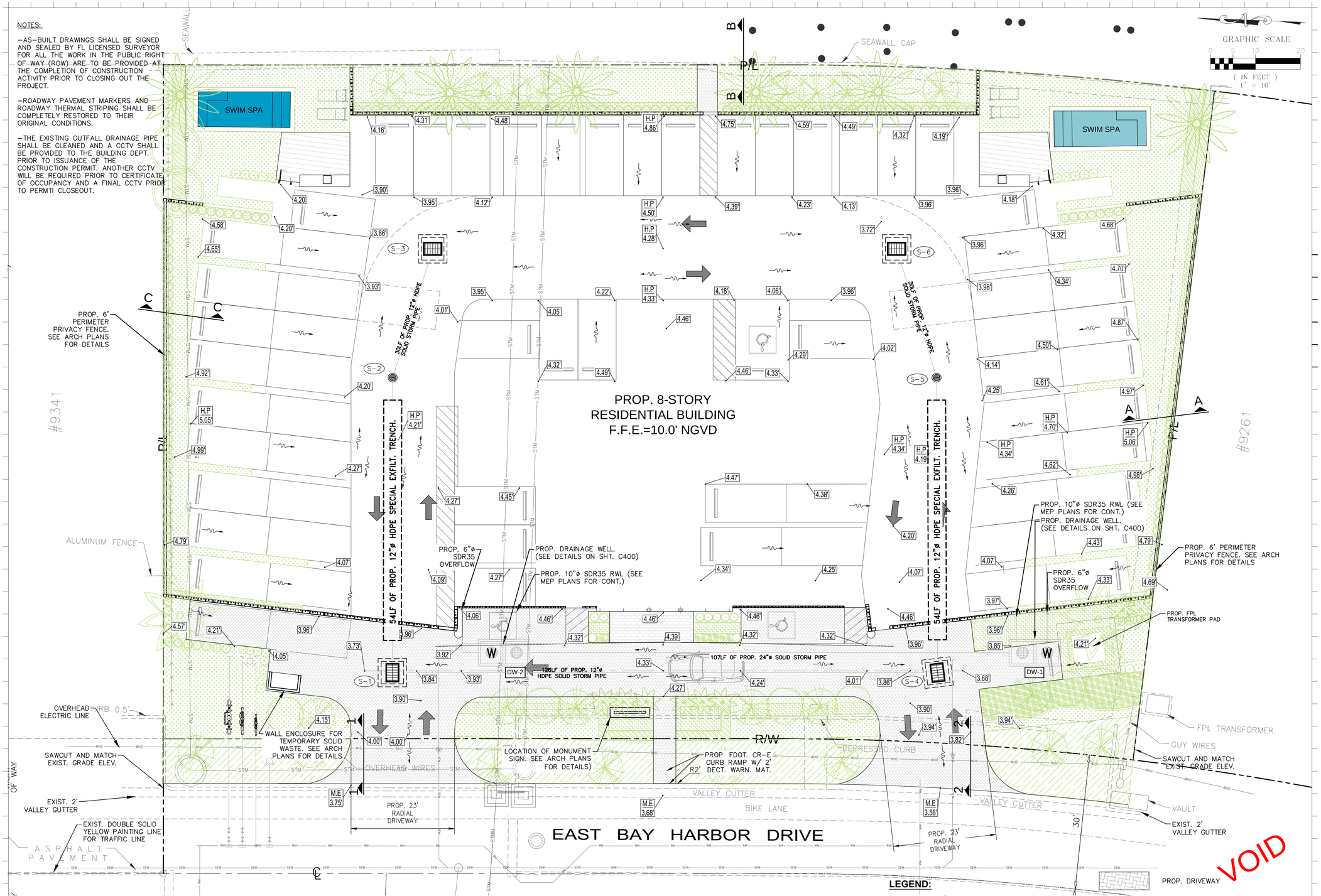

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DRAINAGE STRUCTURE TABLE

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
- 4.1 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
- A PROP. PAVEMENT SECTIONS (SEE DETAIL ON THIS SHT C301)

VOID

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Date	11-26-2025	Sheet No.	C200
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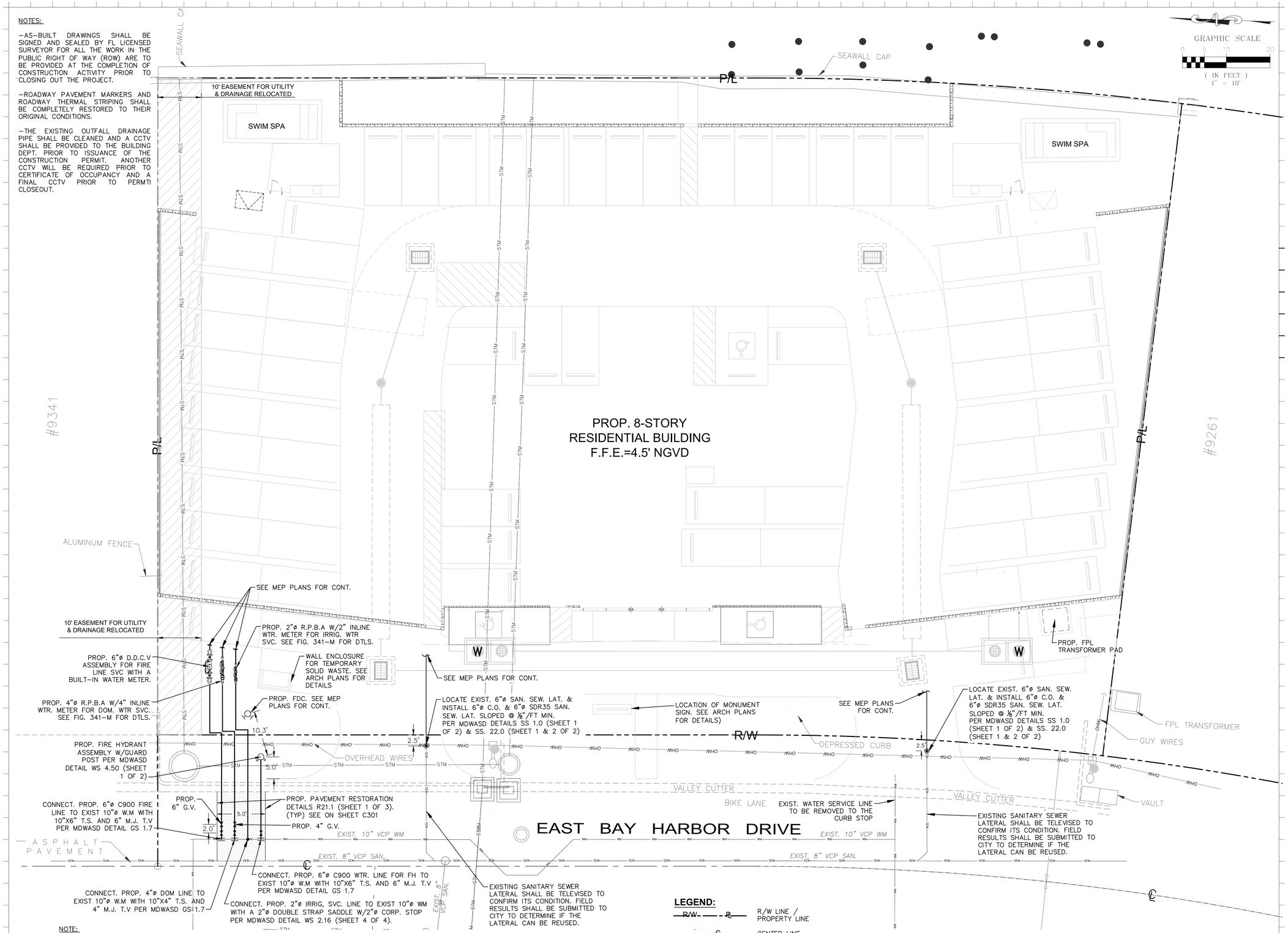

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- 4.22 EXISTING ELEVATIONS (NGVD)

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KOBI KARP

WATER AND SEWER PLAN

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

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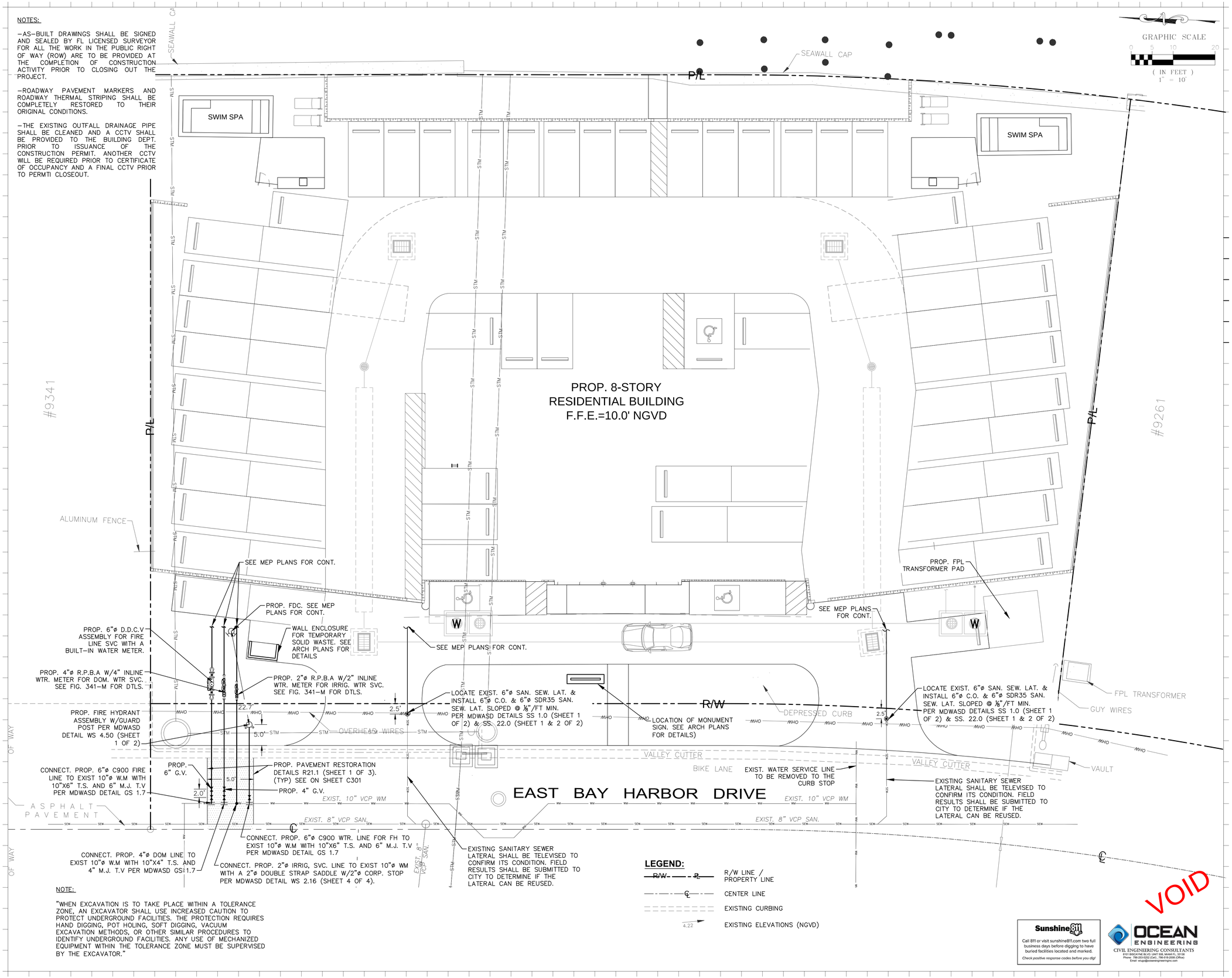

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WATER AND SEWER PLAN

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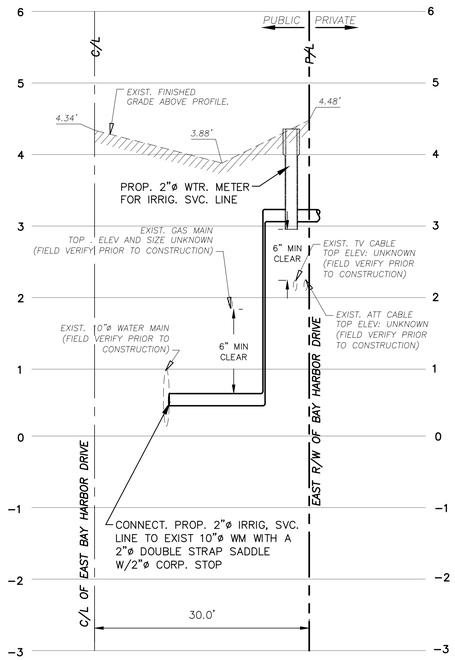
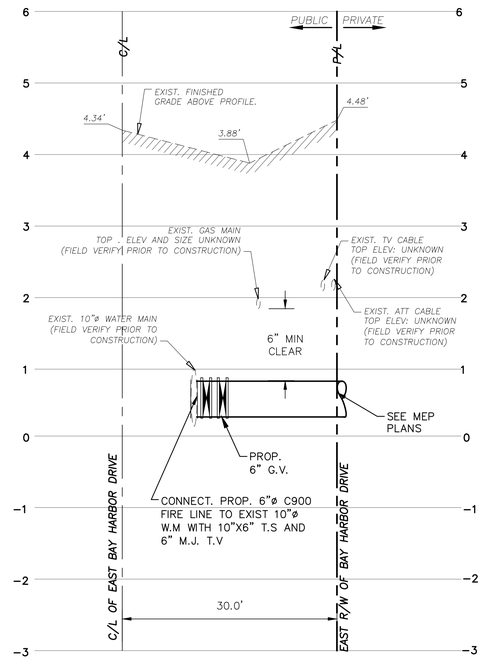


PROP. 2"Ø IRRIG. SVC. LINE PROFILE
@ EAST BAY HARBOR

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



PROP. 6"Ø FIRE SVC. LINE PROFILE
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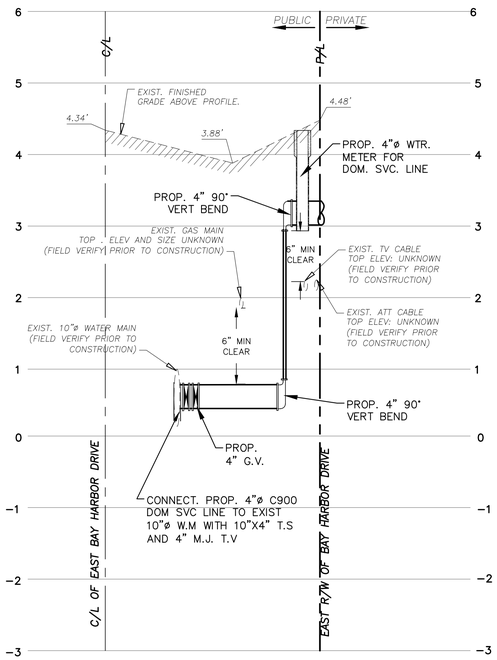

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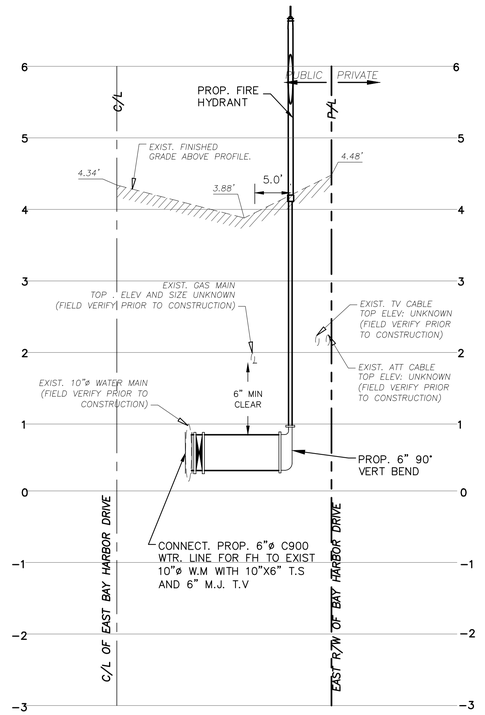

PROP. 6"Ø WTR. LINE
FIRE HYDRANT PROFILE
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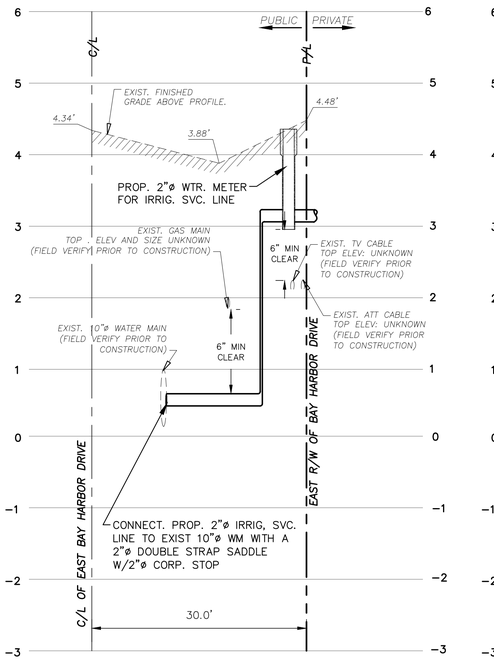

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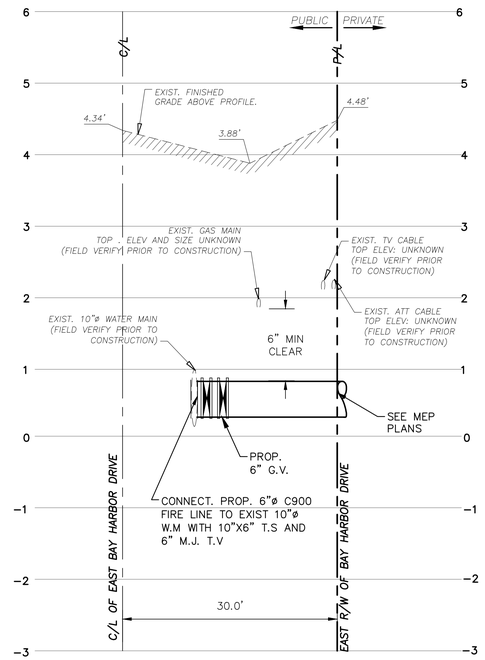

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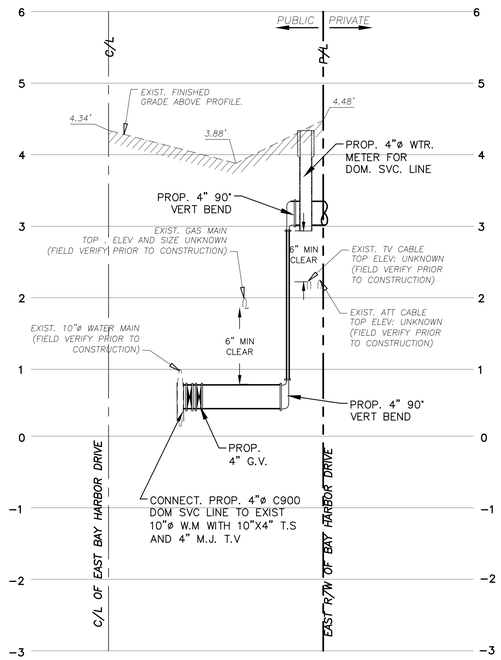

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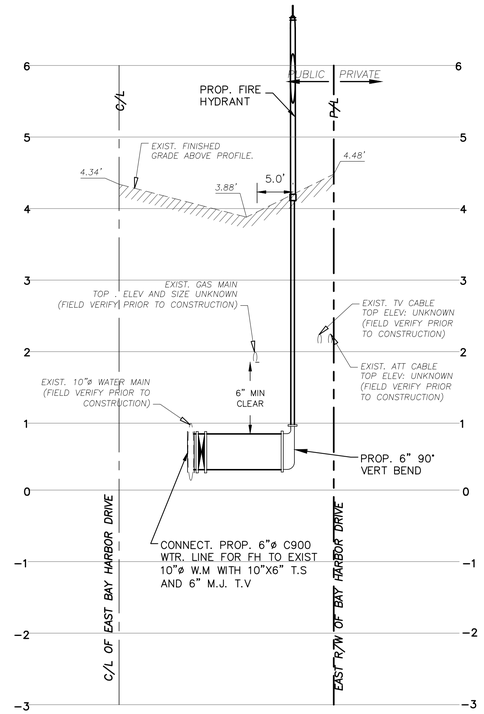

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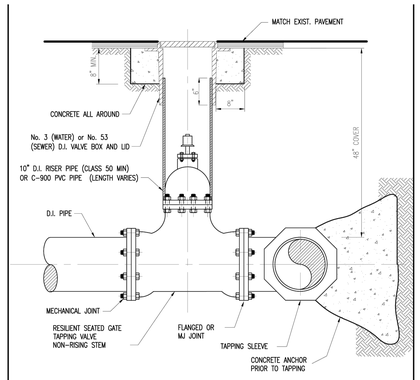
WATER PROFILES

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.

