

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

DEVELOPMENT & REVIEW COMMITTEE MEETING

**September 10, 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 32-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.
2. Review and discussion of the Site Plan Application by BAY HARBOR 1B LLC, to construct a new 9-unit multi-family development to be located at 9200 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner, Lorrainia Belle.

ADJOURNMENT:

AGENDA ITEM REPORT

September 10, 2026

ITEM NUMBER: 1.

ITEM: Review and discussion of the Site Plan Application by 9291 EBH LTD, to construct a new 32-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
 Ayanidys Martinez

ATTACHMENTS

1.	SPR26-000001 Zoning Review #7 9.10.2026
2.	9291 EBHD - Letter of Intent
3.	9291 EBHD - Conditions of Approval
4.	9291 EBHD - Engineer Response Comments
5.	9291 EBHD - Town Planner Narrative Response Comments
6.	9291 EBH Drive DRC Set 9.10.2026
7.	2025-093-SIGNED
8.	9291 EBHD - Outfall Relocation Plan

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 Fernandez Larkin & Tapanes

Project Summary

The Applicant proposes to construct a 32-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:** 67 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 THE TOWN'S ATTORNEY REVIEW

Documents:

- I. Provide the letter for the Unity Title.
 - a. Pending Town Attorney review.
- II. 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.
- III. Impact Analysis Report: **THE EMAIL SUBMITTED IS ABOUT IMPACT FEE NOT IMPACT ANALYSIS. I SPOKE WITH KEITH AND HE STATED THE EMAIL IS ABOUT IMPACT FEE FROM THE COUNTY NOT THE TOWN.**

The Miami-Dade Census average is 2.74 persons per household for the proposed use.

 - a) Per Miami-Dade County concurrency practice, County staff consistently treat vacant parcels as having zero existing trips and zero existing demand for LOS purposes. A prior use that has been demolished does not entitle an applicant to a "credit" against new development impacts.
- IV. Traffic Study: Please see separate attachment addressed to the engineer on record.
 - a. Town Staff will schedule a meeting with the Town's review.

V. Regulations:

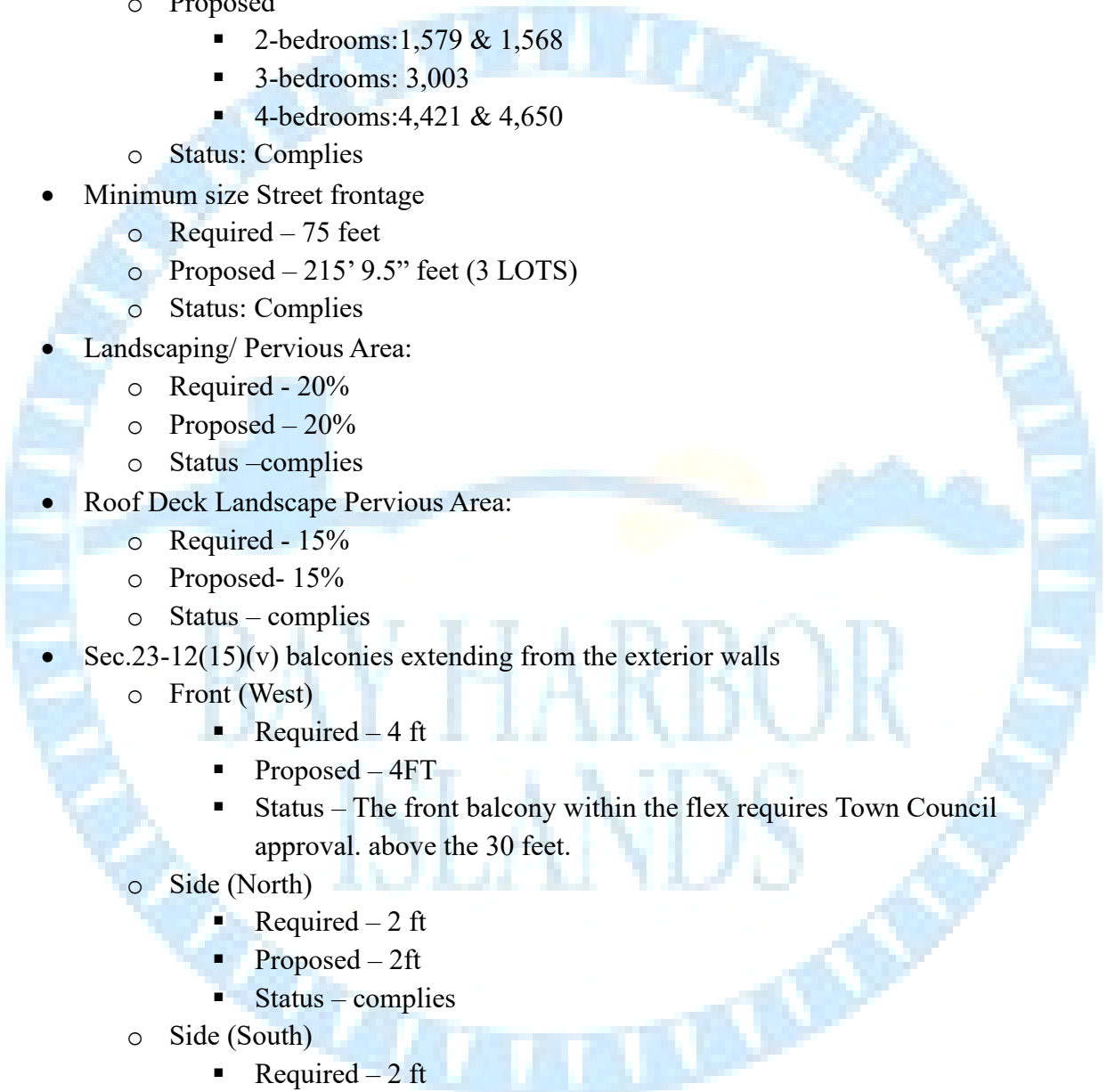
Subject Property – *RM-1 Multiple Family Residential district (Waterfront lots)*

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 – 21.8”
 - Status – Complies
- Rear Setback (East)
 - Required – 20’
 - Proposed – 20’
 - Status –Complies
- Building Height Limit
 - Required – 75’ above the base flood elevation (BFE) plus any additional freeboard per the Florida Building Code.
 - Proposed – 70’6” above the base flood elevation (BFE) plus any additional freeboard per the Florida Building Code.
 - Status – complies
- Parking Spaces
 - Required – 64 plus a loading zone for a moving Truck.
 - 2 parking spaces per unit: 64
 - At least one guest parking space shall be required for each whole platted lot: 3
 - Proposed – 67
 - Status – Complies
- Off-street parking for multifamily buildings
 - Ground Level
 - Street: 10
 - Sides:5
 - Rear:5
 - Waterfront: 10
 - Proposed
 - Street: 10’
 - 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) 6 UNITS
- Minimum size of living unit(s)
 - Required
 - 1-bedroom a minimum of 900 square feet of floor area;

- 
- A large, light blue circular logo is centered in the background. It features a stylized landscape with a sun or moon over water and mountains. The words "WATERBURY HARBOR ISLANDS" are written in a circular path around the inner edge of the logo.
- 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 & 4,650
 - Status: Complies
 - Minimum size Street frontage
 - Required – 75 feet
 - Proposed – 215' 9.5" feet (3 LOTS)
 - 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 – The front balcony within the flex requires Town Council approval. above the 30 feet.
 - 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: Town Council approval

Building and Site Design

1. Provide the status of the seawall, as the building permit is expired.
2. A1.01: Make sure to add the percentage
 - a. The parking garage is 22,112 sq. ft on page A1.00 and on this page is states 20,000 sq. ft. if the garage is 22,112 sq. ft., the ground floor does not meet the 20% green space that is required.
3. Pg A2.00:
 - a. Please provide the setback for the wall and the fence.
 - b. Please note on plans the following: Permit required for walls or fences. Sec23-12(22)(h)(5) If any wall or fence is to be constructed on a common property line, written permission from any adjoining lot owner shall be required to be submitted to the town with the permit application to construct, finish and/or maintain the exterior of the wall facing the adjoining owners lot. Any damage done to an adjoining owners property shall be repaired and/or replaced by the applicant.
4. Pg A2.01.4
 - a. How was level 1 calculated, to 499sq. ft.
 - i. $30.29 \times 10 = 302.91 \times 2 = 605.83$ estimated
5. A3.00: when printing please make sure the storage unit schedule is legible
6. A3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08
 - a. The north south side of the building wall seems to be encroaching within the setback, please makes move wall.
 - b. The North balcony seems to be encroaching.
7. A3.02
 - a. Alum. Canopy please provide the width next to the unit terrace.
8. The push zone elevations are still missing, this was discuss during the last DRC meeting it will be provide.
9. Provide the section with detail of the ground level pools.
 - a. Only the South Pool is on page A4.07. Please provide the North detail.
10. Please add a note to the roof deck that the private pool equipment will be screen.
11. Easement: pending approval
 - a. An agreement would need to be made with the Town, to allow parking over the easement. Please note this on the plan.

UNDERGROUND UTILITIES

12. 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:

13. L-2: Please update the pant schedule:

- a. 5 street trees not 8

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

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.
- 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.
 - a. Town Staff agree to review during building permit.
- The front balcony within the flex requires Town Council approval.
- 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.
-



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office
305.377.6222 fax
mamster@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

July 30, 2026

Lorrainia Belle, Town Planner
Town of Bay Harbor Islands
1035 95 Street, Trailer 3
Bay Harbor Islands, Florida 33154

Re: Letter of Intent for Site Plan Review Application for Property
Located at 9291 and 9301 East Bay Harbor Drive, Bay Harbor
Islands, FL, 33154

Dear Ms. Belle:

This law firm represents 9291 EBH LTD (the "Applicant"), the owner of the properties located at 9291 and 9301 East Bay Harbor Drive, Bay Harbor Islands, FL 33154 (collectively, the "Property"). See Exhibit A, Warranty Deeds. Please accept this letter as the Applicant's required letter of intent in support of a site plan approval application for the Property.

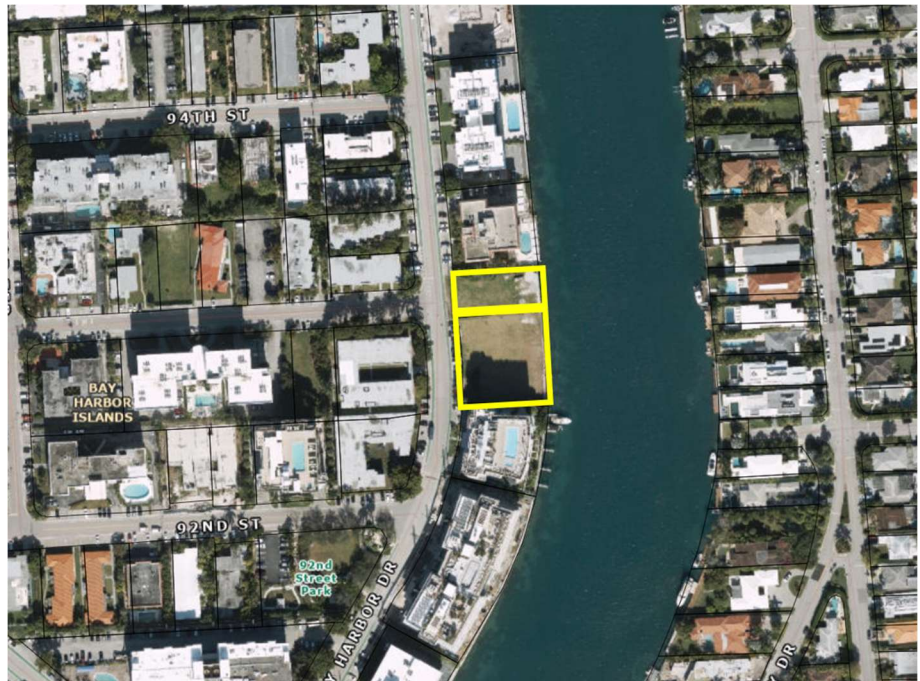


Figure 1, Aerial of the Property

Property. The Property, shown in Figure 1 and further identified by Miami-Dade County Property Appraiser Folio Nos. 13-2227-001-0140 & 13-2227-001-0130, is vacant. See Exhibit B, Property Appraiser Records. The parcels that comprise the Property were previously the site of two residential condominiums, which together included twenty-eight (28) residential units. See Exhibit C, Lot Unit Map. The Property is approximately 33,750 square feet (0.775 acres) in size and is zoned RM-1. The surrounding area contains a mix of multifamily apartment buildings of varying heights, including a seven (7)-story condominium building to the north and a seven (7)-story condominium building with ground level parking to the south of the Property. To the west of the Property are various multifamily buildings.

Proposed Development. The Applicant proposes to develop a modern and elegant thirty-two (32) unit¹ residential building, with parking at the ground level, and a roof pool deck (the "Project"). The Project is designed by Kobi Karp Architecture and Interior Design. Lush landscaping will be incorporated along the ground floor and rooftop deck, complementing an architectural design that has been deliberately refined to reduce the perceived mass of the structure. The Project employs varied building forms and articulated façades to break up the overall scale and create visual interest, resulting in a context-sensitive development. To accommodate its creative design, the Project provides surface parking, with 69 total parking spaces, including ADA parking spaces. Balconies within the development are designed with semi-glass railings to further enhance transparency and depth along the building's elevations. Collectively, these design strategies create a visually engaging and attractive street frontage, providing an enhanced pedestrian experience and a pleasant view for Town residents.

Requests. The Project is designed in response to the spatial constraints of the Property, including parking, setback, and building length regulations. Consistent with the flexibility expressly provided in the Town's Code of Ordinances (the "Code"), the Applicant respectfully requests the following approvals to allow a context-sensitive design that minimizes perceived massing, preserves adequate parking, and enhances the streetscape.

Breezeway. Pursuant to Section 23-11(B)(1)(6) of the Code, the Applicant requests approval to satisfy the maximum building length requirement through enhanced architectural articulation and façade detailing in lieu of a physical breezeway. While the proposed building exceeds 120 feet in length, the Project incorporates a pronounced central pushback zone utilizing flexible setbacks, varied massing, and articulated façades that visually divide the structure into multiple vertical segments and significantly reduce its perceived scale. These

¹ Base density allows twenty-six (26) units, and the Applicant will separately seek six (6) private Transfer of Development Rights.

features achieve the same intent as a breezeway by breaking up the building mass and creating visual relief, consistent with the Code's express allowance for design-based alternatives.

Flexible Setbacks. Pursuant to Section 23-11(B)(1)(4) of the Code, the Applicant requests approval to utilize the flex setback provisions to allow limited encroachments into the required front yard setback. The proposed encroachments are an integral component of the Project's creative architectural design and are directly related to the building form used to satisfy the breezeway requirement through enhanced architectural articulation. Specifically, the Project incorporates a pronounced central recessed massing that visually divides the building and provides the architectural variation and mass reduction typically achieved through a breezeway. To create this recessed form and associated variation in building shape, modest encroachments are utilized at the northern and southern portions of the front of the structure. These encroachments do not exceed one-third of the allowable building length.

Maximum Depth of Balcony. Pursuant to Section 23-12(15)(a)v. of the Code, the Applicant requests approval, as part of the site development plan, for balconies exceeding the maximum depth otherwise permitted. While the Code establishes baseline projection limits for front, side, and rear yards, it expressly authorizes greater balcony depths through site plan approval when the building walls are recessed from the setback lines. Some of the proposed balconies exceed the standard depth limitations at these recessed areas facing the side and rear yards but maintain all required distances from property lines and do not encroach on neighboring properties. The Project's uniquely shaped glass balconies are a defining architectural feature that enhances the building's design while preserving appropriate separation from adjacent properties.

Tandem Parking. Pursuant to Section 23-30(f) of the Code, the Applicant requests approval to utilize tandem parking as part of the Project's parking strategy. The Project provides parking beneath the building and within the required parking setback areas, with tandem spaces incorporated to efficiently meet parking requirements within the limited site area. This approach conserves space, supports the Project's design, and aligns with the Code's express encouragement of innovative parking solutions, which include tandem parking spaces.

Parking Garage Screening. Pursuant to Section 23-24(d)(4) of the Code, the Applicant seeks approval through the site development plan for the use of aluminum louvers to screen the above-grade parking garage. The proposed aluminum louvers are of high-quality design and material and effectively screen vehicular visibility while minimizing noise and odors emanating onto adjoining properties.

Conclusion. The Project has been thoughtfully designed in furtherance of the Town's vision for high-quality, resilient, and context-sensitive development. Through enhanced architectural articulation and varied massing the Project achieves the design objectives of the Code while minimizing perceived scale and creating an attractive and engaging street frontage. For these reasons, the Applicant respectfully requests a favorable recommendation and approval of the application.

Should you have any questions, comments, or require additional information, please contact me at (305) 377-6236.

Very truly yours,



Matthew Amster

Attachments

cc: Zakary Benjelloun, Esq.

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

Prepared by and return to:

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

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Warranty Deed

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

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

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

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

Parcel Identification Number: 13-2227-001-0140

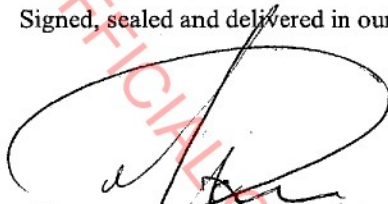
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

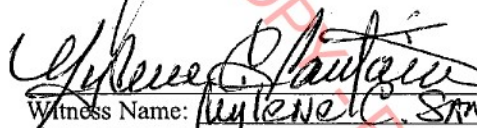
To Have and to Hold, the same in fee simple forever.

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

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

Signed, sealed and delivered in our presence:


Witness Name: DAVID K. KLEIN


Witness Name: MYLENE C. SANTANA

Witness Name: _____

Witness Name: _____

KINGSLEY ARMS APARTMENTS INC., a Florida corporation

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

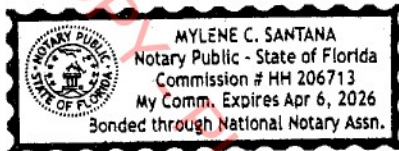
By: _____
Mark Pnini, Manager of Kingsley Arms Apartments Inc., and Co-Trustee of the Genia Bruder Revocable Trust Agreement Dated January 1, 2007

(Corporate Seal)

State of FLORIDA
 County of MIAMI-DADE

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

[Notary Seal]



Mylene C. Santana
 Notary Public

Printed Name: Mylene C. Santana

My Commission Expires: 4/6/2026

State of _____

County of _____

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

[Notary Seal]

 Notary Public

Printed Name: _____

My Commission Expires: _____

Signed, sealed and delivered in our presence:

Witness Name: _____

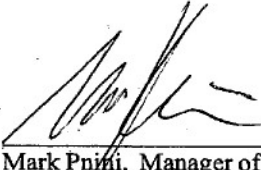
Witness Name: _____

Witness Name: Alison Mini

Witness Name: Reyna parcels

KINGSLEY ARMS APARTMENTS INC., a Florida corporation

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

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

(Corporate Seal)

State of _____
 County of _____

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

[Notary Seal]

Notary Public

Printed Name: _____

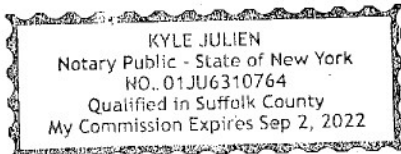
My Commission Expires: _____

State of NY

County of Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of August, 2022 by Mark Prini, Co-Trustee, of the Genia Bruder Revocable Trust Agreement Dated January 17, 2007, Amended and Restated, Manager of KINGSLEY ARMS APARTMENTS INC., a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification. ^{29th}

[Notary Seal]



Notary Public

Printed Name: Kyle Julien

My Commission Expires: 9-2-22

This Document Prepared By:

Jennifer Snyder, Esq.
Snyder International Law Group, P.A.
21500 Biscayne Blvd, Suite 401
Aventura, FL 33180

Return to:

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

Parcel ID Number: 13-2227-001-0130

Warranty Deed

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

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

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

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

Subject to:

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

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

Signed, sealed and delivered in our presence:

Printed Name: Jennifer Snyder
Witness

Printed Name: Stephanie L. Rojas
Witness

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

By: Elias R. Dabbah
Elias R. Dabbah, President

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

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

Printed Name: _____

Notary Public

My Commission Expires:





PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/28/2026

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

ASSESSMENT INFORMATION			
Year	2026	2025	2024
Land Value	\$7,875,000	\$7,875,000	\$7,875,000
Building Value	\$0	\$0	\$10,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$7,875,000	\$7,875,000	\$7,885,000
Assessed Value	\$7,875,000	\$7,875,000	\$7,885,000

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,875,000	\$7,875,000	\$7,885,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,875,000	\$7,875,000	\$7,885,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,875,000	\$7,875,000	\$7,885,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,875,000	\$7,875,000	\$7,885,000

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

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



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/28/2026

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

ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$3,937,500	\$3,937,500	\$3,937,500	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$3,937,500	\$3,937,500	\$3,937,500	
Assessed Value	\$3,937,500	\$3,937,500	\$3,937,500	

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

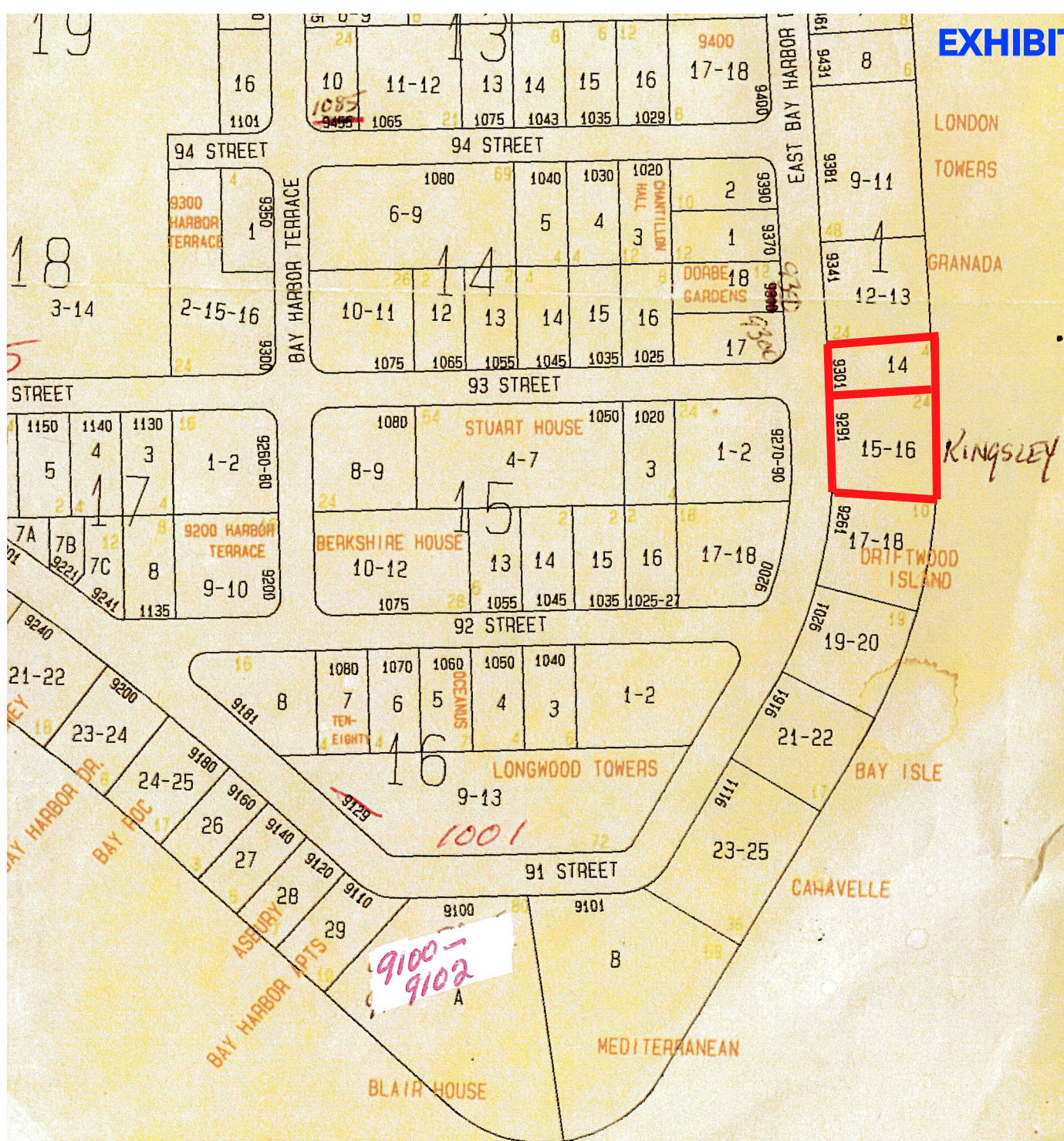
SHORT LEGAL DESCRIPTION	
BAY HARBOR ISLAND PB 46-5	
LOT 14 BLK 1	
LOT SIZE 75 X 150	
OR 19688-3913 05 2001 1	
COC 23169-4232 02 2005 1	



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,937,500	\$3,937,500	\$3,937,500
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,937,500	\$3,937,500	\$3,937,500
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,937,500	\$3,937,500	\$3,937,500
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,937,500	\$3,937,500	\$3,937,500

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/22/2022	\$5,526,000	33411-1412	Qual by exam of deed
06/29/2011	\$625,000	27742-4586	Qual by exam of deed
09/24/2010		\$027699-0652	Corrective, tax or QCD; min consideration
01/26/2010	\$999,100	27198-3081	Financial inst or "In Lieu of Foreclosure" stated

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Project # SPR26-000001
9291 East Bay Harbor Drive
Town of Bay Harbor Islands, Florida 33154
32 Unit Apartment Building

Proffered Conditions of Approval:

a) Stormwater – Prior to the issuance of the Certificate of Occupancy, the Applicant shall implement the Outfall Relocation Plan, including the proposed Downstream Defender Hydrodynamic Separator (or similar product), and as shown in the 9291 & 9301 E Bay Harbor Drive Outfall Relocation Plan prepared by Fortin, Leavy, Skiles, Inc., dated August 26, 2026. The final design, specifications, and placement of the Defender unit shall be subject to the review and approval of the Town Engineer prior to issuance of applicable permits.

b) Sewer – The proposed development shall be subject to the Town's forthcoming sewer capacity modeling and engineering review. The Town's model shall evaluate the net impact of the proposed development when added to all existing development, in-process development and previously approved site development plans. In the event the Town's modeling identifies any deficiencies, capacity constraints, or necessary system improvements attributable to the net impact of the proposed development, then prior to the issuance of the Certificate of Occupancy, the Applicant shall be responsible for working with the Town to design, permit, and implement all necessary corrective measures, improvements, or upgrades, as determined by the Town Engineer, at the Applicant's sole cost and expense.

	TOWN ENGINEER DATE:08-13-2026	REVIEWER: Randy Daniel
FORTIN, LEAVY, SKILES	<u>Stormwater</u> 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.	See proffered conditions of approval.
OCEAN ENGINEERING CIVIL	<u>Sewer Capacity</u> Sewer capacity letters are not to be relied on as a substitute for determination of the feasibility of existing sewerage infrastructure to reliably service the project. The project will be serviced by an 8" VCP gravity main that discharges to a 200-gallon duplex Ejector Station F. The capacity of this station to handle the new project flows will need to be investigated by the Engineer of Record. The daily flow may be calculated as follows: 33 units X 3 persons per unit X 156 GPD/per cap = 15,450 GPD. The EOR will need to evaluate the town's existing infrastructure to determine if sufficient surplus capacity exists to accommodate the project and submit the results of the evaluation.	See proffered conditions of approval.

Project # SPR26-000001
9291 East Bay Harbor Drive
Town of Bay Harbor Islands, Florida 33154
32 Unit Apartment Building

Proffered Conditions of Approval:

a) Stormwater – Prior to the issuance of the Certificate of Occupancy, the Applicant shall implement the Outfall Relocation Plan, including the proposed Downstream Defender Hydrodynamic Separator (or similar product), and as shown in the 9291 & 9301 E Bay Harbor Drive Outfall Relocation Plan prepared by Fortin, Leavy, Skiles, Inc., dated August 26, 2026. The final design, specifications, and placement of the Defender unit shall be subject to the review and approval of the Town Engineer prior to issuance of applicable permits.

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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 / Email: fls@flssurvey.com

August 26, 2026

Mr. Randy L. Daniel, P.E., PMP, CFM
Town of Bay Harbor Islands
1045 95th Street
Bay Harbor Islands, FL 33154

RE: 9291 & 9301 E Bay Harbor Drive
Outfall Relocation Plan
Response to Comments

Dear Mr. Daniel,

We have reviewed your comments regarding the 9291 & 9301 E Bay Harbor project, received via email on 8/18/2026. Below, please find our responses to these comments.

Comment 1. Include the ability for automated alerts on the proposed Downstream Defender system (to alert once there is no more capacity in the defender to collect more debris).

Response: Refer to the attached revised Outfall Relocation Plans, sheet C5. We are proposing to use the Silt Sensor by Hydro to monitor the sediment status remotely.

Comment 2. Provide ample space around the Defender, that will allow a Vactor truck to perform maintenance.

Response: Refer to the attached revised Outfall Relocation Plans, sheet C3 that now shows the approximate location of the vac truck that will be needed to provide maintenance. The maintenance for the Downstream Defender structure is similar to the maintenance provided to other storm structures.

Comment 3. Indicate which model type you are planning to use viz. vortex, vortex plus, or vortex advanced.

Response: The model to be used is the Vortex, refer to sheet C5 on the attached Outfall Relocation Plans for its detail.

Comment 4. Provide engineering calculations to support the stated capacity of 8.0 cfs for the selected Defender Model type on page 5 of 9 in off-site drainage calculations.

Response: Refer to the attached specifications from the manufacturer where it is specified that the peak treatment flow for a 6' diameter Downstream Defender is 8.0 cfs. This information is also shown on the Downstream Defender detail shown on sheet C5 of the Outfall Relocation Plans.

Comment 5. Provide a signed and sealed drawing that illustrates the following: (a) configuration of the proposed drainage pipe that will be required to abandon the existing outfall, (b) the new proposed pipe on East Bay Harbor Drive (with a cross section), (c) the proposed abandoned catch basin that is associated with the existing outfall pipe and notes to describe how this catch basin will be abandoned, (d) the proposed Downstream Defender with details/sections and, (e) the proposed outfall pipe to Indian Creek with a cross section.

Response: Refer to the attached Outfall Relocation Plans. Please see responses below:

- (a) Refer to sheet C3 for the proposed drainage pipe that will be required to abandon the existing outfall.
- (b) Refer to sheet C3 for the new proposed pipe on East Bay Harbor Drive, and sheet C4 for the cross section.
- (c) We are proposing to reuse the existing catch basins on East Bay Harbor Drive, refer to sheet C3 of the Outfall Relocation Plans to see the proposed drainage design,
- (d) Refer to sheet C5 of the Outfall Relocation Plans to see the proposed Downstream Defender with details/sections.
- (e) Refer to sheet C3 for the proposed outfall pipe to Indian Creek, and sheet C4 for the cross section.

Comment 6. On the drawing requested in (5) show in the notes how comment (2) above, is addressed.

Response: Refer to the attached revised Outfall Relocation Plans, sheet C3 that now shows the approximate location of the vac truck that will be needed to provide maintenance. The maintenance for the Downstream Defender structure is similar to the maintenance provided to other storm structures.

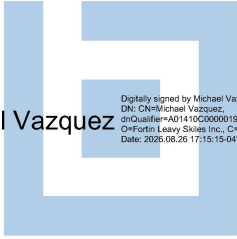
Comment 7. Provide details of the Downstream Defender hydrodynamic separator, signed and sealed by a Florida registered Engineer, that illustrate manufacturer details of the Defender, and how it will be installed: subsoil preparation, etc.

Response: Refer to the attached revised Outfall Relocation Plans, sheet C5, for the details of the Downstream Defender hydrodynamic separator, including subsoil preparation via 12" stone base. On sheet C6 you will find Hydro's handling and installation instructions for the Downstream Defender.

9291 & 9301 E Bay Harbor Drive
Outfall Relocation Plan
Response to Comments
Page 3 of 3

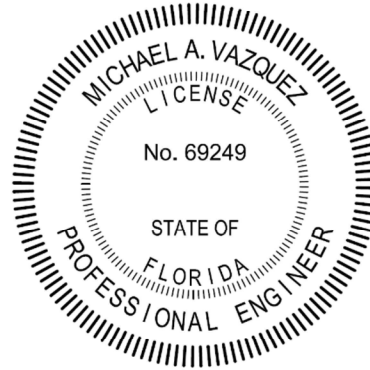
Please review this information and the enclosed documents and let us know if you have any questions or comments.

Michael Vazquez



Digitally signed by Michael Vazquez
DN: CN=Michael Vazquez,
o=Qualifier=AD1413C2600019D50022B5D0019B117,
o=Fortin Leavy Skiles Inc., C=US
Date: 2026.08.26 17:15:15-04'00'

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



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

Downstream Defender®

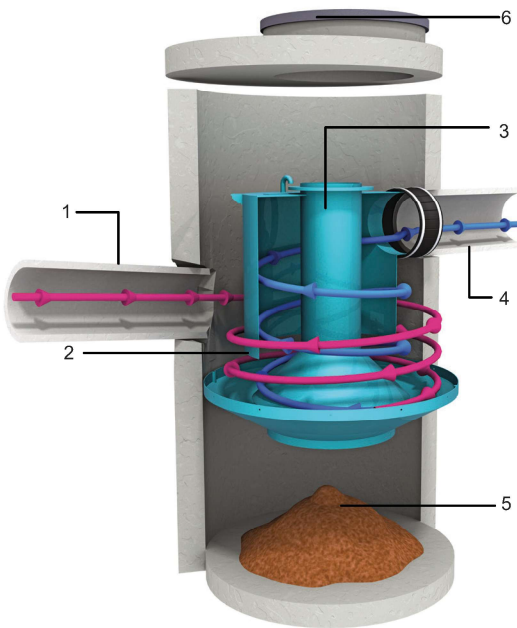
Advanced Hydrodynamic Separator

Product Summary

Exceptional Pollutant Capture in a Compact Profile

Downstream Defender is an advanced hydrodynamic vortex separator that provides impressive and reliable removal of fine and coarse particles, hydrocarbons, and floatable debris from surface water runoff, delivering high levels of stormwater treatment over a wide range of flow rates.

Available in a range of sizes, it can function as either pretreatment or as a stand-alone device, providing engineers and contractors with a flexible, cost-effective stormwater management option.



Product Profile

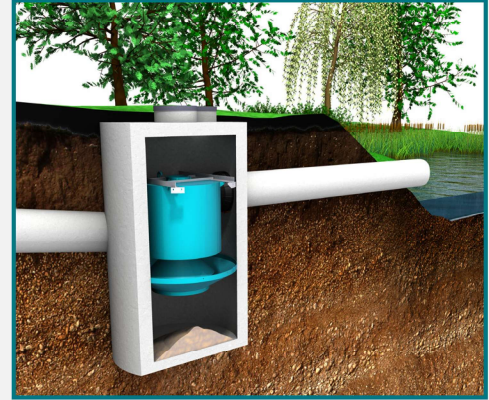
- | | |
|------------------------------------|--------------------------|
| 1. Inlet to Precast Vortex Chamber | 4. Outlet Pipe |
| 2. Cylindrical Baffle | 5. Sediment Storage Sump |
| 3. Center Shaft | 6. Access Lid |

Applications

- » Areas requiring a minimum of 50% TSS removal
- » Highways, parking lots, industrial areas and urban developments
- » Pre-treatment to ponds, storage systems, green infrastructure
- » Areas where high solids and trash capture are a must

How it Works

Tangential Inlet for Superior Vortex Action



Polluted stormwater is introduced tangentially into the side of the precast vortex chamber to establish rotational flow. A cylindrical baffle with an inner center shaft creates an outer (magenta arrow) and inner (blue arrow) spiraling column of flow and ensures maximum residence time for pollutant travel between the inlet and outlet.

Oil, trash and other floating pollutants are captured and stored on the surface of the outer spiraling column. Low energy vortex motion directs sediment into the protected sump region. Only after following a long three-dimensional flow path is the treated stormwater discharged from the outlet pipe.

Benefits

Tight & Mighty

- » Save space and money: treat high peak flows in as little as half of the footprint of other structural BMP systems.
- » Cut headloss: Low headloss means more site flexibility and provides engineers with design options for shallower sites.
- » Increase Pollutant Capture: Carefully designed internal components isolate the pollution storage areas, ensuring that what is captured is retained, even during high flows.
- » Adapt to Your Site: accommodate a change in outlet pipe direction to suit site-specific requirements.



Stormwater Solutions

→ hydro-int.com/downstreamdefender

Sizing & Design

The Downstream Defender can be used to meet a wide range of stormwater treatment objectives. It is available in 5 precast models that fit easily into the drainage network (**Table 1**). Selection and layout of the appropriate Downstream Defender model depends on site hydraulics, site constraints and local regulations. Both online (**Fig.3a**) and offline (**Fig.3b**) configurations are common.

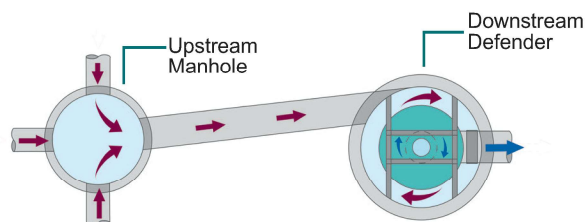


Fig.3a The Downstream Defender in an online configuration.

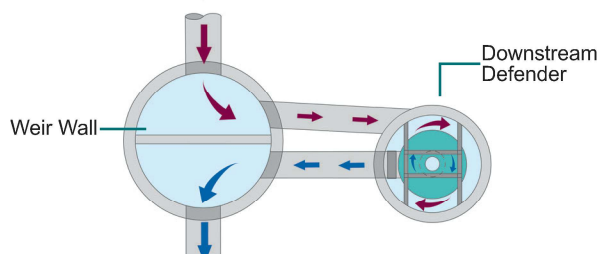


Fig.3b The Downstream Defender in an offline configuration.

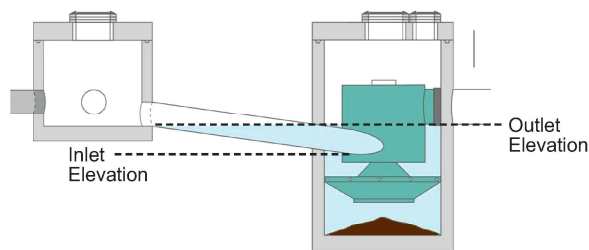


Fig.2 The Downstream Defender® has a submerged inlet that reduces headloss and improves efficiency of pollutant capture.

Online Sizing Tool



This simple online tool will recommend the best separator, model size and online or offline arrangement based on site-specific data entered by the user.

Go to hydro-int.com/sizing to access the tool.

Model Number and Diameter		Peak Treatment Flow Rate		Maximum Pipe Diameter		Oil Storage Capacity		Sediment Storage Capacity		Minimum Distance from Outlet Invert to Top of Rim		Standard Height from Outlet Invert to Sump Floor	
(ft)	(m)	(cfs)	(L/s)	(in)	(mm)	(gal)	(L)	(yd ³)	(m ³)	(ft)	(m)	(ft)	(m)
4	1.2	3.0	85	12	300	70	265	0.70	0.53	2.8	0.85	4.1	1.25
6	1.8	8.0	227	18	450	216	818	2.10	1.61	3.2	0.98	5.9	1.80
8	2.4	15.0	425	24	600	540	2,044	4.65	3.56	4.2	1.28	7.7	2.35
10	3.0	25.0	708	30	750	1,050	3,975	8.70	6.65	5.0	1.52	9.4	2.85
12*	3.7	38.0	1,076	36	900	1,770	6,700	14.70	11.24	5.6	1.71	11.2	3.41

*Not available in all areas. Contact Hydro International for details.

Peak treatment flow for a 6' diameter Downstream Defender

Maintenance

The Downstream Defender® is designed with maintenance in mind. Floatable trash and debris can be removed from the surface with a net. Vactor hose access through the center shaft of the system makes for quick, simple sump cleanout. These design features expedite maintenance procedures, reducing long-term operational cost.



📍 Hydro International, 94 Hutchins Drive, Portland, ME 04102

☎ Tel: (207) 756-6200

✉ Email: stormwaterinquiry@hydro-int.com

🌐 Web: www.hydro-int.com/downstreamdefender

Download Drawings!

→ hydro-int.com/dd-drawings

Access the Operation & Maintenance Manual

→ hydro-int.com/dd-om

RE: 9291-9301 East Bay Harbor Drive – Development Review Committee

Documents:

- IV. Impact Analysis Report: THE EMAIL SUBMITTED IS ABOUT IMPACT FEE NOT IMPACT ANALYSIS. I SPOKE WITH KEITH AND HE STATED THE EMAIL IS ABOUT IMPACT FEE FROM THE COUNTY NOT THE TOWN.

The Miami-Dade Census average is 2.74 persons per household for the proposed use.

- a) Per Miami-Dade County concurrency practice, County staff consistently treat vacant parcels as having zero existing trips and zero existing demand for LOS purposes. A prior use that has been demolished does not entitle an applicant to a "credit" against new development impacts.

RESPONSE: The Applicant demolished the prior structure in the recent past in anticipation of this new development, and the Application continues to seek further guidance from the County to address this situation. Regarding trips, the meeting between the Town's traffic consultant and the Applicant's traffic consultant needs to happen and discuss this issue.

RE: 9291-9301 East Bay Harbor Drive – Development Review Committee

BUILDING AND SITE DESIGN

Architecture:

Comment 1: Provide the status of the seawall, as the building permit is expired.

Reply: *Ownership is taking the steps necessary to reinstate the permit.*

Comment 2: Please note on the plan that the following items require a separate permit: construction fence; windows/doors; fence; mechanical equipment; generator; pool; driveway; wall; landscape plans; and irrigation plans.

Reply: *A separate permit note has been added to page A2.00, identifying all items listed.*

Comment 3: A1.01: Just want to be clear there are 2 different color greys - this the driveway?

Reply: *Both greys are used to represent the driveway. This issue was resolved during the DRC hearing on Aug 13th*

Comment 3a: Can you please provide the square footage of each area for the rooftop.

Reply: *All square footages have been provided and enlarged for better visibility. See Page A1.01*

Comment 4a: Pg A2.00: The FDC sign needs to be within the property line.

Reply: *The FDC sign has been placed within the property line. Please see page A2.00*

Comment 4b: Pg A2.00: Fence 3 DET, is located where on the plans?

Reply: *All instances of Fence 3 have been labeled on the site plan. Please see page A2.00*

Comment 5: Pg A2.00 the side property line labels the CMU wall and Alim fence, but on pg. A4.00 is illustrating a CMU wall, please fix it.

Reply: *The fences on the side property lines have been properly labeled as CMU walls. Please see page A2.00*

Comment 6: The front balcony within the flex requires Town Council approval.

Reply: *Comment Acknowledged*

Comment 7a.i: Parking - 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. The parking space in the front yard are required to be screen and 24-inch shrubs will not enough in height; please provide 5 feet shrubs in the front yard.

Reply: *Refer to landscape. This issue was resolved during the DRC hearing on Aug 13th*

Comment 8a: Provide additional elevation plans with the fence removed so the grade floor is clearly visible.

Reply: *Additional elevation plans have been incorporated to show grade floor. Please see pages A4.01 and A4.04.*

Comment 9a: Pg A4.04 and A4.05: the pool is showing in the setback requirement and does not match the site plan. The is measured from the property line not the location of the seawall. Please fix it.

Reply: *Ground floor pool detail has been revised to match the site plan. Please see page A4.07*

Comment 10: The elevation provided does not show a lot of detail of the material on the building. Please provide an image that shows the depth, as the image for the elevation looks flat.

Reply: *Elevations have been revised to provide depth and show further detail into the materiality of the building. Please see pages A4.00-A4*

Comment 11a: A4.01 - West and East elevation: Provide the setback for the rooftop structure from the edge.

Reply: *Dimensions have been added to demonstrate the setback for the rooftop structure from the edge of the building. Please see pages A4.02 and A4.05.*

Comment 12a: A5.00: The wall that is being proposed, please label it on the rooftop floor plan.

Reply: *The wall being proposed has been labeled on page A5.00*

Comment 13a: Easement - pending approval: An agreement would need to be made with the Town, to allow parking over the easement. Please note this on the plan.

Reply: *Note indicating that an agreement would have to be made to allow parking over the easement has been provided and labeled. Please see page A2.00*

Landscape:

1. Planting Specifications: The plan lacks essential details for proper tree installation. At a minimum, planting should comply with ANSI A300 (Part 6) standards, the industry's best practice.

1. It is also missing the palm tree detail as while.

Response: Palm detail added. ANSI A300 (Part 6) standards note provided.

2. Sec.24-16(4)

a. Continuous shrubs as specified herein shall be provided between any on-site parking space or driveway and the street line.

1. The shrubs need to be 5 feet or taller to hide the parking as 24 inches will not success the requirement.

Response: Podocarpus changed to 5' ht.

3. Does not meet the Town tree height requirement.

No. Stories	Percent	Min. Trees Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
5 Plus	25%	18	7	15-18
	50%	20-22	8	22-28
	25%	22-24*	9	22-28

*The tallest trees are required in the front yard.

Response: Tree height requirements met.

19. 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.

This is a county and Town requirement.

Response: We provided the street trees at 35' O.C. as requested, with Cordia Trees as street trees as per town's master plan.

20. 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.

Response: We cannot go into the neighbor's properties and these trees will be behind required construction fence, but we added a note for contractor to be careful with these trees and palms on TD-1

9291-9301 EAST BAY HARBOR DRIVE

9291-9301 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING SUBMITTAL
08 - 27 - 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
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TRAFFIC CONSULTANT

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BOSTON, MA 02114
TEL: 786-264-7200

DRAWING INDEX			DATE SUBMITTED (03-27-2026)	REV 01 (04-30-2026)	REV 02 (05-27-2026)	REV 03 (06-11-2026)
Discipline	Sheet	Description				
Arch. KARAD	A0.00	COVER	X	X	X	X
		SURVEY	X	X	X	
	C100	GENERAL NOTES AND SPECIFICATIONS	X			X
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X		X
	C201	DETAILS AND SECTION DRAINAGE	X			X
	C300	WATER AND SEWER PLAN	X	X		X
	C301	WATER PROFILES	X	X		X
	C302	WATER AND SEWER DETAILS	X			X
	C400	DRAINAGE DETAILS	X			X
CIVIL OCEAN ENG	C500	SEDIMENTATION AND EROSION CONTROL PLAN	X			X
	C600	SEDIMENTATION AND EROSION CONTROL NOTES	X			X
	A1.00	PROJECT DATA	X	X		X
	A1.01	OPEN AREA CALCULATIONS	X	X	X	X
	A1.02	CONTEXT SITE MAP	X			X
	A1.03	CONTEXT PHOTOS	X			X
	A1.04	SURROUNDING BUILDINGS	X			X
	A1.05	RENDERING STREET VIEW	X		X	X
Arch. KARAD	A1.06	RENDERING BAY VIEW	X	X		X
	A1.07	RENDERING WEST VIEW				X
	A1.08	RENDERING EAST VIEW				X
	A2.00	SITE PLAN	X	X	X	X
	A2.00.1	PRELIMINARY CONSTRUCTION PLAN			X	X
	A2.01	SETBACK DIAGRAM	X	X	X	X
	A2.01.1	SETBACK DIAGRAM			X	X
	A2.01.2	SETBACK DIAGRAM				X
	A2.01.3	SETBACK DIAGRAM				X
Arch. KARAD	A2.01.4	SETBACK DIAGRAM				X
	A2.02	BREEZEWAY DIAGRAM			X	X
	A3.00	FLOOR PLAN - LEVEL 1	X	X	X	X
	A3.01	FLOOR PLAN - LEVEL 2	X	X	X	X
	A3.02	FLOOR PLAN - LEVEL 3	X	X	X	X
	A3.03	FLOOR PLAN - LEVEL 4				X
	A3.04	FLOOR PLAN - LEVEL 5				X
	A3.05	FLOOR PLAN - LEVEL 6				X
	A3.06	FLOOR PLAN - LEVEL 7				X
Arch. KARAD	A3.07	FLOOR PLAN - LEVEL 8				X
	A3.08	FLOOR PLAN - ROOF DECK		X	X	X
	A3.09	FLOOR PLAN - UPPER ROOF		X		X
	A4.00	BUILDING ELEVATION - NORTH	X	X	X	X
	A4.01	BUILDING ELEVATION - NORTH	X	X	X	X
	A4.02	BUILDING ELEVATION - WEST	X	X	X	X
	A4.03	BUILDING ELEVATION - SOUTH	X	X	X	X
	A4.04	BUILDING ELEVATION - SOUTH - NO WALL				X
	A4.05	BUILDING ELEVATION - EAST				X
Arch. KARAD	A4.06	PUSHBACK ZONE ELEVATION	X	X	X	X
	A4.07	PUSHBACK ZONE ELEVATION	X	X	X	X
	A5.00	BUILDING SECTION A	X	X	X	X
	A5.01	BUILDING SECTION B				X
	A5.02	BUILDING SECTION C	X			X
	PH-1	PHOTOMETRIC FLOOR PLAN LVL 1-NORMAL	X			X
	PH-2	PHOTOMETRIC FLOOR PLAN LVL 1-EMERG.	X			X
	PH-3	PHOTOMETRIC FLOOR PLAN LVL 2-NORMAL	X			X
	PH-4	PHOTOMETRIC FLOOR PLAN LVL 2-EMERG.	X			X
Arch. KARAD	PH-5	PHOTOMETRIC FLOOR PLAN LVL 3-8-NORMAL	X			X
	PH-6	PHOTOMETRIC FLOOR PLAN LVL 3-8-EMERG.	X			X
	PH-7	PHOTOMETRIC FLOOR PLAN LVL 9-NORMAL	X			X
	PH-8	PHOTOMETRIC FLOOR PLAN LVL 9-EMERG.	X			X
	PH-9	PHOTOMETRIC PARKING & SITE LVL 1-NORMAL	X			X
	PH-10	PHOTOMETRIC PARKING & SITE LVL 1-EMERG.	X			X
	PH-11	PHOTOMETRIC TYP. STAIR LEVEL 9-NORMAL	X			X
	PH-12	PHOTOMETRIC TYP. STAIR LEVEL 9-EMERG.	X			X
	PH-13	STATISTICS - LEVEL 1	X			X
Arch. KARAD	PH-14	STATISTICS - LEVEL 1	X			X
	PH-15	STATISTICS - LEVEL 1	X			X
	PH-16	STATISTICS - PARKING & SITE - LEVEL 1	X			X
	L-1	LANDSCAPE PLAN	X	X		X
	L-2	LANDSCAPE SCHEDULE/ NOTES	X			X
	L-3	ROOF DECK LANDSCAPE PLAN	X	X		X
	TD-1	TREE DISPOSITION PLAN	X			X

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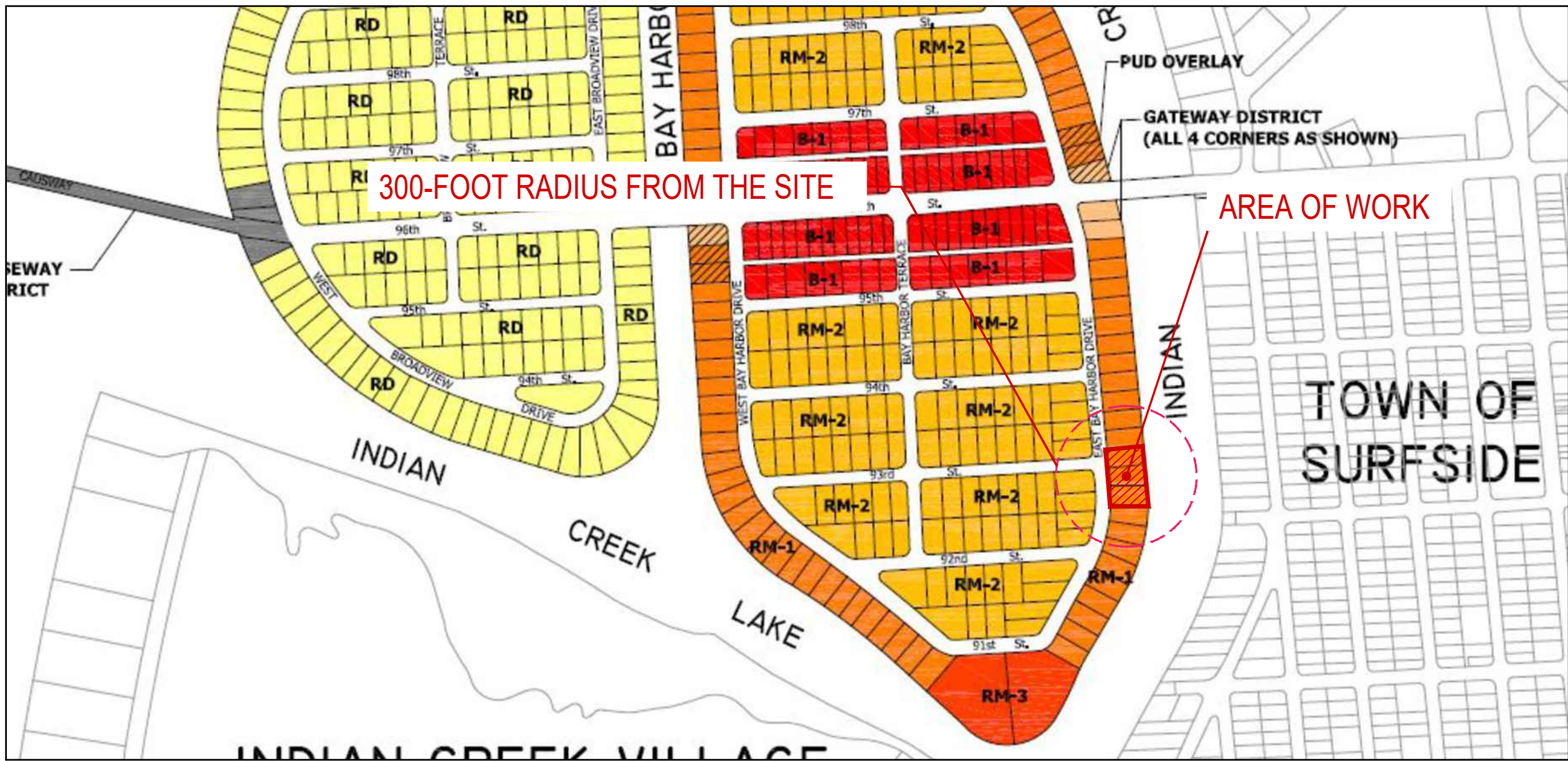
ARCHITECT:

