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

DEVELOPMENT & REVIEW COMMITTEE MEETING

May 14, 2026
11:00 AM

AGENDA

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

ADJOURNMENT:

AGENDA ITEM REPORT
May 14, 2026

ITEM NUMBER: 1.

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

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	SPR26-000001 DRC Town Planner Comments 5.11.2026 4th Review
2.	9291-9301 East Bay Harbor Drive Comments Responses Rev #2
3.	rev 9291_Impact Analysis Report Form
4.	9291-9301 EBH Drive Outfall Pipe Capacity Analysis 4.30.2026
5.	G_GE - VCPG LED P2 30K T5W MVOLT
6.	20247006-DrainCalcs
7.	9291 EBH Drive DRC Set 5.14.2026

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 (Needs to be paid before next submittal.)

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

6. PLAT (A response is required)
    a) "The submitted survey shows front yard linear feet that do not match the recorded plat for Bay Harbor Islands (Plat Book 46, Page 5, Public Records of Miami-Dade County). Therefore, the lot must be replatted to correct this discrepancy.
    b) Bay Harbor Islands is within Miami-Dade County. If the discrepancy is purely a surveying or drafting error (no lot boundary change), you may instead request a Plat Correction without full replatting. Confirm with the Regulatory & Economic Resources (RER) Plat Division.
    c) If Replat is require will be the process.
        1. Documents:
            i. New survey and plat drawing prepared by a licensed Florida surveyor.
            ii. Legal description updated to match the corrected dimensions.
            iii. Title report showing current ownership and no unaddressed easements.
        2. Review by Multiple Departments
            i. DERM (environmental)
            ii. Public Works (right-of-way, drainage)
            iii. Zoning (setbacks, zoning)
            iv. Fire Rescue (access)
        3. Public Notice & Hearing
            i. FEE: $10,000
        4. Approval & Recording: County Approval

Documents:

~~I. Statement of ownership and control of the proposed development. Proof of ownership which shall consist of at least one of the following:~~

~~a. A fee simple title.~~

~~b. An option to acquire fee simple title within a specified period of time.~~

~~c. A leasehold interest in excess of 20 years.~~

~~d. A substantial interest in a joint venture agreement or real estate syndication which has can obtain a fee simple title.~~

~~e. A marketable title subject to a certain condition which will not substantially restrict development within a reasonable time.~~

~~f. An executed copy of the warranty deed.~~

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

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. (WHEN WAS THIS SUBMITTED AND THE FEE IS REQUIRED WHEN SUBMITTED

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

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).

    a) Staff can setup a phone call May 15, 2026.

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. Staff will setup a call by next week.

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 – 20.45'
  - Status – doe not Comply
- Rear Setback (East)
  - Required – 20'
  - Proposed – 20'
  - Status –Complies
- Building Height Limit
  - Required – 75' above the base flood elevation (BFE) plus any additional freeboard per the Florida Building Code.
  - Proposed – 70'6" above the base flood elevation (BFE) plus any additional freeboard per the Florida Building Code.
  - Status – complies
- Parking Spaces
  - Required – 66 plus a loading zone for a moving Truck.
    - 2 parking spaces per unit: 66
    - At least one guest parking space shall be required for each whole platted lot: 3
  - Proposed – more information is required.
  - Status – more information is required. Please number and provide dimensions for all parking spaces. When number please make sure it is clearly labeled and in sequence.
- Off-street parking for multifamily buildings

    - Ground Level
        - Street: 10
        - Sides:5
        - Rear:5
        - Waterfront: 10
    - Proposed
        - Street: Provide the setback.
        - Sides:5
        - Rear: 10
        - Waterfront: 10
- Maximum allowable density.
    - Required: base density is 34 dwelling units per acre
    - Provide: 42.8
    - Statues: Require Town Council approval (TDR)
- 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 – 4FT
        - Status – complies
    - Side (North)
        - Required – 2 ft
        - Proposed – 2ft
        - Status – complies
    - Side (South)
        - Required – 2 ft
        - Proposed – 2ft
        - Status – complies
    - Rear (East)
        - Required – 6 ft
        - Proposed – 6ft
        - Status – complies
- Flexible Setbacks (Sec. 23-11(B)(1)(4)):
    - 1/3 of the length Required Town Council approval: 60’ 7.5”
    - Applicants request: 60’ 7”
    - Status: complies

Building and Site Design

1. The submitted survey has changed. The linear frontage is now 204.58 feet, not 215’-8”. These changes will affect the building’s linear footage, setbacks, building square footage, and related calculations. Due to this major revision, the remaining comments cannot be reviewed at this time, as these changes affect the entire project.
    a. Side setback: 20.45 feet
    b. The building cannot exceed 163.68 linear feet.
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~~

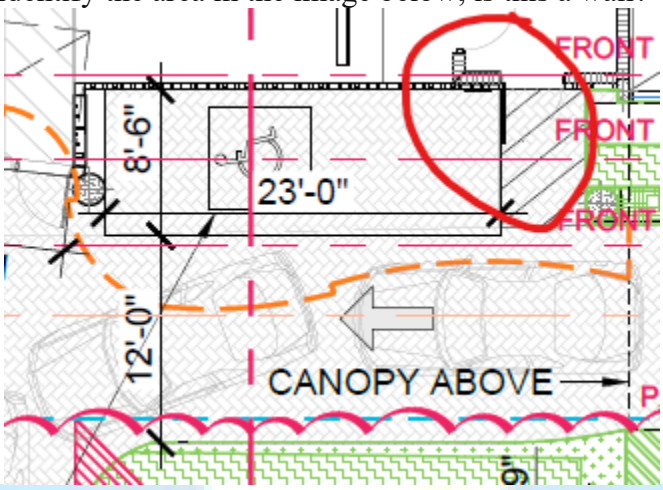
5. Pg A1.00: Zoning Data, please update the following information
    a. Density: Sec.23-11(B1)(11) provide the proposed dwelling pre acre.
    ~~b. Building length: Pg A2.01 states the length is 181'11", not 111'4".~~
    c. Building less than 45 feet in height and building less than 75 feet is proposing 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."~~

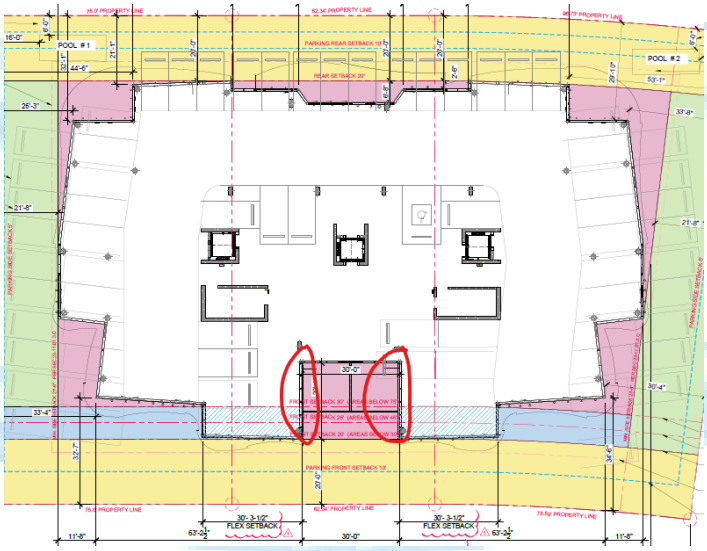
d. Sec. 23-34(d)(3) Below-grade parking must shield the parking spaces and structure from view from all sides with decorative walls, earthen berms and landscaping.
e. Please identify the area in the image below, is this a wall?

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 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.

~~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.**
1. The North, South and East need to be 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."

UNDERGROUND UTILITIES

30. Sec. 18-22. - New construction and rehabilitated structures
    a. All new construction including but not limited to single-family residences, multiple dwelling units and commercial properties shall be required to install underground utility service facilities, including the service line or lateral from the building to the poles or underground facilities.

Landscape:

31. ~~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~~
32. ~~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.~~
33. ~~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.~~

34. 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.

~~35. 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.~~

36. Wall enclosure for temporary solid waste needs to be screened from the right-of-way.
    a. Not allowed in the front yard setback.
37. 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.
38. Please review Sec.24-16 for all landscape requirements, as the code has changed.

~~39. 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.~~

40. 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.
41. 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."

42. 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.
43. 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.
44. 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.

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 2 (4/11/2026)

CONSULTANT	COMMENTS	RESPONSES
	DEVELOPMENT REVIEW COMMITTEE COMMENTS	
	TOWN PLANER - ZONING DISTRICT REGULATIONS	**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; Applicant requests waiver**
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; Applicant requests review to include Flex Setbacks**
	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; Applicant requests review to include Tandem Parking**
	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) TOWN TRANSACTION PER APPLICATION: $2,500.00 PLUS PER DWELLING UNIT (THE COST IS SET BY RESOLUTION)	**ACKNOWLEDGED;** **ALLOWED 26 UNITS BY RIGHT AND APPLICANT WILL REQUEST 7 TDRs.** **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 a) Estimated Fee: $5,000 (2 LOT) PLUS $100 EACH ADDITIONAL LOT C) PENDING APPLICATION & FEE	**APPLICANT has shared draft Unity of Title with Planner and Interim Town Attorney for review**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 2 (4/11/2026)

CONSULTANT	COMMENTS	RESPONSES
OWNER/KKAID	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. . Current flood zone/minimum floor elevation of the property. **ADDRESSED PLEASE PRINT ON 3 'X 2' PAPER**	**See full size print of survey with hardcopy submittal**
	IS IT BEING PROVIDE? 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.	**APPLICANT WILL FOLLOW UP SEPARATELY ON THIS ITEM.**
OWNER	IV. Provide the letter for the Unity Title a. ¨Pending application and fee.	**Applicant has provided separately for review by Planner and Interim Town Attorney**
KKAID	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.	**ACKNOWLEDGED; SEE REVISED SHEET A2.00 FOR EASEMENT PROPOSED LOCATIONS. Draft drainage easement included with application materials. Note: there are no formal easements for the existing utilities, but new easements will be formally recorded after applicable reviews.**
OCEAN ENGINEERING CIVIL	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).	**See updated Impact Analysis Report.** **Regarding Recreation Facilities, the information available (from June 1988 Comprehensive Plan) is quite old and we are aware that the Town is in the process of updating the Comprehensive Plan. As such, our team needs more information from the Town to determine any impact and we request a meeting to discuss further. capita** **Net increase: 14,196 – 12,012 = 2,184 gallons per capita, per day**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 2 (4/11/2026)

CONSULTANT	COMMENTS	RESPONSES
LANGAN (TRAFFIC)	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.	**Applicant has paid the deposit and has requested a traffic methodology meeting with Town's traffic consultant. Please schedule as soon as possible.**
KKAID	IX. Regulations: Subject Property- RM-1 Multiple Family Residential district (Waterfront lots) 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.	**Project complies with front setbacks at all levels. See Sheets 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.	**SEE REVISED PARKING SPACE NUMBER PLACEMENTS AND DIMENSIONS ON SHEET A3.00**

PROJECT: 9291-9301 E Bay Harbor Rd

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COMMENTS RESPONSES: Revision # 2 (4/11/2026)

CONSULTANT	COMMENTS	RESPONSES
KKAID	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	**SEE REVISED SHEET A2.00 FOR SETBACKS**
KKAID	Maximum allowable density. ○ Required: base density is 34 dwelling units per acre ○ Provide: not provided ○ Statues: Missing information on the proposed density per acre.	**SEE REVISED SHEET A1.00, TABLE 1 SITE REQUIREMENTS FOR PROPOSED DENSITY PER ACRE.** **42.85 U/A**
KKAID	• 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 oRear (East) ▪ Required - 6 ft ▪ Proposed - Some glass features are over the encroachment Status - ▪ Does not comply	**SEE REVISED SHEETS A2.00, A3.00, A3.01, A3.02, A3.03 AND A3.04 FOR MAX. BALCONY ENCROACHMENT. ALL BALCONIES COMPLY. NOTE WHERE THE SLAB EDGE REACH AND GLASS IS OFFSET 2" INWARDS.** • **Sec.23-12(15)(v) balconies extending from the exterior walls** ○ **Front (West)** ▪ **Required – 4 ft** ▪ **Proposed –4 FT** ○ **Side (North)** ▪ **Required - 2 ft** ▪ **Proposed - 2 FT** ○ **Side (South)** ▪ **Required - 2 ft** ▪ **Proposed - 2 FT** ○ **Rear (East)** ▪ **Required - 6 ft** ▪ **Proposed - 6 FT**
KKAID	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”.	**SEE SHEET A2.01.1, DETAIL 2 SETBACK DIAGRAM FOR REVISED 1/3 FLEX SETBACK DIAGRAM.** **THE PROPOSED FLEXIBLE SETBACK IS 60'-7".** **30'-3.5" + 30'-3.5 = 60'-7"**
	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. **b. PLEASE PRINT ON 3'X 2' PAPER.**	**SEE REVISED SURVEY IN APPLICATION MATERIALS, including full size copy**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 2 (4/11/2026)

CONSULTANT	COMMENTS	RESPONSES
KKAID	5. Pg A1.00: Zoning Data, please update the following information a. Density: Sec.23-11(B1)(11) provide the proposed dwelling pre acre. 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).	**SEE SHEETS A2.01 AND A2.01.1 SETBACK DIAGRAMS.** **F. SEE REVISED SHEETS A3.00, A3.01, A3.02, A3.03, A3.04 FOR SETBACK BALCONY ENCROACHMENT.**
KKAID	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.	**SEE REVISED SHEET A1.01 OPEN AREA CALCULATION DETAIL 1 FOR GROUND FLOOR COVERAGE BREAKDOWN**
KKAID	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) d. Is the driveway a 1 way or 2 way? Please provide the correct information.	**A. SEE REVISED SHEET A2.00 FOR UPDATED FENCES, GATES, WALL LABELS** **B. FRONT DRIVEWAY IS A ONE-WAY DROP OFF. PARKING GARAGE IS NOW ALSO ONE-WAY. SEE SHEETS A2.00 and C200**
KKAID	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.	**A. SEE REVISED SHEETS A2.00 AND A3.00 WITH STACKING OF CARS IN FRONT OF GATES**
KKAID	10. Pg A3.00: Please identify the area in the im fe below, is this a wall?	**A. SEE REVISED SHEET A3.00 FOR UPDATED DOOR PLACEMENT**
KKAID	0. 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. 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.	**A. SEE REVISED SHEET A3.00, STORAGE UNIT SCHEDULE FOR UPDATED SQUARE FEET PER Sec.23-9(4). FOR STORAGE UNIT 10,11,12,13,28** **C. SEE REVISED SHEET A3.00 FOR STORAGE UNIT #3 UPDATED DOOR PLACEMENT**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 2 (4/11/2026)

CONSULTANT	COMMENTS	RESPONSES
KKAID	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.	**SEE REVISED SHEETS A2.00 AND A3.00, FOR REMOVAL OF TRASH ENCLOSURE**
KKAID	Pool 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 from 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.	**A. SEE REVISED SHEET A2.00 FOR SIDE SETBACK DIMENSIONS FOR BOTH POOLS** **B. SEE REVISED SHEETS A2.00 AND A3.00 FOR POOL PLACEMENTS AND SIDE SETBACK DIMENSIONS** **C. SEE NOTE ON SHEET A2.00 THAT POOL EQUPMENT WILL BE SCREENED** **D.SEE REVISED SHEETS A2.00 FOR FENCE ENCLOSING BOTH POOLS FROM NEIGHBORS AND FENCE TYPE** **E. SEE REVISED SHEET A2.00 FOR PROTECTIVE FENCE LABEL AND LOCATION AROUND PERIMETER OF POOLS**
KKAID	14. Dimensions: On sheet A5.00, 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.	**i. THERE ARE NO PROPOSED AWNINGS IN THE DRAWING SET** **ii. SEE REVISED SECTION SHEETS A5.00 FOR INCLUDED NGVD ELEVATIONS ON EACH LEVEL**
KKAID	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. d. Provide NGVD elevations on the plans for each level	**A. SEE REVISED ELEVATION SHEETS A4.00, A4.01, A4.02, AND A4.03, DETAIL 2, FOR ELEVATIONS WITH FENCES REMOVED** **B. SEE NEW SHEETS A4.04 AND A4.05 FOR PUSHBACK ZONE ELEVATIONS** **D. SEE REVISED ELEVATION SHEETS A4.00, A4.01, A4.02, 4.03 FOR INCLUDED NGVD ELEVATIONS ON EACH LEVEL.**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 2 (4/11/2026)

CONSULTANT	COMMENTS	RESPONSES
KKAID	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 notexceed 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.	**SEE REVISED SHEET A2.00, A3.00, A3.01 AND A4.01 FOR ALUM. CANOPY LOCATION AND DIMENSIONS**
OWNER/KKAID	17. Provide the demo plan on a separate sheet with the following: 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.	**PROPERTY IS VACANT. SEE SHEET A0.00 SCOPE OF WORK, NOTE 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** **SEE NEW SHEET A2.00.1 EXISTING SITE PLAN FOR PRELIMINARY CONSTRUCTION STAGING PLAN THAT SHOW CLEAN AND GRUBBED SITE READY FOR FOUNDATION**
	18. 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.	**SEE NEW SHEET A2.00.1 EXISTING SITE PLAN FOR PRELIMINARY CONSTRUCTION STAGING PLAN**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 2 (4/11/2026)

CONSULTANT	COMMENTS	RESPONSES
OWNER/GC	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.	
KKAID	20. Parking i. Sec.23-24(d)(4). Parking garages must meet the minimum setback requirements found with the appropriate multifamily zonmg 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.** 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 movmg trucks typically measure between 10 and 26 feet in length, with 16 to 20 feet being the most common range for typical residential moves.	**i. SEE REVISED SHEET A2.00 FOR FENCE TYPES LOCATED AROUND THE PARKING GARAGE** **D. This code section ends with "as specified above" and the only parking requirements "above" are the 2 per residential unit and guest parking. Nothing "above" indicates any additional spaces are required and the project complies with the minimum, which is 66 because guest parking can be counted towards the 2 per unit requirement. However, while not required, the Applicant's plan includes 69 spaces, 3 more than the actual required amount.** **E. SEE REVISED SHEET A2.00 FOR 10'-0 X 26'-0 MOVING TRUCK LOCATION**
KKAID	21. Easement: 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.**	**SEE SHEET A3.00 FOR NOTE AWAITING TOWN APPROVAL FOR REMOVABLE PAVERS TO BE PLACED ABOVE THE EASEMENT IN PARKING GARAGE AREA. Draft easement referencing the few encroachments in drainage easement area shared with Town for review.**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 2 (4/11/2026)

CONSULTANT	COMMENTS	RESPONSES
KKAID	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) Propefties outside the B-l 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.	**SEE SHEET A2.00 FOR SIGNAGE DETAILS AND SETBACKS FROM THE FRONT AND SIDE PROPERTY LINES**
KKAID	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.Mhe roof deck information is still missing.	**A. SEE REVISED ELEVATION SHEETS A4.00, A4.01, A4.02, 4.03 FOR HEIGHT OF PARAPET WALL. (3'6" MIN. FROM F.F)**
REYES-GAV[ILAN]B1-U0-G2)	29. A Please address the following photometric plan comments: 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., 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.	**SEE UPDATED PHOTOMETRIC PLANS AND PHOTOMETRIC REPORT.**
KKAID	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.	**A. SEE REVISED SHEET A2.00 AND A3.00 FOR REVISED 10'-0" LANDSCAPE BUFFER AND 12'-0 CLEAR DRIVE AISLE.** **i. SEE REVISED SHEETS A2.00 AND A3.00, NO MECHANICAL EQUIPMENT WITHIN THE 10'-0" BUFFER.**
KKAID	35. Wall enclosure for temporary solid waste needs to be screened from the right-of-way. a. Not allowed in the front yard setback.	**TEMPORARY SOLID WASTE STRUCTURE REMOVED**
TOPO-GRAPHICoverhang/parking LANDSCAPE	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 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.	**SHEET A2.00, A3.00 shows the outline of the building above where the vast majority of the grass in between the parking spaces is open to the sky above to ensure it will remain vibrant**
TOPO-GRAPHIC LANDSCAPE	36. Please review Sec.24-16 for all landscape requirements, as the code has changed.	**ACKNOWLEDGED; SEE SHEET L-1**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 2 (4/11/2026)

CONSULTANT	COMMENTS	RESPONSES
TOPO-GRAPHIC LANDSCAPE	39. 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.	**SEE SHEET L-1**
TOPO-GRAPHIC LANDSCAPE	40. ¨ Irrigation (Sec. 24-16.10(5)): The plan states "irrigation by others." For a multifamily 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. "	**ACKNOWLEDGED; IRRIGATION PLANS TO BE SUBMITTED WITH BUILDING PERMIT**
TOPO-GRAPHIC LANDSCAPE	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.	**ACKNOWLEDGED; WILL PROTECT NEIGHBORS' TREES DURING CONSTRUCTION**
	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 twoway. Coordinate and correct accordingly.	**ACKNOWLEDGED**
TOPO-GRAPHIC / REYES GALLIVAN	43. ¨ Please remove all trellis from the rooftop on the photometric and landscape plan, as it was stated it was removed from the plans.	**ACKNOWLEDGED**
	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.	**ACKNOWLEDGED**

PROJECT: 9291-9301 E Bay Harbor Rd

PERMIT #: SPR26-000001

COMMENTS RESPONSES: Revision # 2 (4/11/2026)

CONSULTANT	COMMENTS	RESPONSES
	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 mmimal 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**
	TOWN ENGINEER **DATE:04-09-2026**	**REVIEWER: Randy Daniel**
OCEAN ENGINEERING **CIVIL**	Stormwater 1. Provide calculations to justify the new 24-inch pipe that is proposed to replace the existing 10- and 12-inch pipes. 2. Lower pipe invert elevation at discharge of 72" proposed defender manhole, to eliminate the perpetual storage of stormwater water in the proposed 64.5 feet of 24-inch HDPE; recalculate to determine new outfall pipe dimensions. 3. Provide easement documentation that grants the Town use of the easement for maintenance purposes (C-200). 4. Provide Permits from DERM, SFWMD and other regulatory agencies for the new outfall pipe. 5. Replace proposed swale in section A-A with a permanent structure that will prevent stormwater runoff into adjacent properties. 6. The elevation of sod adjacent to the seawall in section B-B shall be 6 inches below top of wall; modify section B-B accordingly. 7. Provide condition assessment of seawall.	**1. Enclosed with this response letter, please find the Outfall Pipe Capacity Analysis, which demonstrates that the proposed 24" outfall pipe has a larger capacity than the existing 10" and 12" outfalls combined.** **2. The difference between the inflow invert elevation and the outflow invert elevation at the Downstream Defender is obtained from the details provided by the manufacturer. Enclosed with this response, please find the referenced detail from the manufacturer.**
OCEAN ENGINEERING **CIVIL**	Water Supply 1. An above ground water meter assembly is required for water meters 2 inches or greater; modify CNMB detail accordingly. (Change 3" to 2" on CNMB detail).	**Team member following up with Mr. Daniel**
FORTIN, LEAVY, SKILES, INC. SURVEY/CIVIL	SURVEY 1. Show existing stormwater catch Bains, that are proposed to be retained, on the survey. 2. Show existing stormwater water outfalls that are proposed to be relocated, on the survey.	**SEE REVISED SURVEY FOR TRENCH DRAIN AND ADJACENT MANHOLE. SEE SHEET A2.00 FOR EXISTING OUTFALL AND NEW OUTFALL LOCATIONS**

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

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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 2.74 persons/unit = 77 persons
77 persons x 200 gallons = 15,400 gallons per capita
Proposed: 33 units x 2.75 persons/unit = 91 persons
91 persons x 200 gallons = 18,200 gallons per capita
Net increase: 18,200 – 15,400 = 2,800 gallons per capita, per day

Sanitary Sewer 156 gallons per capita, per day

Existing: 28 units x 2.74 persons/unit = 77 persons
77 persons x 156 gallons = 12,012 gallons per capita
Proposed: 33 units x 2.74 persons/unit = 91 persons
91 persons x 156 gallons =14,196 gallons per capita
Net increase: 14,196 – 12,012 = 2,184 gallons per capita, per day

Solid Waste 0.632 tons per capita, per year

Existing: 28 units x 2.74 persons/unit = 77 persons
77 persons x 0.632 tons per capita = 49 tons per capita
Proposed: 33 units x 2.74 persons/unit = 91 persons
91 persons x 0.632 tons per capita = 58 tons per capita
Net increase: 58 – 49 = 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.

***Water and Sewer capacity letters to be provided by the Town of Bay Harbor as the utility provider and owner of the water/sewer mains within the town.

9291-9301 E Bay Harbor Drive
Outfall Pipe Capacity Analysis

9291 – 9301 E Bay Harbor Drive
Town of Bay Harbor
Miami-Dade County, Florida

April 30, 2026

Michael Vazquez
Digitally signed by Michael Vazquez
DN: CN=Michael Vazquez, dnQualifier=A01410C0000019D5D022B5D0019B117, O=Fortin Leavy Skiles Inc., C=US
Date: 2026.04.30 11:59:34-04'00'

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

FORTIN, LEAVY, SKILES, INC
Michael A. Vazquez, P.E., LEED AP
Florida Reg. No. 69249

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.

Subject:	Outfall Pipe Capacity Analysis
Date:	April 30, 2026
Project Name:	9291 – 9301 E Bay Harbor Drive

Outfall Pipe Capacity Analysis

The proposed Outfall Relocation replaces (2) existing outfall pipes (10" diameter and 12" diameter) with a single 24" H.D.P.E. outfall pipe. The following analysis demonstrates that the proposed 24" H.D.P.E. pipe has equal or greater hydraulic capacity than the combined existing 10" and 12" pipes.

1) Manning's Equation for Full Pipe Flow Capacity:

$Q = (1.486 / n) \times A \times R^{(2/3)} \times S^{(1/2)}$

Where:

Q	=	Full pipe flow capacity (cfs)
n	=	Manning's roughness coefficient (dimensionless)
A	=	Cross-sectional area of pipe = $\pi \times D^2 / 4$ (sq.ft.)
R	=	Hydraulic radius = D / 4 for full circular pipe (ft.)
S	=	Pipe slope (ft. / ft.)
D	=	Pipe diameter (ft.)

2) Design Parameters (per Sheets C3 and C4)

Manning's n for existing concrete pipes (RCP)	=	0.013	
Manning's n for proposed HDPE pipe	=	0.012	
Length of proposed 24" outfall (controlling segment)	=	154.70	L.F.
Slope of proposed 24" outfall (Inv. -0.11 to -1.38)	=	0.0082	ft./ft.

Note: The slope of the proposed 24" outfall pipe (worst case in the system) is conservatively used for all pipes in this comparison.

3) Pipe Capacity Comparison Table

Pipe description	D (in)	D (ft)	A (sq.ft.)	R (ft)	n	S (ft/ft)	Q (cfs)
Existing 10" Outfall	10	0.833	0.545	0.208	0.013	0.0082	1.982
Existing 12" Outfall	12	1.000	0.785	0.250	0.013	0.0082	3.226
Combined existing outfalls							**5.208**
Prop. 24" HDPE Outfall	**24**	**2.000**	**3.142**	**0.500**	**0.012**	**0.0082**	**22.208**

4) Conclusion:

Combined capacity of existing 10" + 12" outfalls = 5.208 cfs
Capacity of proposed 24" HDPE outfall = 22.208 cfs
Capacity ratio (proposed / existing combined) = 4.264

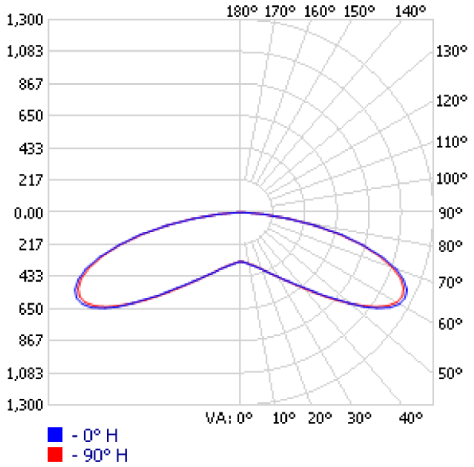
Therefore, the proposed 24" H.D.P.E. outfall pipe provides hydraulic capacity that is greater than the combined capacity of the (2) existing 10" and 12" outfall pipes being replaced.

OUTDOOR PHOTOMETRIC REPORT
CATALOG: VCPG LED P2 30K T5W MVOLT

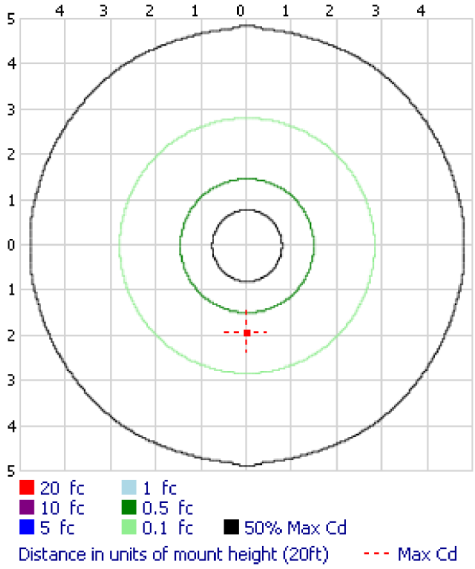
Test #:	ISF 19262UP02C001
Test Lab:	ACUITY BRANDS LIGHTING, DECATUR LAB
Test Date:	10/8/2018
Catalog:	VCPG LED P2 30K T5W MVOLT
Description:	VCPG LED WITH P2 - PERFORMANCE PACKAGE, 3000K, T5W OPTIC TYPE
Series:	VCPG LED Parking Garage Luminaire
Lamp Output:	Total luminaire Lumens: 4590.6, absolute photometry *
Input Wattage:	33.96
Luminous Opening:	Circular (Dia: 13.77")
Max Cd:	1,251.0 at Horizontal: 0°, Vertical: 62.5°
Roadway Class:	Type VS



Polar Candela



Isoilluminance



*Test based on absolute photometry where lamp lumens=lumens total.
*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2026, Acuity Brands Lighting.
This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	351.5	7.7%
0-40	716.8	15.6%
0-60	2,330.0	50.8%
60-90	2,260.6	49.2%
70-100	1,076.4	23.4%
90-120	0.000	0%
0-90	4,590.6	100%
90-180	0.000	0%
0-180	4,590.6	100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	33.0	0.7%	90-100	0.000	0%
10-20	108.2	2.4%	100-110	0.000	0%
20-30	210.3	4.6%	110-120	0.000	0%
30-40	365.4	8.0%	120-130	0.000	0%
40-50	623.3	13.6%	130-140	0.000	0%
50-60	989.9	21.6%	140-150	0.000	0%
60-70	1,184.2	25.8%	150-160	0.000	0%
70-80	873.0	19.0%	160-170	0.000	0%
80-90	203.4	4.4%	170-180	0.000	0%

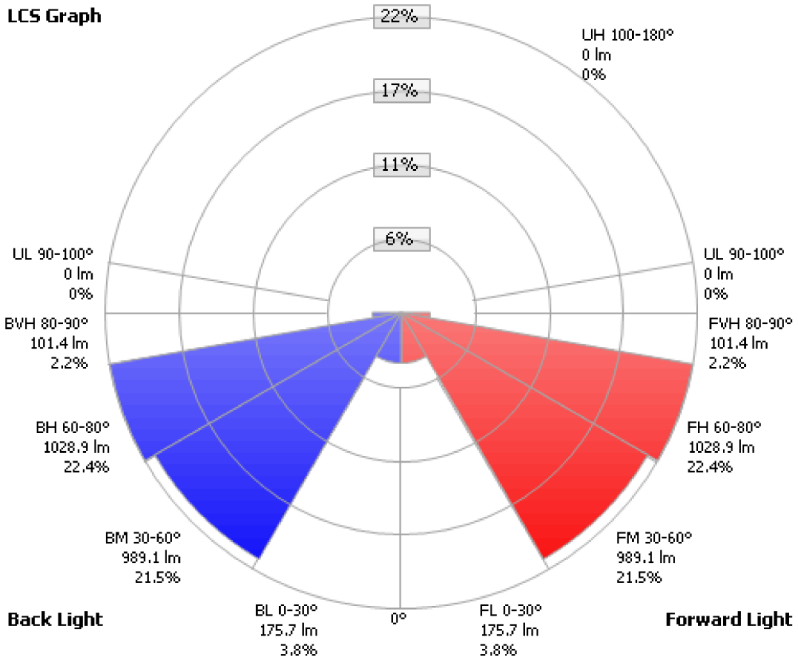
Roadway Summary

Distribution:		Type VS
Max Cd, 90 Deg Vert:		0.000
Max Cd, 80 to <90 Deg:		511.0
	Lumens	% Lamp
Downward Street Side:	2,295.0	50%
Downward House Side:	2,295.0	50%
Downward Total:	4,589.9	100%
Upward Street Side:	0.000	0%
Upward House Side:	0.000	0%
Upward Total:	0.000	0%
Total Lumens:	4,589.9	100%

LCS Table

BUG Rating	**B3 - U0 - G2**	
Forward Light	Lumens	Lumens %
Low(0-30):	175.7	3.8%
Medium(30-60):	989.1	21.5%
High(60-80):	1,028.9	22.4%
Very High(80-90):	101.4	2.2%
Back Light		
Low(0-30):	175.7	3.8%
Medium(30-60):	989.1	21.5%
High(60-80):	1,028.9	22.4%
Very High(80-90):	101.4	2.2%
Uplight		
Low(90-100):	0.000	0%
High(100-180):	0.000	0%
Trapped Light:	0.6	0%

LCS Graph



Scale = Max LCS %

Trapped Light: 0.6 lm, 0%

Candela Table - Type C

	0	2.5	5	15	25	35	45	55	65	75	85	90
0	332	332	332	332	332	332	332	332	332	332	332	332
5	341	340	340	340	340	340	340	340	340	340	340	340
10	358	356	356	356	356	356	356	356	356	356	356	355
15	379	378	378	378	377	378	377	377	377	377	377	377
20	408	407	407	407	407	406	408	407	407	407	407	407
25	451	448	448	448	449	450	449	449	448	450	450	450
30	503	500	500	502	502	502	503	503	504	504	504	505
35	571	569	570	570	570	572	575	575	576	578	576	576
40	663	661	661	662	665	670	670	670	672	675	673	675
45	794	785	786	787	791	795	797	797	801	801	802	801
50	953	944	946	943	946	948	951	952	951	951	954	955
55	1126	1115	1113	1109	1110	1112	1114	1108	1106	1107	1109	1111
60	1237	1225	1222	1217	1219	1224	1222	1215	1212	1213	1215	1215
65	1237	1227	1222	1216	1217	1222	1221	1212	1207	1210	1213	1213
70	1116	1106	1101	1095	1096	1100	1098	1092	1087	1086	1091	1089
75	853	853	853	845	843	847	849	845	835	840	841	845
80	511	507	499	502	504	511	506	502	504	505	506	506
85	157	151	150	150	153	154	153	155	153	150	155	151
90	0	0	0	0	0	0	0	0	0	0	0	0
95	0	0	0	0	0	0	0	0	0	0	0	0
100	0	0	0	0	0	0	0	0	0	0	0	0
105	0	0	0	0	0	0	0	0	0	0	0	0
110	0	0	0	0	0	0	0	0	0	0	0	0
115	0	0	0	0	0	0	0	0	0	0	0	0
120	0	0	0	0	0	0	0	0	0	0	0	0
125	0	0	0	0	0	0	0	0	0	0	0	0
130	0	0	0	0	0	0	0	0	0	0	0	0
135	0	0	0	0	0	0	0	0	0	0	0	0
140	0	0	0	0	0	0	0	0	0	0	0	0
145	0	0	0	0	0	0	0	0	0	0	0	0
150	0	0	0	0	0	0	0	0	0	0	0	0
155	0	0	0	0	0	0	0	0	0	0	0	0
160	0	0	0	0	0	0	0	0	0	0	0	0
165	0	0	0	0	0	0	0	0	0	0	0	0
170	0	0	0	0	0	0	0	0	0	0	0	0
175	0	0	0	0	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0	0	0	0

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

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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

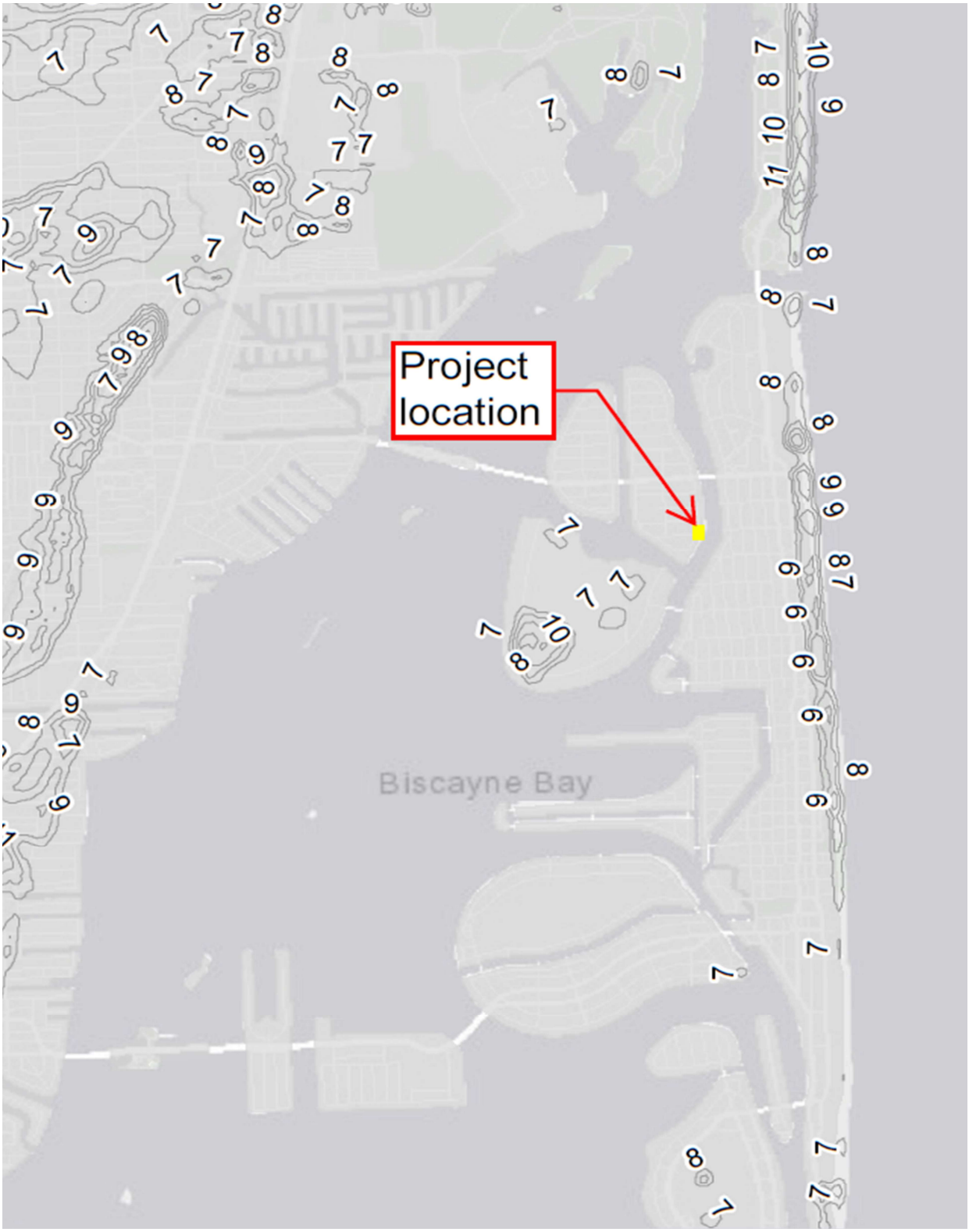
$$Rc = \frac{D}{4} = \frac{1.5}{4} = 0.375 \text{ ft} \qquad \sigma = 1.87 \text{ (graded sand)}$$