No.53 Valve Box	SS 13.01
No.3 Valve Box	WS 3.11
INSTALLATION	GS 1.8

ITEM	CROSS REF.	SPEC. REF.

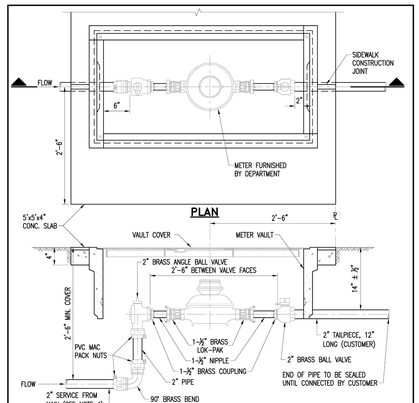
ISSUE DATE	APPROVED BY
01/22/2009	V.F.C.
07/20/2016	D.V.

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 REQUIRED WATER MAIN AND EXTEND INTO THE METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.
6. FOR SIDEWALK CONDITIONS, METER BOX SHALL BE INSTALLED IN A SINGLE CONCRETE SIDEWALK FLAG.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

TYPICAL SERVICE PLAN	WS4.10
2'x4' METER VAULT	WS2.17

ITEM	CROSS REF.	SPEC. REF.

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

STANDARD DETAIL

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

WS 2.16 SHEET 2 OF 4

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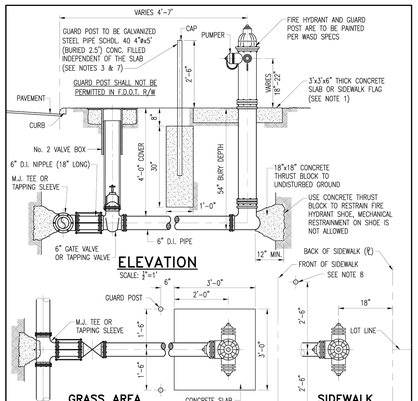


NOTES:

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.

CONC. ANCHOR	SS 1.1
No. 2 VALVE BOX	WS 3.10
TYP. TR ROD DETAIL	GS 1.0
TYP. GATE VALVE	WS 1.0

ITEM	CROSS REF.	SPEC. REF.

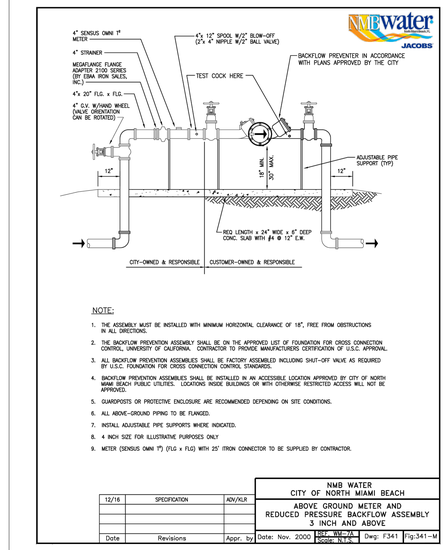
ISSUE DATE	APPROVED BY
02/25/2013	F.A.

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:

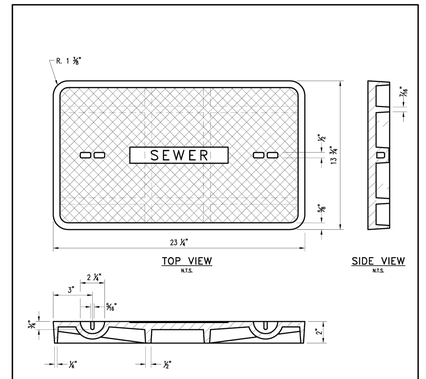
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION 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 1") (FLG x FLG) WITH 25' ITRON CONNECTOR TO BE SUPPLIED BY CONTRACTOR.

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

NMB WATER
CITY OF NORTH MIAMI BEACH

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

Date: Nov. 2006 | SHT. REV. 2 | DRWG. REV. | 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.

WYE BRANCH CONNECTION	SS 1.0

ITEM	CROSS REF.	SPEC. REF.

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

STANDARD DETAIL

SANITARY SEWER CLEAN-OUT LID DETAIL

SS 22.0 SHEET 1 OF 2

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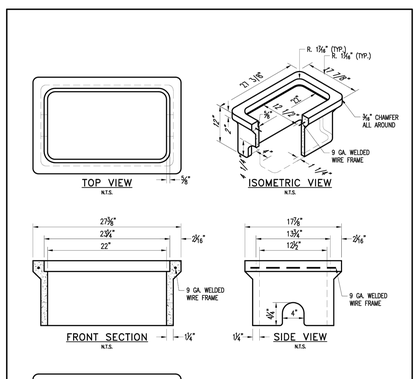


WYE BRANCH CONNECTION	SS 1.0

ITEM	CROSS REF.	SPEC. REF.

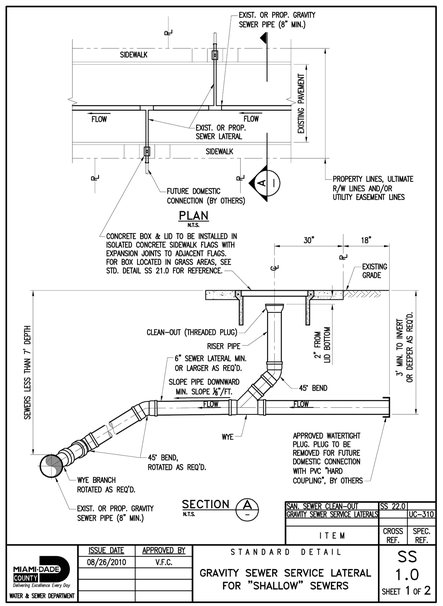
ISSUE DATE	APPROVED BY
01/14/2010	V.F.C.

STANDARD DETAIL

SANITARY SEWER CLEAN-OUT CONCRETE BOX DETAIL

SS 22.0 SHEET 2 OF 2

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



SAN. SEWER CLEAN-OUT GRAVITY SEWER SERVICE LATERALS	SS 22.0 UC-310

ITEM	CROSS REF.	SPEC. REF.

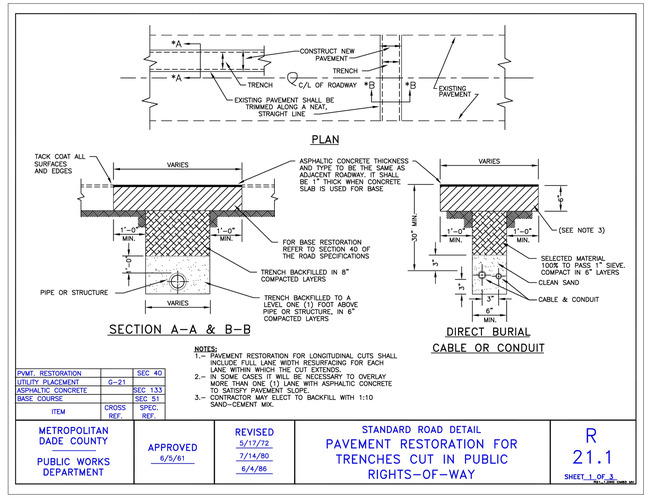
ISSUE DATE	APPROVED BY
08/26/2010	V.F.C.

STANDARD DETAIL

GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS

SS 1.0 SHEET 1 OF 2

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 MORE THAN ONE (1) LANE WITH ASPHALTIC CONCRETE TO SATISFY PAVEMENT SLOPE.
3.— CONTRACTOR MAY ELECT TO BACKFILL WITH 1:10 SAND-CEMENT MIX.

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

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 2

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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DRC / DRB SET

--

9301-9291 EAST BAY HARBOR DR

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

OWNER:
Name: 9291 EBH LTD, Florida Limited Partnership
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Miami, FL 33138
Tel: 786-518-2008

LANDSCAPE DESIGN:
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Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:
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DORAL FL 33122
Tel: 305-599-8133

MEP ENGINEER:
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ARCHITECT:
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Tel: 305.573.1818
Fax: 305.573.3766

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

WATER AND SEWER DETAILS

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

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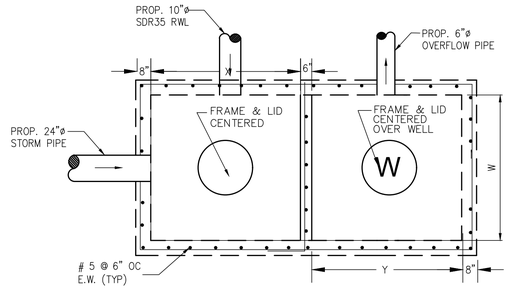
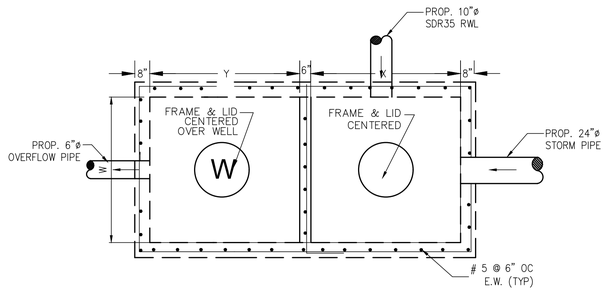
Email: info@oceanengineeringfirm.com



TOP VIEW
N.T.S.

DW-1

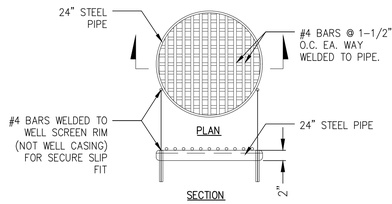


TOP VIEW
N.T.S.

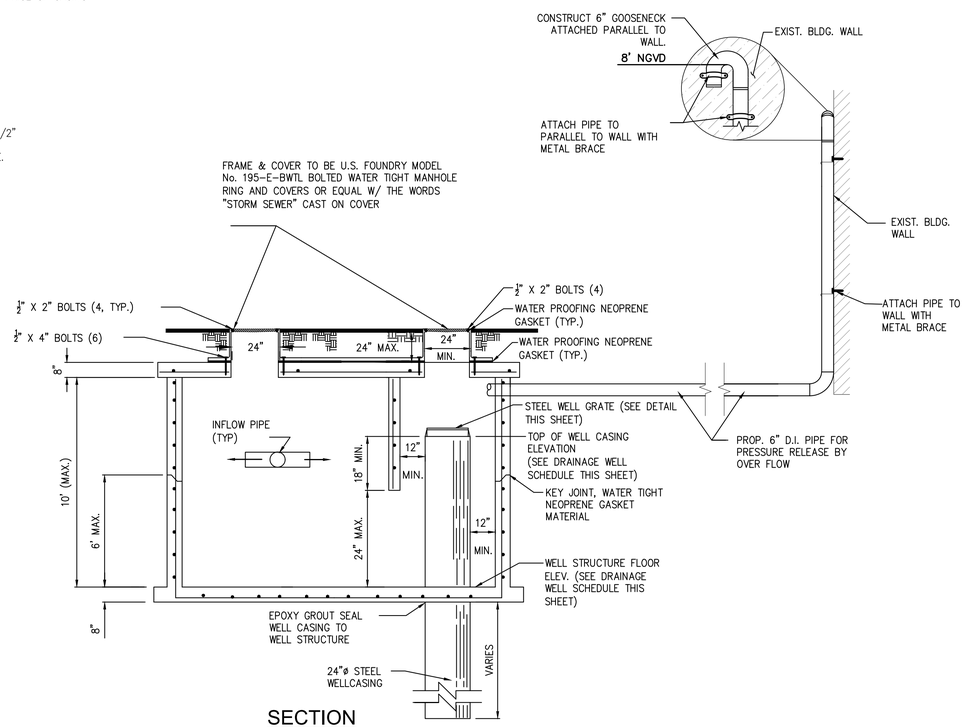
DW-2

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.

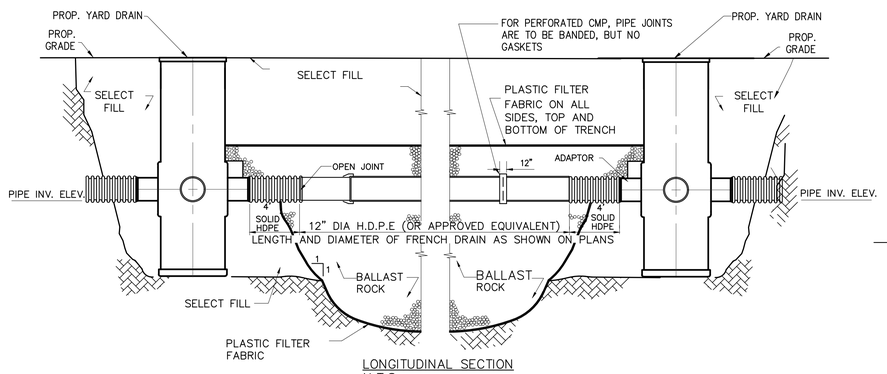


SECTION

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'	

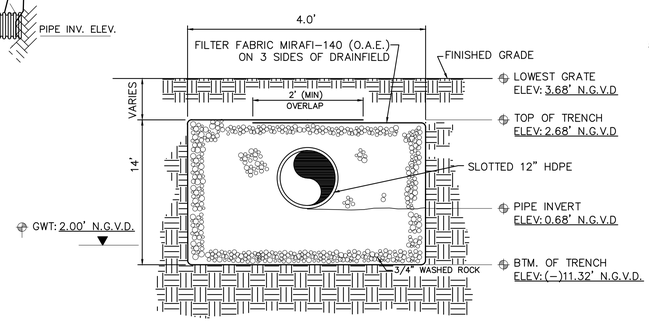


LONGITUDINAL SECTION
N.T.S.

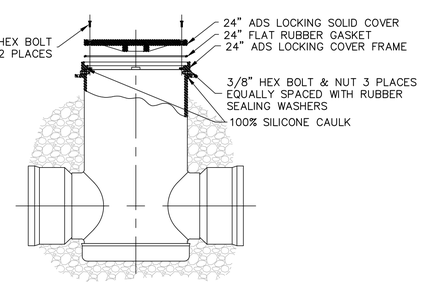
NOTE:

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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Rev.	Date	Rev.	Date
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3		11	
4		12	
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Fax: 305.573.3766

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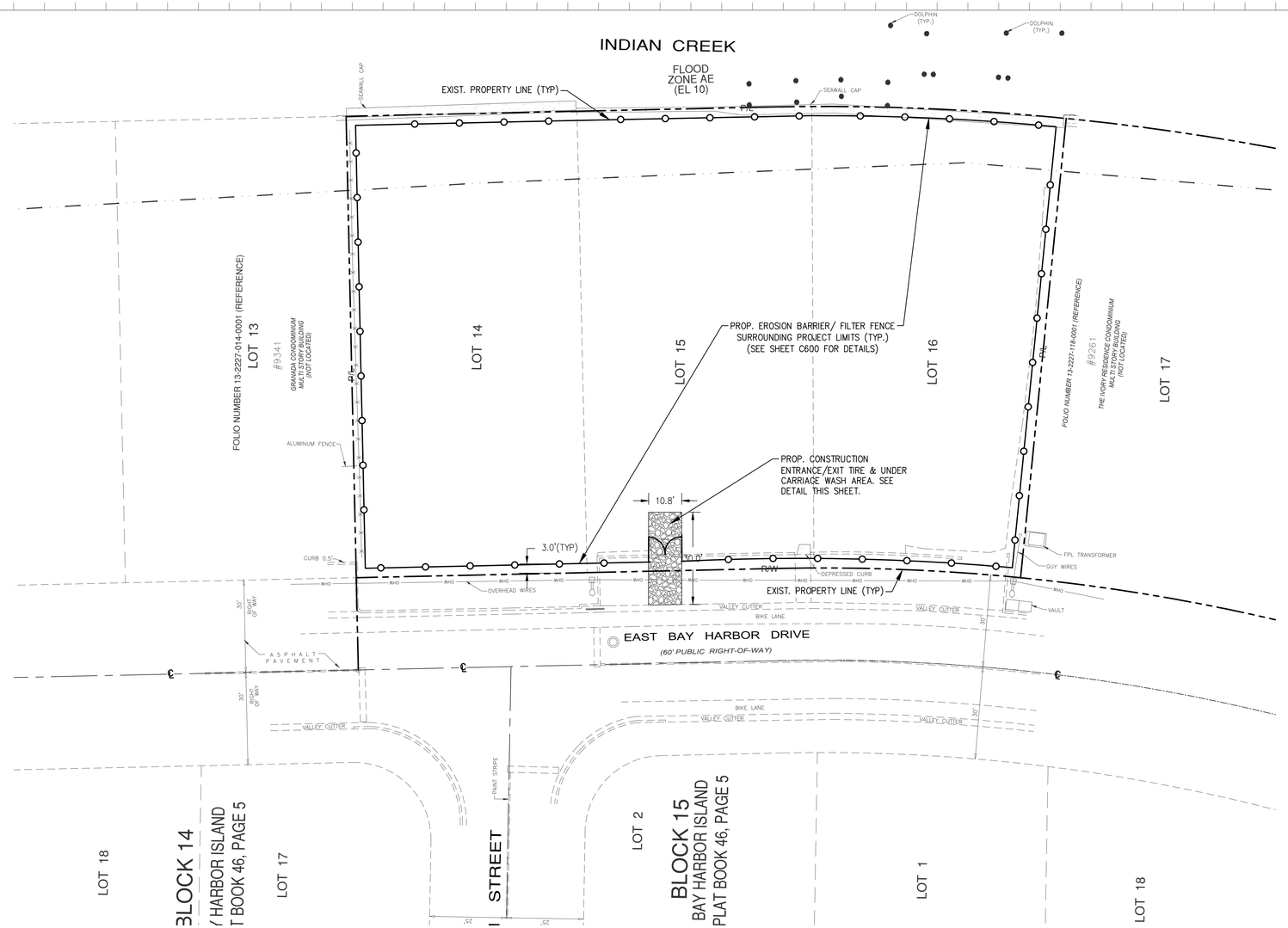
FL PE# 61747

KOBI KARP

DRAINAGE DETAILS

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



GRAPHIC SCALE

0 10 20 40

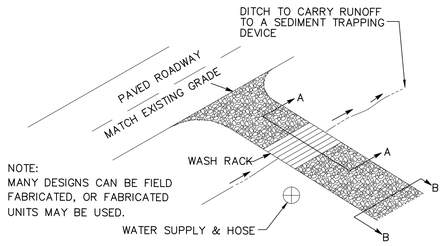
(IN FEET)
1" = 20'

LEGEND:

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

NOTES:

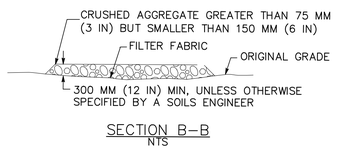
1. CONTRACTOR SHALL LOCATE THE CLOSEST DRAINAGE INLET WITHIN RIGHT-OF-WAY ON THE SAME BLOCK OF THE PROJECT SITE AND INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE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



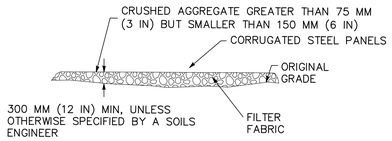
NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED.