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

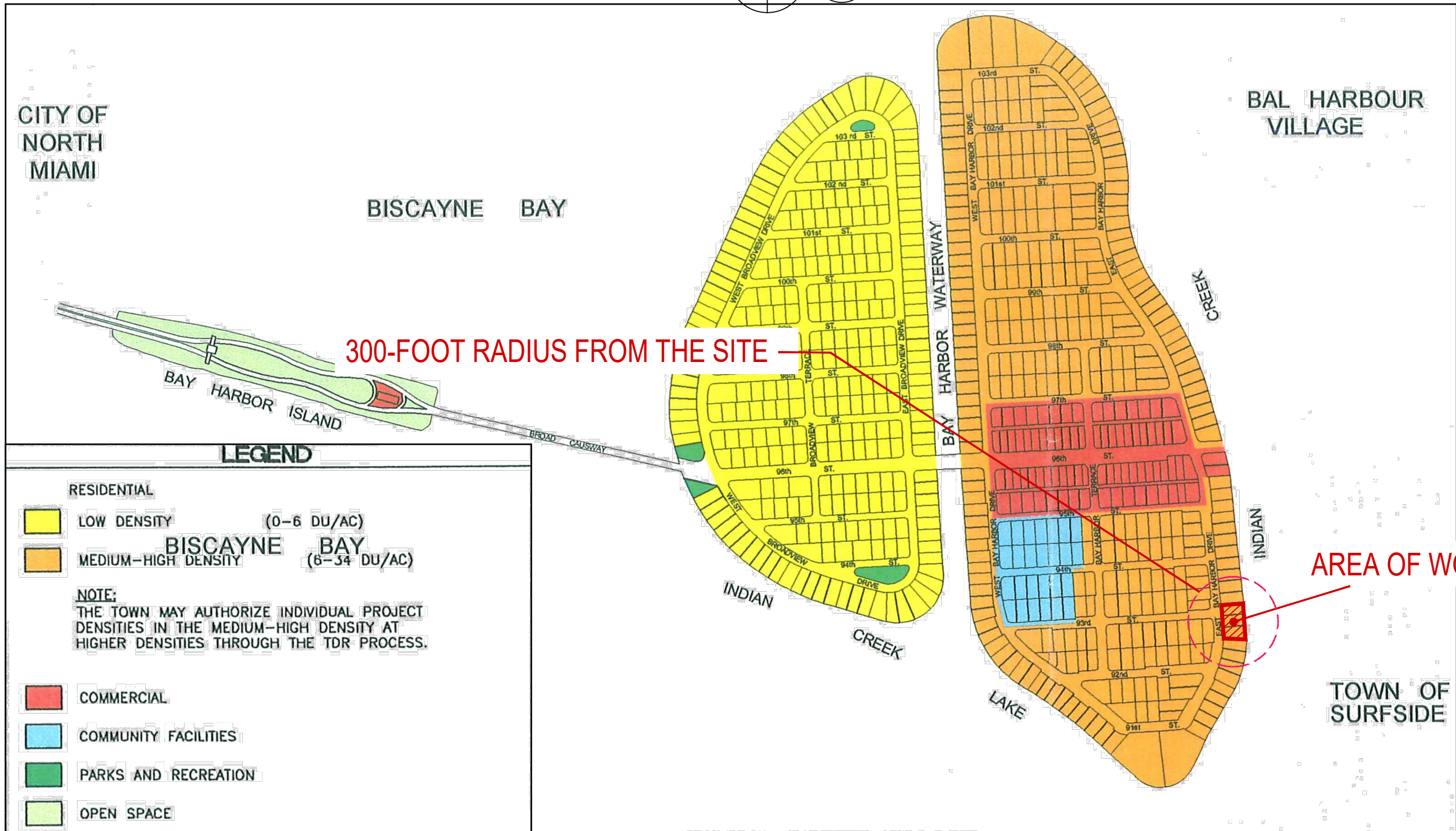


COVER

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Project	2567	



1 ZONING DESIGNATION MAP



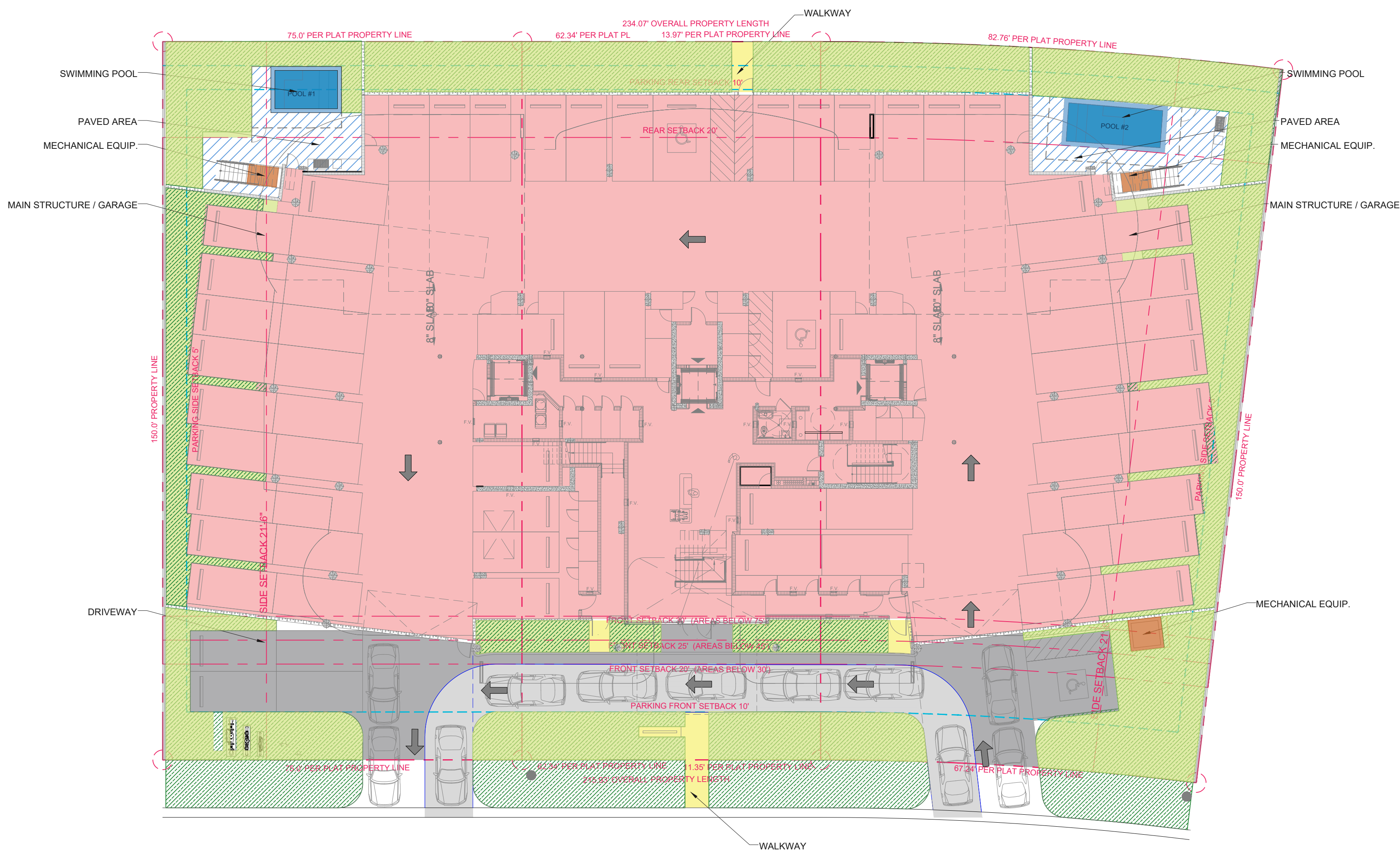
2 FUTURE LAND USE MAP



3 FLOOD MAP

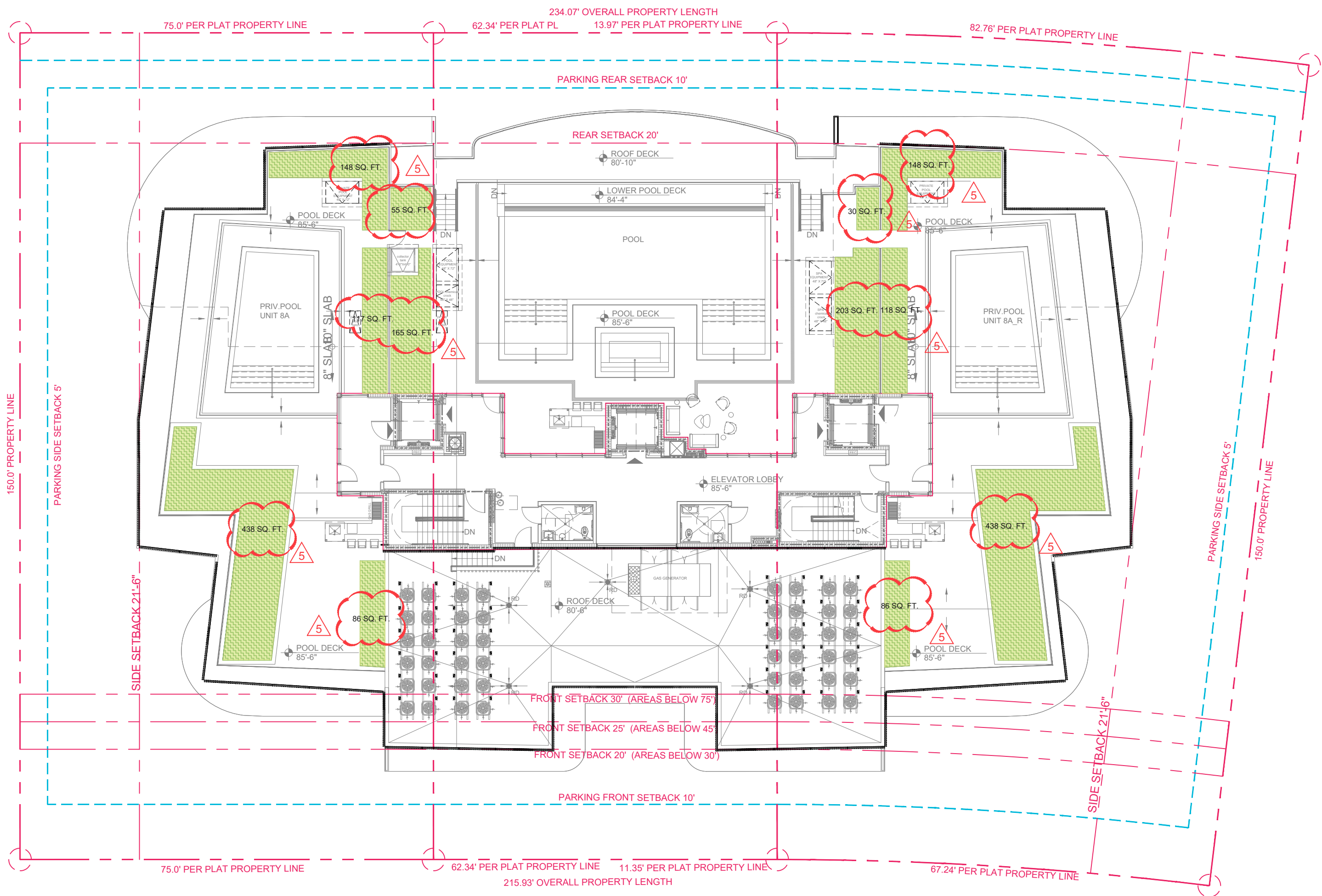
ZONING DATA

SECTION	PROJECT NAME: 9291-9301 EAST BAY HARBOR DRIVE PROJECT ADDRESS: 9291-9301 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) BASE FLOOD ELEVATION: 9'-0" NGVD DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD					
	FOLIO: 13-2227-001-0130 = 11,250 SF 13-2227-001-0140 = 22,500 SF					
	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		32 UNITS (6 UNITS VIA TDR) (41.30 U/A)		
1	C) BUILDING HEIGHT	75 FT ABOVE DFE *DFE (DESIGN FLOOD ELEVATION) = BFE (BASE FLOOD ELEVATION) + 1 = 9'+1' = 10' NGVD				
	D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX 181'- 11"				
	E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,750 X 0.2 = 6,750 SF MIN. 6,750 SF = 20%				
	F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 10,545 X 0.15 = 1,581.75 SF MIN. 2,032 SF = 19.3%				
2	SETBACK REQUIREMENTS					
		ALLOWED / REQUIRED		PROPOSED (REQ. TOWN COUNCIL APPROVAL)		
	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 20 FEET 20 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.		
3	D) REAR YARD SETBACK (EAST)	20 FEET		20 FEET		
	AREA BREAKDOWN					
	LEVEL	GROSS AREA		UNIT AREA		
		PROPOSED		PROPOSED		
3	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	14,992 SF		12,447 SF		
	(ROOF DECK)	2,425 SF		-		
	GRAND TOTAL	139,993 SF		99,252 SF		
4	PARKING REQUIREMENTS					
	AREA / UNIT	PARKING RATE		REQUIRED	PROPOSED	
	RESIDENTIAL	32 UNITS	2 P.S. x UNIT		64 P.S.	69 P.S.
	GUEST	3 P.S. PER ZONING CODE SEC. 24 (c)(3)(1).		3 P.S.		
	TOTAL PARKING			67 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			
	3-7	5 RESIDENTIAL UNITS	5 UNITS x 5 LEVELS = 25 UNITS			
	8	4 RESIDENTIAL UNITS	4 UNITS	32 UNITS		
TOTAL UNITS = 32 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	
	3-7	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	
	8	G #9	2	1,150 SF	1,579 SF	
		G-R #10	2	1,150 SF	1,568 SF	
		Q #11	4	1,550 SF	4,650 SF	
Q-R #12		4	1,550 SF	4,650 SF		
ROOF L		-	-	-		



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.	1,581.75 SF.	2,032 SF.	19.3%	

2 ROOF DECK - OPEN SPACE
SCALE: 1/16" = 1'-0"

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OPEN AREA CALCULATION

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SITE

3 CLOSE UP MAP

SCALE: N.T.S.



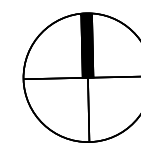
SITE

2 VICINITY MAP

SCALE: N.T.S.



SITE



1 CONTEXT SITE MAP

SCALE: N.T.S.

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CONTEXT SITE MAP

Date	11-26-2025	Sheet No.
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1 STREET VIEW
SCALE: N.T.S.



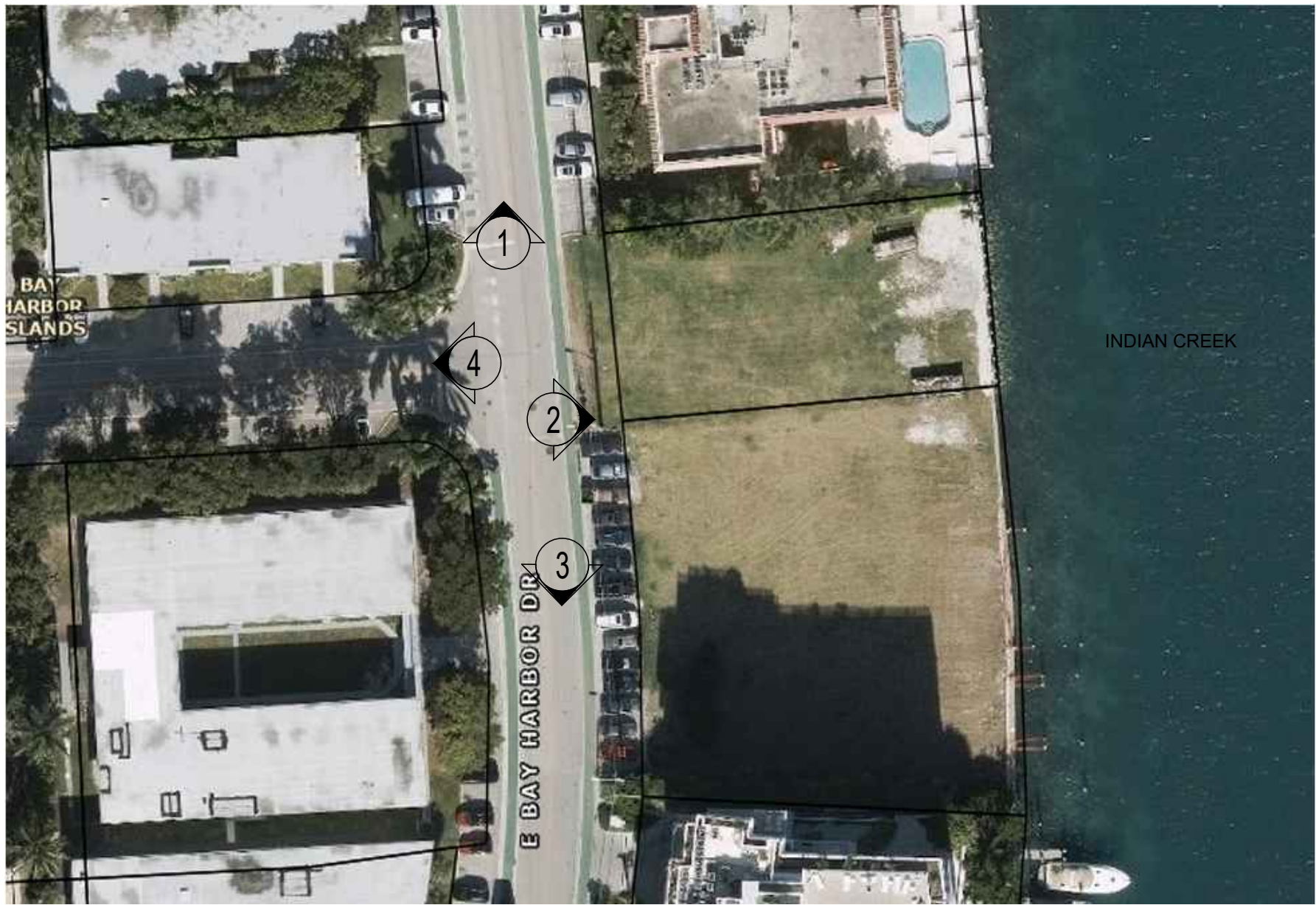
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



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

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CONTEXT PHOTOS

Date	11-26-2025	Sheet No.
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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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SURROUNDING BUILDING

Date	11-26-2025	Sheet No.
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1 RENDERING - STREET VIEW
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
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Tel: 951-564-5016

STRUCTURAL ENGINEER:

Name: EASTERN ENGINEERING GROUP
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Tel: 305-599-8133

MEP ENGINEER:

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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
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Fax: 305.573.3766



RENDERING STREET VIEW

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



1 RENDERING - BAY VIEW
N.T.S

Rev.	Date	Rev.	Date
1	DRC COMMENTS 03-26-26	9	
2	DRC COMMENTS 04-30-26	10	
3	DRC COMMENTS 05-27-26	11	
4	DRC COMMENTS 06-11-26	12	
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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

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RENDERING BAY VIEW

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



1 RENDERING - WEST VIEW
N.T.S

Rev.	Date	Rev.	Date
1	DRC COMMENTS 03-26-26	9	
2	DRC COMMENTS 04-30-26	10	
3	DRC COMMENTS 05-27-26	11	
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RENDERING WEST VIEW

Date	11-26-2025	Sheet No.
Scale		A1.07
Project	2567	



1 RENDERING - EAST VIEW
N.T.S

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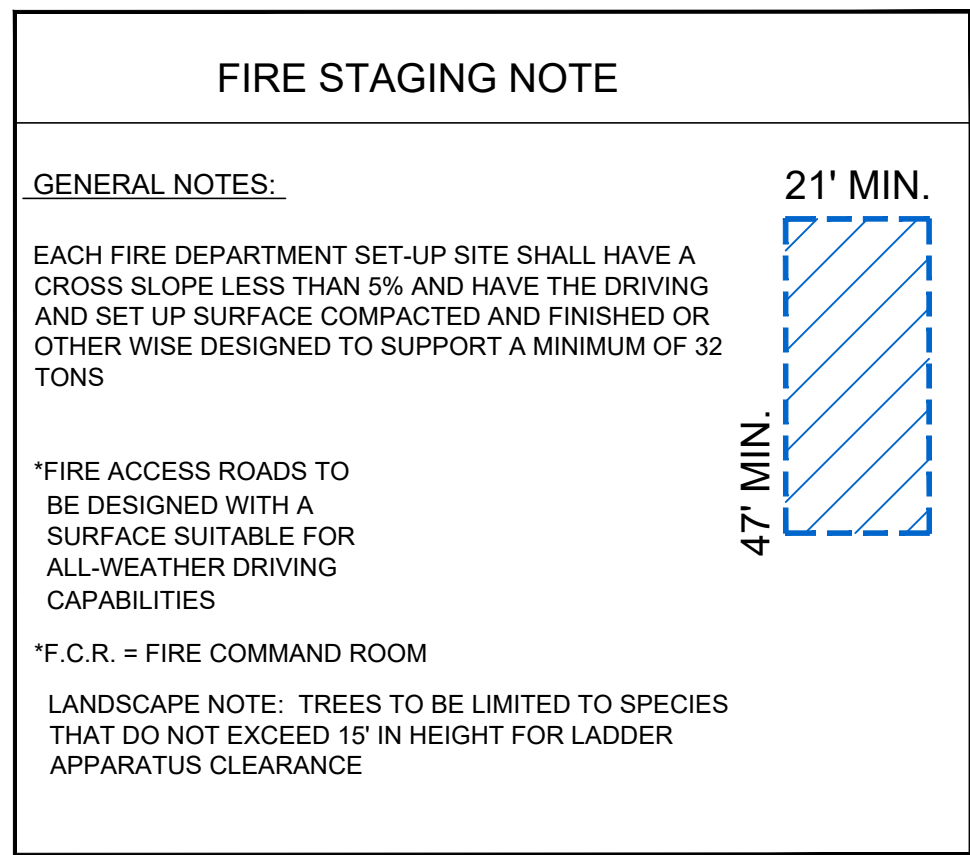
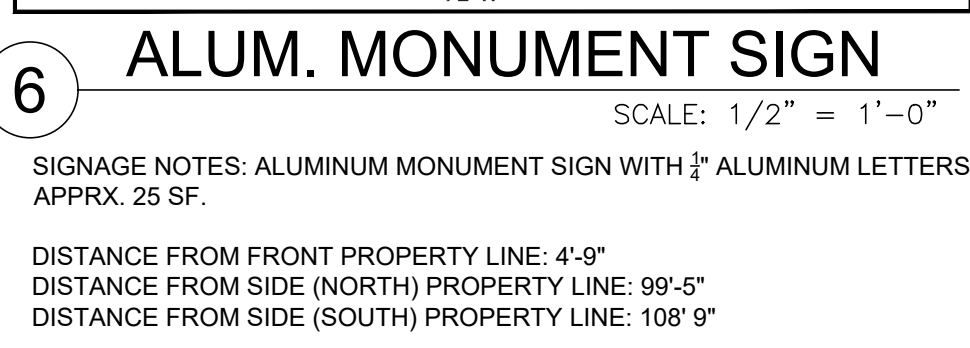
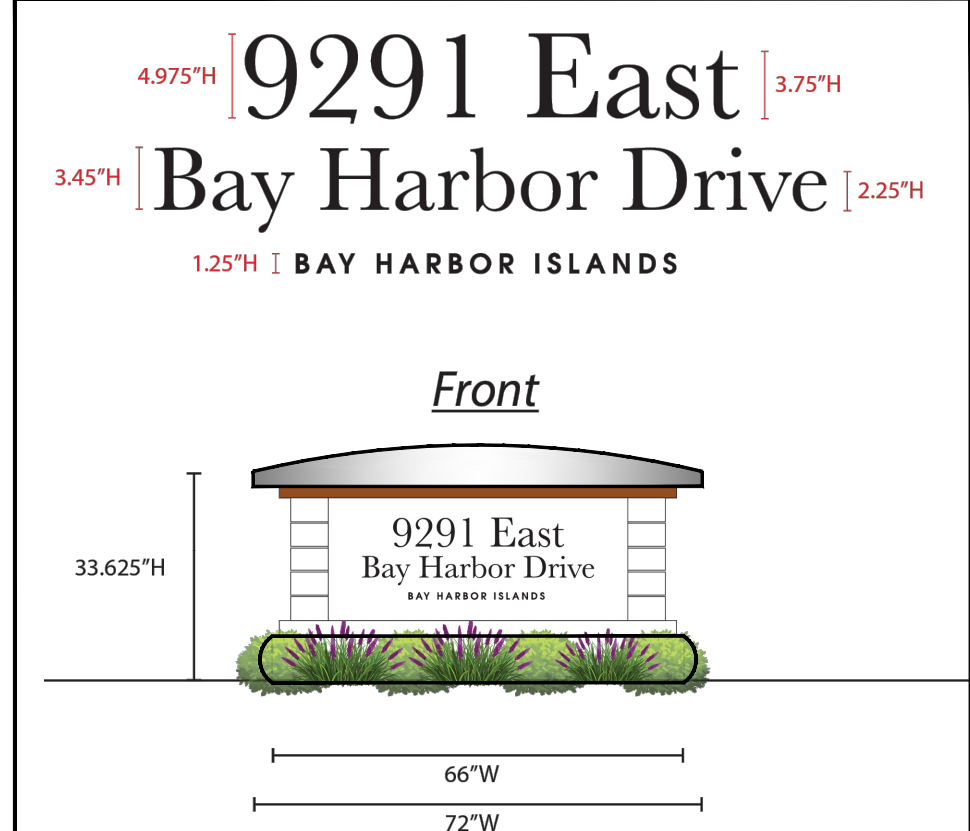
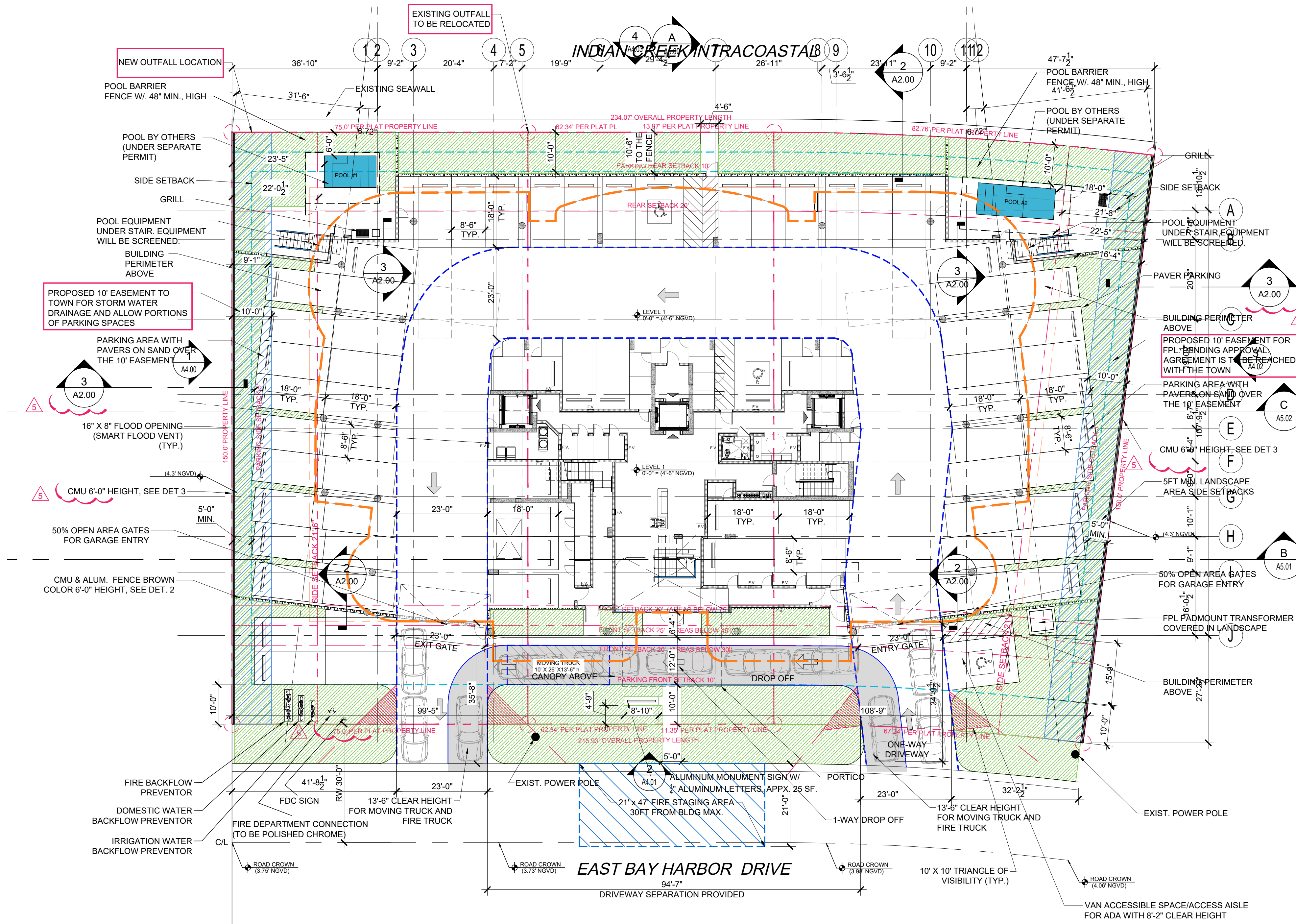
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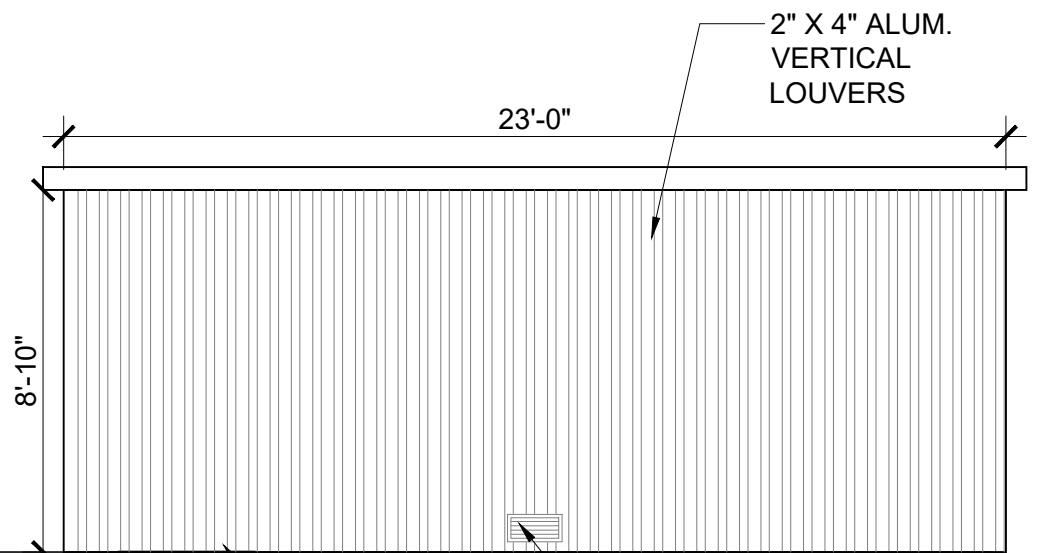
RENDERING EAST VIEW

Date	11-26-2025	Sheet No.
Scale		A1.08
Project	2567	



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.

SEPARATE PERMIT NOTE
THE FOLLOWING ITEMS REQUIRE SEPARATE PERMITS:
CONSTRUCTION FENCE POOL
WINDOWS AND DOORS DRIVEWAY
FENCES WALLS
MECHANICAL EQUIPMENT LANDSCAPE
GENERATOR IRRIGATION



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	



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DRC / DRB SET
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BAY HARBOR ISLANDS, FL 33154

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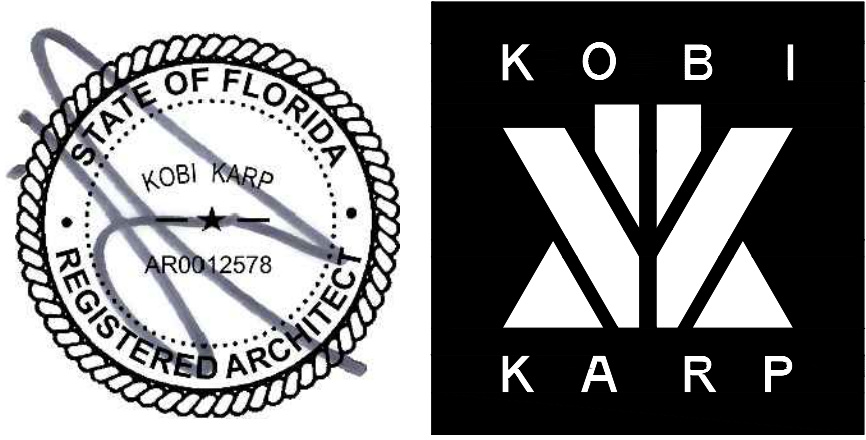
CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-518-2008

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
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STRUCTURAL ENGINEER:
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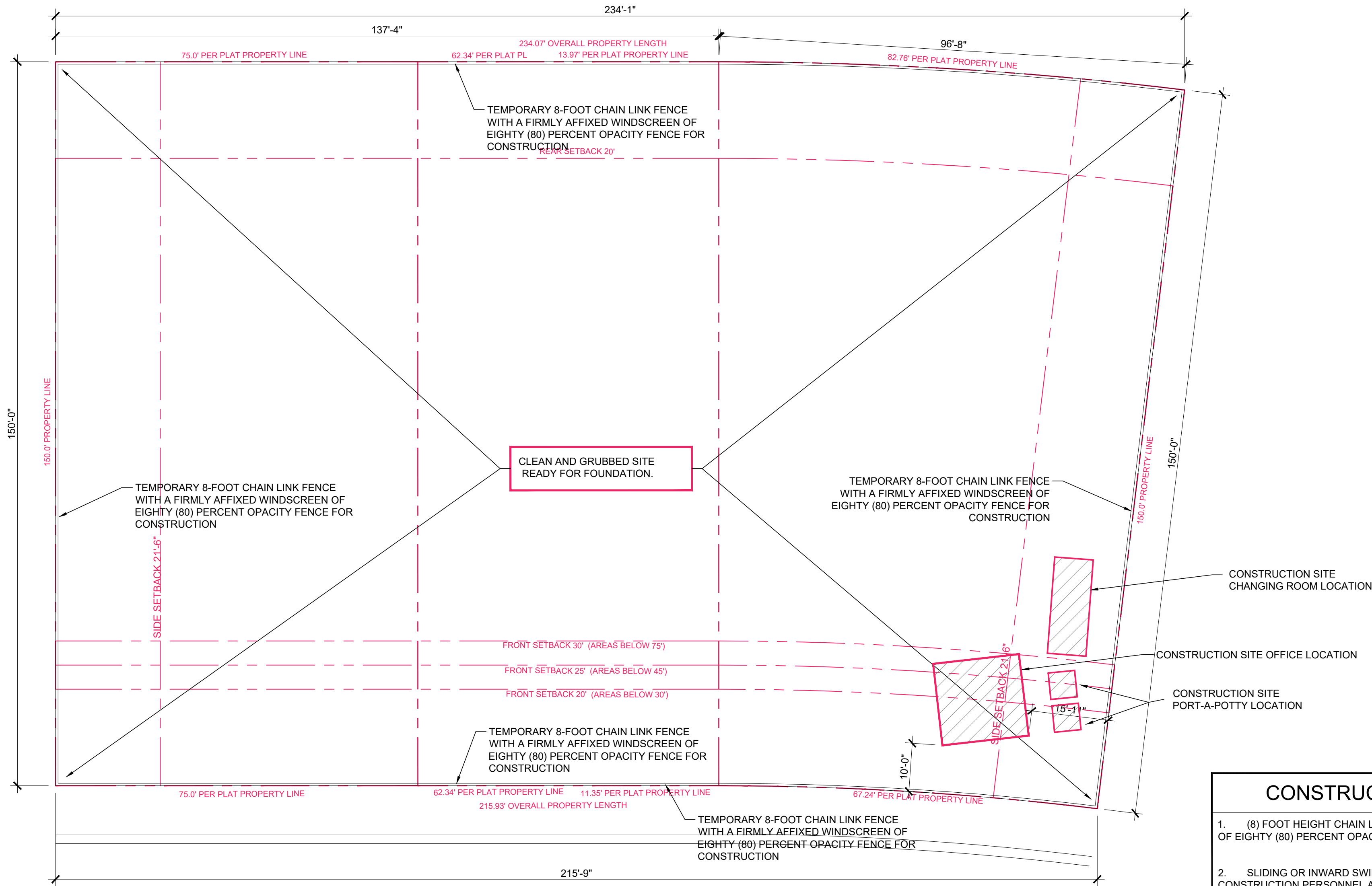
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
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ARCHITECT:
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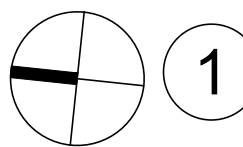
SITE PLAN		Sheet No.
Date	11-26-2025	A2.00
Scale		
Project	2567	

INDIAN CREEK INTRACOASTAL



CONSTRUCTION PLAN NOTES

- (8) FOOT HEIGHT CHAIN LINK FENCE WITH A SCREENING MATERIAL OF EIGHTY (80) PERCENT OPACITY ON ALL 4 SIDES.
- SLIDING OR INWARD SWINGING GATES ARE LOCKED WHEN CONSTRUCTION PERSONNEL ARE NOT PRESENT.
- POLE DRIVEN AND OF ADEQUATE STRENGTH TO RESIST WIND PRESSURE.
- STAND PLUMB WITH NO GAPS LARGER THAN FOUR (4) INCHES.
- POSTED CONSTRUCTION SIGN (MUST CONTAIN 24-HOUR CONTACT INFORMATION) (6) SQUARE FEET (MAXIMUM) AS PER SIGN REGULATIONS...SEC.17-5
- AT NO TIME SHALL THE PARCEL REMAIN WITHOUT A PROTECTIVE BARRIER.
- CONSTRUCTION FENCE AND SIGNAGE MATERIALS SHALL BE MAINTAINED IN AN ORDERLY AND CLEAN MANNER FREE FROM GRAFFITI AS ORIGINALLY PERMITTED.
- 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



PRELIMINARY CONSTRUCTION PLAN

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

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1	DRC COMMENTS 03-26-26	9	
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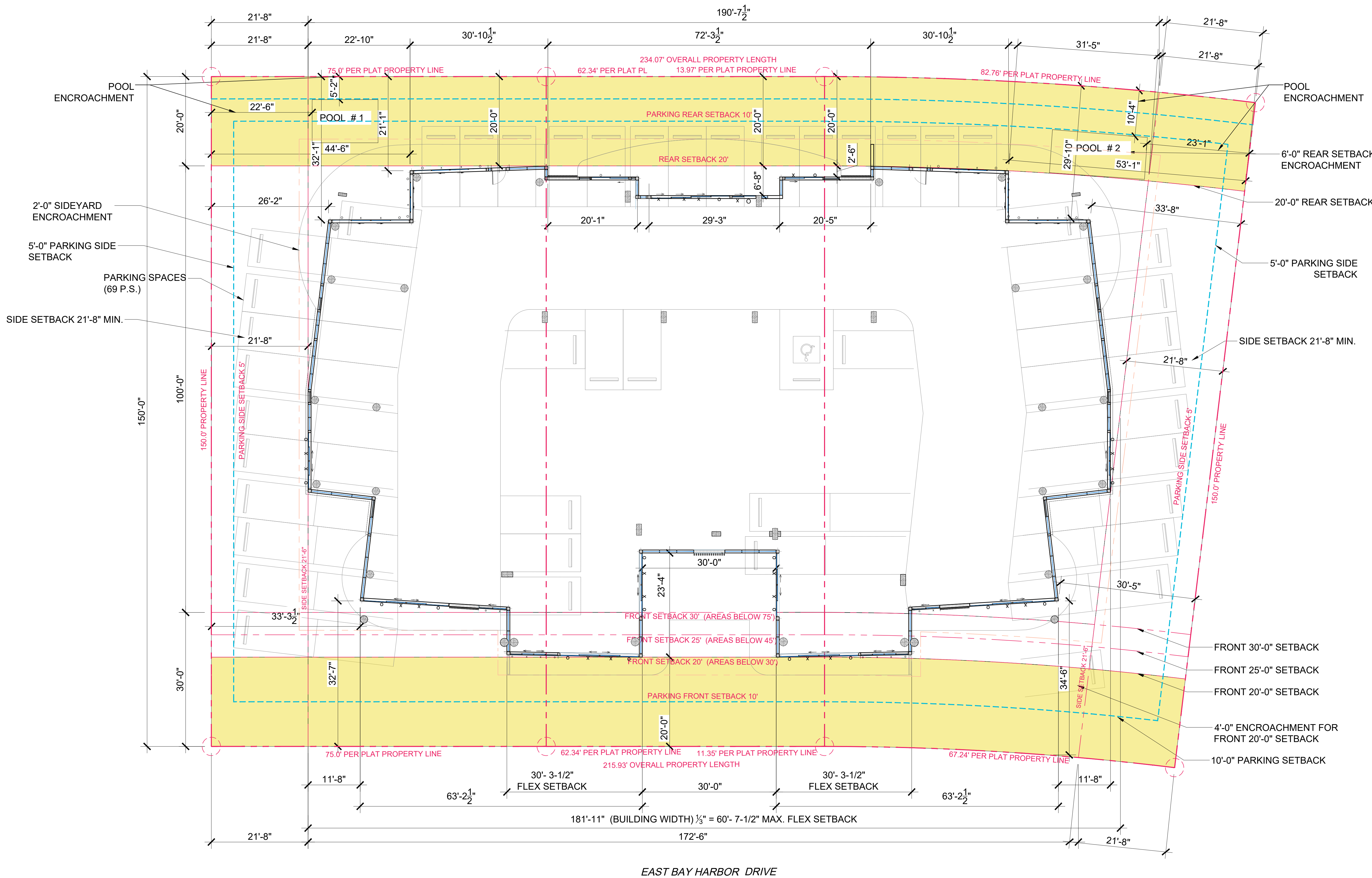
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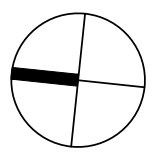


PRELIMINARY CONSTRUCTION PLAN

Date	11-26-2025	Sheet No.
Scale		A2.00.1
Project	2567	



EAST BAY HARBOR DRIVE



1 SETBACK DIAGRAM

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



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

Rev.	Date	Rev.	Date
1	DRC COMMENTS 03-26-26	9	
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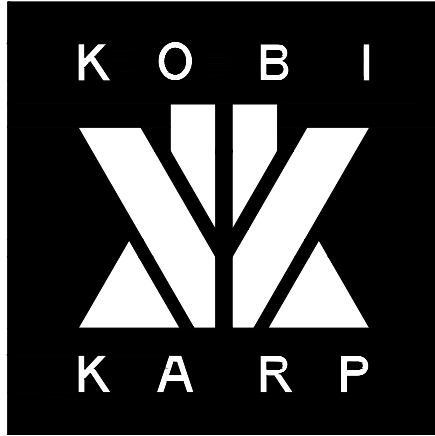
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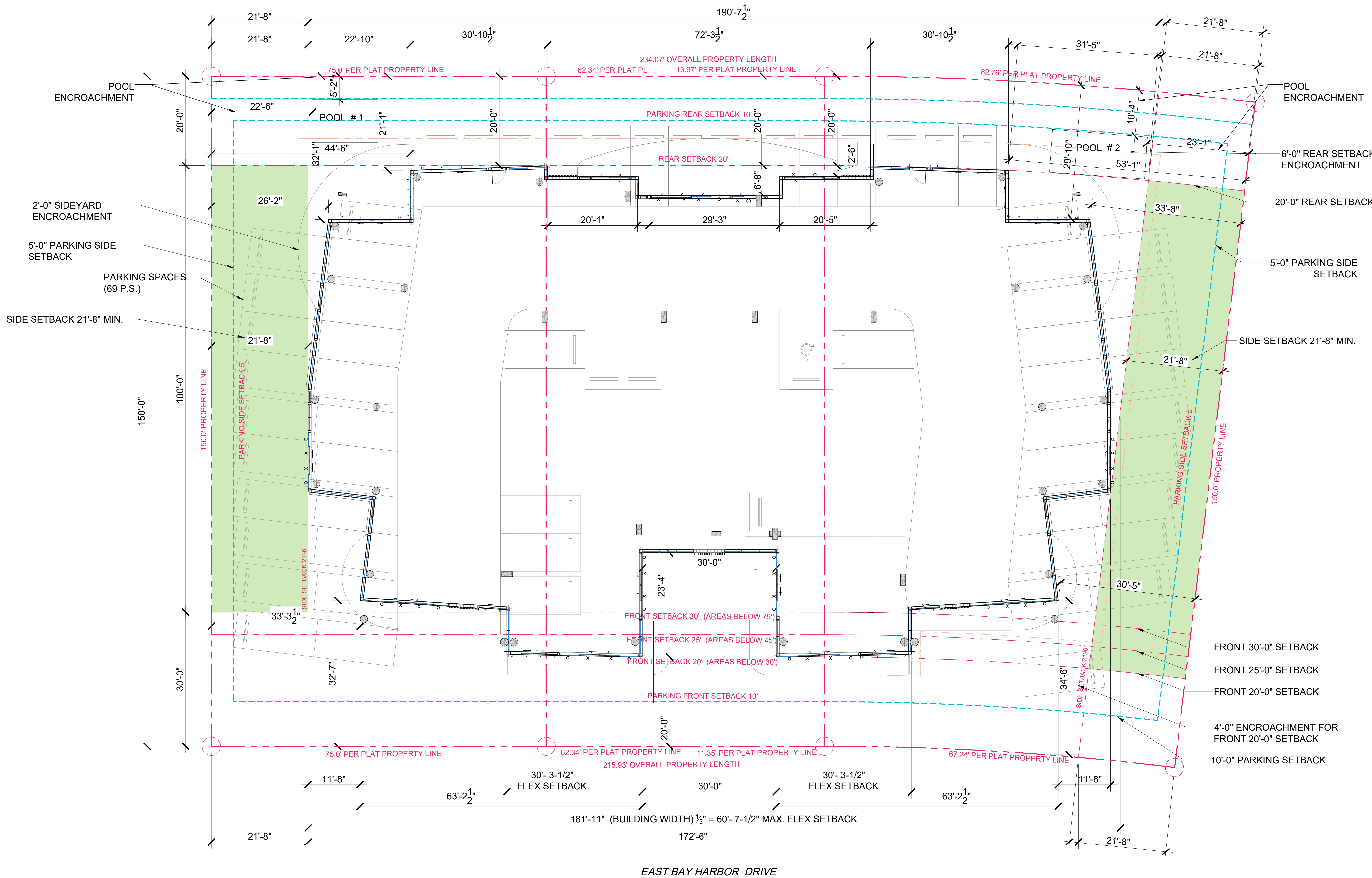
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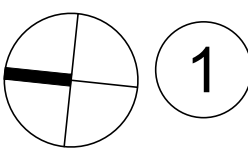


SETBACK DIAGRAM

Date	11-26-2025	Sheet No.
Scale		A2.01
Project	2567	



EAST BAY HARBOR DRIVE



SETBACK DIAGRAM

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



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

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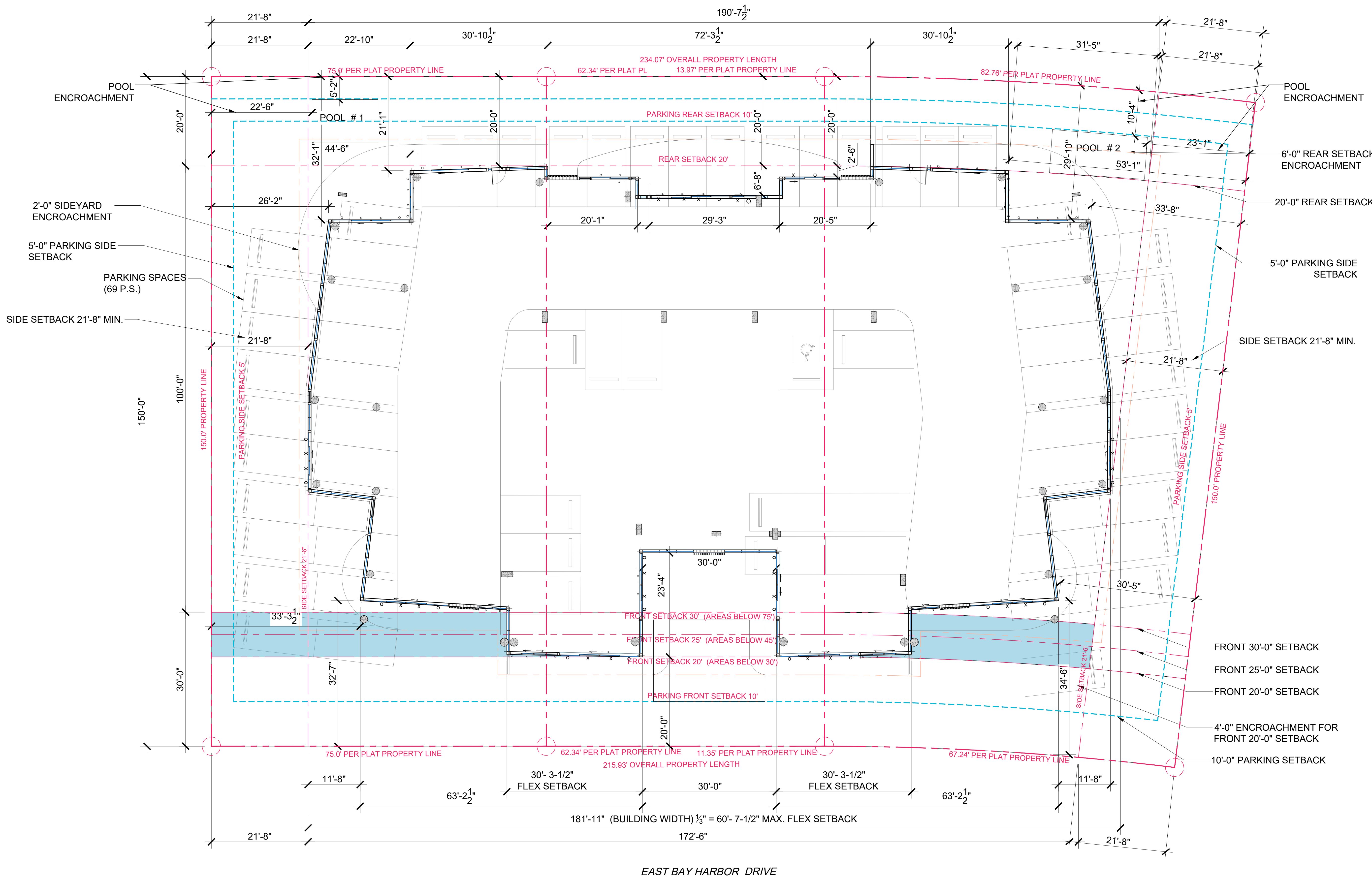
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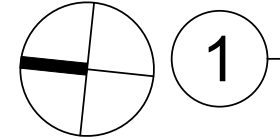


SETBACK DIAGRAM

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EAST BAY HARBOR DRIVE



SETBACK DIAGRAM

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



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

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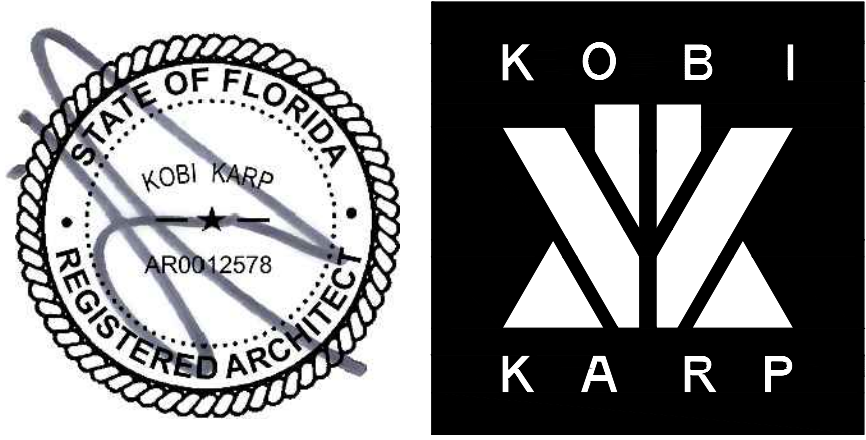
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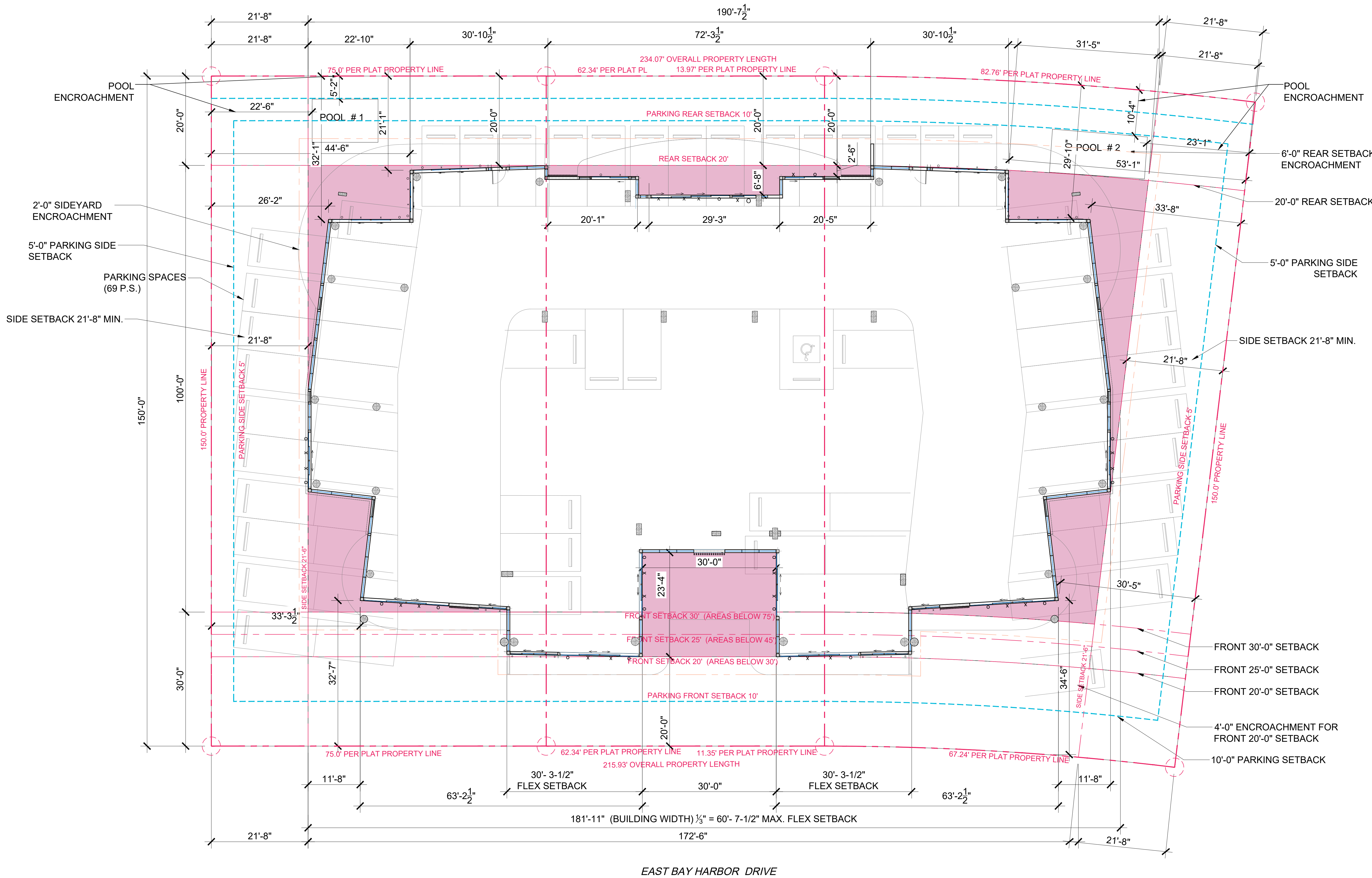
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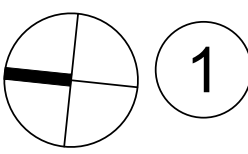
SETBACK DIAGRAM