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

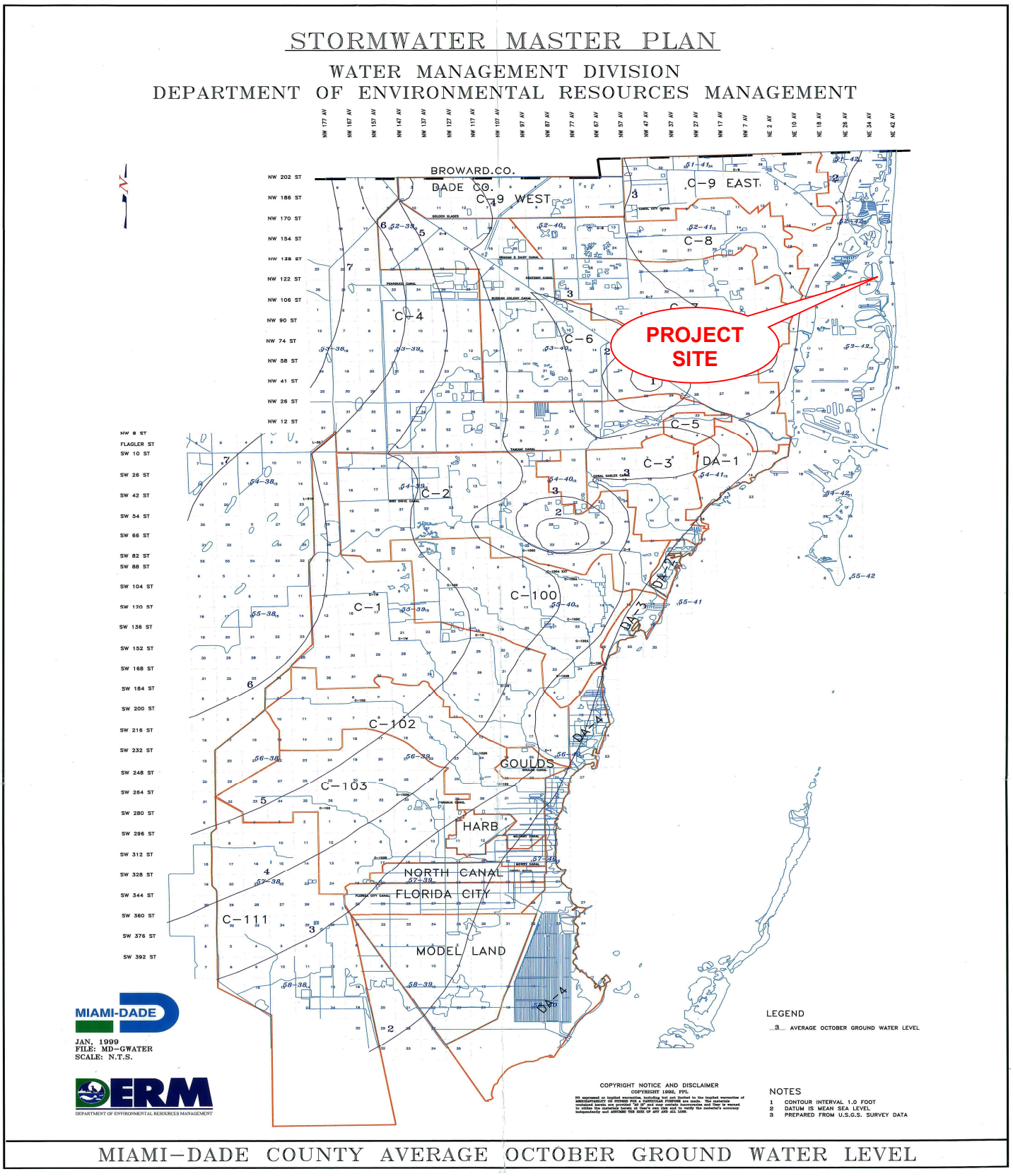
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Exhibit A: Miami-Dade County Flood Criteria Master Plan



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Exhibit B: Average October Ground Water Elevation Master Plan



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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)

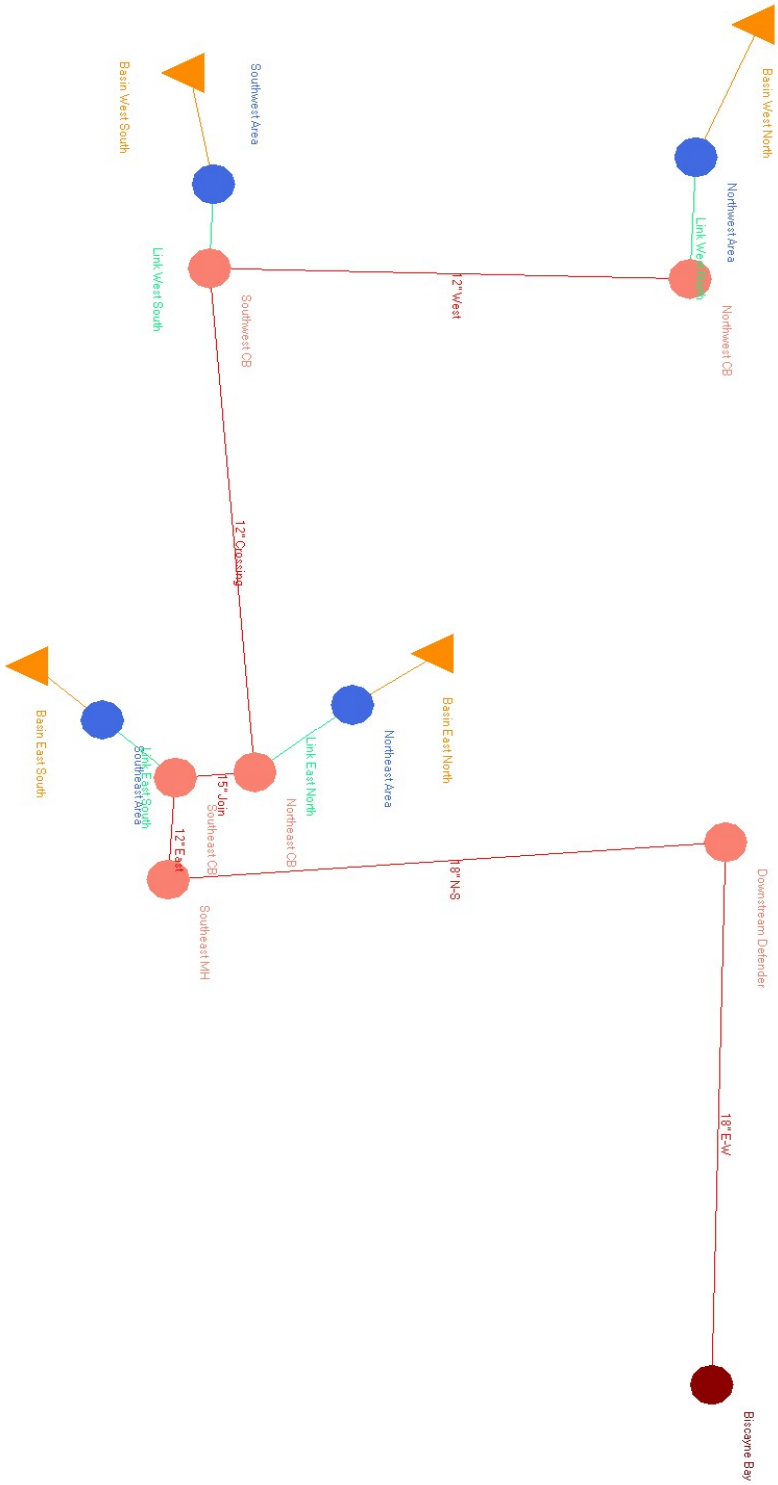
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

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.

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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

9291-9301 EAST BAY HARBOR DRIVE

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

ZONING SUBMITTAL

04 - 30 - 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	DRB SUBMITTAL	REV #1 (03-26-2026)	REV #2 (04-30-2026)
Arch. KKAID	A0.00	COVER	X	X	X
		SURVEY	X	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. KKAID	A1.00	PROJECT DATA	X		X
	A1.01	OPEN AREA CALCULATIONS	X		X
	A1.02	CONTEXT SITE MAP	X		
	A1.03	CONTEXT PHOTOS	X		
	A1.04	SURROUNDING BUILDINGS	X		
	A1.05	RENDERING STREET VIEW	X		
	A1.06	RENDERING BAY VIEW	X	X	
	A2.00	SITE PLAN	X	X	X
	A2.00.1	PRELIMINARY CONSTRUCTION PLAN			X
	A2.01	SETBACK DIAGRAM	X	X	X
	A2.01.1	SETBACK DIAGRAM			X
	A3.00	FLOOR PLAN - LEVEL 1	X	X	X
	A3.01	FLOOR PLAN - LEVEL 2	X	X	X
	A3.02	FLOOR PLAN - LEVEL 3-8	X	X	X
	~~A3.03~~	~~FLOOR PLAN LEVEL 9 - ROOF DECK~~	X		
	A3.03	ROOF DECK FLOOR PLAN		X	X
	~~A3.04~~	~~FLOOR PLAN - LEVEL 10 UPPER ROOF~~	X		
	A3.04	UPPER ROOF FLOOR PLAN		X	
	A4.00	BUILDING ELEVATION - NORTH	X	X	X
	~~A4.00.1~~	~~BUILDING ELEVATION - NORTH~~		X	
	A4.01	BUILDING ELEVATION - WEST	X	X	X
	A4.02	BUILDING ELEVATION - SOUTH	X	X	X
	~~A4.02.1~~	~~BUILDING ELEVATION - SOUTH~~		X	
	A4.03	BUILDING ELEVATION - EAST	X	X	X
	A4.04	PUSHBACK ZONE ELEVATION			X
	A4.05	PUSHBACK ZONE ELEVATION			X
	A5.00	BUILDING SECTION A	X	X	X
	A5.01	BUILDING SECTION B	X	X	X
	A5.02	BUILDING SECTION C	X	X	X
M.E.P IRG 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
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DRC / DRB SET

--

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

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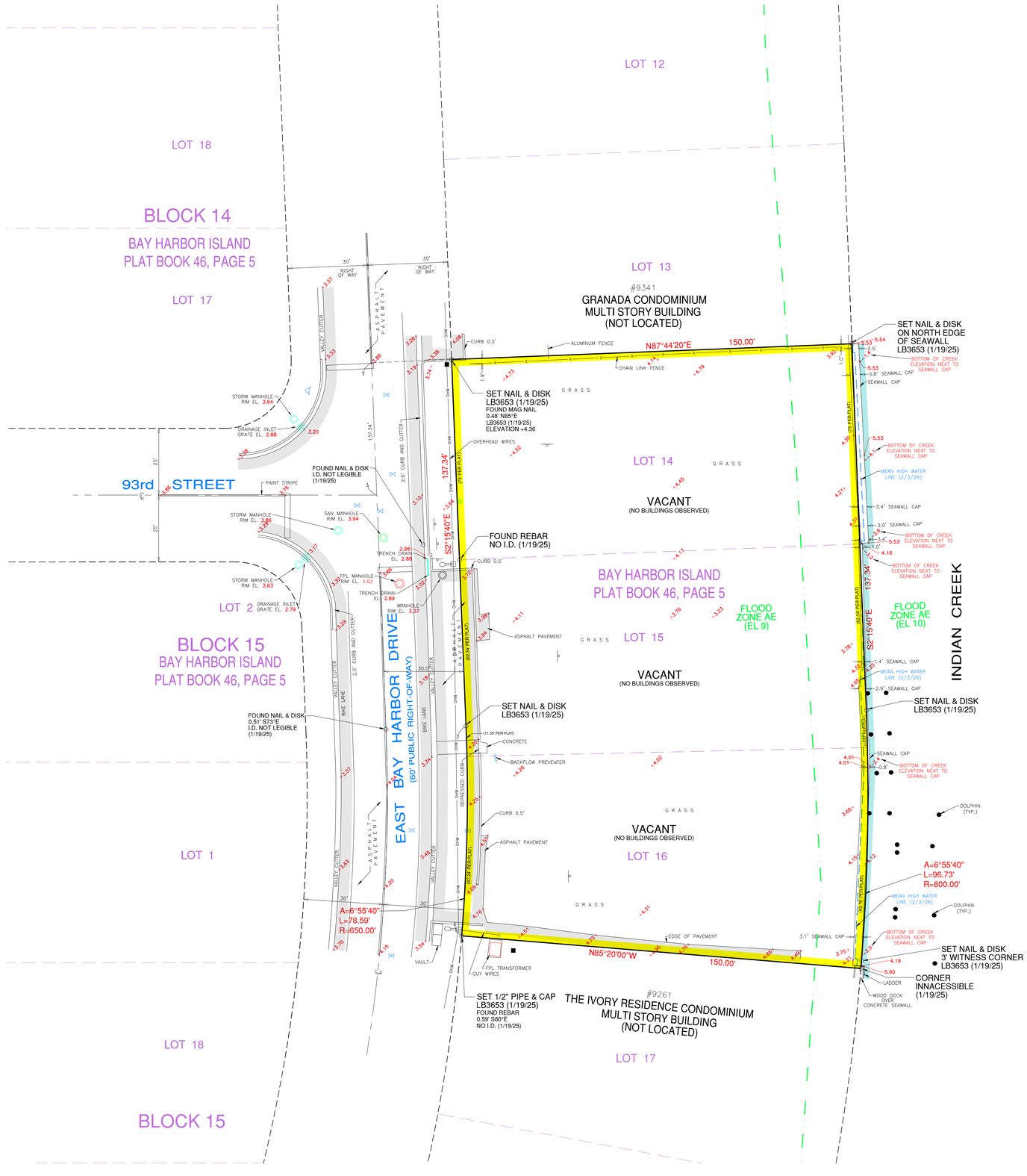
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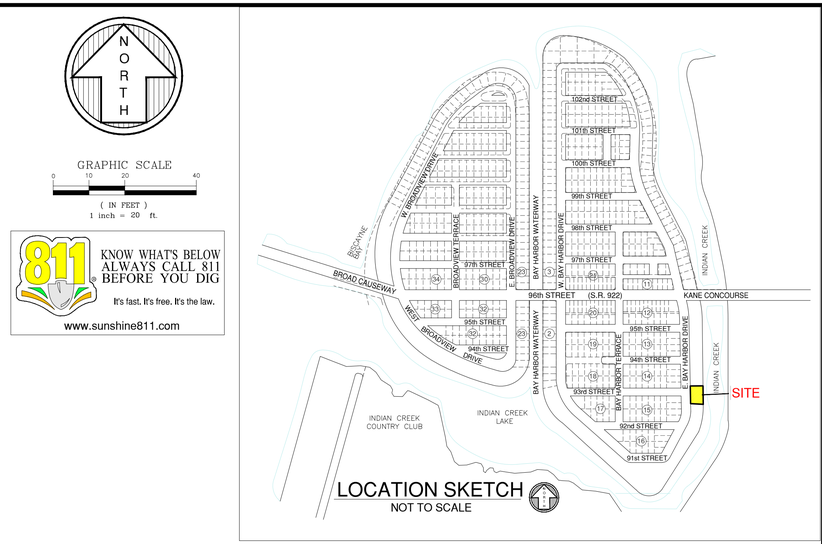
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

COVER

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





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.

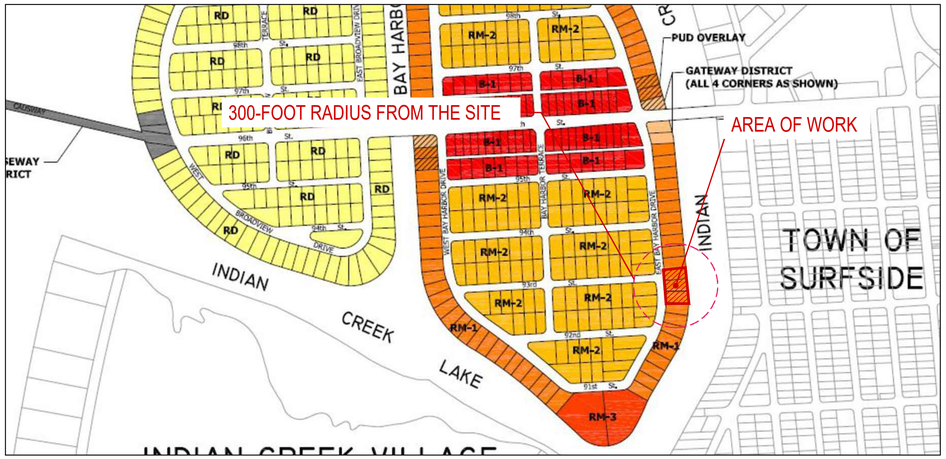
No.	Revision Description	O.N.	GEM
1	LOCATE MEAN HIGH WATER LINE & GRADES AT BOTTOM OF CREEK (2/3/26) PP	260037	

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

BOUNDARY & TOPOGRAPHIC SURVEY

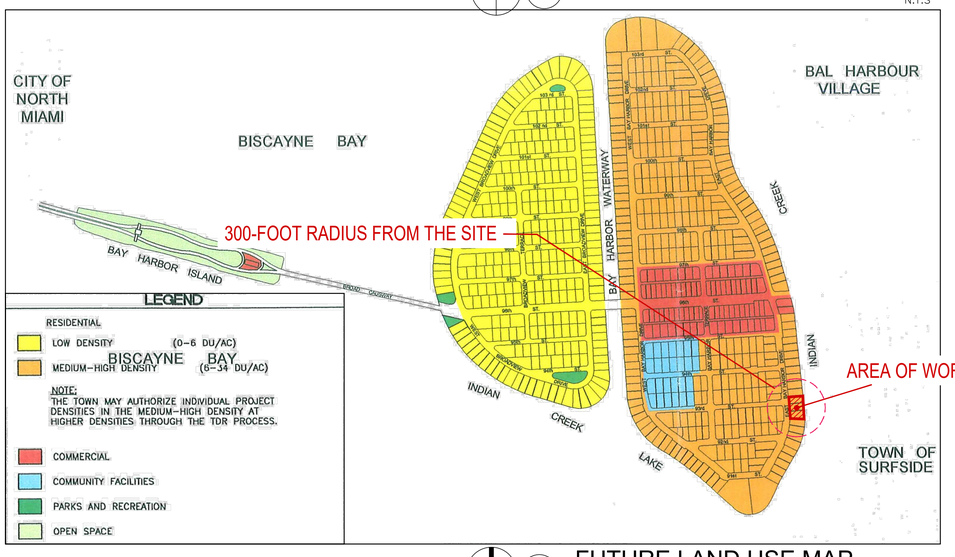
9291-9301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE, FLORIDA

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



1 ZONING DESIGNATION MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S



3 FLOOD MAP

N.T.S

ZONING DATA

SECTION

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

1 SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	33,750 SF	33,750 SF (0.7747 ACRES)
	34 DU/AC MAX 34 x 0.77 = 26 UNITS MAX	33 UNITS (7 UNITS VIA TDR) (42.85 U/A) 2
C) BUILDING HEIGHT	75 FT ABOVE DFE *DFE (DESIGN FLOOD ELEVATION) = BFE (BASE FLOOD ELEVATION) +1 = 9'+1' = 10' NGVD	75 FT ABOVE DFE
D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX	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
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DRC / DRB SET

--

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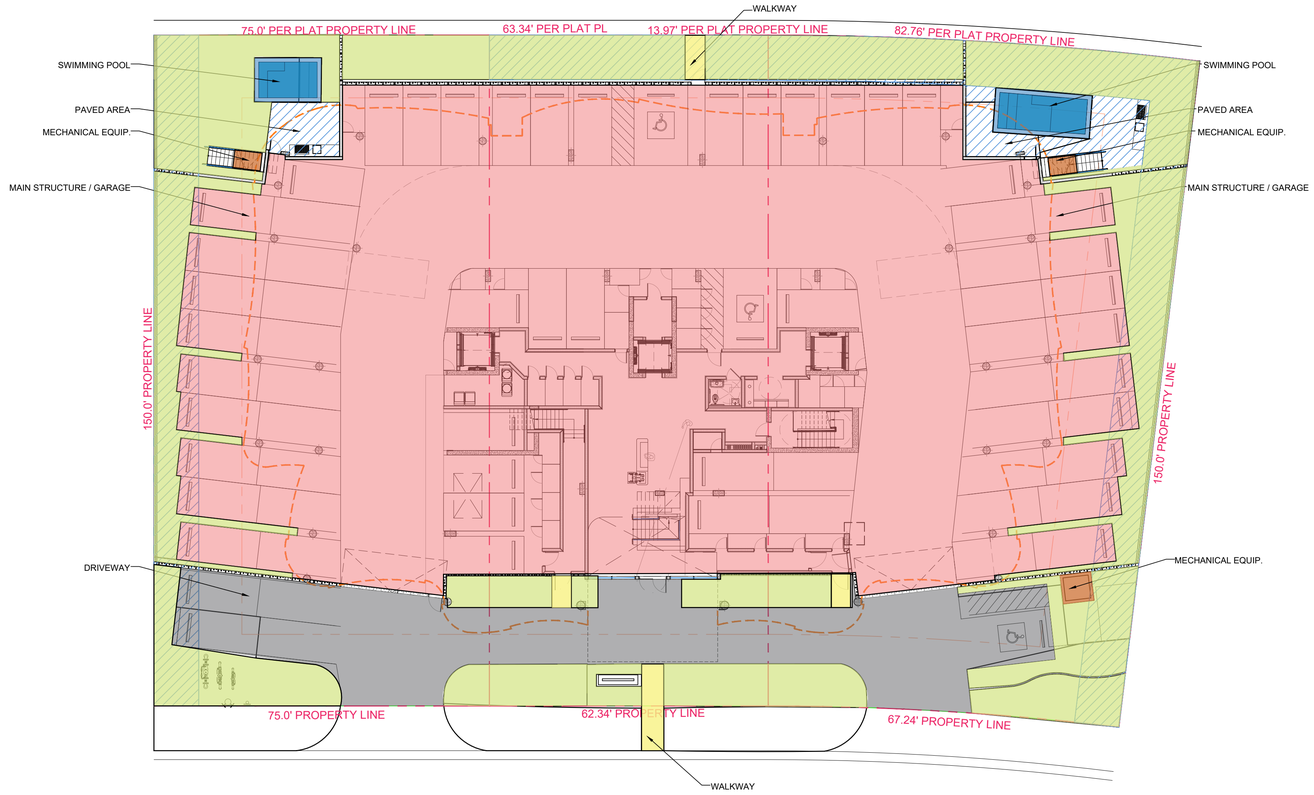
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K O B I K A R P

ZONING & PROJECT DATA

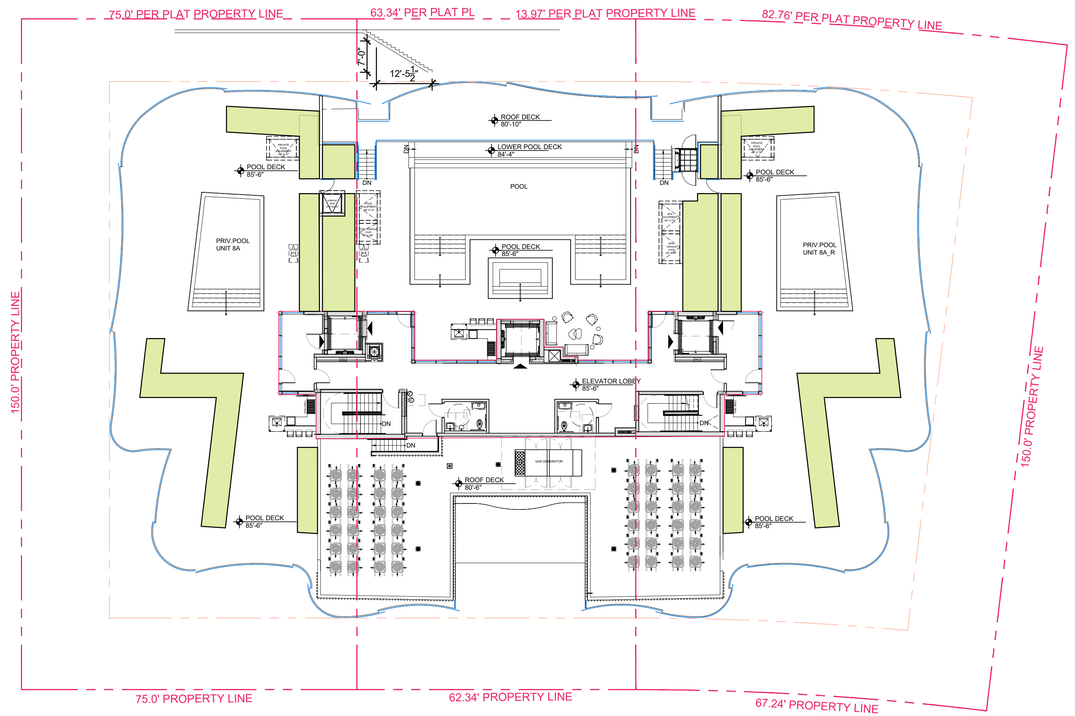
Date	11-26-2025	Sheet No.	A1.00
Scale			
Project	2567		



LOT AREA	OPEN SPACE 20% OF LOT (MIN.)			
	MINIMUM	PROPOSED	%	COLOR
33,750 SF.	6,750 SF.	6,750 SF.	20 %	
REMAINING COVERAGE AREA BREAKDOWN				
MAIN STRUCTURE /GARAGE		20,000 SF.		
SWIMMING POOL		445 SF.		
ALL PAVER AREAS		3,200 SF.		
MECHANICAL EQUIPMENT		200 SF.		
DRIVEWAY		3,000 SF.		
WALKWAYS		155 SF.		
TOTAL		33,750 SF.		

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 DRC COMMENTS	04-30-26	10	
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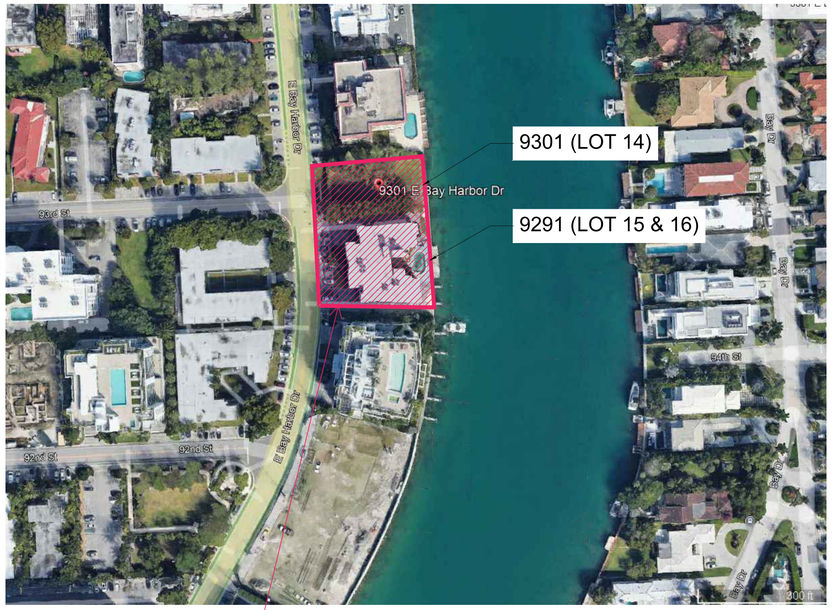
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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

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.



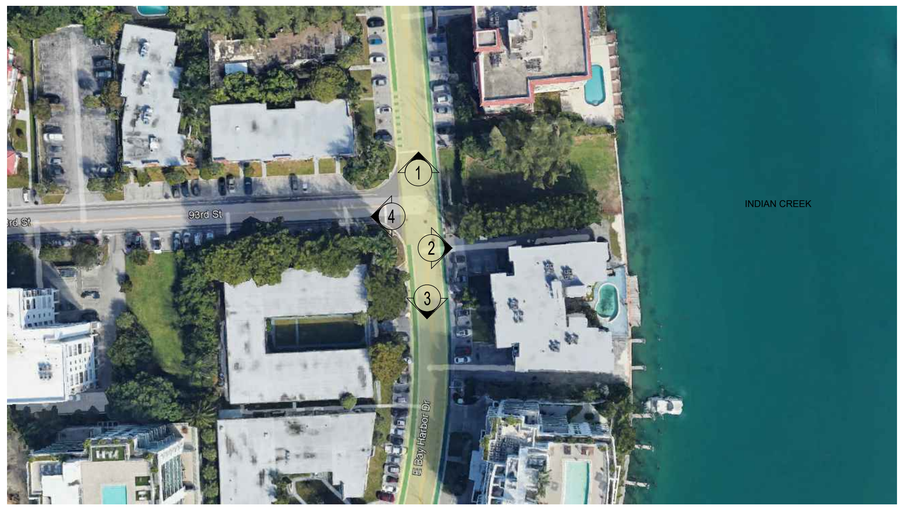
2 PROPERTY VIEW
SCALE: N.T.S.



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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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
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Tel: 305-599-8133

MEP ENGINEER:

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Tel: 305-828-0644

ARCHITECT:

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K O B I K A R P

CONTEXT PHOTOS

Date	11-26-2025	Sheet No.	A1.03
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SITE

1 SURROUNDING BUILDINGS
SCALE: N.T.S.



1 PHOTO
SCALE: N.T.S.



2 PHOTO
SCALE: N.T.S.



3 PHOTO
SCALE: N.T.S.



4 PHOTO
SCALE: N.T.S.



5 PHOTO
SCALE: N.T.S.



6 PHOTO
SCALE: N.T.S.

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K O B I
K A R P

SURROUNDING BUILDING

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1 RENDERING - STREET VIEW
N.T.S

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RENDERING STREET VIEW

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1 RENDERING - BAY VIEW
N.T.S

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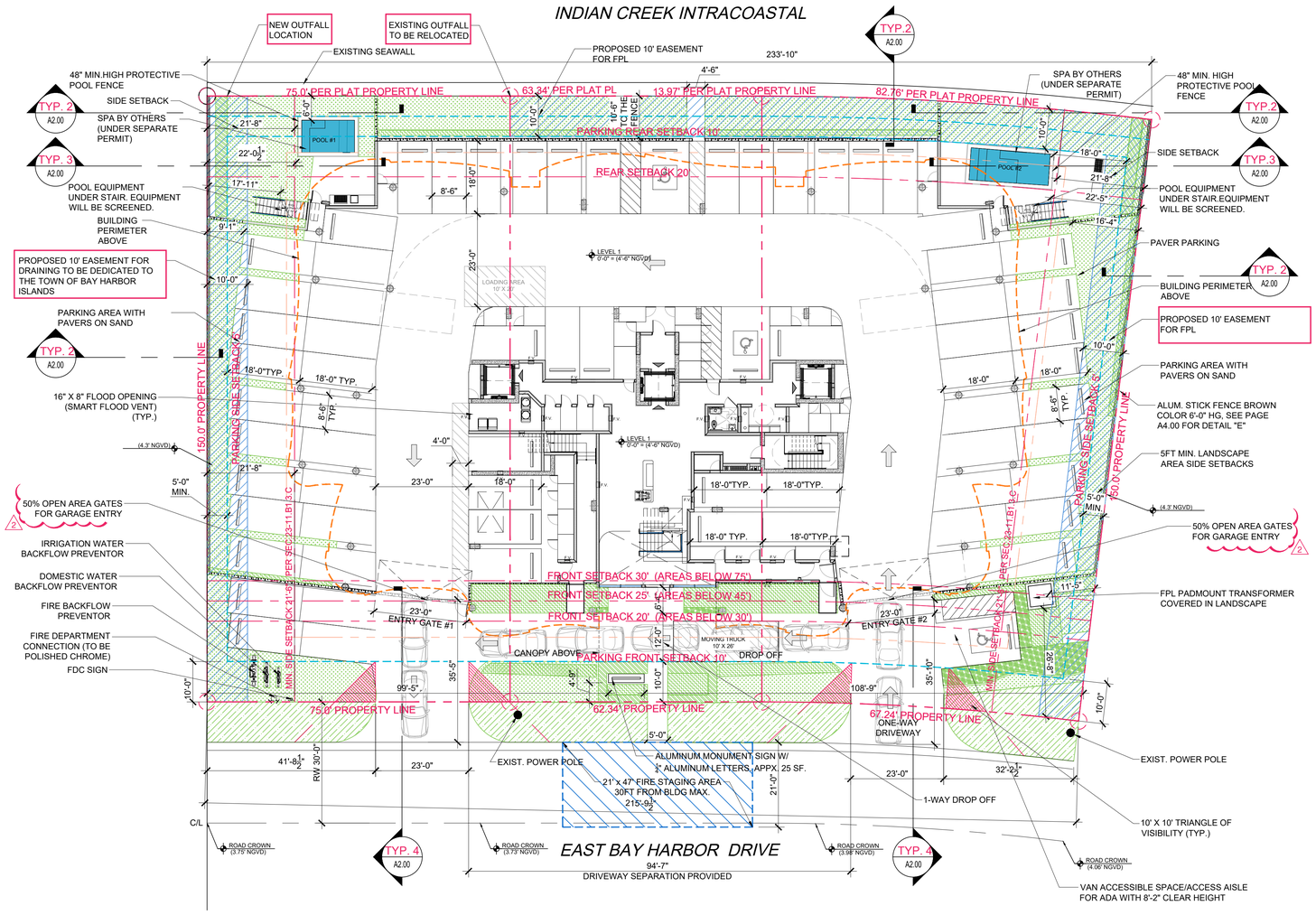
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KOBI KARP

RENDERING BAY VIEW

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4.975"H | 9291 East | 3.75"H
3.45"H | Bay Harbor Drive | 2.25"H
1.25"H | BAY HARBOR ISLANDS

Front



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

FIRE STAGING NOTE

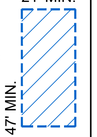
GENERAL NOTES:

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.

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	9	
2 DRC COMMENTS	04-30-26	10	
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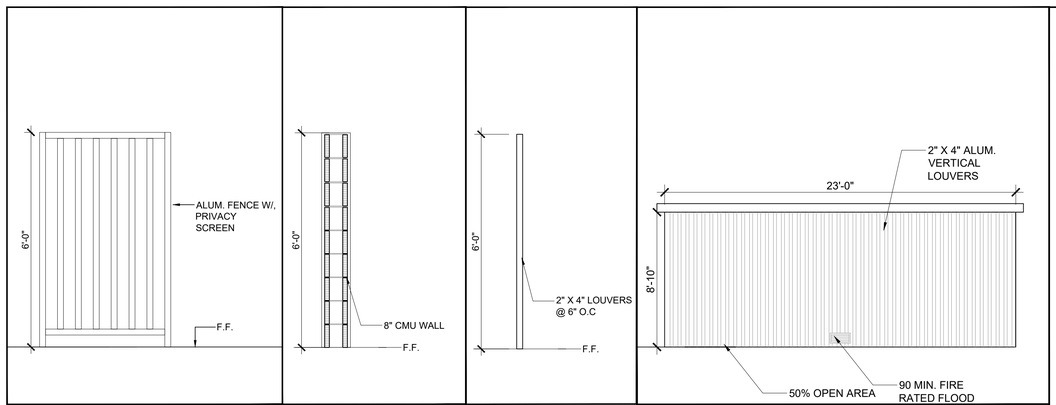
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K O B I K A R P

SITE PLAN

Date	11-26-2025	Sheet No.	A2.00
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2 FENCE SCALE: 1/2" = 1'-0"
3 SOLID FENCE SCALE: 1/2" = 1'-0"
4 LOUVER DOOR SCALE: 1/2" = 1'-0"
5 GARAGE SCALE: NTS

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.

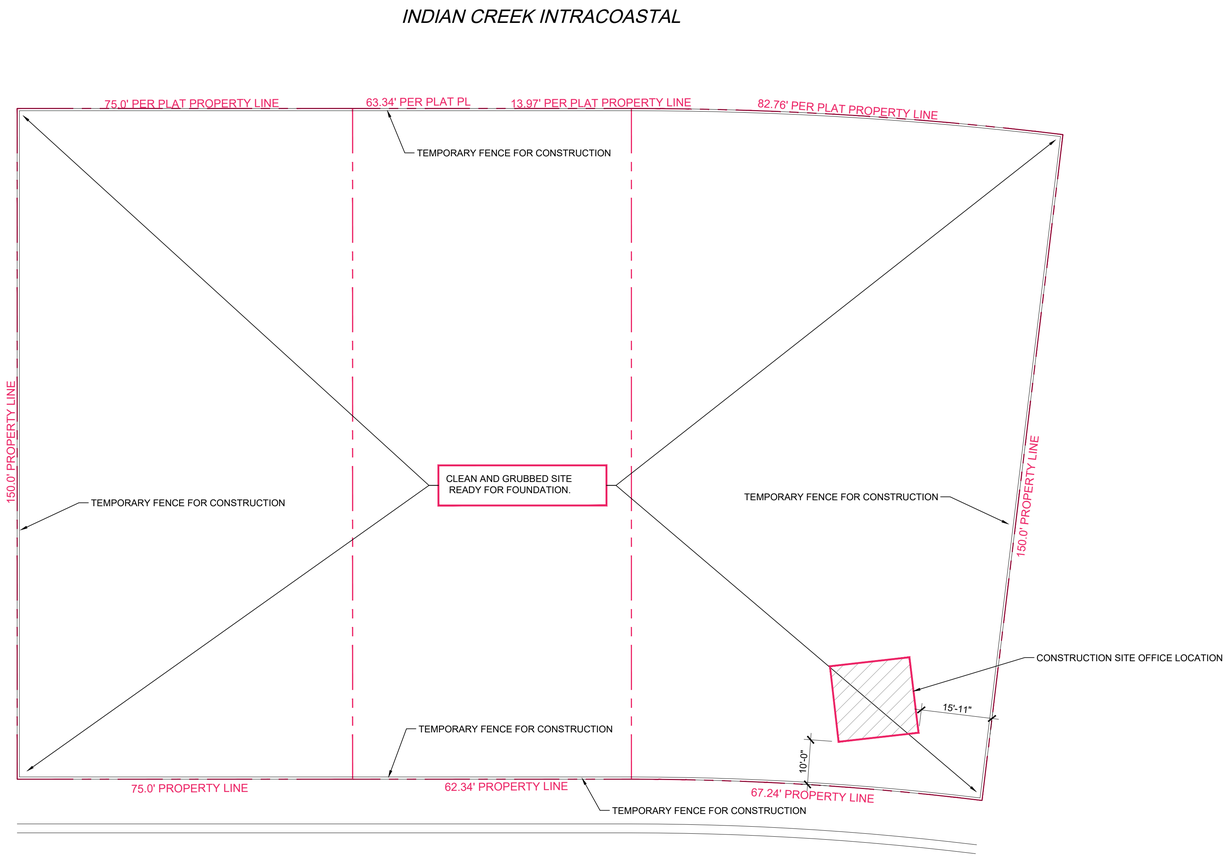
ALL MATERIALS BELOW D.F.E (10'-0" NGVD) SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION AND FEMA TECHNICAL BULLETIN 2-2008

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.