TYPICAL TIRE WASH

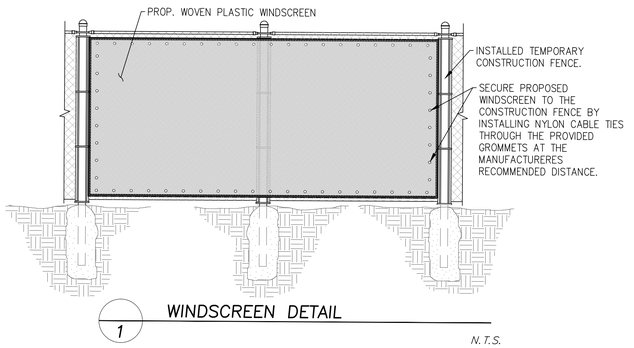
NOT TO SCALE



SECTION B–B
NTS



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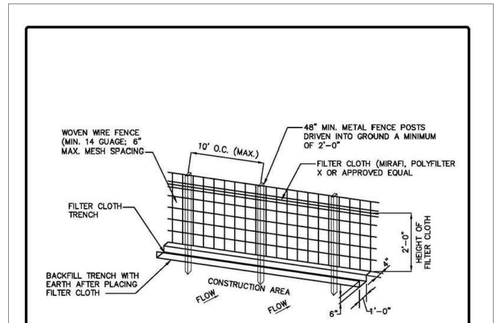
WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

KOBI KARP

SEDIMENTATION AND EROSION CONTROL PLAN

Date	11-26-2025	Sheet No.	C500
Scale			
Project	2567		



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.

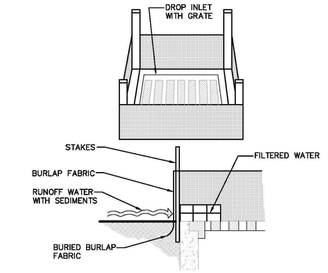
FILTER FENCE
N.T.S.

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 AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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KOBI KARP

SEDIMENTATION AND EROSION CONTROL NOTES

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

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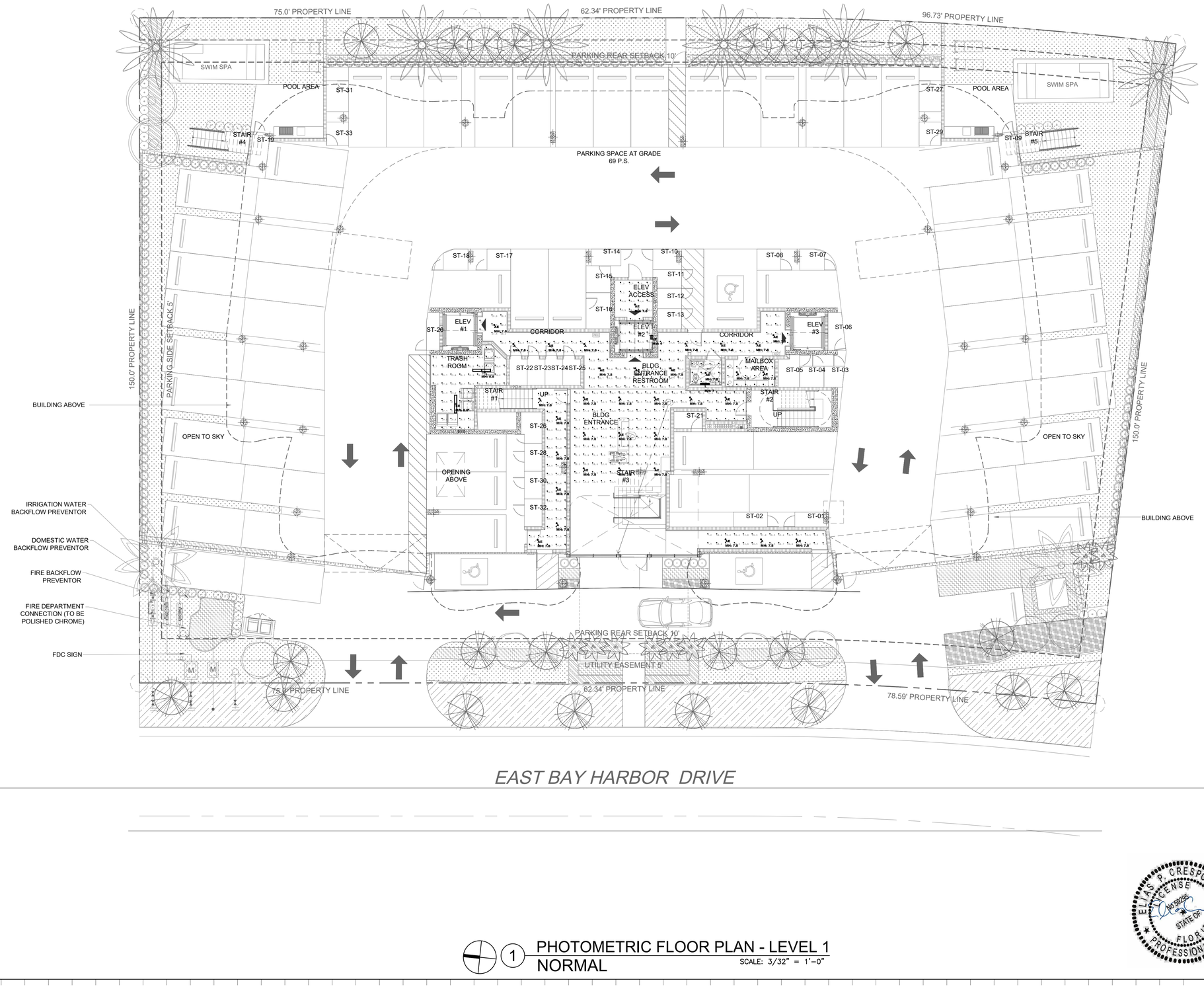

1 PHOTOMETRIC FLOOR PLAN - LEVEL 1
NORMAL
SCALE: 3/32" = 1'-0"

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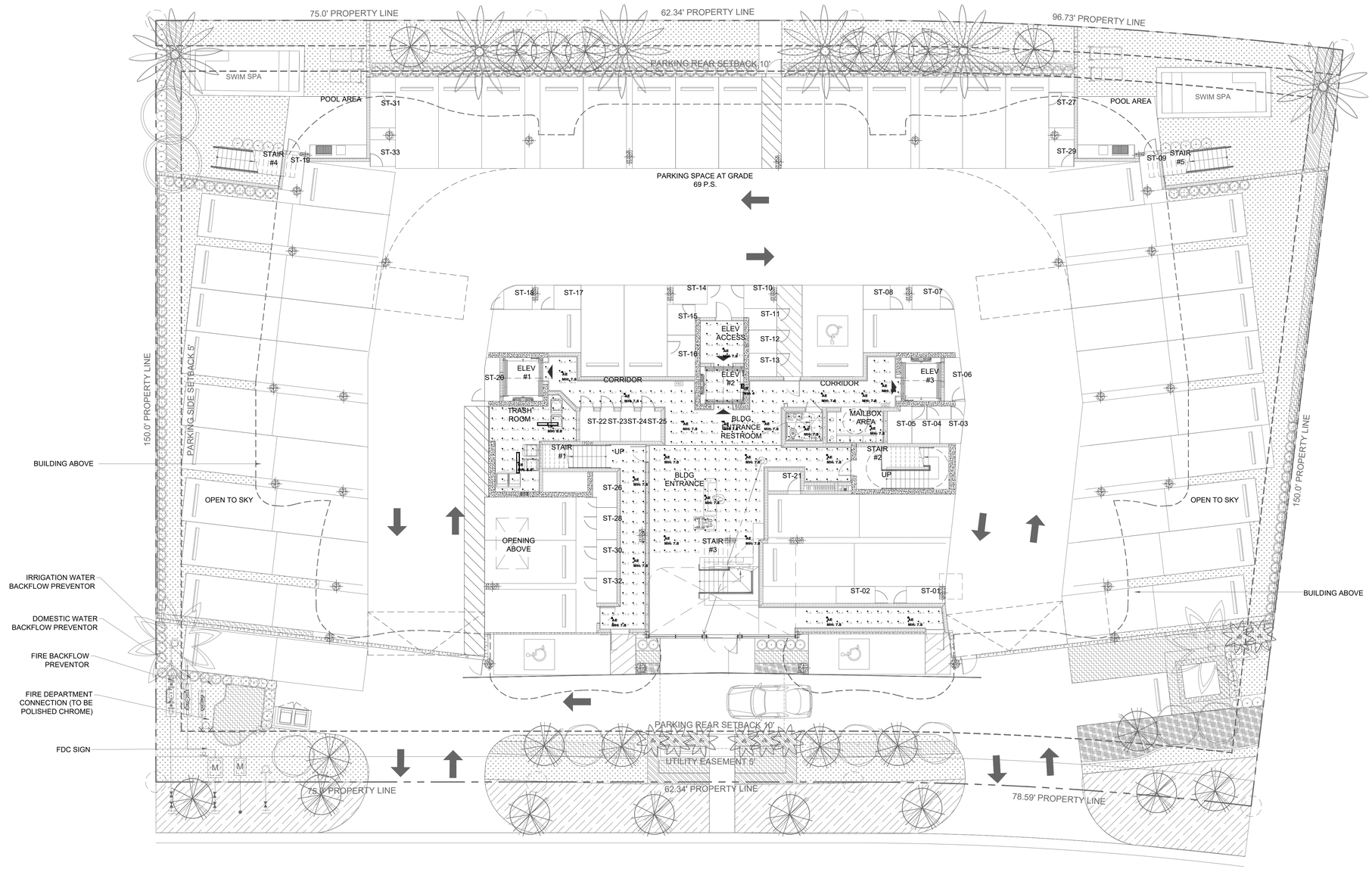
FLOOR PLAN - LEVEL 1

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



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EMERGENCY
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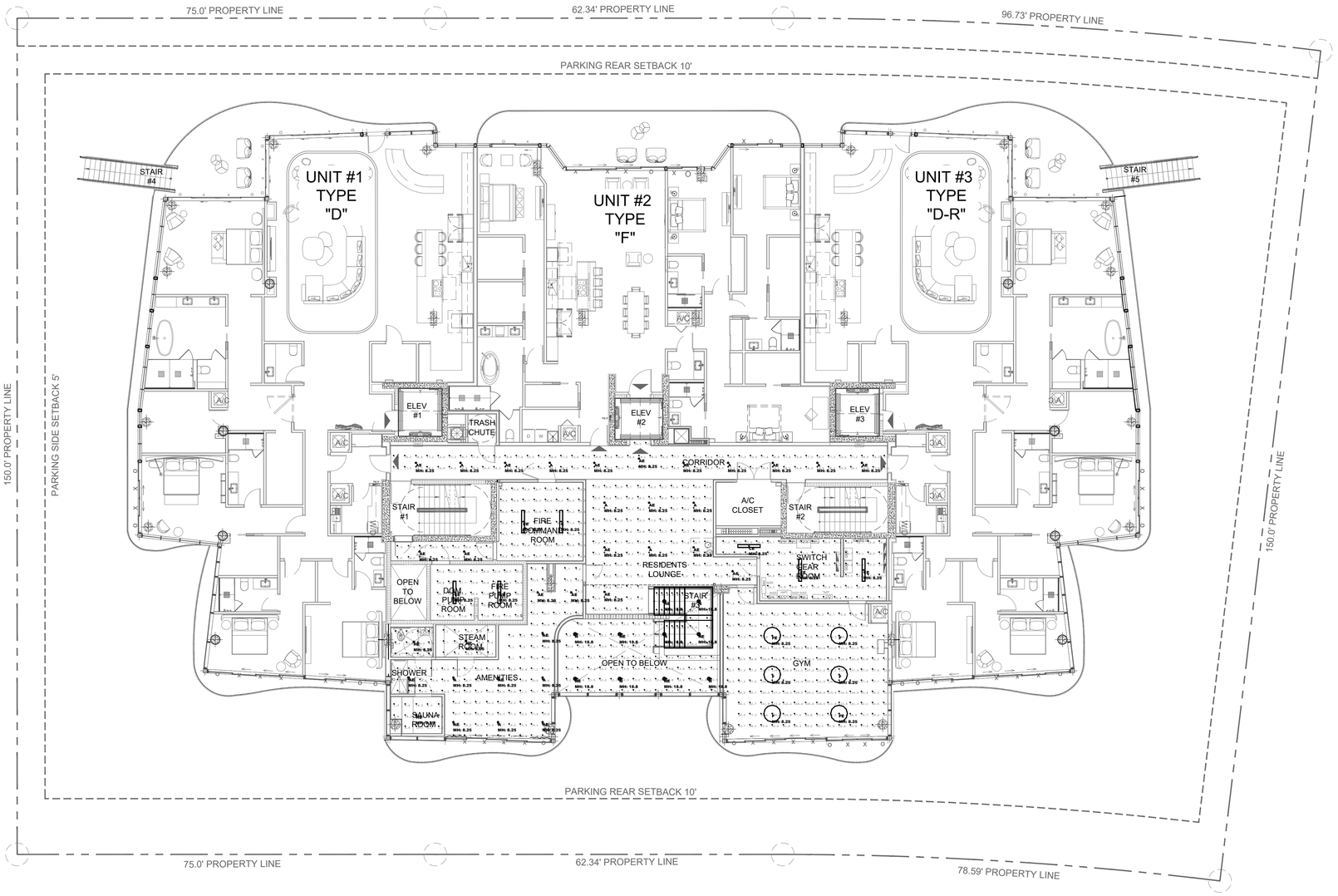
FLOOR PLAN - LEVEL 1

Date	11-26-2025	Sheet No.	PH-2
Scale			
Project	2567		



1 PHOTOMETRIC FLOOR PLAN - LEVEL 2
NORMAL
SCALE: 3/32" = 1'-0"

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FLOOR PLAN - LEVEL 2

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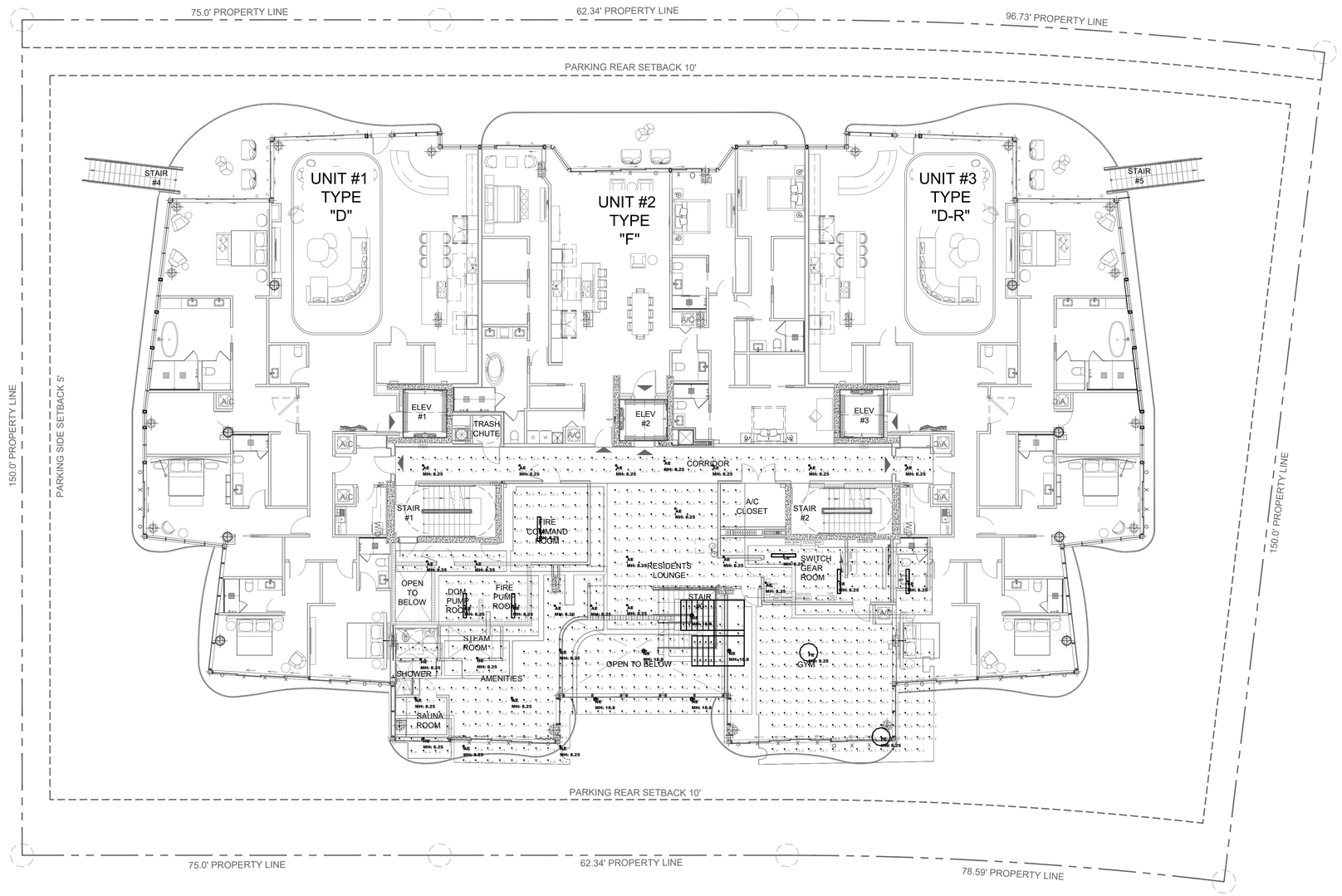
Project	2567		