Date	11-26-2025	Sheet No.
Scale		A2.01.2
Project	2567	



EAST BAY HARBOR DRIVE

PROVIDED PUSH BACK ZONE AREA : 2793 SF



1 SETBACK DIAGRAM

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



PUSHBACK ZONE (ALT. DESIGN FOR BREEZEWAY)

Rev.	Date	Rev.	Date
1	DRC COMMENTS 03-26-26	9	
2	DRC COMMENTS 04-30-26	10	
3	DRC COMMENTS 05-27-26	11	
4	DRC COMMENTS 06-11-26	12	
5	DRC COMMENTS 08-13-26	14	
6		15	
7		16	
8		17	

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

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CIVIL ENGINEER:

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

LANDSCAPE DESIGN:

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

STRUCTURAL ENGINEER:

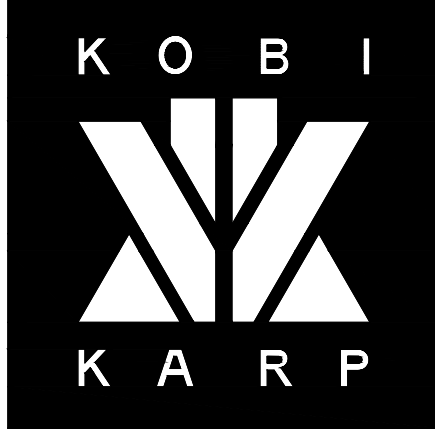
Name: EASTERN ENGINEERING GROUP
Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
Tel: 305-599-8133

MEP ENGINEER:

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

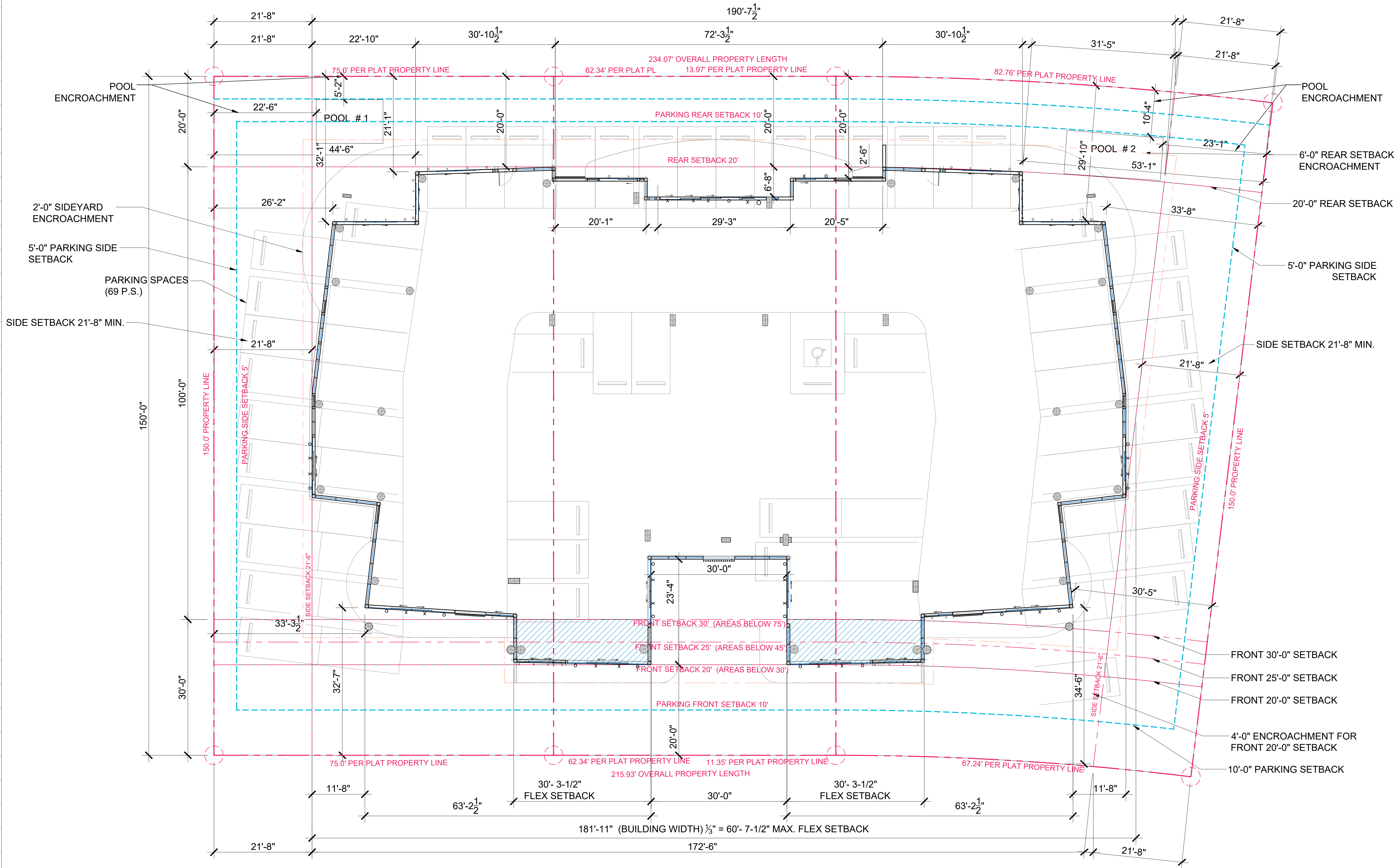
ARCHITECT:

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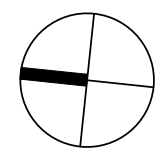
SETBACK DIAGRAM

Date	11-26-2025	Sheet No.
Scale		A2.01.3
Project	2567	



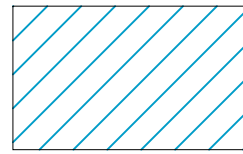
FLEX SETBACK PER FLOOR

LEVEL	AREA
1	499 SF
2	589 SF
3 - 8	604 X 6 = 3,627 SF



1 SETBACK DIAGRAM

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



1/3 FLEX SETBACK AREAS

Rev.	Date	Rev.	Date
1	DRC COMMENTS 03-26-26	9	
2	DRC COMMENTS 04-30-26	10	
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6		15	
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Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:

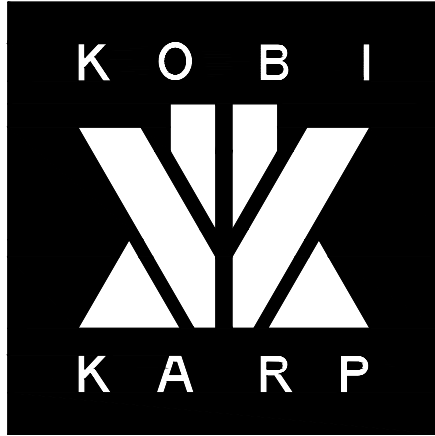
Name: EASTERN ENGINEERING GROUP
Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
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MEP ENGINEER:

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Tel: 305-828-0644

ARCHITECT:

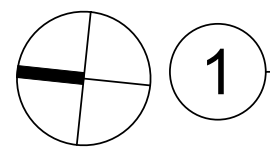
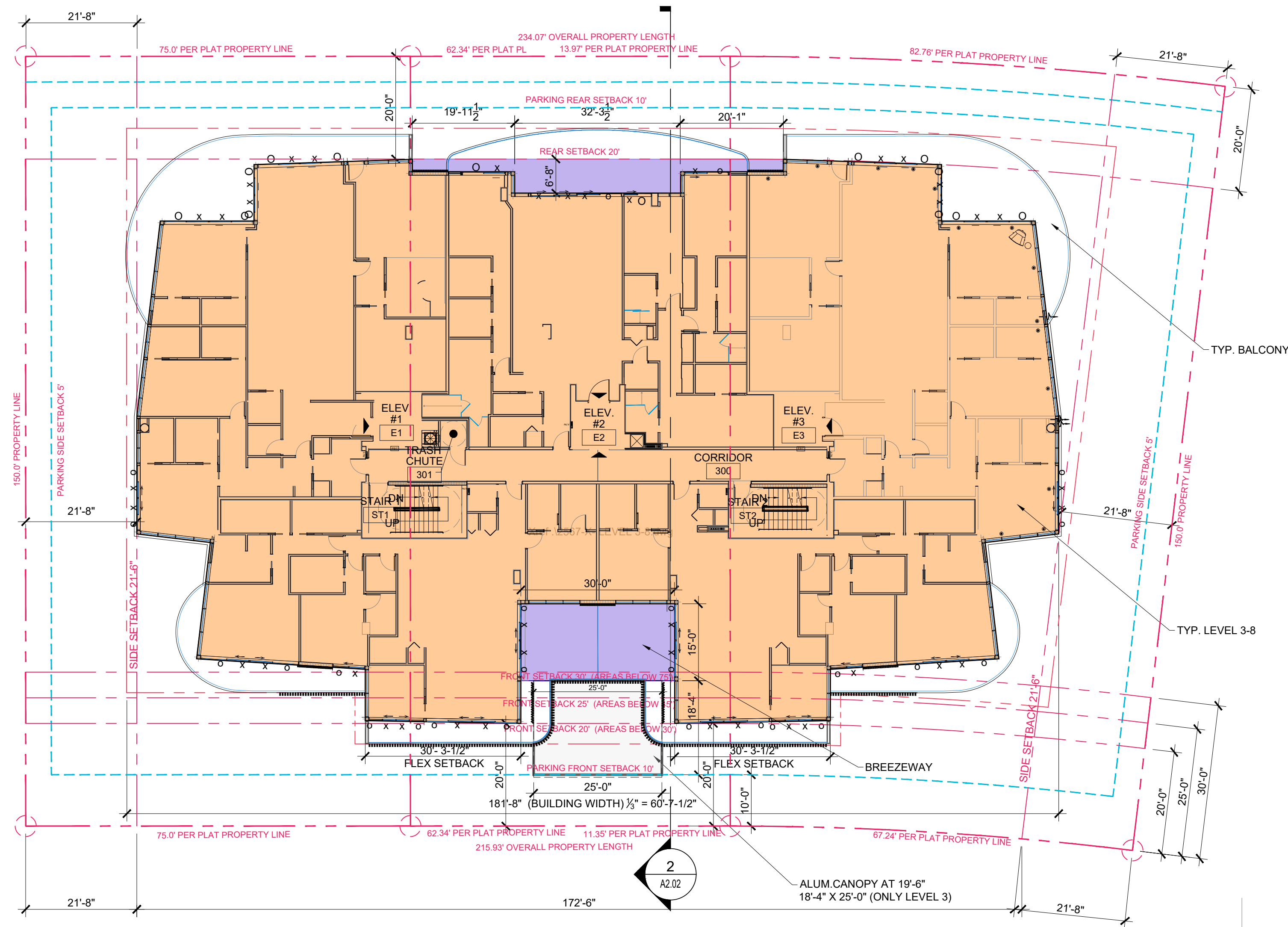
Name: Kobi Karp Architecture and Interior Design, Inc.
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SETBACK DIAGRAM

Date	11-26-2025	Sheet No.
Scale		A2.01.4
Project	2567	

INDIAN CREEK INTRACOASTAL

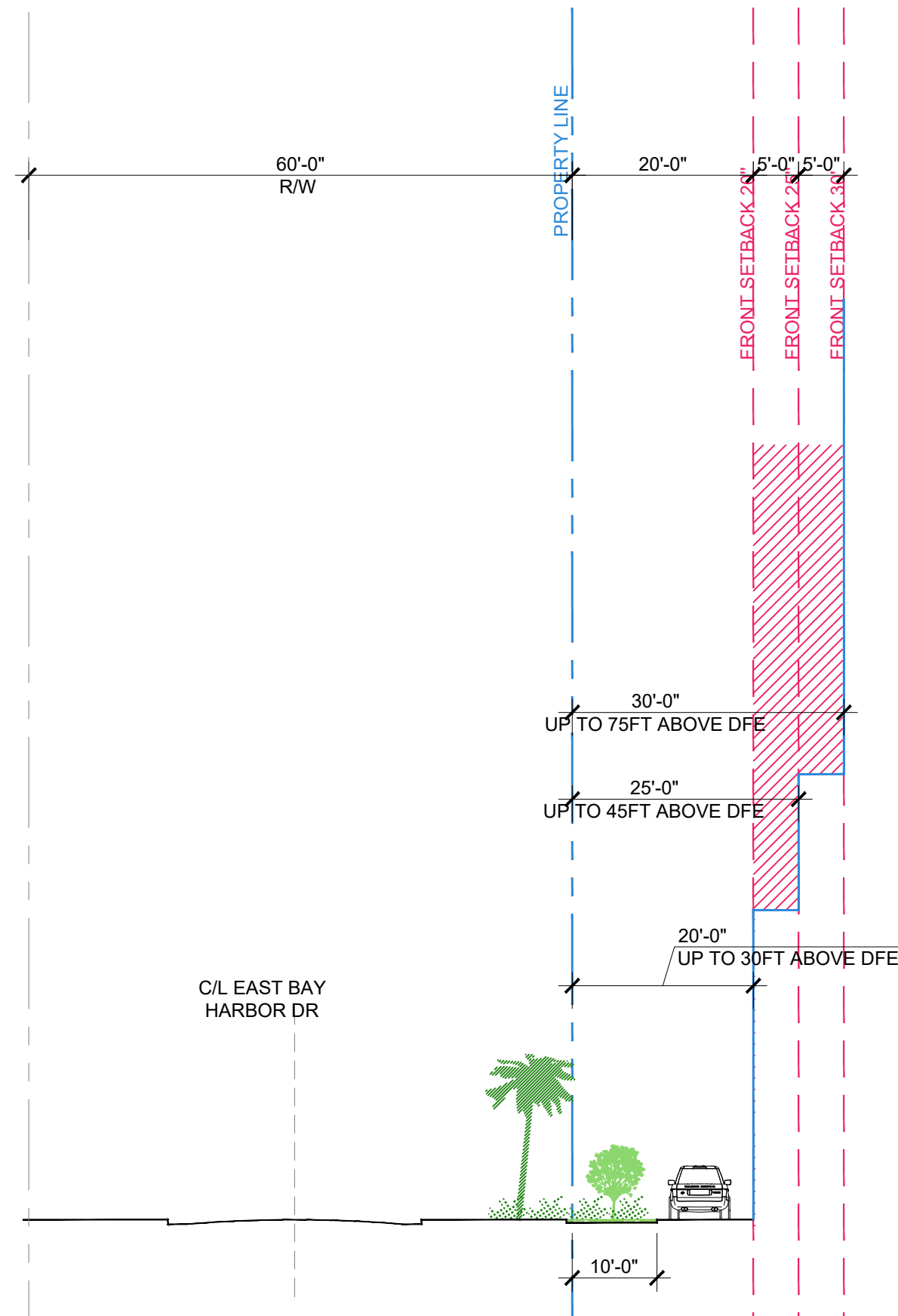


1 BREEZEWAY DIAGRAM TYP. LEVEL 3-8

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

BREEZEWAY
PER SEC 23-11 (B1)(6) - A BUILDING MAY EXCEED 120 FEET IN LENGTH IF BREEZEWAYS, DIVIDE SUCH BUILDING, EXCEPT FOR COMMON FLOORS AND ROOFS, INTO PARTS NOT EXCEEDING 120 FEET IN LENGTH. SUCH BREEZEWAYS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH, COMPLETELY THROUGH THE BUILDING, OF 20 FEET. NOTWITHSTANDING THE ABOVE, THIS PROVISION SHALL NOT APPLY TO BUILDINGS LESS THAN 45 FEET IN HEIGHT. THE DESIGN REVIEW BOARD MAY MODIFY THE APPLICATION OF THIS REQUIREMENT FOR TOWNHOUSE DEVELOPMENTS OR IN INSTANCES WHERE ENHANCED ARCHITECTURAL ARTICULATION AND DETAILING IS PROVIDED ON THE BUILDING FACADE TO BREAK THE MASSING OF THE BUILDING.
MODIFIED BREEZEWAY
A MODIFIED BREEZEWAY HAS BEEN PROVIDED SO THAT NO PORTION OF THE STREET-FRONT OF THE BUILDING EXCEEDS 120 FEET IN CONTINUOUS LENGTH. THIS MASSING BREAK MAINTAINS A MINIMUM OF 20' WIDTH AND 10' DEPTH, AS SHOWN IN THE ABOVE ILLUSTRATION.

LEGEND
BUILDING
BREEZEWAY
PORTICO



2

SECTION ANALYSIS DIAGRAM

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

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1	DRC COMMENTS 03-26-26	9	
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LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
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Punta Gorda, FL 33983
Tel: 951-564-5016

STRUCTURAL ENGINEER:

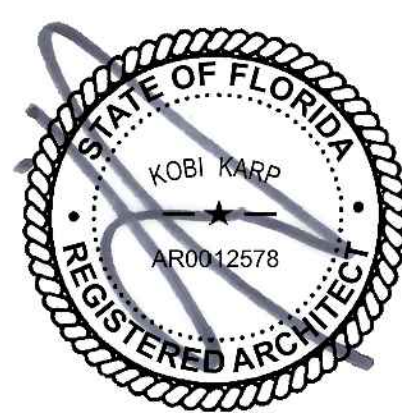
Name: EASTERN ENGINEERING GROUP
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MEP ENGINEER:

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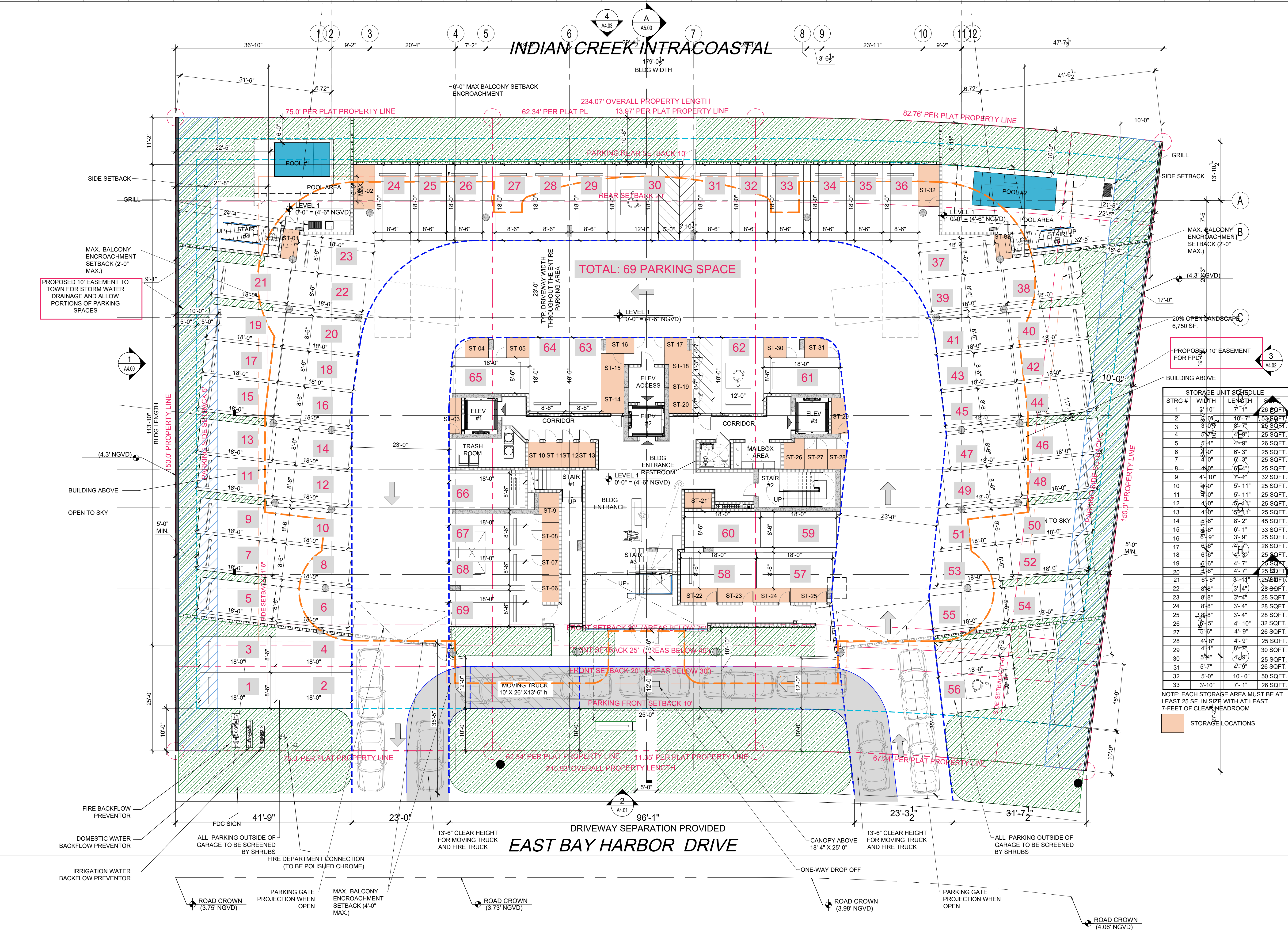
ARCHITECT:

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BREEZEWAY DIAGRAM

Date	11-26-2025	Sheet No.
Scale		A2.02
Project	2567	



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1	DRC COMMENTS 03-26-26	9	
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FLOOR PLAN - LEVEL 1

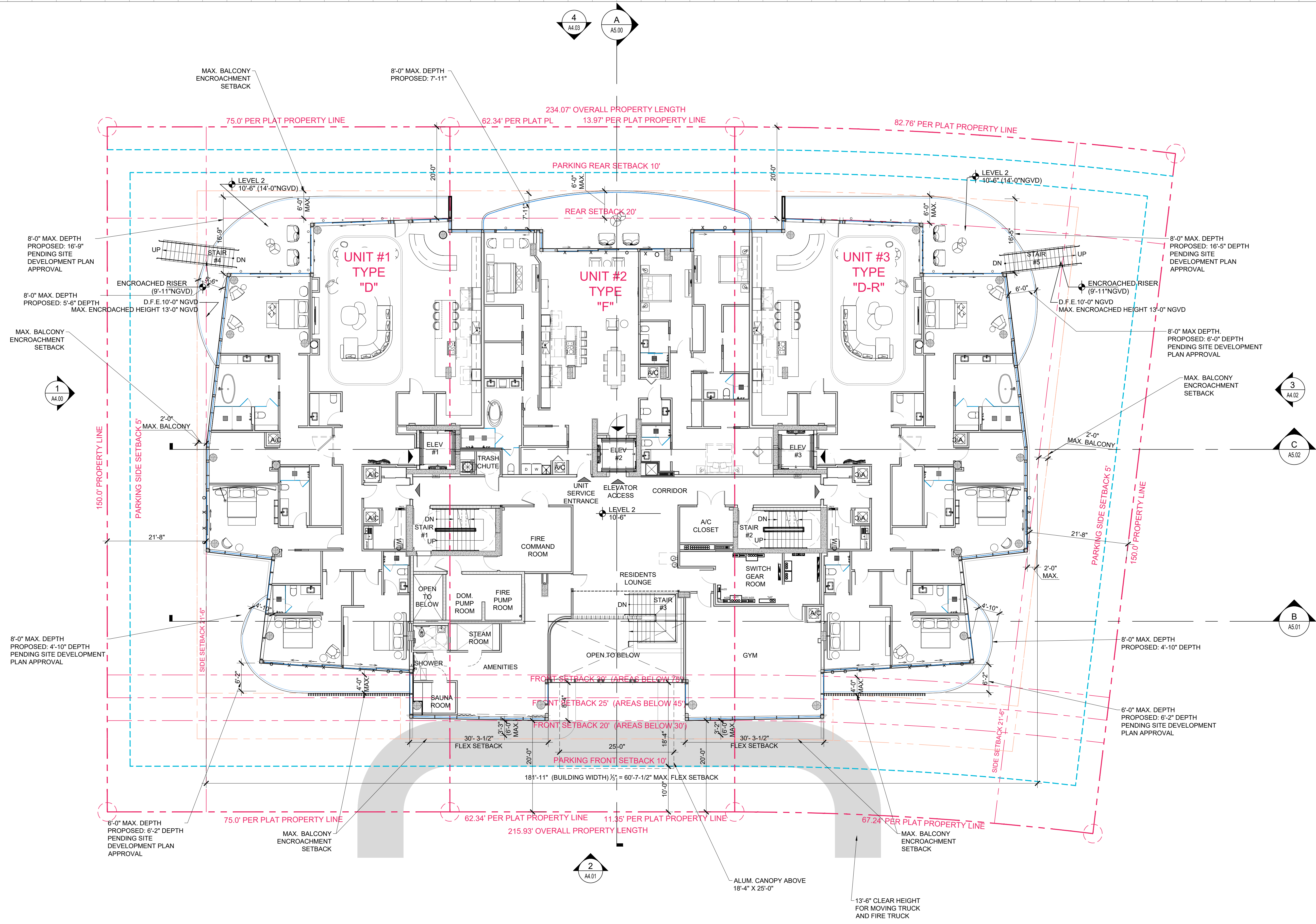
Date	11-26-2025	Sheet No.	
Scale			A3.00
Project	2567		

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 MDR FPD BULLETIN 202 2-002 WHEN APPLICABLE. SEC. 14-71 - ACCESS BOXES. WHERE DEEMED NECESSARY BY THE AUTHORITY HAVING JURISDICTION, 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.

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

FLOOR PLAN - LEVEL 1

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



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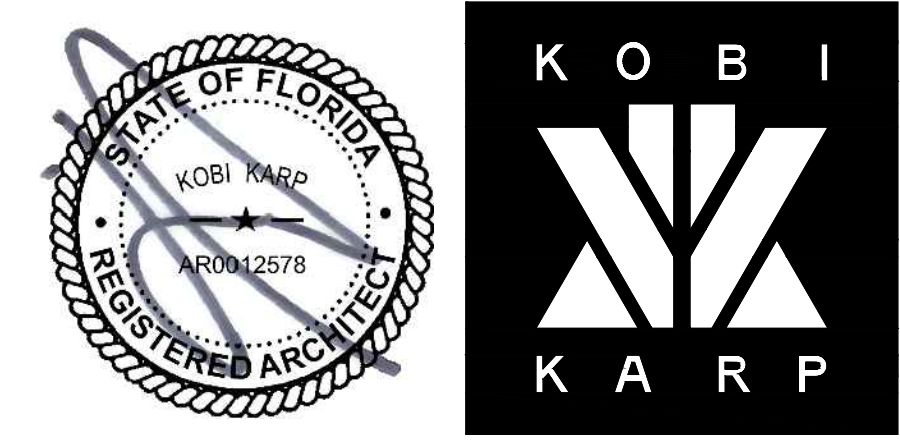
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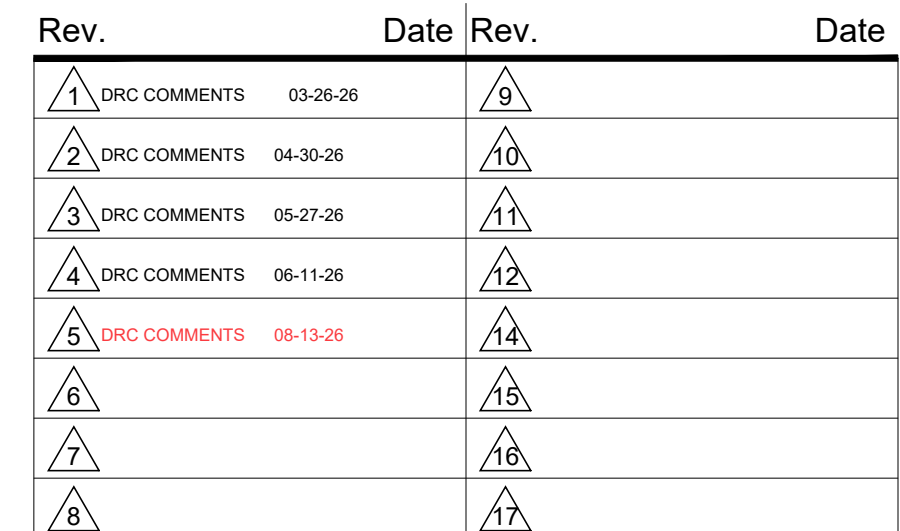
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FLOOR PLAN - LEVEL 2

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



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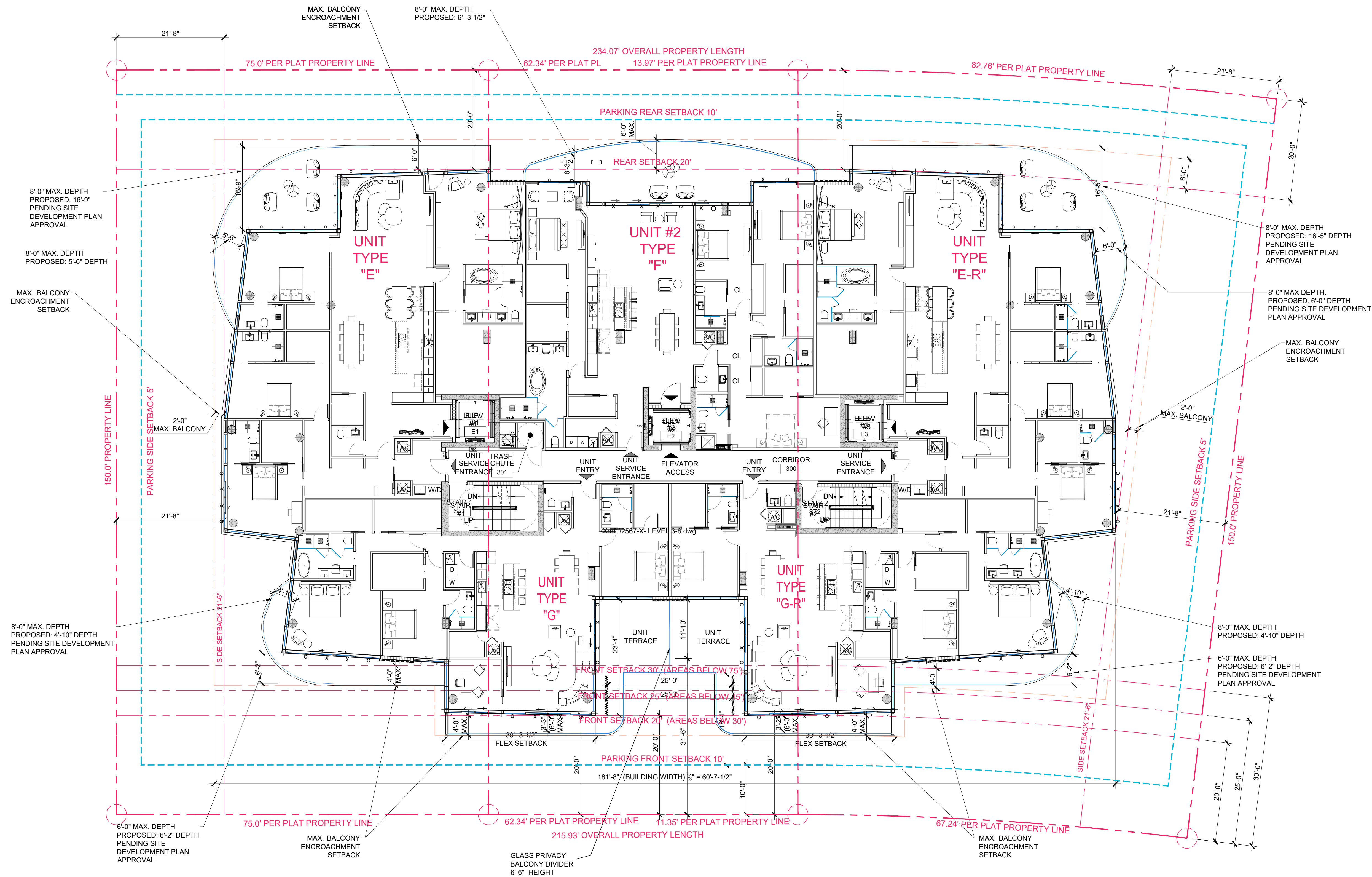
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Date	11-26-2025	Sheet No. A3.02
Scale		
Project	2567	



Rev.	Date	Rev.	Date
1	DRC COMMENTS 03-26-26	9	
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6		15	
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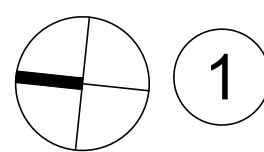
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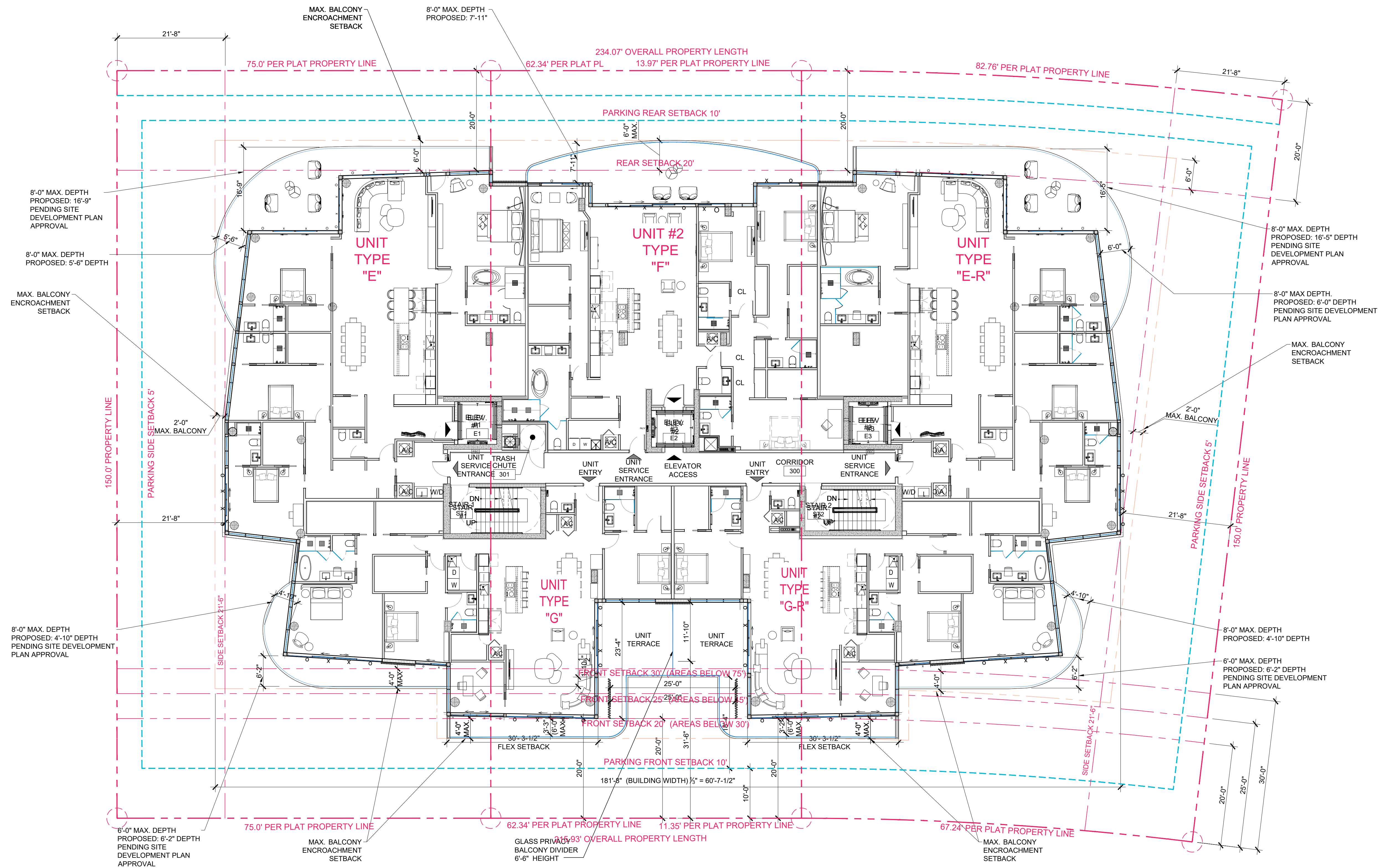
FLOOR PLAN - LEVEL 4

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



FLOOR PLAN - LEVEL 4

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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4	DRC COMMENTS 06-11-26	12	
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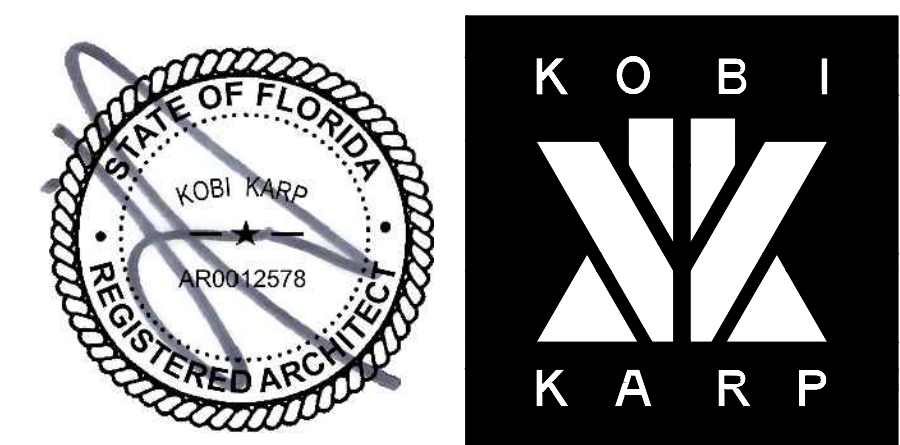
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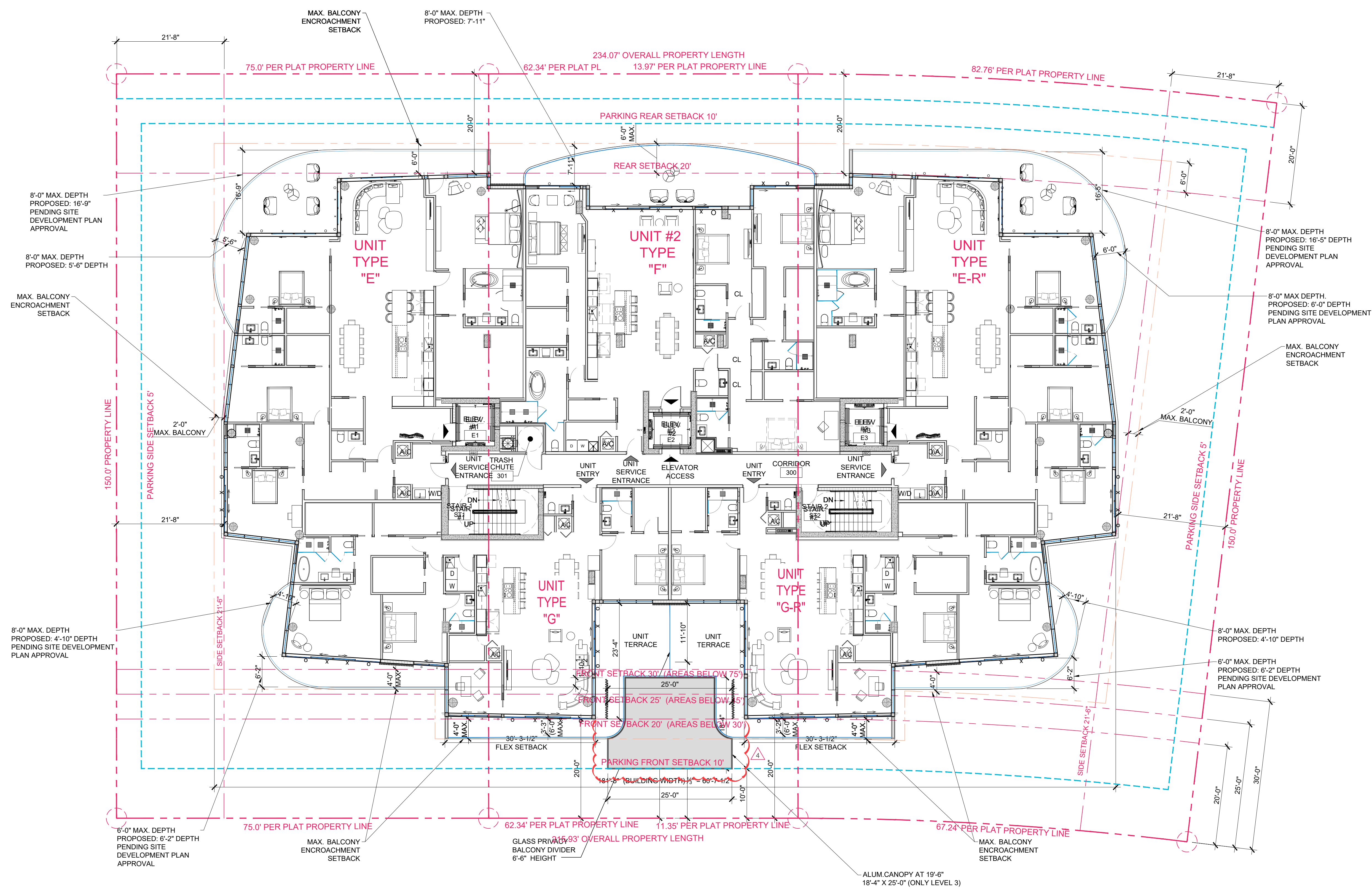
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FLOOR PLAN - LEVEL 5

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



Rev.	Date	Rev.	Date
1	DRC COMMENTS 03-26-26	9	
2	DRC COMMENTS 04-30-26	10	
3	DRC COMMENTS 05-27-26	11	
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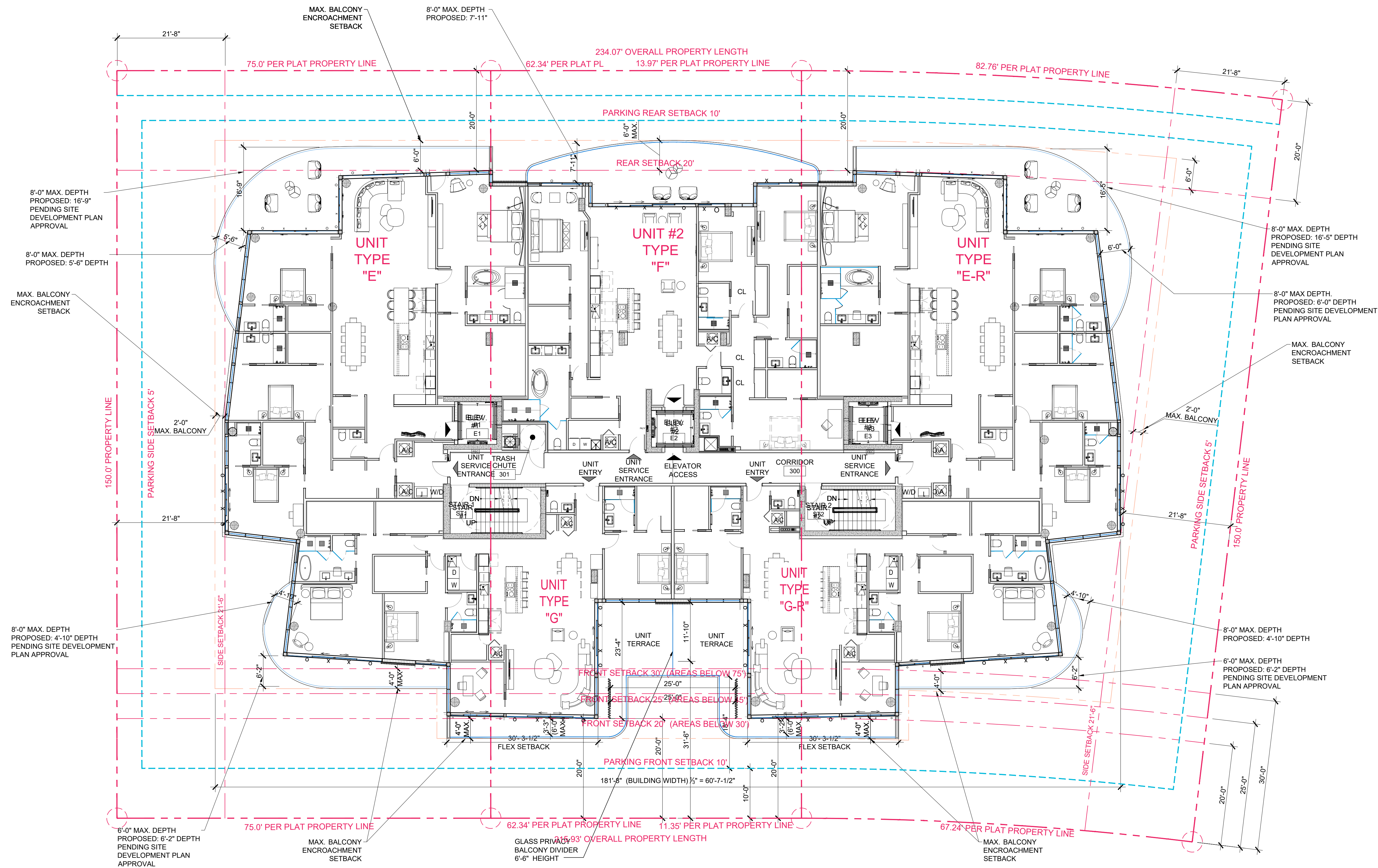
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ARCHITECT:
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FLOOR PLAN - LEVEL 6

Date	11-26-2025	Sheet No.
Scale		A3.05
Project	2567	



Rev.	Date	Rev.	Date
1	DRC COMMENTS 03-26-26	9	
2	DRC COMMENTS 04-30-26	10	
3	DRC COMMENTS 05-27-26	11	
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STRUCTURAL ENGINEER:

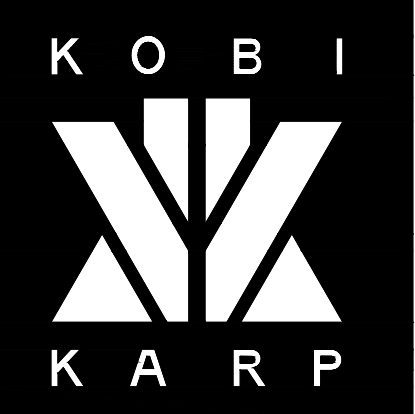
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Miami, FL 33016
Tel: 305-828-0644

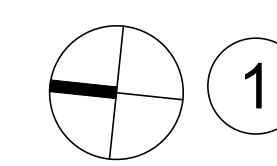
ARCHITECT:

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



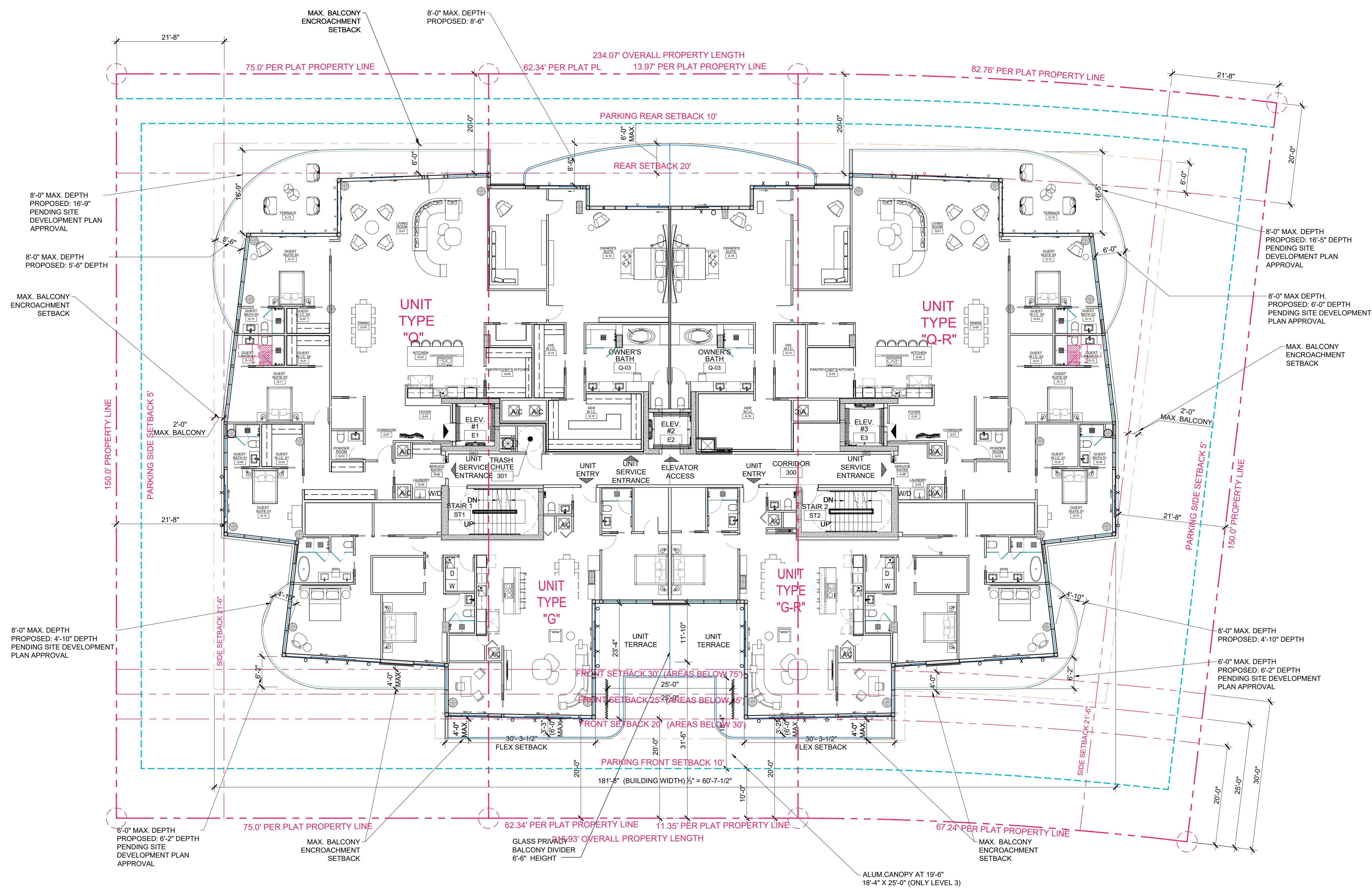
FLOOR PLAN - LEVEL 7

Date	11-26-2025	Sheet No.
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1 FLOOR PLAN - LEVEL 7

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



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3	DRC COMMENTS 05-27-26	11	
4	DRC COMMENTS 06-11-26	12	
5	DRC COMMENTS 08-13-26	13	
6		14	
7		15	
8		16	
		17	

DRC / DRB SET

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

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

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

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

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

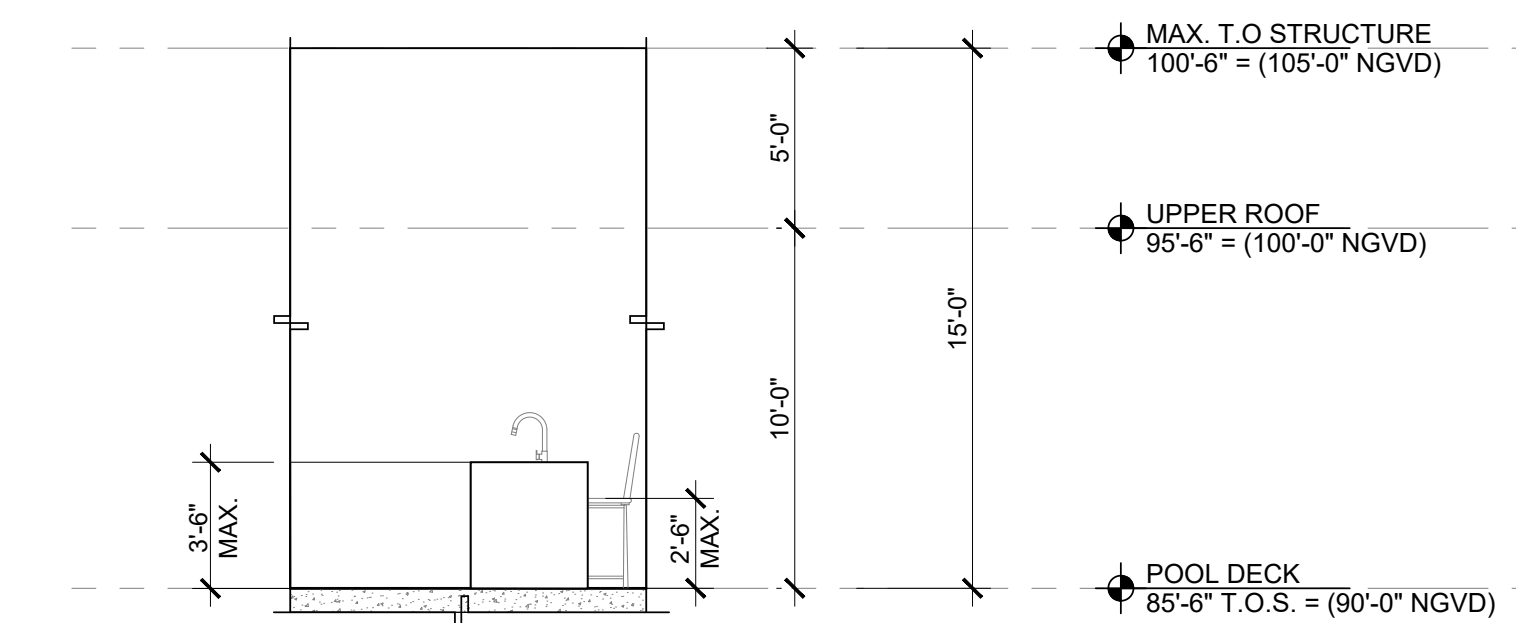
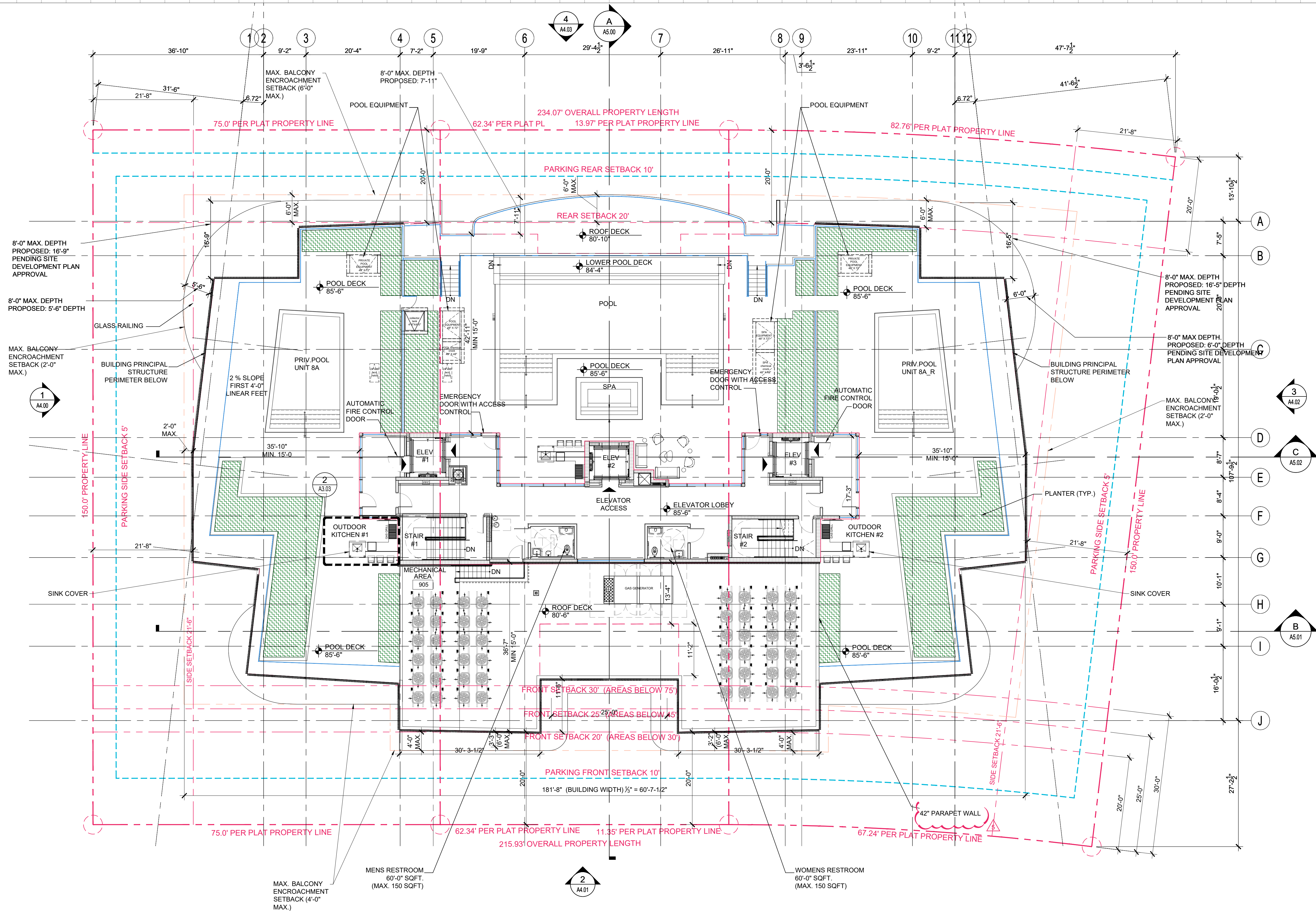
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECT:
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FLOOR PLAN - LEVEL 8

Date	11-26-2025	Sheet No.	
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2 TYP. OUTDOOR KITCHEN ELEVATION
SCALE: 3/16" = 1'-0"

OUTSIDE KITCHEN AREAS	
1. WATER-RESISTANT CABINETS & 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.) 42"x42" ALUM. FRAMED IMPERVIOUS CANVAS AWNING SYSTEM OVER OUTDOOR KITCHEN SINK. SUBMIT SHOP DWGS.	