NOTE: POOL EQUIPMENT TO BE SCREENED

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

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



1 PRELIMINARY CONSTRUCTION PLAN
SCALE: 1/16" = 1'-0"

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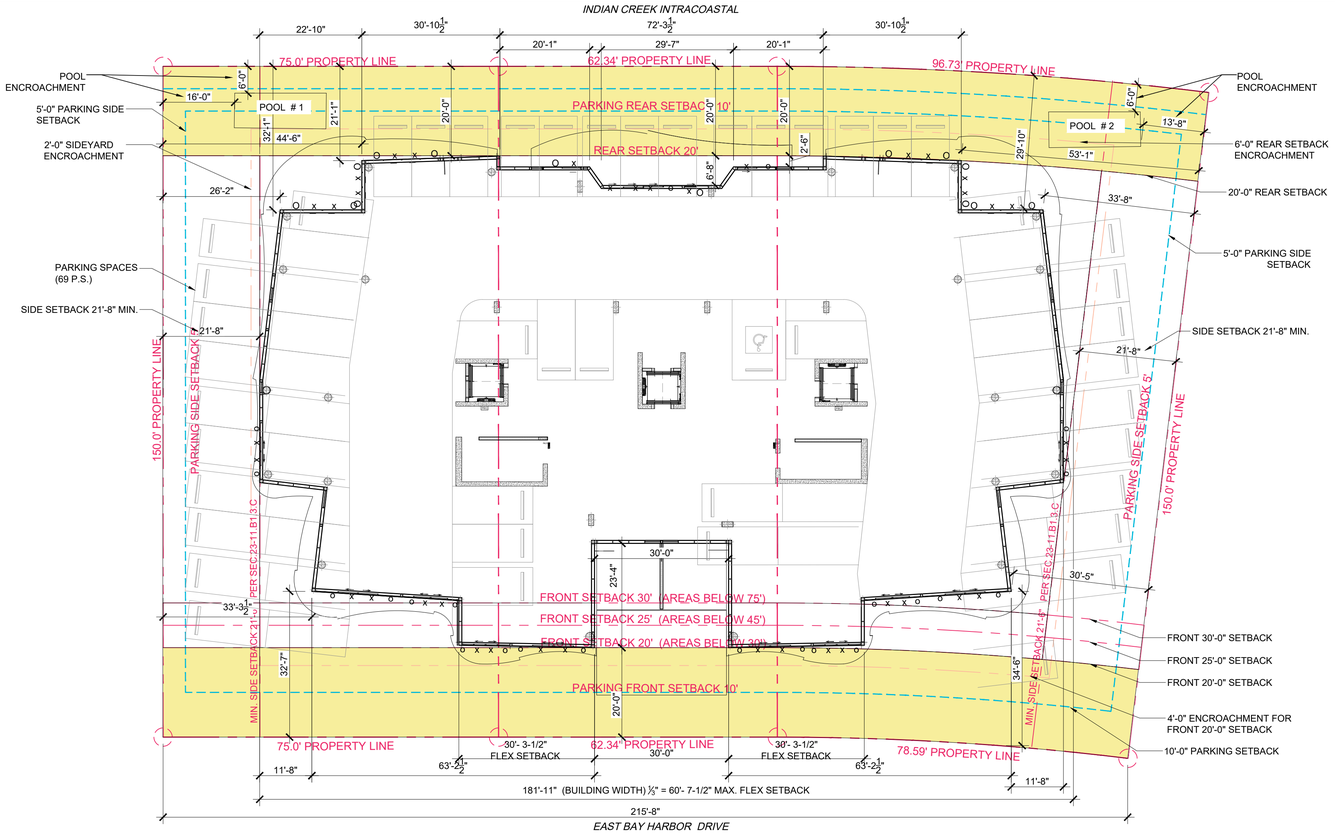
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PRELIMINARY CONSTRUCTION PLAN

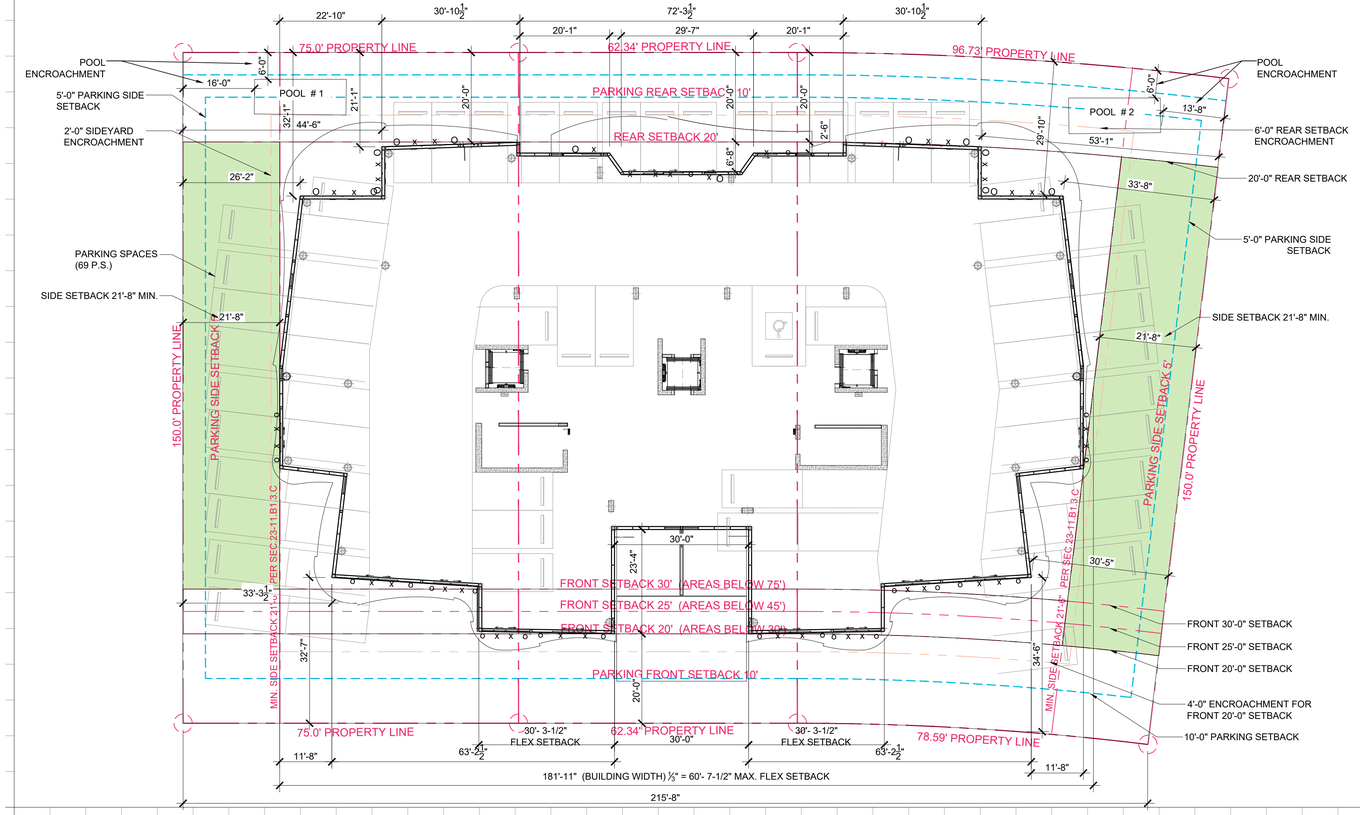
Date	11-26-2025	Sheet No.	
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Project	2567		



1 SETBACK DIAGRAM

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

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



2 STEBACK DIAGRAM

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

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

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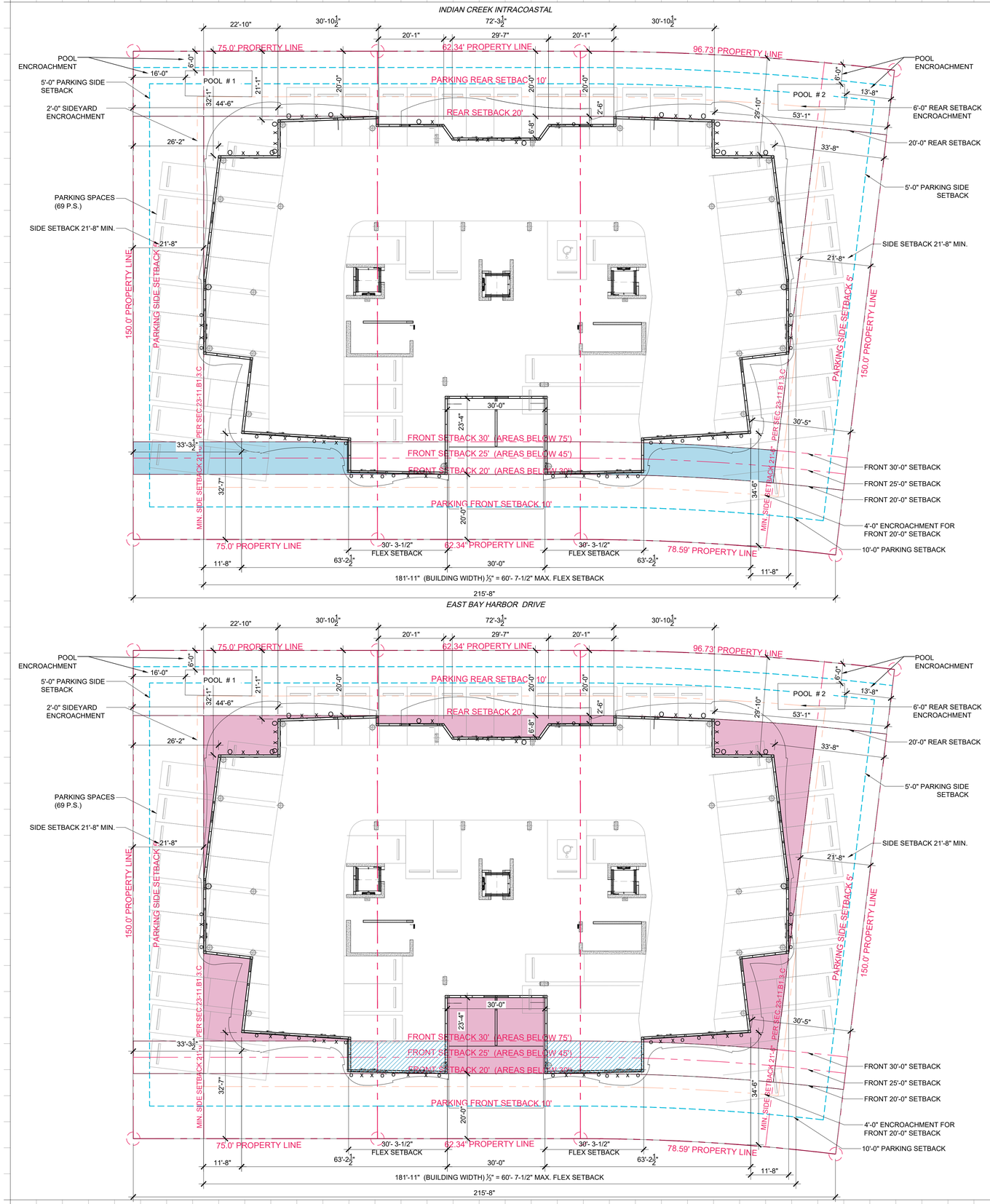
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KOBI KARP

SETBACK DIAGRAM

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1 SETBACK DIAGRAM -

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

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

2 STEBACK DIAGRAM -

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

1/3 FLEX SETBACK AREAS

PUSHBACK ZONE (ALT. DESIGN FOR BREEZEWAY)

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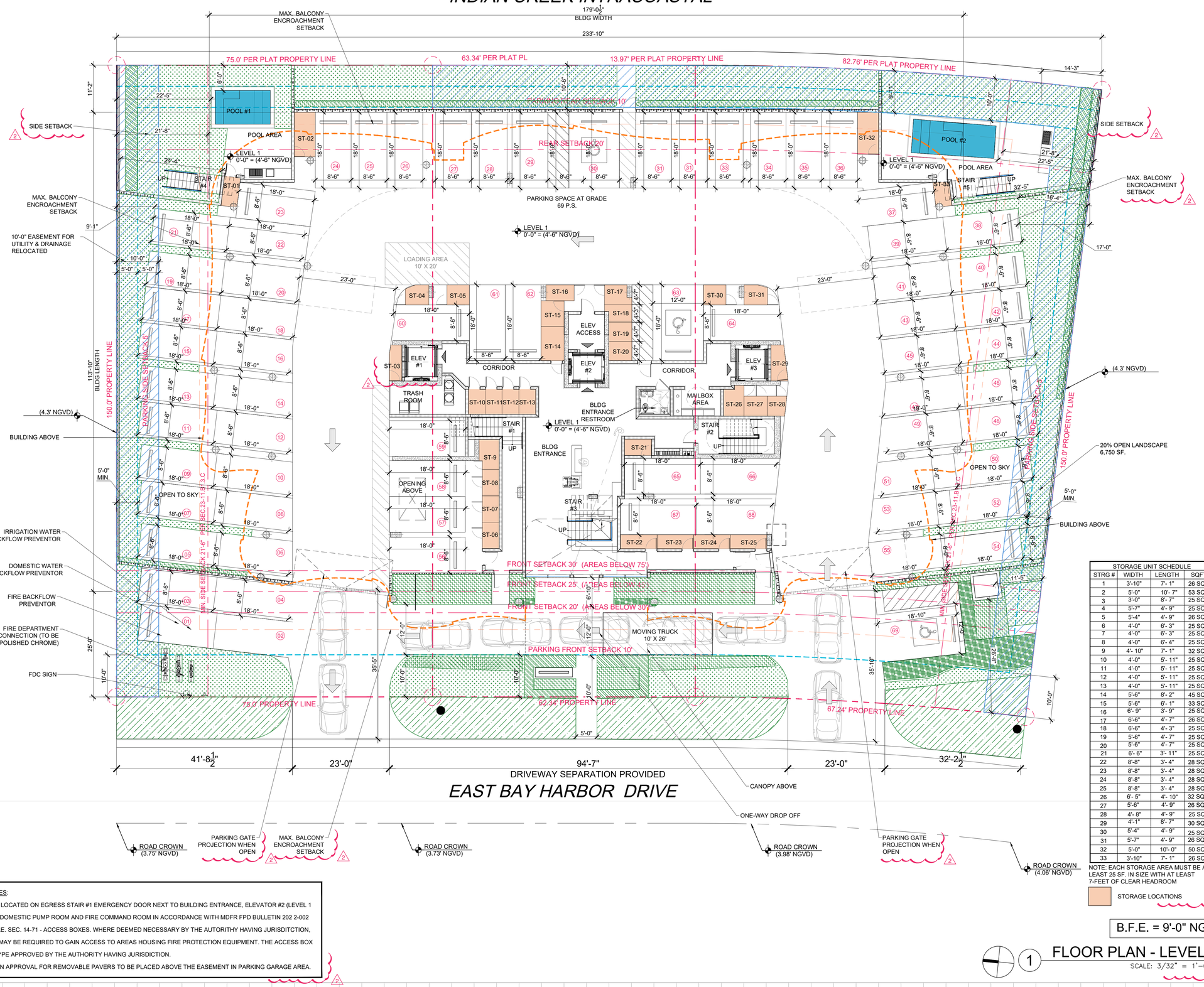
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K O B I K A R P

SETBACK DIAGRAM

Date	11-26-2025	Sheet No.	A2.01.1
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2



STORAGE UNIT SCHEDULE			
STRG #	WIDTH	LENGTH	SQFT.
1	3'-10"	7'- 1"	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'- 10"	7'- 1"	32 SQFT.
10	4'-0"	5'- 11"	25 SQFT.
11	4'-0"	5'- 11"	25 SQFT.
12	4'-0"	5'- 11"	25 SQFT.
13	4'-0"	5'- 11"	25 SQFT.
14	5'-6"	8'- 2"	45 SQFT.
15	5'-6"	6'- 1"	33 SQFT.
16	6'- 9"	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'- 6"	3'- 11"	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'- 5"	4'- 10"	32 SQFT.
27	5'-6"	4'- 9"	26 SQFT.
28	4'- 8"	4'- 9"	25 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"	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.
2. AWAITING TOWN APPROVAL FOR REMOVABLE PAVERS TO BE PLACED ABOVE THE EASEMENT IN PARKING GARAGE AREA.

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	9	
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6		14	
7		15	
8		16	
		17	

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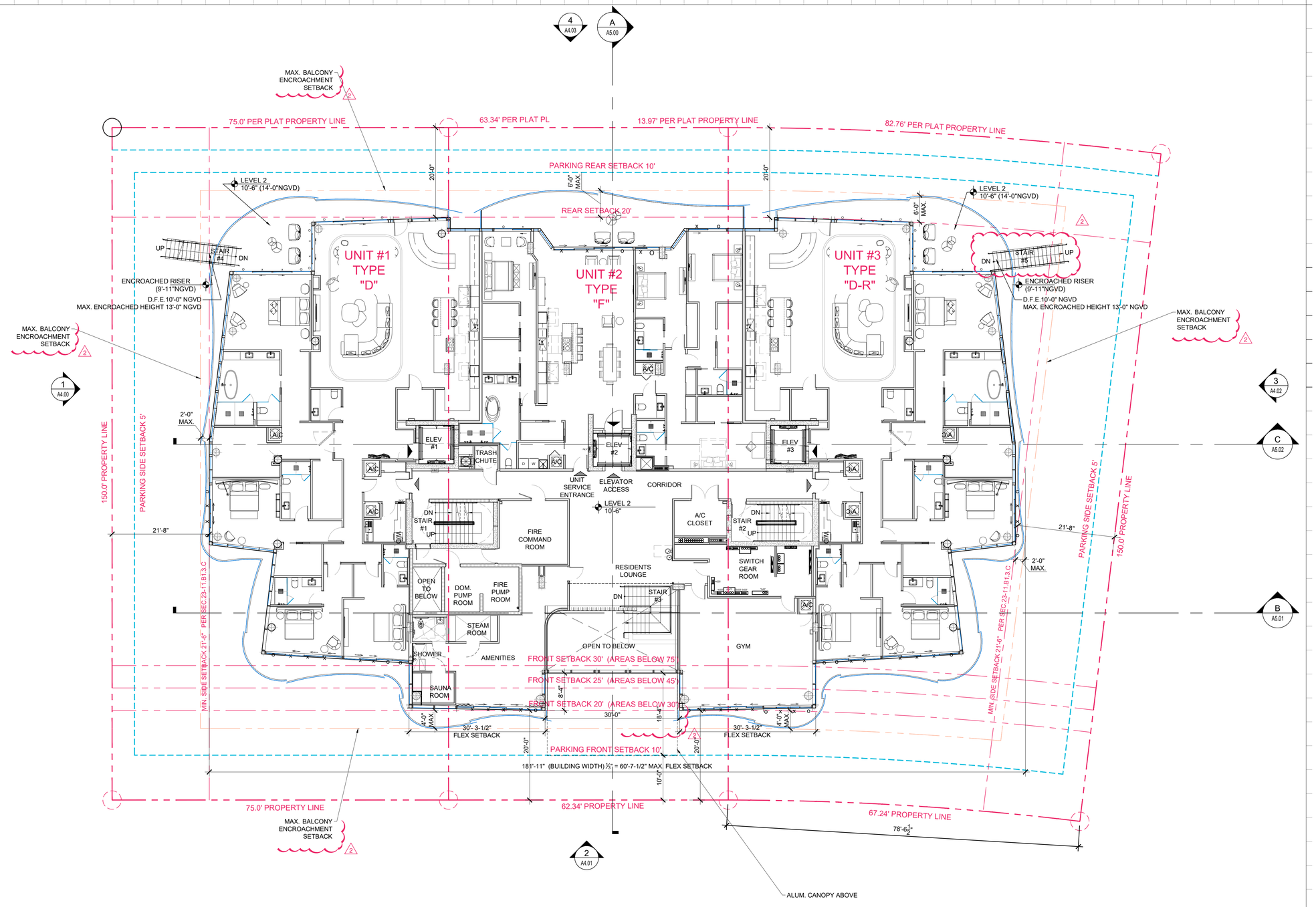
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FLOOR PLAN - LEVEL 1

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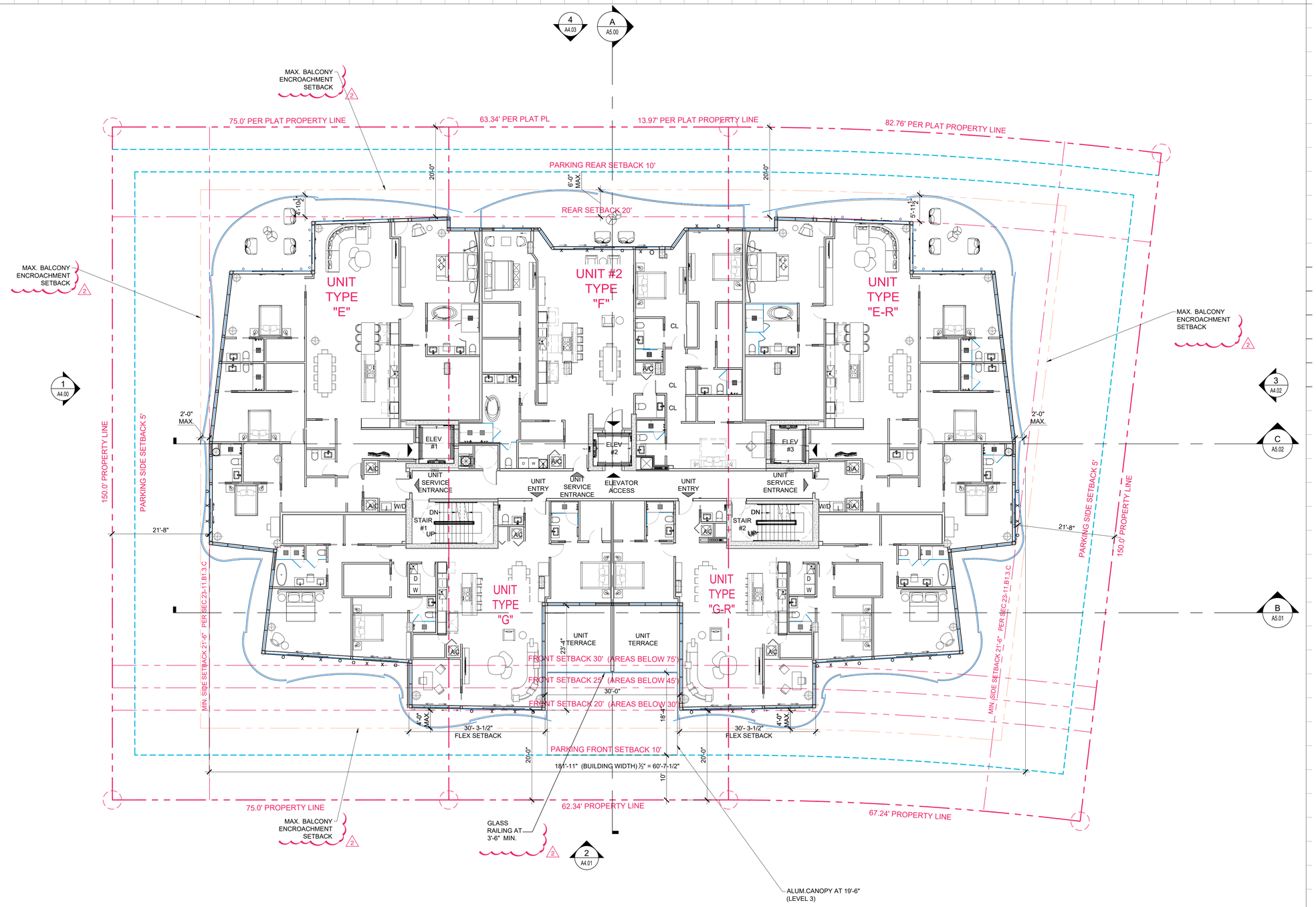
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KOBI KARP

FLOOR PLAN - LEVEL 2

Date	11-26-2025	Sheet No.	A3.01
Scale			
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1 FLOOR PLAN - LEVEL 2
SCALE: 3/32" = 1'-0"



1 FLOOR PLAN - LEVEL 3-8

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

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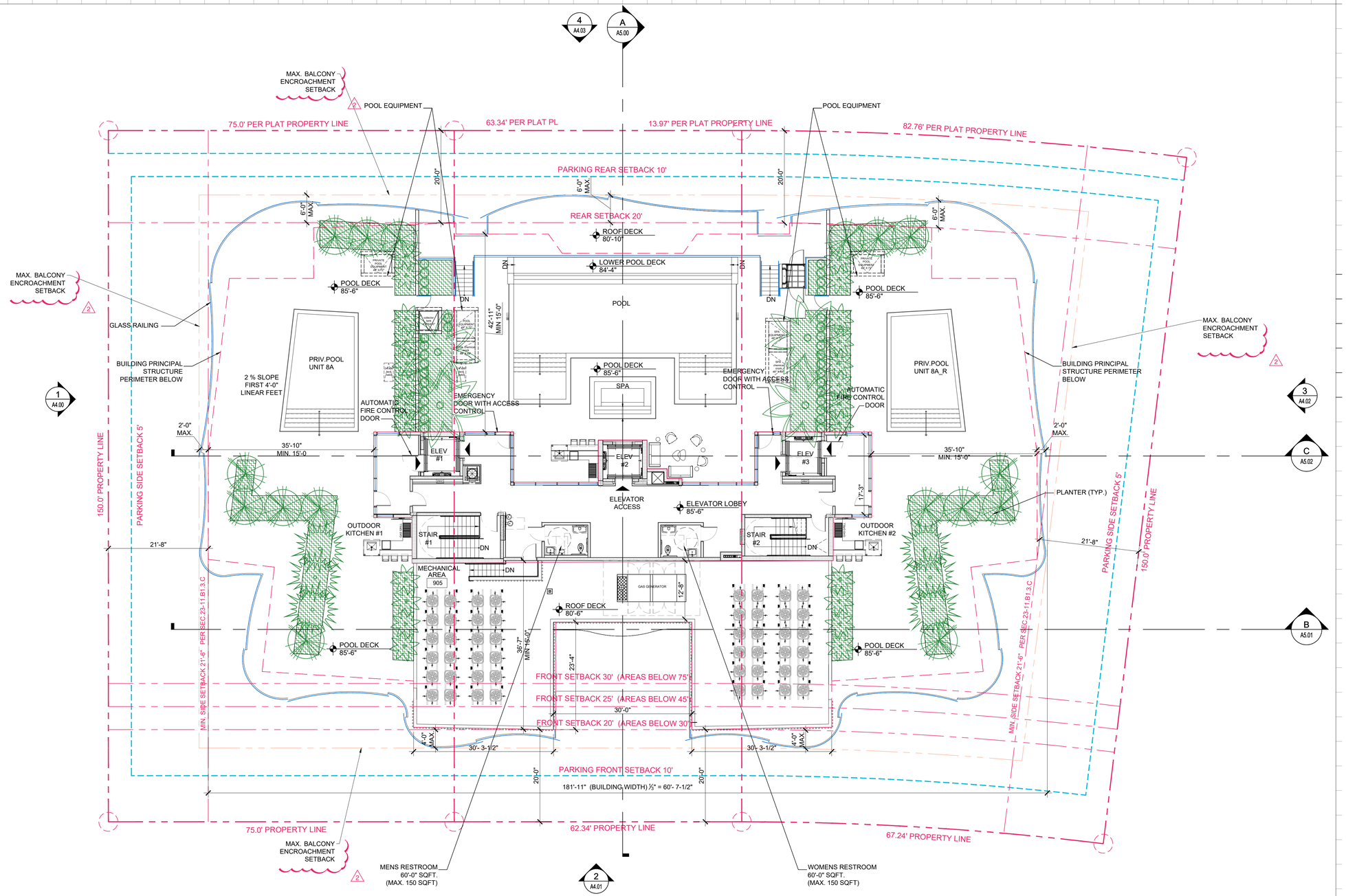
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KOBI KARP

FLOOR PLAN - LEVEL 3 - 8

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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"

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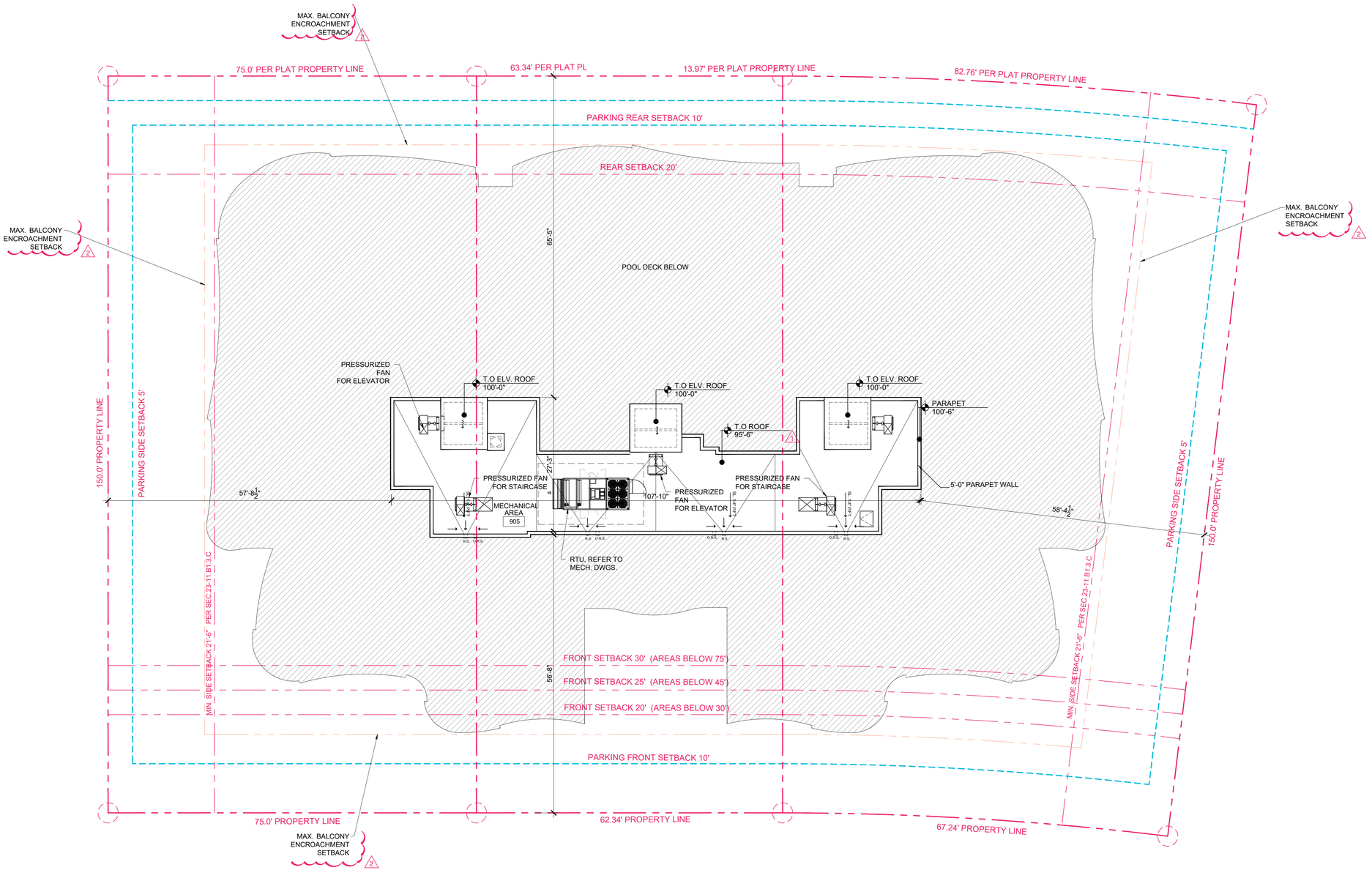
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FLOOR PLAN - ROOF DECK

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1 UPPER ROOF

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

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STATE OF FLORIDA
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AR0012578
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K O B I
K A R P

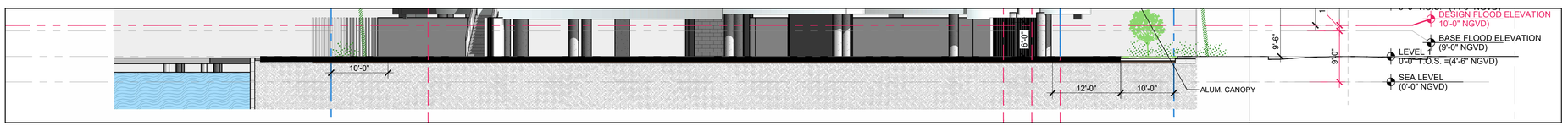
UPPER ROOF

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



1 NORTH ELEVATION

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



2 PARTIAL NORTH ELEVATION - GROUND FLOOR

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



A IMPACT RESISTANT GLASS
COLOR: BRONZE



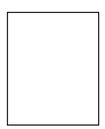
B RAILING
COLOR: CLEAR



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).

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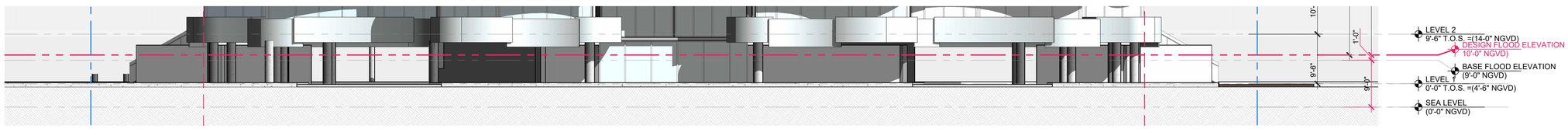
K O B I K A R P

NORTH ELEVATION

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



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



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



A IMPACT RESISTANT GLASS
COLOR: BRONZE



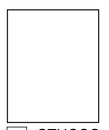
B RAILING
COLOR: CLEAR



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COLOR: BEIGE / BIANCO LUNA



E STUCCO
COLOR: WHITE



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45° ANGLE FOR VISUALIZATION PRIVACY.
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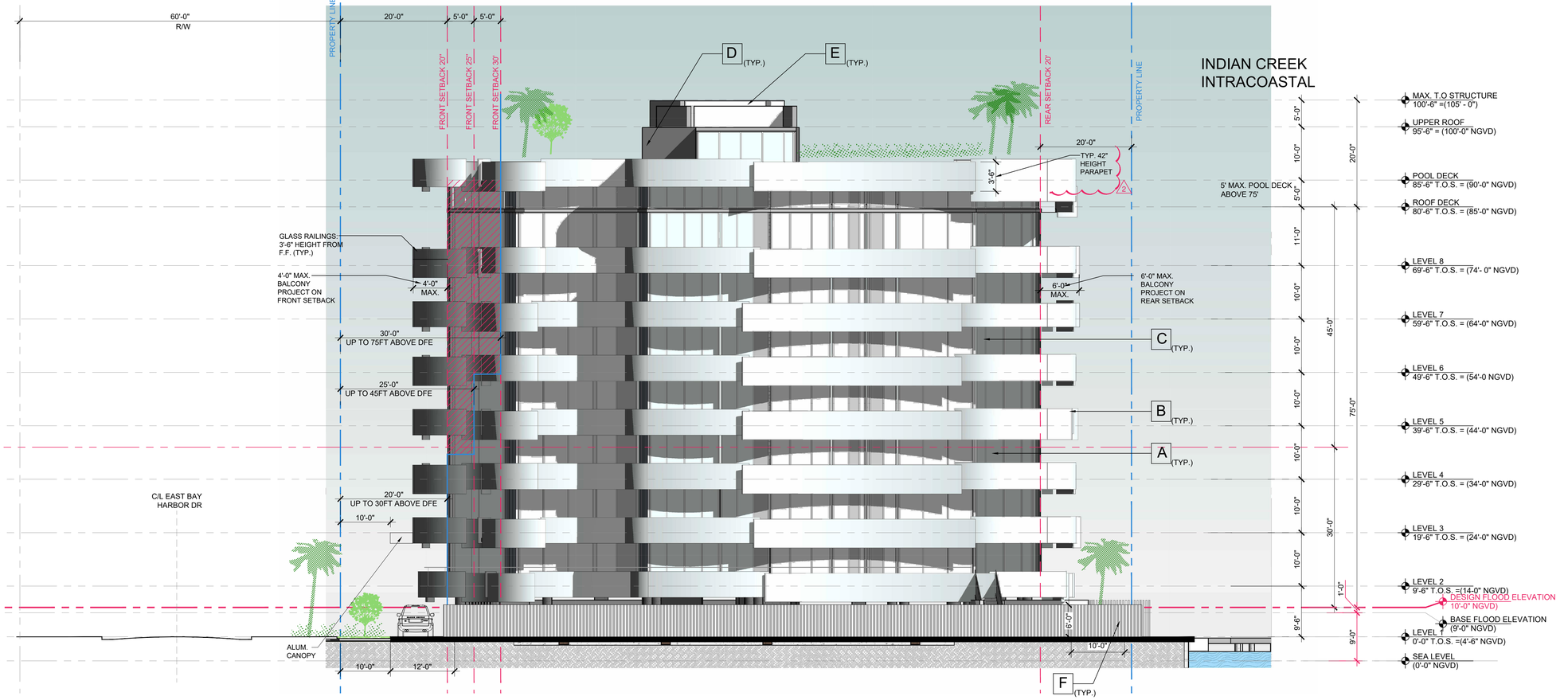
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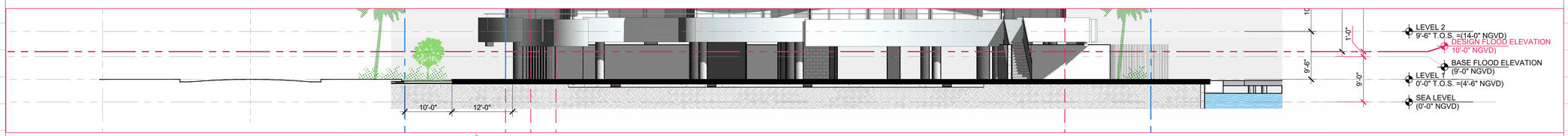
WEST ELEVATION

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



1 SOUTH ELEVATION

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



2 PARTIAL SOUTH ELEVATION - GROUND FLOOR

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



A IMPACT RESISTANT GLASS
COLOR: BRONZE



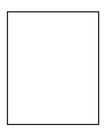
B RAILING
COLOR: CLEAR



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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		



1 EAST ELEVATION

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



2 PARTIAL EAST ELEVATION - GROUND FLOOR

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



A IMPACT RESISTANT GLASS
COLOR: BRONZE



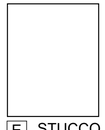
B RAILING
COLOR: CLEAR



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).