1 PHOTOMETRIC FLOOR PLAN - LEVEL 2 EMERGENCY

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

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FLOOR PLAN - LEVEL 2

Date	11-26-2025	Sheet No. PH-4
Scale		
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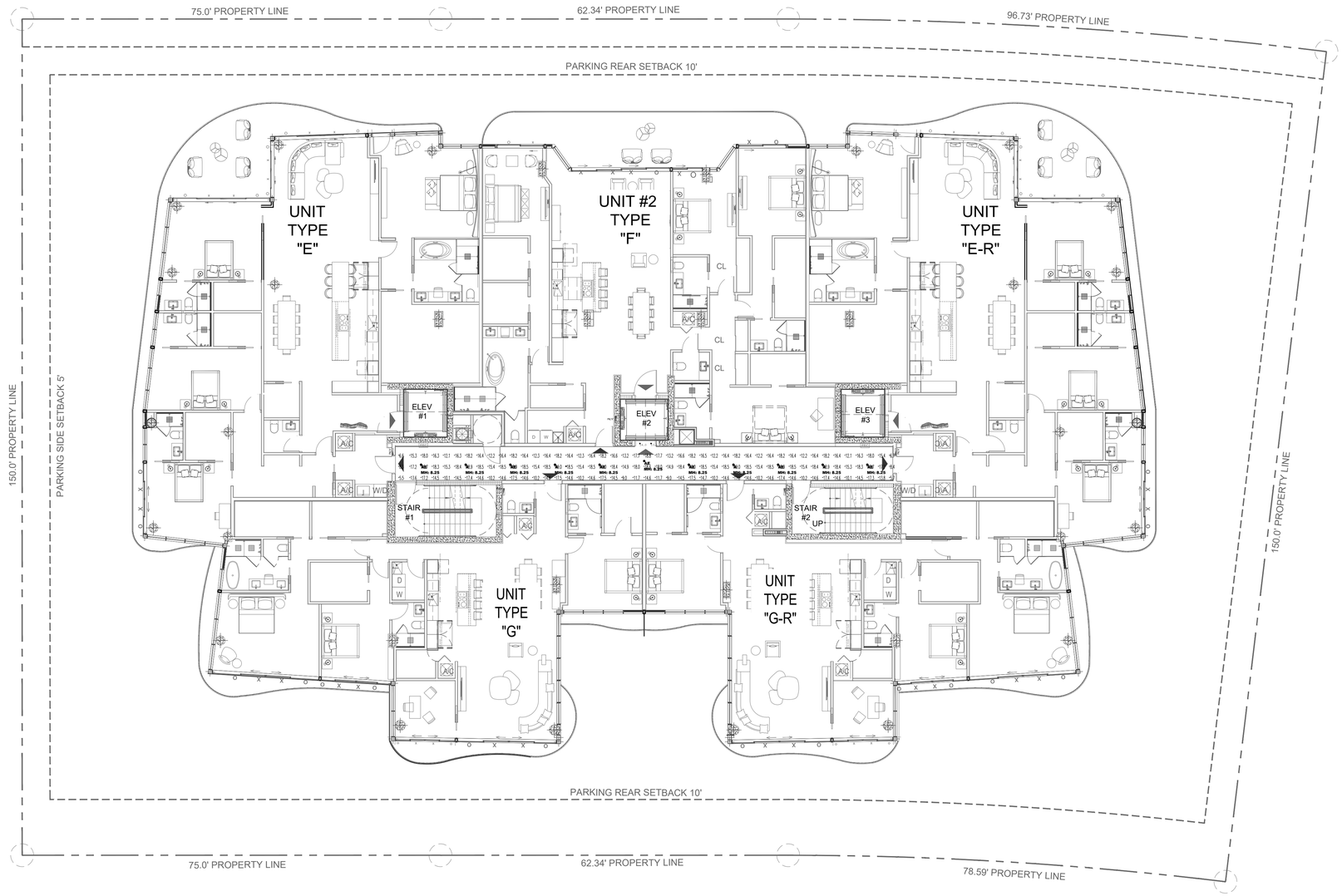

LUMINAIRE SCHEDULE								
Scenario: NORMAL								
SYMBOL	LABEL	ARRANG.	MANUF.	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMIN. LUMENS	LUMIN. WATTS
⊕	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	N/A	0.670	1302	14
⊕	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEV. THRESHOLD	Illuminance	Fc	2	N.A.	N.A.	13.55	14.0	13.1	1.03	1.07
TYP CORRIDOR_Floor	Illuminance	Fc	2	2	0	15.49	19.0	5.5	2.82	3.45

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
TYP CORR._LPD	540.14	154	0.285

1 PHOTOMETRIC FLOOR PLAN - LEVEL 3-8
NORMAL
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
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DRC / DRB SET

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9301-9291 EAST BAY HARBOR DR

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BAY HARBOR ISLANDS, FL 33154

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CIVIL ENGINEER:
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Miami, FL 33138
Tel: 786-518-2008

LANDSCAPE DESIGN:
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Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:
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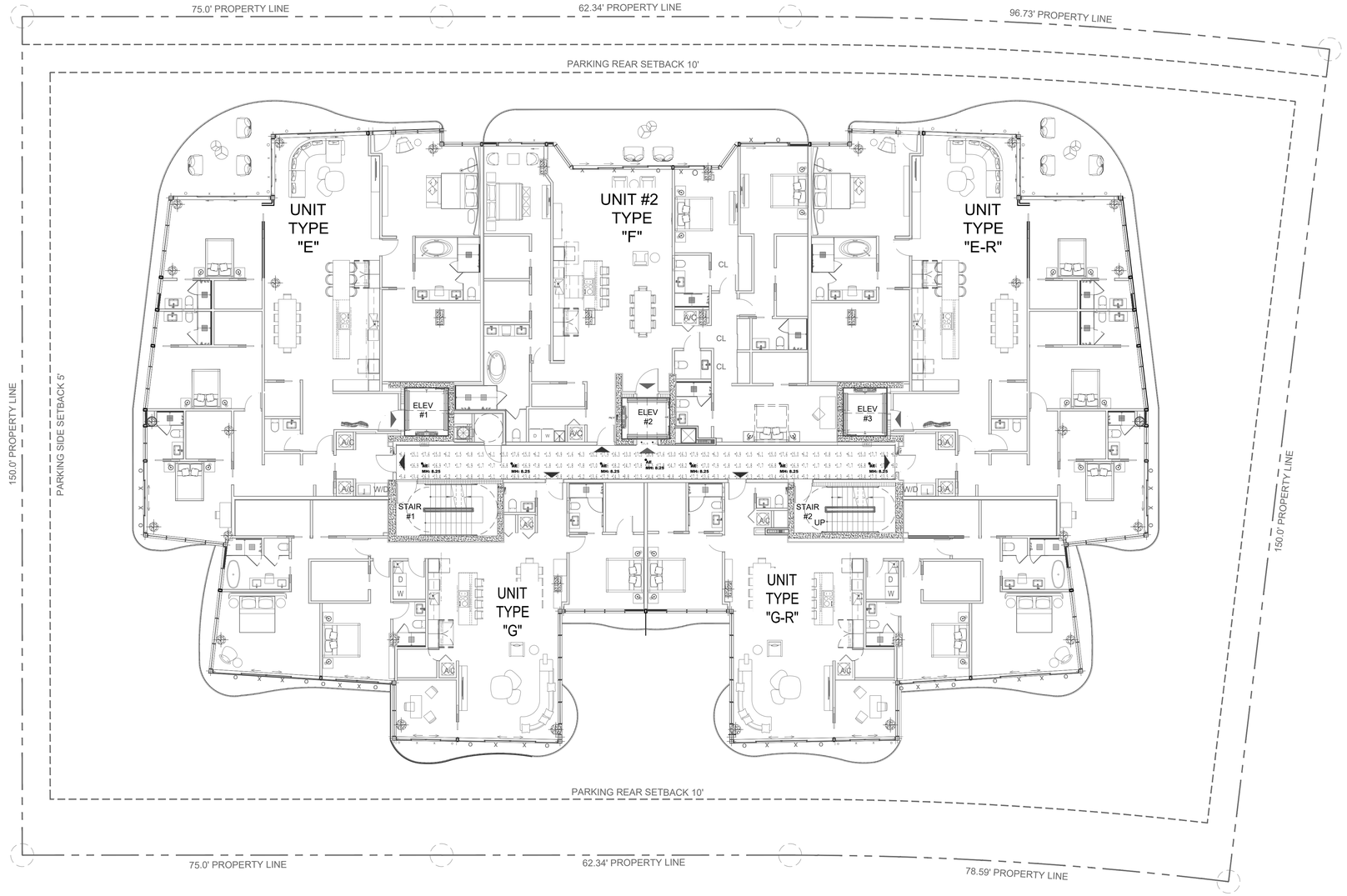
FLOOR PLAN - LEVEL 3-8

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"

Rev.	Date	Rev.	Date
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3		11	
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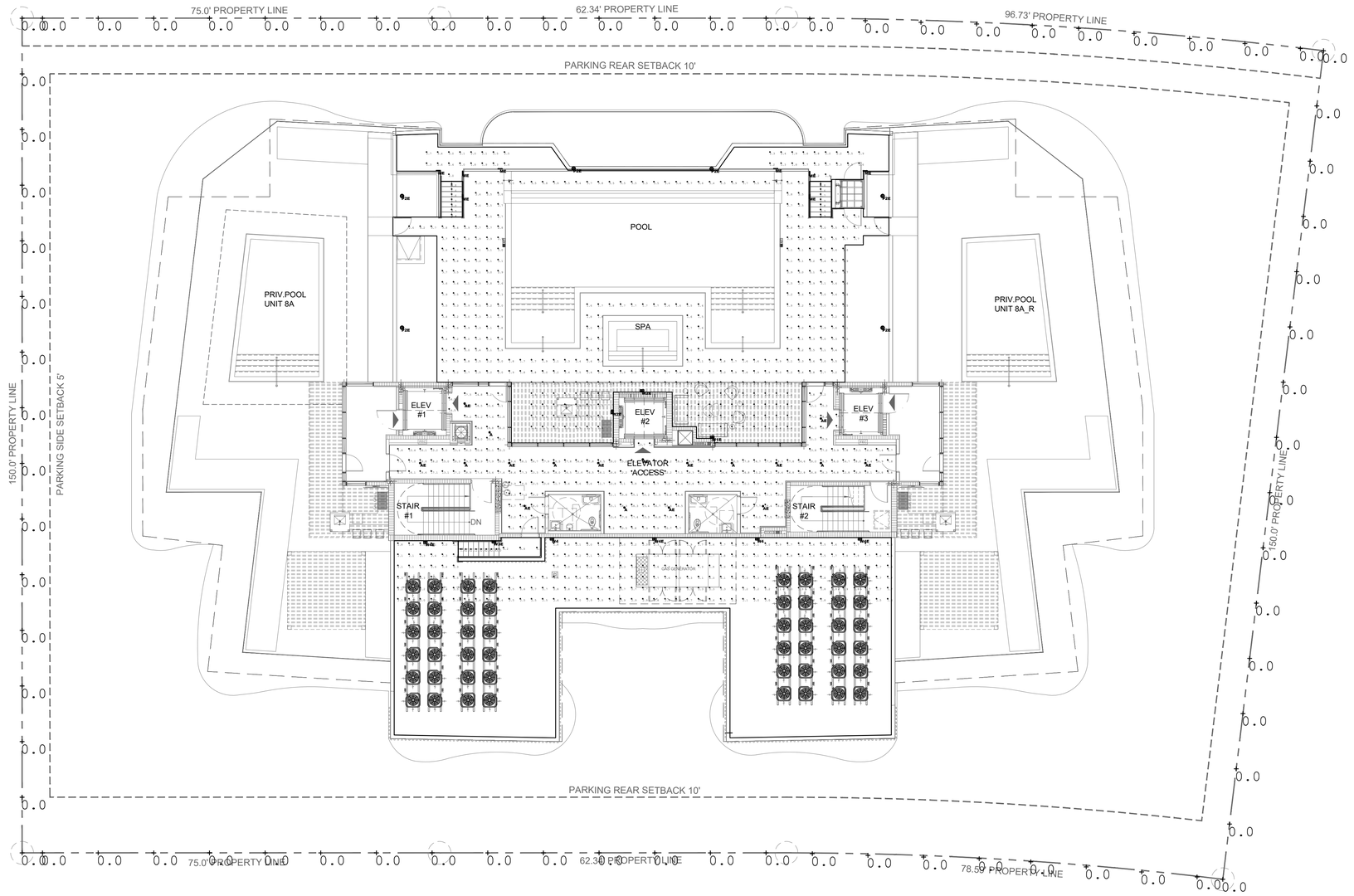
FLOOR PLAN - LEVEL 3-8

Date	11-26-2025	Sheet No.	PH-6
Scale			
Project	2567		



1 PHOTOMETRIC FLOOR PLAN ROOF DECK - LEVEL 9
NORMAL

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

Rev.	Date	Rev.	Date
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2		10	
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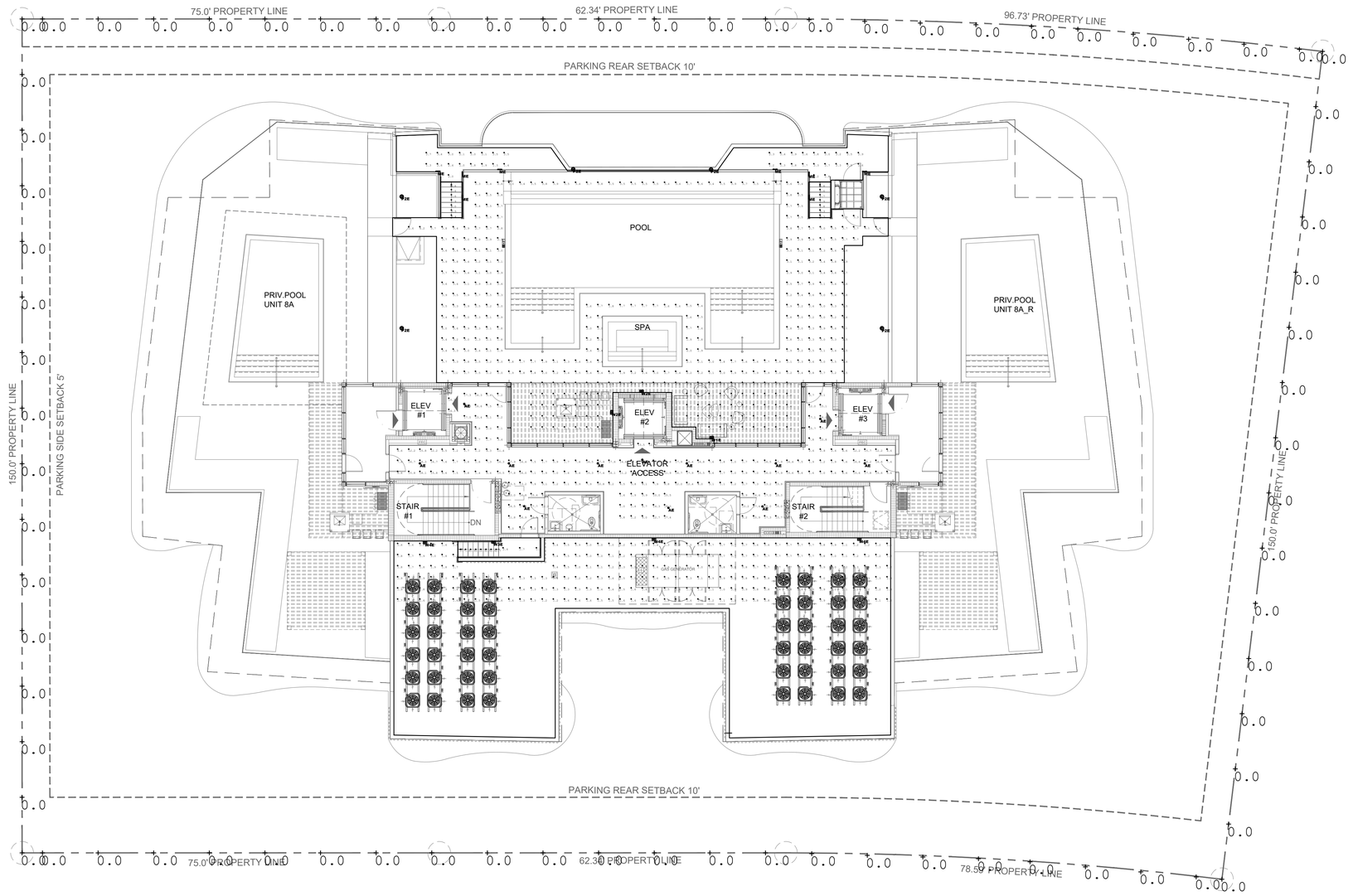
ROOF DECK - LVL 9 FLOOR PLAN