BBQ GRILL UNIT NOTES:	
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 SHUTS NEAR DEVICES FOR GAS SHUT OFF. PROVIDE SIGNAGE FOR SHUTS.	

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

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1	DRC COMMENTS 03-26-26	9	
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3	DRC COMMENTS 05-27-26	11	
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7		15	
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		17	

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FLOOR PLAN - ROOF DECK

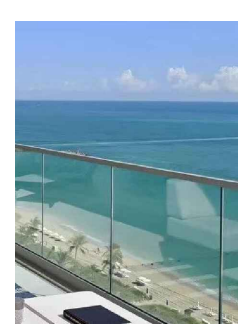
Date	11-26-2025	Sheet No.
Scale		A3.08
Project	2567	



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



A IMPACT RESISTANT GLASS
COLOR: BRONZE



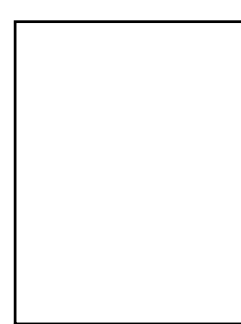
B RAILING
COLOR: CLEAR



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 REQUIREMENTS WITH PROVIDED PRODUCT APPROVALS (STATE/MIA-DADE NOA WHERE APPLICABLE).

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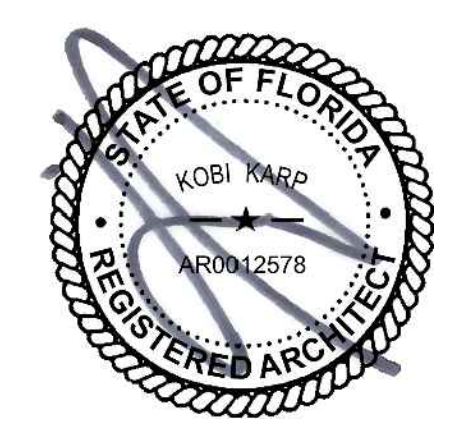
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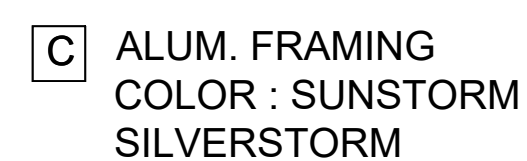
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NORTH ELEVATION

Date	11-26-2025	Sheet No.
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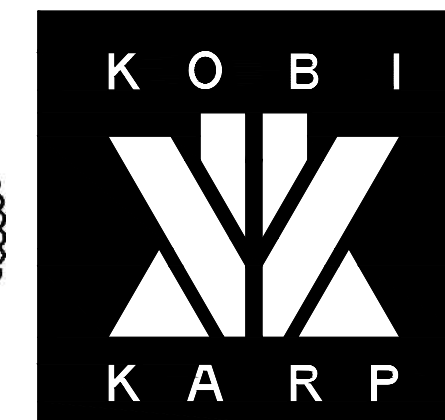
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Date	11-26-2025	Sheet No. A4.0
Scale		
Project	2567	

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



1 WEST ELEVATION

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 REQUIREMENTS WITH PROVIDED PRODUCT APPROVALS (STATE/MIA-DADE NOA WHERE APPLICABLE).

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WEST ELEVATION

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



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



A IMPACT RESISTANT GLASS
COLOR: BRONZE



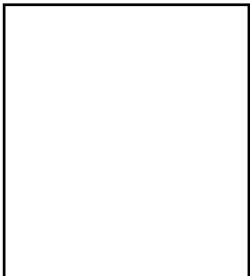
B RAILING
COLOR: CLEAR



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 REQUIREMENTS WITH PROVIDED PRODUCT APPROVALS (STATE/MIA-DADE NOA WHERE APPLICABLE).

Rev.	Date	Rev.	Date
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8		17	

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SOUTH ELEVATION - NO WALL

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



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



A IMPACT RESISTANT GLASS
COLOR: BRONZE



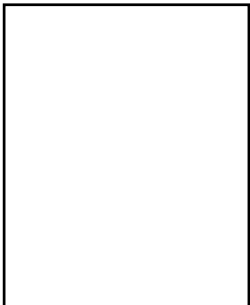
B RAILING
COLOR: CLEAR



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 REQUIREMENTS WITH PROVIDED PRODUCT APPROVALS (STATE/MIA-DADE NOA WHERE APPLICABLE).

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SOUTH ELEVATION

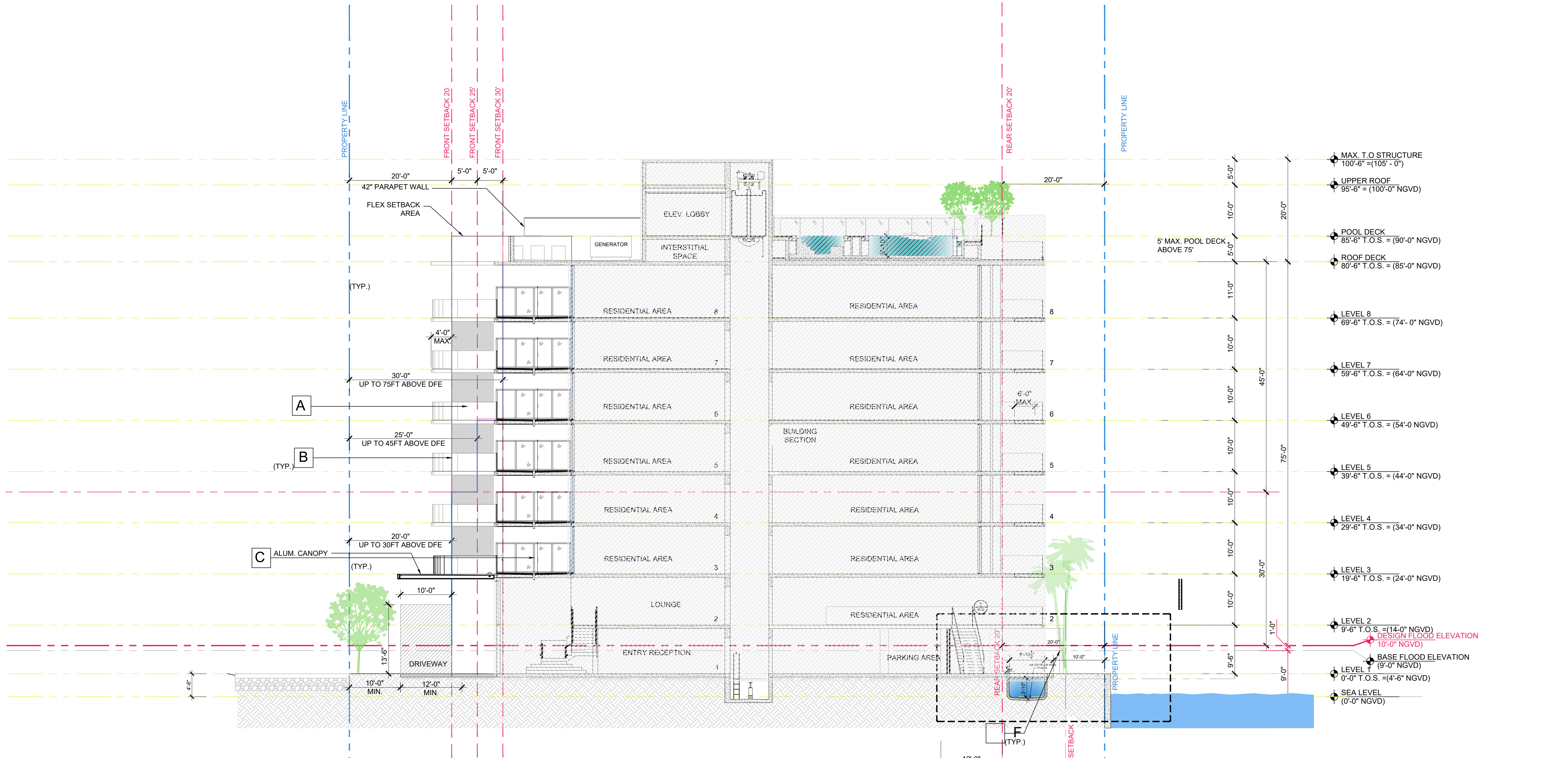
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Project	2567	



- ELEVATION NOTES

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

Date	11-26-2025	Sheet No. A4.06
Scale		
Project	2567	

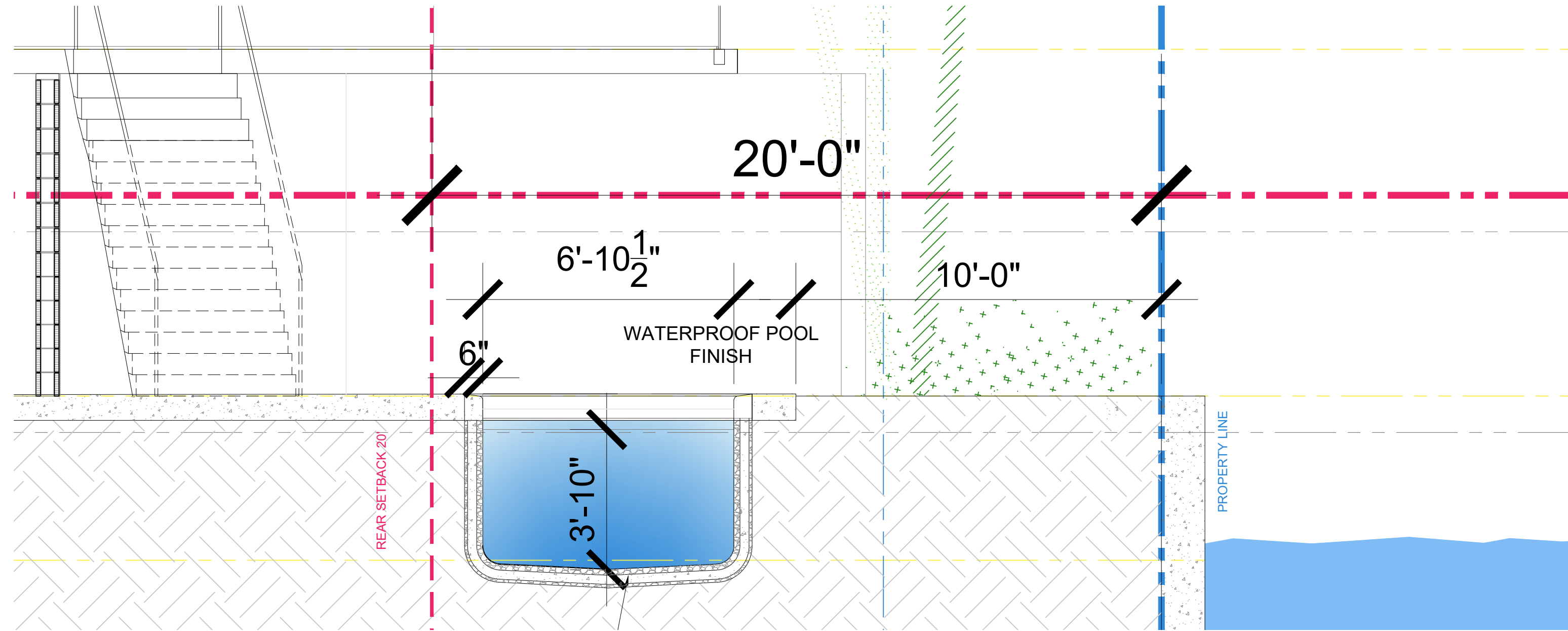


1 PUSHBACK ZONE ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

- 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

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2 GROUND FLOOR POOL DETAIL
SCALE: 3/8" = 1'-0"

Rev.	Date	Rev.	Date
1	DRC COMMENTS 03-26-26	9	
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PUSHBACK ELEVATION - SOUTH

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Rev.	Date	Rev.	Date
<u>1</u>	DRC COMMENTS 03-26-26	<u>9</u>	
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<u>7</u>		<u>16</u>	
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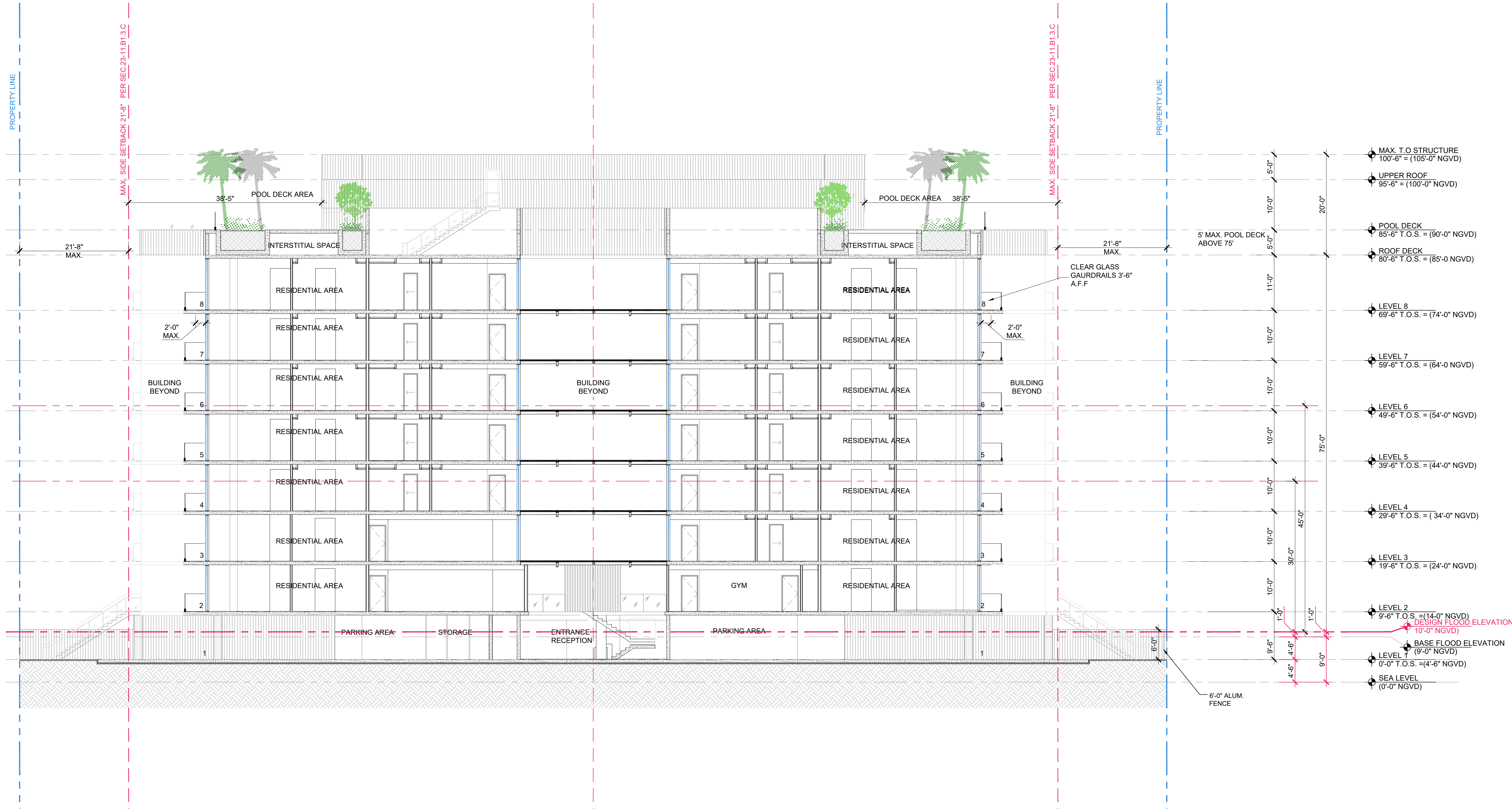
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CIVIL ENGINEER:

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

LANDSCAPE DESIGN:

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

STRUCTURAL ENGINEER:

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: 5711 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



BUILDING SECTION B

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

BUILDING SECTION

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



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	
3	DRC COMMENTS 05-27-26	11	
4	DRC COMMENTS 06-11-26	12	
5	DRC COMMENTS 08-13-26	13	
6		14	
7		15	
8		16	
		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

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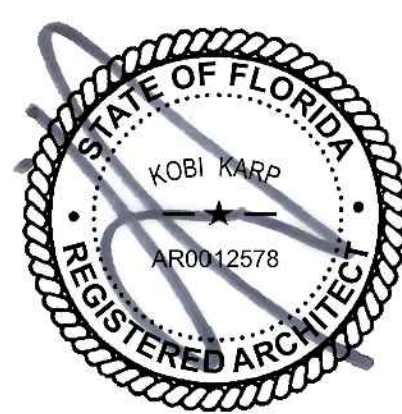
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BUILDING SECTION C

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 ENGINEER 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-THROUGH 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 SWEEPED 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.

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

--

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BAY HARBOR ISLANDS, FL 33154

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GENERAL NOTES AND SPECIFICATIONS

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



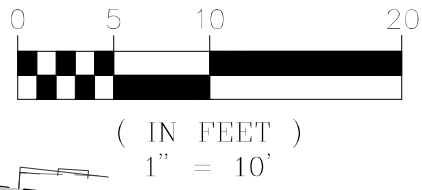
NOTES:

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

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

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

GRAPHIC SCALE



PROP. 3' CONC. WALL WITH 3' ALUMINUM RAIL (REFER TO ARCH PLANS FOR DETAILS)

PROP. 10' EASEMENT FOR FPL

PROP. 8-STORY RESIDENTIAL BUILDING
F.F.E.=4.5' NGVD

Rev.	Date	Rev.	Date
1	03/26/26	9	
2	05/22/26	10	
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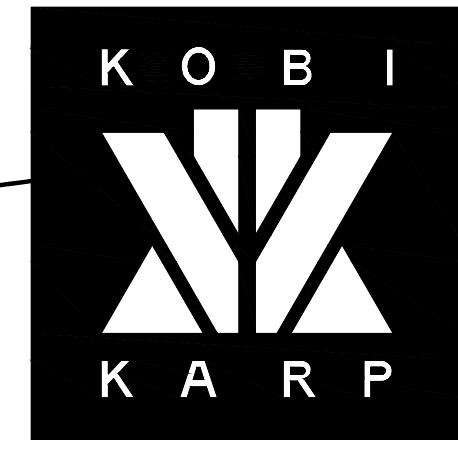
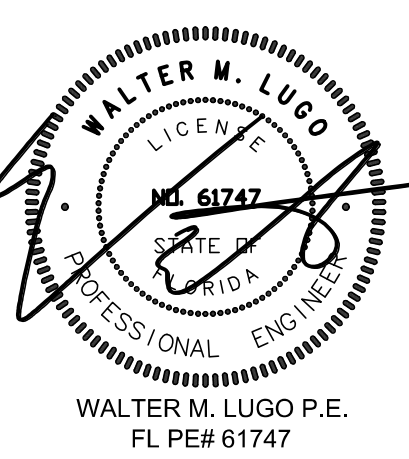
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PAVING GRADING AMD DRAINAGE PLAN

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

NOTE:

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

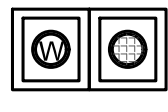
DRAINAGE STRUCTURE TABLE

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

LEGEND:

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

- PROP. LANDSCAPE AREA, REFER TO LA PLANS FOR DETAILS
- PROP. WATER FEATURE (SEE ARCH. PLANS FOR DETAILS)
- PROP. EXFIL. TRENCH (SEE SHEET C400 FOR DETAILS)



PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)



DIRECTION OF SURFACE RUNOFF
PROP. PAVEMENT SECTIONS (SEE DETAIL ON THIS SHT C301)



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





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

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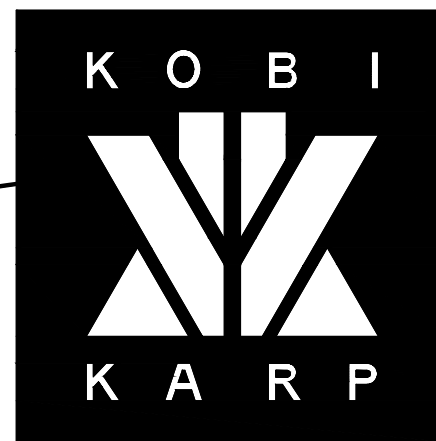
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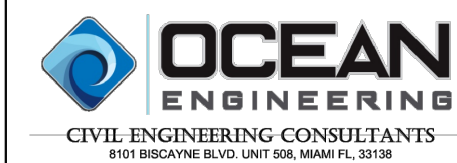
Name: EASTERN ENGINEERING GROUP
Address: 3401NW 82nd AVE, STE 370
DORAL FL 33122
Tel: 305-599-8133

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

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



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



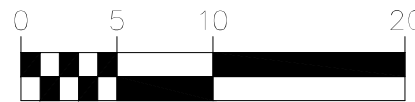
NOTES:

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GRAPHIC SCALE



(IN FEET)
1" = 10'

#9341

#9261

PROP. 8-STORY
RESIDENTIAL BUILDING
F.F.E.=4.5' NGVD

SWIM SPA

SWIM SPA

PROP. 10'
EASEMENT
FOR FPL

Rev.	Date	Rev.	Date
1	DRC COMMENTS 03/26/26	9	
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DRC / DRB SET

9301-9291 EAST BAY HARBOR DR

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

OWNER:

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

CIVIL ENGINEER:

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

LANDSCAPE DESIGN:

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

STRUCTURAL ENGINEER:

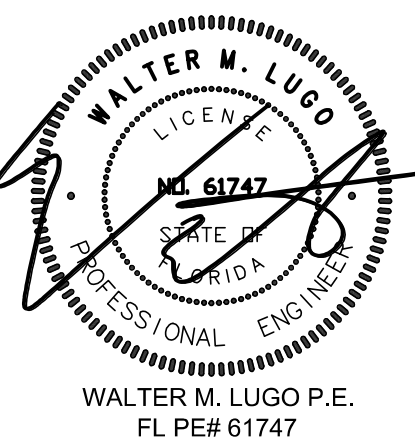
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ARCHITECT:

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WATER AND SEWER PLAN

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

10' EASEMENT FOR
DRAINAGE TO BE
DEDICATED TO THE TOWN
OF BAY HARBOR

PROP. 6" Ø D.D.C.V
ASSEMBLY FOR FIRE
LINE SVC WITH A
BUILT-IN WATER METER.

PROP. 4" Ø R.P.B.A W/4" INLINE
WTR. METER FOR DOM. WTR. SVC.
SEE FIG. 341-M FOR DTLS.

PROP. FIRE HYDRANT
ASSEMBLY W/GUARD
POST PER MDWSD
DETAIL WS 4.50 (SHEET
1 OF 2)

CONNECT. PROP. 6" Ø C900 FIRE
LINE TO EXIST 10" Ø W.M WITH
10"X6" T.S. AND 6" M.J. T.V
PER MDWSD DETAIL GS 1.7

CONNECT. PROP. 4" Ø DOM LINE TO
EXIST 10" Ø W.M WITH 10"X4" T.S. AND
4" M.J. T.V PER MDWSD GS1.7

PROP. 2" Ø R.P.B.A W/2"
INLINE WTR. METER FOR
IRRIG. WTR. SVC. SEE FIG.
341-M FOR DTLS.

PROP. FDC. SEE MEP
PLANS FOR CONT.

PROP. PAVEMENT RESTORATION
DETAILS R21.1 (SHEET 1 OF 3).
(TYP) SEE ON SHEET C301

PROP. 4" G.V.

CONNECT. PROP. 2" Ø IRRIG. SVC. LINE TO EXIST 10" Ø WM
WITH A 2" Ø DOUBLE STRAP SADDLE W/2" Ø CORP. STOP
PER MDWSD DETAIL WS 2.16 (SHEET 4 OF 4).

SEE MEP PLANS FOR CONT.

LOCATE EXIST. 6" Ø SAN. SEW. LAT. &
INSTALL 6" Ø C.O. & 6" Ø SDR35 SAN.
SEW. LAT. SLOPED @ 1/8" / FT MIN.
PER MDWSD DETAILS SS 1.0 (SHEET 1
OF 2) & SS. 22.0 (SHEET 1 & 2 OF 2)

LOCATION OF MONUMENT
SIGN. SEE ARCH PLANS
FOR DETAILS

SEE MEP PLANS
FOR CONT.

LOCATE EXIST. 6" Ø SAN. SEW.
LAT. & INSTALL 6" Ø C.O. &
6" Ø SDR35 SAN. SEW. LAT.
SLOPED @ 1/8" / FT MIN.
PER MDWSD DETAILS SS 1.0
(SHEET 1 OF 2) & SS. 22.0
(SHEET 1 & 2 OF 2)

PROP. FPL
TRANSFORMER PAD

FPL TRANSFORMER

GUY WIRES

VAULT

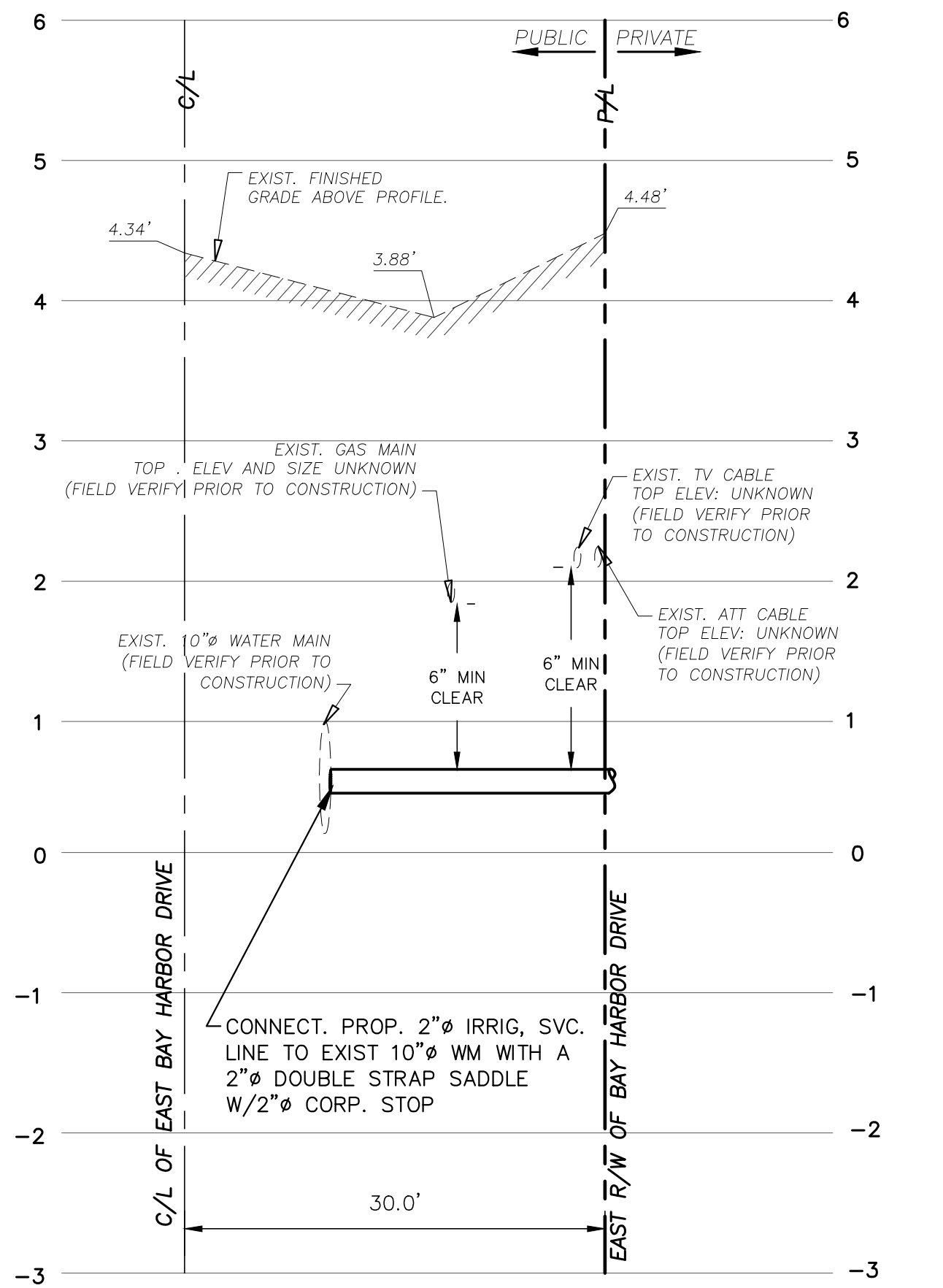
EXIST. WATER SERVICE LINE
TO BE REMOVED TO THE
CURB STOP

EXISTING SANITARY SEWER
LATERAL SHALL BE TELEVIEWED TO
CONFIRM ITS CONDITION. FIELD
RESULTS SHALL BE SUBMITTED TO
CITY TO DETERMINE IF THE
LATERAL CAN BE REUSED.

LEGEND:

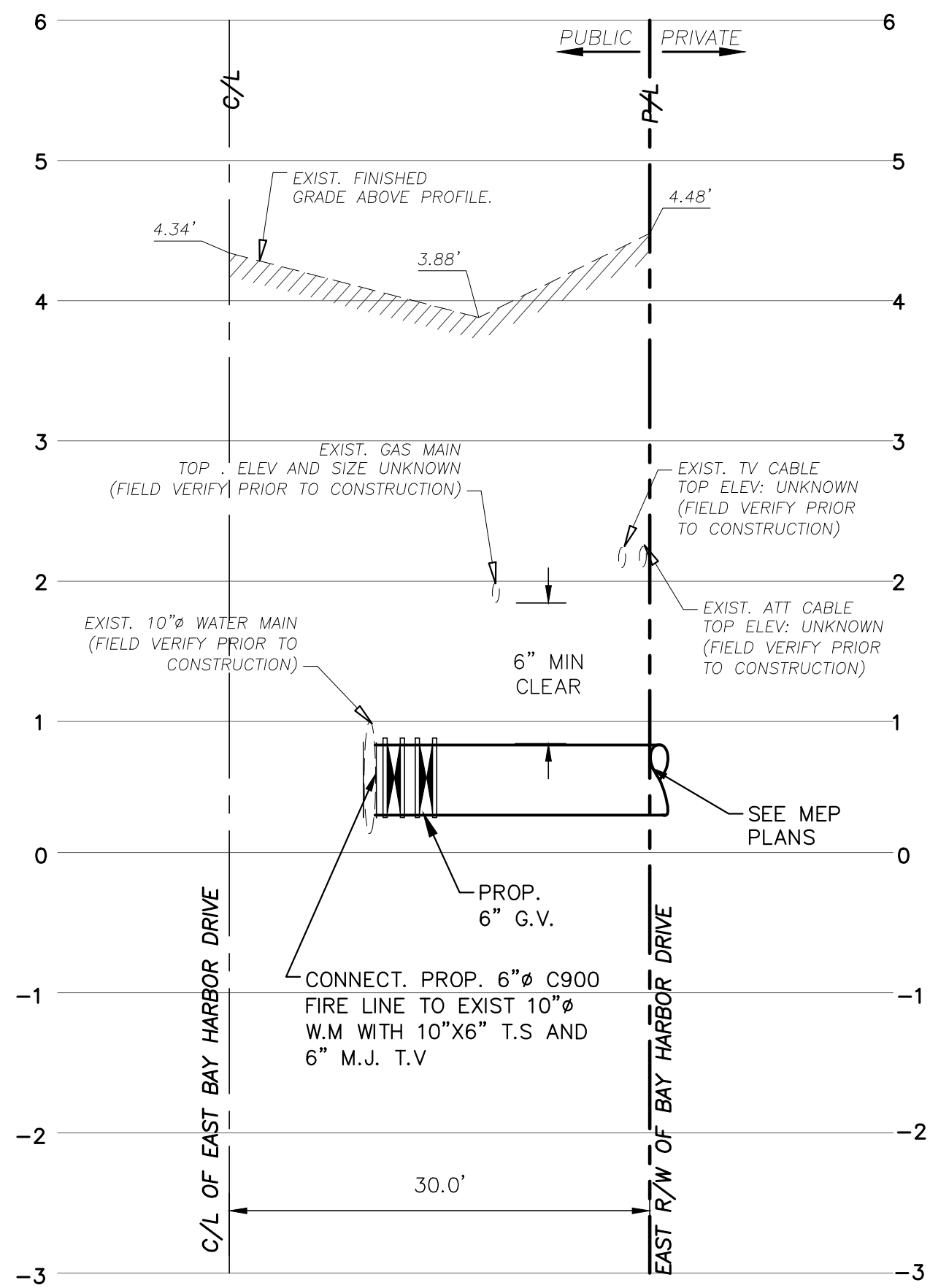
- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (NGVD)





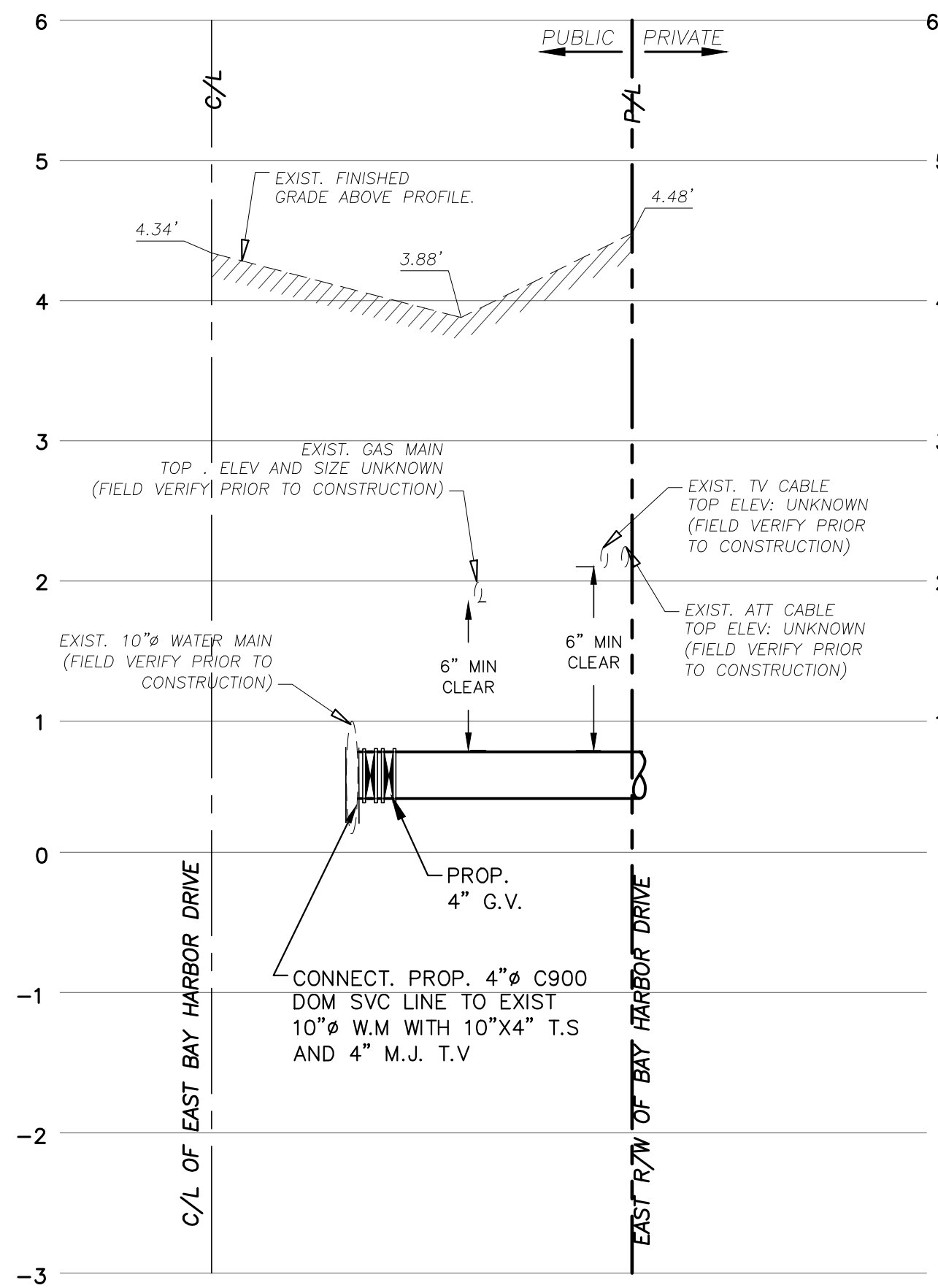
PROP. 2"Ø IRRIG. SVC. LINE PROFILE
@ EAST BAY HARBOR

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



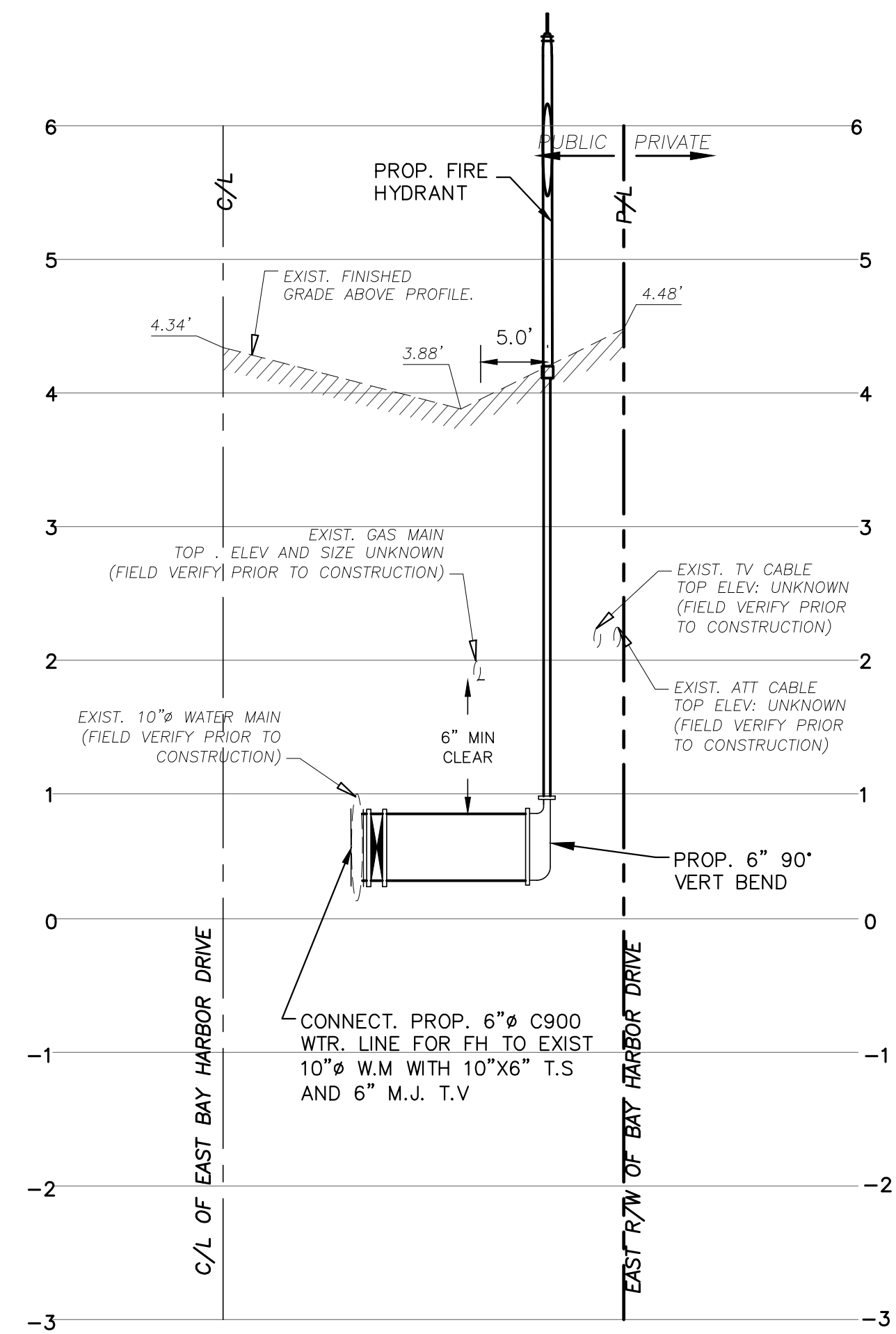
PROP. 6"Ø FIRE SVC. LINE PROFILE
@ EAST BAY HARBOR

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



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

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



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

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

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1	DRC COMMENTS 03/26/26	9	
2		10	
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Tel: 951-564-5016

STRUCTURAL ENGINEER:

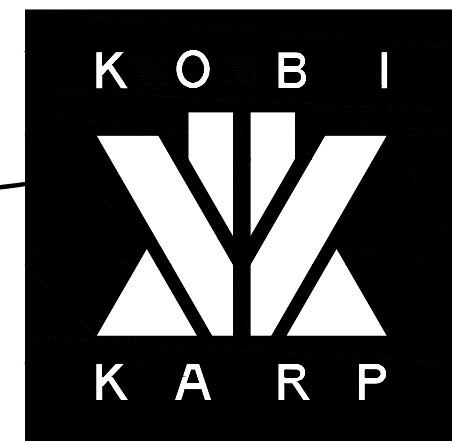
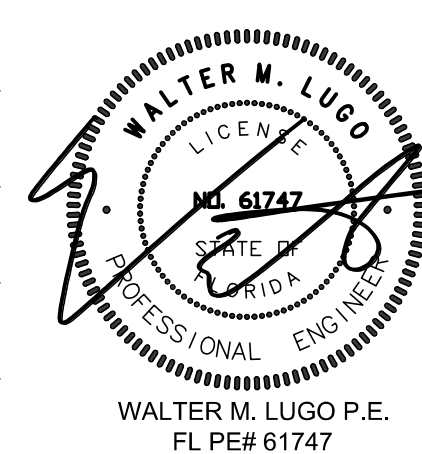
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ARCHITECT:

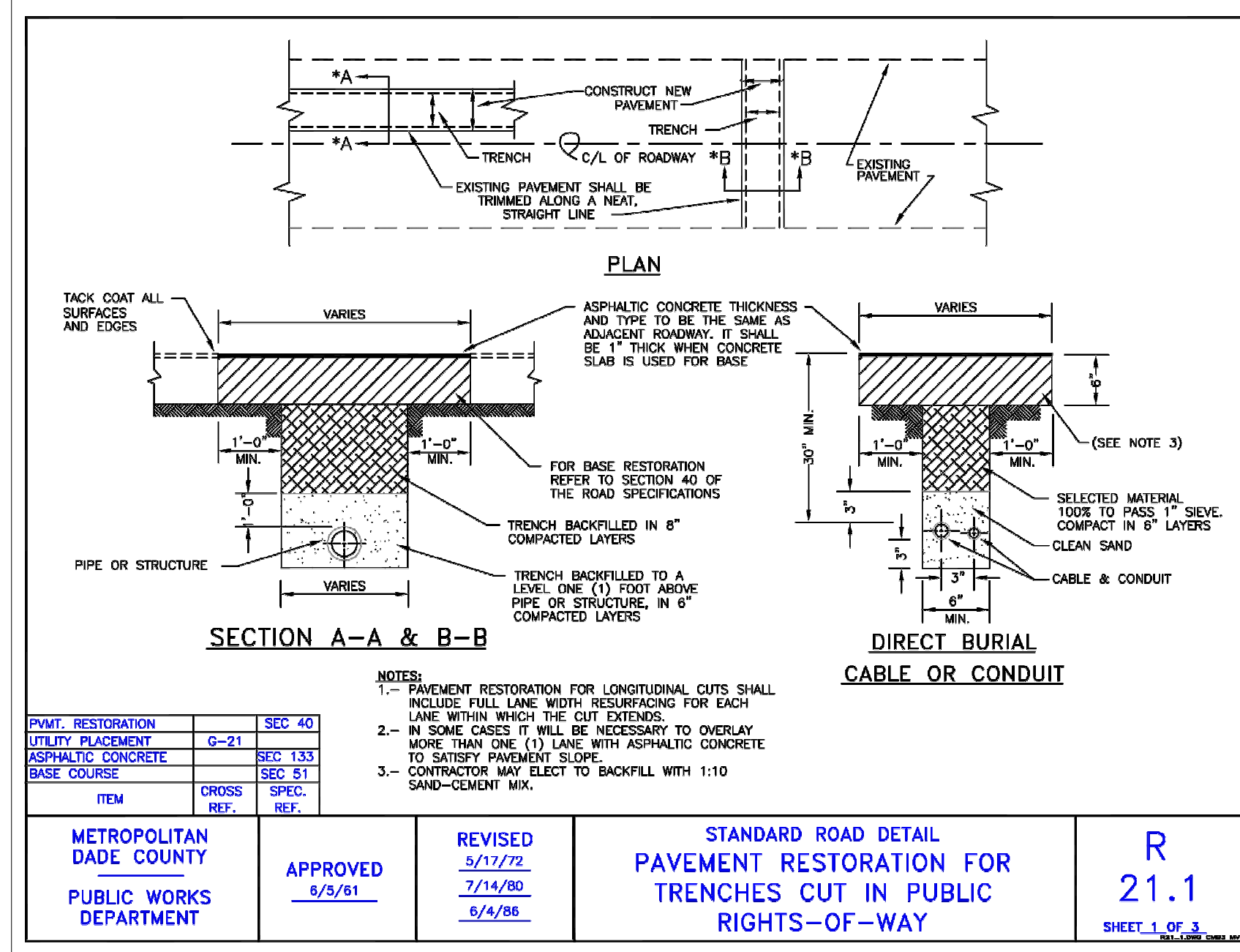
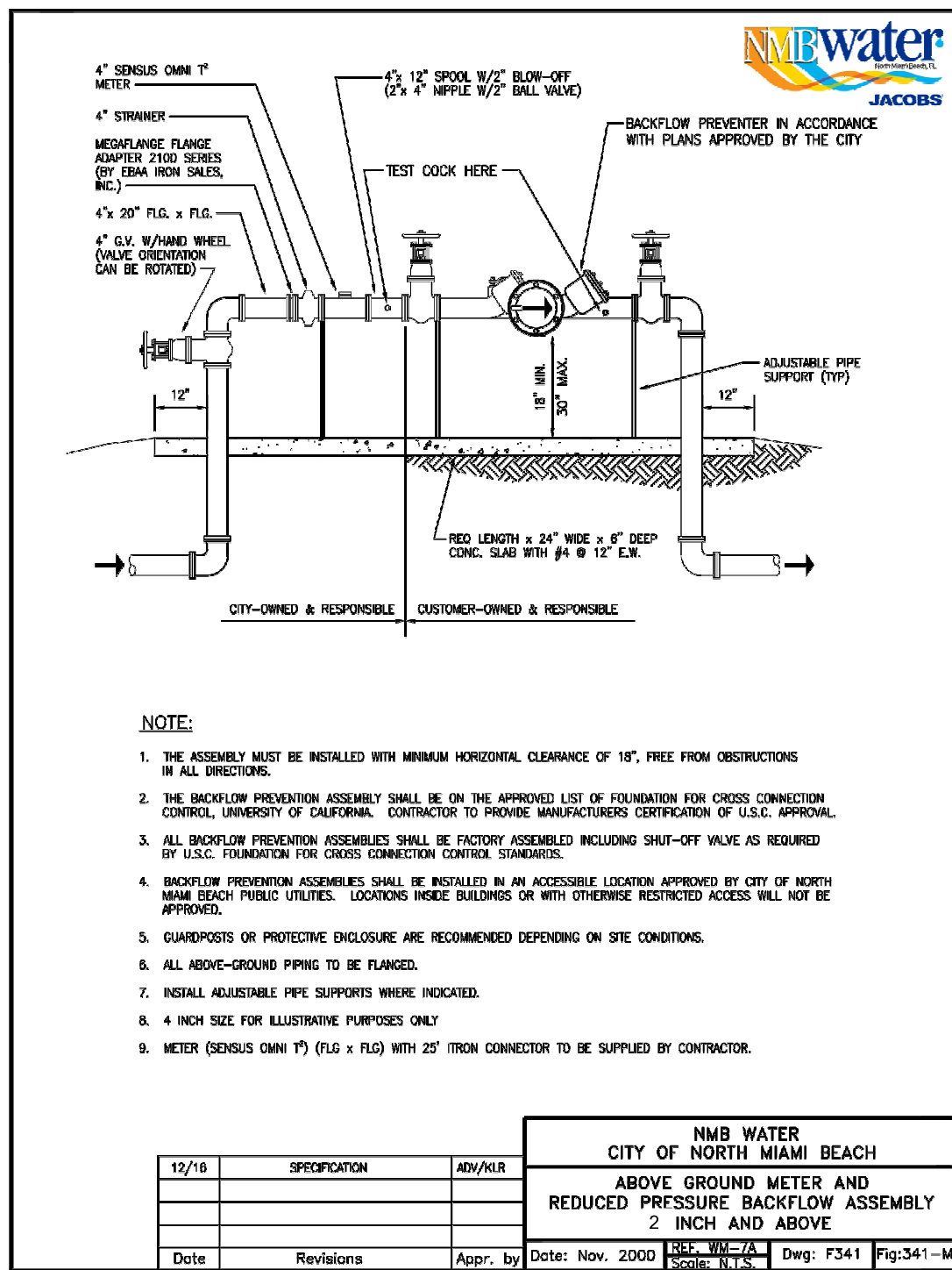
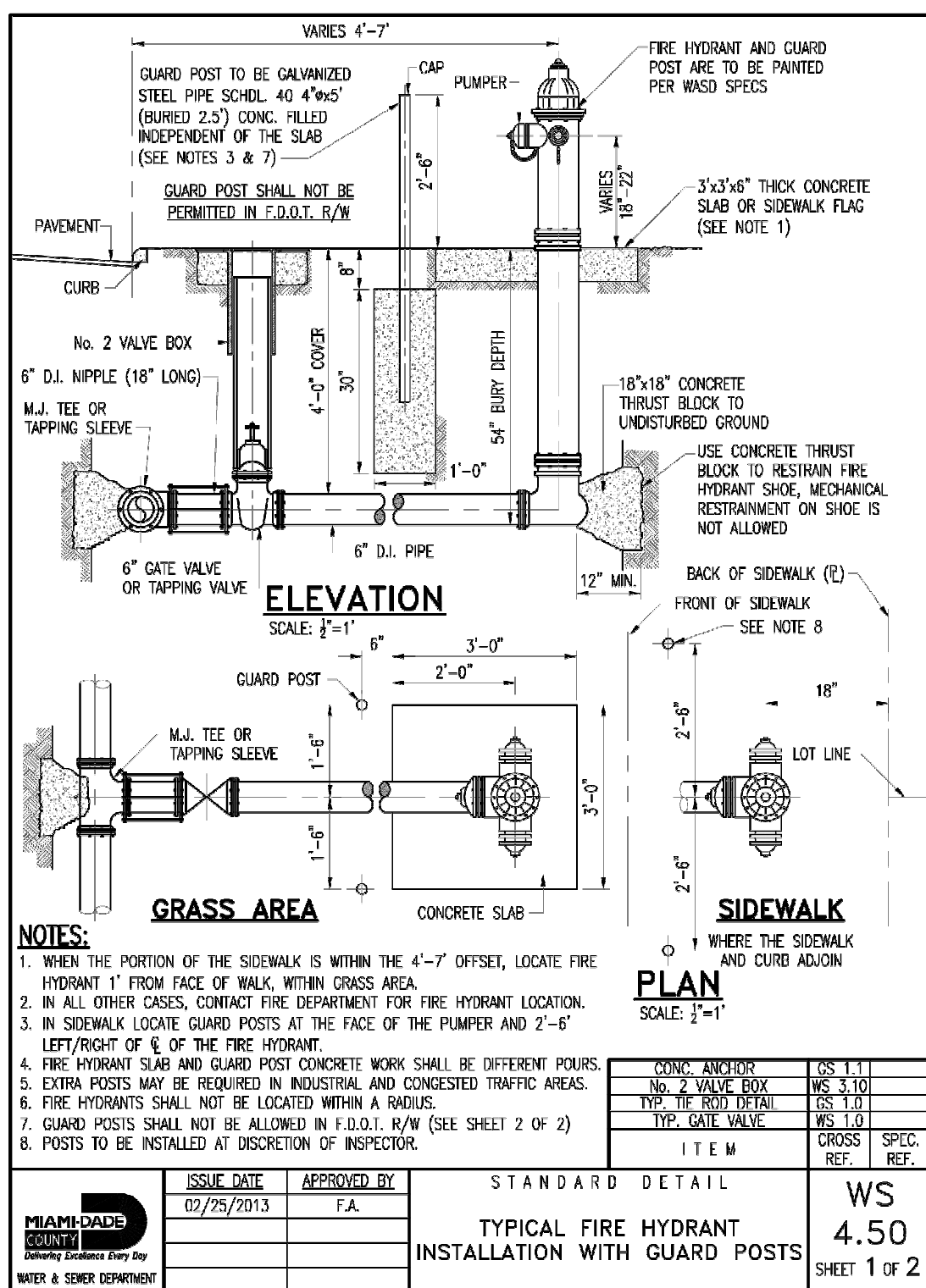
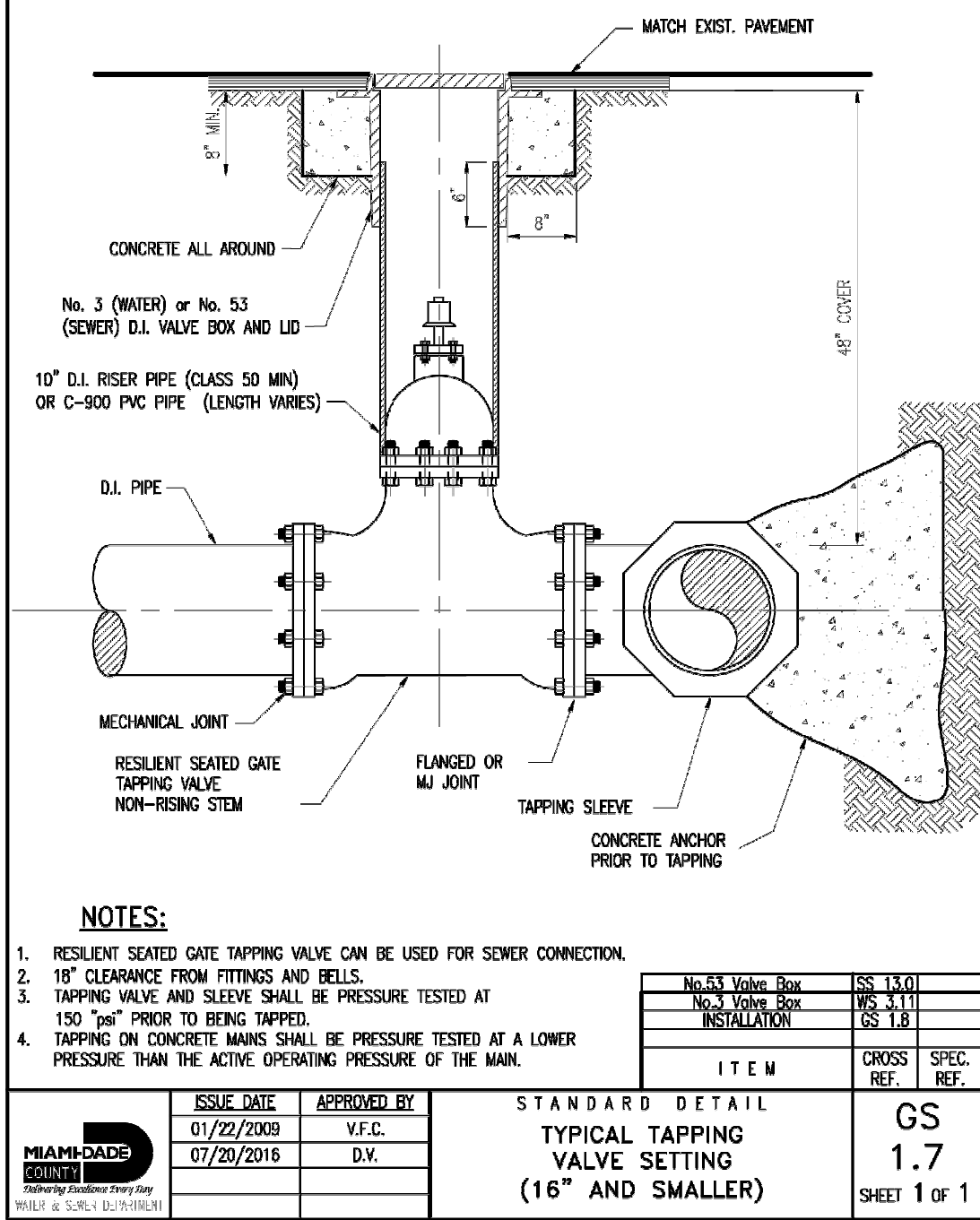
Name: Kobi Karp Architecture and Interior Design, Inc.
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WATER PROFILES