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	9	
2 CITY & DERM COMMENTS	04-24-2024	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:
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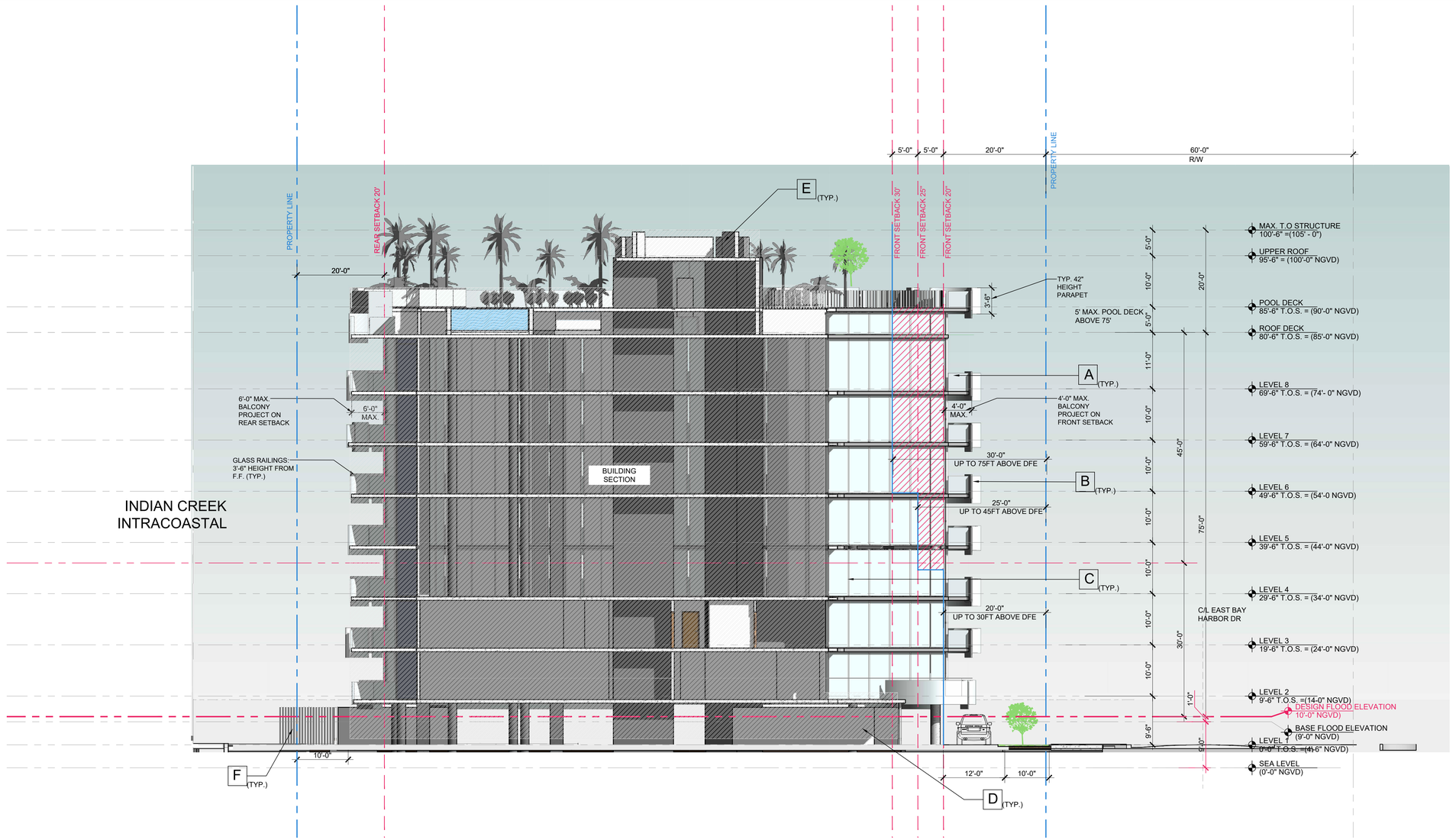
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

EAST ELEVATION

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





A IMPACT RESISTANT GLASS
COLOR: BRONZE



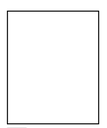
B RAILING
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1 PUSHBACK ZONE ELEVATION - NORTH

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

Rev.	Date	Rev.	Date
1		9	
2 DRC COMMENTS	04-30-26	10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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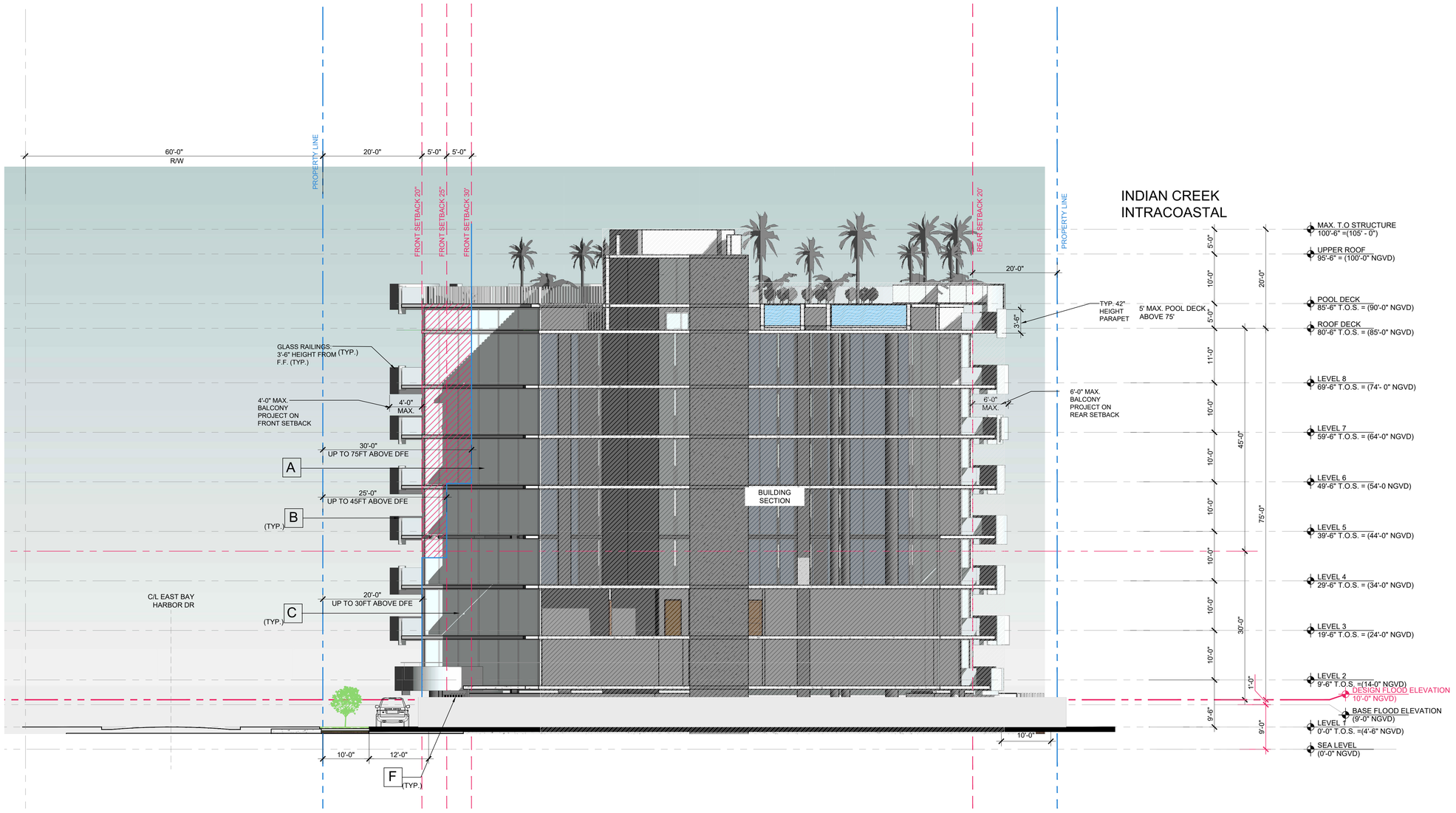
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KOBI KARP

PUSHBACK ELEVATION - NORTH

Date	11-26-2025	Sheet No.	A4.04
Scale			
Project	2567		





A IMPACT RESISTANT GLASS
COLOR: BRONZE



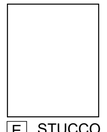
B RAILING
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COLOR: BEIGE / BIANCO LUNA



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45° ANGLE FOR VISUALIZATION PRIVACY.
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1 PUSHBACK ZONE ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

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2 DRC COMMENTS	04-30-26	10	
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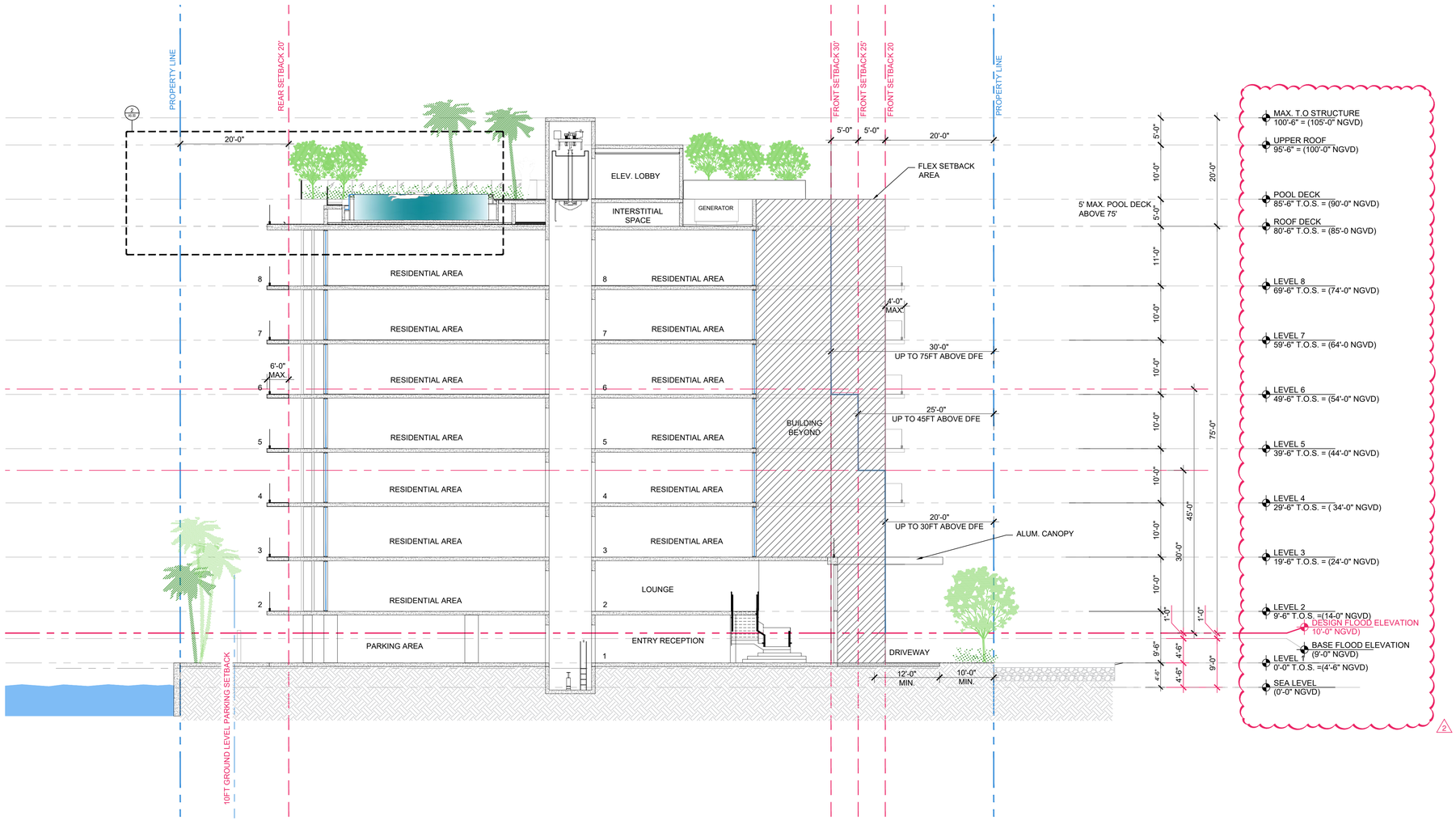
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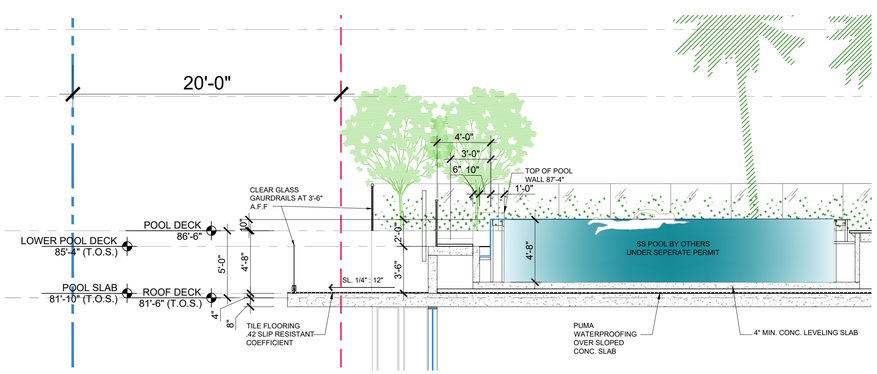
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K O B I
K A R P

PUSHBACK ELEVATION - SOUTH

Date	11-26-2025	Sheet No.	A4.05
Scale			
Project	2567		





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

A BUILDING SECTION
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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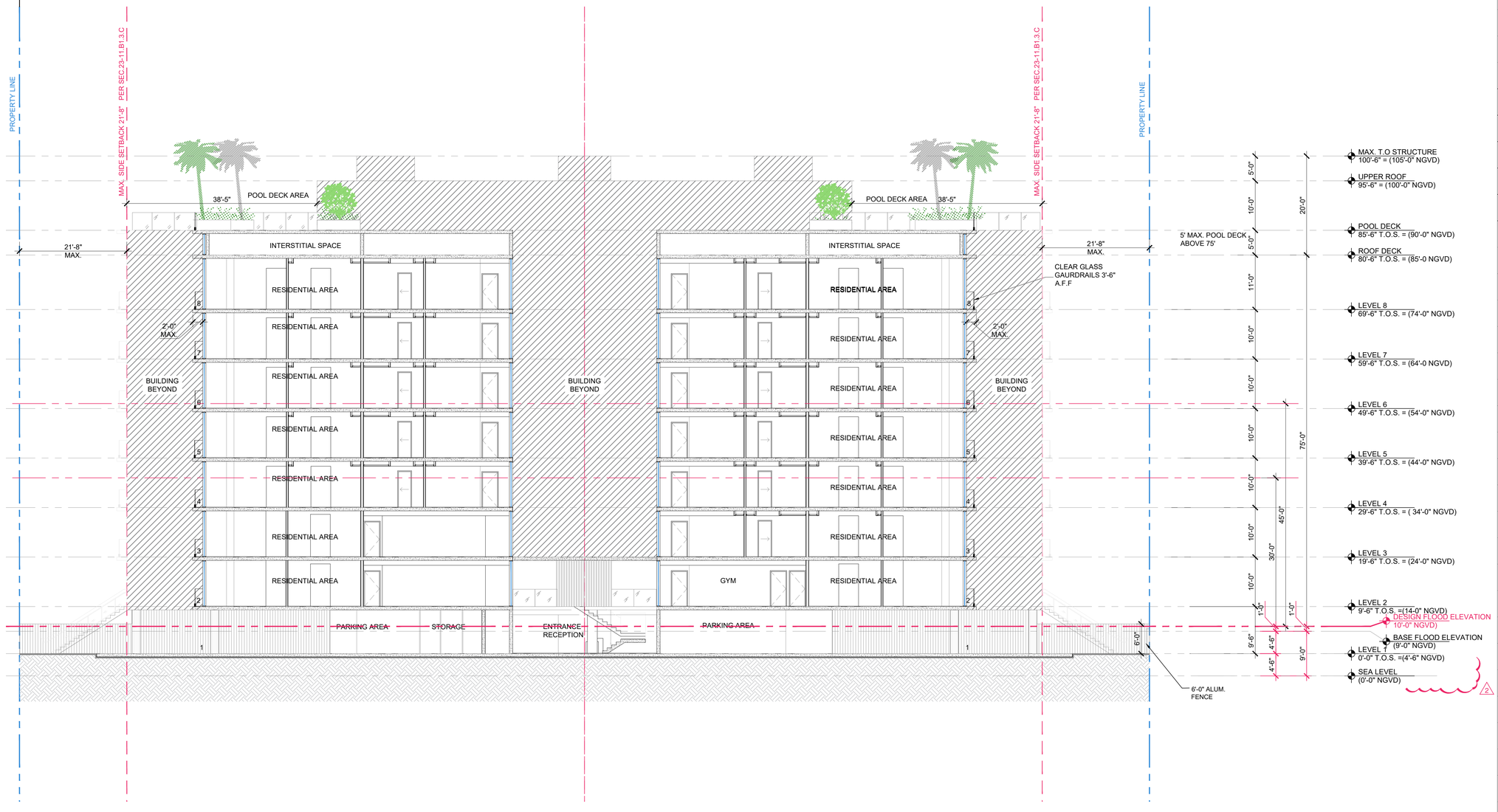
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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP

BUILDING SECTION A

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



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

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-26	9	
2 DRC COMMENTS	04-30-26	10	
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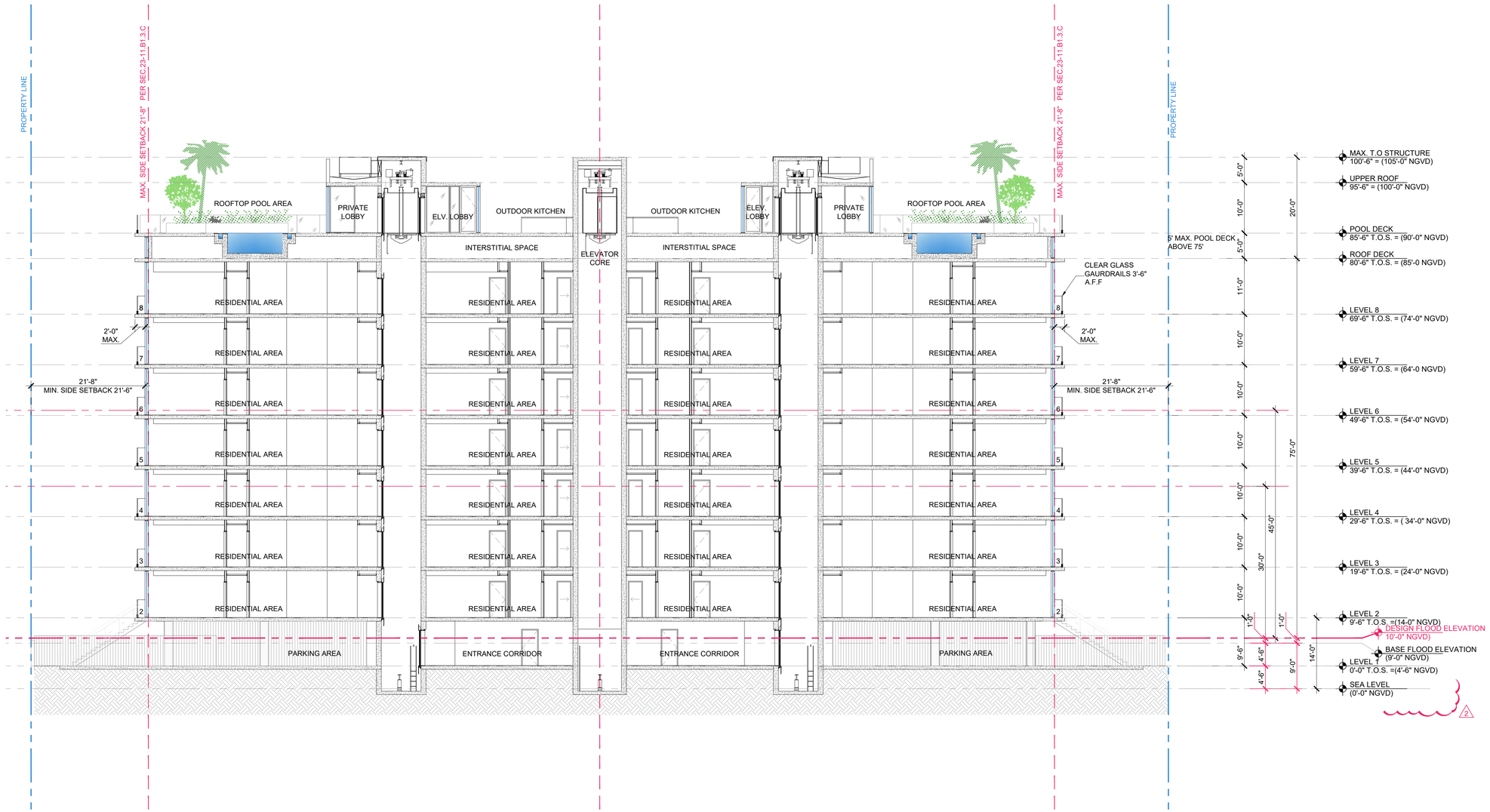
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STATE OF FLORIDA — KOBI KARP — AR0012578 — REGISTERED ARCHITECT

K O B I K A R P

BUILDING SECTION B

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



C BUILDING SECTION

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

Rev.		Date	Rev.	Date
1	DRC COMMENTS	03-26-26	9	
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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

K O B I K A R P

BUILDING SECTION C

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

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

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

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

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

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

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

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

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

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

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

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

II. PRECONSTRUCTION RESPONSIBILITIES

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

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

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

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

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

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

III. INSPECTION AND TESTING

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

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

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

IV. SHOP DRAWINGS

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

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

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

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

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

2. TRAFFIC REGULATION

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

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

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

VI. PROJECT CLOSE OUT:

1. CLEANING UP

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

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

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

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

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

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

3. PROJECT RECORD DOCUMENTS

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

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

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

VII. STORM DRAINAGE

GENERAL

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

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

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

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

VII. PAVING

1. GENERAL

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

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

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

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

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

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

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

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

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

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

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

2. TRAFFIC SIGNS

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

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

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

KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

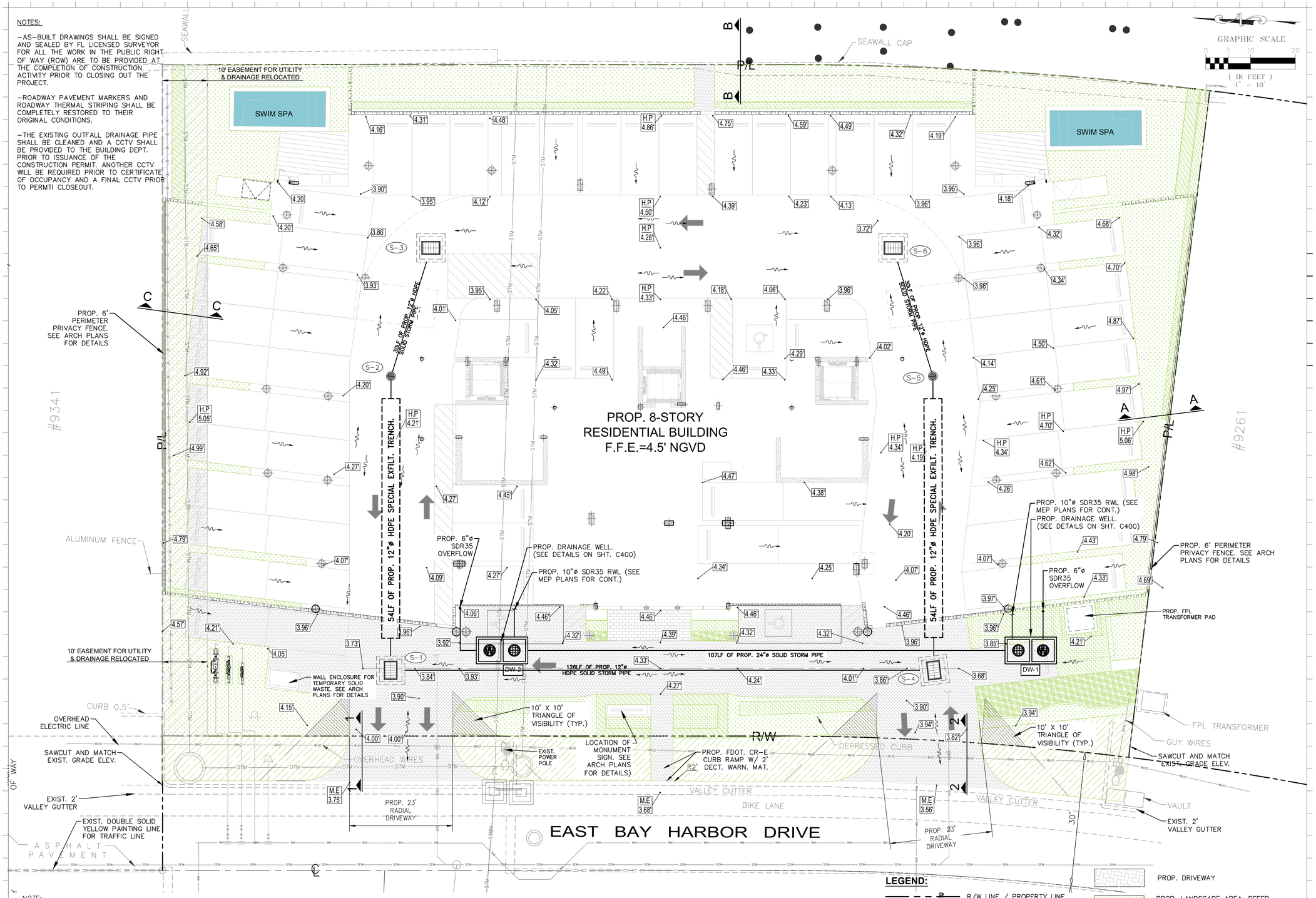
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DRAINAGE STRUCTURE TABLE

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:

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- CENTER LINE
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- EXISTING ELEVATIONS (NGVD)
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
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- PROP. DRIVEWAY
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- 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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PAVING GRADING AMD DRAINAGE PLAN

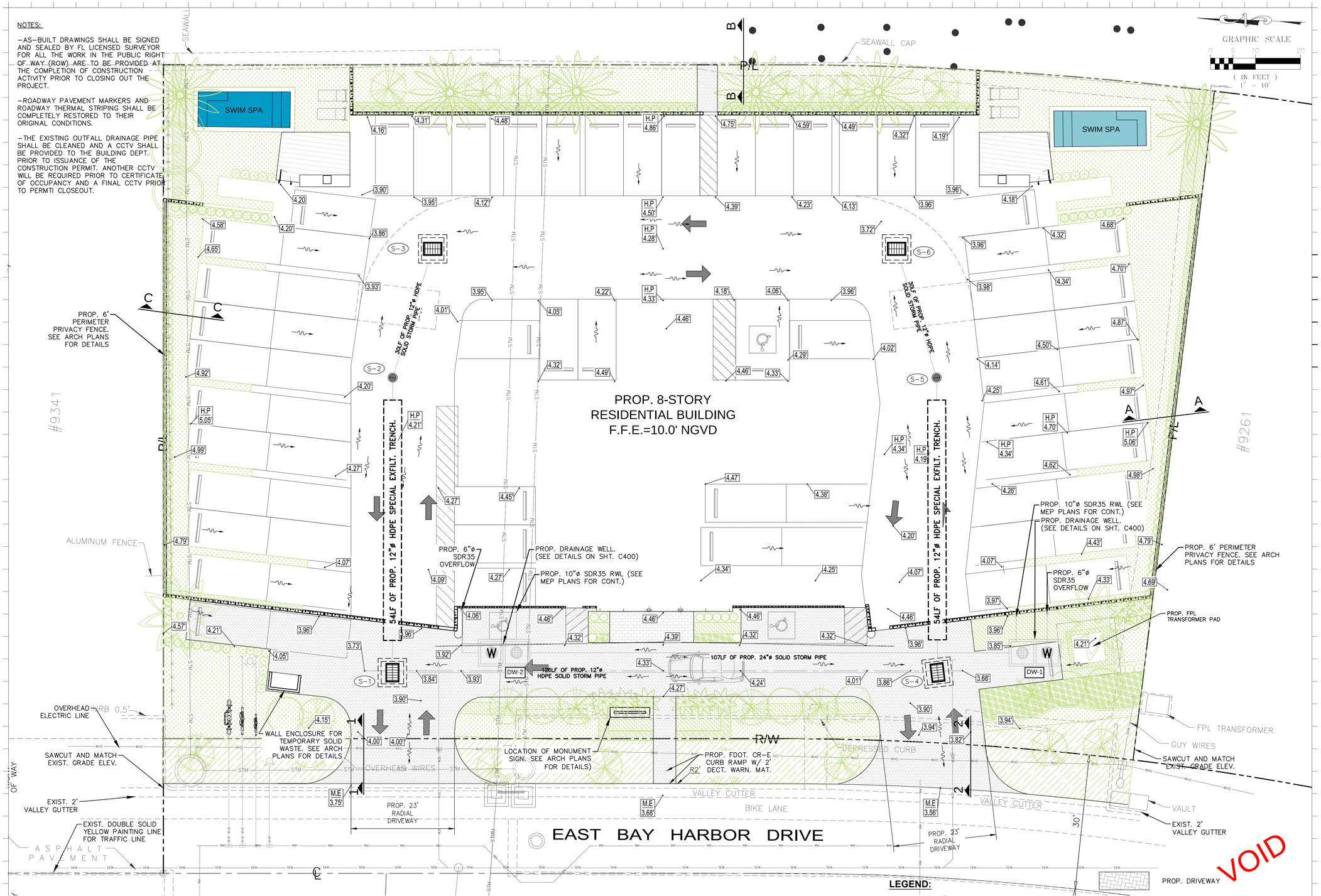
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PAVING GRADING AMD DRAINAGE PLAN

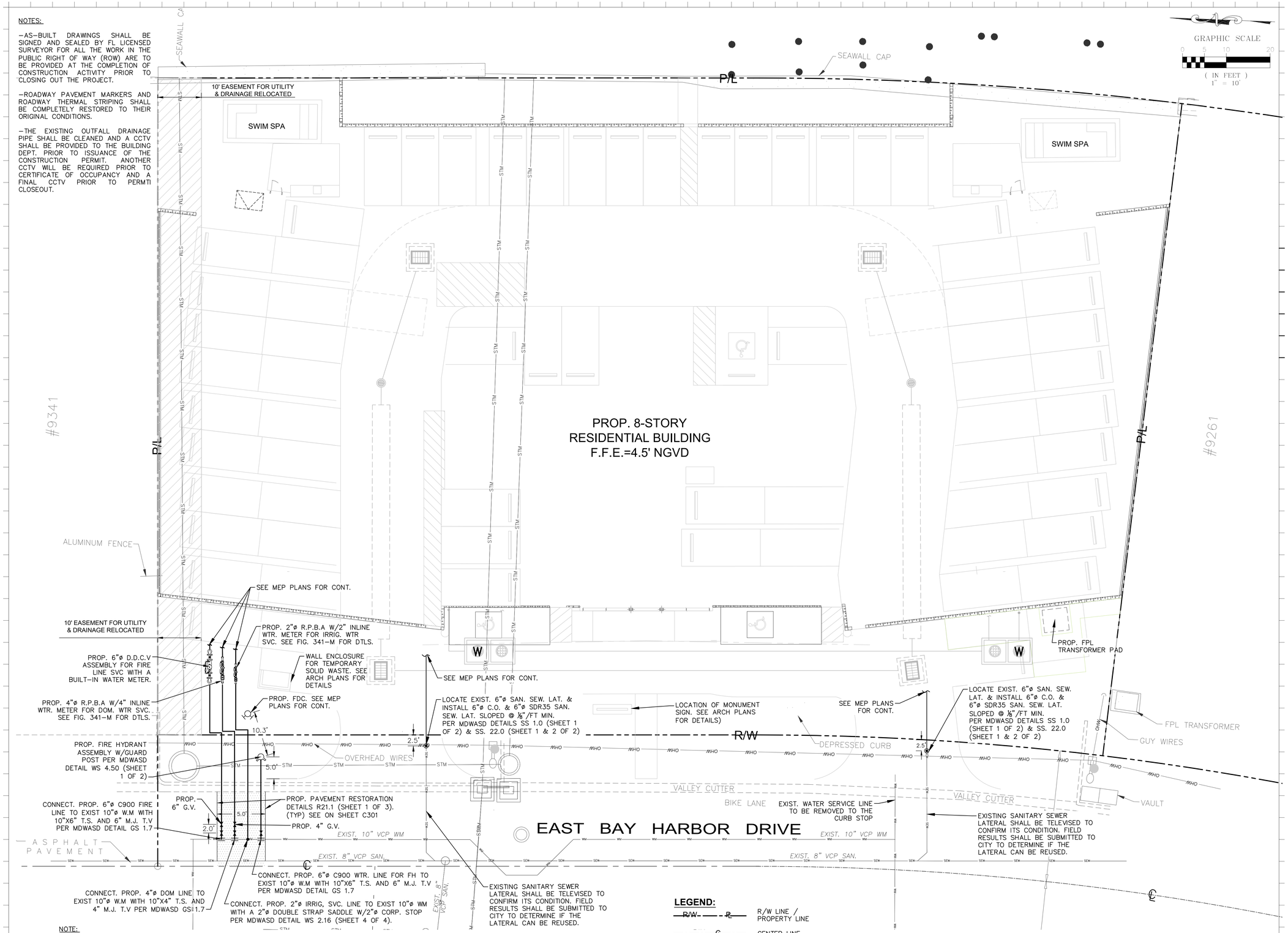
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- 4.22 EXISTING ELEVATIONS (NGVD)

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WATER AND SEWER PLAN

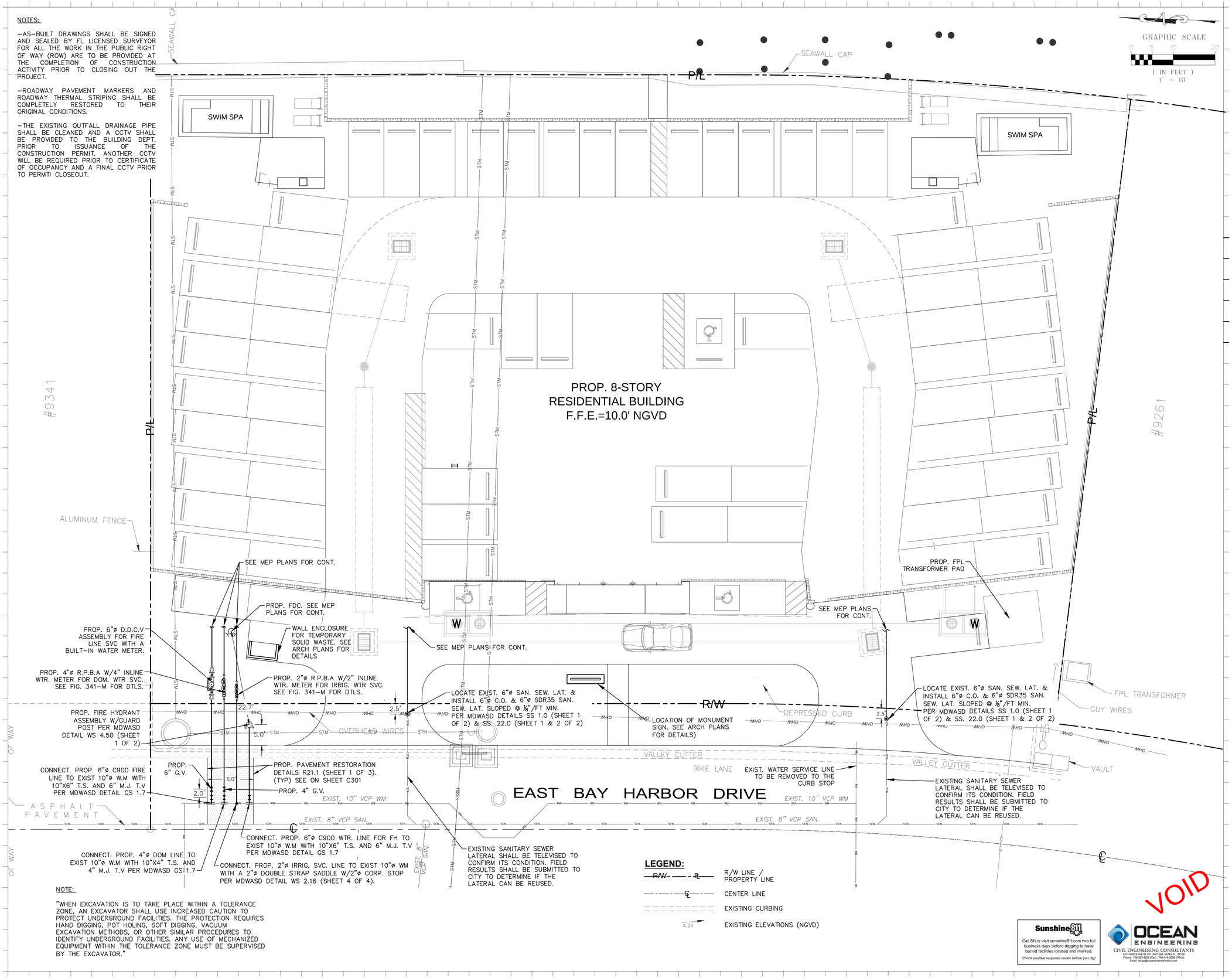
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CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD, UNIT 509, MIAMI FL, 33138
Phone: 786-253-5252 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

Rev.	Date	Rev.	Date
1		9	
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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

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

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

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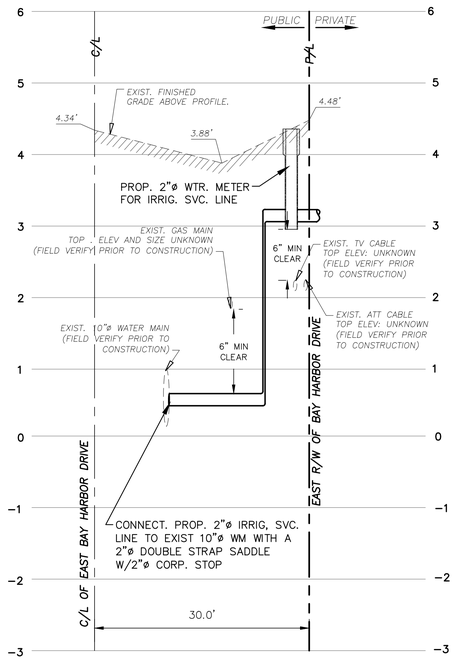
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Name: Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
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WALTER M. LUGO
LICENSE
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
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KOBI KARP

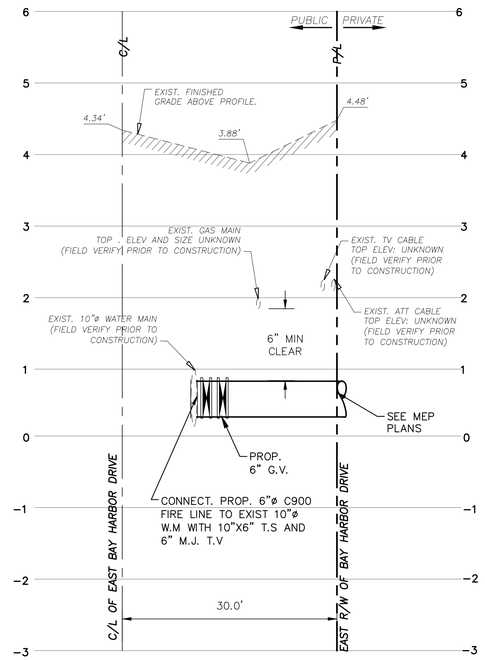
WATER AND SEWER PLAN

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



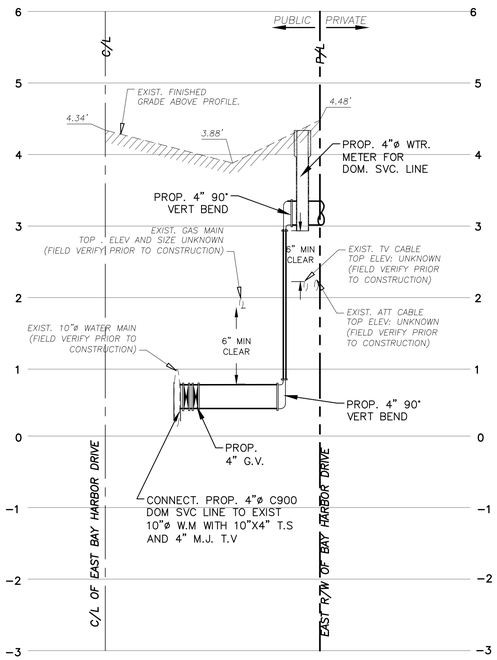
PROP. 2"Ø IRRIG. SVC. LINE PROFILE
@ EAST BAY HARBOR

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



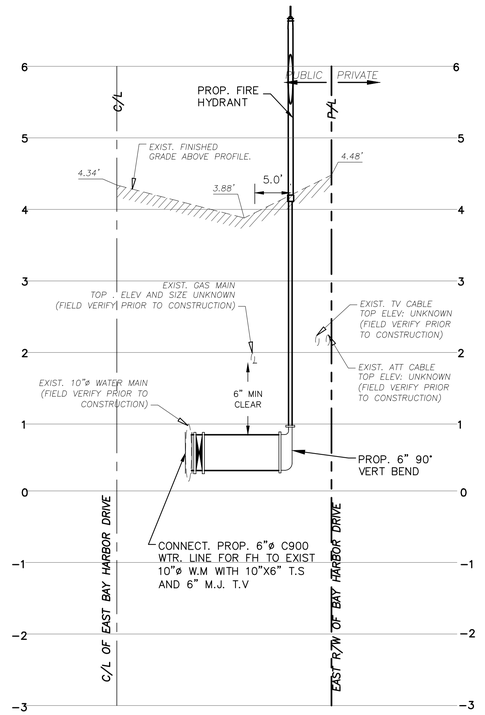
PROP. 6"Ø FIRE SVC. LINE PROFILE
@ EAST BAY HARBOR

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



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

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



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

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Rev.	Date	Rev.	Date
1 DRC COMMENTS	03/26/26	9	
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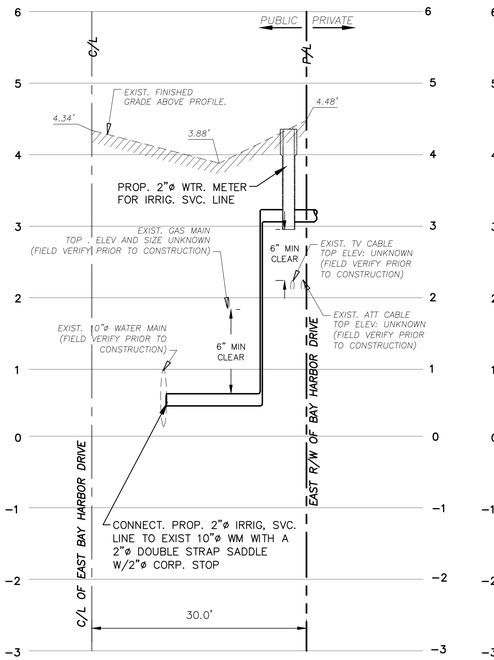
WALTER M. LUGO LICENSE No. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

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KOBI KARP

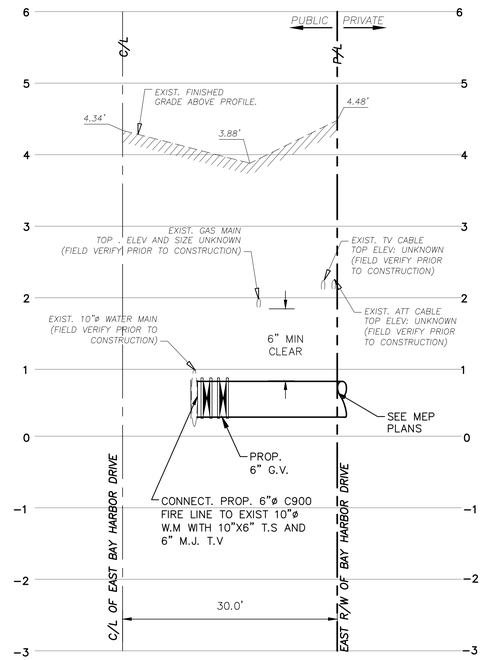
WATER PROFILES

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



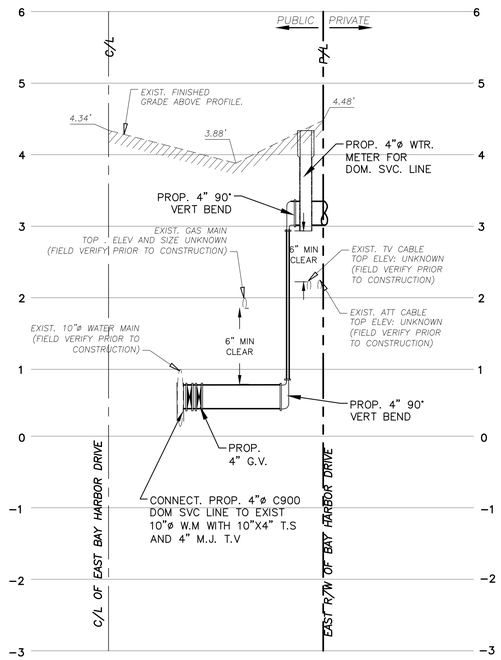
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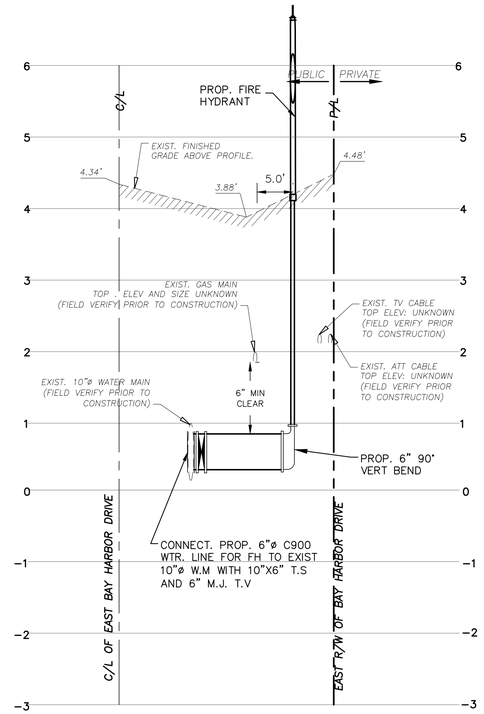
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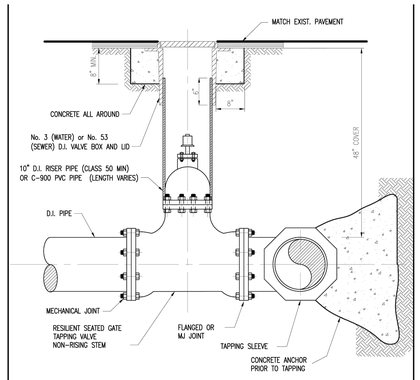
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WALTER M. LUGO P.E.
FL PE# 61747

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.