Date	11-26-2025	Sheet No.	PH-7
Scale			
Project	2567		



1 PHOTOMETRIC FLOOR PLAN ROOF DECK - LEVEL 9
EMERGENCY

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

Rev.	Date	Rev.	Date
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2		10	
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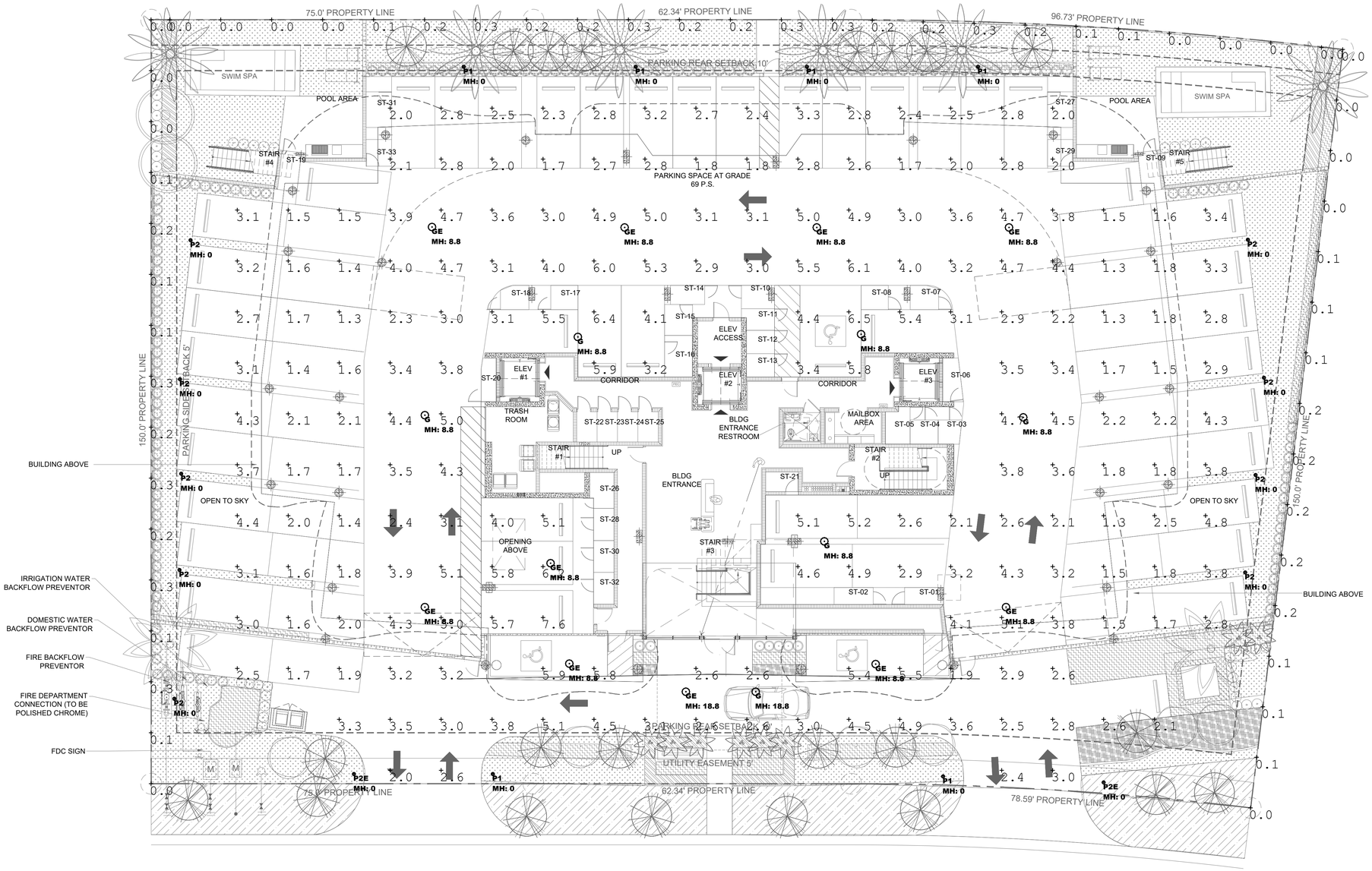
ROOF DECK - LVL 9 FLOOR PLAN

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



1 PHOTOMETRIC PARKING & SITE - LEVEL 1
NORMAL
SCALE: 3/32" = 1'-0"

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Rev.	Date	Rev.	Date
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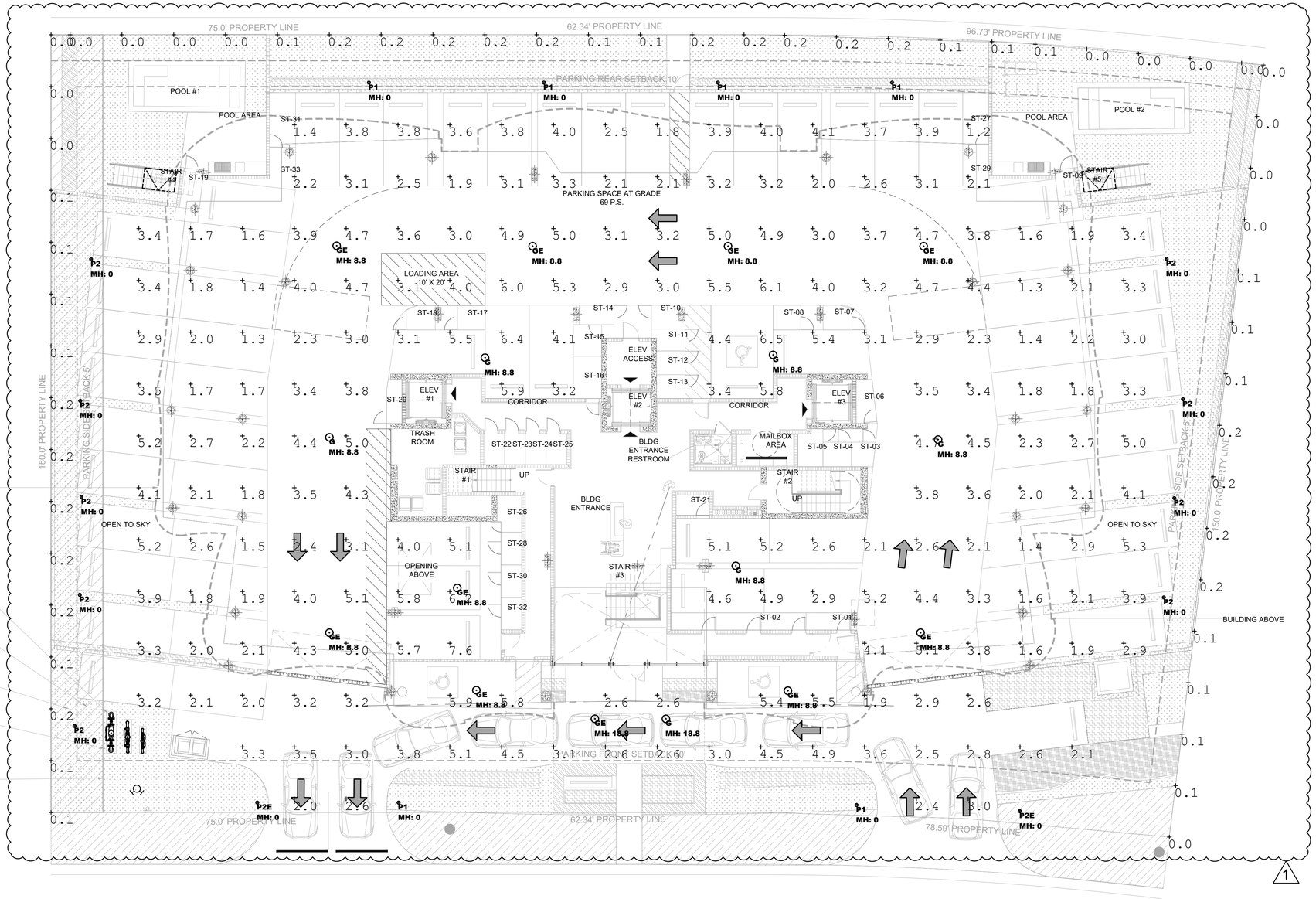
PARKING & SITE - LEVEL 1

Date	11-26-2025	Sheet No.	PH-9
Scale			
Project	2567		



1 PHOTOMETRIC PARKING & SITE - LEVEL 1
NORMAL

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-2026	9	
2		10	
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K O B I K A R P

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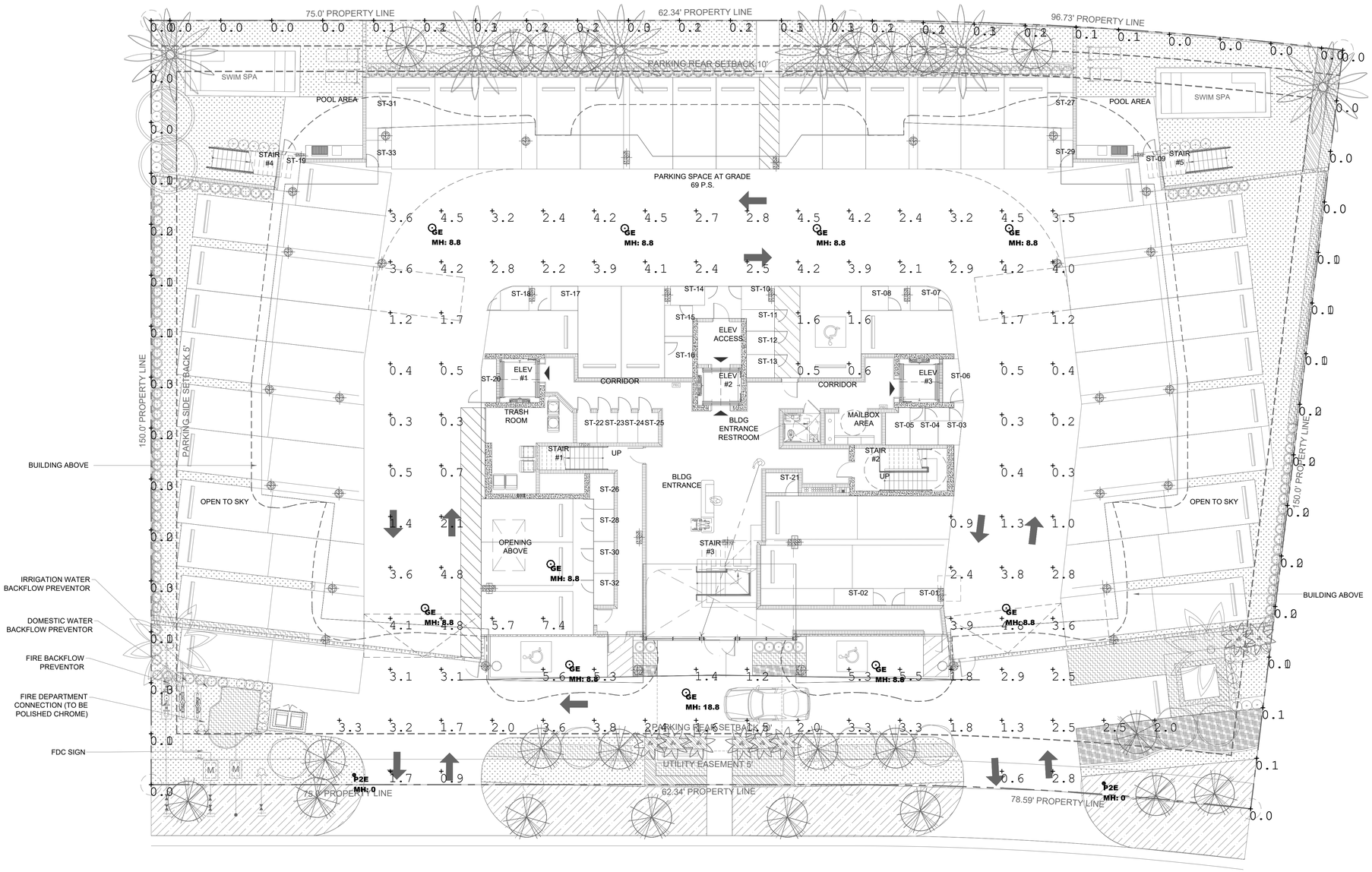
PARKING & SITE - LEVEL 1

Date	11-26-2025	Sheet No.	PH-9
Scale			
Project	2567		



1 PHOTOMETRIC PARKING & SITE - LEVEL 1
EMERGENCY

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

VOID

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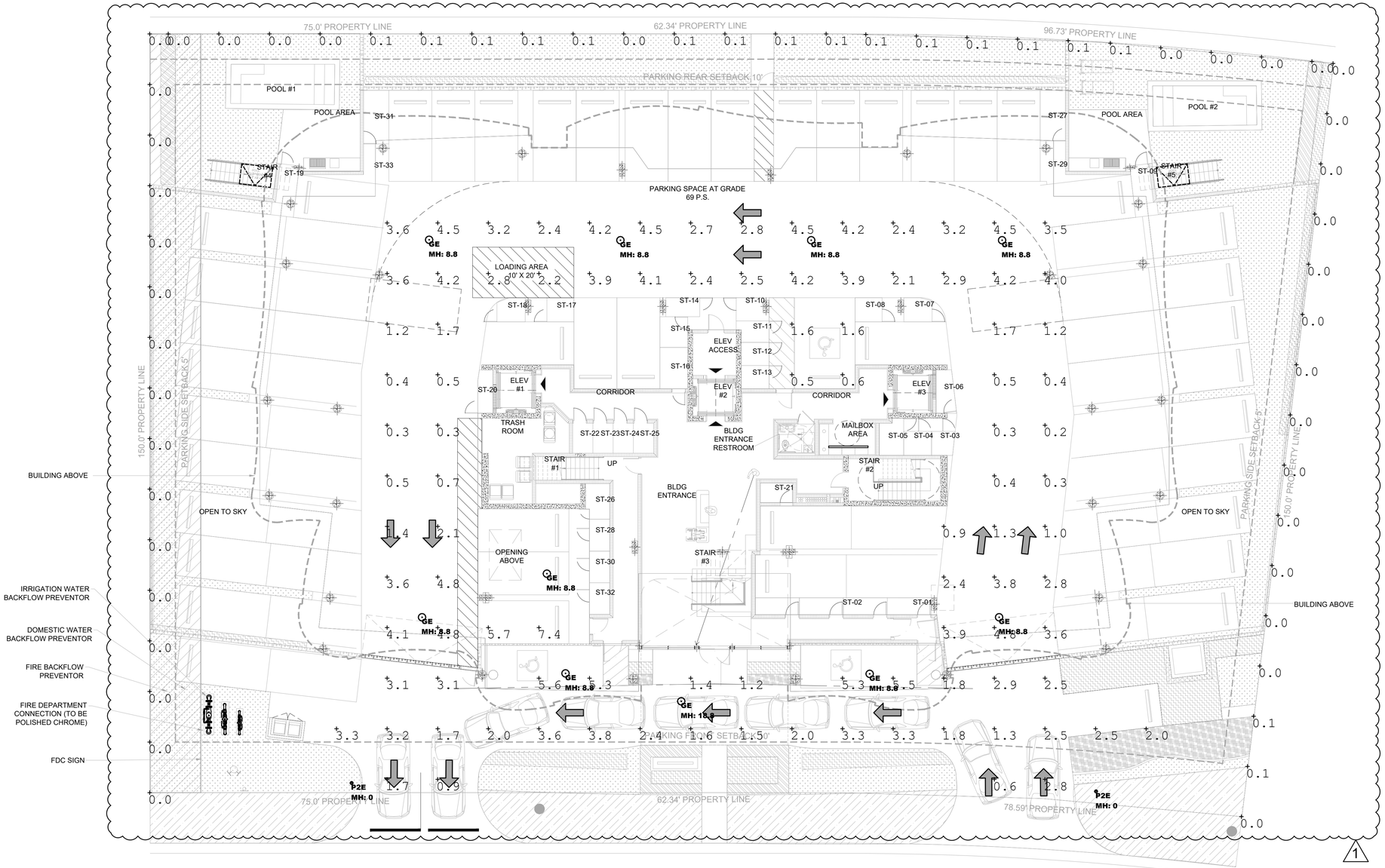
PARKING & SITE - LEVEL 1

Date	11-26-2025	Sheet No.	PH-10
Scale			
Project	2567		



1 PHOTOMETRIC PARKING & SITE - LEVEL 1
EMERGENCY

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-2026	9	
2		10	
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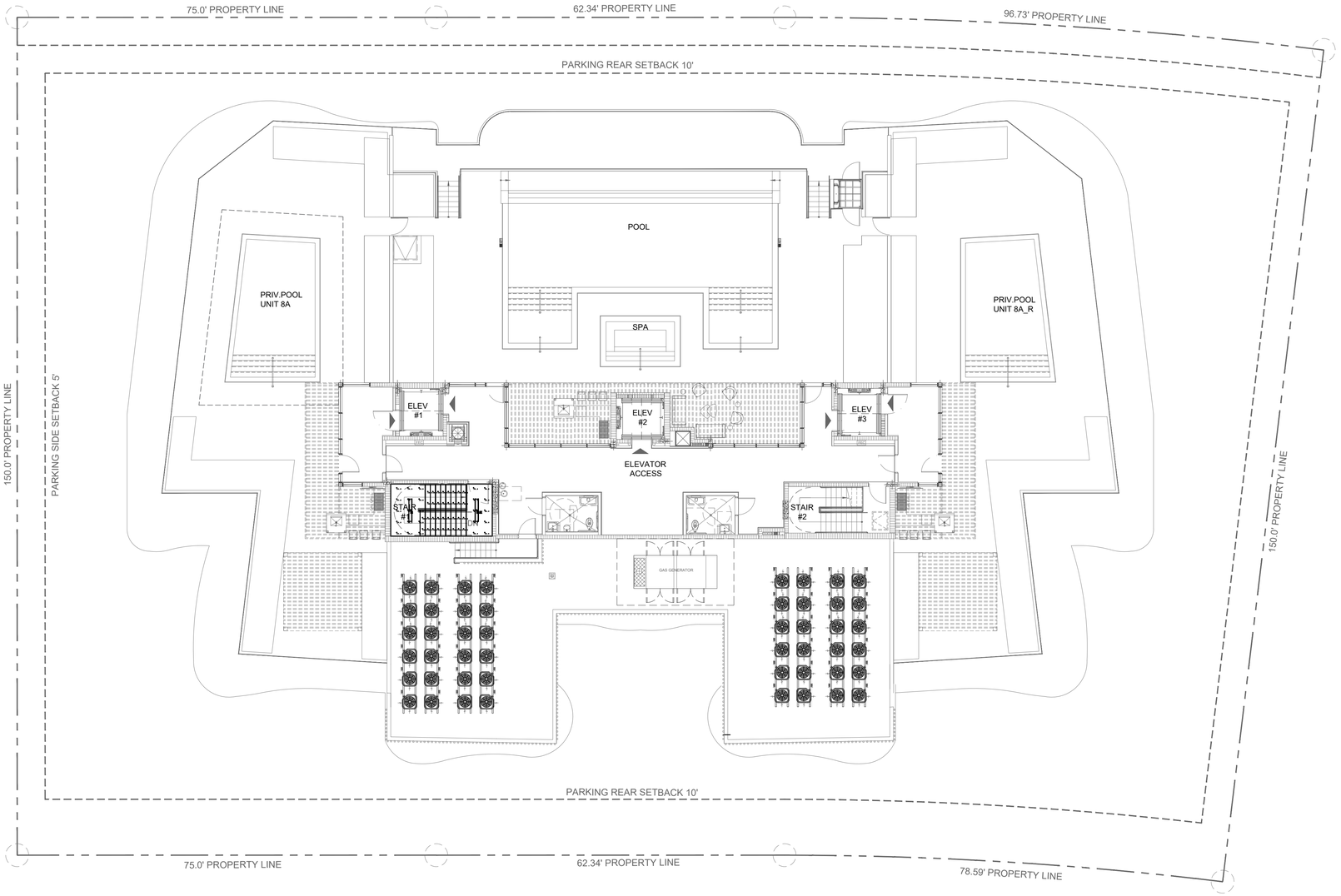
PARKING & SITE - LEVEL 1