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





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1	05/22/26	1	
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7		7	
8		8	

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Punta Gorda, FL 33983
Tel: 951-564-0106

STRUCTURAL ENGINEER:

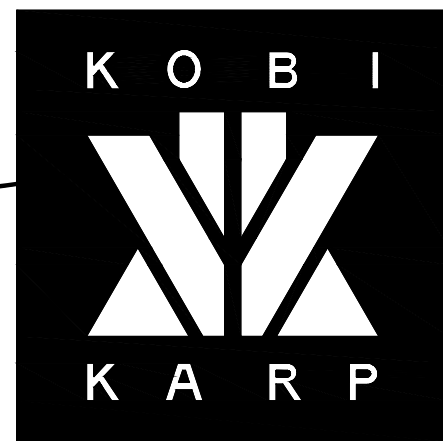
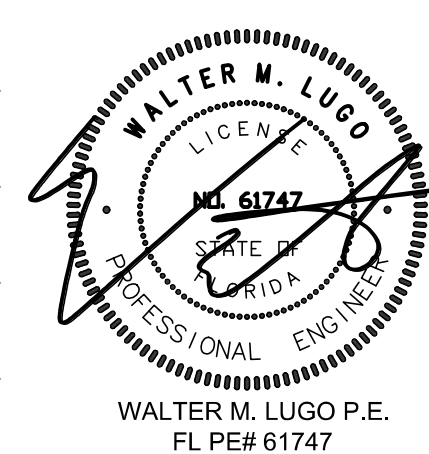
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WATER AND SEWER DETAILS

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

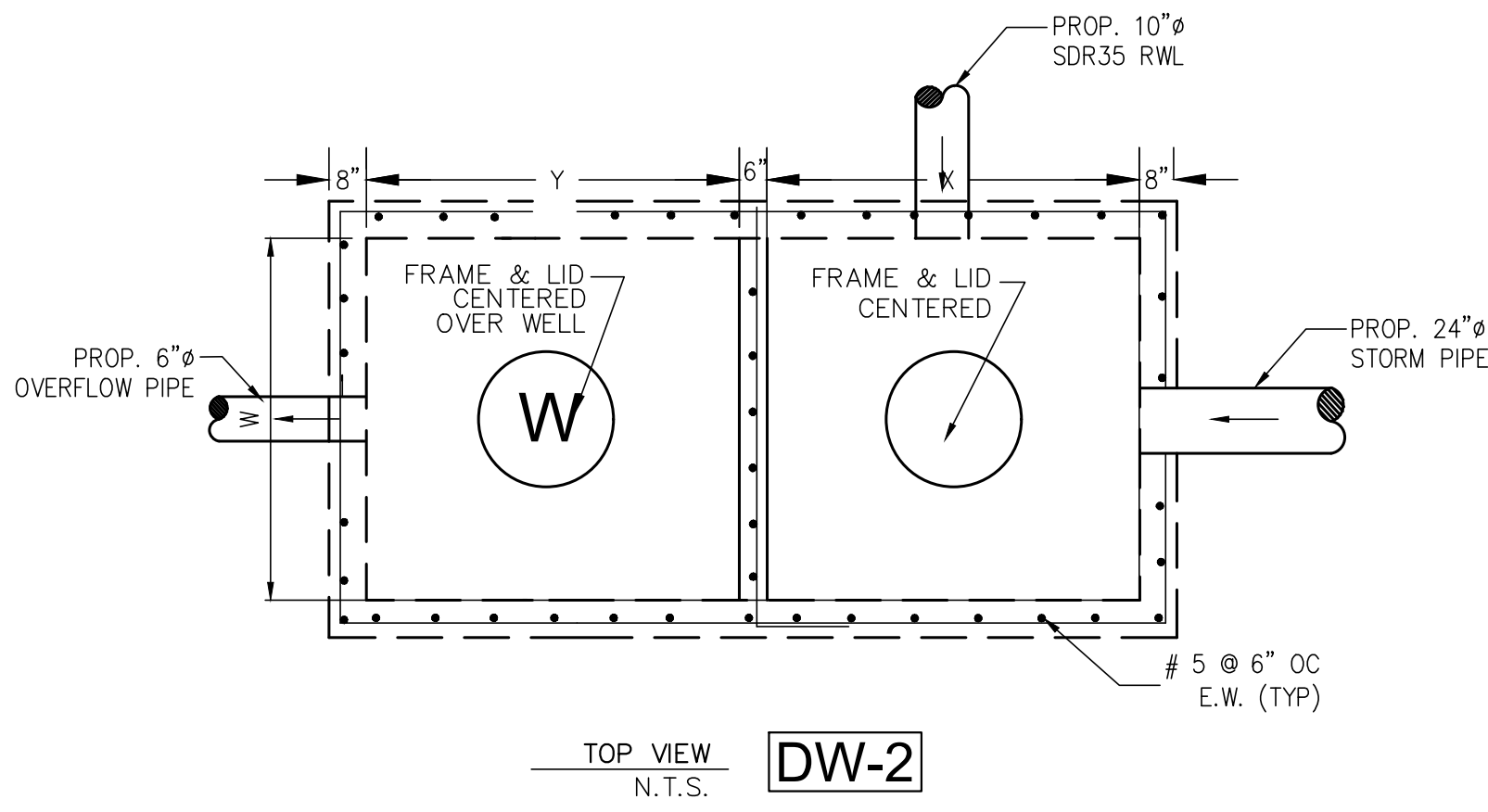
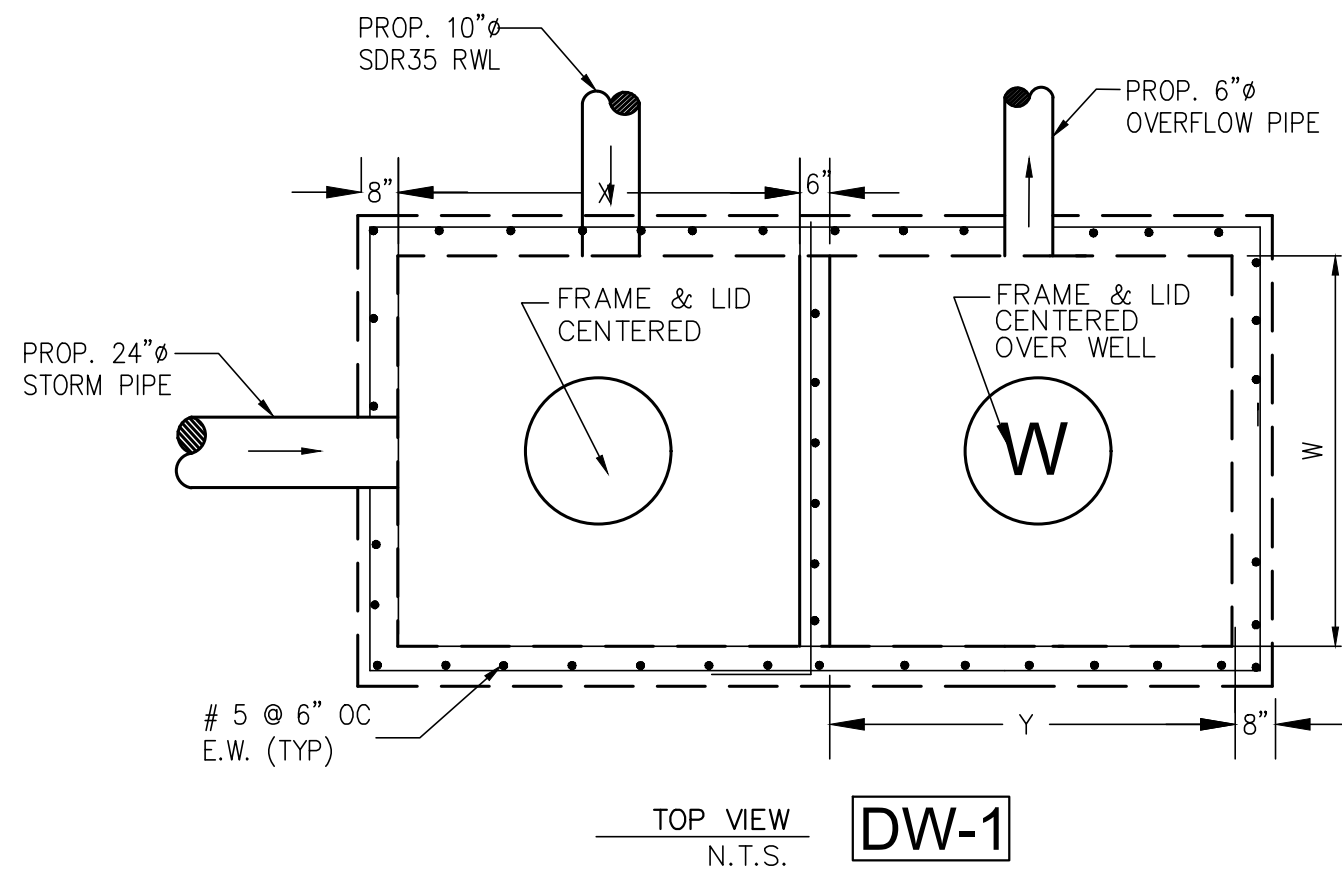
C302



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

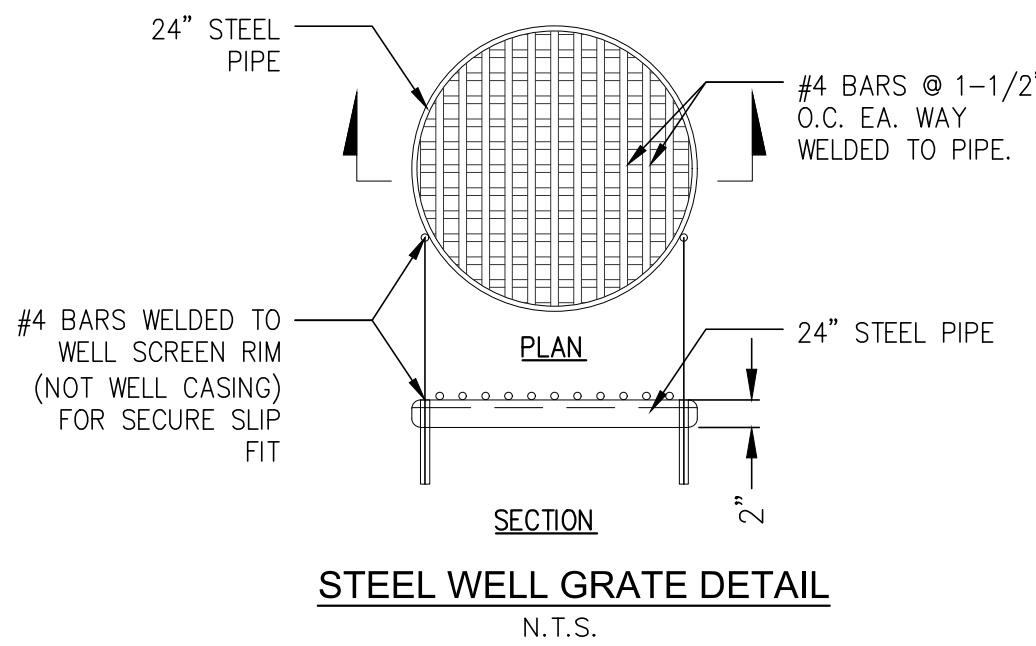


3101 BRICKLICKEN BLVD, SUITE 100, MIAMI, FL 33133
Phone: 786-355-0252 (Cell: 786-476-2000) Email: info@oceanengineeringconsultants.com

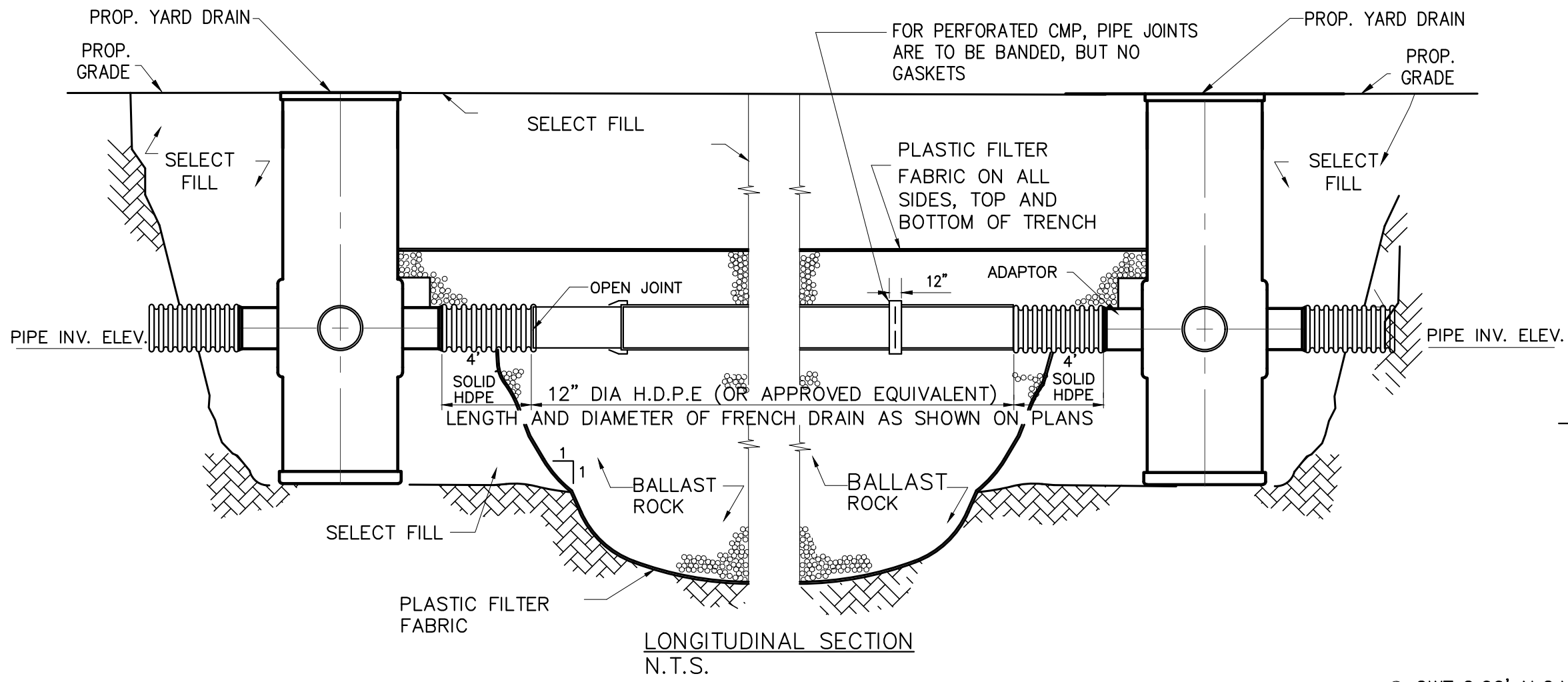


NOTES FOR DRAINAGE WELL :

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.



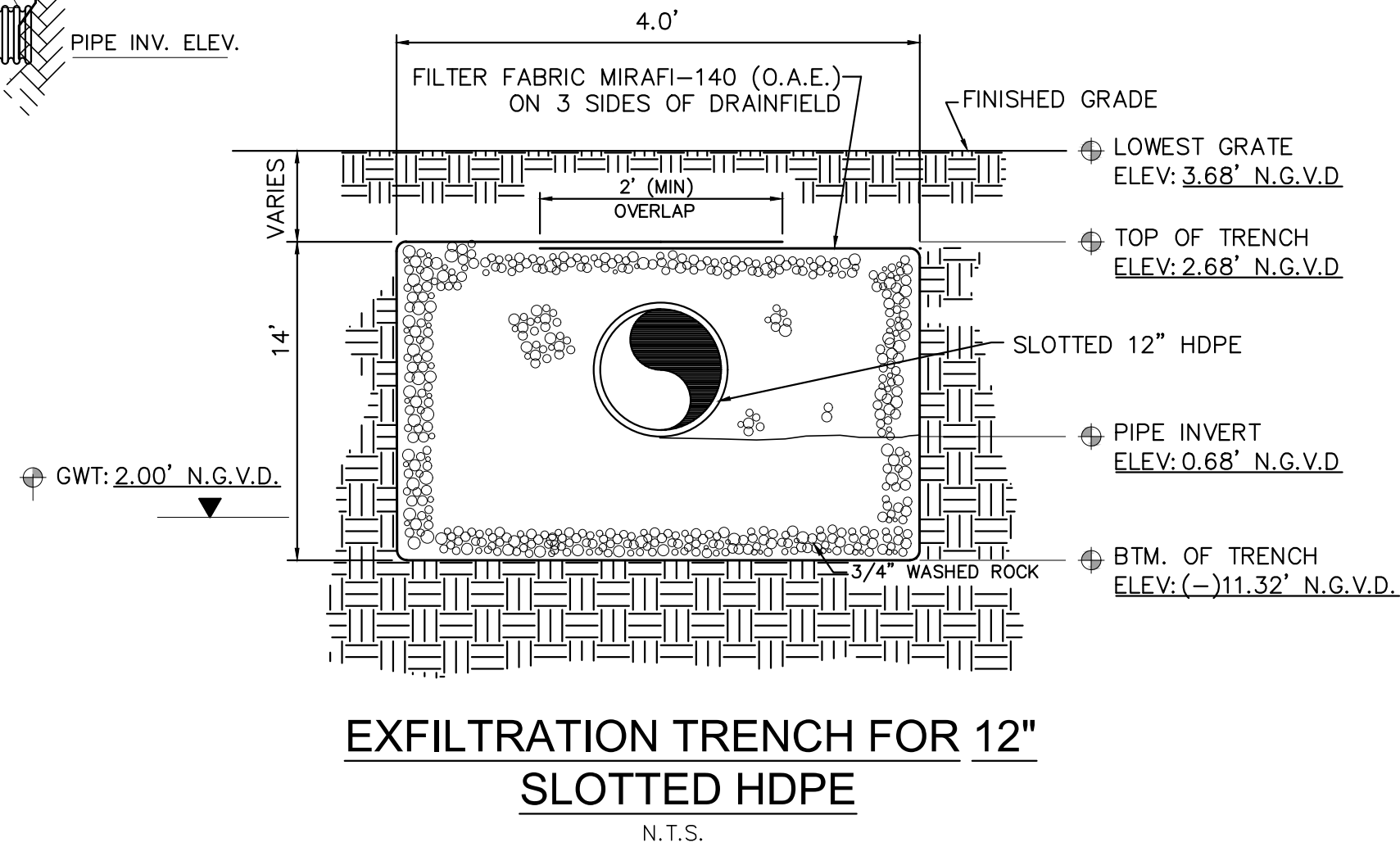
DRAINAGE WELL SCHEDULE												
STRUCT. NO.	FRAME & LID	W	X	Y	INVERTS				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					E	N	S	W				
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	6"ø 0.78' 10"ø 0.88'	24"ø 0.88'			3.95'	0.78'	(-)2.72'	
DW-2	USF E-BWTL	5.0'	5.0'	5.0'	10"ø 0.88'	6"ø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



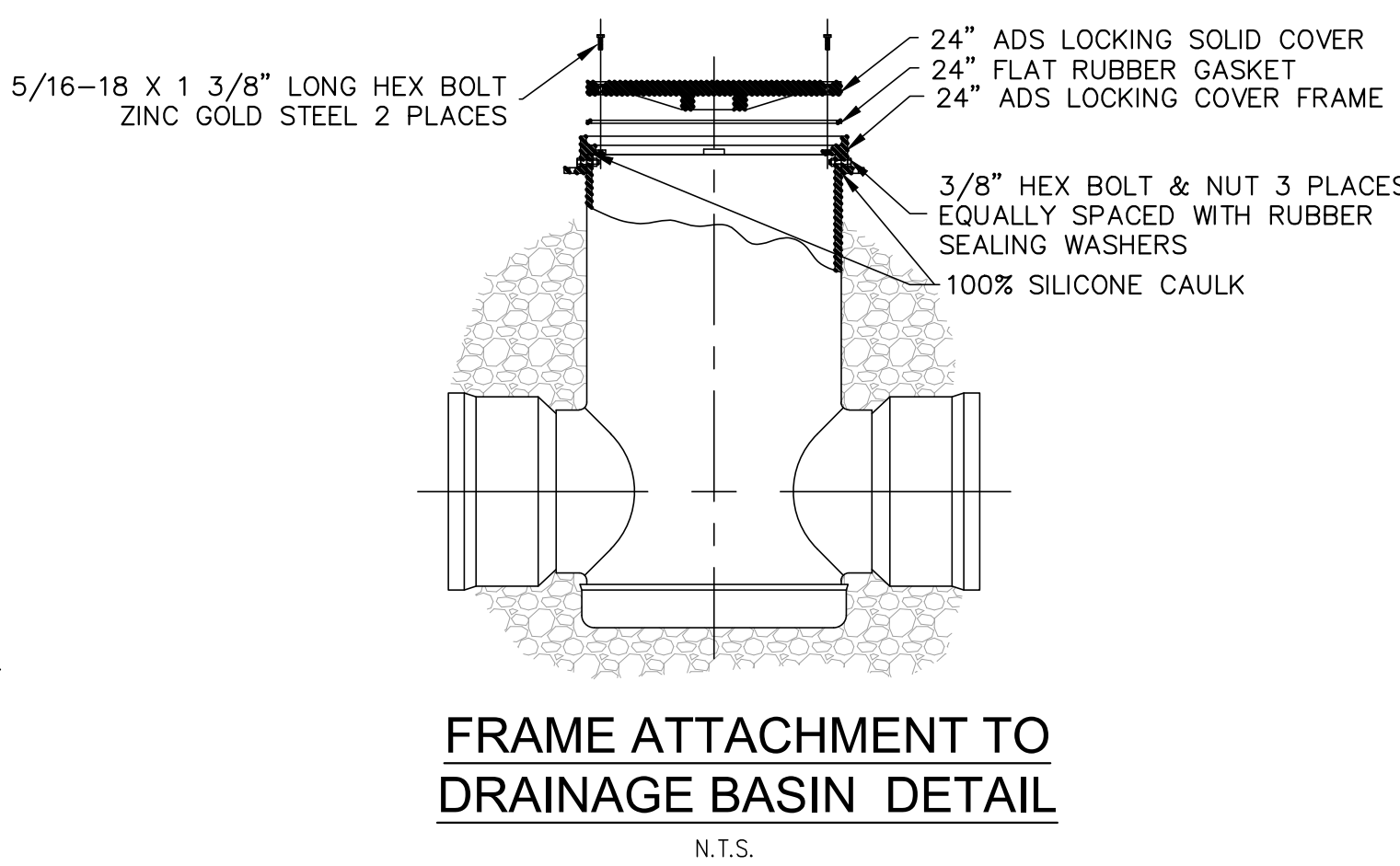
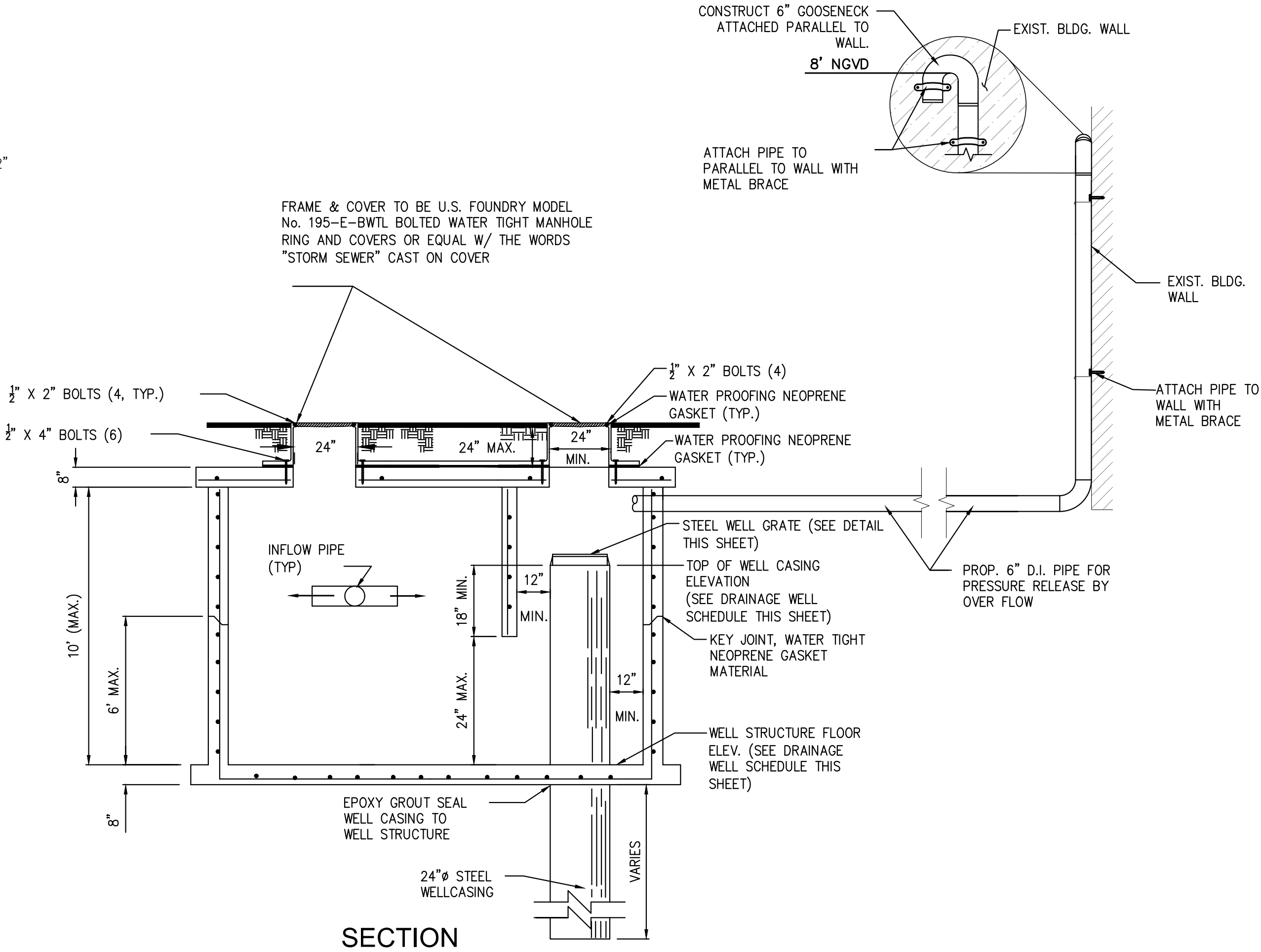
NOTE:

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



SECTION STORM DRAINAGE DISPOSAL WELL



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1		9	
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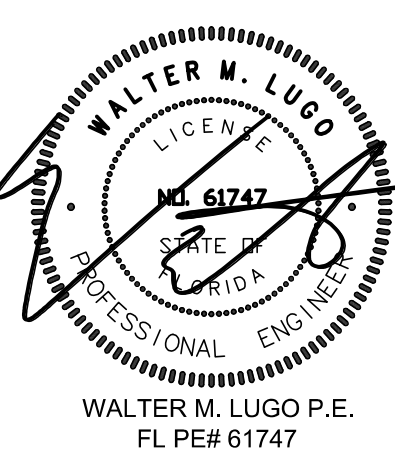
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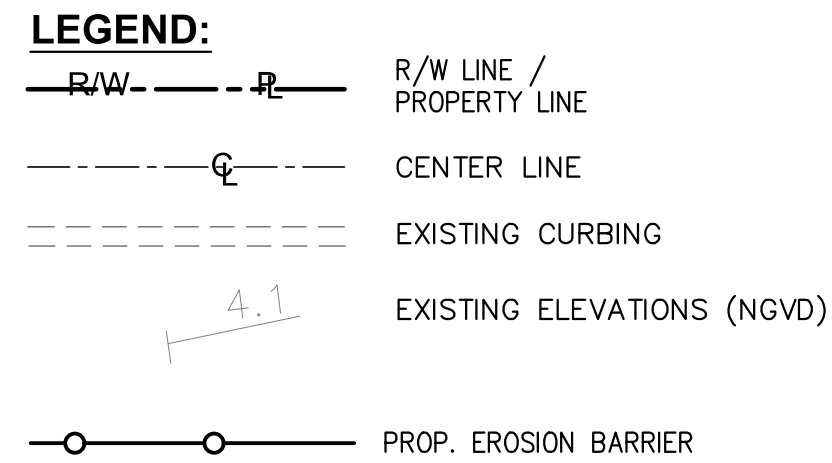
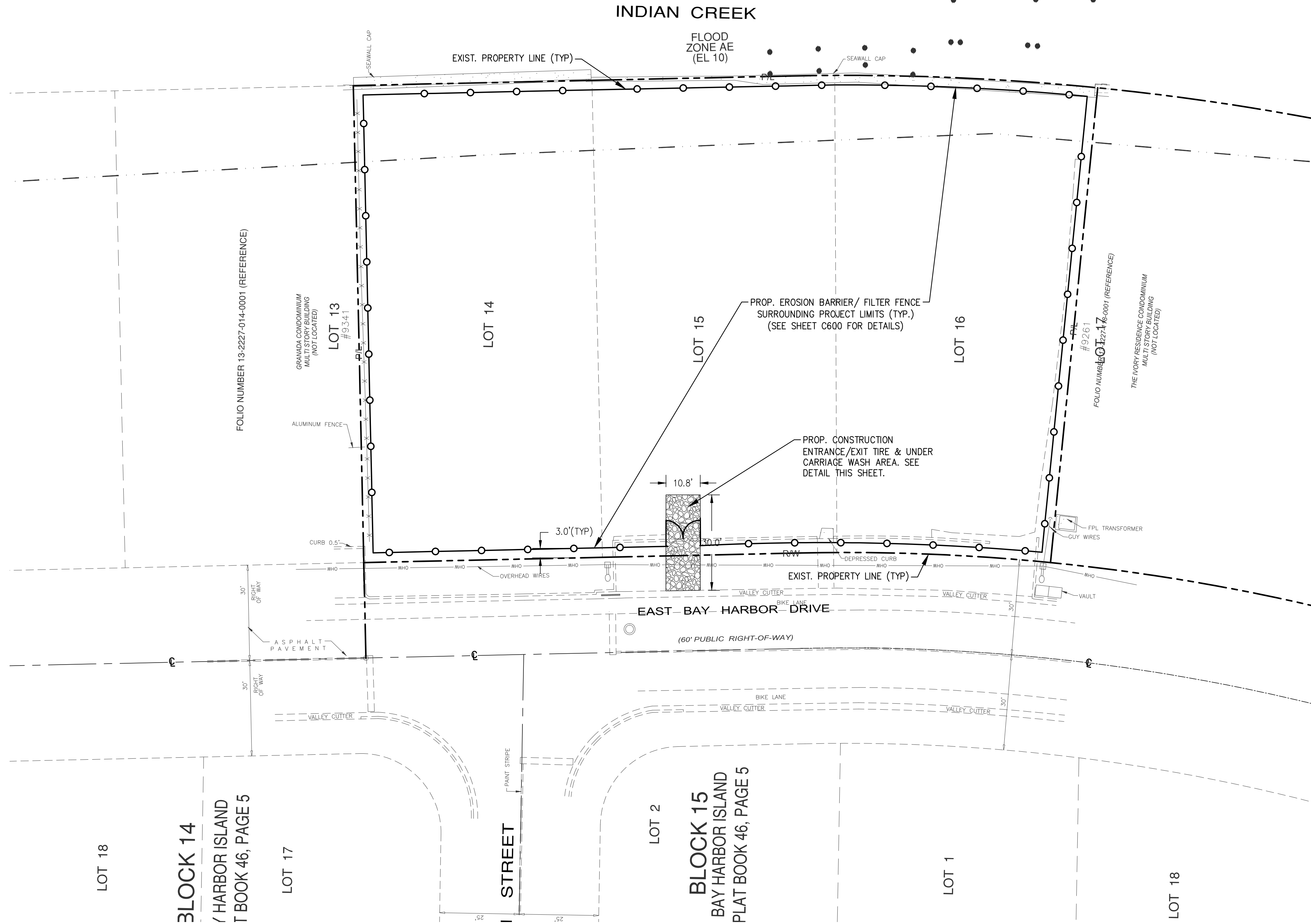
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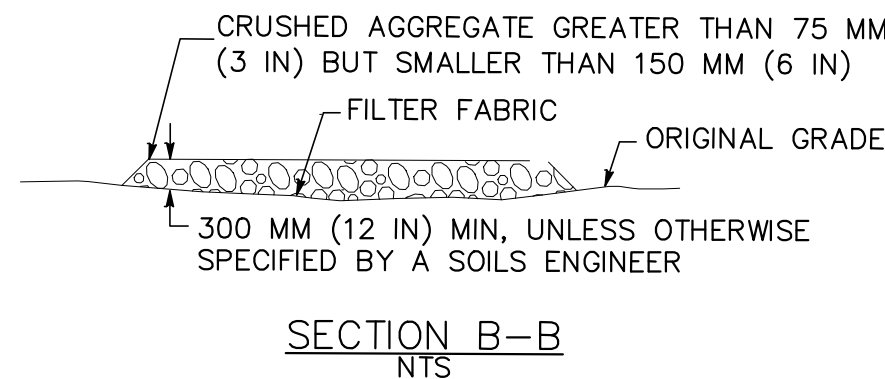
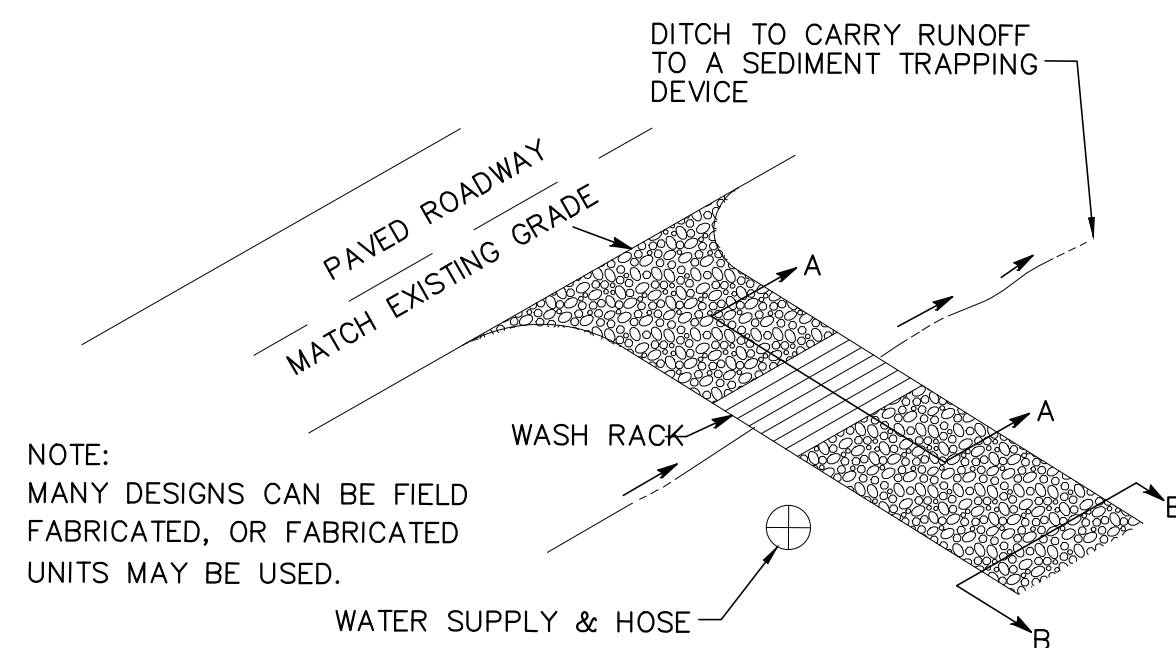
DRAINAGE DETAILS

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

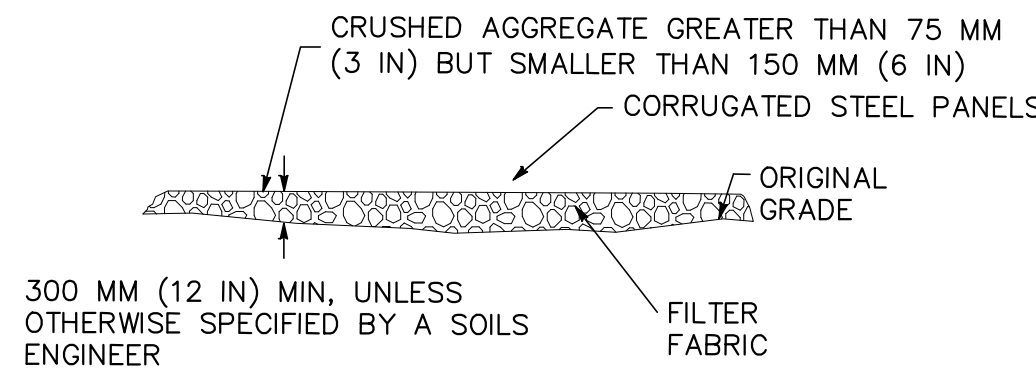




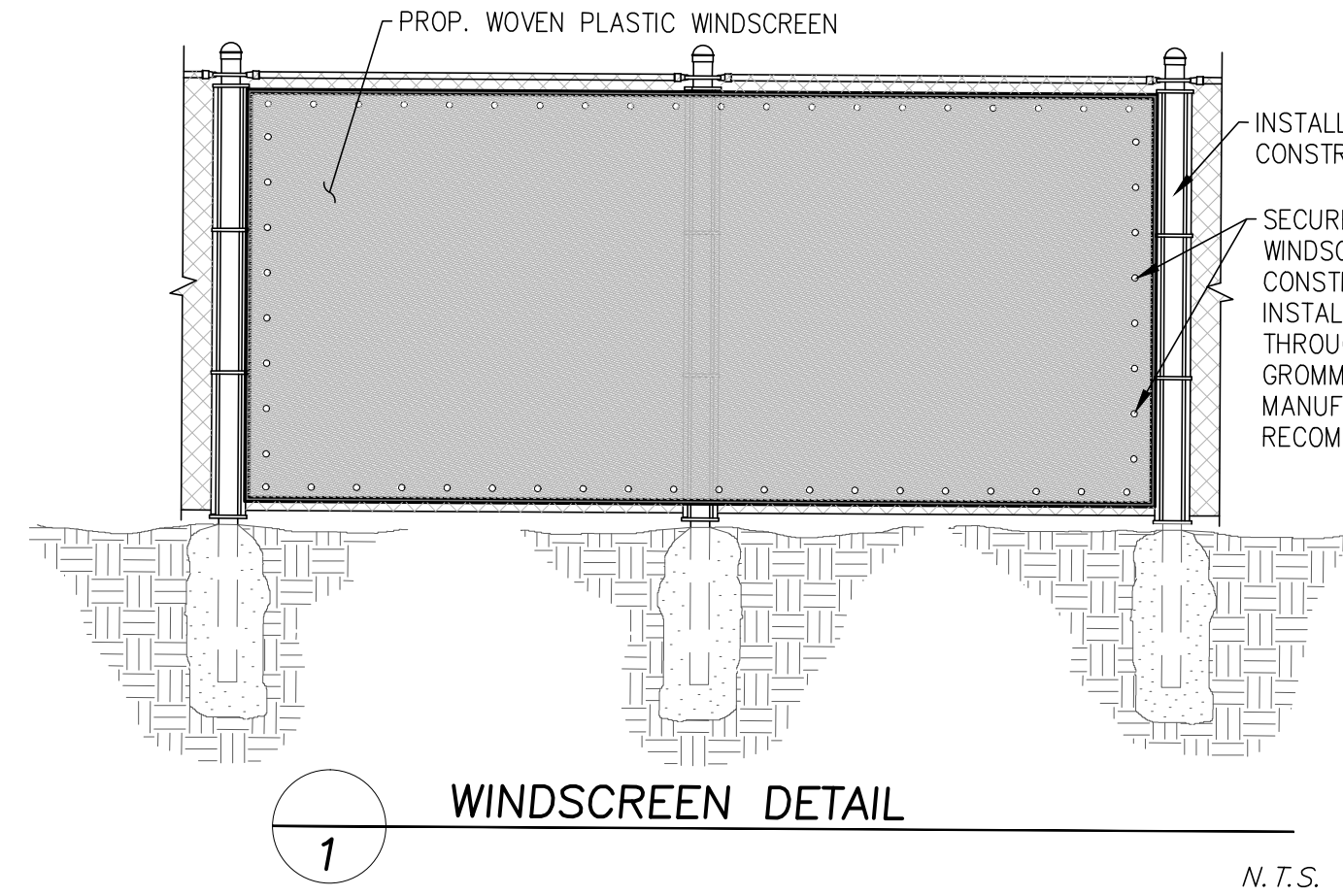
- NOTES:**
- CONTRACTOR SHALL LOCATE THE CLOSEST DRAINAGE INLET WITHIN RIGHT-OF-WAY ON THE SAME BLOCK OF THE PROJECT SITE AND INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.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



TYPICAL TIRE WASH
NOT TO SCALE



SECTION A-A
NOT TO SCALE



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



Rev.	Date	Rev.	Date
1		9	
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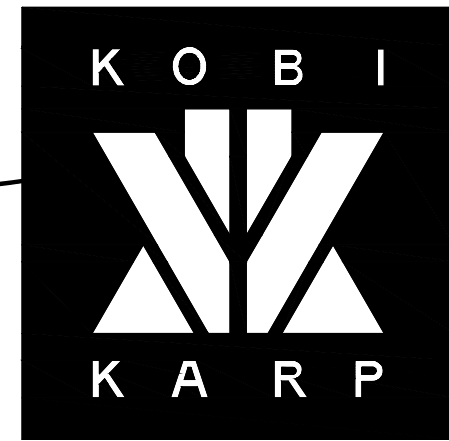
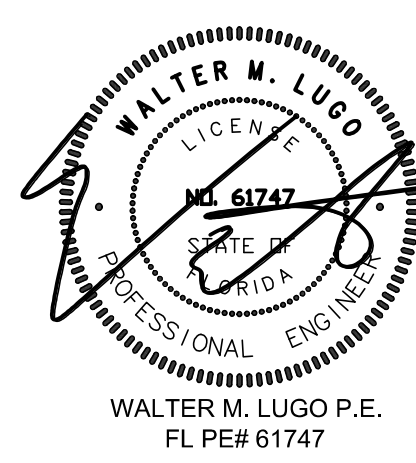
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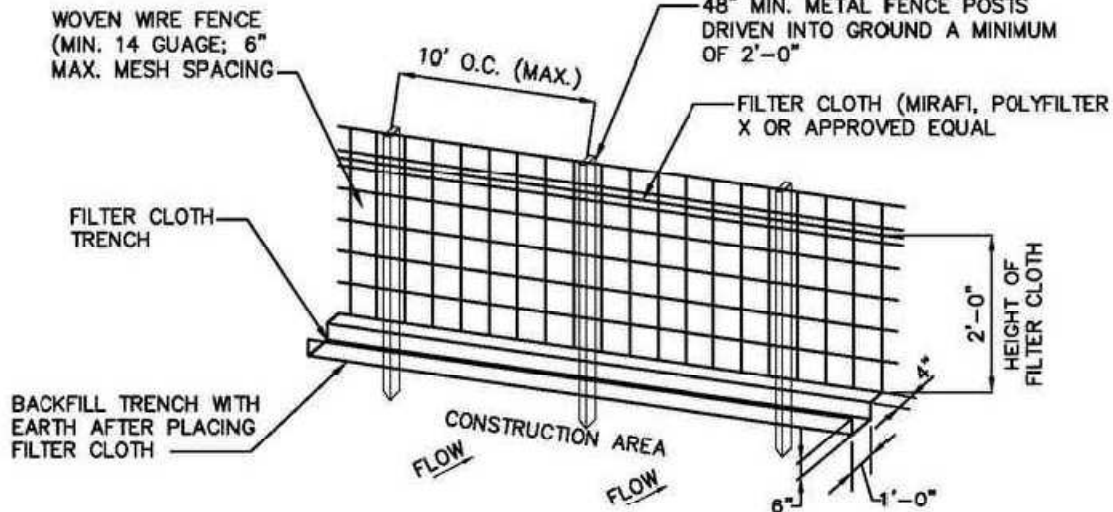
MEP ENGINEER:
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ARCHITECT:
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SEDIMENTATION AND EROSION CONTROL PLAN

Date	11-26-2025	Sheet No.
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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.