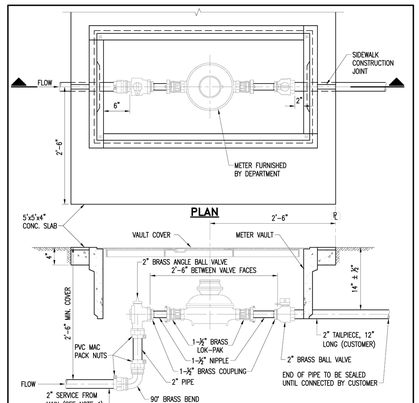
ISSUE DATE	APPROVED BY
01/22/2009	V.F.C.
07/20/2016	D.V.

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.

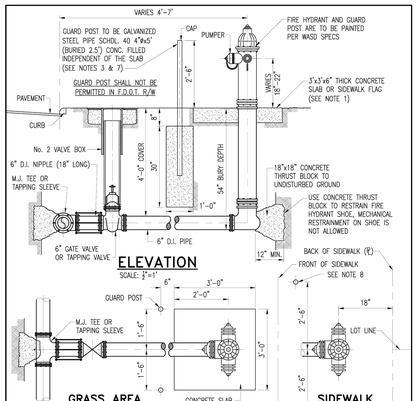
ISSUE DATE	APPROVED BY
5/31/2013	E.A.V.

STANDARD DETAIL

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

WS 2.16 SHEET 2 OF 4

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



NOTES:

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

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.

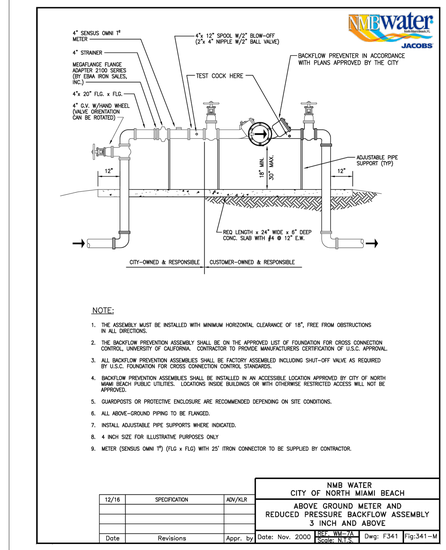
ISSUE DATE	APPROVED BY
02/25/2013	F.A.

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:

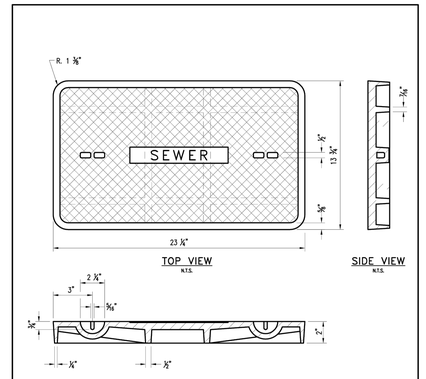
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION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

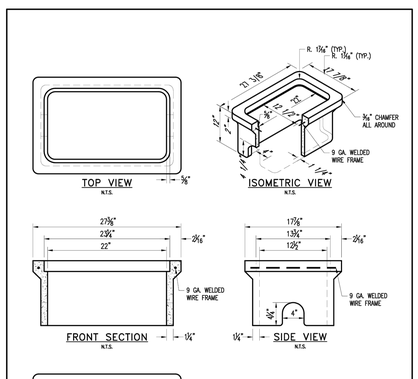
ISSUE DATE	APPROVED BY
01/14/2010	V.F.C.

STANDARD DETAIL

SANITARY SEWER CLEAN-OUT LID DETAIL

SS 22.0 SHEET 1 OF 2

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



WYE BRANCH CONNECTION	SS 1.0

ITEM	CROSS REF.	SPEC. REF.

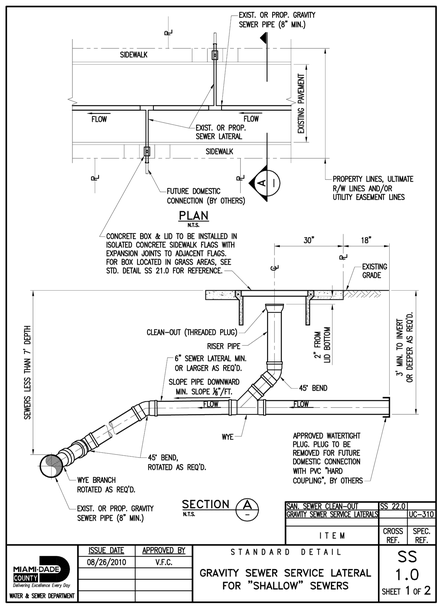
ISSUE DATE	APPROVED BY
01/14/2010	V.F.C.

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.

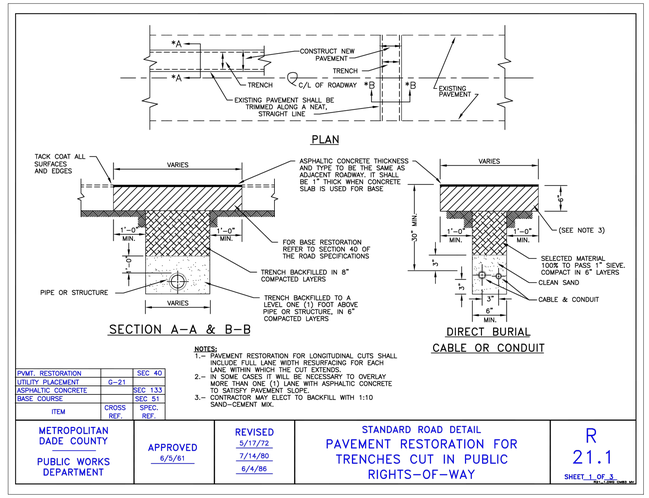
ISSUE DATE	APPROVED BY
08/26/2010	V.F.C.

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

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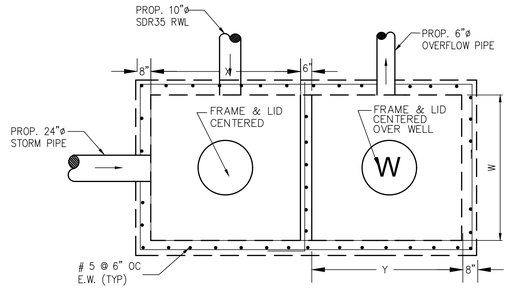
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FL PE# 61747

WATER AND SEWER DETAILS

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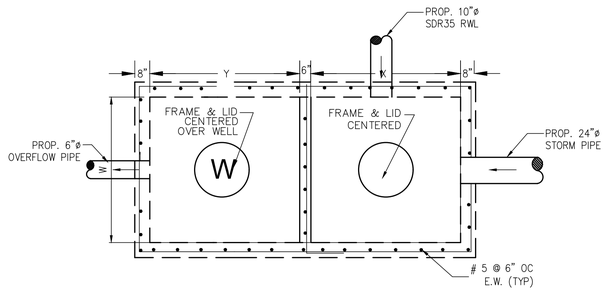
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CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIAMI FL. 33138
Phone: 786-220-5252 (Cell), 786-518-2008 (Office)
Email: info@oceanengineeringfirm.com



TOP VIEW
N.T.S.

DW-1

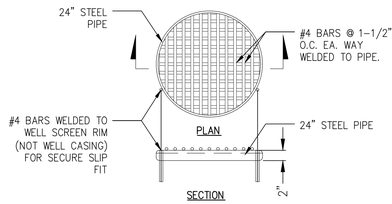


TOP VIEW
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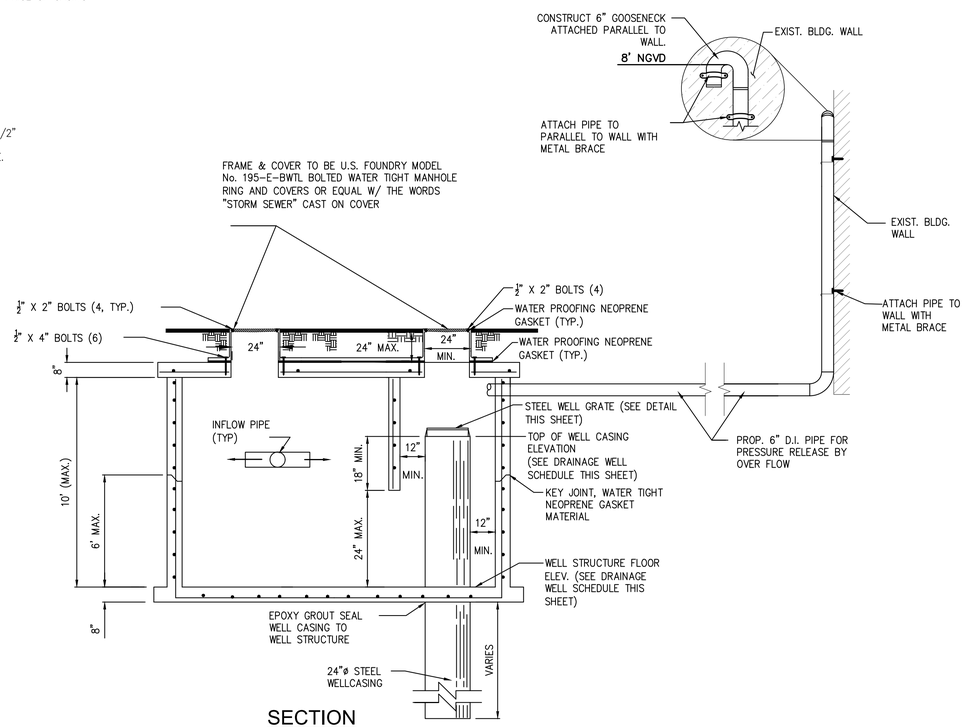
DW-2

NOTES FOR DRAINAGE WELL :

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



STEEL WELL GRATE DETAIL
N.T.S.

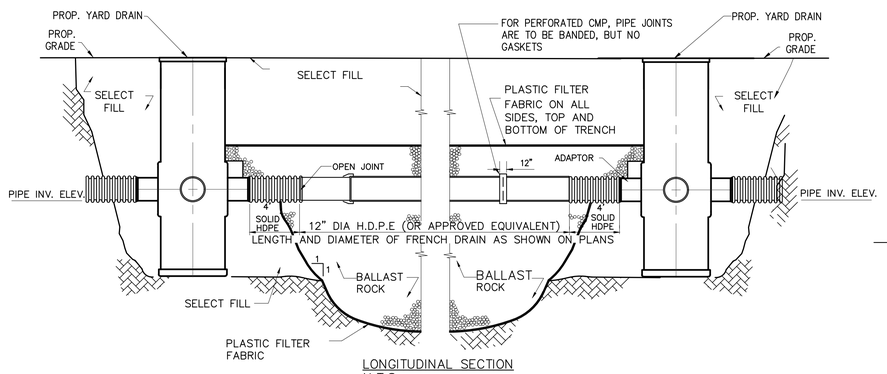


SECTION

STORM DRAINAGE DISPOSAL WELL

DRAINAGE WELL SCHEDULE

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

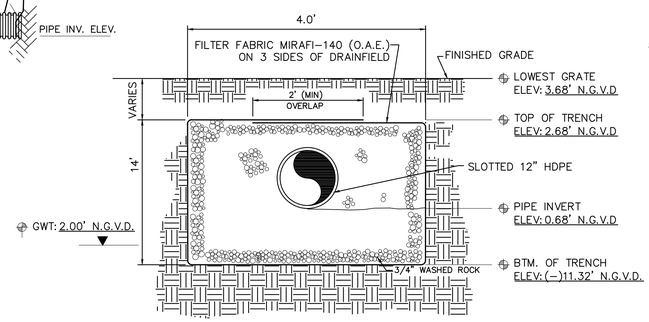


LONGITUDINAL SECTION
N.T.S.

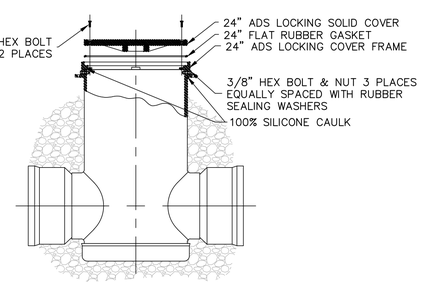
NOTE:

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

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL



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



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

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Phone: 786-253-5202 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineerginc.com

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BAY HARBOR ISLANDS, FL 33154

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

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

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

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

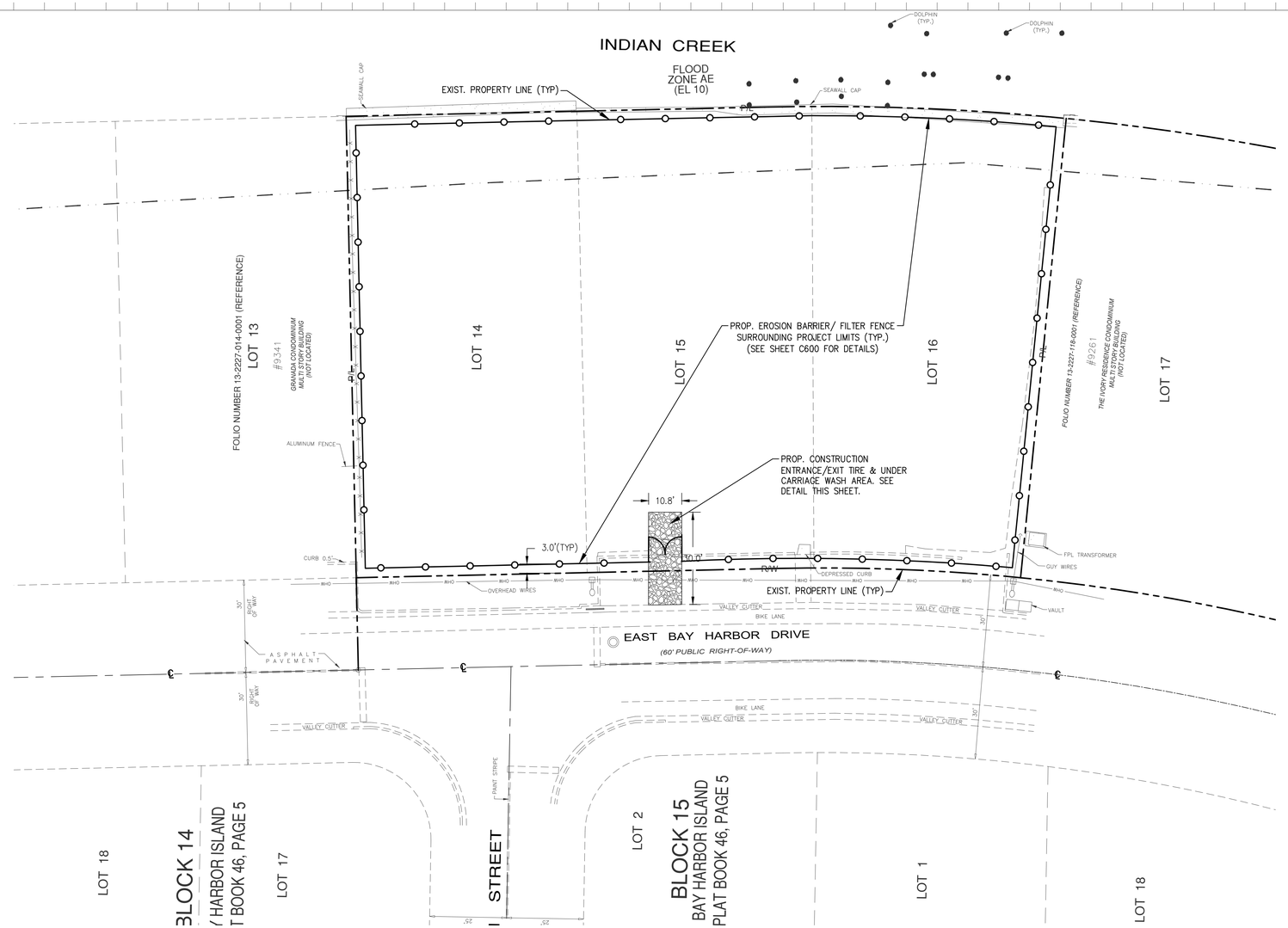
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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KOBI KARP

DRAINAGE DETAILS

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GRAPHIC SCALE

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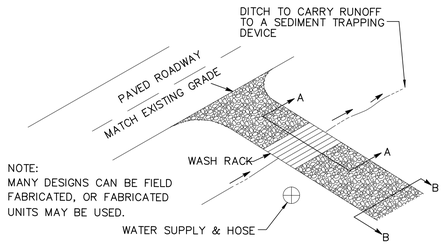
(IN FEET)
1" = 20'

LEGEND:

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

NOTES:

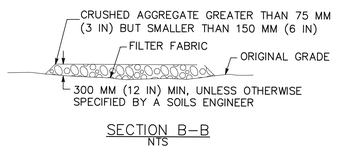
1. CONTRACTOR SHALL LOCATE THE CLOSEST DRAINAGE INLET WITHIN RIGHT-OF-WAY ON THE SAME BLOCK OF THE PROJECT SITE AND INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE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



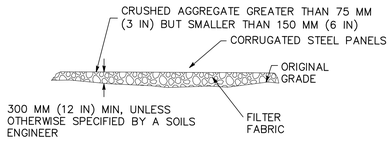
NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED.

TYPICAL TIRE WASH

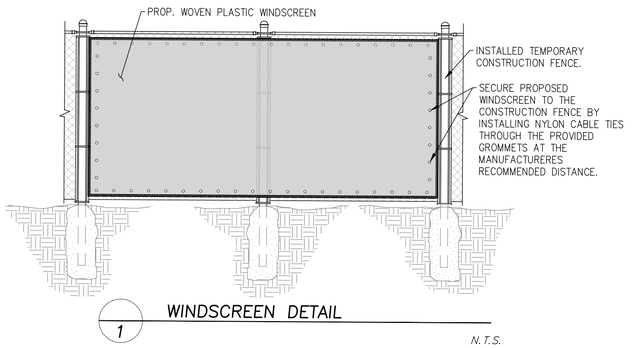
NOT TO SCALE



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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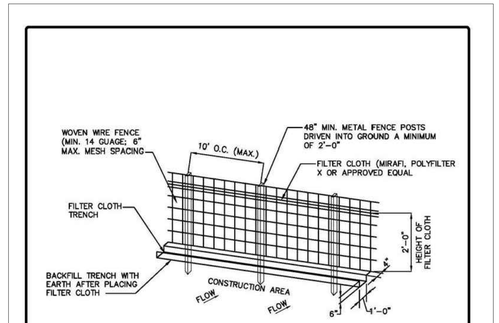
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FL PE# 61747

KOBI KARP

SEDIMENTATION AND EROSION CONTROL PLAN

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CONSTRUCTION SPECIFICATIONS:

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

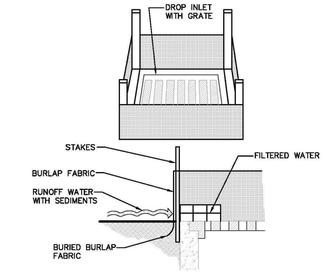
FILTER FENCE
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

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

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

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



SPECIFIC APPLICATION:

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

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHENTHE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGAEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED OLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS 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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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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Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
Tel: 305-599-8133

MEP ENGINEER:
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Tel: 305-828-0644

ARCHITECT:
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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

KOBI KARP

SEDIMENTATION AND EROSION CONTROL NOTES

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

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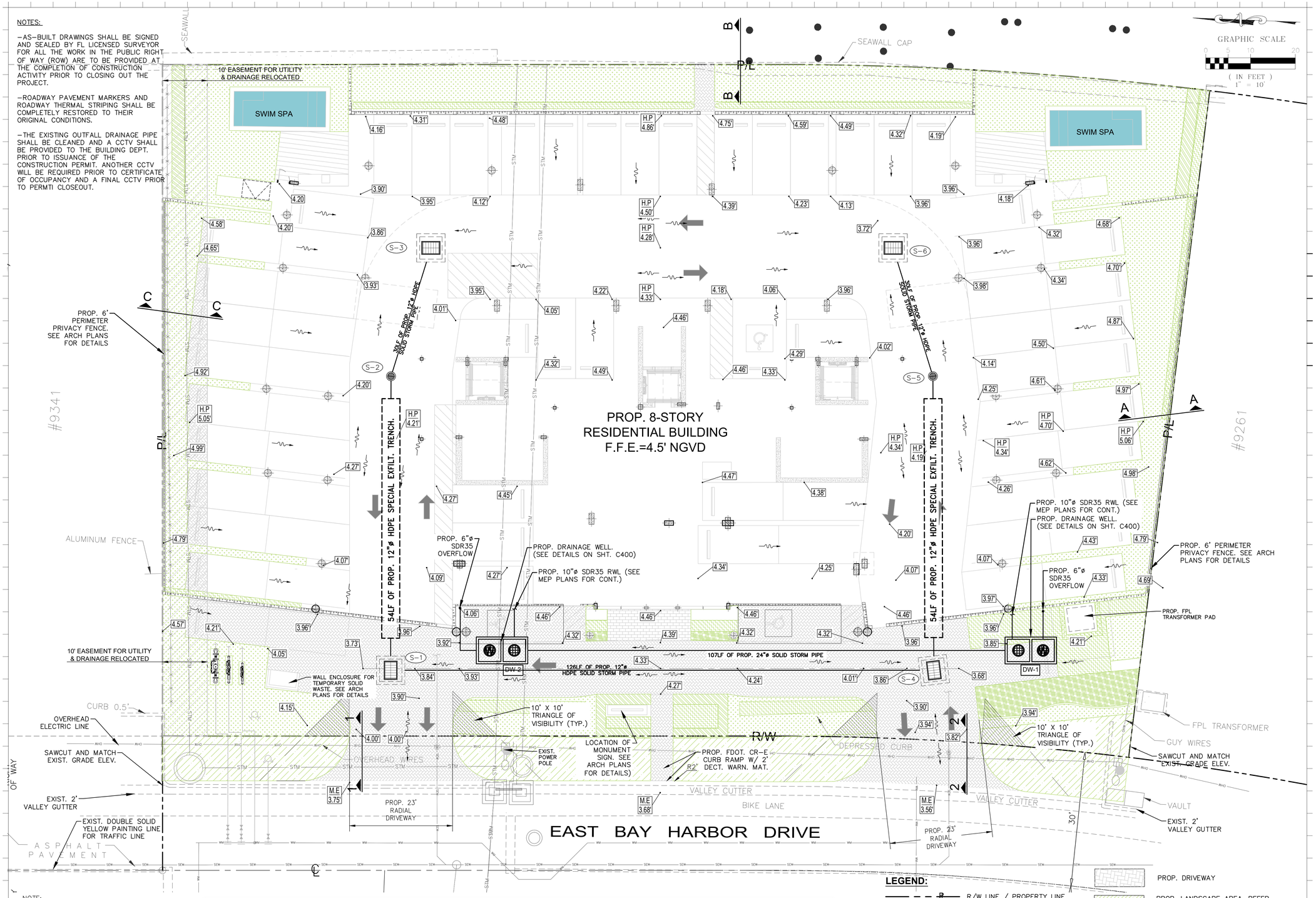
OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 509, MIAMI FL. 33138
Phone: 786-263-5202 (Cell), 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

NOTES:

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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
- 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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3		11	
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7		15	
8		16	

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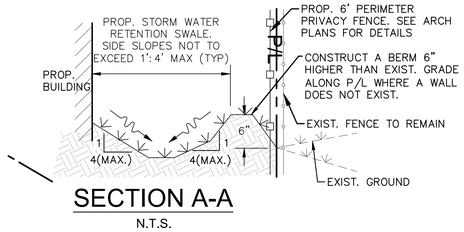
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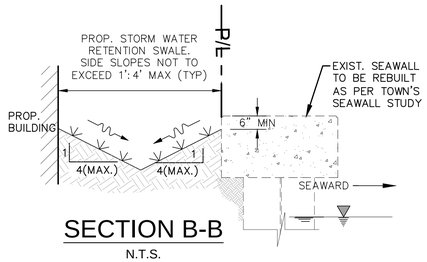
PAVING GRADING AMD DRAINAGE PLAN

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



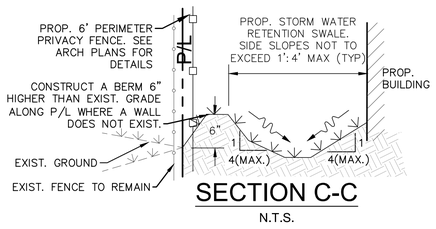
SECTION A-A

N.T.S.



SECTION B-B

N.T.S.



SECTION C-C

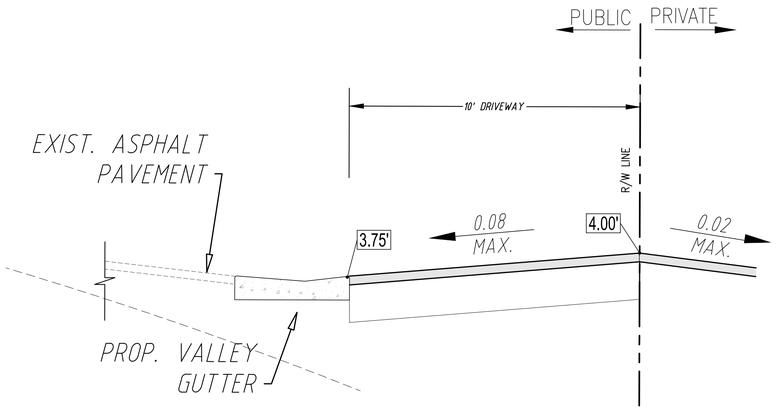
N.T.S.

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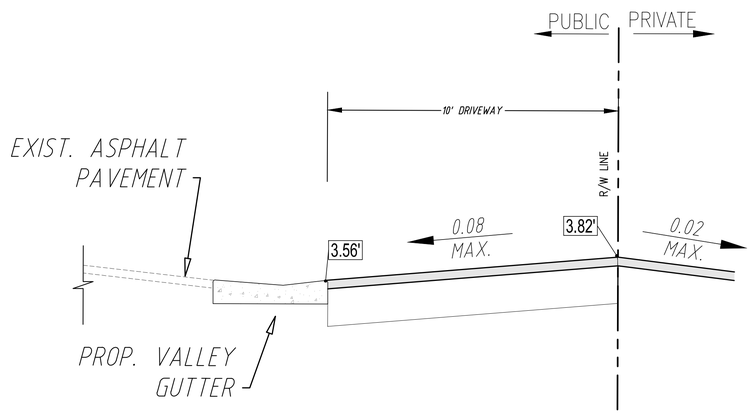
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DRIVEWAY SECTION 1-1

N.T.S



DRIVEWAY SECTION 2-2

N.T.S

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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

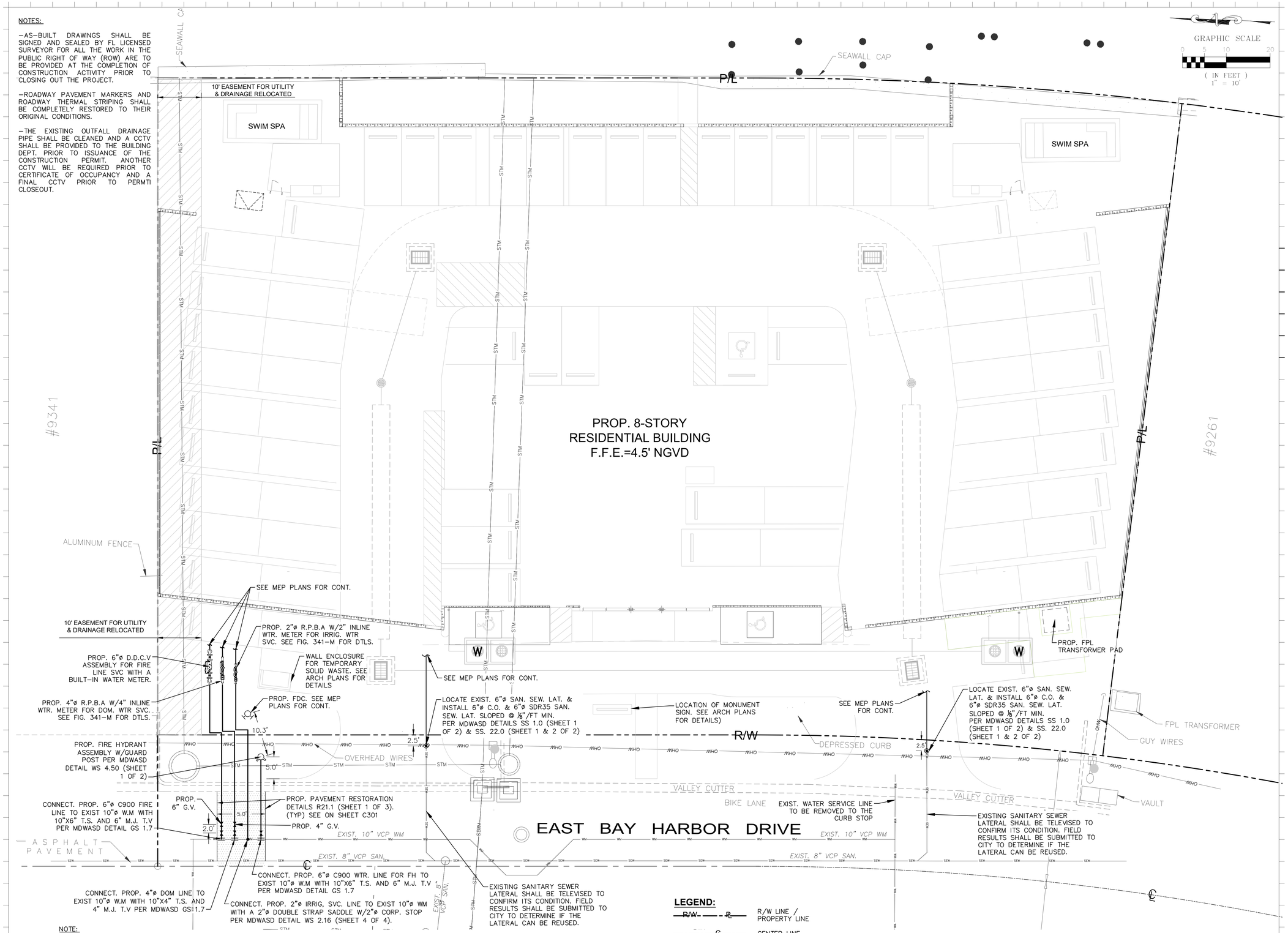
Date	11-26-2025	Sheet No. C201
Scale		
Project	2567	

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LEGEND:

- R/W —— P/L — R/W LINE / PROPERTY LINE
- —— ℄ —— CENTER LINE
- EXISTING CURBING
- 4.22 EXISTING ELEVATIONS (NGVD)

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2		10	
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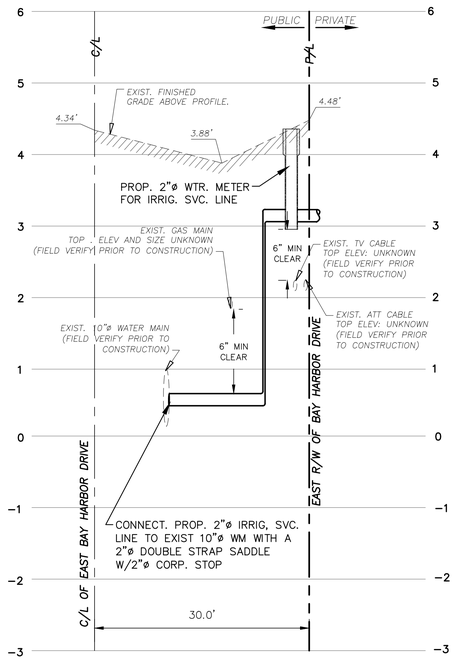
WALTER M. LUGO
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NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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KOBI KARP

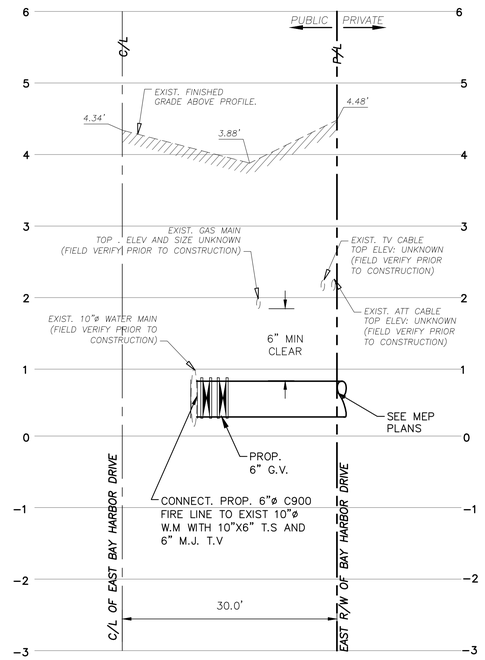
WATER AND SEWER PLAN

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



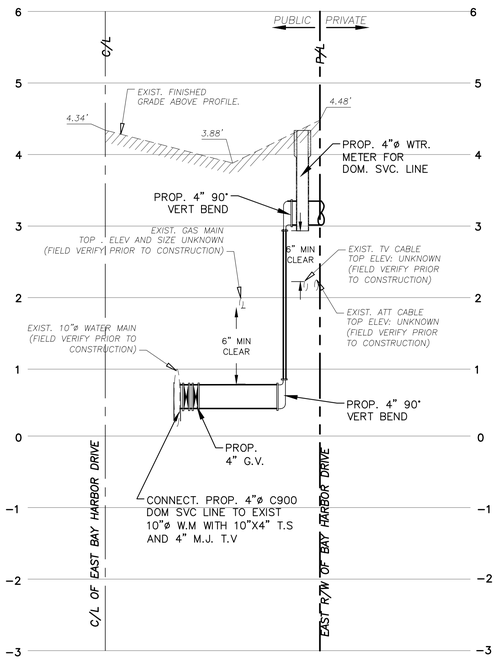
PROP. 2"Ø IRRIG. SVC. LINE PROFILE
@ EAST BAY HARBOR

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



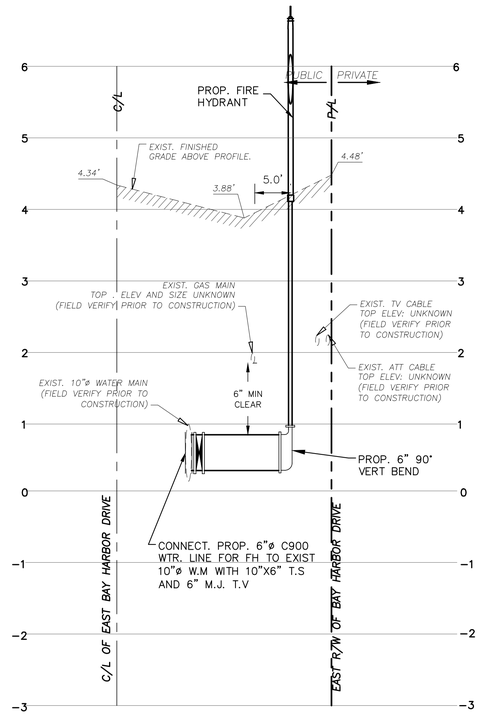
PROP. 6"Ø FIRE SVC. LINE PROFILE
@ EAST BAY HARBOR

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



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

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



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

SCALE:
1"= 10' HORIZONTAL
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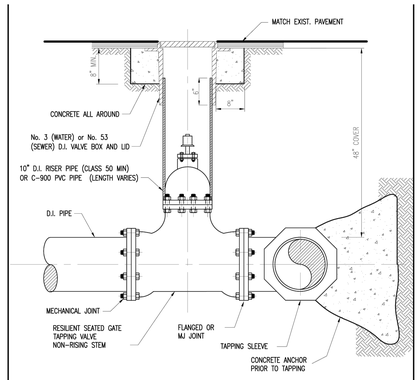
WALTER M. LUGO LICENSE No. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

KOBI KARP

WATER PROFILES

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



NOTES:

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

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

ITEM	CROSS REF.	SPEC. REF.