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"

VOID

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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DRC / DRB SET

--

9301-9291 EAST BAY HARBOR DR

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

OWNER:
Name: 9291 EBH LTD, Florida Limited Partnership
Address: 1133 Normandy Drive, Miami Beach, FL 33141

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

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:
Name: EASTERN ENGINEERING GROUP
Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
Tel: 305-599-8133

MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
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Tel: 305-828-0644

ARCHITECT:
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Tel: 305.573.1818
Fax: 305.573.3766

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Lic. # AR0012578

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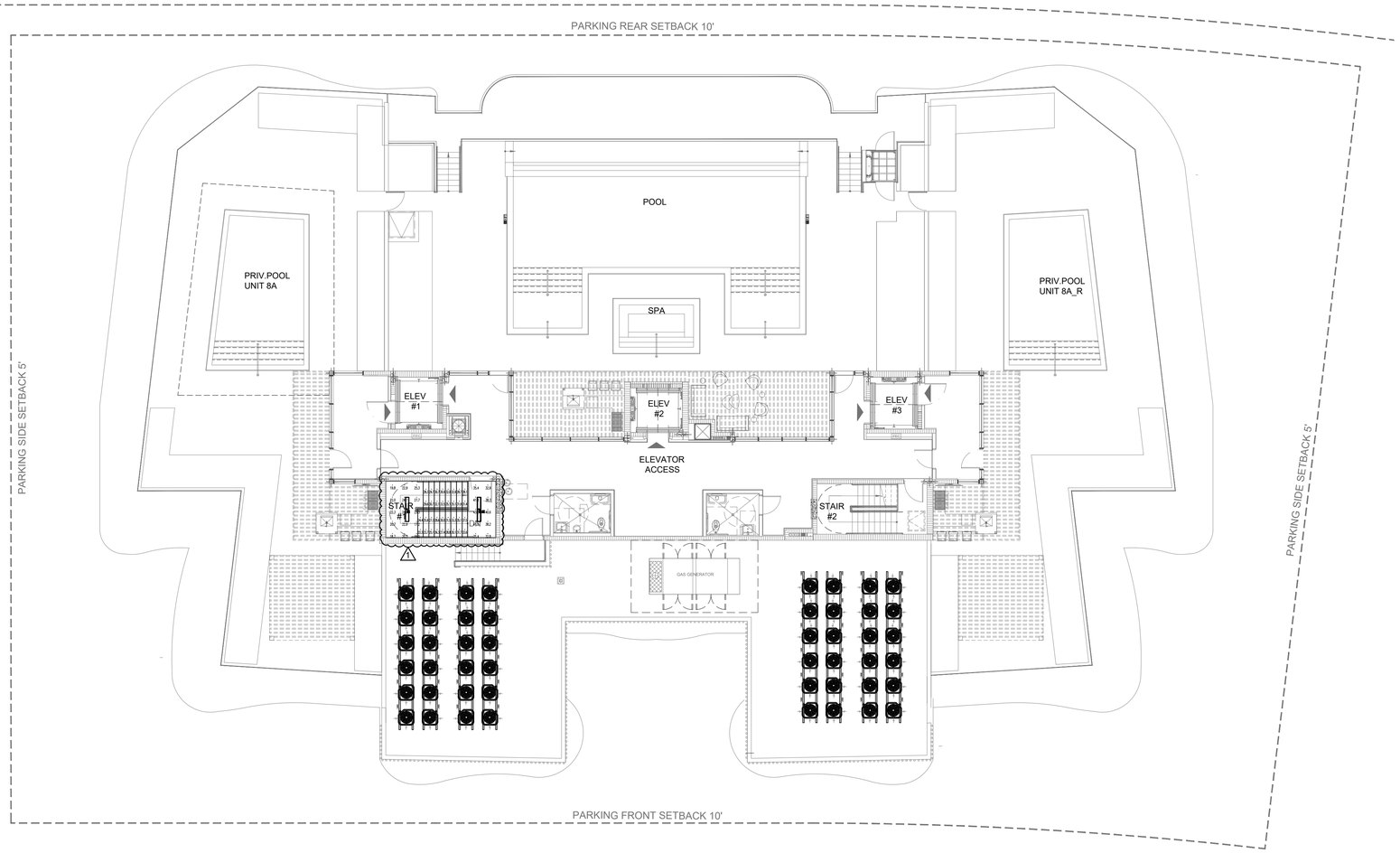
C.A. No. 8464/ P.E. No. 59295

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
→	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
1	DRC COMMENTS	03-26-2026	9	
2			10	
3			11	
4			12	
5			14	
6			15	
7			16	
8			17	

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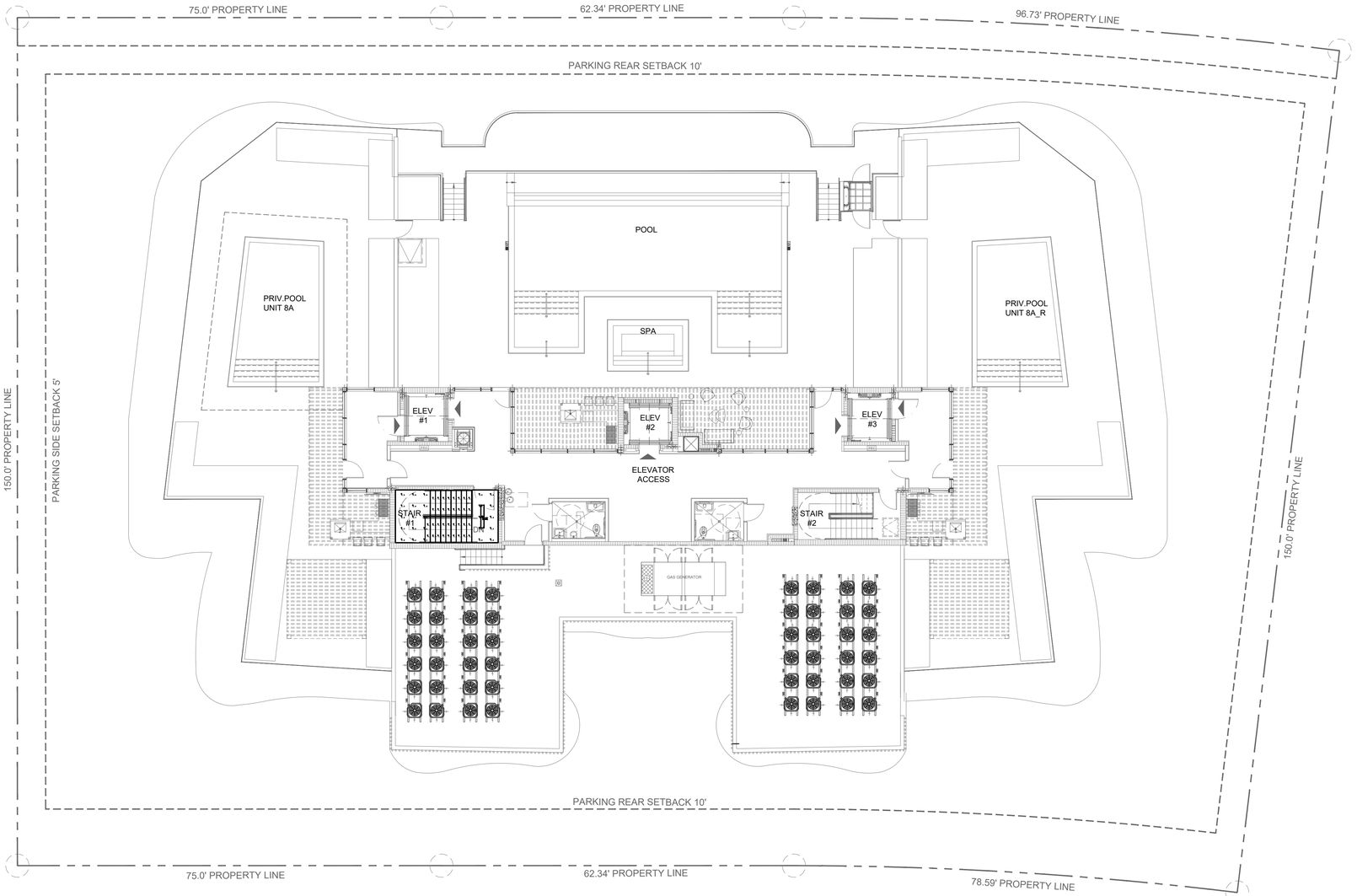
TYPICAL STAIR - LEVEL 9

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



LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
→	BE	Single	New Star Lighting	VIC4 N L3 30 80C 1C RWC WH UN EL1	CEILING SURFACE	BATTERY	0.860	7200	75

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
STAIR 1	Illuminance	Fc				1.83	4.5	0.2	9.15	22.50

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
STAIR 1_LPD	169.55	675	3.981

1 PHOTOMETRIC TYPICAL STAIR - LEVEL 9
EMERGENCY
SCALE: 3/32" = 1'-0"

VOID

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2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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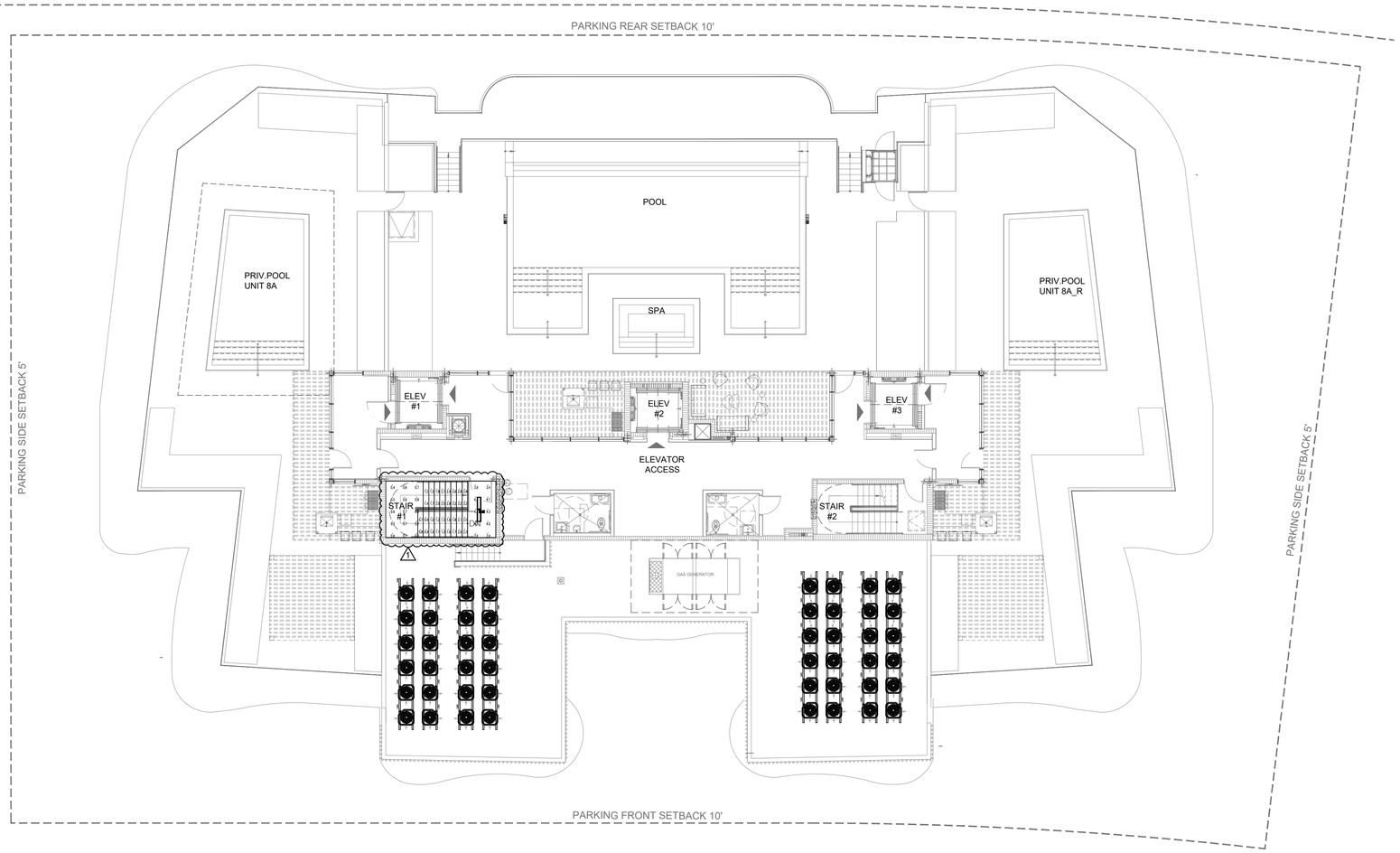
TYPICAL STAIR - LEVEL 9

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
→	BE	Single	New Star Lighting	VIC4 N L3 30 80C 1C RWC WH UN EL1	CEILING SURFACE	BATTERY	0.860	7200	75

CALCULATION SUMMARY

Scenario: NORMAL

LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
STAIR 1	Illuminance	Fc				1.83	4.5	0.2	9.15	22.50

LIGHTING POWER DENSITY SUMMARY

Scenario: NORMAL

LABEL	AREA	TOTAL WATTS	LPD
STAIR 1_LPD	169.55	675	3.981

1 PHOTOMETRIC TYPICAL STAIR - LEVEL 9
EMERGENCY
SCALE: 3/32" = 1'-0"

Rev.		Date	Rev.	Date
1	DRC COMMENTS	03-26-2026	9	
2			10	
3			11	
4			12	
5			13	
6			14	
7			15	
8			16	
			17	

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TYPICAL STAIR - LEVEL 9

Date	11-26-2025	Sheet No.	PH-12
Scale			
Project	2567		

LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	N/A	0.670	1302	14
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 +EB AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	C	Single	TARGETTI	LDD 4 B 45 30 10	CEILING SURFACE	N/A	0.860	4610	34
	CE	Single	TARGETTI	LDD 4 B 45 30 10 BB	CEILING SURFACE	GENERATOR	0.860	4610	34
	F	Single	Brownlee Lighting Inc	2440 38 H136 xx 30K	CEILING SURFACE	N/A	0.860	15047	136
	FE	Single	Brownlee Lighting Inc	2440 38 H136 xx 30K	CEILING SURFACE	GENERATOR	0.860	15047	136
	HE	Single	Designplan Lighting, Inc	R-10-R-L26 30 45 4 11M X RMT + PPLT00xxx-P	CEILING RECESSED	GENERATOR	0.670	926	10.876
	N	Single	BEGA	66057 K3	CEILING SURFACE	N/A	0.670	1926	18.5
	NE	Single	BEGA	66057 K3	CEILING SURFACE	GENERATOR	0.670	1926	18.5

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AMENITIES_Floor	Illuminance	Fc	2	2	0	15.62	22.9	2.4	6.51	9.54
BOH CORRIDOR_Floor	Illuminance	Fc	2	2	0	16.16	20.2	7.9	2.05	2.56
CORRIDOR_Floor	Illuminance	Fc	2	2	0	16.83	19.5	7.3	2.31	2.67
DOM PUMP & FIRE PUMP ROOM_Floor	Illuminance	Fc	2	2	0	24.32	37.0	17.4	1.40	2.13
ELEVATOR THRESHOLD	Illuminance	Fc	2	N.A.	N.A.	14.10	14.5	13.7	1.03	1.06
ENTRANCE_Floor	Illuminance	Fc	2	2	0	12.11	14.8	8.3	1.46	1.78
FIRE COMMAND_Floor	Illuminance	Fc	2	2	0	23.68	39.1	14.2	1.67	2.75
GYM_Floor	Illuminance	Fc	2	2	0	85.13	120.0	19.7	4.32	6.09
RESIDENTS LOUNGE_Floor	Illuminance	Fc	2	2	0	14.08	19.4	1.2	11.73	16.17
SAUNA ROOM_Floor	Illuminance	Fc	2	2	0	10.01	32.4	1.2	8.34	27.00
SHOWER_Floor	Illuminance	Fc	2	2	0	12.03	29.3	3.6	3.34	8.14
STEAM ROOM_Floor	Illuminance	Fc	2	2	0	9.48	32.4	1.1	8.62	29.45
SWITCH GEAR ROOM_Floor	Illuminance	Fc	2	2	0	20.52	29.5	10.4	1.97	2.84
STAIR 3	Illuminance	Fc				17.35	21.4	13.9	1.25	1.54

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
AMENITIES_LPD	488.35	140	0.287
BOH CORRIDOR_LPD	63.05	28	0.444
CORRIDOR_LPD	542.44	154	0.284
DOM PUMP & FIRE PUMP ROOM_LPD	162.94	68	0.417
ENTRANCE_LPD	452.00	185	0.409
FIRE COMMAND_LPD	212.50	68	0.320
GYM_LPD	702.73	816	1.161
RESIDENTS LOUNGE_LPD	533.29	112	0.210
SAUNA ROOM_LPD	55.32	10.876	0.197
SHOWER_LPD	40.61	10.876	0.268
STEAM ROOM_LPD	61.86	10.876	0.176
SWITCH GEAR ROOM_LPD	274.48	102	0.372

1 PHOTOMETRIC SCHEDULES - LEVEL 2
STADISTICS (NORMAL)

SCALE: N.T.S.