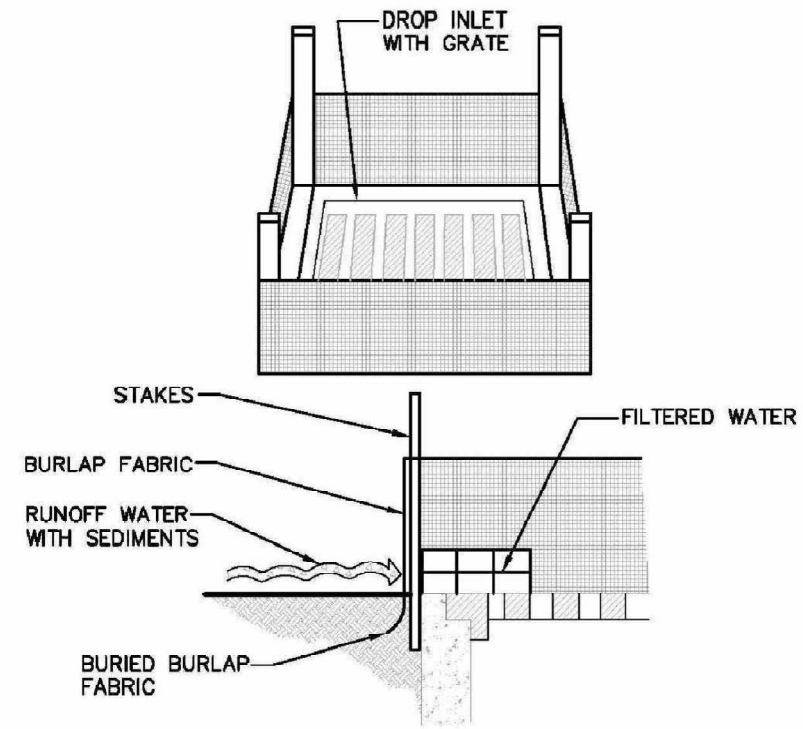
FILTER FENCE
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS IN ADDITION TO THE STANDARDS PER FOOT 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 COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
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 1/4-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FOOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 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 RINGINGS 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 LEAST 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 CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST 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 INSPECTIVE 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 WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT 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 MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

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. SOIL 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 HILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOIL SOIL.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND ROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SLOOPS. 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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DRC / DRB SET

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9301-9291 EAST BAY HARBOR DR

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Miami, FL 33138
Tel: 786-518-2008

LANDSCAPE DESIGN:

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

STRUCTURAL ENGINEER:

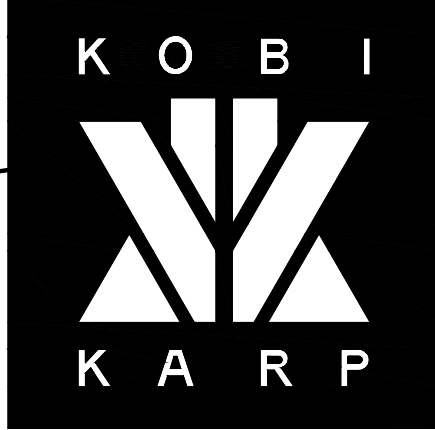
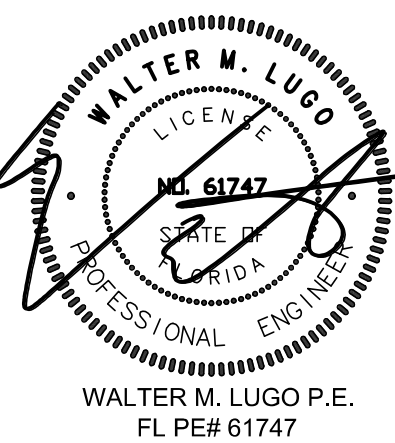
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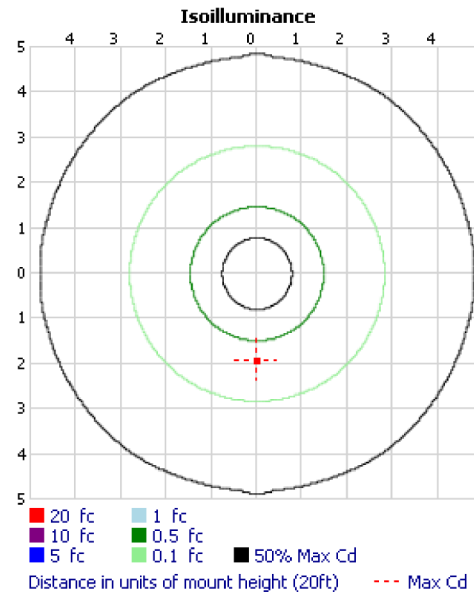
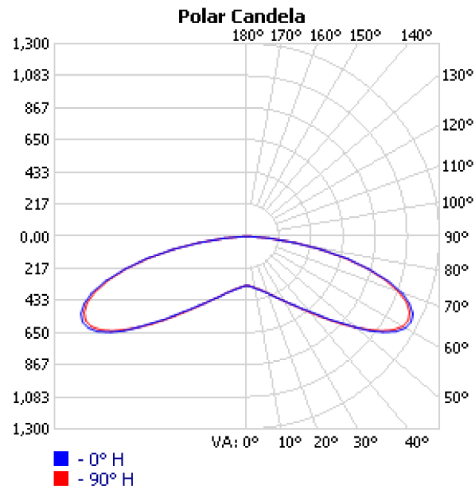
SEDIMENTATION AND EROSION CONTROL NOTES

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



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



*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%

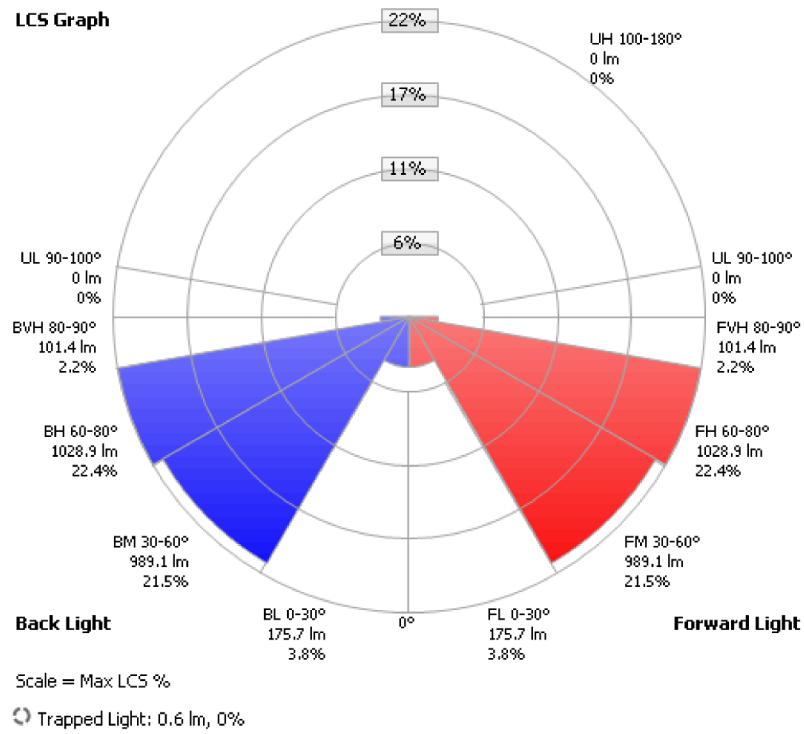
Roadway Summary

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**

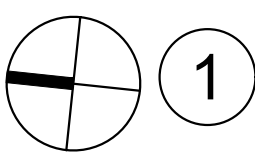
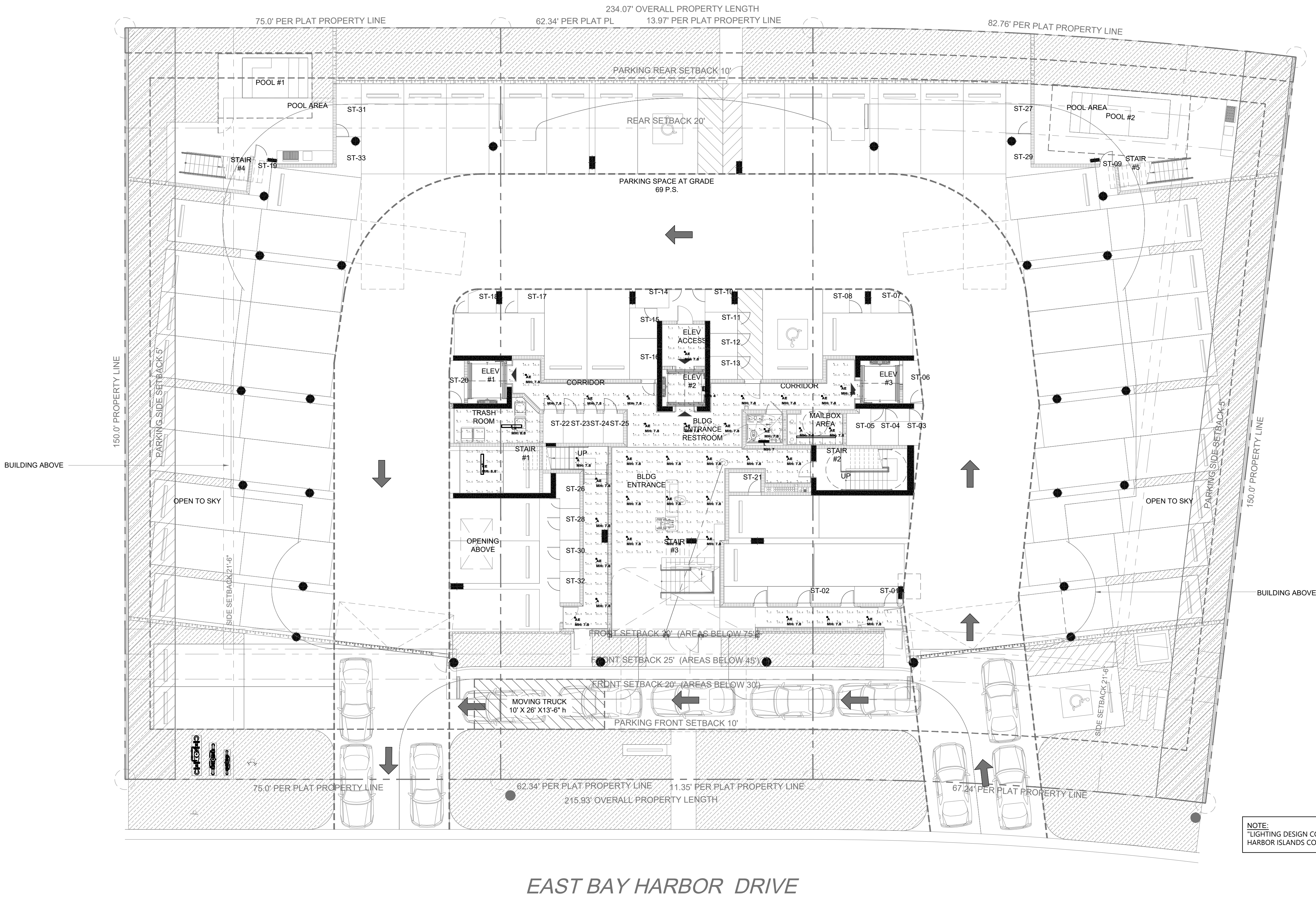
Forward Light	Lumens	Lumens %
Low(0-30):	175.7	3.8%
Medium(30-60):	989.1	21.5%
High(60-80):	1,028.9	22.4%
Very High(80-90):	101.4	2.2%
Back Light		
Low(0-30):	175.7	3.8%
Medium(30-60):	989.1	21.5%
High(60-80):	1,028.9	22.4%
Very High(80-90):	101.4	2.2%
Uplight		
Low(90-100):	0.000	0%
High(100-180):	0.000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



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
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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
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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

INDIAN CREEK INTRACOASTAL



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



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Rev.	Date	Rev.	Date
1		9	
2		10	
3	DRC COMMENTS 05-27-26	11	
4	DRC COMMENTS 06-17-26	12	
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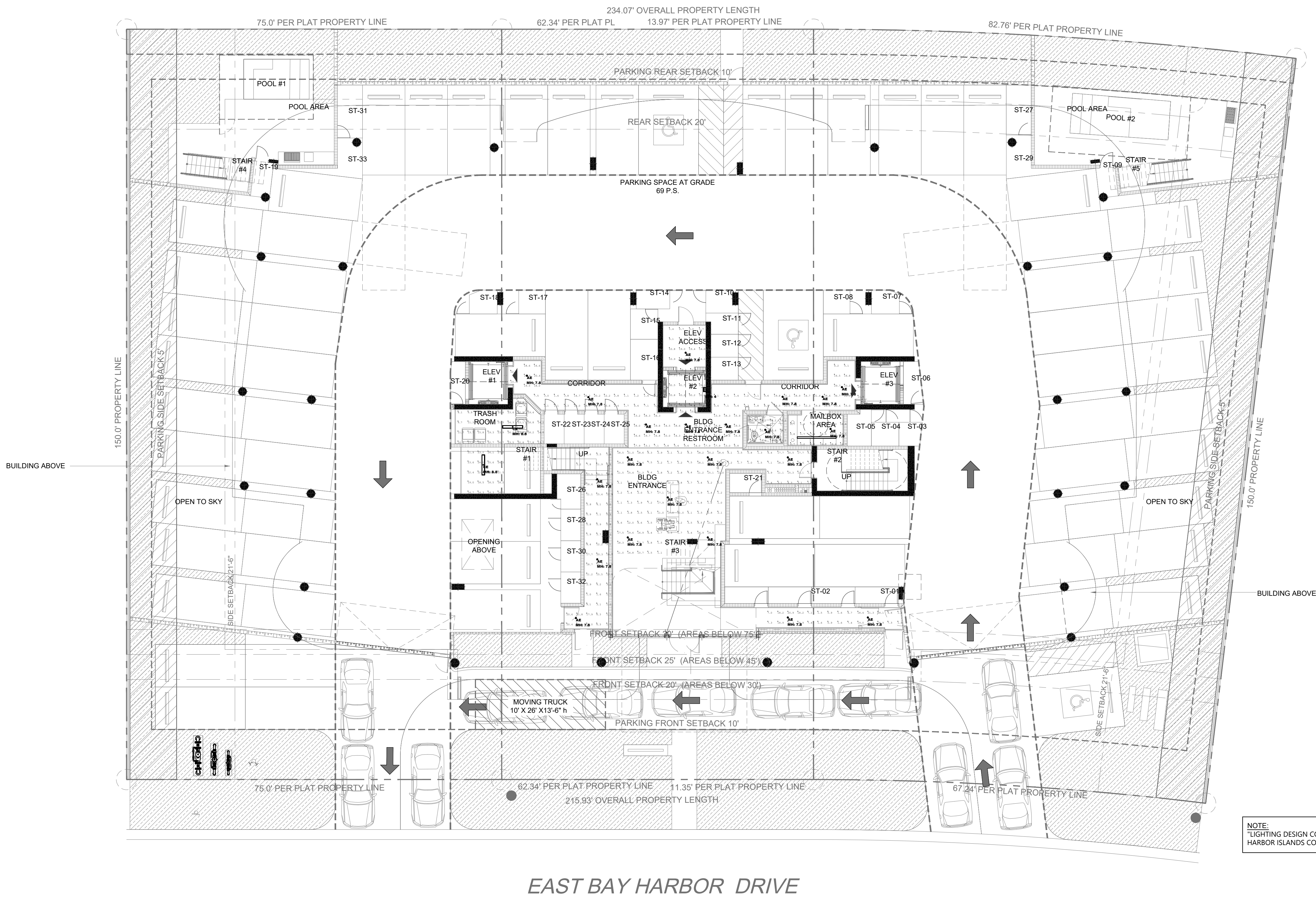
KOBİ KARP
Lic. # AR0012578



FLOOR PLAN - LEVEL 1

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INDIAN CREEK INTRACOASTAL



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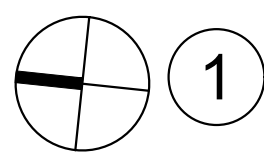
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Lic. # AR0012578

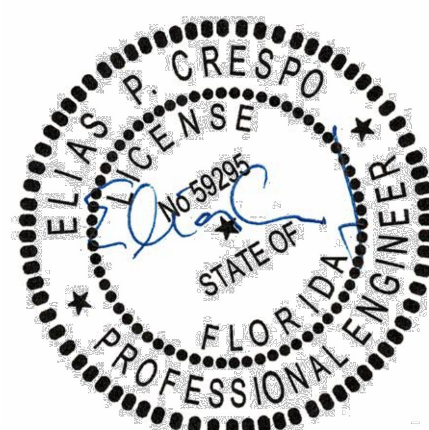


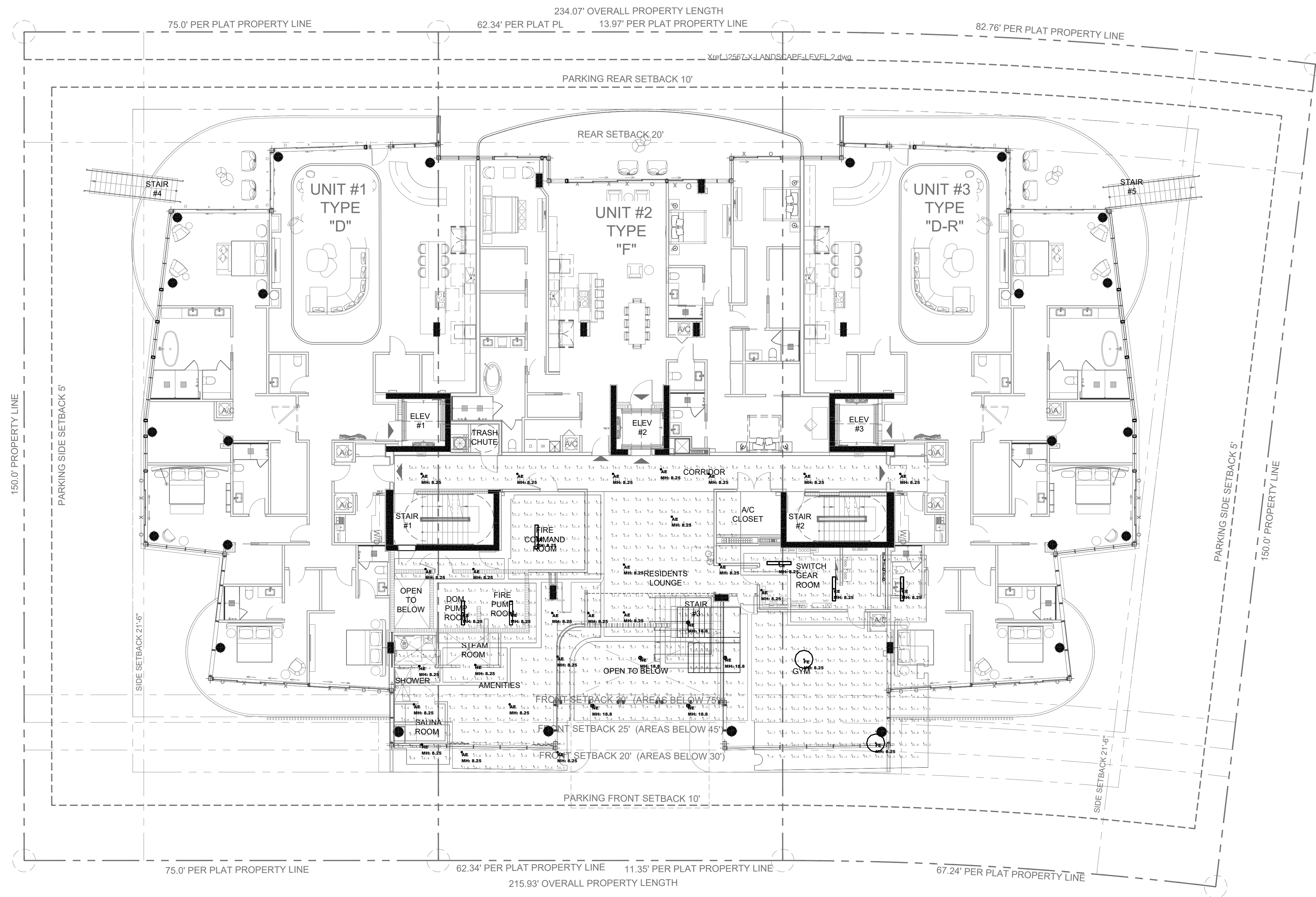
FLOOR PLAN - LEVEL 1

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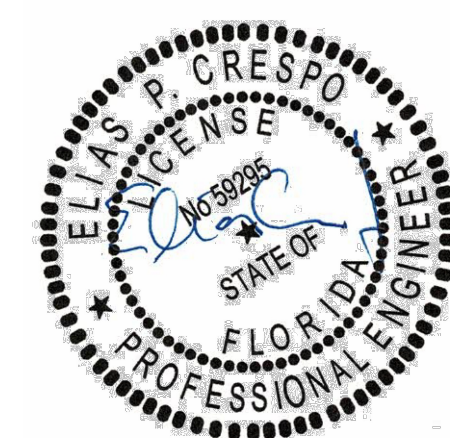


PHOTOMETRIC FLOOR PLAN - LEVEL 1
EMERGENCY
SCALE: 3/32" = 1'-0"





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



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DRC / DRB SET

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LANDSCAPE DESIGN:
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STRUCTURAL ENGINEER:
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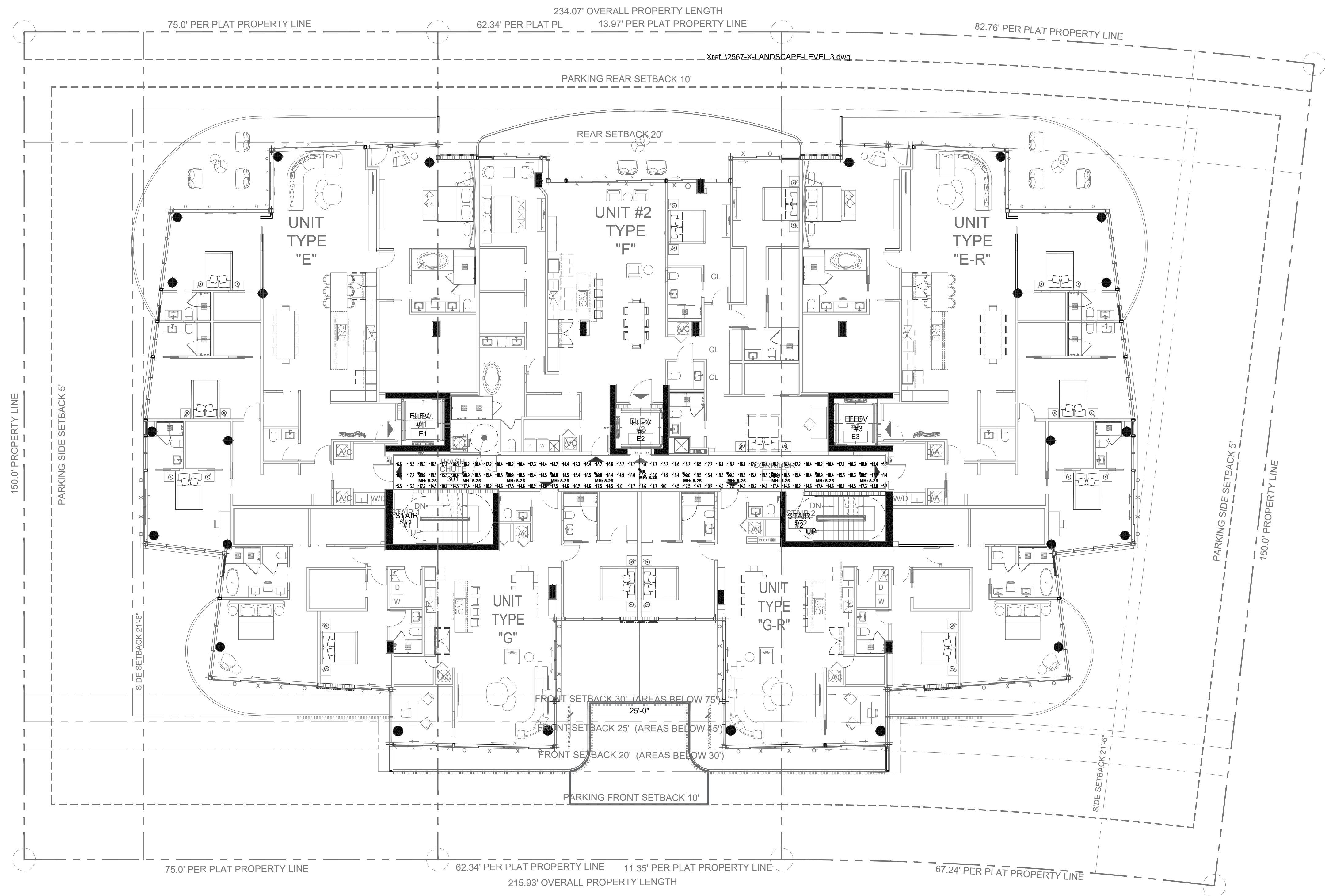
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FLOOR PLAN - LEVEL 2

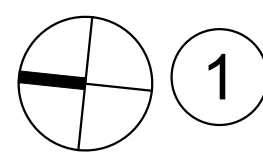
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LUMINAIRE SCHEDULE								
Scenario: NORMAL								
SYMBOL	LABEL	ARRANG.	MANUF.	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMIN. LUMENS
	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING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

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	



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



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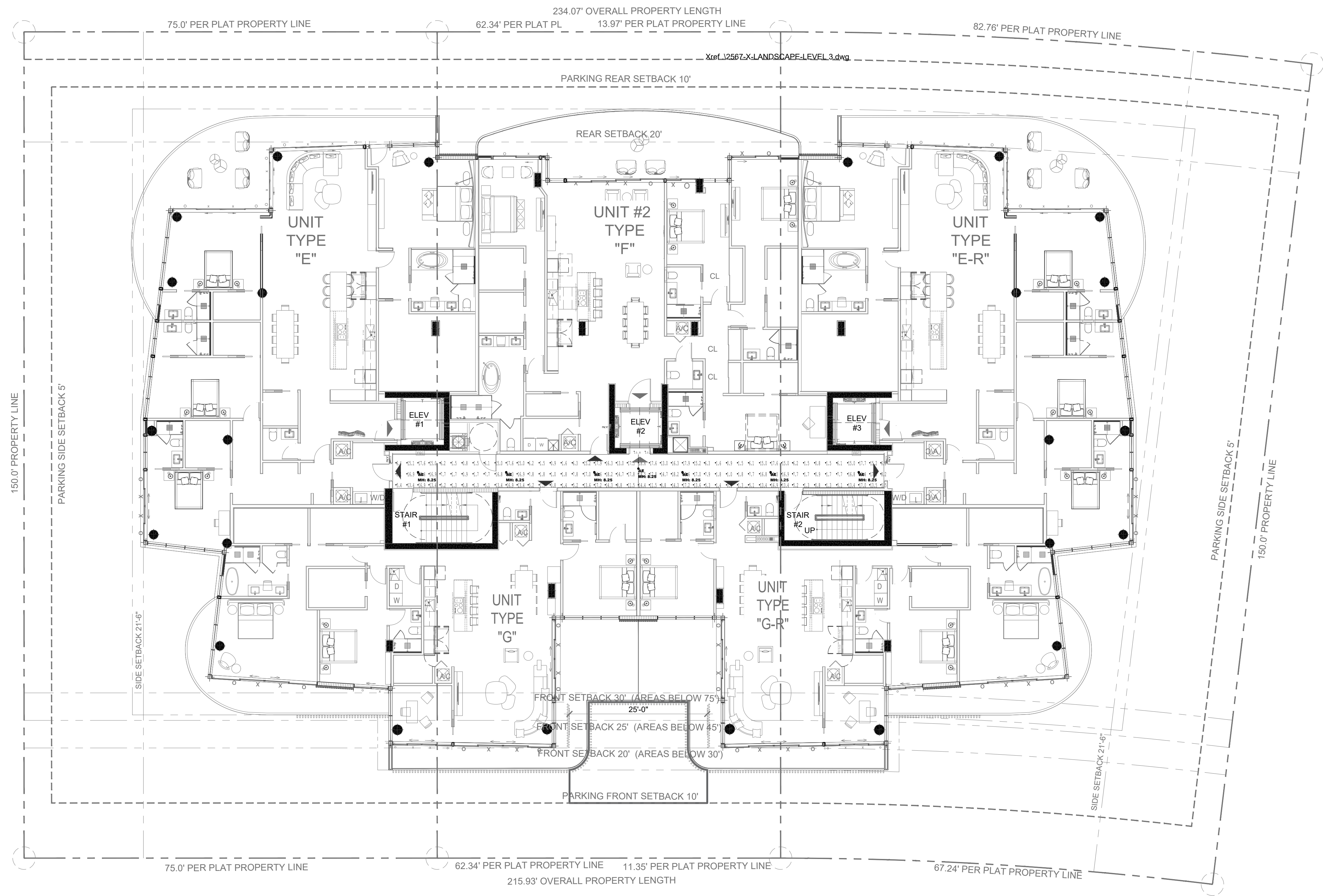
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FLOOR PLAN - LEVEL 3-8

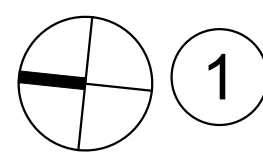
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LUMINAIRE SCHEDULE									
Scenario: EMERGENCY									
SYMBOL	LABEL	ARRANG.	MANUF.	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMIN. LUMENS	LUMIN. WATTS
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM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



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



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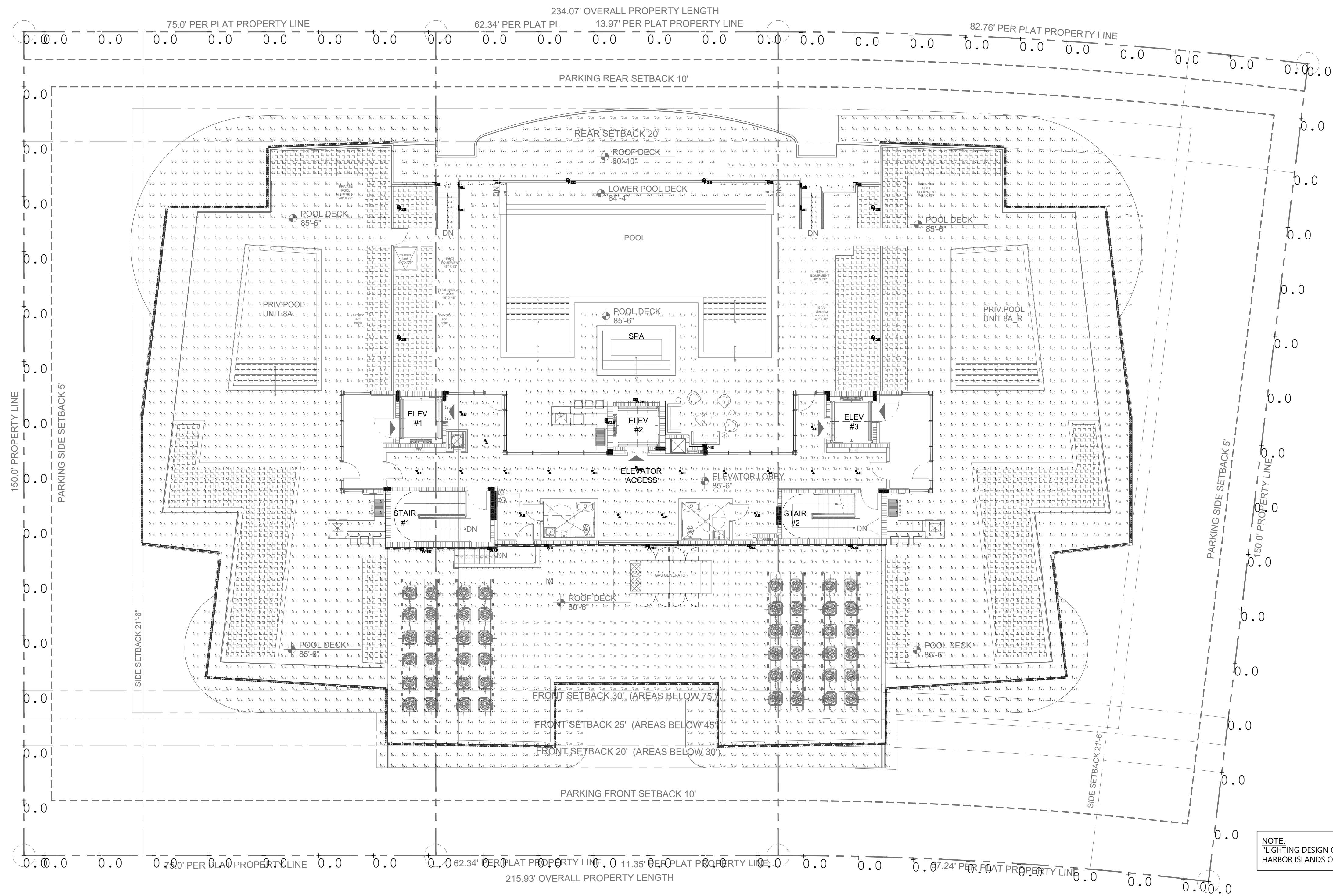
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FLOOR PLAN - LEVEL 3-8

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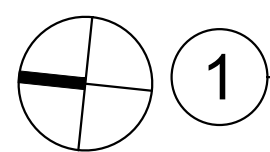
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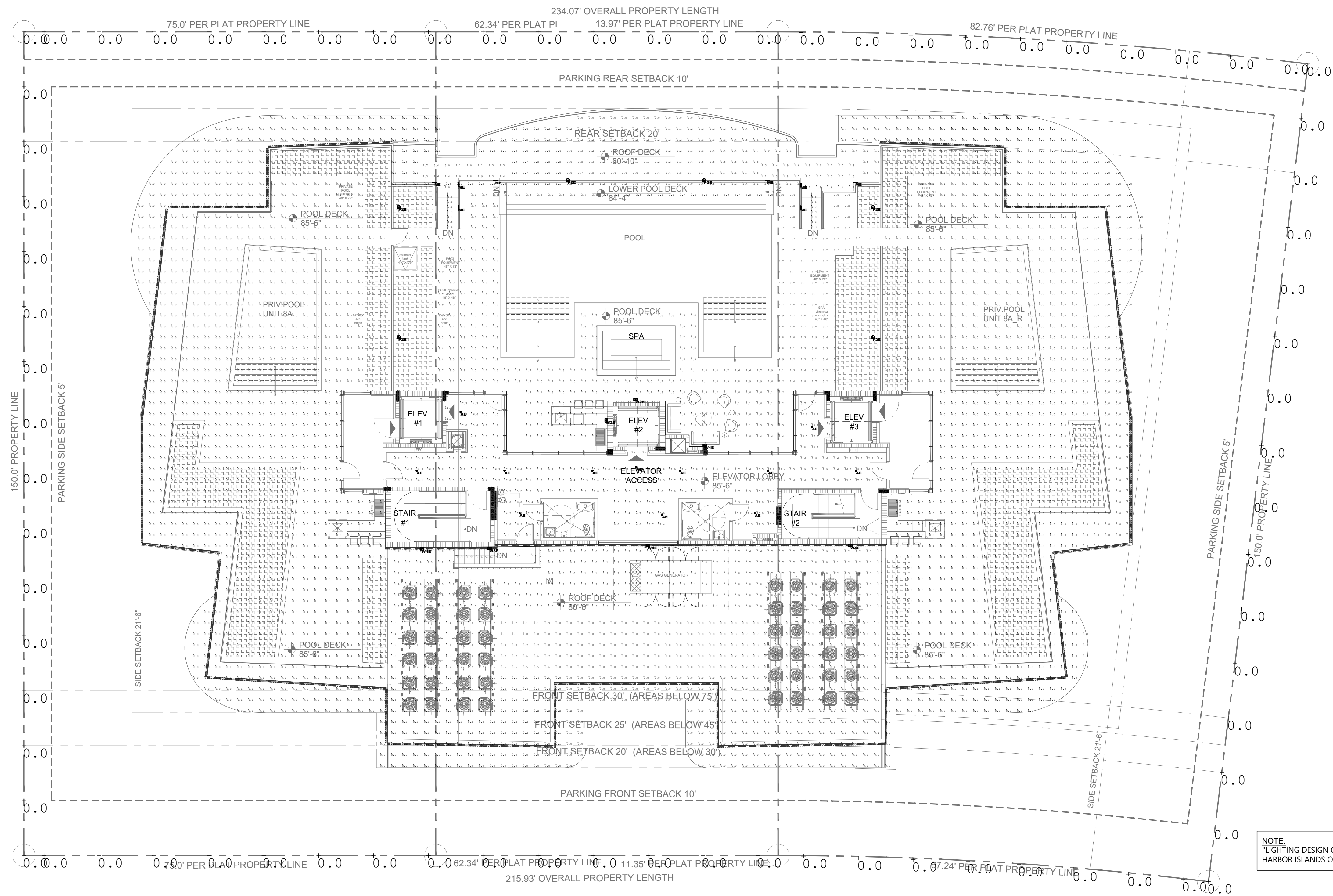
ROOF DECK - LVL 9 FLOOR PLAN

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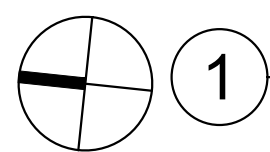


PHOTOMETRIC FLOOR PLAN ROOF DECK - LEVEL 9
NORMAL
SCALE: 3/32" = 1'-0"





NOTE:
"LIGHTING DESIGN COMPLIES WITH BAY
HARBOR ISLANDS CODE SEC. 23-19"



PHOTOMETRIC FLOOR PLAN ROOF DECK - LEVEL 9
EMERGENCY
SCALE: 3/32" = 1'-0"



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ROOF DECK - LVL 9 FLOOR PLAN

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The site plan illustrates the layout of the Harbor Islands Community Center, including the main building, pool areas, parking spaces, and surrounding landscape. Key features include:

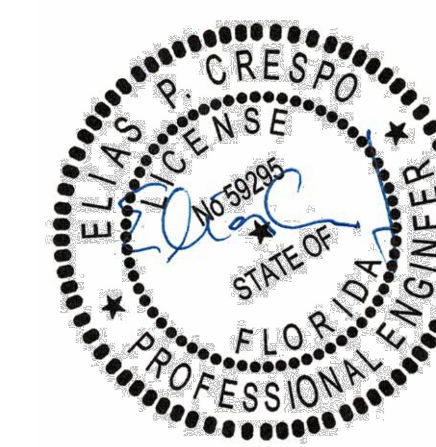
- Building Layout:** The central building contains various rooms such as the BLDG ENTRANCE, RESTROOM, MAILBOX AREA, TRASH ROOM, and several stairwells (ST-01 to ST-33). It also features three elevators (ELEV #1, #2, #3) and multiple corridors.
- Pool Areas:** Two pool areas are located at the top of the plan, each with an adjacent stairwell (ST-19 and ST-09).
- Parking:** A central parking area is labeled "PARKING SPACE AT GRADE 69 P.S." with several cars depicted. Additional parking spaces are shown along the perimeter.
- Lighting Design:** The plan is annotated with numerous footcandle readings (e.g., 3.4, 1.7, 1.6, 3.9, 4.7, 3.6, 3.0, 4.9, 5.0, 3.1, 3.1, 5.0, 4.9, 3.0, 3.6, 4.7, 3.8, 1.6, 1.9, 3.4) indicating the predicted lighting levels. It also shows the locations of manholes (MH: 0, MH: 8.8, MH: 18.8) and other structural elements like stairs and elevators.
- Orientation and Scale:** The plan includes a north arrow and a scale bar (0.0 to 0.5 feet). A coordinate grid is overlaid on the drawing.

NOTE:
*LIGHTING DESIGN
HARBOR ISLANDS CO.



1

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



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<u>7</u>		<u>16</u>	
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OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGN:

STRUCTURAL ENGINEER:

MEP ENGINEER:

ARCHITECT:

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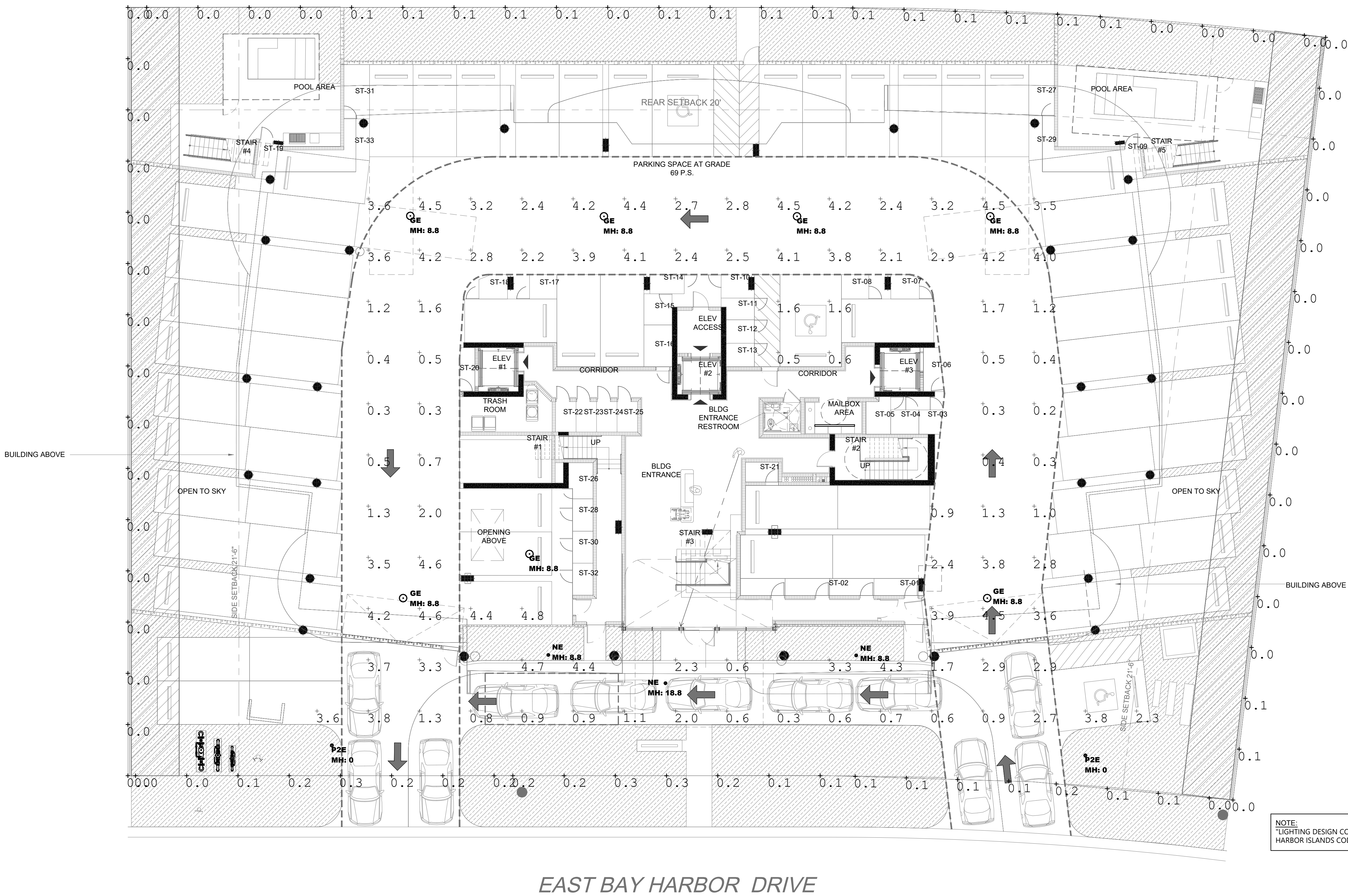
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INDIAN CREEK INTRACOASTAL



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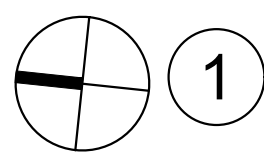
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PARKING & SITE - LEVEL 1

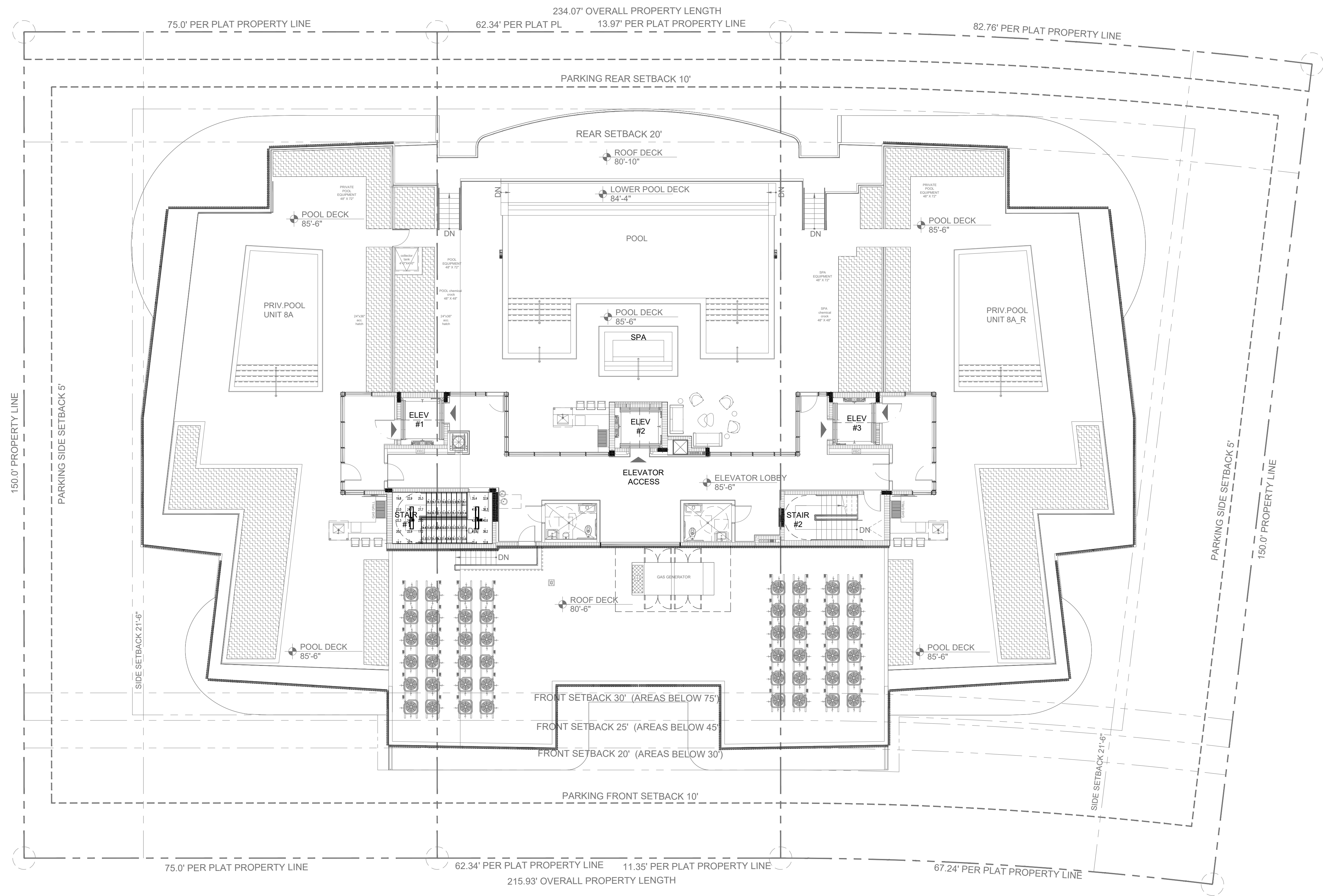
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PHOTOMETRIC PARKING & SITE - LEVEL 1
EMERGENCY

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

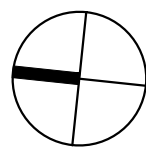




LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	B	Single	New Star Lighting	VIC4 N L3 30 80C 1C RWC WH UN	CEILING SURFACE	N/A	0.860	7200	75
	BE	Single	New Star Lighting	VIC4 N L3 30 80C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

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

LIGHTING POWER DENSITY SUMMARY				
Scenario: NORMAL				
LABEL	AREA	TOTAL WATTS	LPD	
STAIR 1_LPD	169.55	1275	7.520	



1

PHOTOMETRIC TYPICAL STAIR - LEVEL 9
NORMAL

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



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Tel: 305.573.1818
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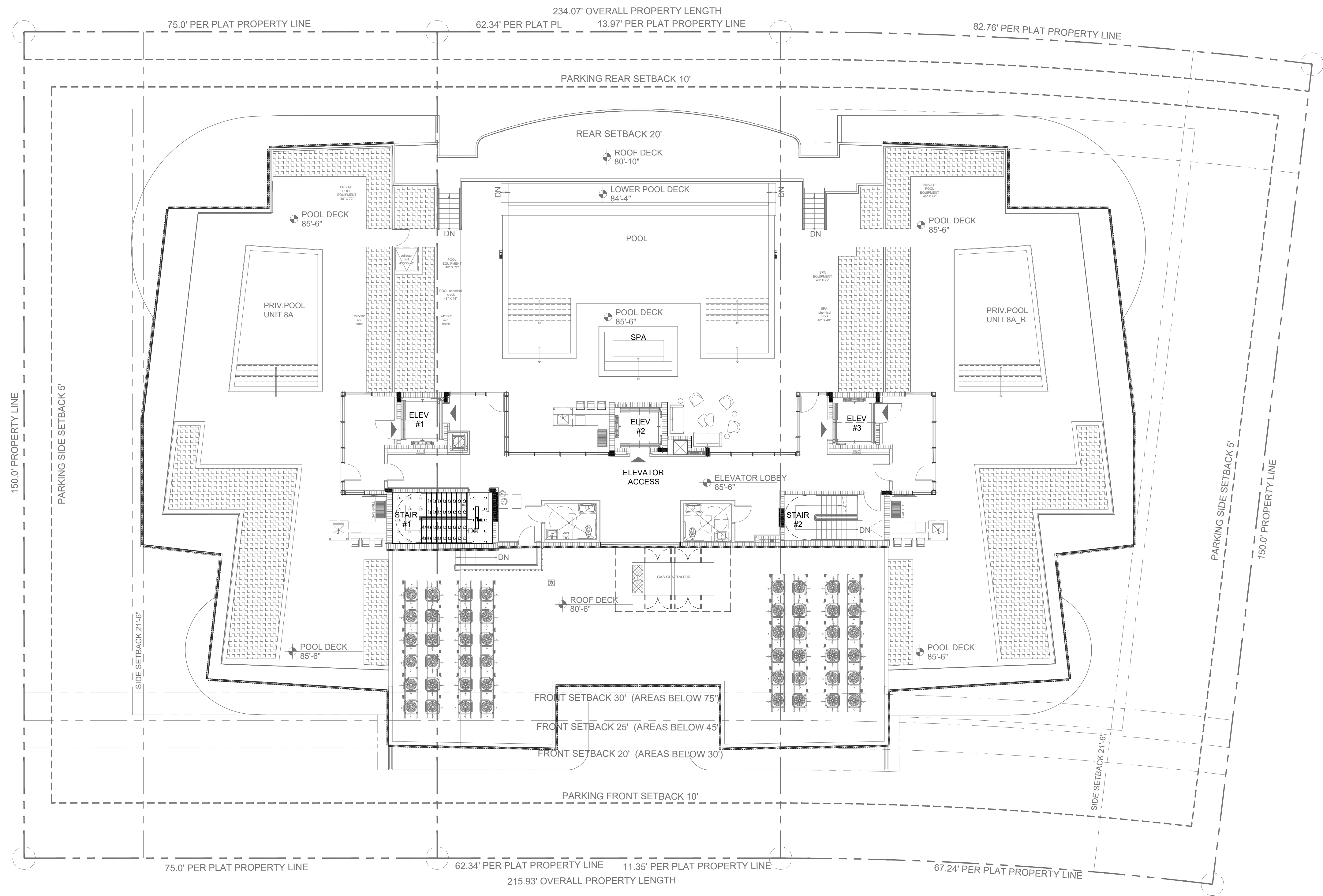
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TYPICAL STAIR - LEVEL 9

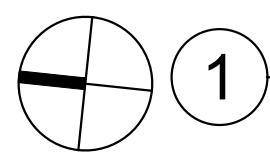
Date	11-26-2025	Sheet No.	PH-11
Scale			
Project	2567		



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

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

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



PHOTOMETRIC TYPICAL STAIR - LEVEL 9
EMERGENCY

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



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

Rev.	Date	Rev.	Date
<u>1</u>	DRC COMMENTS 03-26-26	<u>9</u>	
<u>2</u>		<u>10</u>	
<u>3</u>		<u>11</u>	
<u>4</u>	DRC COMMENTS 06-17-26	<u>12</u>	
<u>5</u>		<u>13</u>	
<u>6</u>		<u>14</u>	
<u>7</u>		<u>15</u>	
<u>8</u>		<u>16</u>	
		<u>17</u>	

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DRC / DRB SET

9291-9301 EAST BAY HARBOR DR
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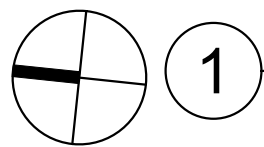
TYPICAL STAIR - LEVEL 9

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

LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 35TP 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 35TP 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



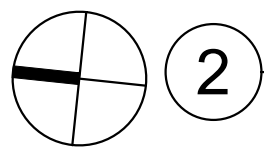
PHOTOMETRIC SCHEDULES - LEVEL 1 STATISTICS (NORMAL)

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 35TP 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	33.39	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	1.94	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



PHOTOMETRIC SCHEDULES - LEVEL 1 STATISTICS (EMERGENCY)

SCALE: N.T.S.



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

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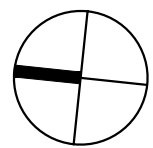
SCHEDULES - LEVEL 1

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

LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 35TP 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 35TP 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

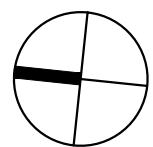
PHOTOMETRIC SCHEDULES - LEVEL 2 STATISTICS (NORMAL)

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 35TP 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 STATISTICS (EMERGENCY)

SCALE: N.T.S.



Rev.	Date	Rev.	Date

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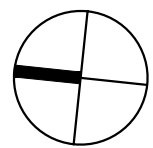
SCHEDULES - LEVEL 2

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

LUMINAIRE SCHEDULE									
Scenario: NORMAL									
SYMBOL	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	A	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	N/A	0.670	1302	14
	AE	Single	Lumenwerx	AE3DRR TRM SW AT ASB UNV 14W D1 AE3DPRRB SW 14W 50DEG 3STP 80CRI 30K LSDL TRM FMWH FMWH	CEILING RECESSED	GENERATOR	0.670	1302	14
	ME	Single	BEGA	33107 K3	WALL MOUNTED	GENERATOR	0.860	170	3
	P2E	Single	U.S. ARCHITECTURAL LIGHTING	AXMR7 8" NL-PLED-IV-FT 12LED 525mA 30K UNV RAL-xxxx-T HS-PLED	COLUMN	GENERATOR	0.860	1811	20
	W1E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI T3M MVOLT SRM xxxx	WALL MOUNTED	GENERATOR	0.860	1205	11.1658
	W2E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx	WALL MOUNTED	GENERATOR	0.860	1186	11.1658
	W3E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI T3M MVOLT SRM xxxx E10WH	WALL MOUNTED	BATTERY	0.860	1205	11.1658
	W4	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx	WALL MOUNTED	N/A	0.860	1186	11.1658
	W4E	Single	Lithonia Lighting	WDGE2 P1 LED 30K 80CRI TFTM MVOLT SRM xxxx E10WH	WALL MOUNTED	BATTERY	0.860	1186	11.1658

CALCULATION SUMMARY							
Scenario: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEVATOR LOBBY_Floor	Illuminance	Fc	14.52	23.3	1.8	8.07	12.94
ELEVATOR THRESHOLD 1	Illuminance	Fc	14.50	14.5	14.5	1.00	1.00
ELEVATOR THRESHOLD 2	Illuminance	Fc	13.25	13.7	12.8	1.04	1.07
ELEVATOR THRESHOLD 3	Illuminance	Fc	14.25	14.7	13.8	1.03	1.07
POINTS TO EDGE OF BULDING	Illuminance	Fc	0.21	3.7	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	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	2.55	4.2	1.0	2.55	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

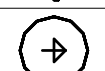
LIGHTING POWER DENSITY SUMMARY			
Scenario: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
ELEVATOR LOBBY_LPD	1035	252	0.243



1

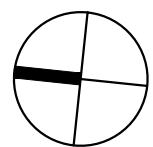
PHOTOMETRIC SCHEDULES - LEVEL 9 STATISTICS (NORMAL)

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	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEVATOR LOBBY_EM	Illuminance	Fc	9.65	18.4	0.7	13.79	26.29
ELEVATOR THRESHOLD 1	Illuminance	Fc	14.30	14.3	14.3	1.00	1.00
ELEVATOR THRESHOLD 2	Illuminance	Fc	13.10	13.5	12.7	1.03	1.06
ELEVATOR THRESHOLD 3	Illuminance	Fc	14.10	14.6	13.6	1.04	1.07
POINTS TO EDGE OF BULDING	Illuminance	Fc	0.17	3.7	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	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	2.43	4.2	0.3	8.10	14.00
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 STATISTICS (EMERGENCY)

SCALE: N.T.S.



Rev.	Date	Rev.	Date
			
			
			
	DRC COMMENTS 06-17-26		
			
			
			
			

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DRC / DRB SET

--

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

OWNER:

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

CIVIL ENGINEER:

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

LANDSCAPE DESIGN:

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

STRUCTURAL ENGINEER:

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

MEP ENGINEER:

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

ARCHITECT:

Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 5711 NW 28th STREET
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
	N	Single	BEGA	66057 K3	CEILING SURFACE	N/A	0.670	1926	18.5	18.5
	NE	Single	BEGA	66057 K3	CEILING SURFACE	GENERATOR	0.670	1926	18.5	18.5
	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	3.34	6.4	1.2	2.78	5.33
ROW SPILL	Illuminance	Fc	10	N.A.	N.A.	0.30	0.5	0.0	N.A.	N.A.
SPILL	Illuminance	Fc	10	N.A.	N.A.	0.11	0.2	0.0	N.A.	N.A.

1

PHOTOMETRIC SCHEDULES - PARKING & SITE LEVEL 1

STATISTICS (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
	NE	Single	BEGA	66057 K3	CEILING SURFACE	GENERATOR	0.670	1926	18.5	18.5
	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	2.43	4.8	0.2	12.15	24.00
ROW SPILL	Illuminance	Fc	10	N.A.	N.A.	0.15	0.3	0.0	N.A.	N.A.
SPILL	Illuminance	Fc	10	N.A.	N.A.	0.03	0.1	0.0	N.A.	N.A.

2

PHOTOMETRIC SCHEDULES- PARKING & SITE LEVEL 1

STATISTICS (EMERGENCY)

SCALE: N.T.S.

Rev.	Date	Rev.	Date
	DRC COMMENTS 03-26-2026		
	DRC COMMENTS 06-17-26		

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SCHEDULES PARKING & SITE - LEVEL 1

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



REYES-GAVILAN
CONSULTING ENGINEERS, INC.