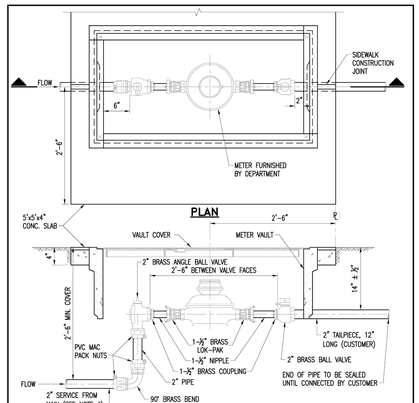
ISSUE DATE	APPROVED BY
01/22/2009	V.F.C.
07/20/2016	D.V.

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.

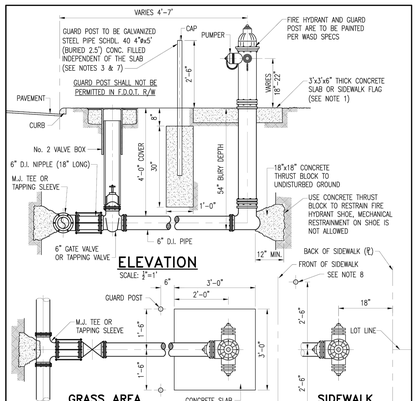
ISSUE DATE	APPROVED BY
5/31/2013	E.A.V.

STANDARD DETAIL

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

WS 2.16 SHEET 2 OF 4

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



NOTES:

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

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.

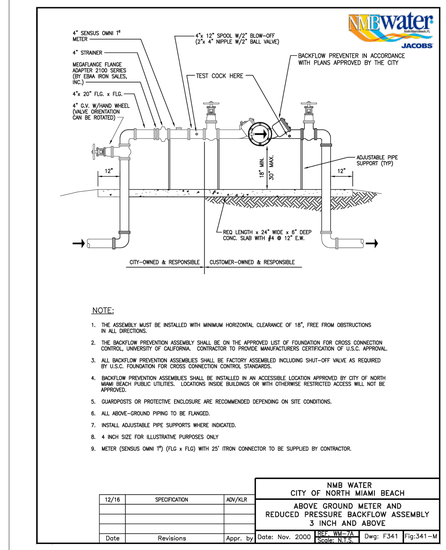
ISSUE DATE	APPROVED BY
02/25/2013	F.A.

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:

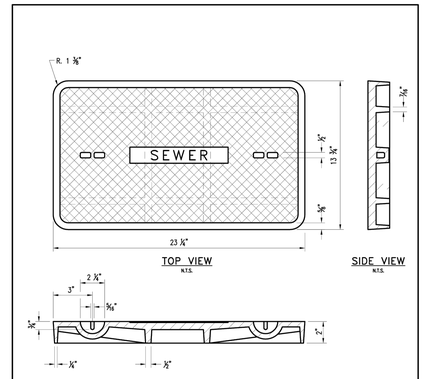
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION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

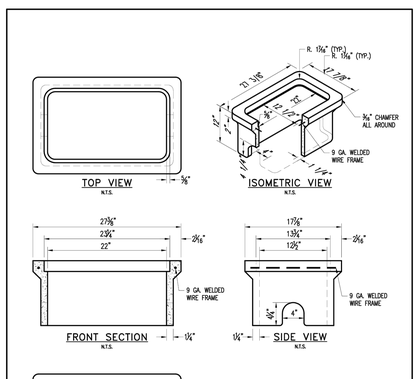
ISSUE DATE	APPROVED BY
01/14/2010	V.F.C.

STANDARD DETAIL

SANITARY SEWER CLEAN-OUT LID DETAIL

SS 22.0 SHEET 1 OF 2

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



WYE BRANCH CONNECTION	SS 1.0

ITEM	CROSS REF.	SPEC. REF.

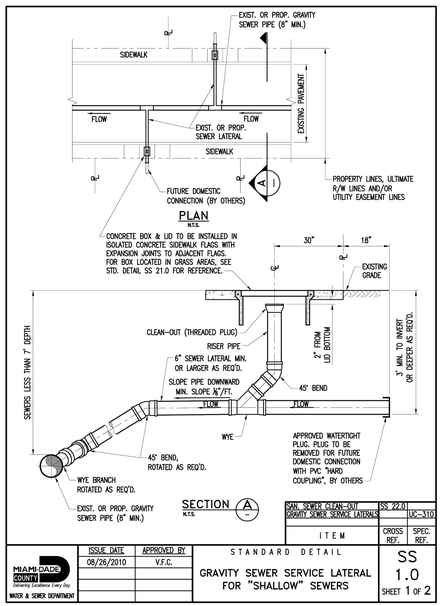
ISSUE DATE	APPROVED BY
01/14/2010	V.F.C.

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.

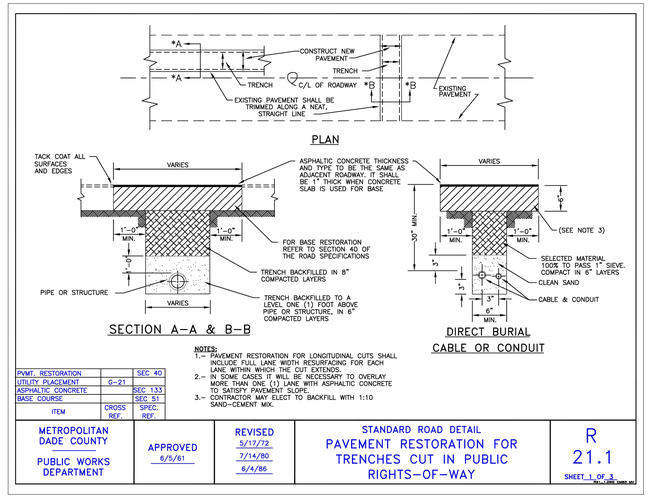
ISSUE DATE	APPROVED BY
08/26/2010	V.F.C.

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

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		17	

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DRC / DRB SET

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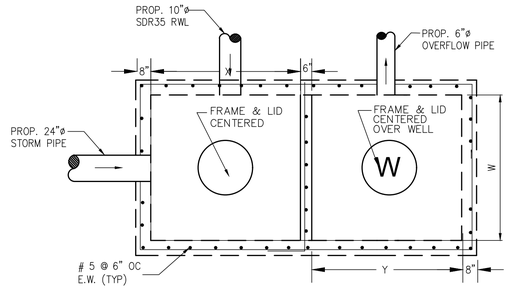
WALTER M. LUGO P.E.
FL PE# 61747

WATER AND SEWER DETAILS

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

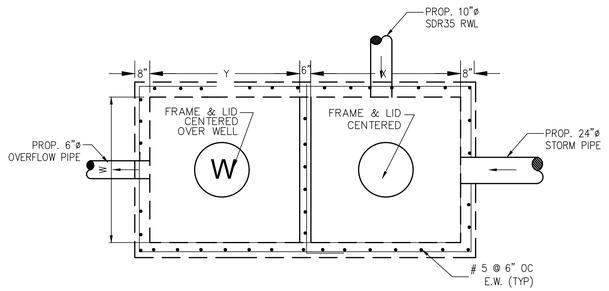
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Phone: 786-220-5252 (Cell), 786-518-2008 (Office)
Email: info@oceanengineeringfirm.com



TOP VIEW
N.T.S.

DW-1

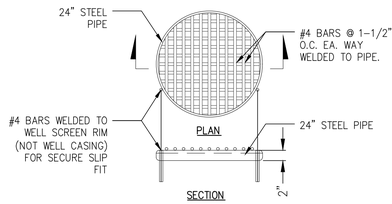


TOP VIEW
N.T.S.

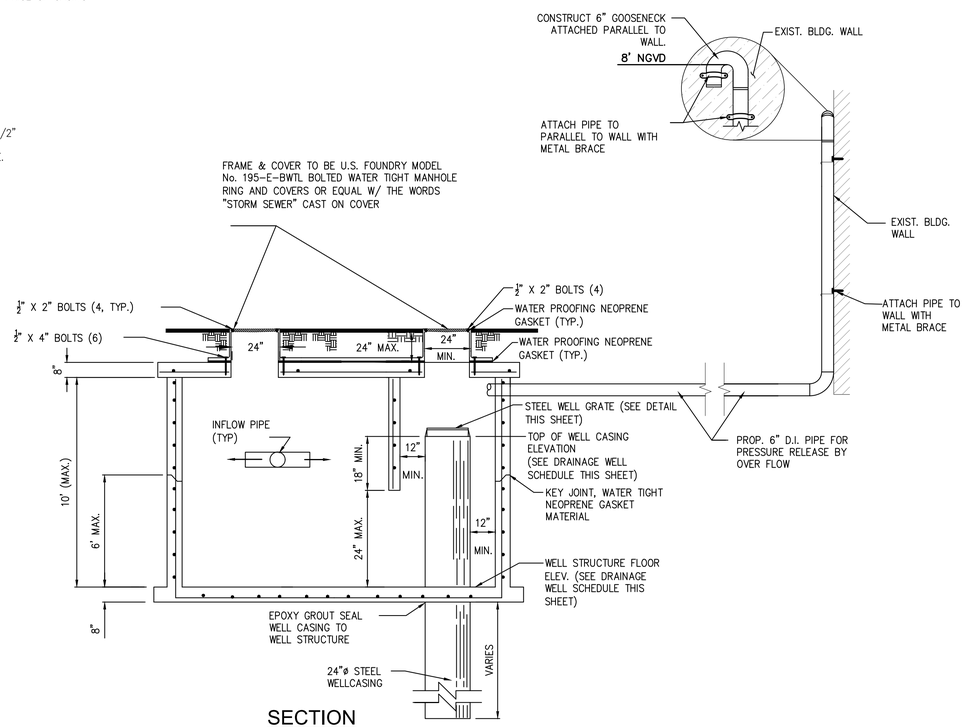
DW-2

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.

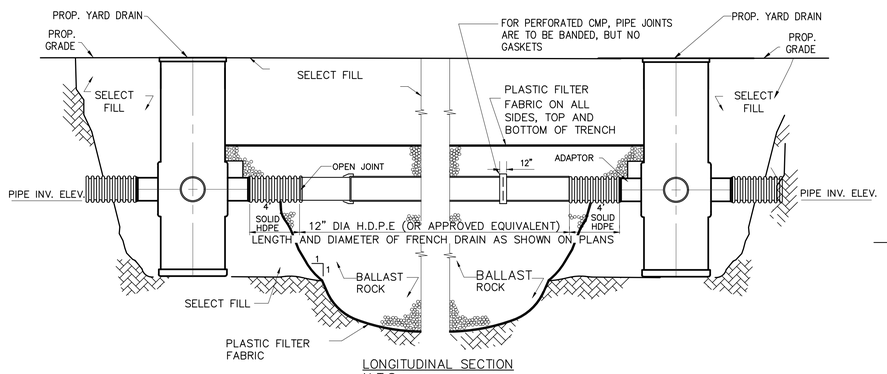


SECTION

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'	

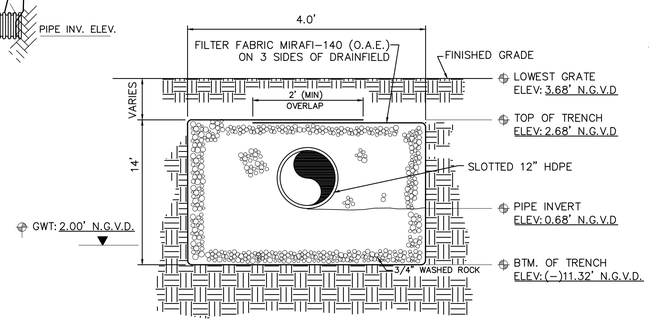


LONGITUDINAL SECTION
N.T.S.

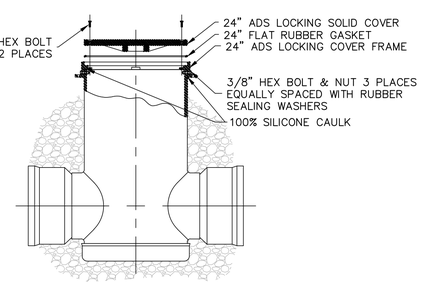
NOTE:

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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8101 BISCAYNE BLVD. UNIT 509, MIAMI FL. 33138
Phone: 786-253-5202 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineerginc.com

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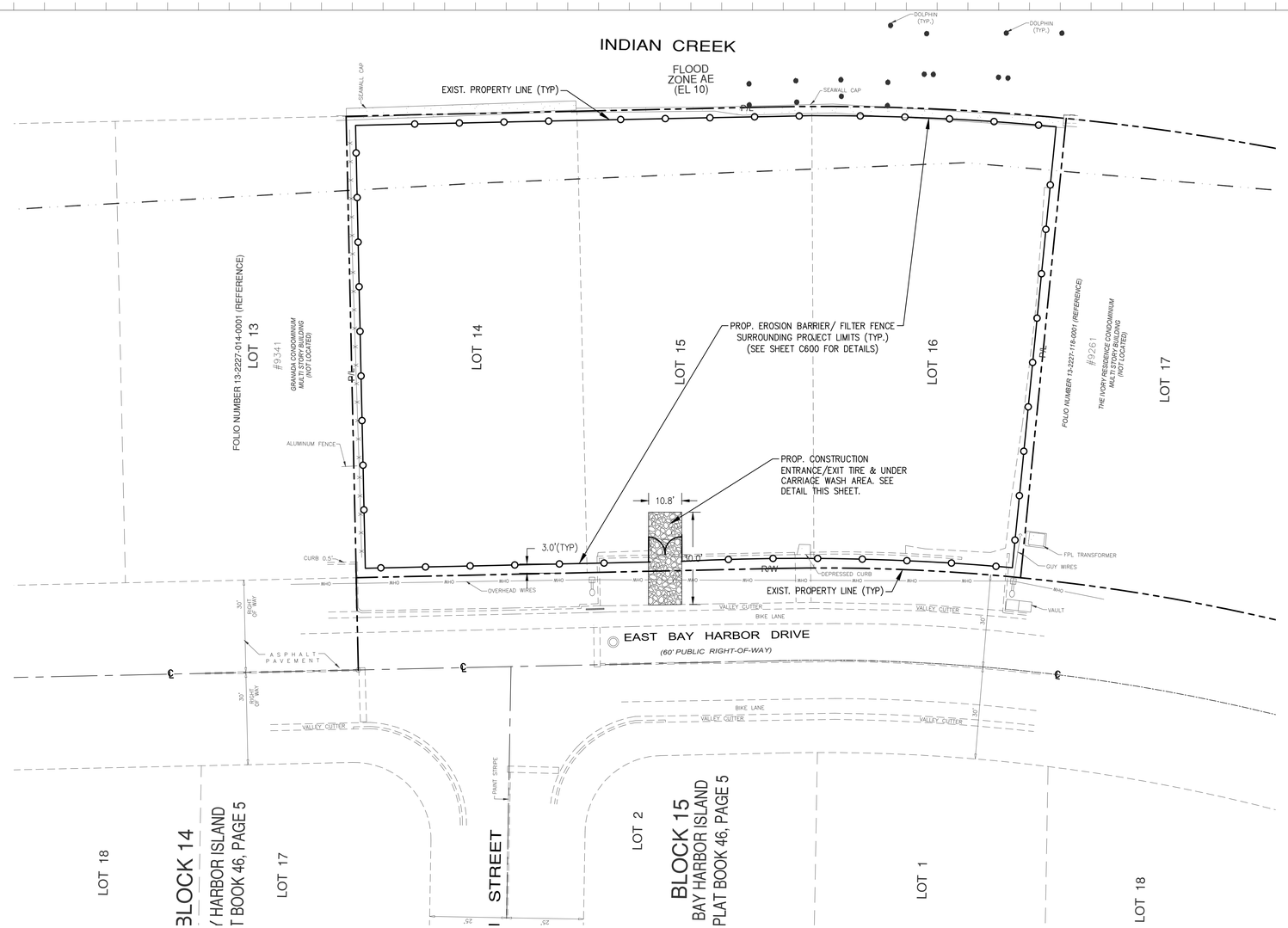
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FL PE# 61747

KOBI KARP

DRAINAGE DETAILS

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



GRAPHIC SCALE

0 10 20 40

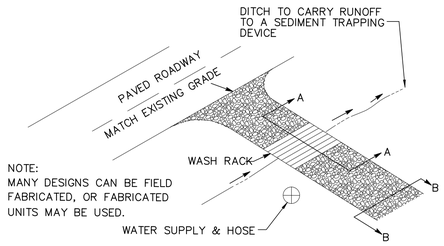
(IN FEET)
1" = 20'

LEGEND:

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

NOTES:

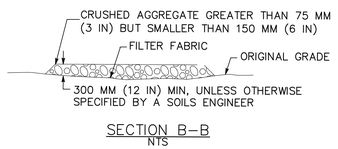
1. CONTRACTOR SHALL LOCATE THE CLOSEST DRAINAGE INLET WITHIN RIGHT-OF-WAY ON THE SAME BLOCK OF THE PROJECT SITE AND INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE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



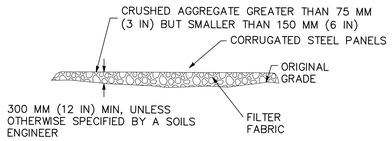
NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED.

TYPICAL TIRE WASH

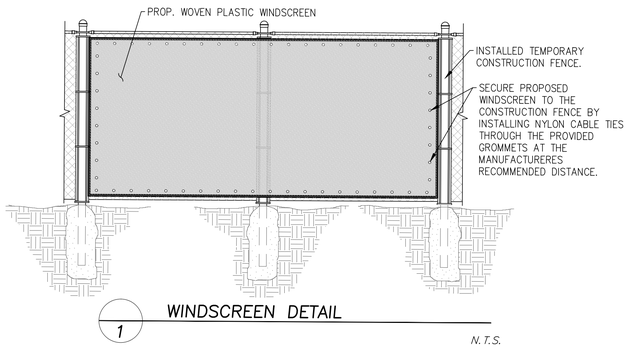
NOT TO SCALE



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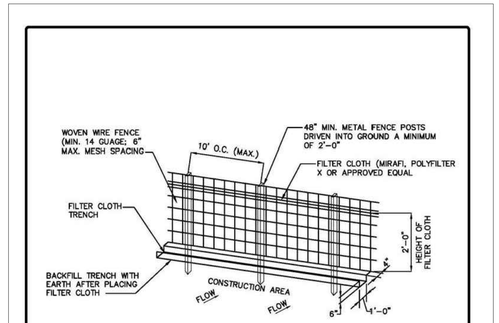
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WALTER M. LUGO P.E.
FL PE# 61747

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.

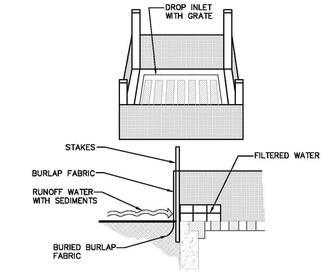
FILTER FENCE
N.T.S.

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.

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

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DRC / DRB SET

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9301-9291 EAST BAY HARBOR DR
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 P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION AND EROSION CONTROL NOTES

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

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OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 509, MIAMI FL. 33138
Phone: 786-263-5202 (Cell), 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

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

This item has been digitally signed and sealed by Michael A. Vazquez, 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:	4/30/2026 11:20 AM
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.

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

This item has been digitally signed and sealed by Michael A. Vazquez, 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:	4/30/2026 11:19 AM
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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GRAPHIC SCALE
0 6 12 24
(IN FEET)
1 inch = 12 Feet

NORTH

PROPOSED 72" DOWNSTREAM DEFENDER MANHOLE #1
POLTEQ W.T. RIM ELEVATION +3.60
INVERT ELEVATION (-)1.61 (18" S)
INVERT ELEVATION (-)0.11 (18 E)
BOTTOM ELEVATION (-)5.94'

PROPOSED 24" x 18" REDUCER

PROPOSED 18" x 24" REDUCER

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)

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 TURBIDITY BARRIER (SEE DETAILS ON SHEET C4)

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

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

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)

"CAUTION" While Digging near Power Lines

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

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

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

No.	Date	Revision Description	
C	03/24/2026	REVISED PER TOWN COMMENTS	REP
B	01/20/2026	REVISED 18" OUTFALL TO 24" OUTFALL	REP
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180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

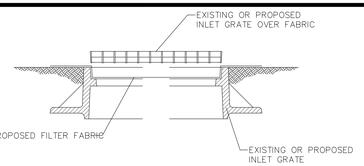
Drawn By:	REP
Ref. Dwg.:	S.B.O.
Date Plotted:	4/30/2026 11:19 AM
Cad. No.:	240737CP
Scale:	1" = 12'
Job. No.:	247006

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

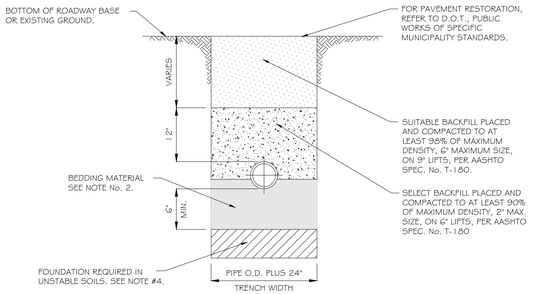
OUTFALL RELOCATION PLAN
STORMWATER POLLUTION PREVENTION & OUTFALL RELOCATION PLAN

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

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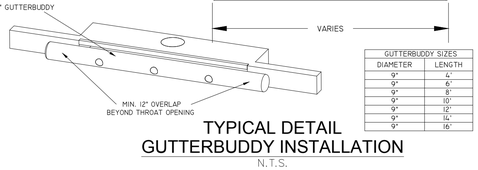
TYPICAL DETAIL
FILTER FABRIC INSTALLATION
N.T.S.



NOTES:

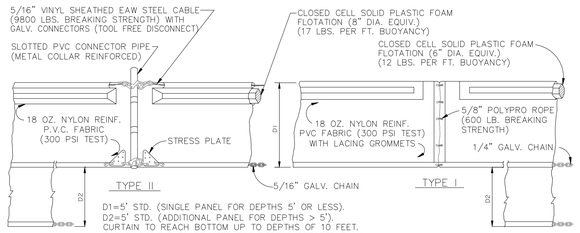
1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATION.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, OR WASHED AND GRADED LIMEROCK (3/8"–7/8"), COMPACTED TO AT LEAST 90° OF MAX. 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.

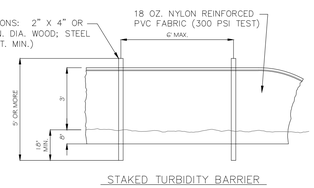
TYPICAL DETAIL
ONSITE TRENCH BACKFILL
NOT TO SCALE



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.





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.

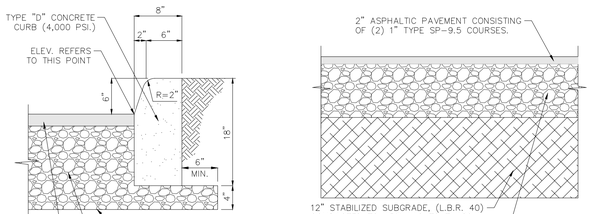
TYPICAL DETAIL
TURBIDITY BARRIERS
N.T.S.

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.

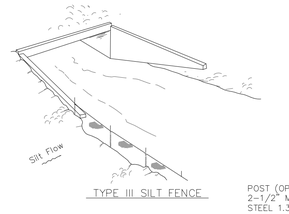
OTHER CONTROLS:

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.



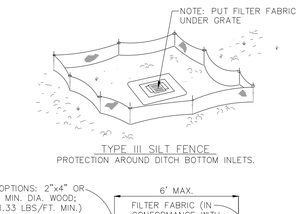
TYPE III SILT FENCE



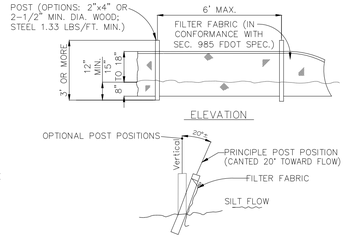
TYPE III SILT FENCE

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.

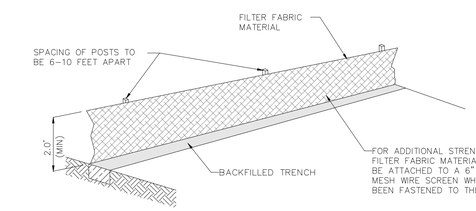


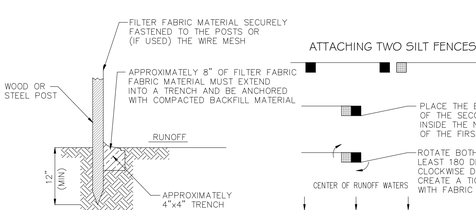
TYPE III SILT FENCE
PROTECTION AROUND DITCH BOTTOM INLETS.



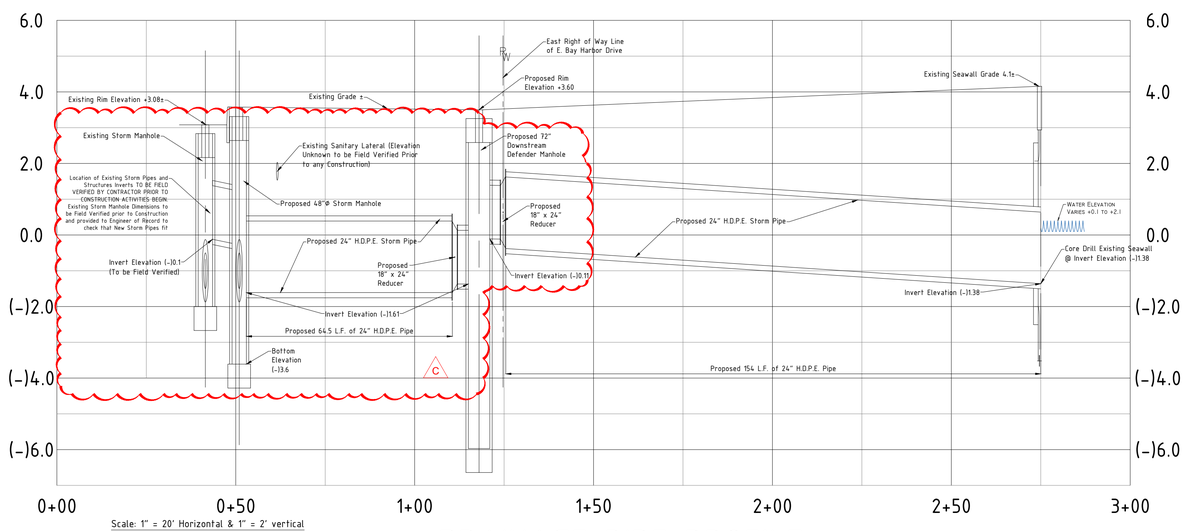
NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
TYPE III SILT FENCE

TYPICAL DETAIL
SILT FENCE APPLICATION
N.T.S.





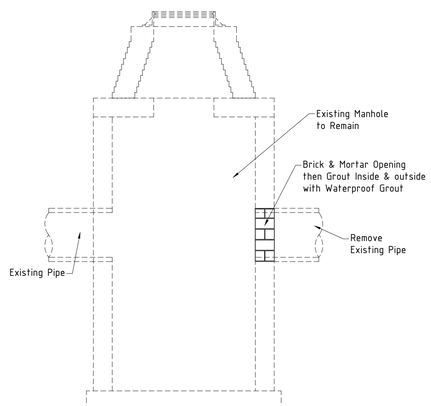
TYPICAL DETAIL
INSTALLING A FILTER FABRIC SILT FENCE
N.T.S.



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.

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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:	4/30/2026 11:19 AM
Cad. No.:	240737CP
Scale:	As Shown
Job. No.:	247006

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

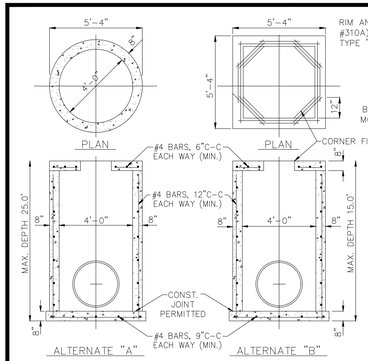
OUTFALL RELOCATION PLAN
Stormwater Details and Drainage Details

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Dwg. No.	3024-026
Sheet	C4

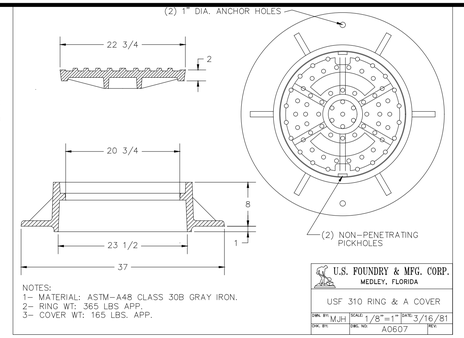
MICHAEL A. VAZQUEZ
LICENSE
No 69249
STATE OF FLORIDA
PROFESSIONAL ENGINEER

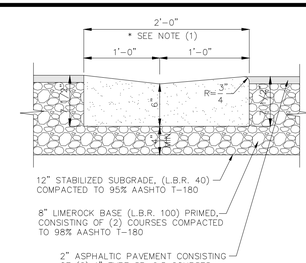
This item has been digitally signed and sealed by Michael A. Vazquez, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

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TYPICAL DETAIL
TYPE "P" MANHOLE and RISER
N.T.S.

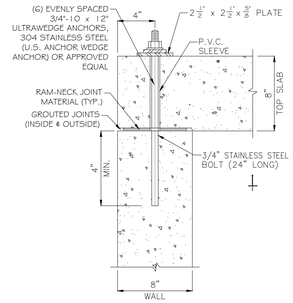




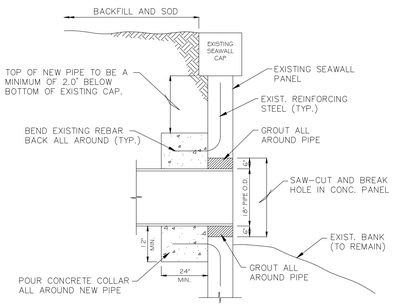
* NOTE (1):

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.

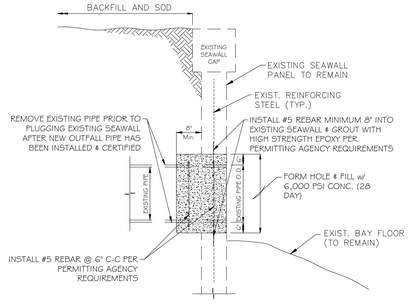
TYPICAL DETAIL
2' VALLEY GUTTER
N.T.S.



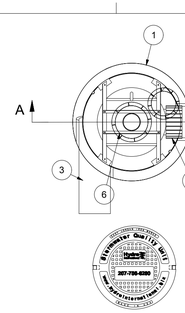
TYPICAL DETAIL
DEFENDER TOP SLAB
NOT TO SCALE.



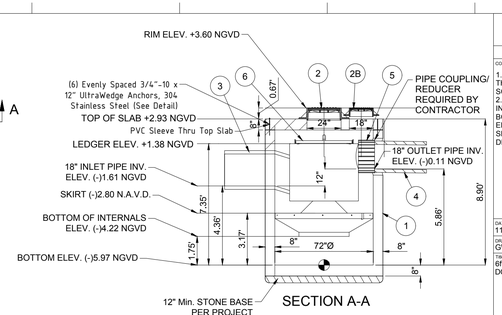
TYPICAL DETAIL
DRAINAGE PIPE THRU SEAWALL
NOT TO SCALE



TYPICAL DETAIL
REMOVE & PLUG EXISTING DRAINAGE PIPE THRU SEAWALL
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

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° - 360° = ±1°
012 - 024in = ±0.06in	000 - 240in = ±0.5°
024 - 048in = ±0.12in	240in >=== ±0.25°
048 - 120in = ±0.12in	
120in >=== = ±0.20in	

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

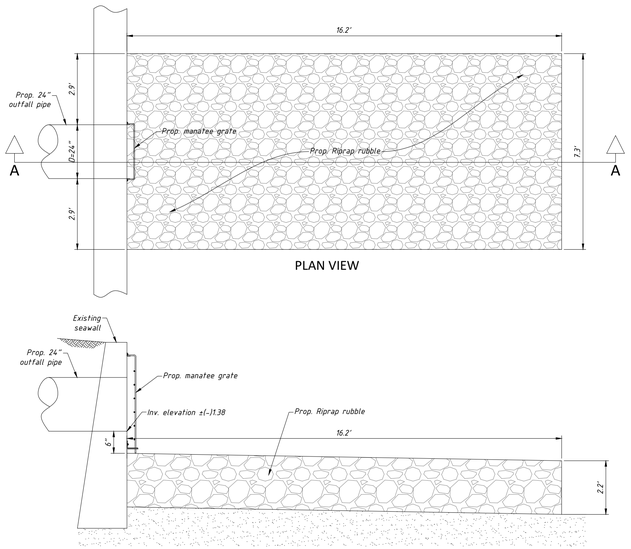
EQUIPMENT PERFORMANCE

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, DESIGNED, CONSTRUCTED OR MANUFACTURED BY OTHERS. WHILE THE CONTENTS OF DESIGN DRAWINGS ARE BELIEVED CORRECT AT THE TIME OF PREPARATION, HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITEMS, OR PARTS THEREOF, IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY GIVEN 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.



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.

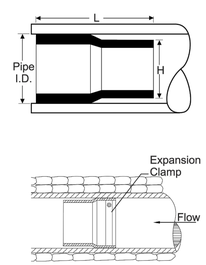
Red Valve recommends pinning the Series 37G to the pipe. Each clamp has four pre-drilled holes to allow installation of anchors/bolts. Contact Red Valve for additional information.

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

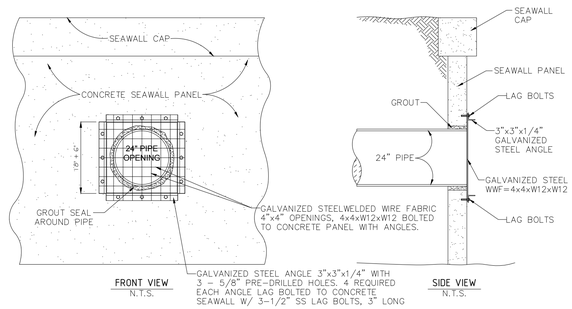
Series 37G

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

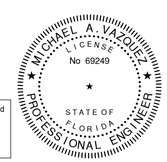
Contact Red Valve to verify overall dimensions.
* Other sizes available; consult factory. Valves are also made for non-standard pipe I.D.s.
** For higher backpressure, see Saddle Support Cut Sheet RV09.01-13.



Red Valve • 750 Holiday Drive, Suite 400, Pittsburgh, PA 15220 • 412-279-0044 • support@redvalve.com • RedValve.com
© 2024 Red Valve Company



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



This item has been digitally signed and sealed by Michael A. Vazquez, 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

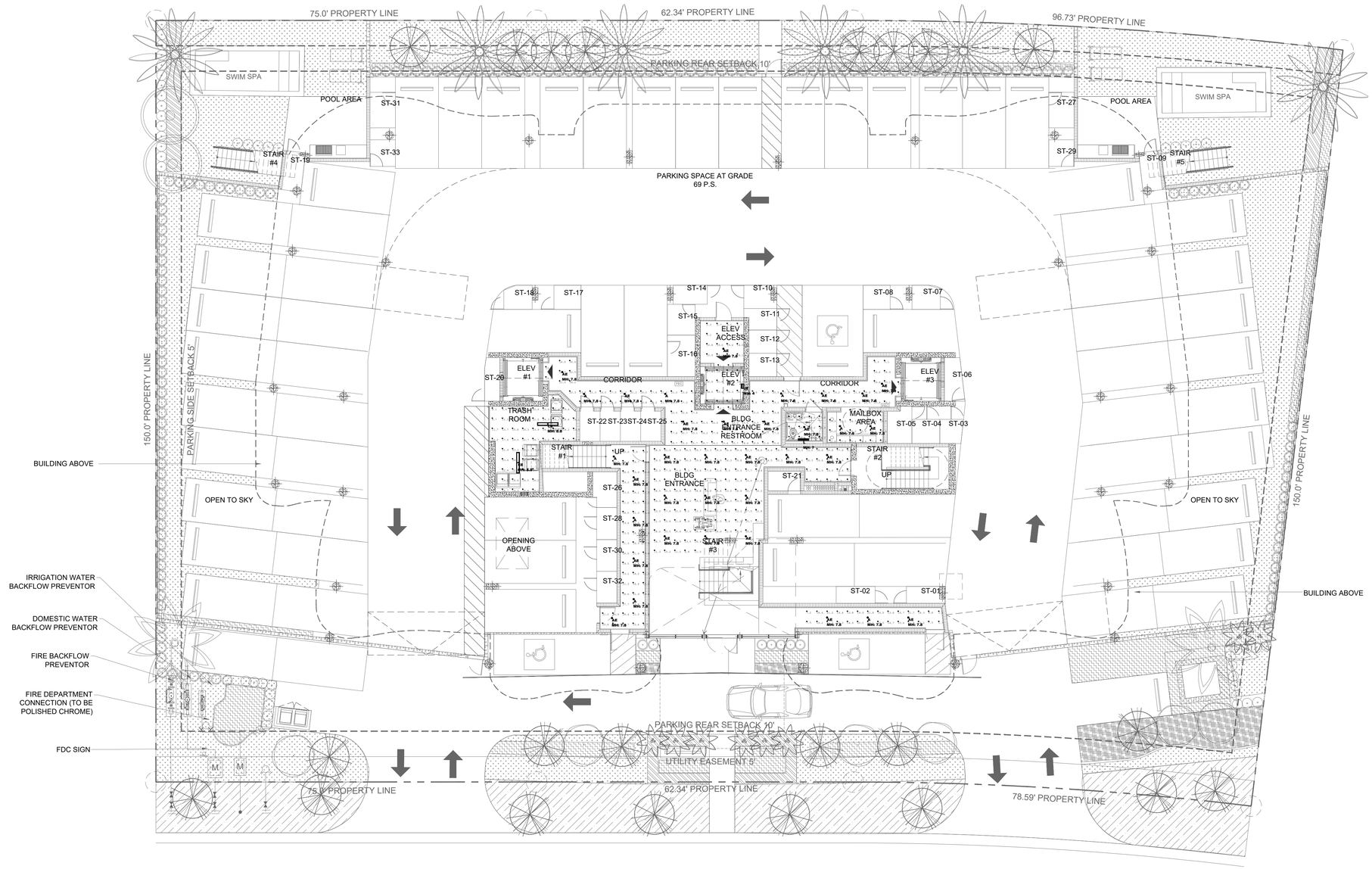
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Ref. Dwg.:	S.B.O.
Date Plotted:	4/30/2026 11:18 AM
Cad. No.:	240737CP
Scale:	As Shown
Job. No.:	247006

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

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GENERAL NOTE:
1- LIGHTING DESIGN COMPLIES WITH BAY HARBOR ISLANDS CODE SEC. 23-19 (TYP.)