LUMINAIRE SCHEDULE									
Scenario: EMERGENCY									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 +EB AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	CE	Single	TARGETTI	LDD 4 B 45 30 10 BB	CEILING SURFACE	GENERATOR	0.860	4610	34
	FE	Single	Brownlee Lighting Inc	2440 38 H136 xx 30K	CEILING SURFACE	GENERATOR	0.860	15047	136
	HE	Single	Designplan Lighting, Inc	R-10-R-L26 30 45 4 11M X RMT + PPLT00xxx-P	CEILING RECESSED	GENERATOR	0.670	926	10.876
	NE	Single	BEGA	66057 K3	CEILING SURFACE	GENERATOR	0.670	1926	18.5

CALCULATION SUMMARY										
Scenario: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AMENITIES_EM	Illuminance	Fc	2	2	0	10.33	22.8	0.7	14.76	32.57
BOH CORRIDOR_EM	Illuminance	Fc	2	2	0	16.21	20.3	8.0	2.03	2.54
CORRIDOR_EM	Illuminance	Fc	2	2	0	10.59	18.6	0.8	13.24	23.25
DOM PUMP & FIRE PUMP ROOM_EM	Illuminance	Fc	2	2	0	24.34	37.0	17.4	1.40	2.13
ELEVATOR THRESHOLD	Illuminance	Fc	2	N.A.	N.A.	13.70	14.1	13.3	1.03	1.06
ENTRANCE_EM	Illuminance	Fc	2	2	0	5.93	7.2	3.9	1.52	1.85
FIRE COMMAND_EM	Illuminance	Fc	2	2	0	12.14	21.7	3.9	3.11	5.56
GYM_EM	Illuminance	Fc	2	2	0	27.92	63.9	3.9	7.16	16.38
RESIDENTS LOUNGE_EM	Illuminance	Fc	2	2	0	8.80	18.8	0.9	9.78	20.89
SAUNA ROOM_EM	Illuminance	Fc	2	2	0	10.06	32.4	1.2	8.38	27.00
SHOWER_EM	Illuminance	Fc	2	2	0	12.09	29.4	3.6	3.36	8.17
STEAM ROOM_EM	Illuminance	Fc	2	2	0	9.53	32.5	1.1	8.66	29.55
SWITCH GEAR ROOM_EM	Illuminance	Fc	2	2	0	20.49	29.5	10.4	1.97	2.84
STAIR 3	Illuminance	Fc				9.67	13.4	5.3	1.82	2.53

LIGHTING POWER DENSITY SUMMARY			
Scenario: EMERGENCY			
LABEL	AREA	TOTAL WATTS	LPD
AMENITIES_LPD	488.35	98	0.201
BOH CORRIDOR_LPD	63.05	28	0.444
CORRIDOR_LPD	542.44	98	0.181
DOM PUMP & FIRE PUMP ROOM_LPD	162.94	68	0.417
ENTRANCE_LPD	452.00	92.5	0.205
FIRE COMMAND_LPD	212.50	34	0.160
GYM_LPD	702.73	272	0.387
RESIDENTS LOUNGE_LPD	533.29	70	0.131
SAUNA ROOM_LPD	55.32	10.876	0.197
SHOWER_LPD	40.61	10.876	0.268
STEAM ROOM_LPD	61.86	10.876	0.176
SWITCH GEAR ROOM_LPD	274.48	102	0.372

2 PHOTOMETRIC SCHEDULES - LEVEL 2
STADISTICS (EMERGENCY)

SCALE: N.T.S.

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SCHEDULES - LEVEL 2

Date	11-26-2025	Sheet No. PH-14
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 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.

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

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C.A. No. 8464/ P.E. No. 59295

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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DRC / DRB SET

--

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

OWNER:
Name: 9291 EBH LTD, Florida Limited Partnership
Address: 1133 Normandy Drive, Miami Beach, FL 33141

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

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:
Name: EASTERN ENGINEERING GROUP
Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
Tel: 305-599-8133

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

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

KOBI KARP
Lic. # AR0012578

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SCHEDULES - LEVEL 9

Date	11-26-2025	Sheet No.	PH-15
Scale			
Project	2567		

LUMINAIRE SCHEDULE										
Scenario: NORMAL										
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
	G	Single	Lithonia Lighting	VCPG LED V4 P2 30K 70CRI T5W MVOLT SRM ****	CEILING SURFACE	N/A	0.900	4590	33.96	33.96
	GE	Single	Lithonia Lighting	VCPG LED V4 P2 30K 70CRI T5W MVOLT SRM ****	CEILING SURFACE	GENERATOR	0.900	4590	33.96	33.96
	P1	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-III-M 12LED 350mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	N/A	0.900	1218	13	13
	P2	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	N/A	0.900	1811	20	20
	P2E	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	GENERATOR	0.900	1811	20	20

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE	Illuminance	Fc	10	10	0	3.26	7.6	1.3	2.51	5.85
PROPERTY LINE	Illuminance	Fc	10	N.A.	N.A.	0.13	0.3	0.0	N.A.	N.A.

1 PHOTOMETRIC SCHEDULES - PARKING & SITE LEVEL 1
STADISTICS (NORMAL)
SCALE: N.T.S.

LUMINAIRE SCHEDULE										
Scenario: EMERGENCY										
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
	GE	Single	Lithonia Lighting	VCPG LED V4 P2 30K 70CRI T5W MVOLT SRM ****	CEILING SURFACE	GENERATOR	0.900	4590	33.96	33.96
	P2E	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	GENERATOR	0.900	1811	20	20

CALCULATION SUMMARY										
Scenario: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE_EM	Illuminance	Fc	10	10	0	2.64	7.4	0.2	13.20	37.00
PROPERTY LINE	Illuminance	Fc	10	N.A.	N.A.	0.03	0.1	0.0	N.A.	N.A.

2 PHOTOMETRIC SCHEDULES- PARKING & SITE LEVEL 1
STADISTICS (EMERGENCY)
SCALE: N.T.S.

VOID

ELIAS P. CRESPO LICENSE No 82055 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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SCHEDULES PARKING & SITE - LEVEL 1

Date	11-26-2025	Sheet No.	PH-16
Scale			
Project	2567		

LUMINAIRE SCHEDULE										
Scenario: NORMAL										
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
	G	Single	Lithonia Lighting	VCPG LED V4 P2 30K 70CRI T5W MVOLT SRM ****	CEILING SURFACE	N/A	0.900	4590	33.96	33.96
	GE	Single	Lithonia Lighting	VCPG LED V4 P2 30K 70CRI T5W MVOLT SRM ****	CEILING SURFACE	GENERATOR	0.900	4590	33.96	33.96
	P1	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-III-M 12LED 350mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	N/A	0.900	1218	13	13
	P2	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	N/A	0.900	1811	20	20
	P2E	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	GENERATOR	0.900	1811	20	20

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE	Illuminance	Fc	10	10	0	3.42	7.6	1.2	2.85	6.33
PROPERTY LINE	Illuminance	Fc	10	N.A.	N.A.	0.11	0.2	0.0	N.A.	N.A.

1

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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Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-2026	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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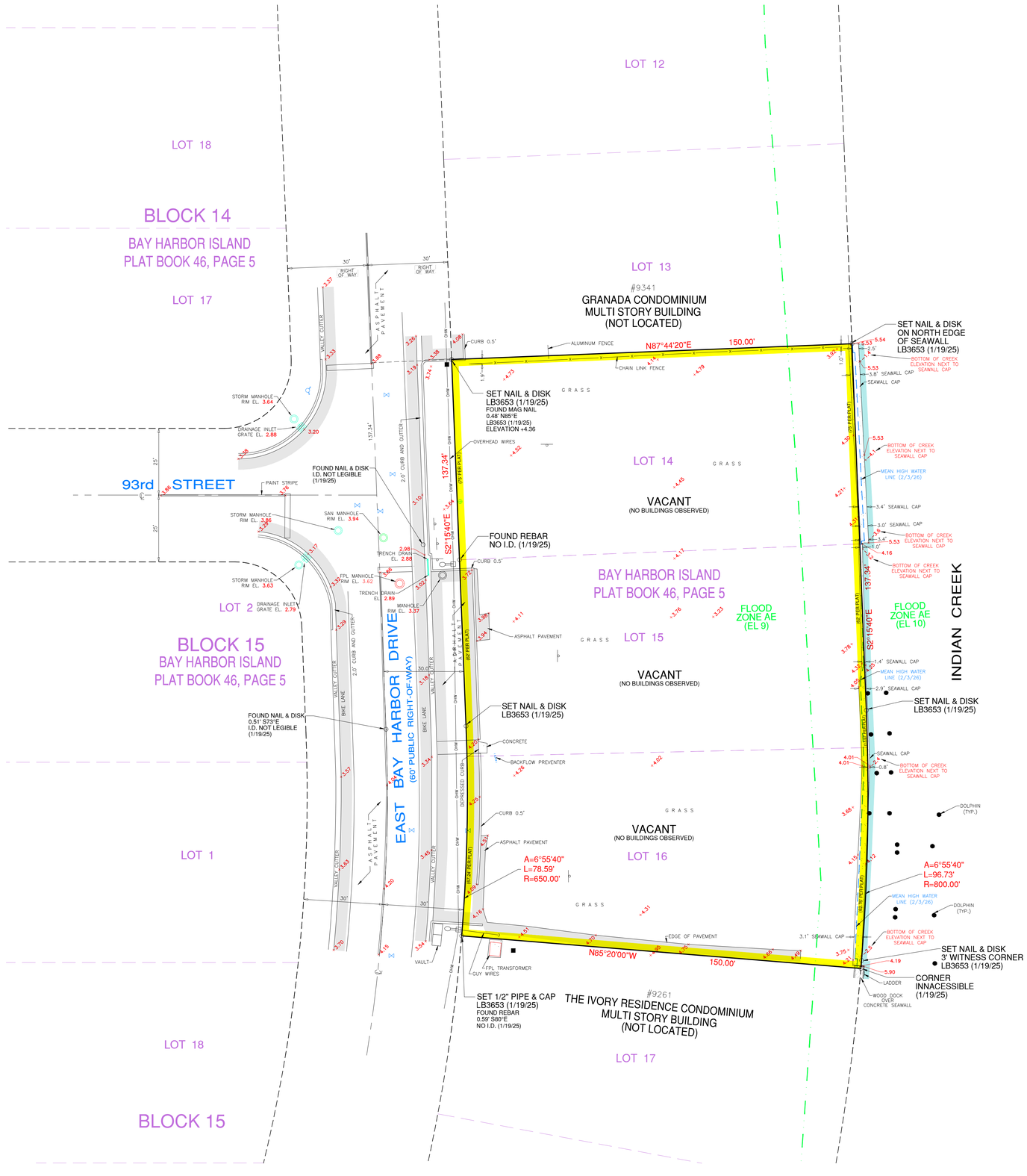
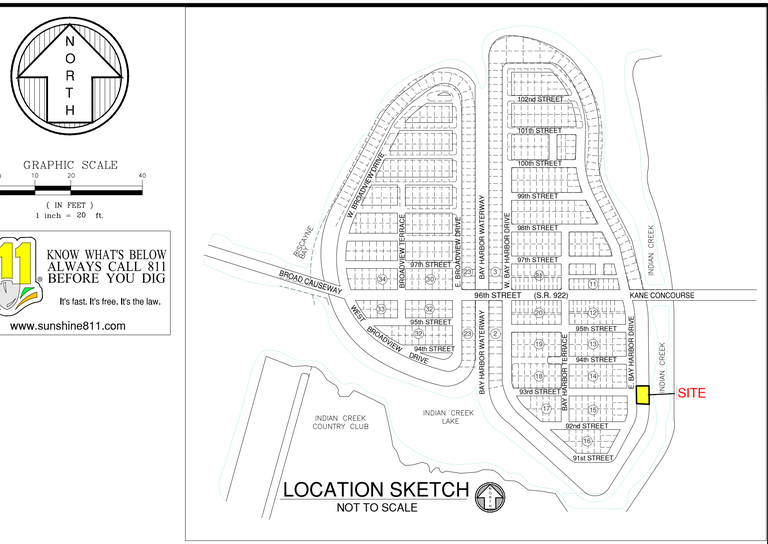
SCHEDULES PARKING & SITE - LEVEL 1

Date	11-26-2025	Sheet No. PH-16
Scale		
Project	2567	





LEGEND

= CATCH BASIN	= OVERHEAD UTILITY WIRE
= CATCH BASIN INLET	= 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	= 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.	Revision Description	
1	O.N.	260037
	LOCATE MEAN HIGH WATER LINE & GRADES AT BOTTOM OF CREEK (2/3/26) PP	GEM

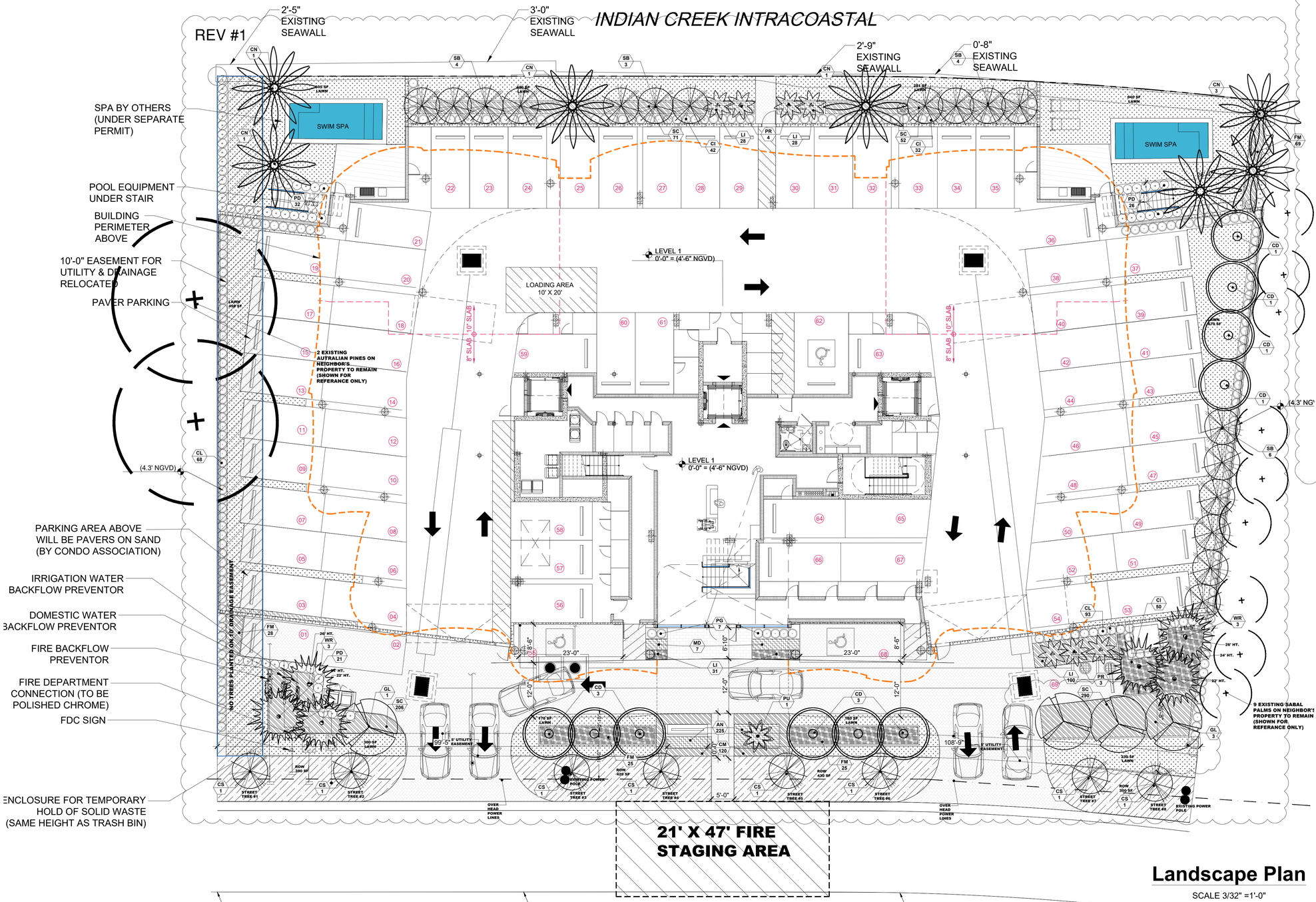
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Email fls@flssurvey.com

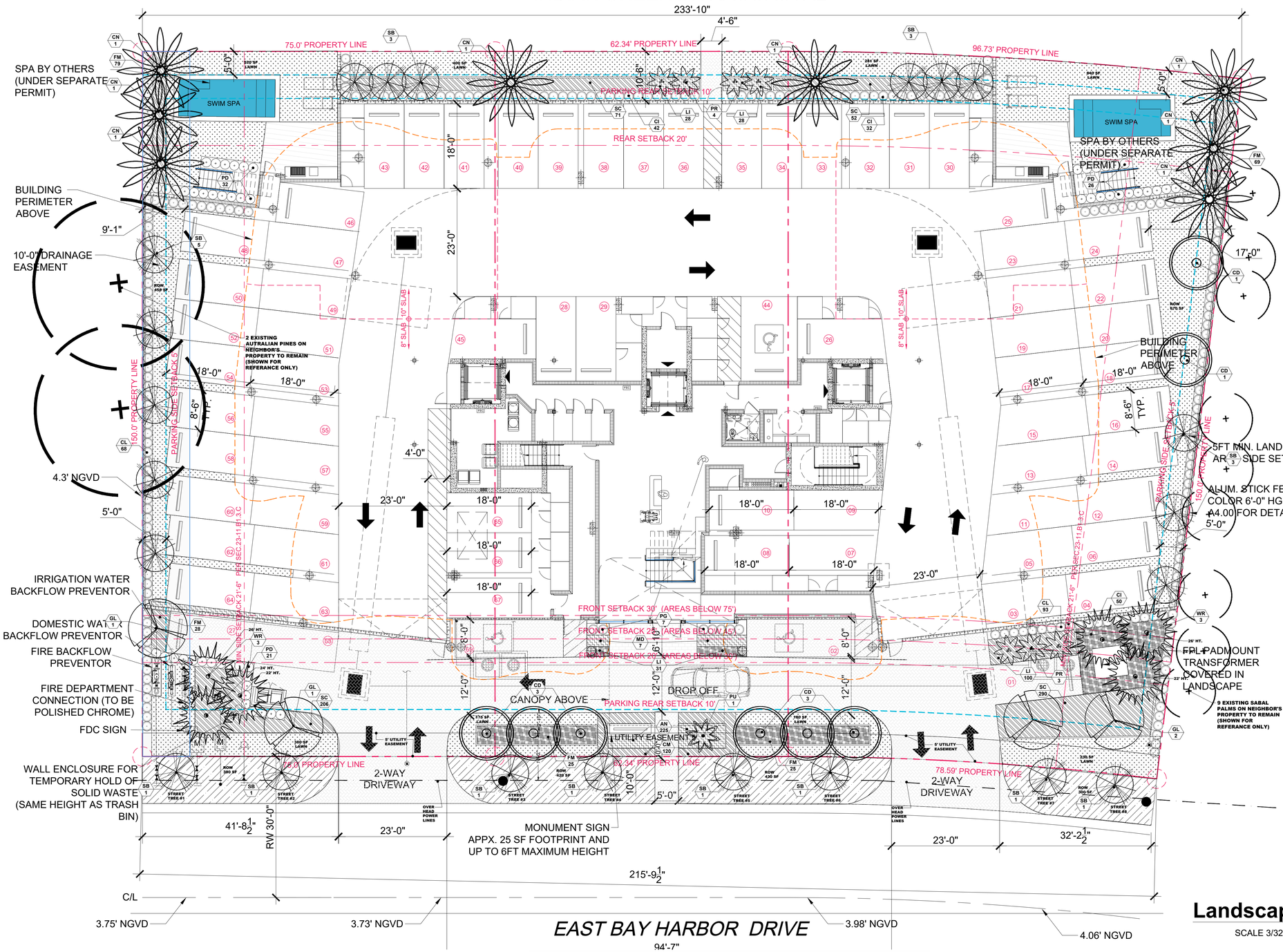
BOUNDARY & TOPOGRAPHIC SURVEY

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

REV #1


INDIAN CREEK INTRACOASTAL
2'-5" EXISTING SEAWALL
3'-0" EXISTING SEAWALL
2'-9" EXISTING SEAWALL
0'-8" EXISTING SEAWALL
SPA BY OTHERS (UNDER SEPARATE PERMIT)
POOL EQUIPMENT UNDER STAIR
BUILDING PERIMETER ABOVE
10'-0" EASEMENT FOR UTILITY & DRAINAGE RELOCATED
PAVER PARKING
PARKING AREA ABOVE WILL BE PAVERS ON SAND (BY CONDO ASSOCIATION)
IRRIGATION WATER BACKFLOW PREVENTOR
DOMESTIC WATER BACKFLOW PREVENTOR
FIRE BACKFLOW PREVENTOR
FIRE DEPARTMENT CONNECTION (TO BE POLISHED CHROME)
FDC SIGN
ENCLOSURE FOR TEMPORARY HOLD OF SOLID WASTE (SAME HEIGHT AS TRASH BIN)
SWIM SPA
SWIM SPA
LOADING AREA 10' X 20'
LEVEL 1 0'-0" = (4'-6" NGVD)
LEVEL 1 0'-0" = (4'-6" NGVD)
8" SLAB
10" SLAB
8" SLAB
10" SLAB
2 EXISTING AUTRALIAN PINES ON NEIGHBOR'S PROPERTY TO REMAIN (SHOWN FOR REFERANCE ONLY)
NO TREES PLANTED ON 10' DRAINAGE EASEMENT
(4.3' NGVD)
(4.3' NGVD)
99'-5"
108'-9"
5' UTILITY EASEMENT
5' UTILITY EASEMENT
23'-0"
23'-0"
12'-0"
12'-0"
12'-0"
6'-10"
8'-6"
8'-6"
5'-0"
OVER HEAD POWER LINES
OVER HEAD POWER LINES
EXISTING POWER POLE
EXISTING POWER POLE
9 EXISTING SABAL PALMS ON NEIGHBOR'S PROPERTY TO REMAIN (SHOWN FOR REFERANCE ONLY)
21' X 47' FIRE STAGING AREA
STREET TREE #1
STREET TREE #2
STREET TREE #3
STREET TREE #4
STREET TREE #5
STREET TREE #6
STREET TREE #7
STREET TREE #8
ROW 380 SF
ROW 522 SF
ROW 435 SF
ROW 393 SF
LAWN 458 SF
LAWN 1,176 SF
LAWN 1,360 SF
LAWN 320 SF
LAWN 1,360 SF
LAWN 1,360 SF
LAWN 1,360



Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet) REVISED 07.15.2021
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)
Site Address 9301-9291 E. Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 33,750 SF (0.77 ACRES)

		Required	Provided
I.	**Open Space Requirement**		
	Net Lot Area =33,750 SF x 20%=6,750 SF 20% (BHI - Sec. 25-11)	6,750 SF (20%)Min	6,750 SF (20%)
1.	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
a.	Req. open space 6,750 SF x 60% =4,050 SF	Max 4,050 SF (60%)	3,684 SF (57.5%)
II.	**Shade Trees**		
A.	**Required Shade Trees**		
1.	28 shade trees/acre: 28 X 0.77 = 21.56 = 22 (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16	22 6	30 14 palms @ 3:1= 5 trees Total 35 trees
2.	Native Species Required - 50% Min. # of shade trees req.7 x 50% = 3.5=4 (BHI - Sec. 24-16(e)(2))	11	30
3.	Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req.7 x 50% = 3.5=4 (MDC - Sec. 18A-6(C)(11)(b))	11	35
B.	**Tree Species**		
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	22	35
2.	Number of shade tree species required (BHI - Sec. 24-16(e)(2)) Number of Different Tree Species based on Quantity 16-20 required shade trees/ 5 shade tree species Needed	5	5
C.	**Tree Heights**		
1.	Number of Stories of building (9)		
2.	Number of shade trees required 22 (from Sec. (II)(A)(1) above)		
	Shade tree heights required x **size of tree species in relationship to building height:**		
	14'-16' ht. x 6' spr. for trees (14'/18' for palms)		
	25 % or 6.25 shade trees	6	14 (SB) = 14
	16'-18' ht. x 7' spr. for trees (22'/28' for palms) -		
	50 % or 11 shade trees	11	8 (CD) + 8 (CN)=3 trees = 11
	18'-20' ht. x 8' spr. for trees (22'/28' for palms) -		
	25 % or 6.25 shade trees	6	4 (GL) + 6 (WR) =3 trees= 7
	(BHI – Sec. 24-16(e)(2) Sec. 24-16(e)(2)		
III.	**Street Trees**	**Required**	**Provided**
1.	Street Trees @ 1:35' Width of lot 216' / 35' = 6.1 = 6 (15' min height / 6' clear wood / 2 ½" caliper) (Under Powerlines)	6	8 (SB under powerlines)
IV.	**Shrubs Required**	**Required**	**Provided**
	10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(e)(2)(d))	220	1,342
2.	Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	66	904
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	66	1,342
V.	**Buffers (If applicable)** (BHI - Sec. 24-16)		
1.	Parking Lot from ROW	n/a	n/a
2.	Dissimilar Uses	n/a	n/a
VI.	**Parking Lot Landscaping (If applicable)**	**Required**	**Provided**
1.	10 SF / parking space: 10 x ____ spaces = ____ SF (MDC - Sec. 18A-6(J))	n/a	n/a
2.	Shade Trees Required (MDC - Sec. 18A-6(J))	n/a	n/a
3.	Shrubs Required (MDC - Sec. 18A-6(J))	n/a	n/a
VII.	**Right Tree Right Place** (BHI - Sec. 24-16(e)(2)(f)) Number of trees near power lines		8 (SB)
VIII.	**Florida Friendly Landscaping** (MDC - Sec. 18A-2(A)) All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.		

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Landscape Plan
Ground Level Landscape Plan
9301-9291 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:

MANUEL C ALONSO - LA666853

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

L-1

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	225	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BU / 4" O.C.
CL	161	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	124	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
CM	120	CARISSA MACROCARPA 'EMERALD BLANKET'	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ 12" O.C.
PD	53	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	78	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	619	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
MD	7	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
PU	1	PANDANUS UTILIS/ SCREW PINE	NO	LOW	5' HT. X 5' SPR. / 25 GAL/ FULL (3 STEMS MIN.)
PR	7	PHOENIX ROEBELLINII/ PIGMY DATE PALM	NO	LOW	6' HT. / 15 GAL/ FULL/ TRIPLE FULL HEADS
PG	7	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
LI	187	LIRIOPE MUSCARI 'GIANT BLUE'/ LIRIOPE	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
LAWN	2,319 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	1,818 SF	STENOTAPHRUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	WR/ 6	WASHINGTONIA ROBUSTA WASHINGTONIA PALM	NO	LOW	2@ 22', 2 @ 24', 2@ 26' 0.A.HT., THICK TRUNK, FG, BB, FF
	GL/ 4	BURSERA SIMAROUBA GUMBO LIMBO	YES	LOW	18'-20' HT. X 8' SPR X 6' CLEAR WOOD ,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CD/ 8	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	16'-18' HT. X 7' SPR X 5' CLEAR WOOD ,3" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CN/ 8	COCOS NUCIFERA 'GREEN MALAYAN' COCNUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
	SB/ 14	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	14' HT. X 6' SPR.X 4' CLEAR WOOD,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES					
	SB/ 8	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD (STREET TREES UNDER POWERLINES)	YES	LOW	15' HT. X 6' SPR. X 6' CLEAR WOOD ,2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER

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

*** Required Shrubs at time of planting must be a minimum of 24 inches in overall height. spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

Landscape Plan
SCALE 3/32" =1'-0"

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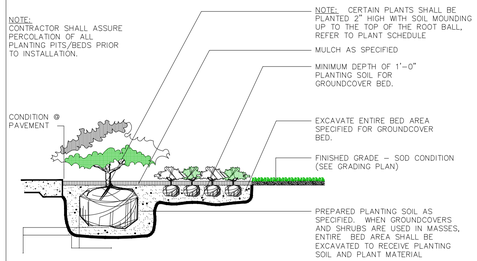
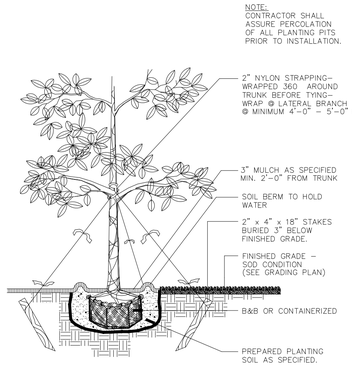
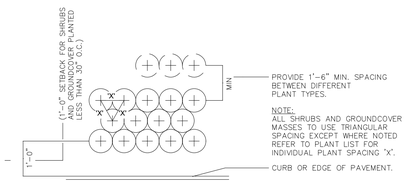


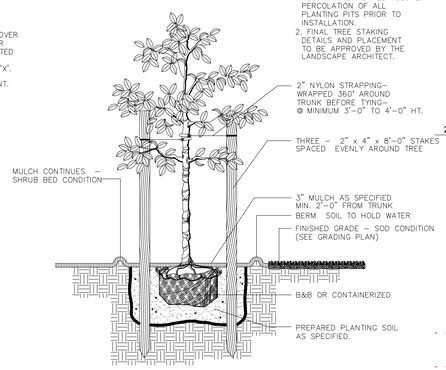
SHRUB / GROUNDCOVER



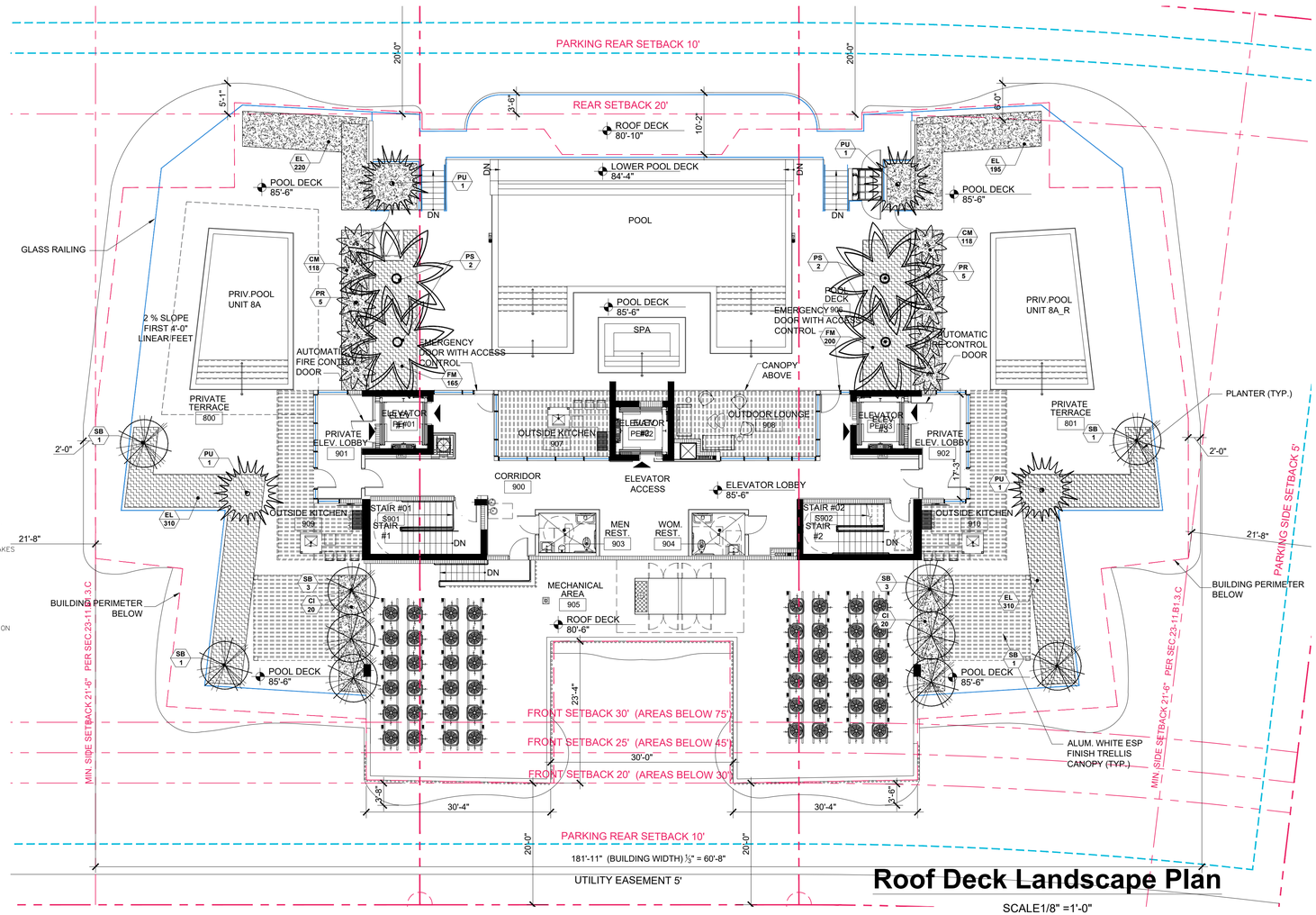
LARGE TREE



TYPICAL PLANT SPACING



SMALL TREE DETAIL



Roof Deck Landscape Plan

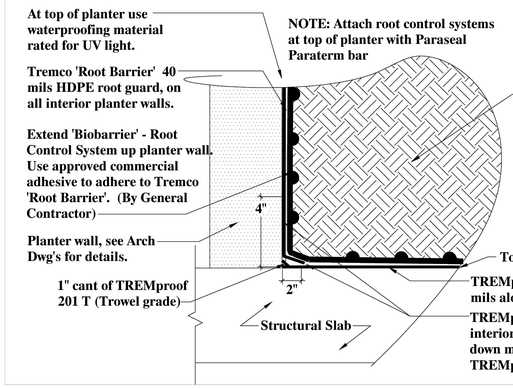
SCALE1/8" =1'-0"

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' 0.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	SB/ 10	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	PU/ 4	PANDANUS UTILIS SCREW PINE	NO	LOW	6' HT. X 5' SPR., 25 GAL., FF/ MULTITRUNK

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Roofdeck Level Landscape Plan

9301-9291 EAST BAY HARBOR DRIVE

BAY HARBOR, FL 33154

Project:

Revisions:

Seal:

MANUEL C ALONSO - LA666853

Drawing: Landscape Plan

Date: 12.15.2025

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

Drawn by: JRP

Sheet No.:

L-2

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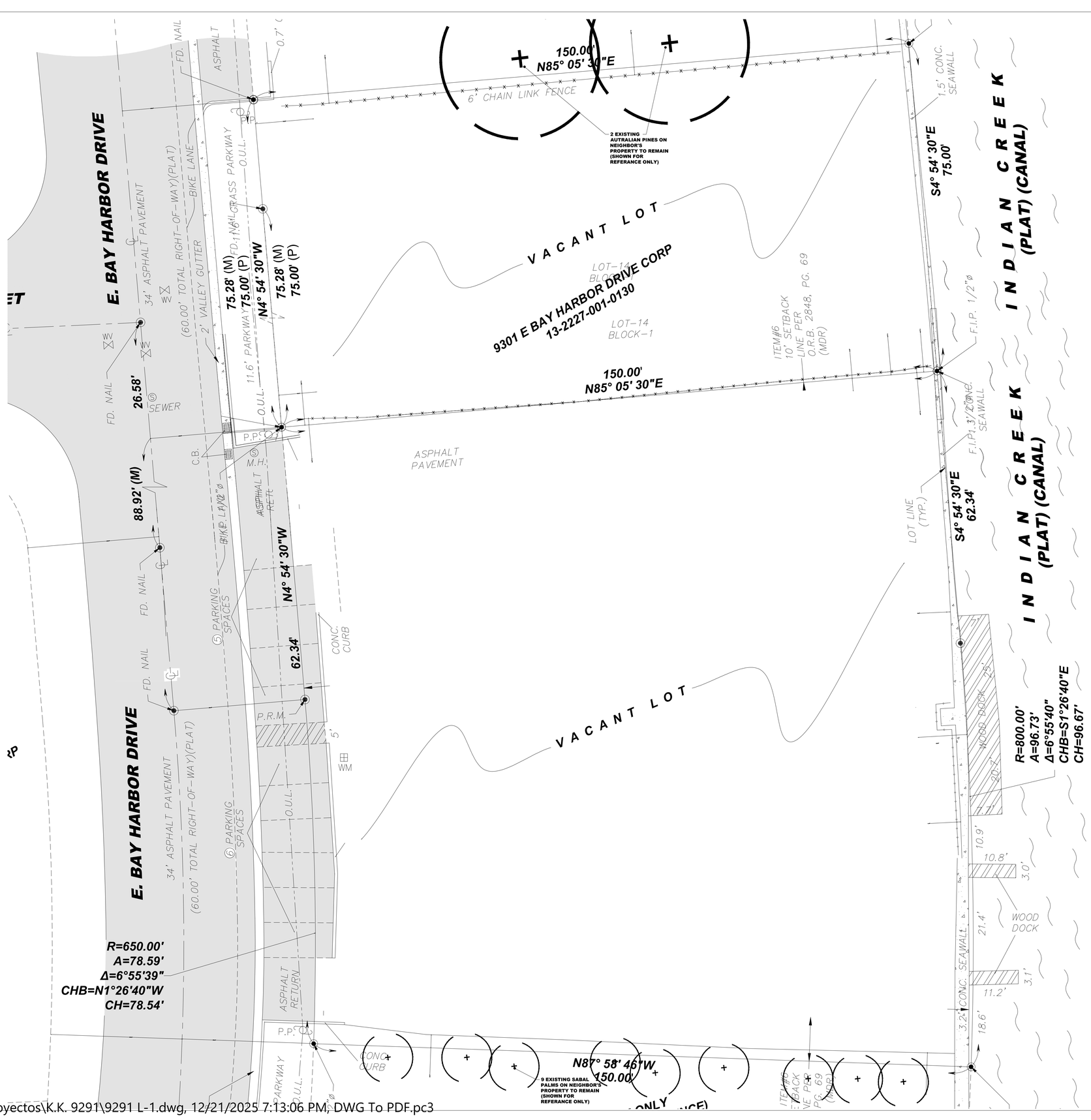

NOTE: NO EXISTING TREES ON SITE, NO TREE DISPOSITION NEEDED

Tree Disposition Plan

SCALE 3/32" =1'-0"

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Tree Disposition Plan
9301-9291 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:

MANUEL C ALONSO - LA666853

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

TD-1