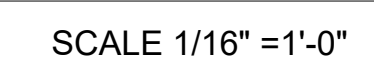
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016

TEL 305.828.0644
FAX 305.828.6484

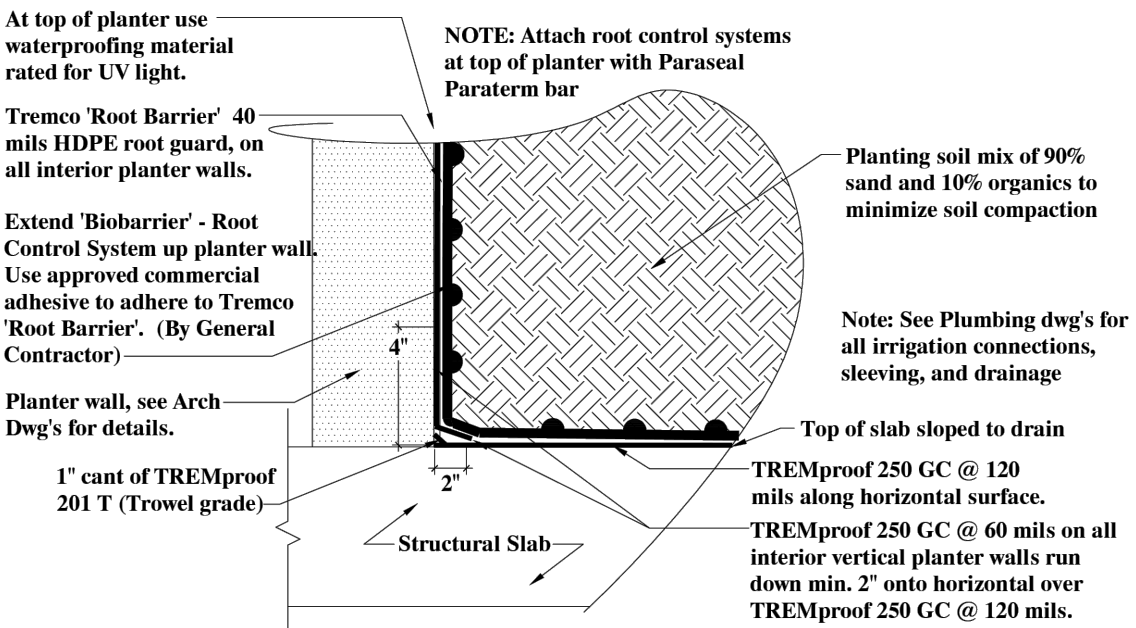
Email: office@reyesgavilang.com
www.reyesgavilang.com
C.A. No. 8464/ P.E. No. 59295



L-1



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.



Typical Planter Section

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	89	QUADRELLA JAMAICENSIS (CAPPARIS CYNOPHALLOPHORA) JAMAICAN CAPER (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	86	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	123	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW	5' HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	223	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	336	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
PCR	25	PHILODENDRON CONGO ROJO/ CONGO ROJO PHILO.	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
PR	4	PHOENIX ROEBELINII/ PIGMY DATE PALM	NO	LOW	6' HT. / 15 GAL/ FULL/ TRIPLE FULL HEADS
PG	6	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
LI	88	LIRIOPE MUSCARI 'GIANT BLUE'/ LIRIOPE	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
ZZ	97	ZAMIOCULCAS ZAMIFOLIA/ ZZ PLANT	NO	LOW	18" HT. X 12" SPR. / 3 GALLONS/ FULL/ 18" OC.
AL	19	ALOCASIA 'BORNEO KING'/ ELEPHANT EAR	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
RH	25	RHAPIS MULTIFIDA JADE PALM/ FINGER PALM	NO	LOW	6'-7' HT. / 25 GAL/ FULL/ SHADE GROWN
LAWN	2,804 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	2,536 SF	STENOAPHRUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PU/ 1	PANDANUS UTILIS SCREW PINE	NO	LOW	20' O.A.HT. , X 8" SPR X 6' CLEAR WOOD, MULTIPLE BRANCHES, FG, BB, FF
	GL/ 6	BURSERA SIMAROUBA GUMBO LIMBO	YES	LOW	22'-24' HT. X 8" SPR X 6' CLEAR WOOD, 4" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CD/ 8	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	20' HT. X 8" SPR X 5' CLEAR WOOD, 3.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CN/ 4	COCOS NUCIFERA 'GREEN MALAYAN' COCONUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	24' HT. X 8" SPR., FG, BB, FF/ STRAIGHT TRUNK
	SB/ 11	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	18' HT. X 7" SPR X 4' CLEAR WOOD, 3" CAL, FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES					
	CS/ 8	CORDIA SEBESTENA GEIGER TREE (STREET TREES UNDER POWERLINES)	YES	LOW	15' HT. X 6" SPR. X 6' CLEAR WOOD, 2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER

ALL PLANTING SHOULD COMPLY WITH ANSI A300 (PART 6) STANDARDS

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 L.A 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.

*** 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.

TOPOGRAPHIC

landscape architecture & design

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

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Project management: **ecopacheo**
(305)919 8626 jam@ecopacheo.com

Landscape Schedule/ Notes

9301-9291 EAST BAY HARBOR DRIVE

BAY HARBOR, FL 33154

Project:

Revisions:
REV #1 Date: 03.15.2026 LANDSCAPE
UPDATED PER TOWN PLANNERS
COMMENTS
REV #2 DATE: 07.15.2026
LANDSCAPE, UPDATED PER
ARCHITECTURAL BACKGROUND
CHANGES. TOWN'S COMMENTS
ADDRESSED.

Seal:

8-25-26

MANUEL C ALONSO - LA666853

Drawing: Landscape Plan

Date: 12.15.2025

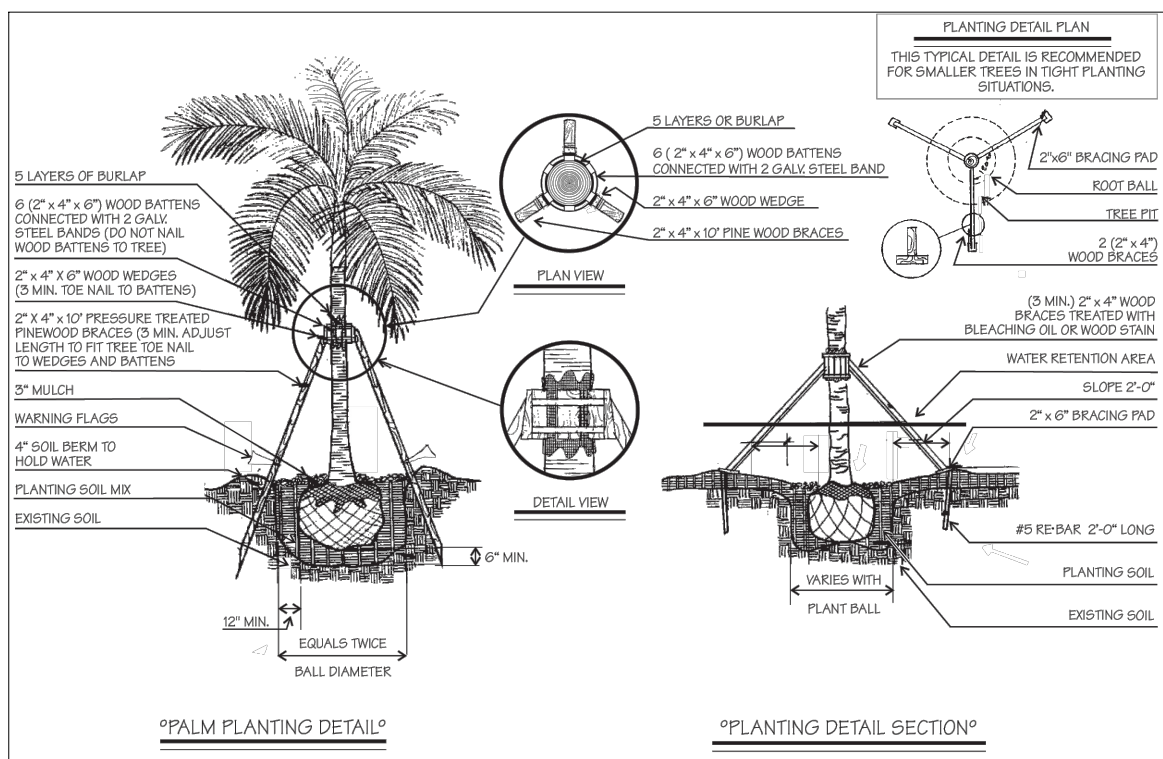
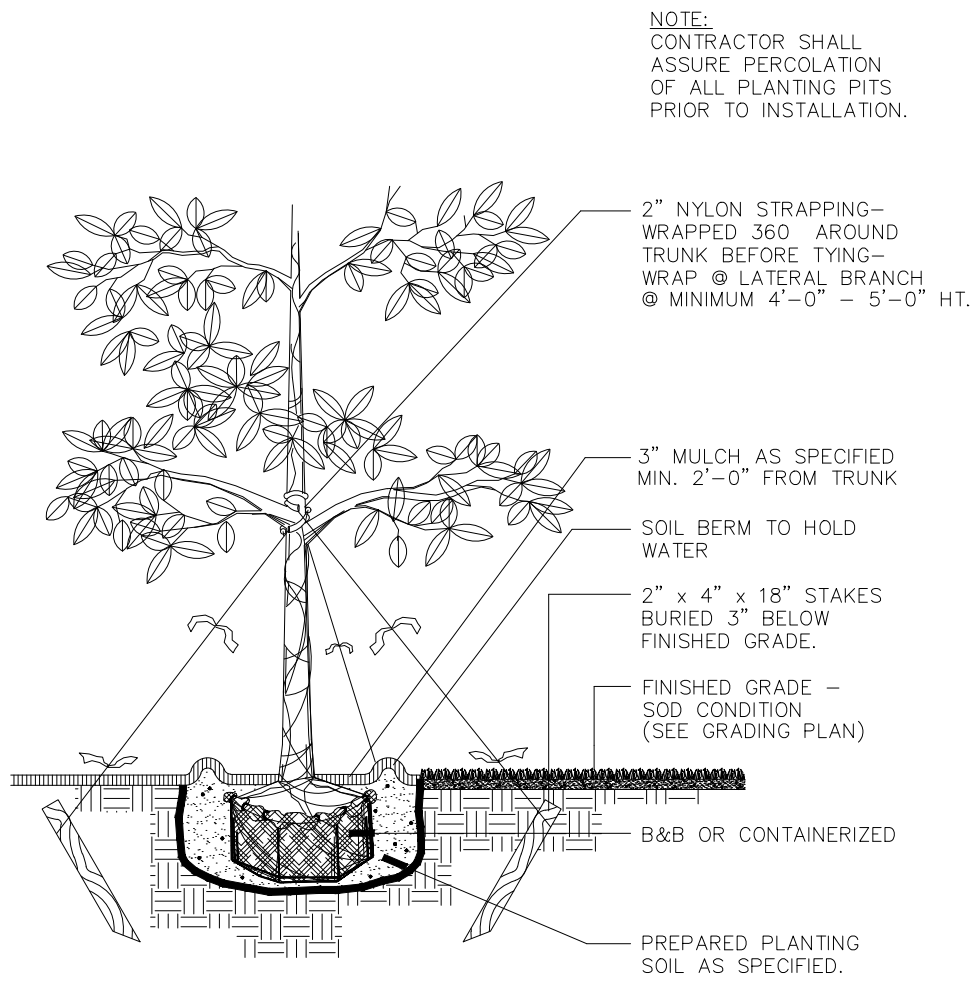
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Drawn by: JRP

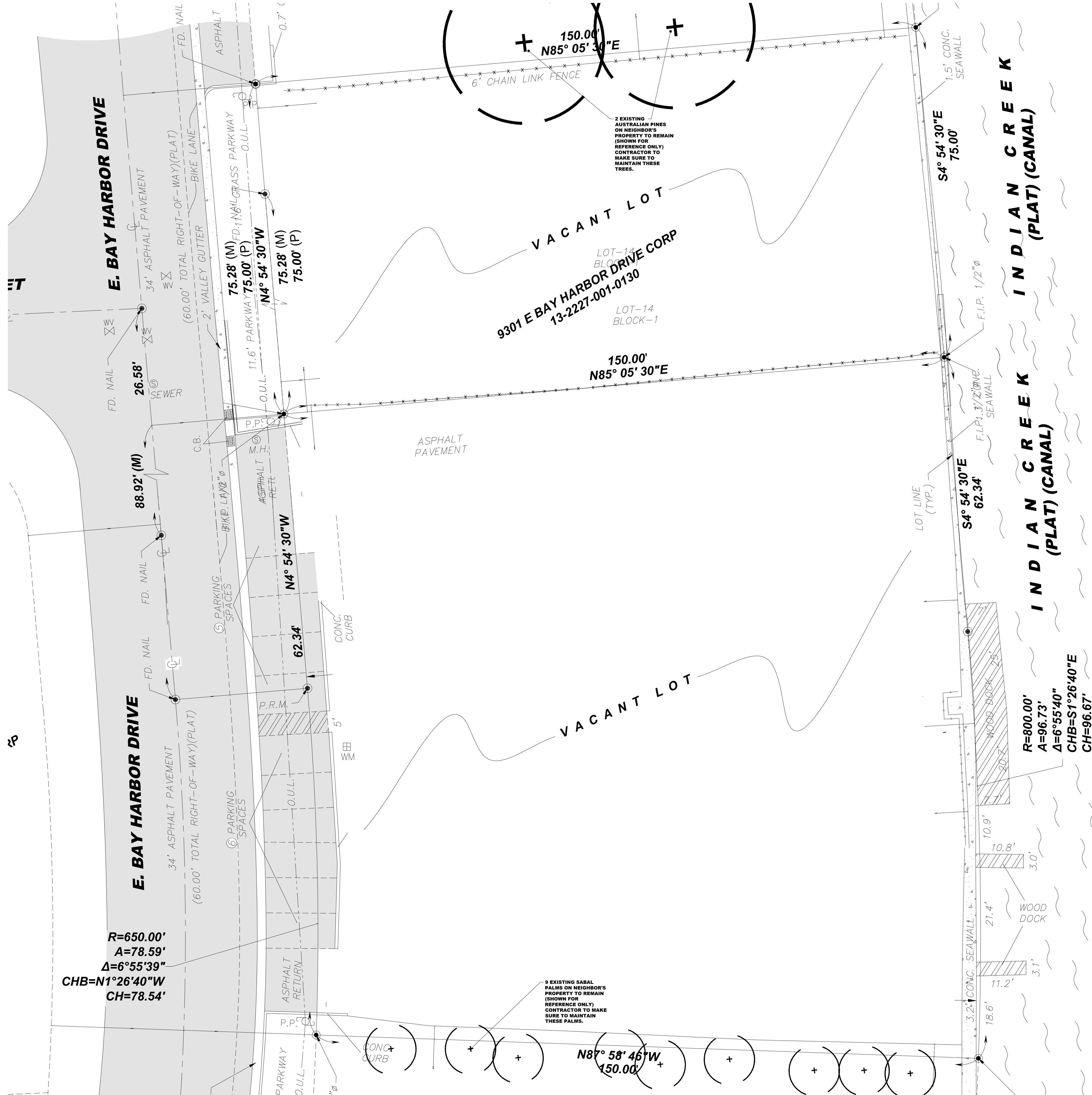
Sheet No.:

L-2

REV #1



L-3



Tree Disposition Plan
SCALE 3/32" = 1'-0"

TOPOGRAPHIC
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Punta Gorda FL
info@topo-graphic.com

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Project management: **ecopacheco**
(305) 915 6626 juan@ecopacheco.com

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

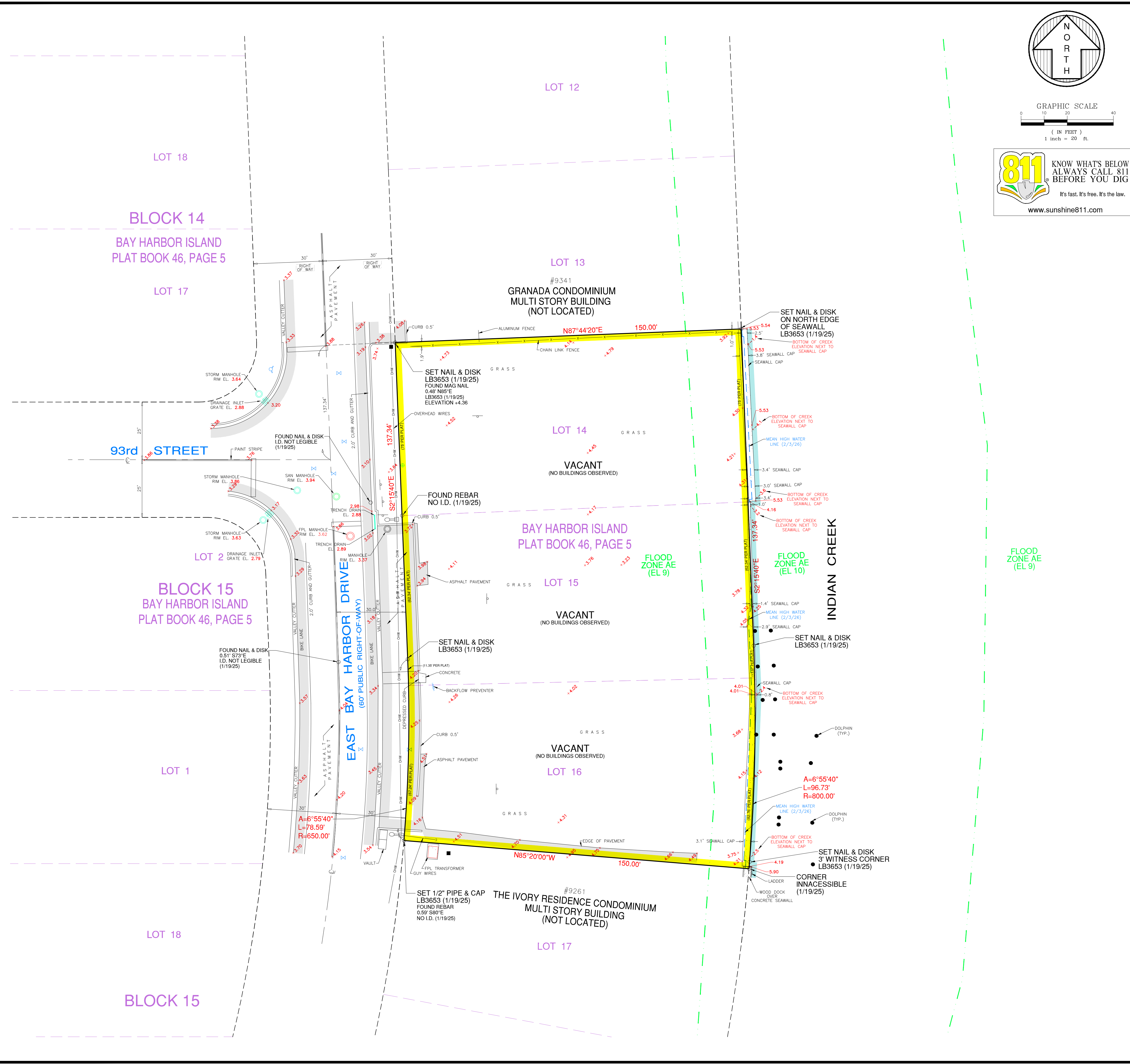
Revisions:
REV #1 DATE: 07.15.2026 TOWN'S
COMMENTS ADDRESSED.

Seal:
Type text here

8-25-26

MANUEL C ALONSO - LA666853

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



NORTH

GRAPHIC SCALE

(IN FEET)

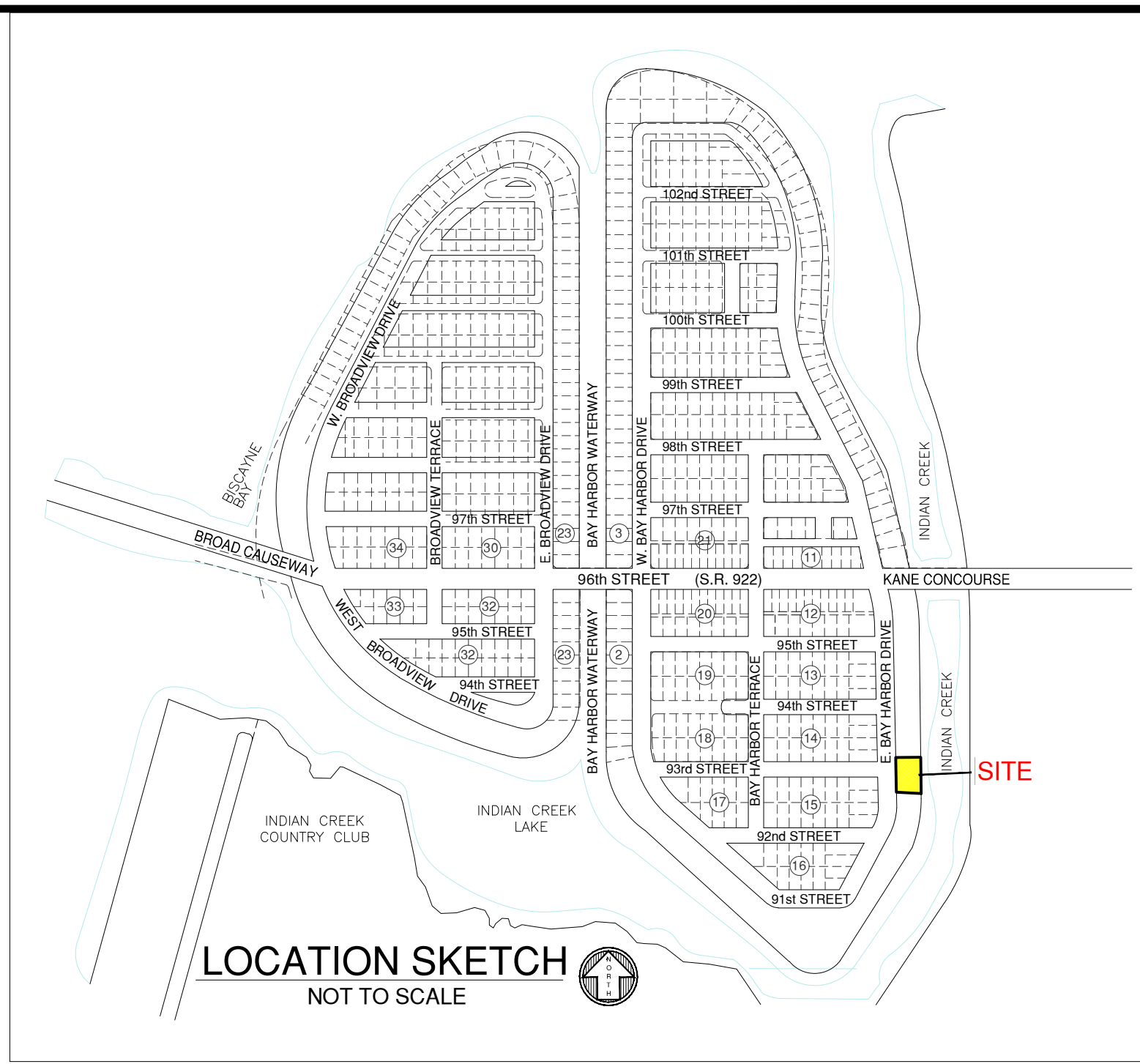
1 inch = 20 ft.

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LEGEND	
	CATCH BASIN
	CATCH BASIN INLET
	LIGHT POLE
	WATER METER
	WATER VALVE
	UTILITY POLE
	RISER
	FIRE HYDRANT
	HANDHOLE
	SEWER/GAS VALVE
	CLEANOUT
	WELL
	DRAIN
	GRADE ELEVATION
	BOLLARD
	SANITARY
	OVERHEAD UTILITY WIRE
	CHAIN LINK FENCE
	LIMITED ACCESS RIGHT-OF-WAY LINE
	0.5' CURB
	2.00' CURB & GUTTER
	WALL
	EL. = ELEVATION
	INV. = INVERT
	B.O.S. = BOTTOM OF STRUCTURE
	T.O.B. = TOP OF BAFFLE
	P.B. = PLAT BOOK
	O.R.B. = OFFICIAL RECORD BOOK
	CONCRETE
	ASPHALT PAVEMENT
	R/W = RIGHT-OF-WAY
	C.L. = CENTER LINE
	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, Professional Surveyor and Mapper, LS6435, State of Florida.

Digitally signed by Daniel C Fortin Jr
DN: c=US, o=Unaffiliated,
dnQualifier=A01410D0000019C7228
C0D500021C5, cn=Daniel C Fortin Jr
Date: 2026.04.15 08:42:19 -04'00'

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CEM

Revision Description

1	260337	O.N.	LOCATE MEAN HIGH WATER LINE & GRADES AT BOTTOM OF CREEK (2/3/26) PP
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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 / Email: fls@flsurvey.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

9291 & 9301 E BAY HARBOR DRIVE

OUTFALL RELOCATION PLAN

Town of Bay Harbor Islands, Florida



PROJECT SITE

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

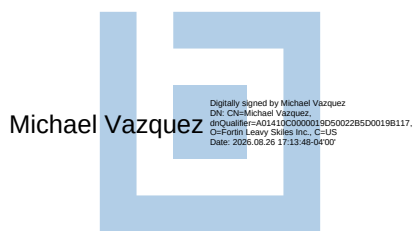
LOCATION SKETCH
Section 35, Township 52 South Range 42 East
SCALE: 1"=300'

SHEET INDEX	
SHEET No.	TITLE
C1	COVER SHEET
C2	NOTES AND SPECIFICATIONS
C3	STORMWATER POLLUTION PREVENTION & OUTFALL RELOCATION PLAN
C4	STORMWATER POLLUTION PREVENTION & DRAINAGE DETAILS
C5	DRAINAGE DETAILS
C6	DEFENDER INSTALLATION DETAILS



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

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

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	E	08/12/2026	REVISED PER TOWN COMMENTS	REP
	D	06/11/2026	REVISED PER TOWN COMMENTS	REP
No.	Date	Revision Description		

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@flsurvey.com

Drawn By: REP
Ref. Dwg.: S.B.O.
Date Plotted: 8/26/2026 4:44 PM

Cad. No.: 240737CP
Scale: As Shown
Job No.: 247006

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

OUTFALL RELOCATION PLAN
COVER SHEET

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

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 SWEEPED 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 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 REFUSED 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-1 2 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 COMPRESSIGN 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 AASHTO 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 SCREEDDED 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.

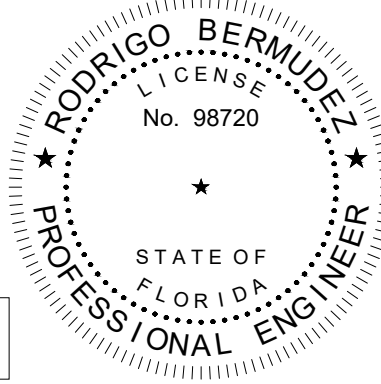
G. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT.

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 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.

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



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	E	08/12/2026	REVISED PER TOWN COMMENTS	REP
	D	06/11/2026	REVISED PER TOWN COMMENTS	REP
No.	Date		Revision Description	

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@flsurvey.com

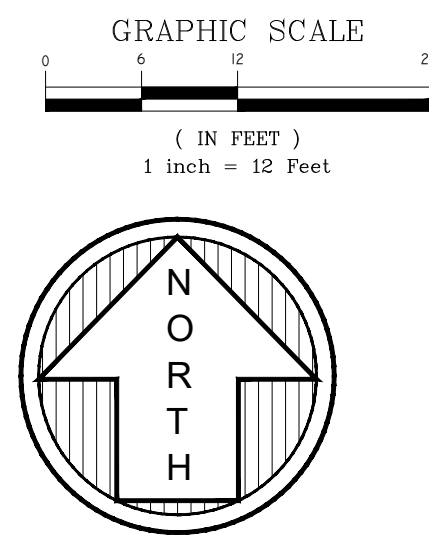
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Scale: None
Job. No.: 247006

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



PROPOSED 72" DOWNSTREAM DEFENDER MANHOLE #1
BOLTED W.T. RIM ELEVATION +4.00
INVERT ELEVATION (-11.21(18" S)
INVERT ELEVATION +0.29 (18" E)
BOTTOM ELEVATION (-15.57)

PROPOSED 4.5 L.F. OF 18" H.D.P.E. STORM PIPE

PROPOSED 24" DRAIN BASIN #3
W/BOLTED W.T. SOLID ELEV. +4.00
INVERT ELEVATION (-11.21 (18" N)
INVERT ELEVATION +0.29 (18" S)
BOTTOM ELEVATION (-13.19)

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

93rd STREET

EXISTING M.H. RIM ELEV. = 3.78'
INVERT ELEV. (-)0.92' (12" WEST)
INVERT ELEV. (-)2.48 (12" SOUTH)
INVERT ELEV. (-)2.48 (12" NORTH)

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

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

EXISTING C.B. RIM ELEV. = 2.90'
INVERT ELEV. +0.10' (12" NORTH)
TO REMAIN

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

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	E	08/12/2026	REVISED PER TOWN COMMENTS	REP
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No.	Date	Revision Description		

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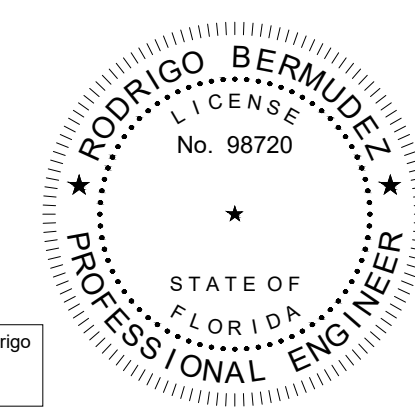
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Job No.: 247006

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

OUTFALL RELOCATION PLAN
STORMWATER POLLUTION PREVENTION & OUTFALL RELOCATION PLAN

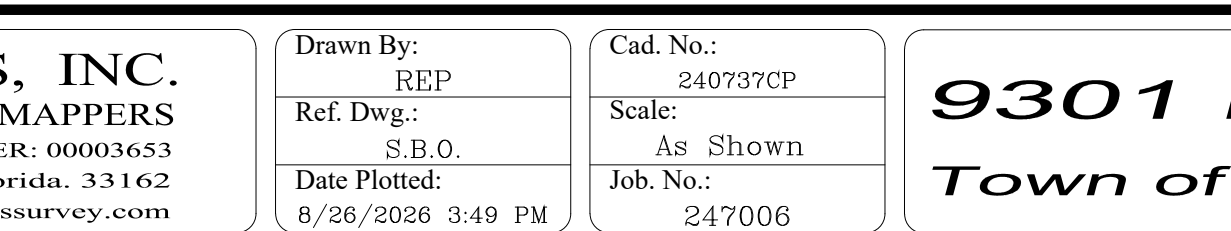
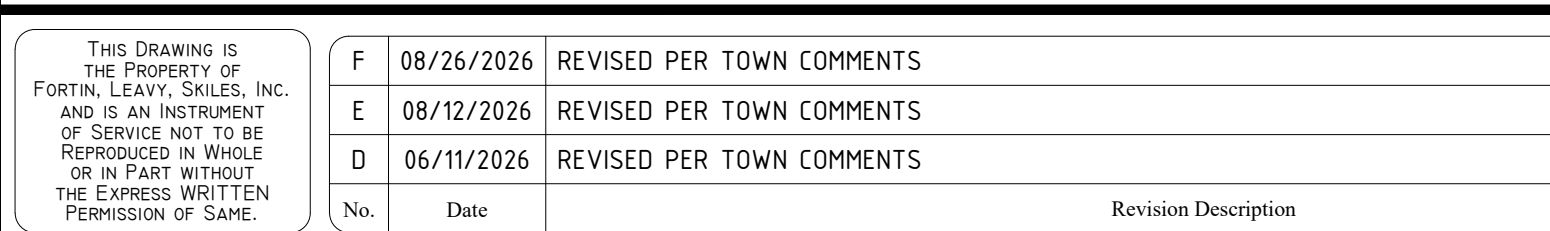
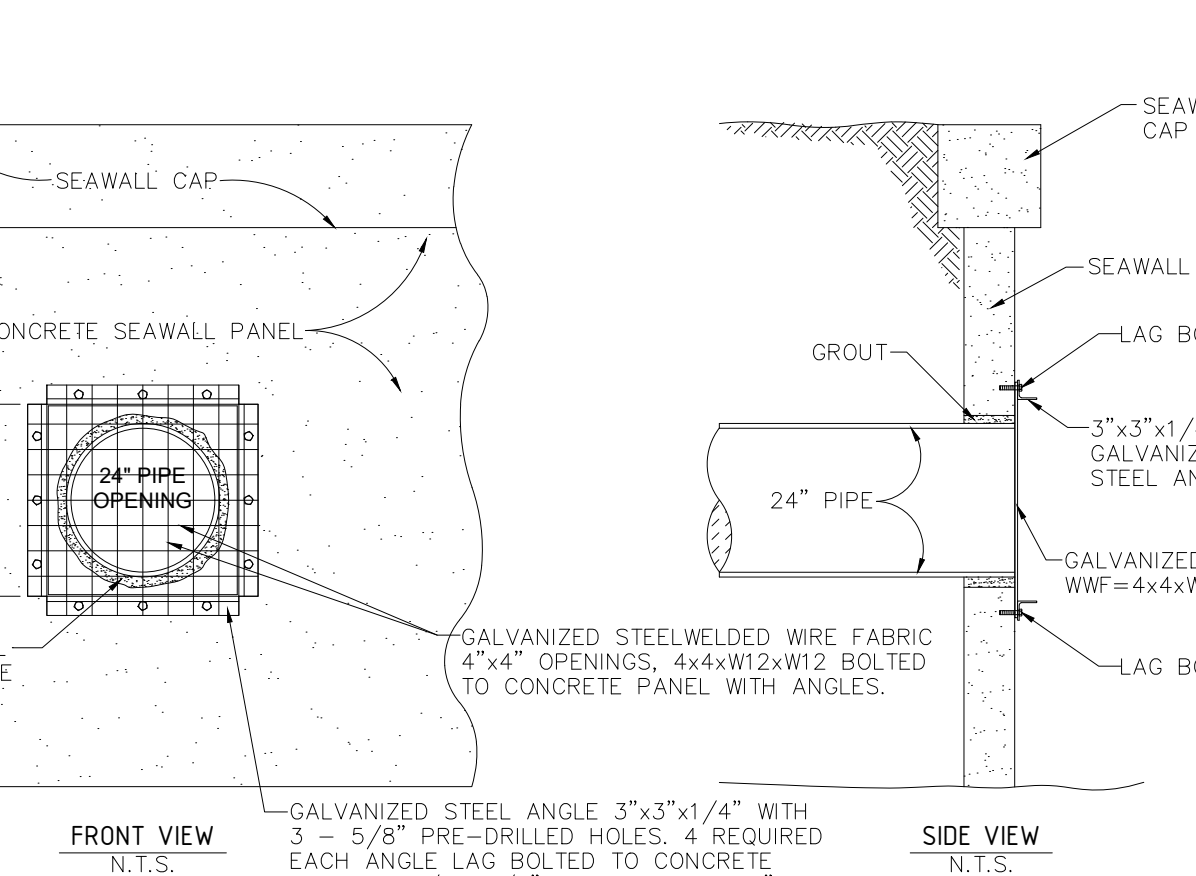
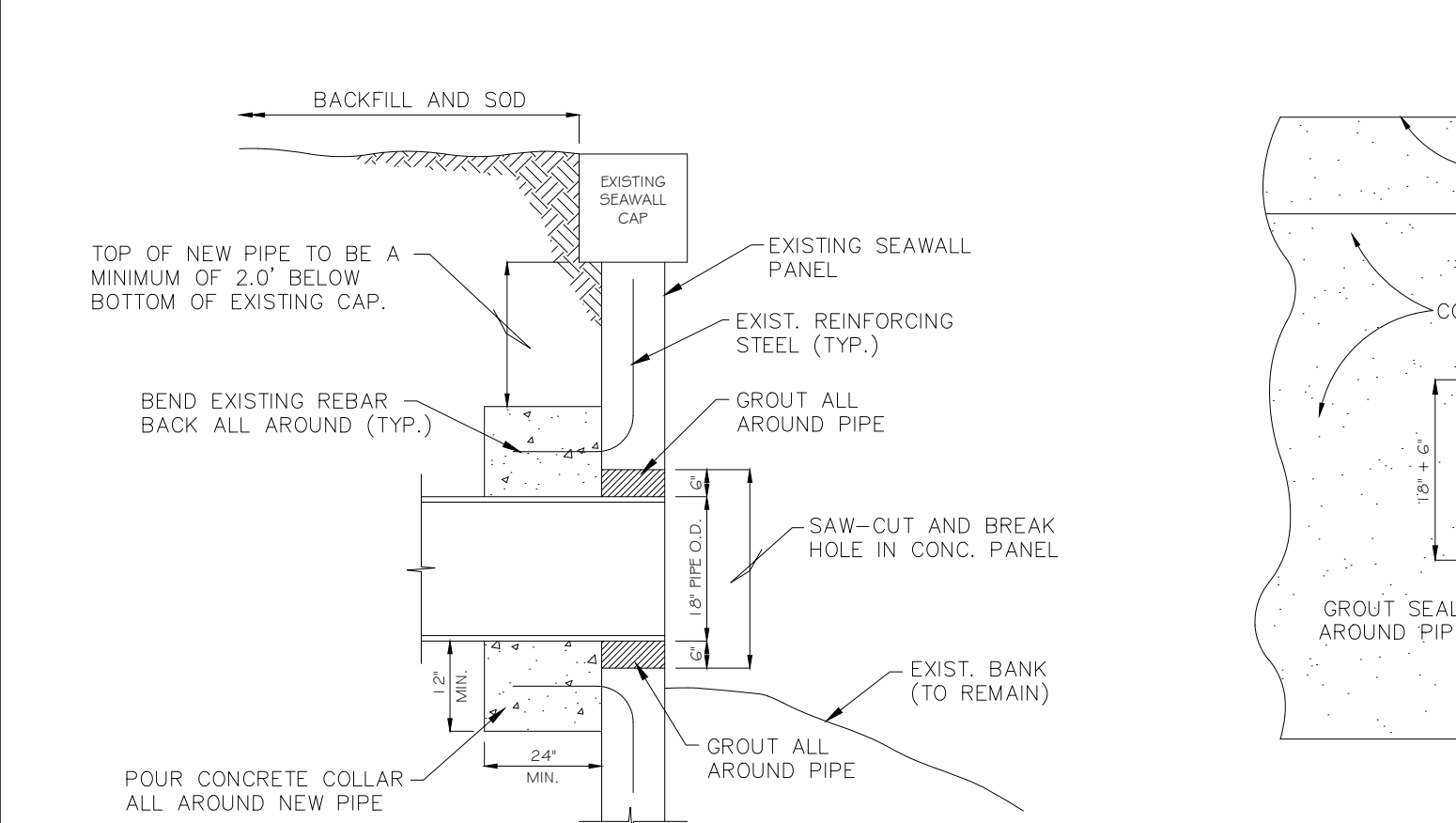
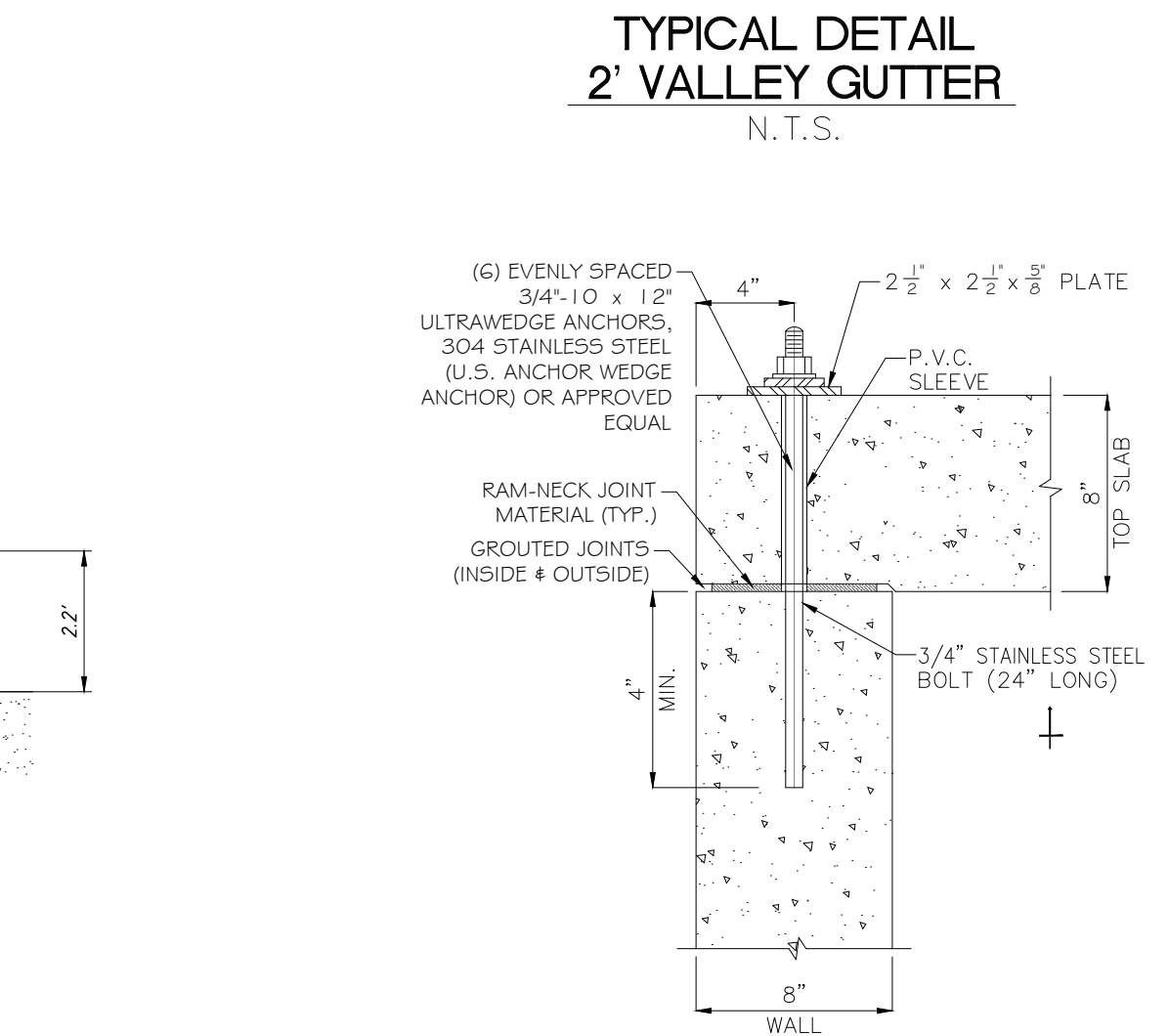
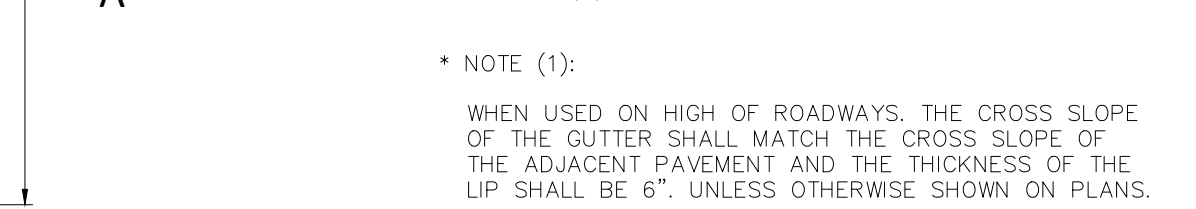
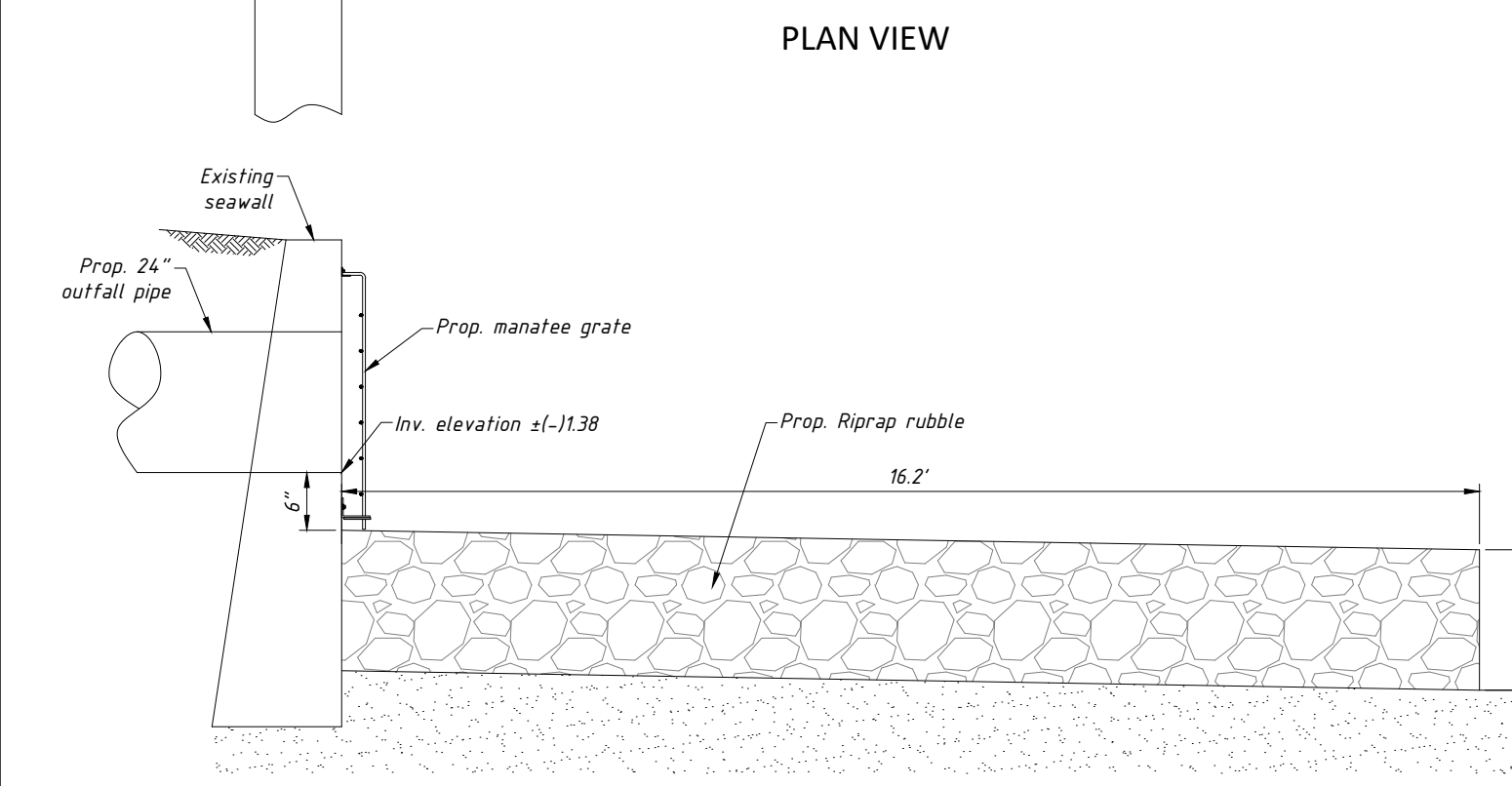
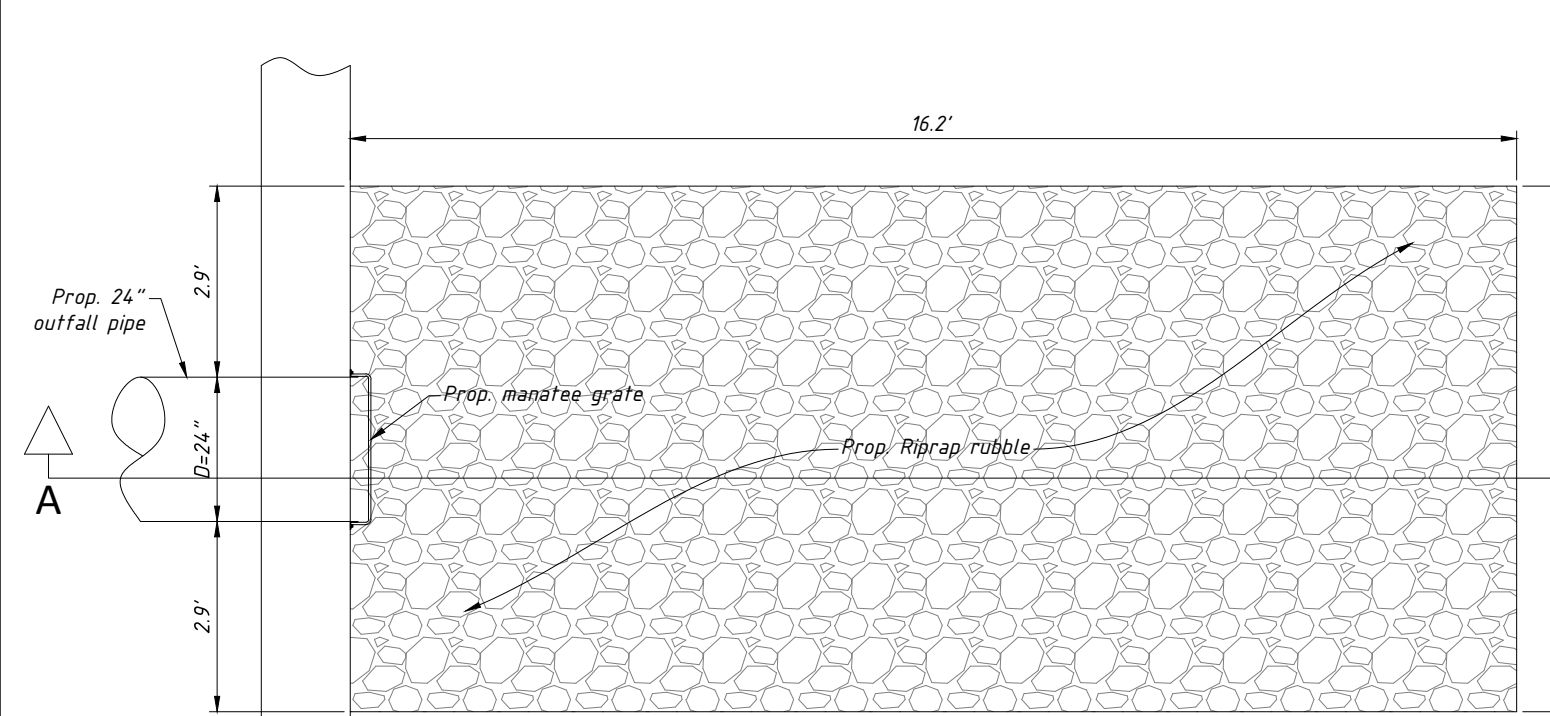
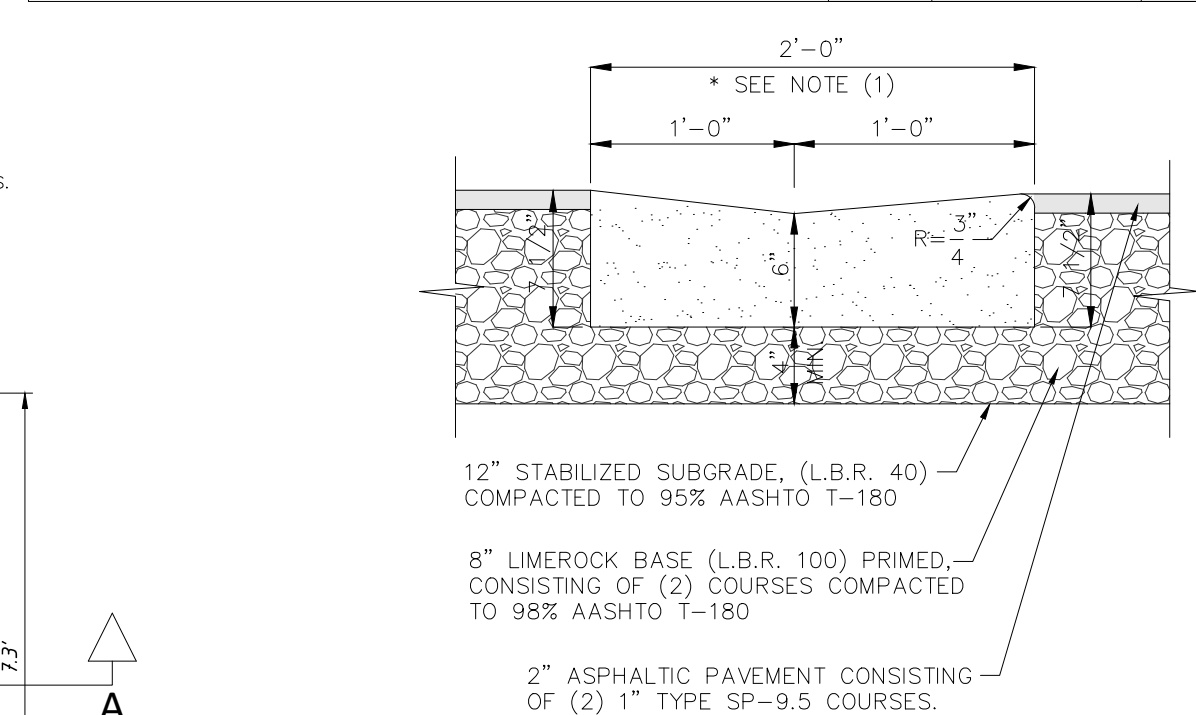
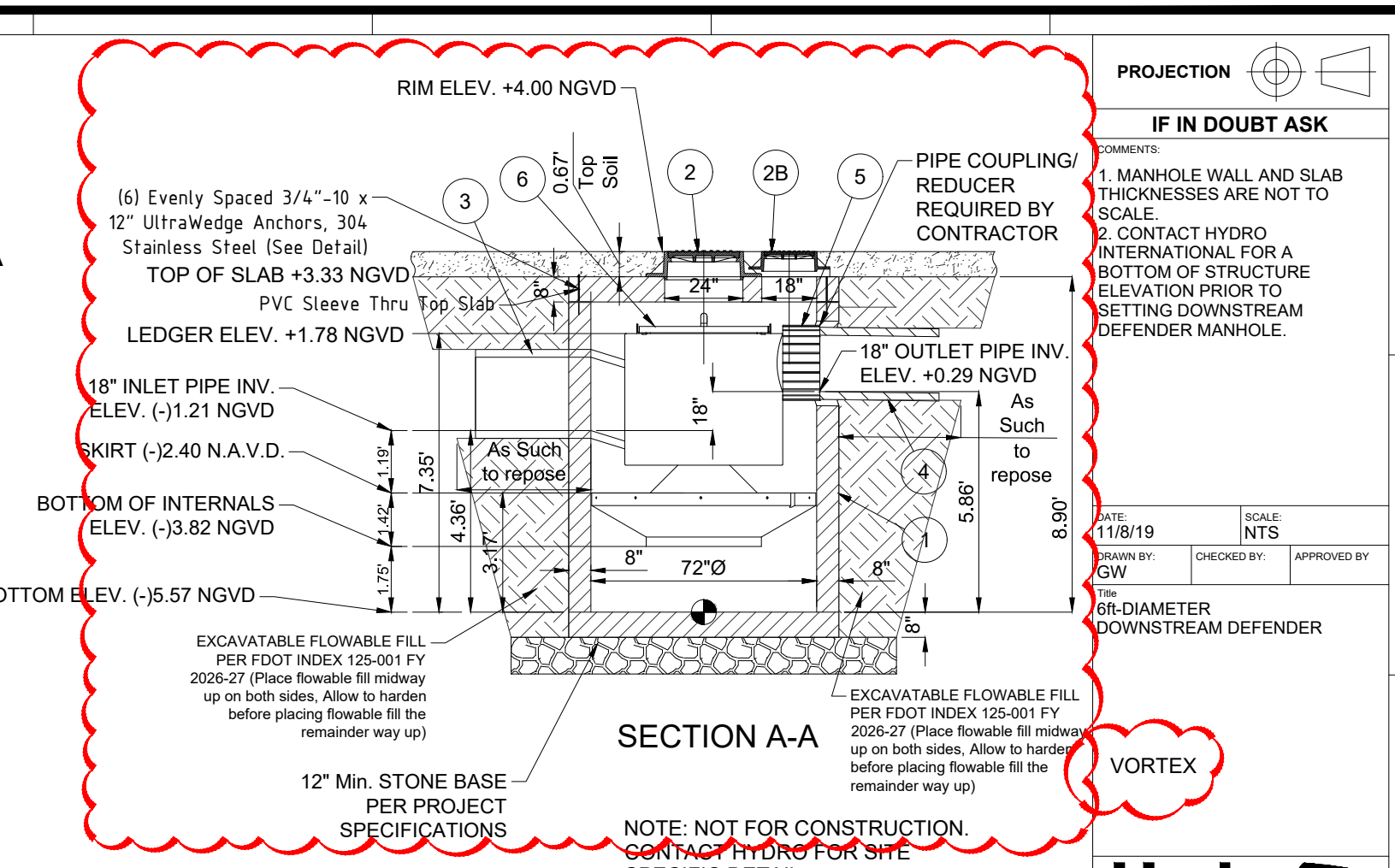
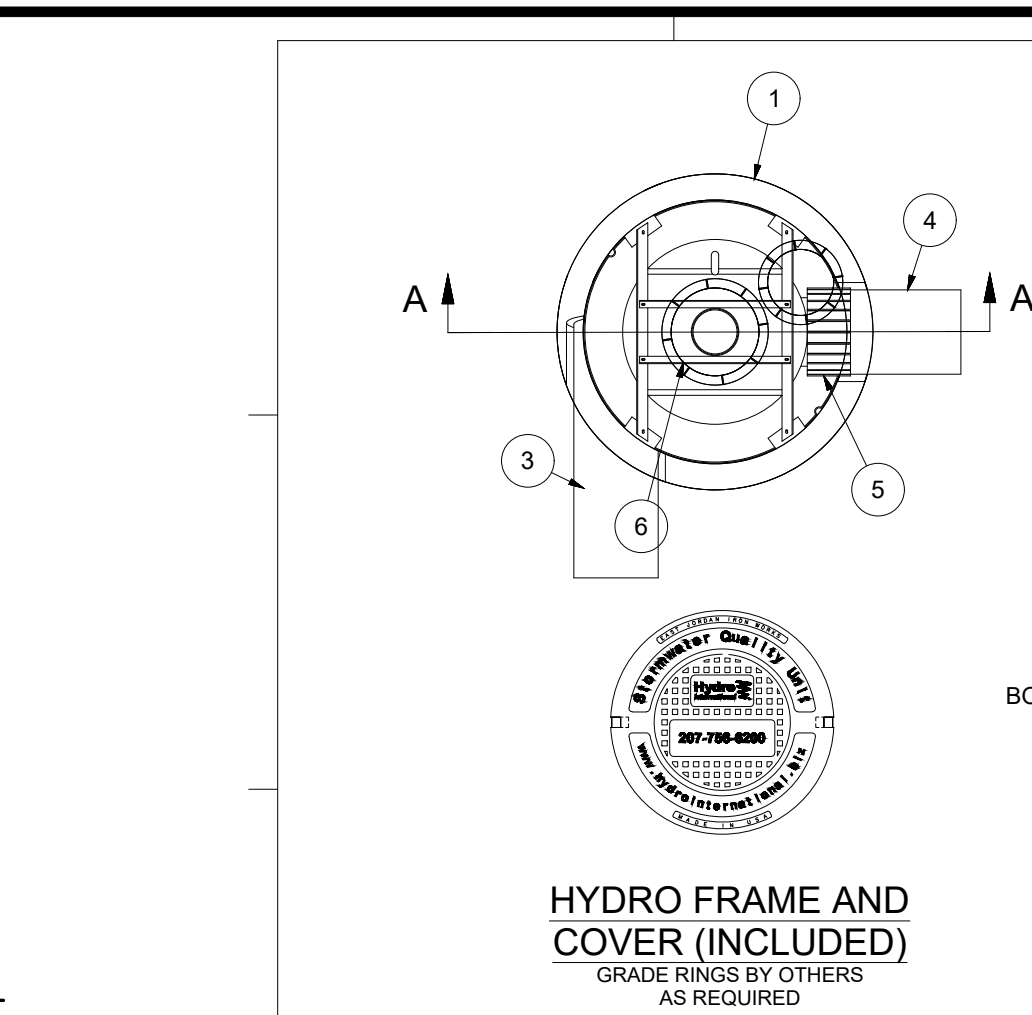
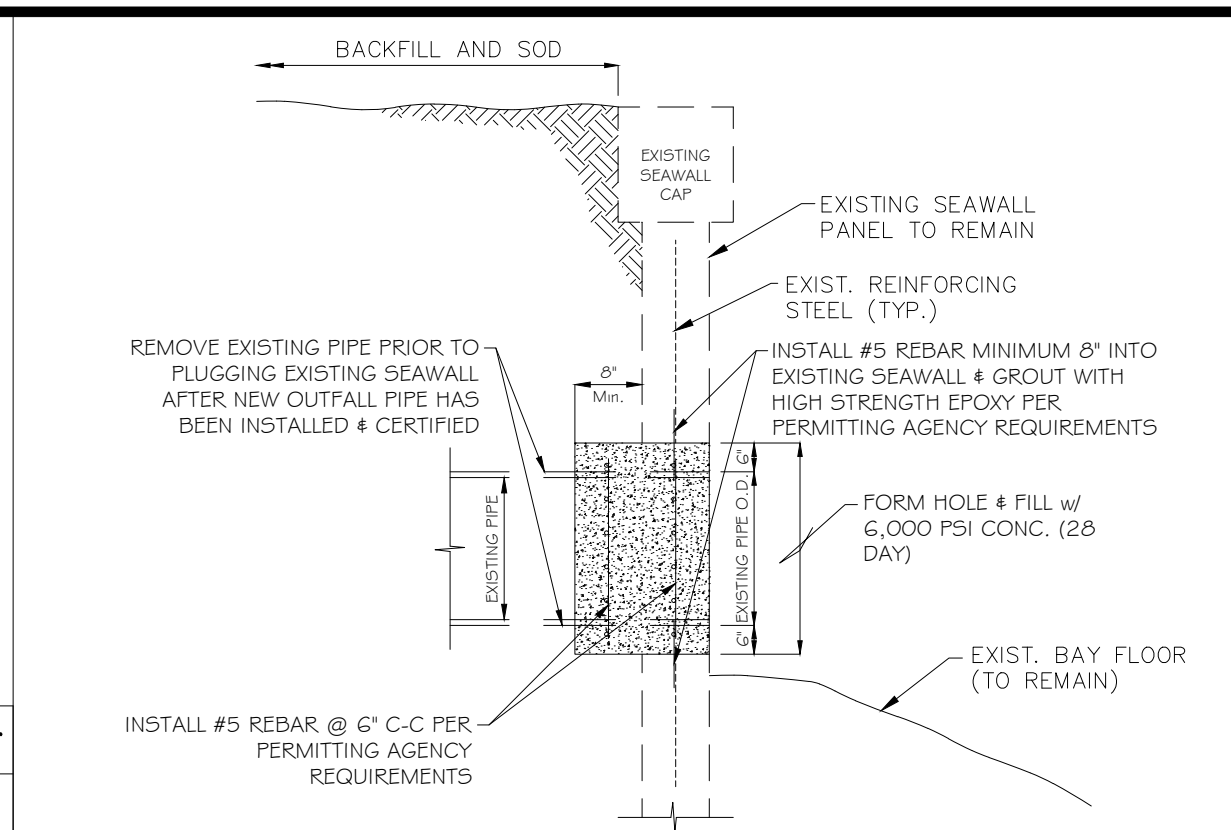
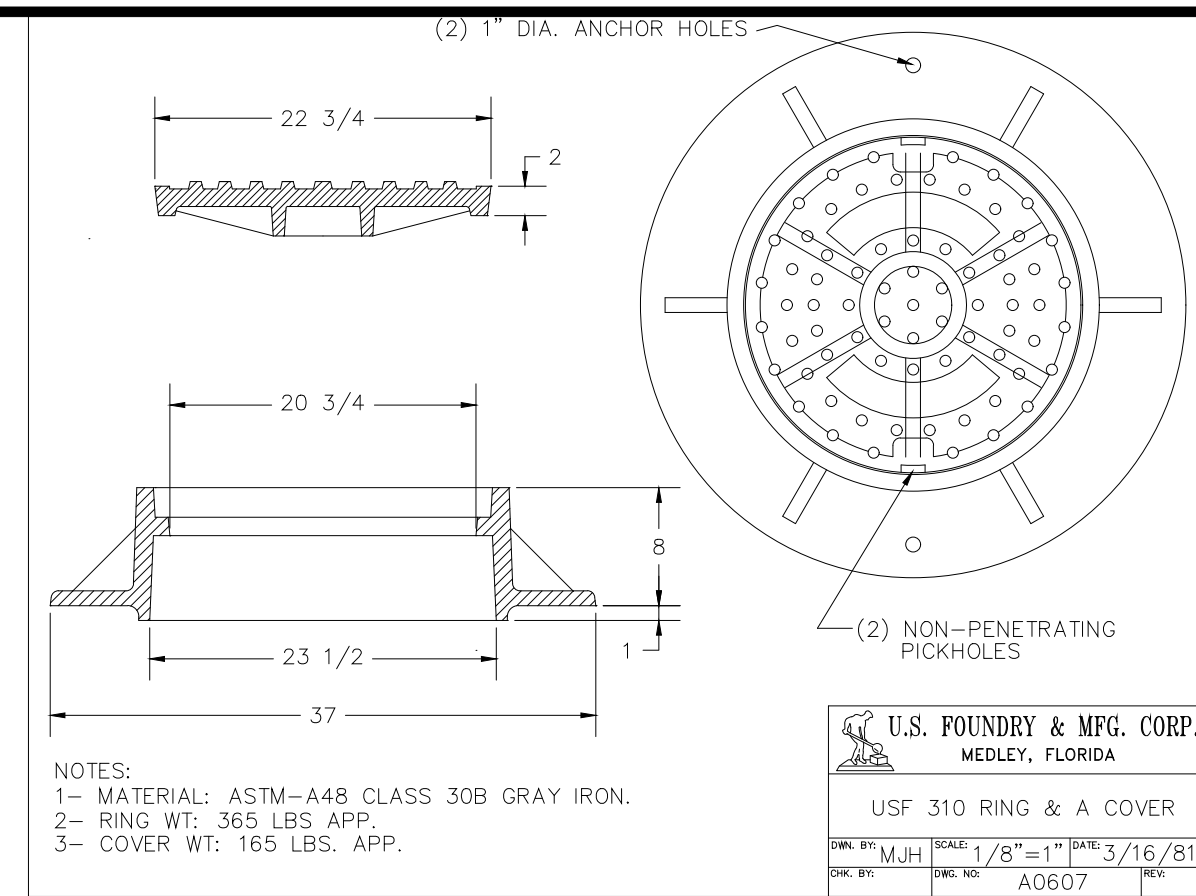
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Dwg. No.: 3024-026
Sheet: C3