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

Rev.	Date	Rev.	Date
1		9	
2	DRC COMMENTS 04-30-26	10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

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--

9301-9291 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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DORAL FL 33122
Tel: 305-599-8133

MEP ENGINEER:
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ARCHITECT:
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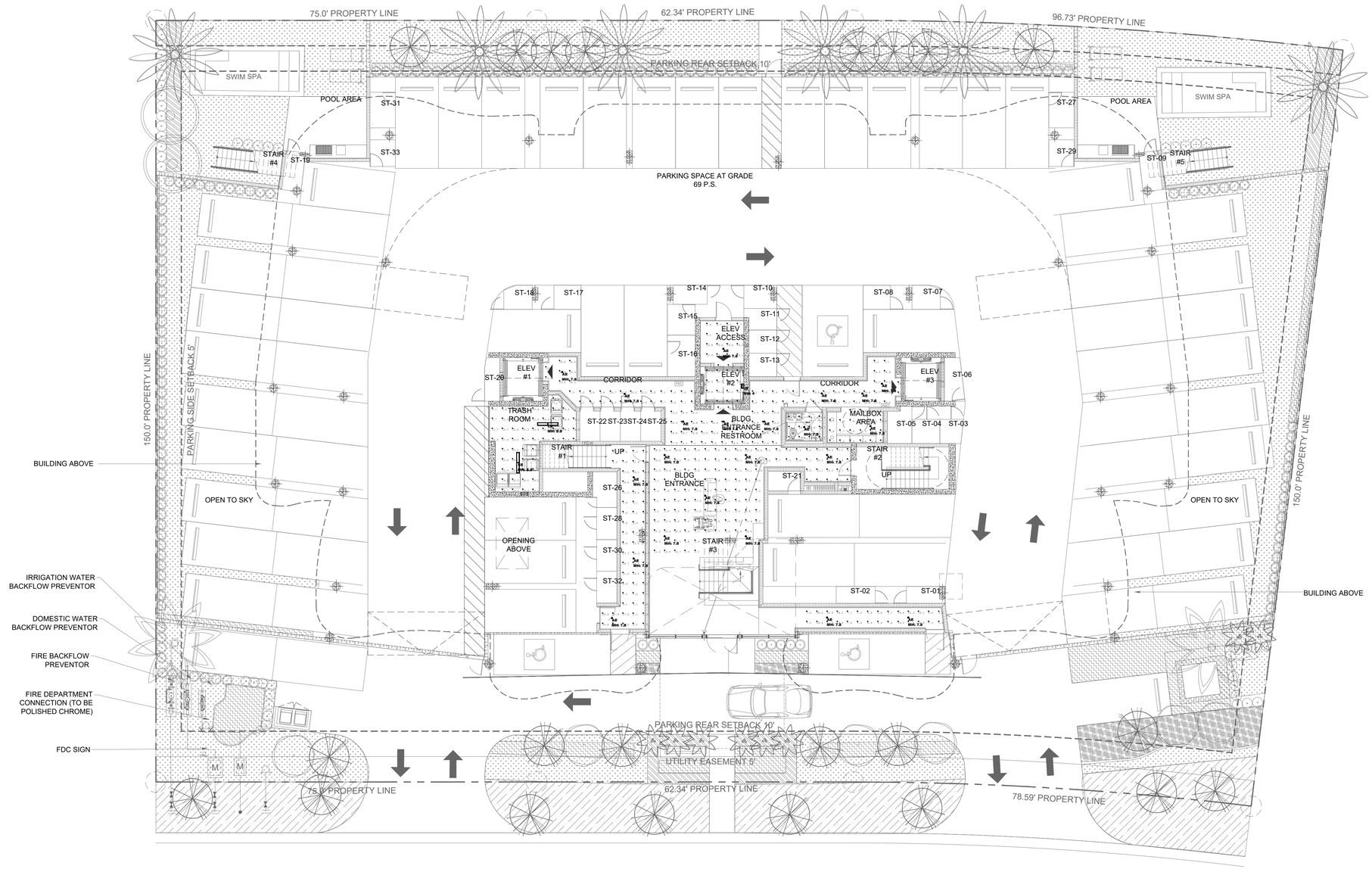
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CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
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FLOOR PLAN - LEVEL 1

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



GENERAL NOTE:

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1 PHOTOMETRIC FLOOR PLAN - LEVEL 1
EMERGENCY

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

Rev.	Date	Rev.	Date
1		9	
2	DRC COMMENTS 04-30-26	10	
3		11	
4		12	
5		13	
6		14	
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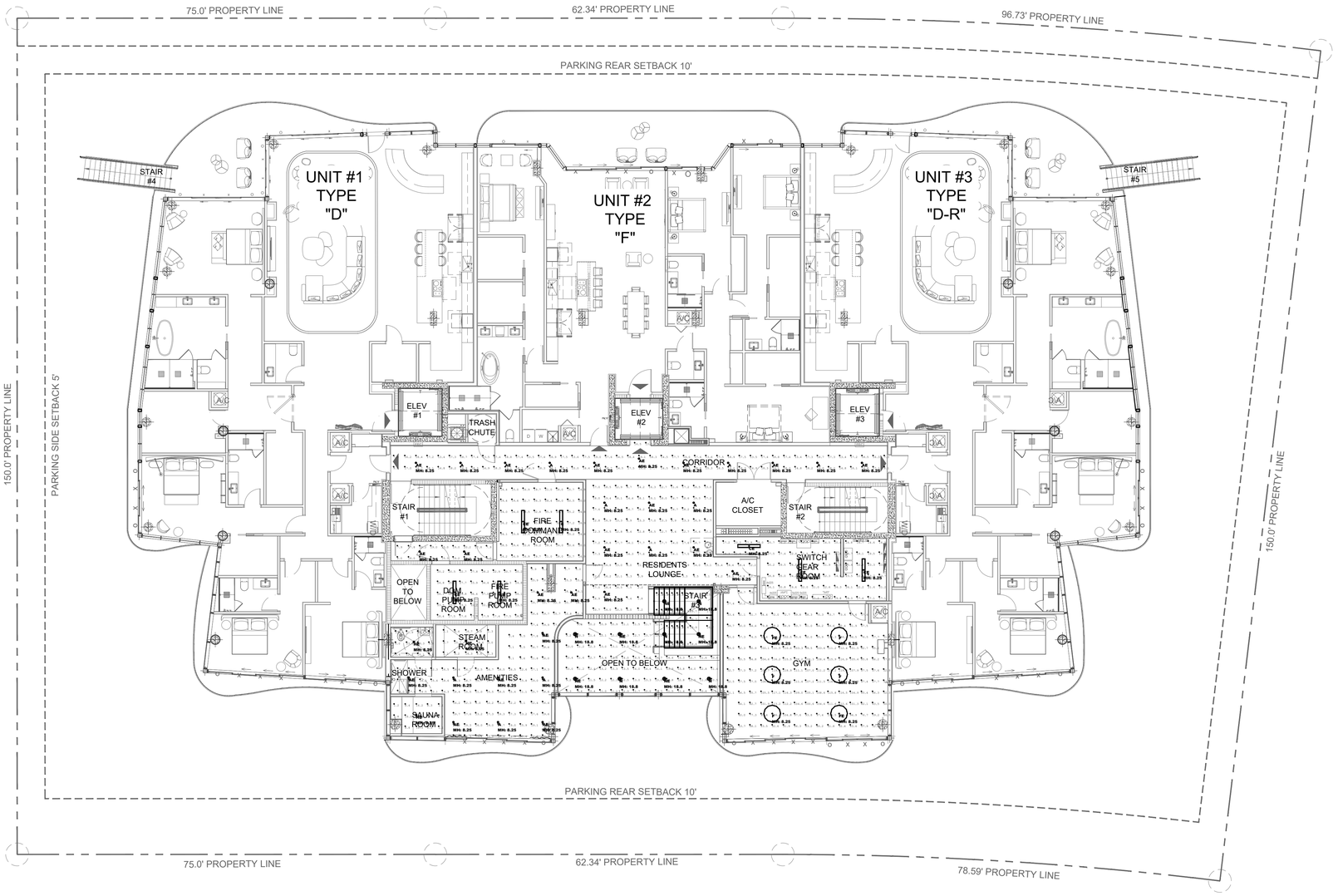
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www.reyesgavilanengineers.com
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FLOOR PLAN - LEVEL 1

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



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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
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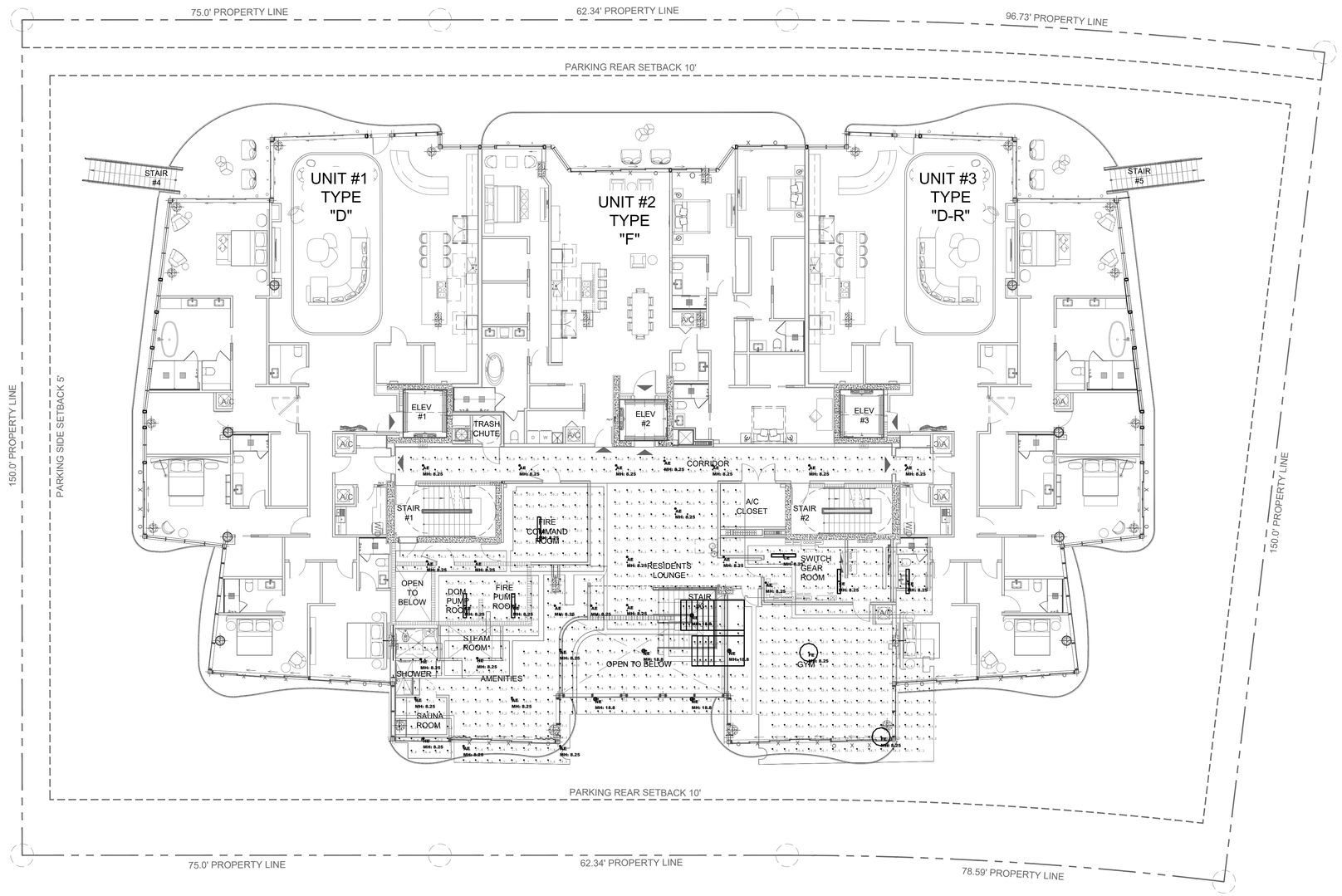
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FLOOR PLAN - LEVEL 2

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



1 PHOTOMETRIC FLOOR PLAN - LEVEL 2 EMERGENCY

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

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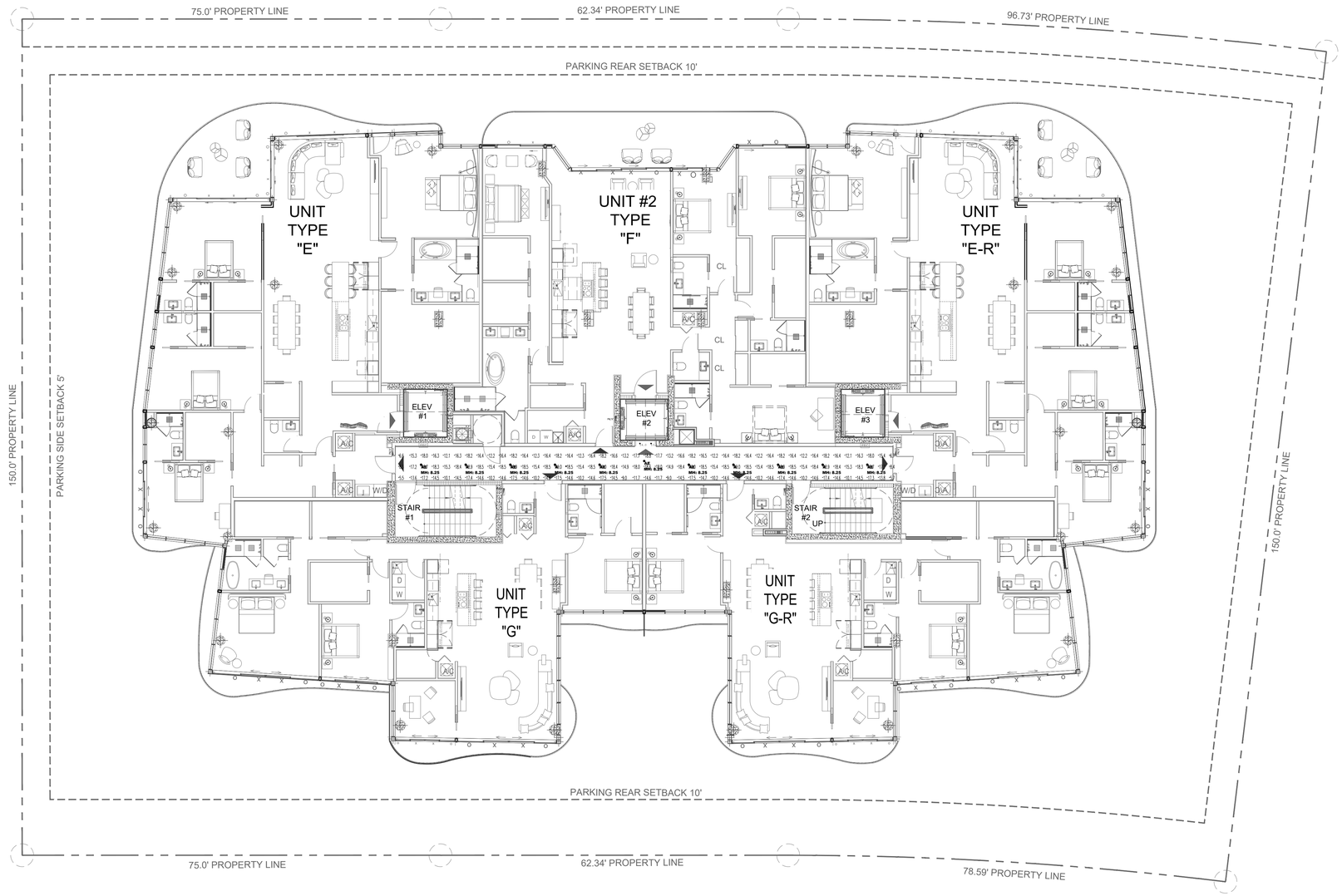
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FLOOR PLAN - LEVEL 2

Date	11-26-2025	Sheet No. PH-4
Scale		
Project	2567	



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

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

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

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

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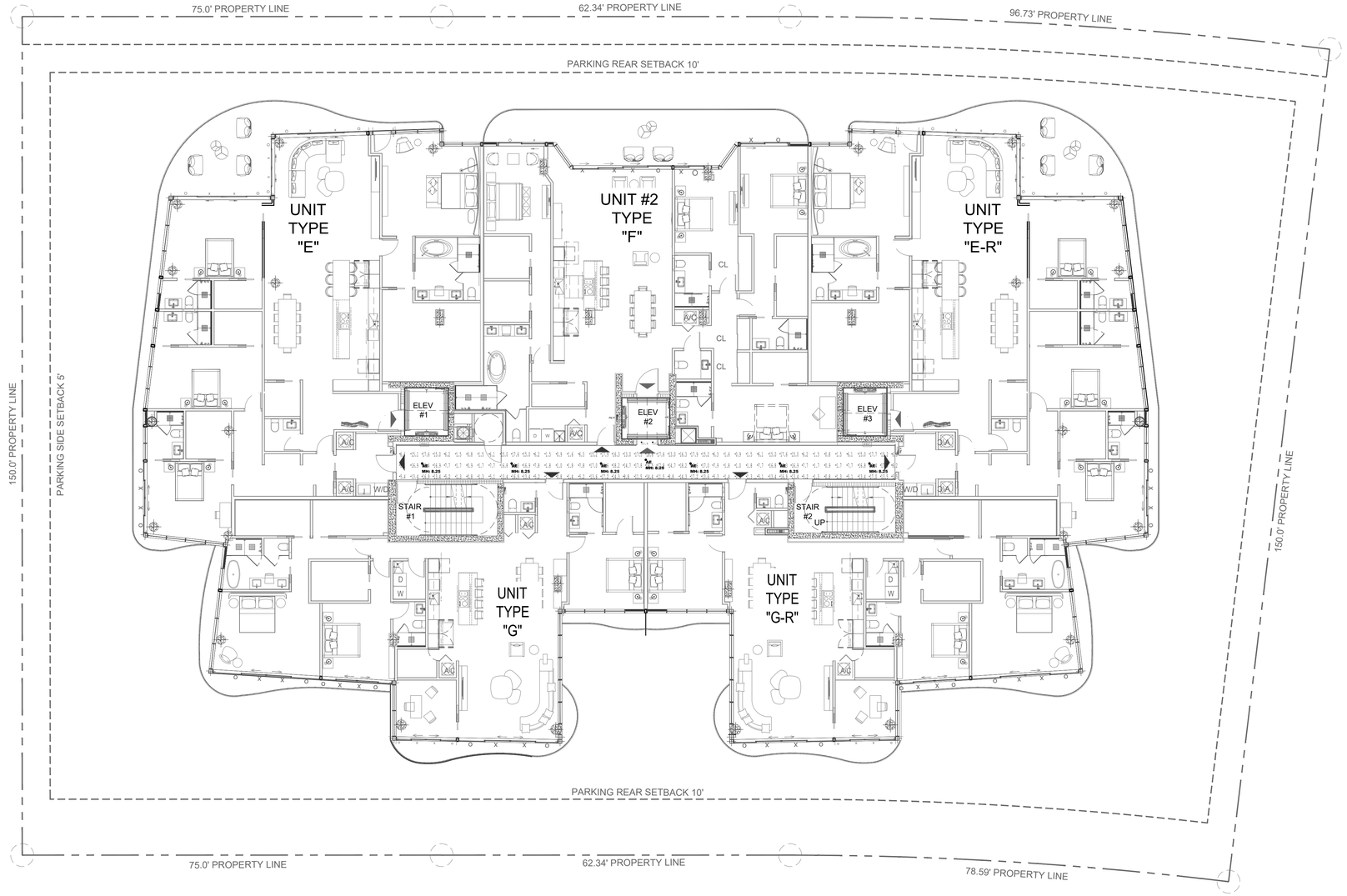
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FLOOR PLAN - LEVEL 3-8

Date	11-26-2025	Sheet No.	PH-5
Scale			
Project	2567		



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

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	**CALC TYPE**	**UNITS**	**SPACING L-R FT)**	**SPACING T-B (FT)**	**HEIGHT (FT)**	**AVG**	**MAX**	**MIN**	**AVG/MIN**	**MAX/MIN**
ELEV. THRESHOLD	Illuminance	Fc	2	N.A.	N.A.	13.40	13.8	13.0	1.03	1.06
TYP CORRIDOR_EM	Illuminance	Fc	2	2	0	9.85	18.6	0.8	12.31	23.25

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	**AREA**	**TOTAL WATTS**	**LPD**
TYP CORR._LPD	540.14	98	0.181

1 PHOTOMETRIC FLOOR PLAN - LEVEL 3-8 EMERGENCY

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

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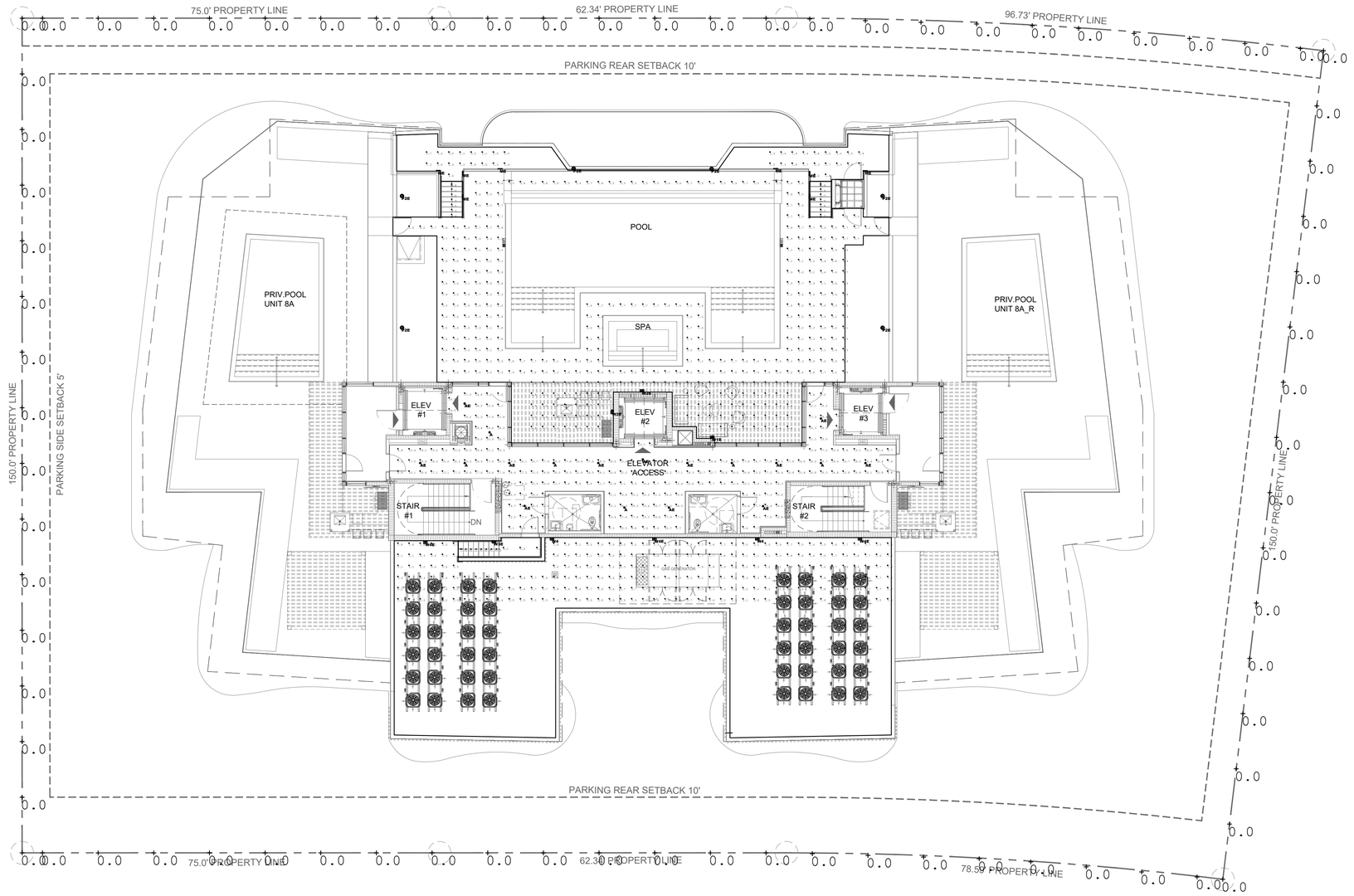
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FLOOR PLAN - LEVEL 3-8

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



1 PHOTOMETRIC FLOOR PLAN ROOF DECK - LEVEL 9
NORMAL

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

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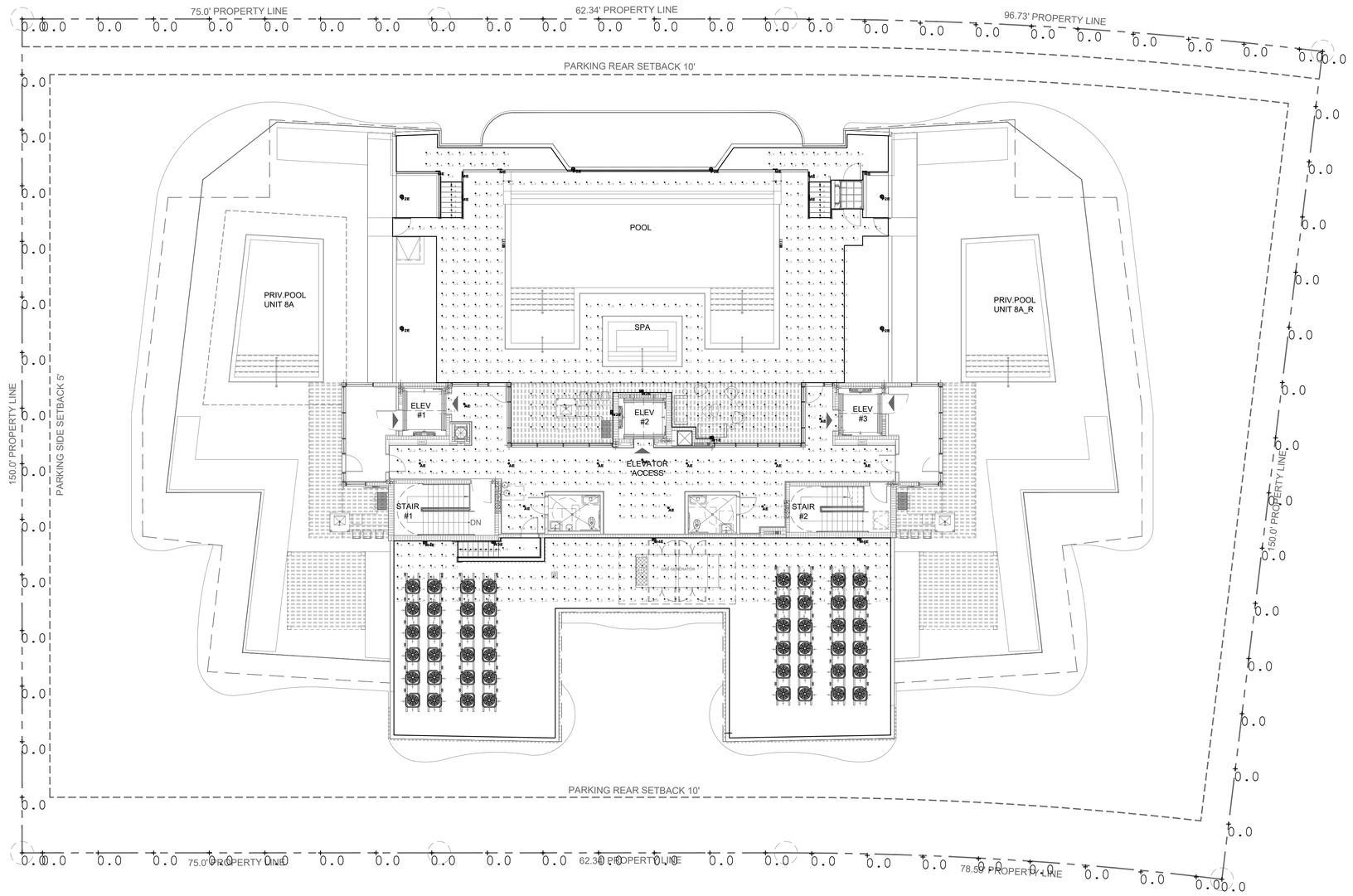
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ROOF DECK - LVL 9 FLOOR PLAN

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



1 PHOTOMETRIC FLOOR PLAN ROOF DECK - LEVEL 9
EMERGENCY

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

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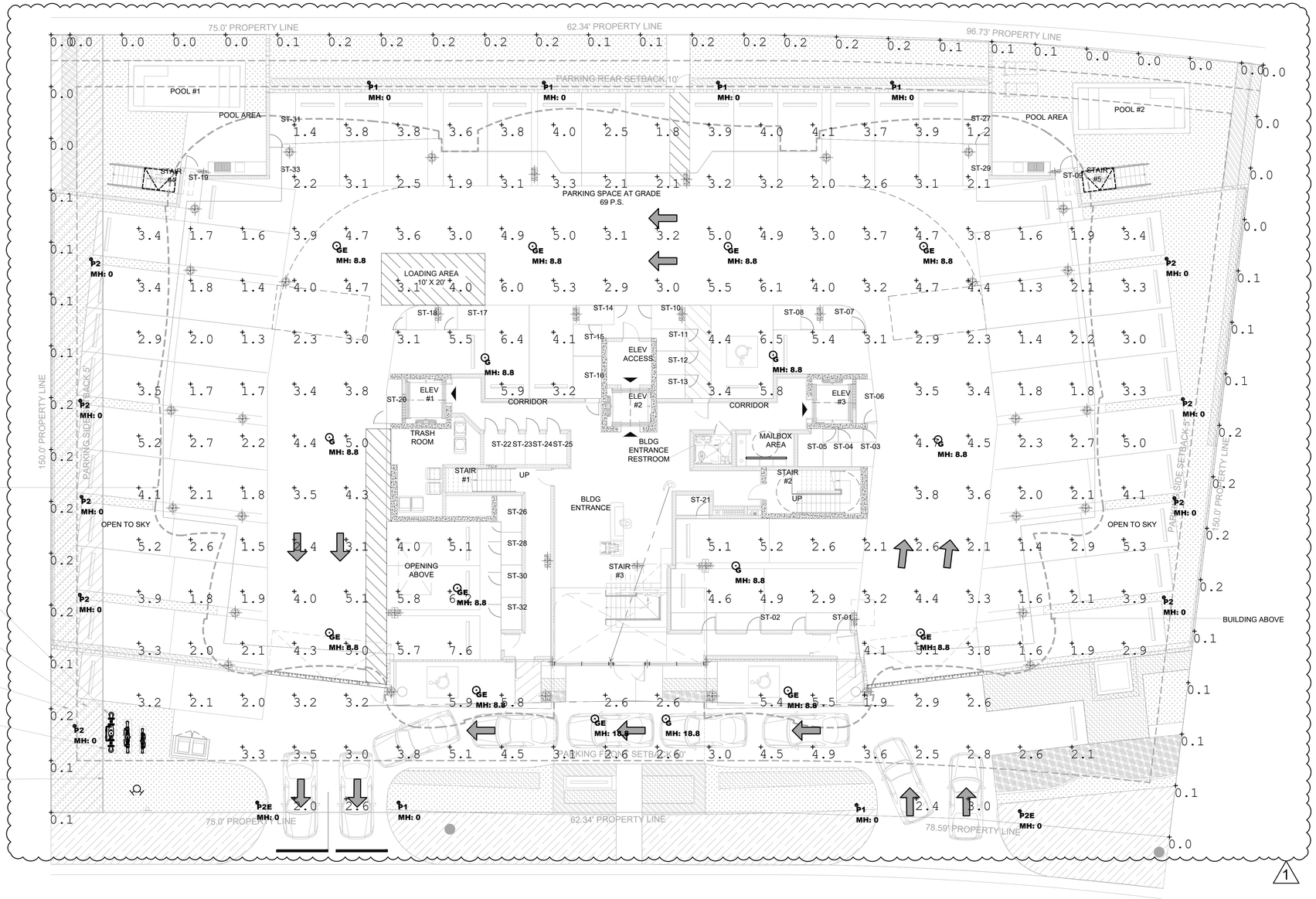
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ROOF DECK - LVL 9 FLOOR PLAN

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



1 PHOTOMETRIC PARKING & SITE - LEVEL 1
NORMAL

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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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

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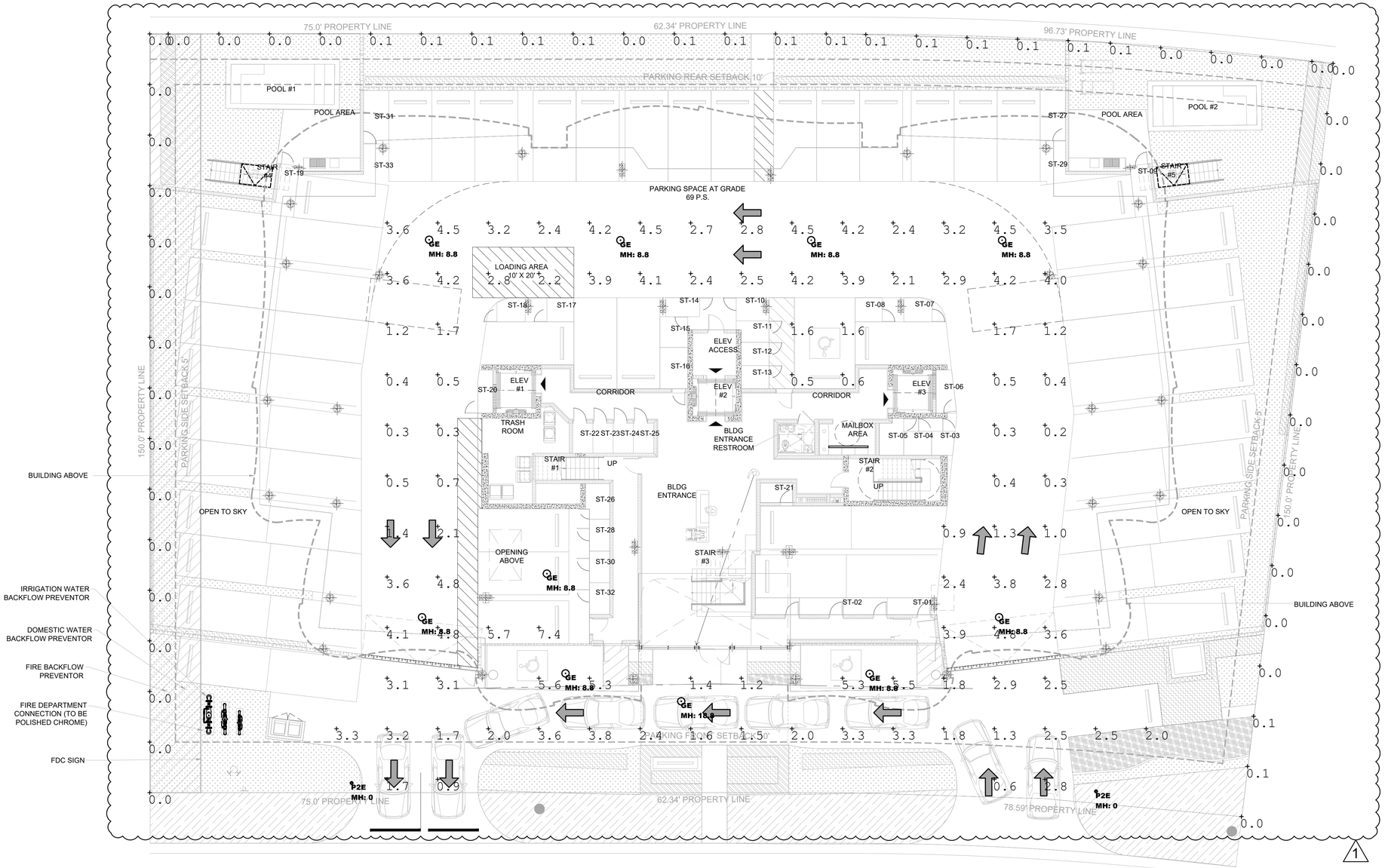
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ELIAS P. CRESPO LICENSE No. 59295 STATE OF FLORIDA PROFESSIONAL ENGINEER

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 59295

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"

Rev.	Date	Rev.	Date
1 DRC COMMENTS	03-26-2026	9	
2		10	
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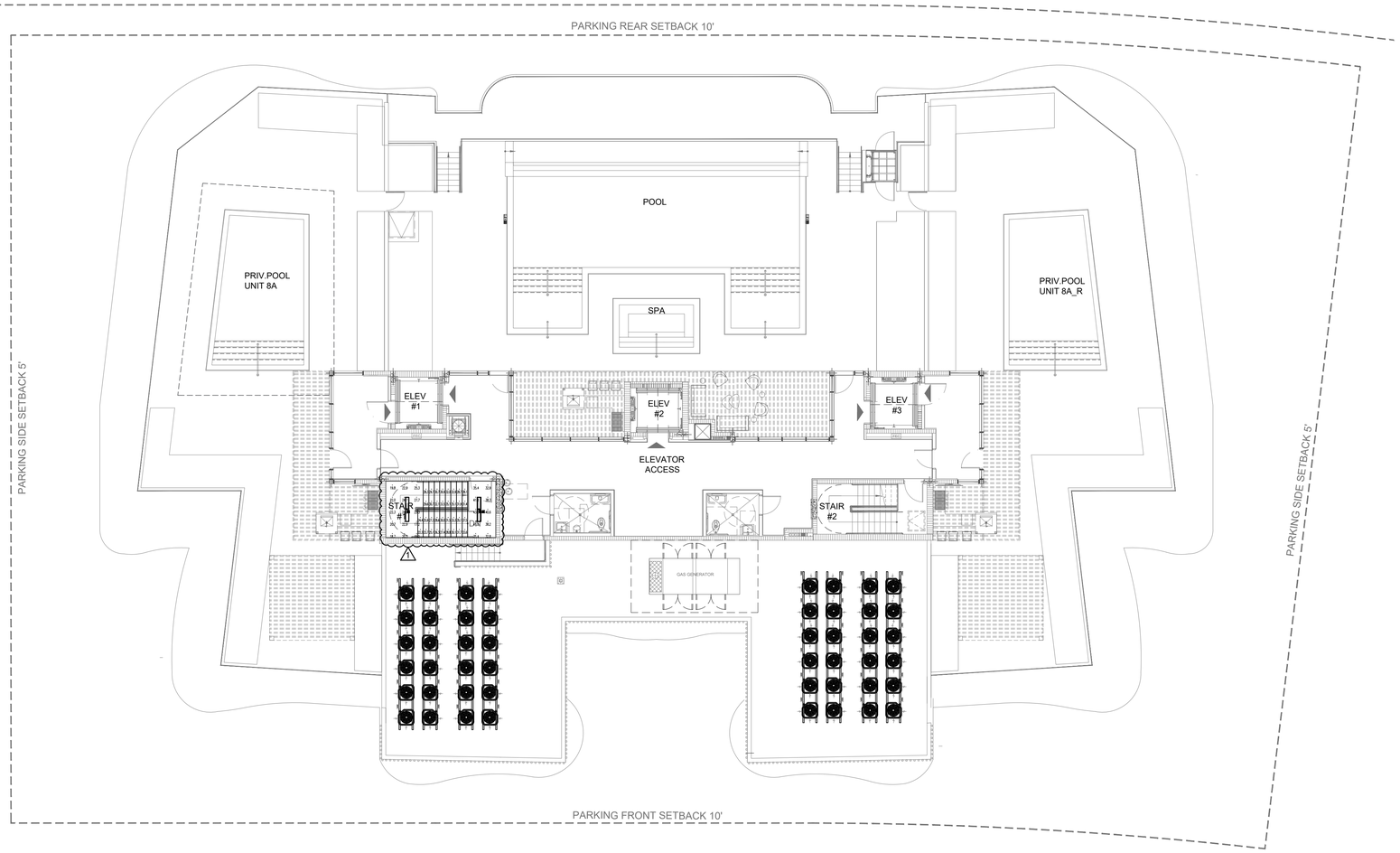
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ELIAS R. CRESPO LICENSE No. 59295 STATE OF FLORIDA PROFESSIONAL ENGINEER

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 59295

PARKING & SITE - LEVEL 1

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



LUMINAIRE SCHEDULE

Scenario: NORMAL

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

CALCULATION SUMMARY

Scenario: NORMAL

LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
STAIR 1	Illuminance	Fc				28.19	43.2	15.2	1.85	2.84

LIGHTING POWER DENSITY SUMMARY

Scenario: NORMAL

LABEL	AREA	TOTAL WATTS	LPD
STAIR 1_LPD	169.55	1275	7.520

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

Rev.		Date	Rev.	Date
1	DRC COMMENTS	03-26-2026	9	
2			10	
3			11	
4			12	
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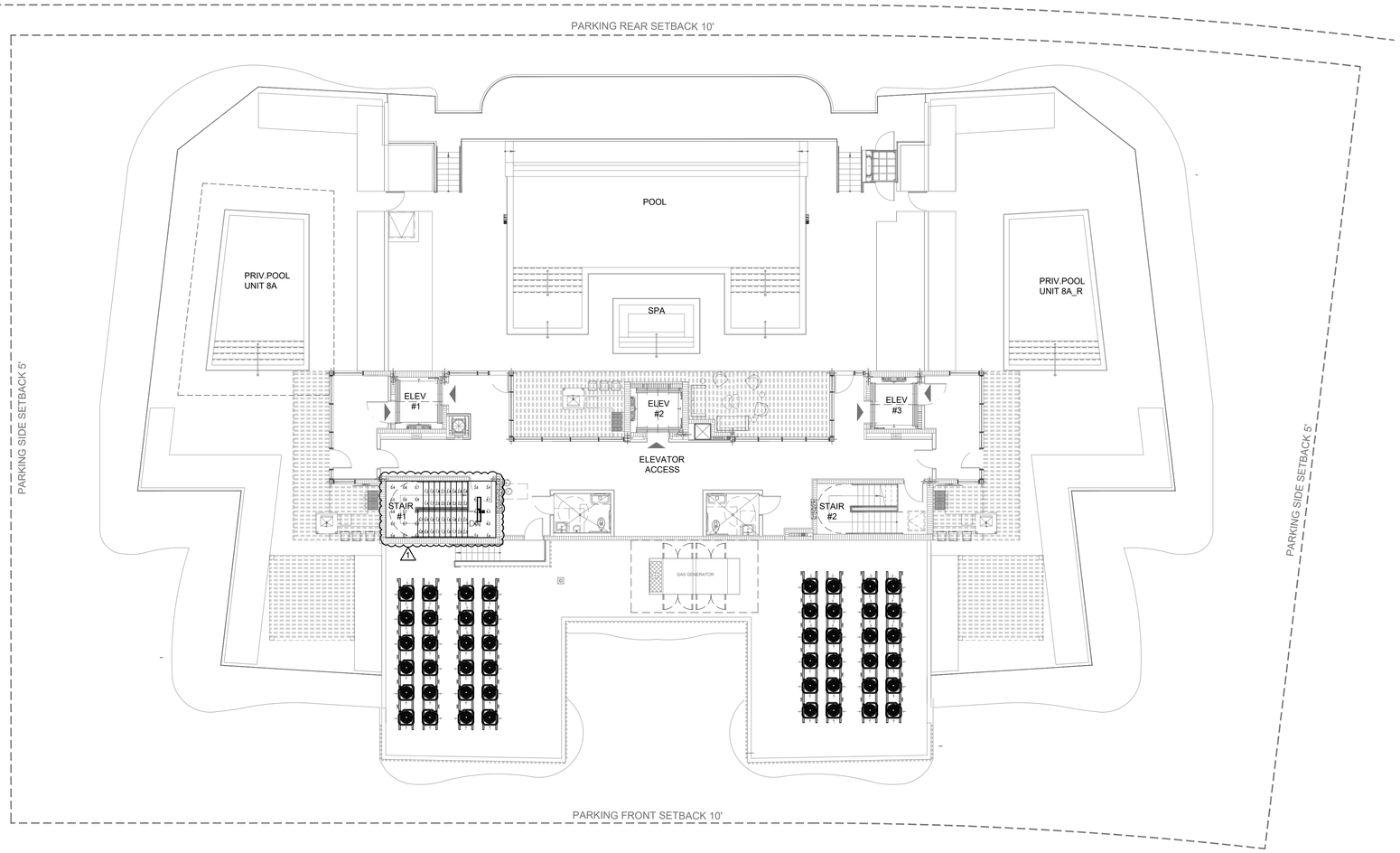
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ELIAS P. CRESPO LICENSE NO. 78206 STATE OF FLORIDA PROFESSIONAL ENGINEER

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 59295

TYPICAL STAIR - LEVEL 9

Date	11-26-2025	Sheet No.	PH-11
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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	
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Tel: 305.573.1818
Fax: 305.573.3766

KOBI KARP
Lic. # AR0012578

ELIAS P. CRESPO LICENSE 78206 STATE OF FLORIDA PROFESSIONAL ENGINEER

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 59295

TYPICAL STAIR - LEVEL 9

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

LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	N/A	0.670	1302	14
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 +EB AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	CE	Single	TARGETTI	LDD 4 B 45 30 10 BB	CEILING SURFACE	GENERATOR	0.860	4610	34
	JE	Single	Lithonia Lighting	CNY LED ALO (7500LM) SWW2 (4000K) UVOLT PE PIR WH M2	SURFACE MOUNTED	GENERATOR	0.860	7354	51.2
	L	Single	Brownlee Lighting Inc	5160 24 BN H16 EC1 30K	WALL MOUNTED	N/A	0.860	1853	16.1813

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BOH CORRIDOR_Floor	Illuminance	Fc	2	2	0	18.04	28.5	3.3	5.47	8.64
BUILDING ENTRANCE_Floor	Illuminance	Fc	2	2	0	15.51	22.1	1.6	9.69	13.81
CORRIDOR_Floor	Illuminance	Fc	2	2	0	18.51	34.9	2.9	6.38	12.03
ELEVATOR LOBBY_Floor	Illuminance	Fc	2	2	0	10.74	19.5	1.3	8.26	15.00
ELEVATOR PIT_Floor	Illuminance	Fc	2	2	0	33.49	50.3	19.1	1.75	2.63
ELEVATOR THRESHOLD 1	Illuminance	Fc	2	N.A.	N.A.	13.40	13.5	13.3	1.01	1.02
ELEVATOR THRESHOLD 2	Illuminance	Fc	2	N.A.	N.A.	14.80	15.4	14.2	1.04	1.08
ELEVATOR THRESHOLD 3	Illuminance	Fc	2	N.A.	N.A.	13.30	14.5	12.1	1.10	1.20
ELEVATOR THRESHOLD 4	Illuminance	Fc	2	N.A.	N.A.	11.95	12.1	11.8	1.01	1.03
MAILBOX AREA_Floor	Illuminance	Fc	2	2	0	20.02	25.6	12.6	1.59	2.03
RESTROOM_Floor	Illuminance	Fc	2	2	0	23.84	30.3	17.0	1.40	1.78
TRASH ROOM_Floor	Illuminance	Fc	2	2	0	18.92	27.2	8.1	2.34	3.36

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
BOH CORRIDOR_LPD	211.62	84	0.397
BUILDING ENTRANCE_LPD	1071	196	0.183
CORRIDOR_LPD	513.87	154	0.300
ELEVATOR LOBBY_LPD	74.29	14	0.188
ELEVATOR PIT_LPD	63.31	51.2	0.809
MAILBOX AREA_LPD	71.94	28	0.389
RESTROOM_LPD	40.08	30.1813	0.753
TRASH ROOM_LPD	211.35	68	0.322

1 PHOTOMETRIC SCHEDULES - LEVEL 1 STADISTICS (NORMAL)

SCALE: N.T.S.

LUMINAIRE SCHEDULE									
Scenario: EMERGENCY									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 +EB AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	CE	Single	TARGETTI	LDD 4 B 45 30 10 BB	CEILING SURFACE	GENERATOR	0.860	4610	34
	JE	Single	Lithonia Lighting	CNY LED ALO (7500LM) SWW2 (4000K) UVOLT PE PIR WH M2	SURFACE MOUNTED	GENERATOR	0.860	7354	51.2

CALCULATION SUMMARY										
Scenario: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BOH CORRIDOR_EM	Illuminance	Fc	2	2	0	9.33	21.8	0.7	13.33	31.14
BUILDING ENTRANCE_EM	Illuminance	Fc	2	2	0	8.87	21.4	0.8	11.09	26.75
CORRIDOR_EM	Illuminance	Fc	2	2	0	13.27	34.7	1.1	12.06	31.55
ELEVATOR LOBBY_EM	Illuminance	Fc	2	2	0	10.76	19.6	1.4	7.69	14.00
ELEVATOR PIT_EM	Illuminance	Fc	2	2	0	33.35	50.2	19.0	1.76	2.64
ELEVATOR THRESHOLD 1	Illuminance	Fc	2	N.A.	N.A.	13.00	13.1	12.9	1.01	1.02
ELEVATOR THRESHOLD 2	Illuminance	Fc	2	N.A.	N.A.	14.40	15.0	13.8	1.04	1.09
ELEVATOR THRESHOLD 3	Illuminance	Fc	2	N.A.	N.A.	13.05	14.2	11.9	1.10	1.19
ELEVATOR THRESHOLD 4	Illuminance	Fc	2	N.A.	N.A.	12.00	12.1	11.9	1.01	1.02
MAILBOX AREA_EM	Illuminance	Fc	2	2	0	10.85	22.2	0.7	15.50	31.71
RESTROOM_EM	Illuminance	Fc	2	2	0	15.67	20.6	10.2	1.54	2.02
TRASH ROOM_EM	Illuminance	Fc	2	2	0	18.92	27.2	8.1	2.34	3.36

LIGHTING POWER DENSITY SUMMARY			
Scenario: EMERGENCY			
LABEL	AREA	TOTAL WATTS	LPD
BOH CORRIDOR_LPD	211.62	42	0.198
BUILDING ENTRANCE_LPD	1071	112	0.105
CORRIDOR_LPD	513.87	112	0.218
ELEVATOR LOBBY_LPD	74.29	14	0.188
ELEVATOR PIT_LPD	63.31	51.2	0.809
MAILBOX AREA_LPD	71.94	14	0.195
RESTROOM_LPD	40.08	14	0.349
TRASH ROOM_LPD	211.35	68	0.322

2 PHOTOMETRIC SCHEDULES - LEVEL 1 STADISTICS (EMERGENCY)

SCALE: N.T.S.

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REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
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FAX 305.828.6484
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Lic. # AR0012578

K O B I K A R P

SCHEDULES - LEVEL 1

Date	11-26-2025	Sheet No. PH-13
Scale		
Project	2567	

LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	N/A	0.670	1302	14
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 +EB AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	C	Single	TARGETTI	LDD 4 B 45 30 10	CEILING SURFACE	N/A	0.860	4610	34
	CE	Single	TARGETTI	LDD 4 B 45 30 10 BB	CEILING SURFACE	GENERATOR	0.860	4610	34
	F	Single	Brownlee Lighting Inc	2440 38 H136 xx 30K	CEILING SURFACE	N/A	0.860	15047	136
	FE	Single	Brownlee Lighting Inc	2440 38 H136 xx 30K	CEILING SURFACE	GENERATOR	0.860	15047	136
	HE	Single	Designplan Lighting, Inc	R-10-R-L26 30 45 4 11M X RMT + PPLT00xxx-P	CEILING RECESSED	GENERATOR	0.670	926	10.876
	N	Single	BEGA	66057 K3	CEILING SURFACE	N/A	0.670	1926	18.5
	NE	Single	BEGA	66057 K3	CEILING SURFACE	GENERATOR	0.670	1926	18.5

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AMENITIES_Floor	Illuminance	Fc	2	2	0	15.62	22.9	2.4	6.51	9.54
BOH CORRIDOR_Floor	Illuminance	Fc	2	2	0	16.16	20.2	7.9	2.05	2.56
CORRIDOR_Floor	Illuminance	Fc	2	2	0	16.83	19.5	7.3	2.31	2.67
DOM PUMP & FIRE PUMP ROOM_Floor	Illuminance	Fc	2	2	0	24.32	37.0	17.4	1.40	2.13
ELEVATOR THRESHOLD	Illuminance	Fc	2	N.A.	N.A.	14.10	14.5	13.7	1.03	1.06
ENTRANCE_Floor	Illuminance	Fc	2	2	0	12.11	14.8	8.3	1.46	1.78
FIRE COMMAND_Floor	Illuminance	Fc	2	2	0	23.68	39.1	14.2	1.67	2.75
GYM_Floor	Illuminance	Fc	2	2	0	85.13	120.0	19.7	4.32	6.09
RESIDENTS LOUNGE_Floor	Illuminance	Fc	2	2	0	14.08	19.4	1.2	11.73	16.17
SAUNA ROOM_Floor	Illuminance	Fc	2	2	0	10.01	32.4	1.2	8.34	27.00
SHOWER_Floor	Illuminance	Fc	2	2	0	12.03	29.3	3.6	3.34	8.14
STEAM ROOM_Floor	Illuminance	Fc	2	2	0	9.48	32.4	1.1	8.62	29.45
SWITCH GEAR ROOM_Floor	Illuminance	Fc	2	2	0	20.52	29.5	10.4	1.97	2.84
STAIR 3	Illuminance	Fc				17.35	21.4	13.9	1.25	1.54

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
AMENITIES_LPD	488.35	140	0.287
BOH CORRIDOR_LPD	63.05	28	0.444
CORRIDOR_LPD	542.44	154	0.284
DOM PUMP & FIRE PUMP ROOM_LPD	162.94	68	0.417
ENTRANCE_LPD	452.00	185	0.409
FIRE COMMAND_LPD	212.50	68	0.320
GYM_LPD	702.73	816	1.161
RESIDENTS LOUNGE_LPD	533.29	112	0.210
SAUNA ROOM_LPD	55.32	10.876	0.197
SHOWER_LPD	40.61	10.876	0.268
STEAM ROOM_LPD	61.86	10.876	0.176
SWITCH GEAR ROOM_LPD	274.48	102	0.372

1 PHOTOMETRIC SCHEDULES - LEVEL 2
STADISTICS (NORMAL)

SCALE: N.T.S.

LUMINAIRE SCHEDULE									
Scenario: EMERGENCY									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 +EB AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	CE	Single	TARGETTI	LDD 4 B 45 30 10 BB	CEILING SURFACE	GENERATOR	0.860	4610	34
	FE	Single	Brownlee Lighting Inc	2440 38 H136 xx 30K	CEILING SURFACE	GENERATOR	0.860	15047	136
	HE	Single	Designplan Lighting, Inc	R-10-R-L26 30 45 4 11M X RMT + PPLT00xxx-P	CEILING RECESSED	GENERATOR	0.670	926	10.876
	NE	Single	BEGA	66057 K3	CEILING SURFACE	GENERATOR	0.670	1926	18.5

CALCULATION SUMMARY										
Scenario: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AMENITIES_EM	Illuminance	Fc	2	2	0	10.33	22.8	0.7	14.76	32.57
BOH CORRIDOR_EM	Illuminance	Fc	2	2	0	16.21	20.3	8.0	2.03	2.54
CORRIDOR_EM	Illuminance	Fc	2	2	0	10.59	18.6	0.8	13.24	23.25
DOM PUMP & FIRE PUMP ROOM_EM	Illuminance	Fc	2	2	0	24.34	37.0	17.4	1.40	2.13
ELEVATOR THRESHOLD	Illuminance	Fc	2	N.A.	N.A.	13.70	14.1	13.3	1.03	1.06
ENTRANCE_EM	Illuminance	Fc	2	2	0	5.93	7.2	3.9	1.52	1.85
FIRE COMMAND_EM	Illuminance	Fc	2	2	0	12.14	21.7	3.9	3.11	5.56
GYM_EM	Illuminance	Fc	2	2	0	27.92	63.9	3.9	7.16	16.38
RESIDENTS LOUNGE_EM	Illuminance	Fc	2	2	0	8.80	18.8	0.9	9.78	20.89
SAUNA ROOM_EM	Illuminance	Fc	2	2	0	10.06	32.4	1.2	8.38	27.00
SHOWER_EM	Illuminance	Fc	2	2	0	12.09	29.4	3.6	3.36	8.17
STEAM ROOM_EM	Illuminance	Fc	2	2	0	9.53	32.5	1.1	8.66	29.55
SWITCH GEAR ROOM_EM	Illuminance	Fc	2	2	0	20.49	29.5	10.4	1.97	2.84
STAIR 3	Illuminance	Fc				9.67	13.4	5.3	1.82	2.53

LIGHTING POWER DENSITY SUMMARY			
Scenario: EMERGENCY			
LABEL	AREA	TOTAL WATTS	LPD
AMENITIES_LPD	488.35	98	0.201
BOH CORRIDOR_LPD	63.05	28	0.444
CORRIDOR_LPD	542.44	98	0.181
DOM PUMP & FIRE PUMP ROOM_LPD	162.94	68	0.417
ENTRANCE_LPD	452.00	92.5	0.205
FIRE COMMAND_LPD	212.50	34	0.160
GYM_LPD	702.73	272	0.387
RESIDENTS LOUNGE_LPD	533.29	70	0.131
SAUNA ROOM_LPD	55.32	10.876	0.197
SHOWER_LPD	40.61	10.876	0.268
STEAM ROOM_LPD	61.86	10.876	0.176
SWITCH GEAR ROOM_LPD	274.48	102	0.372

2 PHOTOMETRIC SCHEDULES - LEVEL 2
STADISTICS (EMERGENCY)

SCALE: N.T.S.

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

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 59295

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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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SCHEDULES - LEVEL 2

Date	11-26-2025	Sheet No.
Scale		PH-14
Project	2567	

LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	N/A	0.670	1302	14
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	ME	Single	BEGA	33107 K3	WALL MOUNTED	GENERATOR	0.860	170	3
	P2E	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	GENERATOR	0.860	1811	20
	W1E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI T3M MVOLT SRM xxxx	WALL MOUNTED	GENERATOR	0.860	1205	11.1658
	W2E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx	WALL MOUNTED	GENERATOR	0.860	1186	11.1658
	W3E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI T3M MVOLT SRM xxxx E10WH	WALL MOUNTED	BATTERY	0.860	1205	11.1658
	W4	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx	WALL MOUNTED	N/A	0.860	1186	11.1658
	W4E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx E10WH	WALL MOUNTED	BATTERY	0.860	1186	11.1658

CALCULATION SUMMARY										
Scenario: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEVATOR LOBBY_Floor	Illuminance	Fc	2	2	0	14.52	23.3	1.8	8.07	12.94
ELEVATOR THRESHOLD 1	Illuminance	Fc	2	N.A.	N.A.	14.50	14.5	14.5	1.00	1.00
ELEVATOR THRESHOLD 2	Illuminance	Fc	2	N.A.	N.A.	13.25	13.7	12.8	1.04	1.07
ELEVATOR THRESHOLD 3	Illuminance	Fc	2	N.A.	N.A.	14.25	14.7	13.8	1.03	1.07
PROPERTY LINE	Illuminance	Fc	10	N.A.	N.A.	0.00	0.0	0.0	N.A.	N.A.
GENERATOR AREA	Illuminance	Fc				2.16	3.0	1.4	1.54	2.14
POOL DECK	Illuminance	Fc				2.57	4.2	1.0	2.57	4.20
REAR STEPS	Illuminance	Fc				2.97	5.0	1.9	1.56	2.63
TOP LEFT STEPS	Illuminance	Fc				2.54	4.0	1.6	1.59	2.50
TOP RIGHT STEPS	Illuminance	Fc				2.20	3.3	1.6	1.38	2.06

LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
ELEVATOR LOBBY_LPD	1035	252	0.243

1 PHOTOMETRIC SCHEDULES - LEVEL 9
STADISTICS (NORMAL)

SCALE: N.T.S.

LUMINAIRE SCHEDULE									
Scenario: EMERGENCY									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	ME	Single	BEGA	33107 K3	WALL MOUNTED	GENERATOR	0.860	170	3
	P2E	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8' NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	GENERATOR	0.860	1811	20
	W1E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI T3M MVOLT SRM xxxx	WALL MOUNTED	GENERATOR	0.860	1205	11.1658
	W2E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx	WALL MOUNTED	GENERATOR	0.860	1186	11.1658
	W3E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI T3M MVOLT SRM xxxx E10WH	WALL MOUNTED	BATTERY	0.860	1205	11.1658
	W4E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx E10WH	WALL MOUNTED	BATTERY	0.860	1186	11.1658

CALCULATION SUMMARY										
Scenario: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEVATOR LOBBY_EM	Illuminance	Fc	2	2	0	9.65	18.4	0.7	13.79	26.29
ELEVATOR THRESHOLD 1	Illuminance	Fc	2	N.A.	N.A.	14.30	14.3	14.3	1.00	1.00
ELEVATOR THRESHOLD 2	Illuminance	Fc	2	N.A.	N.A.	13.10	13.5	12.7	1.03	1.06
ELEVATOR THRESHOLD 3	Illuminance	Fc	2	N.A.	N.A.	14.10	14.6	13.6	1.04	1.07
PROPERTY LINE	Illuminance	Fc	10	N.A.	N.A.	0.00	0.0	0.0	N.A.	N.A.
GENERATOR AREA	Illuminance	Fc				1.21	2.1	0.4	3.03	5.25
POOL DECK	Illuminance	Fc				2.57	4.2	1.0	2.57	4.20
REAR STEPS	Illuminance	Fc				2.11	2.7	1.5	1.41	1.80
TOP LEFT STEPS	Illuminance	Fc				2.54	4.0	1.6	1.59	2.50
TOP RIGHT STEPS	Illuminance	Fc				2.20	3.3	1.6	1.38	2.06

LIGHTING POWER DENSITY SUMMARY			
Scenario: EMERGENCY			
LABEL	AREA	TOTAL WATTS	LPD
ELEVATOR LOBBY_LPD	1035	168	0.162

2 PHOTOMETRIC SCHEDULES - LEVEL 9
STADISTICS (EMERGENCY)

SCALE: N.T.S.

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

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 59295

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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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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

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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Lic. # AR0012578

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SCHEDULES PARKING & SITE - LEVEL 1

Date	11-26-2025	Sheet No.	PH-16
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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.

ELIAS P. CRESPO LICENSE No 82055 STATE OF FLORIDA PROFESSIONAL ENGINEER

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 59295

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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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

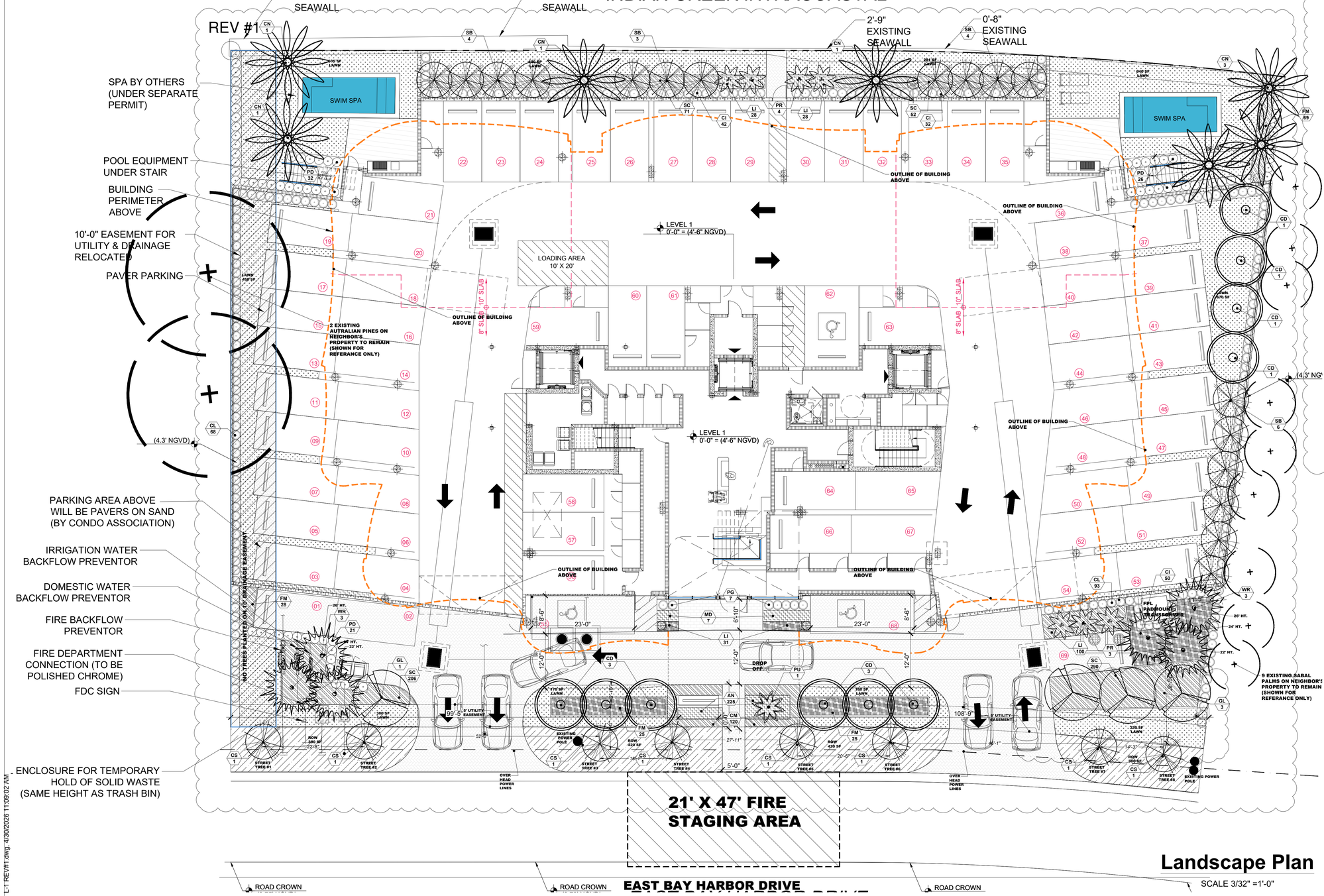
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

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

SCHEDULES PARKING & SITE - LEVEL 1

Date	11-26-2025	Sheet No. PH-16
Scale		
Project	2567	



Landscape Plan

SCALE 3/32" =1'-0"

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet) REVISED 07.15.2021
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)
Site Address 9301-9291 E. Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 33,750 SF (0.77 ACRES)

		Required	Provided
I.	**Open Space Requirement**		
	Net Lot Area =33,750 SF x 20%= 6,750 SF 20% (BHI – Sec. 23-11)	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%)	3,984 SF (57.5%)
II.	**Shade Trees**		
A.	**Required Shade Trees**		
	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)(3)) and BHI Sec. 24-16	22 6	28 14 palms @ 3:1= 4 trees Total 32 trees
2.	Native Species Required - 50% Min. # of shade trees req. 7 x 50% = 3.5=4 (BHI – Sec. 24-16(vi)(2))	11	28
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	32
B.	**Tree Species**		
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	22	28
2.	Number of shade tree species required (BHI - Sec. 24-16(vi)(2)) Number of Different Tree Species based on Quantity 16-20 required shade trees/ 5 shade tree species Needed	5	6
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	10 (CD) + 8 (CN)=2 trees = 12
	18'-20' ht. x 8' spr. for trees (22'/28' for palms) -		
	25 % or 6.25 shade trees	6	4 (GL) + 6 (WR) =3 trees= 7
	(BHI – Sec. 24-16(vi)(2) Sec. 24-16(vi)(2)		
III.	**Street Trees**	**Required**	**Provided**
1.	Street Trees @ 1:35' Width of lot 216' / 35' = 6.1 = 6 (15' min height / 6' clear wood / 2 ½" caliper) (Under Powerlines)	6	8 (CS under powerlines)
IV.	**Shrubs Required**	**Required**	**Provided**
	10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(vi)(2)(d))	220	1,361
2.	Native Species Required - 80% Min. (MDC - Sec. 18A-6(D)(1)(a))	176	904
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	66	1,361
V.	**Buffers (If applicable)** (BHI - Sec. 24-16)		
1.	Parking Lot from ROW	n/a	n/a
2.	Dissimilar Uses	n/a	n/a
VI.	**Parking Lot Landscaping (If applicable)**	**Required**	**Provided**
1.	10 SF / parking space: 10 x _____ spaces = _____ SF (MDC - Sec. 18A-6(J))	n/a	n/a
2.	Shade Trees Required (MDC - Sec. 18A-6(J))	n/a	n/a
3.	Shrubs Required (MDC - Sec. 18A-6(J))	n/a	n/a
VII.	**Right Tree Right Place** (BHI - Sec. 24-16(vi)(2)(f))		
	Number of trees near power lines		8 (CS)
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.		

REV #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/ BL/ 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	97	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	16'-20' HT. X 8' SPR X 6' CLEAR WOOD..2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CD/ 10	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			
	CS/ 8	CORDIA SEBESTENA GEIGER TREE (STREET TREES UNDER POWERLINES)	YES	LOW	15' HT. X 8' 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.

TOPO GRAPHIC
landscape architecture & design
TOPO_GRAPHIC LLC
LA# 6666853
941-487-0075
Punta Gorda FL.
info@topo-graphic.com

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Landscape Plan
Ground Level Landscape Plan
9301-9291 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:
REV #1 Date: 03.15.2026 LANDSCAPE UPDATED PER TOWN PLANNERS COMMENTS

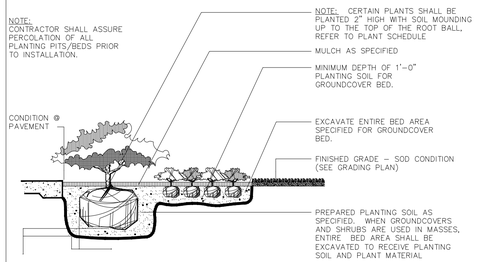
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MANUEL C ALONSO - LA666853

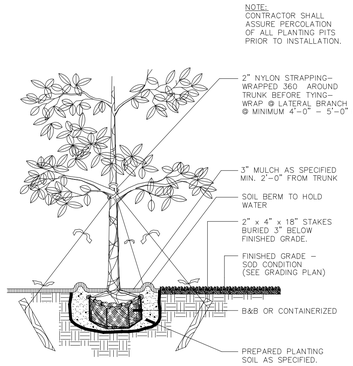
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Drawn by: JRP
Sheet No.:

L-1

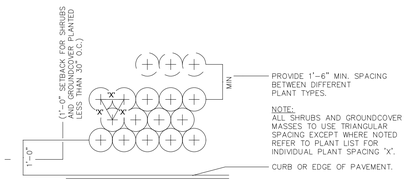
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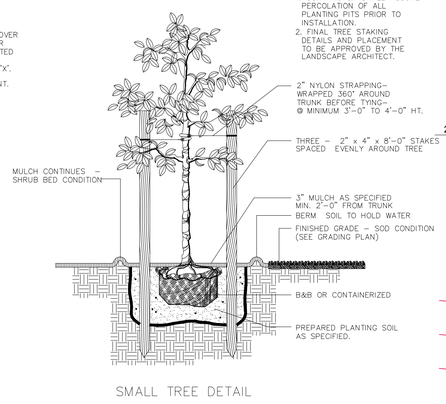
SHRUB / GROUNDCOVER



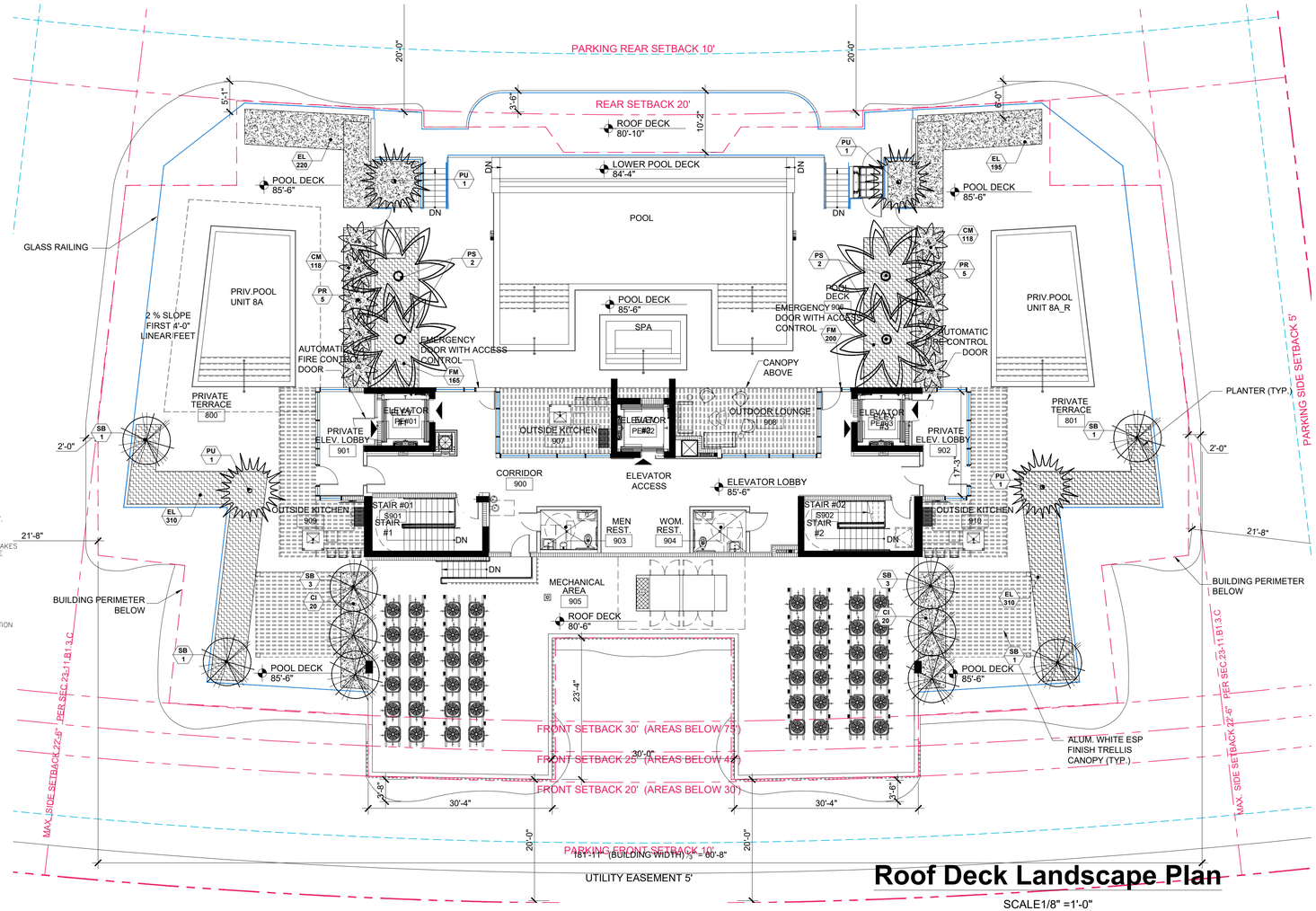
LARGE TREE



TYPICAL PLANT SPACING



SMALL TREE DETAIL

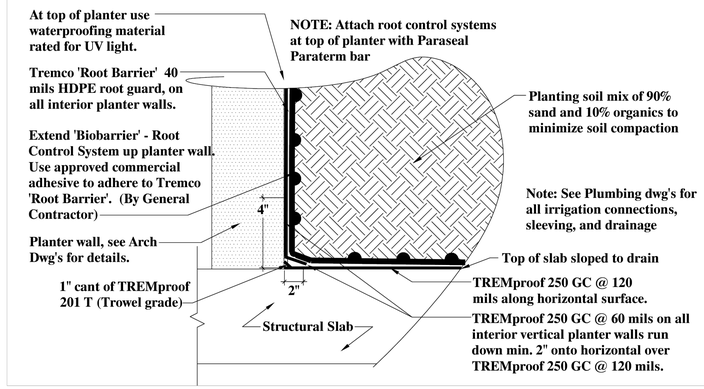


Roof Deck Landscape Plan

SCALE1/8" =1'-0"

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

NOTE: This detail is for reference only. All materials and waterproofing listed are to show a typical example of how to handle an on deck planter. Shop drawings are to be submitted by G.C.'s selected waterproofing manufacturer showing actual type of water proofing to use, thickness, and all relevant specifications needed to properly build planters. See Arch and structural dwg's for planter walls, thickness, etc.



Roof Deck Planter Section

SCALE1/8" =1'-0"

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.

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

TOPO – GRAPHIC
landscape architecture & design
TOPO_GRAPHIC LLC
LA# 6666853
941-487-0075
Punta Gorda FL.
info@topo-graphic.com

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Roofdeck Level Landscape Plan

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

Project:

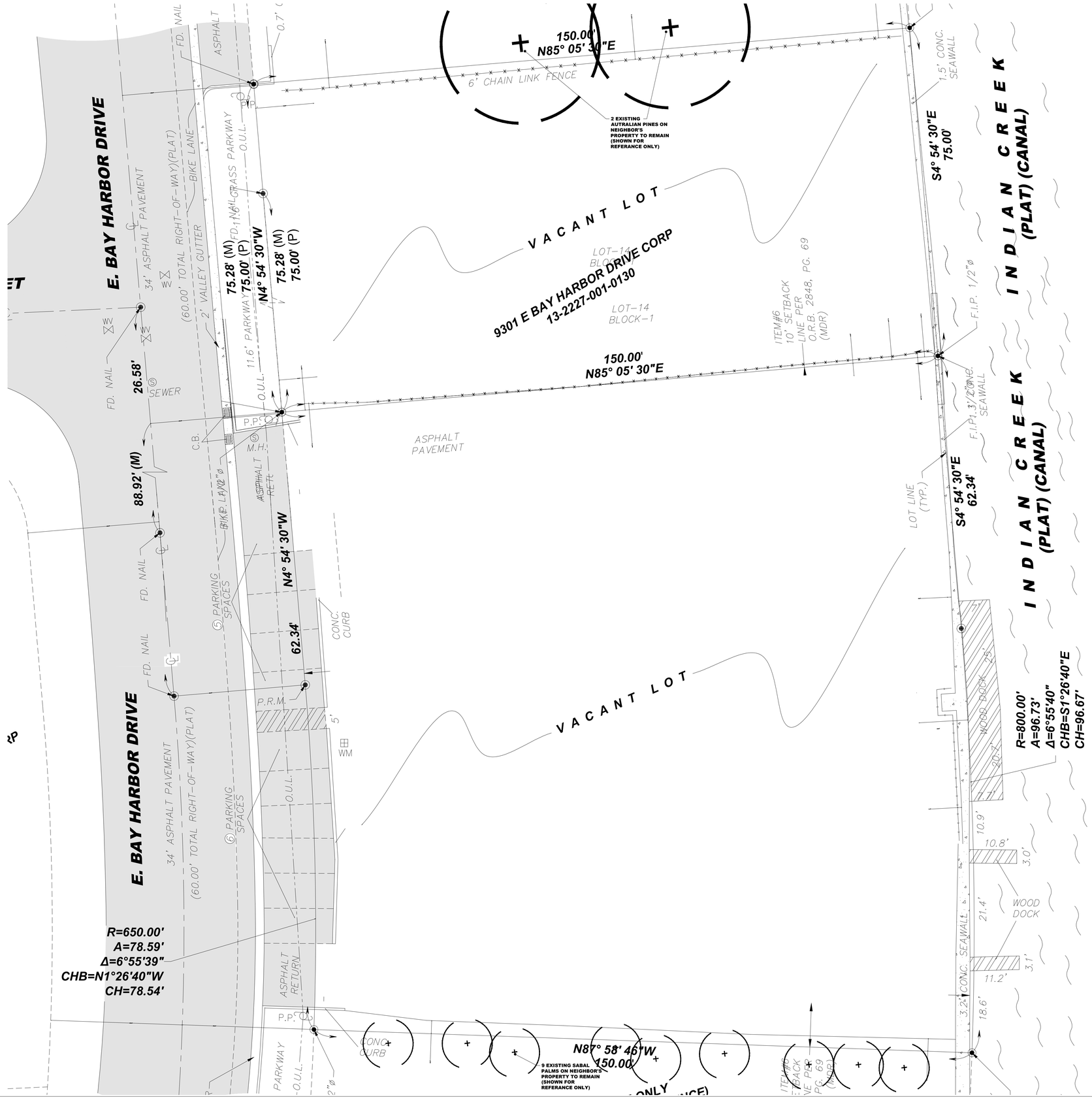
Revisions:

Seal:

MANUEL C ALONSO - LA666853

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

L-2



NOTE: NO EXISTING TREES ON SITE, NO TREE DISPOSITION NEEDED

Tree Disposition Plan

SCALE 3/32" =1'-0"

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LA# 6666853
941-487-0075
Punta Gorda FL.
info@topo-graphic.com

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Tree Disposition Plan
9301-9291 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:

MANUEL C ALONSO - LA666853

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Date: 12.15.2025
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Sheet No.:

TD-1