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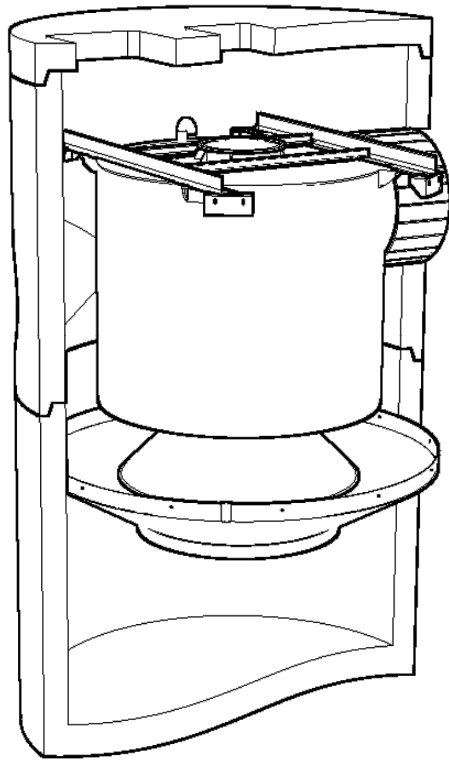


- SURVEY LEGEND**
- A = Arc
 - ASPH = Asphalt
 - BH = Bench Mark
 - BRG = Bearing
 - CATV = Cable TV
 - CB = Catch basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - Chatta. = Chaffahocchee
 - CL = Center Line
 - CLF = Chain Link Fence
 - CL. = Clear
 - CONC. = Concrete
 - D = Delta
 - Ø = Diameter
 - 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 = Not 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
 - X.X.X. = Denotes Spot Elevations Taken

NOTE:
EXISTING CONDITIONS SHOWN UNLESS OTHERWISE NOTED AS PROPOSED



4 ft. and 6 ft. Downstream Defender® Handling and Installation Instructions

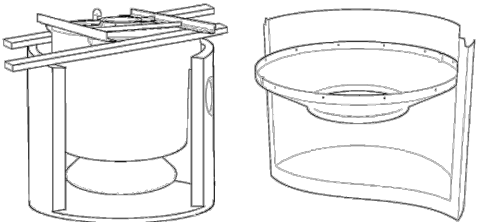
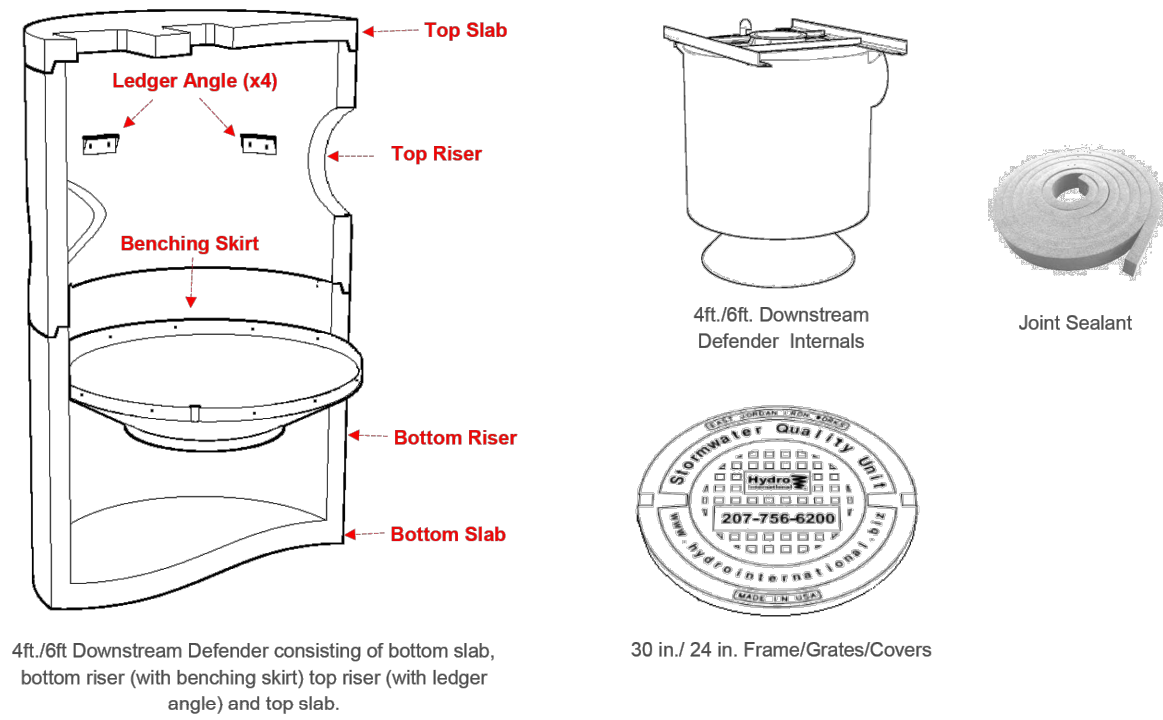


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Materials Supplied By Hydro International



Hardware Supplied By Hydro International

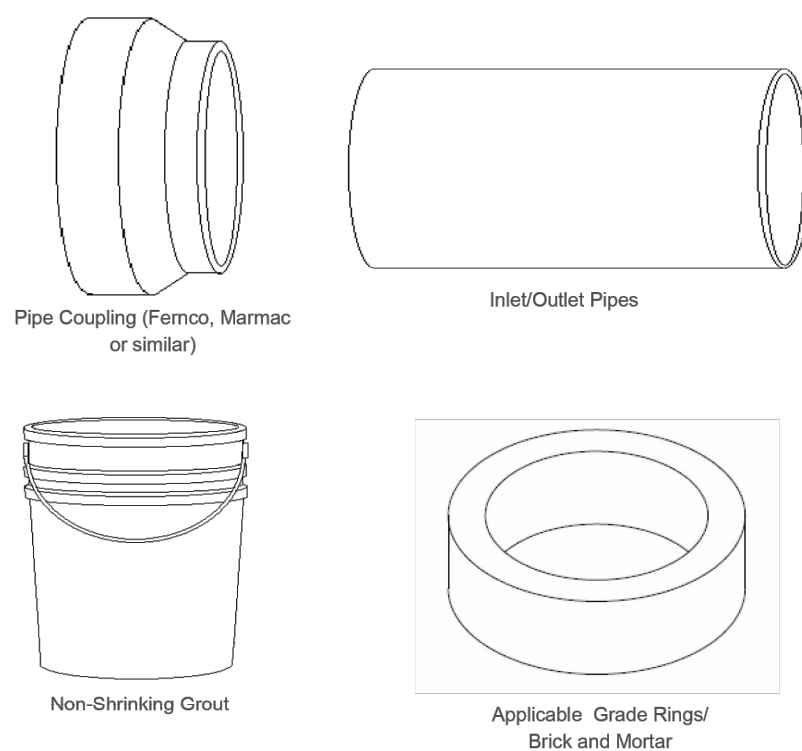
- A-304 SS 3/8 in.-16 UNC x 1 3/4 in. Fully Threaded Bolt
- A-304 SS 3/8 in. x 1-1/2 in. Flat/Fender Washer (x2)
- A-304 SS 3/8 in. Lock Washer
- A-304 SS 3/8 in.-16 UNC Hex Nut
- Pictured assembly x4 included for securing support frame to ledger angles in 4 ft. and 6 ft. units

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Materials Supplied By Contractor



Handling and Storage

Hydro International's DOWNSTREAM DEFENDER® internal components are manufactured utilizing highly durable thermoplastics; however, improper handling may result in damage to components and accessories. Failure to comply with handling, and installation instructions voids all warranties.

- Upon delivery of the DOWNSTREAM DEFENDER® components, inspect immediately for defects or shipping damage. If any discrepancies are found, notify Hydro International prior to unloading to initiate corrective action. Unloading of a damaged unit without notifying Hydro International voids all warranties and releases liability of costs to repair or replace from Hydro International and places onto the contractor.
- At all times during unloading and installation, avoid unnecessary and extreme impacts to the internal components. All components shall be handled with firm and complete support. At no time shall anyone step, stand, or otherwise place an unnecessary load, on the components.
- The DOWNSTREAM DEFENDER® shall be installed as soon after delivery as practical. Pending installation, all components shall be protected from ultraviolet light, vandalism, and impact.

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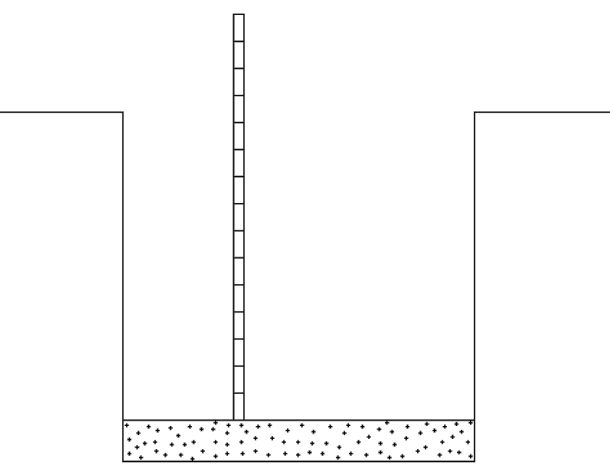


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Installation

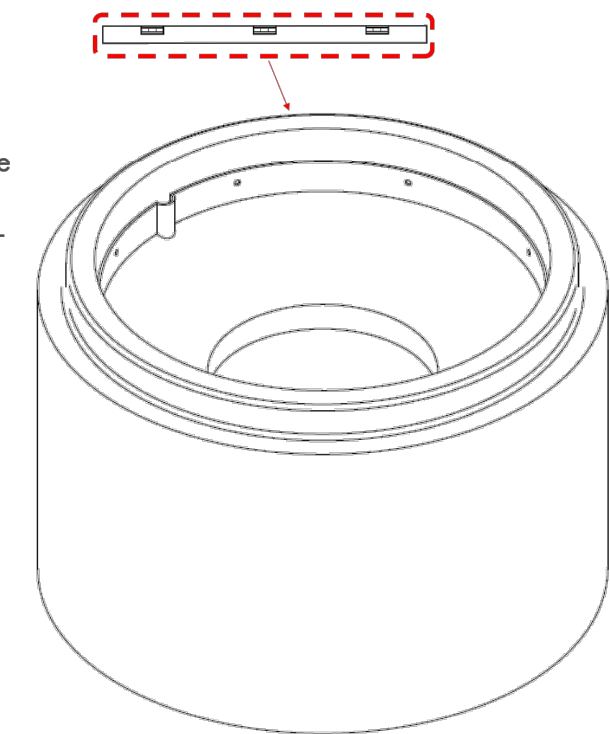
Step 1

Excavation shall be prepared prior to installation and shall meet all applicable specifications for standards of construction. A sufficient sub-base of compacted stone, leveled and at correct elevation, is required at minimum.



Step 2

Install the Downstream Defender® pre-cast base containing benching skirt in properly prepared excavation. Base must be level prior to installation of successive risers.



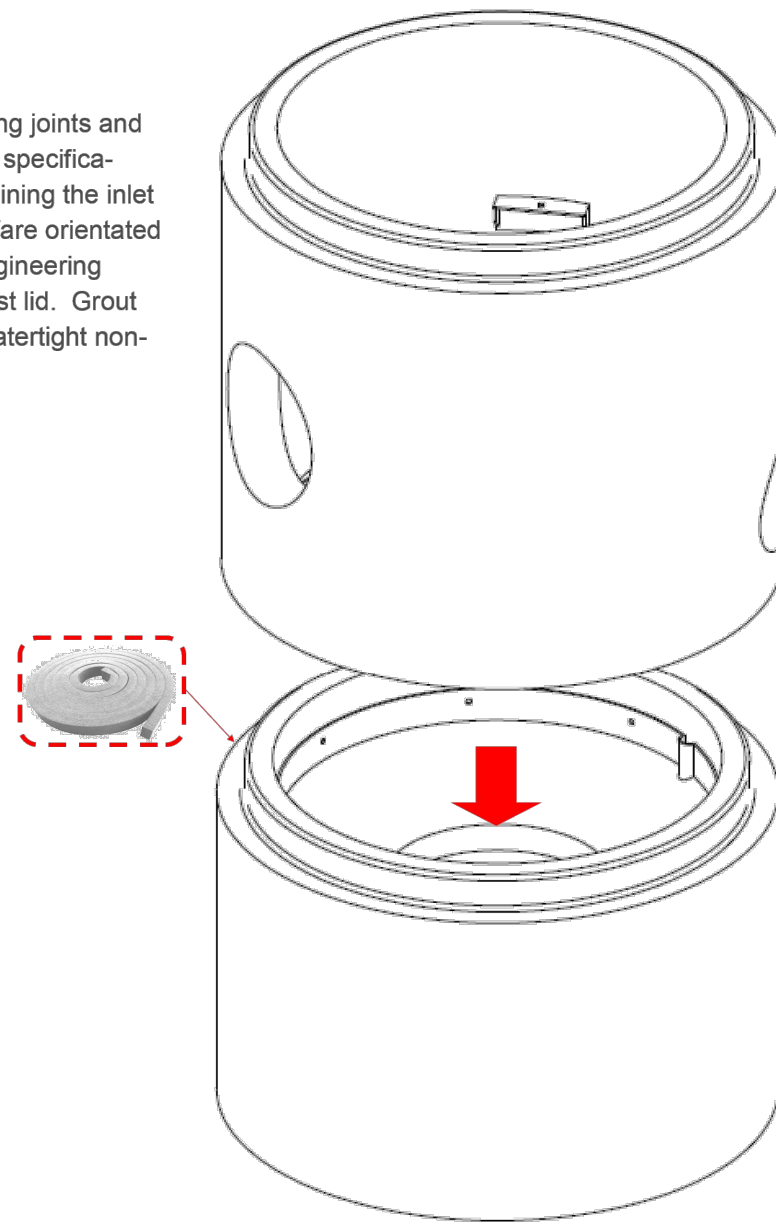
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Step 3

Install successive risers, cleaning joints and place supplied joint sealant per specifications. Ensure the riser(s) containing the inlet and overflow pipe knockouts is/are orientated per alignment shown on the engineering drawings. Do not install pre-cast lid. Grout pick holes, if applicable, with watertight non-shrink grout.



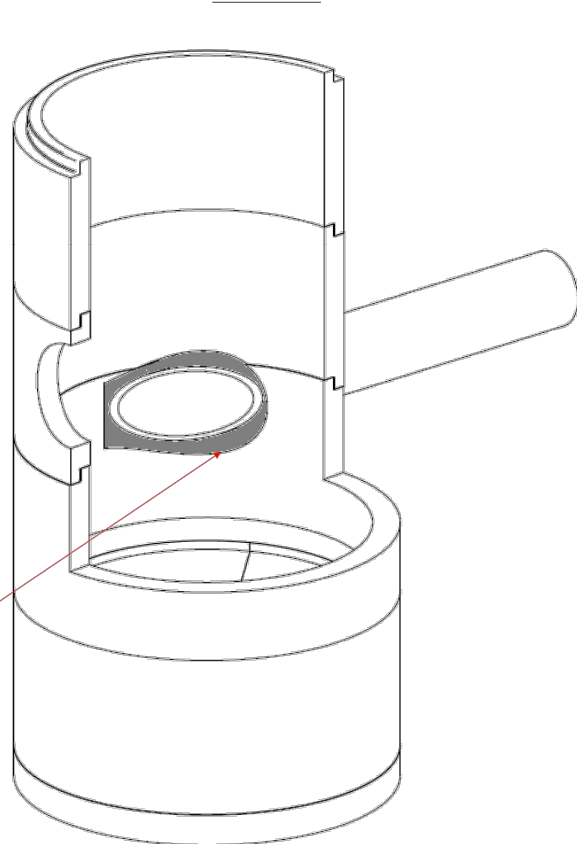
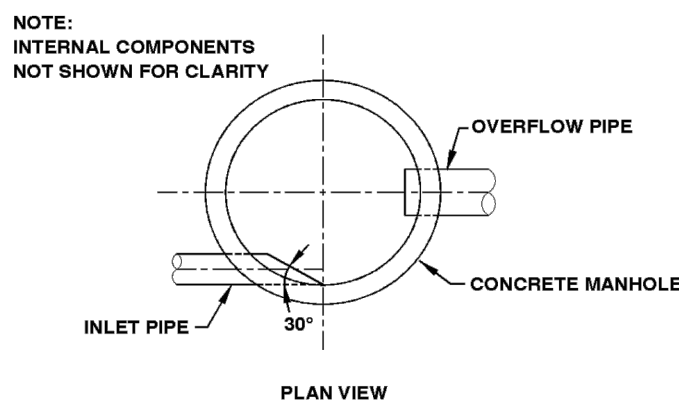
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Step 4

Cut the end of the inlet pipe at a 30° angle and connect so it is tangent to the pre-cast I.D. (or as shown in Hydro approved shop drawings). Grout inlet precast knockout around inlet pipe with watertight non-shrink grout. Inlet pipe shall not protrude further into the unit than indicated on the engineering drawings. On the interior, **grout must be finished to a uniform, smooth surface flush with the pre-cast wall. No grout shall spill inside the unit.** If required, plug inlet pipe and overflow pipe knockouts and test to ensure seal is water tight. The cause of any leaks must be determined and corrected prior to backfilling. **Failure to properly perform and pass test if required, releases Hydro from liability ensuing from such failure.**



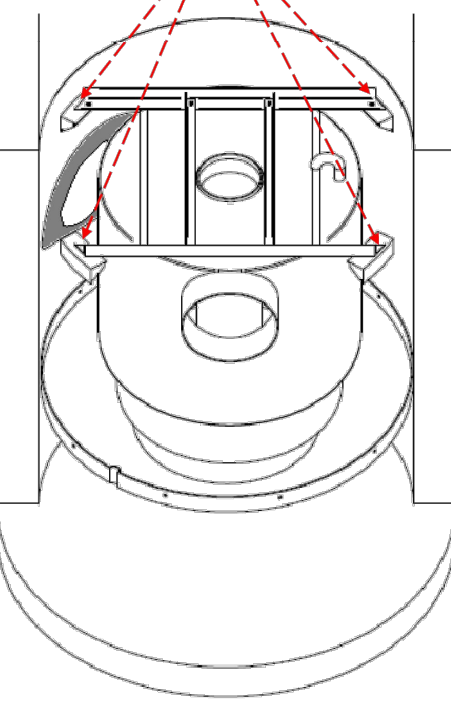
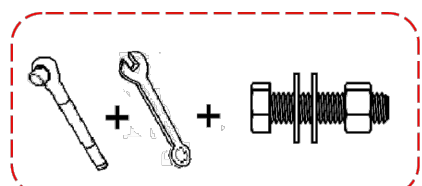
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Step 5

Place suitable pipe coupling (supplied by contractor) onto overflow stub. Using the lifting points on the support frame, carefully lower the dip plate assembly onto the stainless steel ledger angles attached to the interior wall of the pre-cast chamber. Orientate assembly so that overflow pipe stub aligns with overflow pipe knockout. Grout pick holes, if applicable, with watertight non-shrink grout.



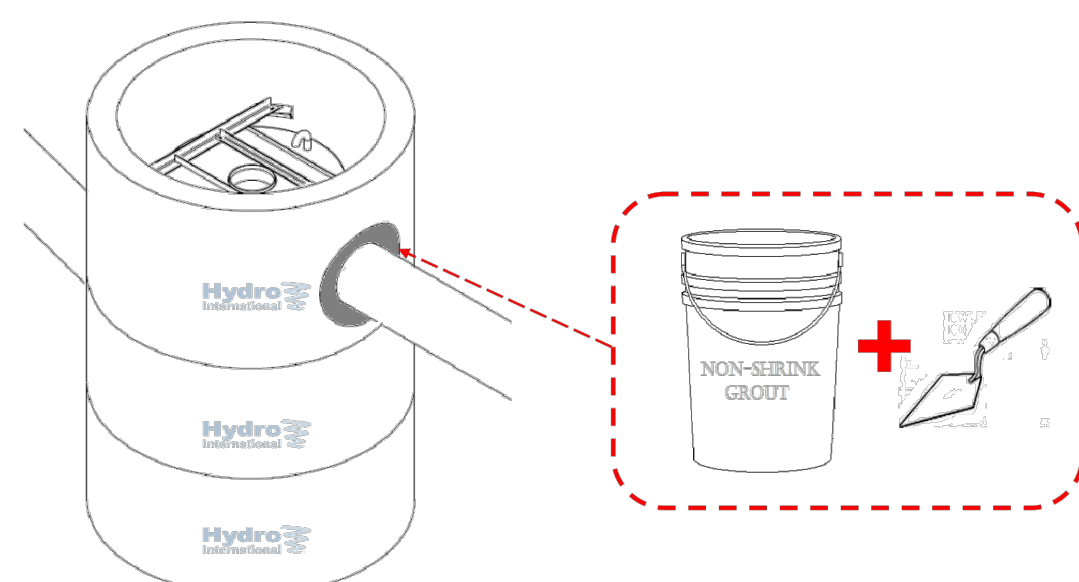
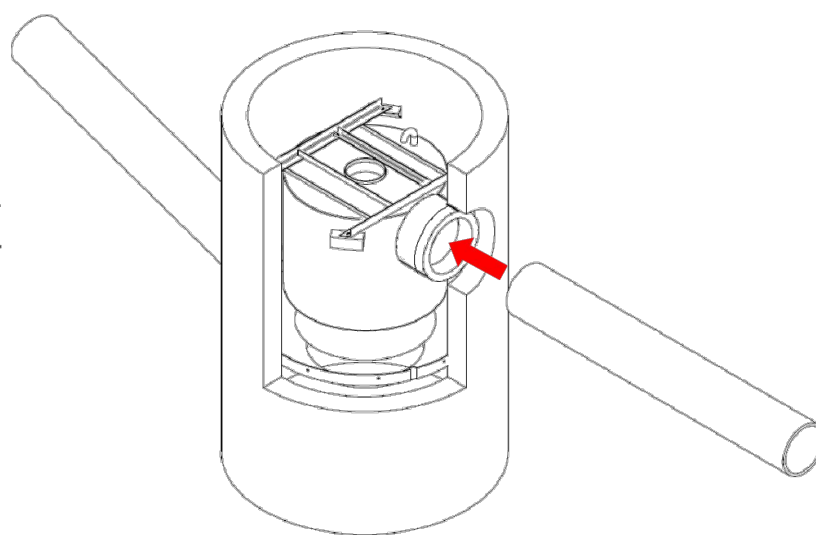
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Step 7

Connect the outlet pipe to the overflow stub using the previously installed pipe coupling. Grout manhole outlet knockout with watertight non-shrink grout. **On the interior, grout must be finished to a uniform, smooth surface flush with pre-cast wall. No grout shall spill inside the unit.**



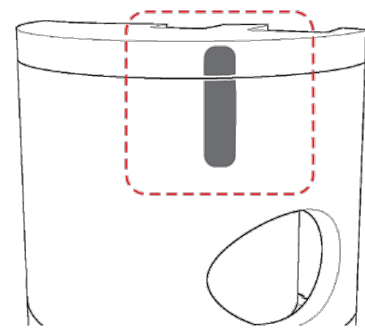
Hydro International, 94 Hutchins Drive, Portland, Maine 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro.com



Page | 7

Step 8

Prepare the upper most riser joint with supplied joint sealant. Install pre-cast lid using match lines to correctly orientate the floatables access. The floatables access shall be located to the influent flow receiving side of the overflow pipe.



Step 9

Install cast frame(s) and cover(s) using accepted construction standards of adjusting to grade. Carefully backfill around unit.

Hydro International, 94 Hutchins Drive, Portland, Maine 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro.com



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

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F	08/26/2026	REVISED PER TOWN COMMENTS	REP
E	08/12/2026	REVISED PER TOWN COMMENTS	REP
D	06/11/2026	REVISED PER TOWN COMMENTS	REP
No.	Date	Revision Description	

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@flsurvey.com

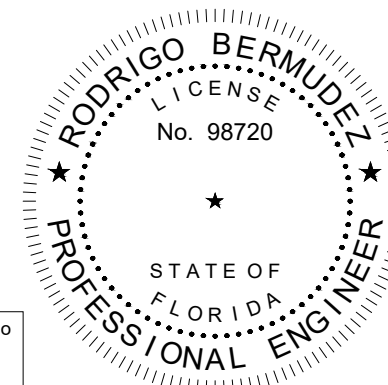
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Ref. Dwg.: S.B.O.
Date Plotted: 8/26/2026 4:44 PM

Cad. No.: 240737CP
Scale: As Shown
Job No.: 247006

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

OUTFALL RELOCATION PLAN
DEFENDER INSTALLATION DETAILS

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



Date: 11/08/2024
Dwg. No.: 3024-026
Sheet: C6

AGENDA ITEM REPORT

September 10, 2026

ITEM NUMBER: 2.

ITEM: Review and discussion of the Site Plan Application by BAY HARBOR 1B LLC, to construct a new 9-unit multi-family development to be located at 9200 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner, Lorrainia Belle.

DESCRIPTION:

Owner's Name: BAY HARBOR 1B LLC

Folio: 13-2227-011-0001

Property Address: 9200 West Bay Harbor Drive

Zoning District: RM-1

Legal Description: Lots 23-24 of Block 2

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	SPR26-000022 Zoning Review #1 9.10.2026 Final
2.	SPR26-000022 DRC Application 9200 WBH Drive
3.	9200 WBHD - Letter of Intent
4.	2025.07.02 9200 W BAY HARBOR DR - DRAINAGE WELL CALCULATIONS
5.	9200 W BAY HARBOR DR WS DAILY RATED GALLONAGE
6.	9200 W Bay Harbor Drive Trip Generation Letter - 2026 08 s+s
7.	9200 West Bay Harbor Drive DRC Set 9.10.2026
8.	9200 WBH Drive Survey

Town of Bay Harbor Islands, FLORIDA

Design Review Committee

STAFF COMMENTS

PREPARED BY: Lorrainia Belle, Town Planner

ADDRESS: 9200 W Bay Harbor Drive

PROJECT# SPR26-000002

APPLICANT: Matthew Armster

Project Summary

The Applicant proposes to construct a 9-unit residential building with the following key features:

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. 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
2. 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

Documents:

- I. Statement of ownership and control of the proposed development. Proof of ownership which shall consist of at least one of the following:
 - a. A fee simple title.
 - b. An option to acquire fee simple title within a specified period of time.
 - c. A leasehold interest in excess of 20 years.
 - d. A substantial interest in a joint venture agreement or real estate syndication which has can obtain a fee simple title.
 - e. A marketable title subject to a certain condition which will not substantially restrict development within a reasonable time.
 - f. An executed copy of the warranty deed.
- II. A certified (signed and sealed) survey, prepared by a licensed Florida surveyor within one year from date of application, which includes:
 - a. An accurate legal description and sketch of the subject property;
 - b. A computation of the total area of the property in square feet and to the nearest tenth of an acre; and
 - c. Current zone of the property.
 - d. Current flood zone/minimum floor elevation of the property.
- III. about sustainable and renewable elements and energy sources, including but not limited to, solar, rain water harvesting, vehicle charging stations, bicycle parking, efficient lighting, greywater recycling, etc. stating what, if any, sustainable and/or renewal elements and/or energy sources will be included in the project.
- IV. Proposed or existing utility easements or other easements mapped on site plan.
 - a. The Town may require a drainage easement.
- V. 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.
- VI. Impact Analysis Report.
 - a. Recalculate Utility Impacts: Revise the Potable Water, Sanitary Sewer, and Solid Waste calculations using "per capita" (estimated persons) rather than "per unit." Provide utility capacity letters.
 - b. Address Recreation Impact: Provide a Parks Capacity Analysis demonstrating that the Town's existing recreational facilities can serve the new residents, or initiate discussions with the Town regarding proportionate fair-share mitigation for parks (as allowed under Sec. 11-8.5).
 - c. Complete the Application Package: Ensure all items listed in Sec. 11-8.4 (ownership proof, certified survey) are submitted alongside this form.
- VII. Traffic Study: Please see separate attachment addressed to the engineer on record.

VIII. **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. 30
 - Status – Does not Comply, Requires Town Council Approval.
- Side Setback (North & South)
 - Required : (11.4) 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 – 11' 6"
 - Status – Complies
- Rear Setback (East)
 - Required – 20'
 - Proposed – 20'
 - Status –Complies
- Building Height Limit
 - Required – 75' above the base flood elevation (BFE) plus any additional freeboard per the Florida Building Code.
 - Proposed – 75' above the base flood elevation (BFE) plus any additional freeboard per the Florida Building Code.
 - Status – complies
- Parking Spaces
 - Required – 20 plus a loading zone for a moving Truck.
 - 2 parking spaces per unit: 18
 - At least one guest parking space shall be required for each whole platted lot: 2
 - Proposed – 21
 - Status – more information is required for the moving trucks
- Maximum allowable density.
 - Required: base density is 34 dwelling units per acre

- Provide: 10 (plans state 9 but there is a floor is a “guest room”, which is a apartment.
 - Statues: complies
- 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
 - More information is required,
 - Status: more information is required, please provide which how many bedrooms are in each unit.
- Minimum size Street frontage
 - Required – 75 feet
 - Proposed – 114’ 10” feet
 - Status: Complies
- Landscaping/ Pervious Area:
 - Required - 20%
 - Proposed –
 - Status –more information is required
- Roof Deck Landscape Pervious Area:
 - Required - 15%
 - Proposed- 15%
 - Status – complies
- Sec.23-12(15)(v) balconies extending from the exterior walls
 - Front (West)
 - Required – 4 ft
 - Proposed –
 - Status –Not in complies, floor 4 and above require Town Council approval.
 - Side (North)
 - Required – 2 ft
 - Proposed – Some glass features are over the encroachment
 - Status – Does not comply
 - Side (South)
 - Required – 2 ft

- Proposed – Some glass features are over the encroachment
 - Status – Does not comply
- Rear (East)
 - Required – 6 ft
 - Proposed – Some glass features are over the encroachment
 - Status –Does not comply
- Flexible Setbacks (Sec. 23-11(B)(1)(4)):
 - 1/3 of the length Required Town Council approval: 60' 7.5"
 - Applicants request: 60' 8"
 - Status: Does not Comply. The flex setback calculation $60.63889 = 60' 7.5''$ not 60' 8".

Building and Site Design

1. **The 2026 association registration has not been completed**
2. Please note on the plan that the following items require a separate permit.
 - a. Construction fence
 - b. Windows/ doors
 - c. Fence and wall
 - d. Mechanical equipment
 - e. Generator
 - f. Pool
 - g. Driveway
 - h. Wall
 - i. Landscape plans
 - j. Irrigation plans
 - k. trellis
3. Pg A-0.04
 - a. Service parking. Parking is not allowed within the 10 feet buffer, please relocate.
 - b. The 10 foot buffer is required, water features and a large space is not permitted in the 10-foot buffer.
 - c. Pool/Spa
 - i. NEW CODE: 15 feet setback from the seawall and 10 feet from the side property line.
 - d. The deck and trellis setback from the seawall is 5 feet.
 - e. Sec. 23-12(6)(vii) No part of any dock shall be placed nearer than ten feet to a line formed by the projection of the sidelines of the dock.
4. Sec.23-12(15)(b)No portion of a sidewalk shall be constructed closer than three feet to a side lot line, five feet to a rear lot line nor closer than 15 feet to a front lot line, except for a public sidewalk parallel to the street and/or swale parking areas as part of a town-wide pedestrian plan.

5. 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
6. Please label all fences, gates and walls on the site plan.
7. Provide the sight triangles on the Site Plan, the requirement is 10'by10'.
8. Please provide the stacking of cars within the property line, since a gate is being proposed.
9. Request for Revisions to Outdoor Storage Plan:
 - a. Dimensions: Submit a schedule listing all dimensions for each required outdoor storage area.
 - b. Numbering: Renumber the outdoor storage areas in a logical, sequential order for clarity.
 - c. Access/Functionality: Explain how the storage areas will be utilized when access doors are obstructed by parking spaces. Provide details demonstrating that the storage remains functional under this condition."
10. Pg A-1.07
 - a. The proposal is 10 units not 9 units and it must be 900 sq. ft.
 - b. The guest room must be connected to main unit and a second kitchen is not allowed.
11. Pg A-1/09:
 - a. Provide the setback for the cabanas, please keep in mind 15 feet from the roof edge.
12. All cross section should be label, N, S, E, W,
13. PG A-3.02
 - a. The side setback on the site plan stated 11'6". 11'4" does not meet the setback required the minimum is 11' 5".
14. When labeling the elevation please be consistent. Front: North, Rear: South, etc.



- a.
15. The outside walls of the roof structure are set back a minimum of 15 feet from the exterior walls of the principal structure. This provision shall not apply to parapet walls located at the edge of the building facade, open-air trellis located on roof surfaces at least ten feet below the maximum allowable building height, elevator shafts, elevator machine rooms or stairwells, if approved by the town during the site plan approval process.
16. Retaining wall is stated on the civil plans and needs to be also on the site plan.
 - a. Provide details of the retaining wall.
 - b. Please provide the setback for the wall and the fence.
 - c. Please note on plans the following: Permit required for walls or fences. Sec23-12(22)(h)(5) If any wall or fence is to be constructed on a common property line, written permission from any adjoining lot owner shall be required to be submitted to the town with the permit application to construct, finish and/or maintain the exterior of the wall facing the adjoining owners lot. Any damage done to an adjoining owners property shall be repaired and/or replaced by the applicant.
17. Provide the demo plan on a separate sheet with the following:
 - a. Label and identify what is being demolished:
 - i. Building
 - ii. Trees- if the tree is being removed state on the plan a separate permit will be pulled. If the tree is reminding, provide the tree barrio detail.
 1. This will be part of your landscape plan.
 - iii. fence
 - b. Construction fencing (this is required during the building permit but is recommended to submit before. All plans must be signed and sealed)
 - i. All development sites must be secured from unauthorized access by an 8-foot chain link fence with a firmly affixed windscreen of eighty (80) percent opacity.
 - ii. Permits required. Prior to the installation of the construction barrier, the applicable building permits must be issued by the building department. Each fence constructed or maintained shall be constructed and anchored in accordance with the Florida Building Code. In addition, a dimensioned site plan identifying the location of the fence must be submitted.
 - iii. This information must be stated within the plans:

1. (8) foot height chain link fence with a screening material of eighty (80) percent opacity on all 4 sides.
 2. Sliding or inward swinging gates are locked when construction personnel are not present.
 3. Pole driven and of adequate strength to resist wind pressure.
 4. Stand plumb with no gaps larger than four (4) inches.
 5. Posted construction sign (must contain 24-hour contact information) (6) square feet (maximum) AS PER SIGN REGULATIONS...Sec.17-5
 - iv. At no time shall the parcel remain without a protective barrier.
 - v. Construction fence and signage materials shall be maintained in an orderly and clean manner free from graffiti as originally permitted.
 - vi. All construction or preconstruction signs otherwise permitted by this section shall be removed upon successful final inspection by the building department and town administration, and prior to the issuance of a certificate of completion and/or certificate of occupancy.
18. The overall 20% green landscape, the coverage breakdown must clearly identify and quantify the following components:
- a. Main structure/ garage
 - b. Swimming pool
 - c. All paver areas (including both pervious and impervious)
 - d. Mechanical equipment (e.g., A/C units, pool equipment, generators, etc.)
 - e. Driveway
 - f. Walkways
 - g. Etc.
19. The overall 15% green landscape on the roof.
20. Sec.23-33(2)(f) Multi-family Only: All off-street loading must occur on private property, unless deemed as non-conforming.
- a. Please provide and show a moving truck location on the property.
 - b. 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. Sec.23-12(25)(h): Provide the height of the parapet walls.
22. Provide photometric plan.
23. Pg C-500
- a. The water and irrigation meter, must be placed within the property line, not in the right-of-way.

UNDERGROUND UTILITIES

24. 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 plan

25. Please email the Town Planner, to set a meeting to go on site to do a landscape inspection for the Tree Disposition.
26. 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.
 - b. This is a county and Town requirement.
27. Please review Sec.24-16 for all landscape requirements, as the code has changed.
28. Planting Specifications: The plan lacks essential details for proper tree installation. At a minimum, planting should comply with ANSI A300 (Part 6) standards, the industry's best practice.
29. Please provide a cross section of the location of the trees for the powerline. Please make sure to follow FPL, right tree right place.
30. Does not meet the Town tree height requirement

No. Stories	Percent	Min. Trees Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
5 Plus	25%	18	7	15-18
	50%	20-22	8	22-28
	25%	22-24*	9	22-28

General Comments When Submitting Revised Plans:

- Please read review the Town's Code Chapter 23 for all zoning requirements.
- Applicants shall provide a summary of all changes in a response letter with the plans revised.
- Please cloud all changes / revisions on the plan sheets.

APPLICATION FOR SITE PLAN REVIEW



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

Please see Exhibit A.

Folio # 13-2227-011-0001 (Reference); 13-2227-011-0010 through 13-2227-011-0080.

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Size of described property _____

Project Description _____ Units 9

Owner(s) Name Bay Harbor 1B, LLC

Mailing Address c/o 200 S. Biscayne Blvd., Suite 300

City Miami State FL Zip 33131

Phone Number 305-374-5300 Email gpenn@brzoninglaw.com

Signature of Owner _____

Solange M. Rousselot
Council Member

Name of Applicant (if different from owner) Graham Penn

Isaac Salver
Council Member

Mailing Address 200 S. Biscayne Blvd., Suite 300

City Miami State Florida Zip 33131

Phone Number 305-374-5300 Email gpenn@brzoninglaw.com

Signature of Applicant _____

Name of Representative _____

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 8/27/2026 By am

Process Number SPR26-000022 Fee Paid _____

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

EXHIBIT A

Legal Description:

ALL of 9200 WEST BAY HARBOR CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5437 Page 642, of the Public Records of Miami-Dade County, Florida, as amended.

Said Donor Parcel being formerly known as Lots 23 and West ½ of Lot 24 of BAY HARBOR ISLAND, according to the Plat thereof recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6229 office
305.377.6222 fax
GPenn@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

August 26, 2026

Lorrainia Belle, Town Planner
Town of Bay Harbor Islands
1045 95th Street
Bay Harbor Islands, Florida 33154

Re: Letter of Intent for Site Plan Review Application for Property
Located at 9200 West Bay Harbor Drive, Bay Harbor Islands,
FL, 33154

Dear Ms. Belle:

This law firm represents BAY HARBOR 1B LLC (the "Applicant"), the owner of the property located at 9200 West Bay Harbor Drive, Bay Harbor Islands, FL 33154 (the "Property"). Please accept this letter as the Applicant's required letter of intent in support of a site plan approval application for the Property.

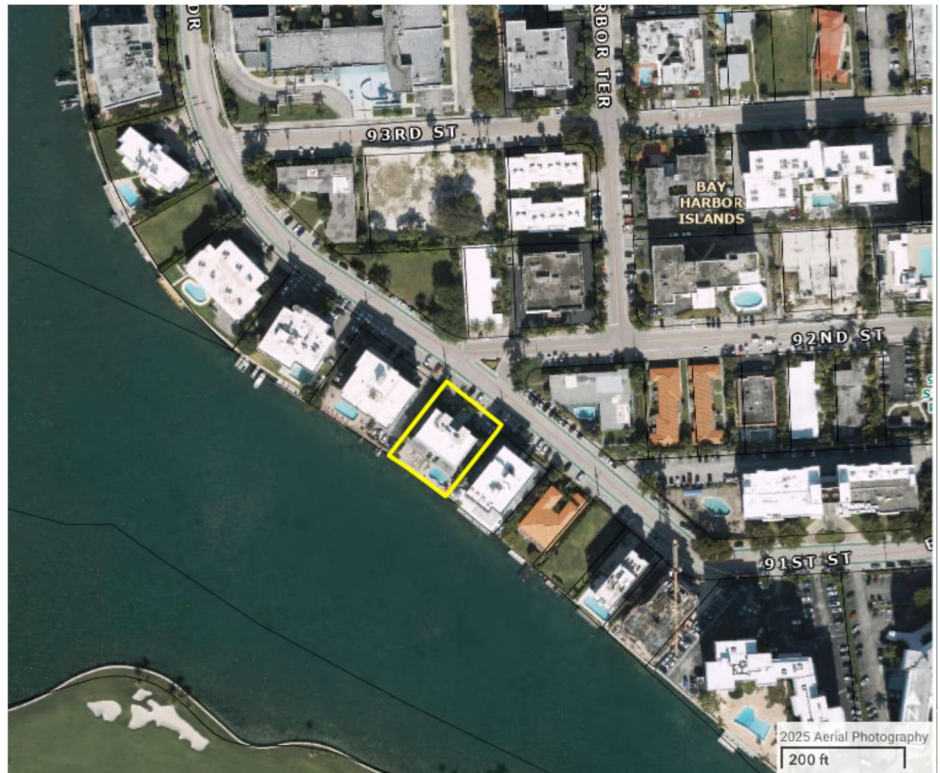


Figure 1, Aerial of the Property

Property. The Property, shown in Figure 1, consists of two (2) waterfront lots located along the west side of West Bay Harbor Drive just south of 92 Street. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio Nos. 13-2227-011-0001 and 13-2227-011-0010 through 13-2227-011-0080. See Exhibit A, Property Appraiser Summary Reports. The Property consists of Lot 23 and the west half of Lot 24 of Block 2 of the Bay Harbor Island Plat. See Exhibit B, Plat. The Property is currently developed with the 9200 W Bay Harbor Condominium building, which consists of eight (8) residential condominiums and common areas in a four (4) story building with a dedicated parking lot along West Bay Harbor Drive.

The Property has a Future Land Use Designation of Medium-High Density and is zoned RM-1, Multiple Family Residential District (Waterfront Lots). The surrounding area contains a mix of multifamily apartment buildings of varying heights, including a seven (7)-story condominium building to the north and a seven (7)-story condominium building with ground level parking to the south of the Property. To the east of the Property are various multifamily buildings.

Proposed Development. The Applicant proposes to redevelop the Property with a modern, boutique residential building containing nine (9) units¹, ground-level parking, and a rooftop pool and amenity deck (the "Project"). Designed by Garcia Stromberg Architecture and Interior Design, the Project embraces a contemporary architectural presence that is both elegant and responsive to its waterfront surroundings. The building incorporates a series of articulated façades, recessed upper levels, and extensive glazed elements that reduce the perceived mass of the structure yet create architectural interest.

At the ground level, the Project consists of substantial landscape enhancements, improved pedestrian pathways, and architectural screening, to further reduce the appearance of the Project's parking area. The upper levels feature spacious balconies with frameless glass railings that maximize transparency and reinforce the building's aesthetic. The Project provides twenty-one (21) parking spaces, including visitor and ADA-accessible spaces, exceeding the nineteen (19) spaces required under the Town's Code. The rooftop deck includes landscaped spaces, multiple cabanas, numerous outdoor gathering areas, and two (2) pools, providing residents with high-quality amenities. Collectively, these design elements establish an attractive, visually engaging street frontage that enhances the pedestrian experience and provides a pleasant view for Town residents.

¹ Base density allows thirteen (13) units on the Property. However, the Applicant will obtain one (1) private Transfer of Development Rights (TDR) unit, as the Property previously transferred five (5) units through the Town's TDR program.

Relevant Criteria. The Project is consistent with the criteria governing the Design Review Board decision making included in Section 5-23.1 of the Town Code. The following is each criterion, along with the status of the Project's compliance with each criterion:

(1) The plan for the proposed structure or project is in conformity with good design and in general, contributes to the image of the town as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.

The Project consists of principles of good design and contributes to the Town's overall character as a place of high-quality development. The overall design enhances the visual environment and is compatible with the surrounding area.

(2) The proposed structure or project is not, in its exterior design and appearance, of inferior qualities such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

The Project incorporates high-quality architectural design and materials that will maintain and enhance the appearance and value of the surrounding environment. The Project will not adversely affect neighboring properties or the character of the neighborhood.

(3) The exterior building components and exterior architectural features shall have attractive and cohesive architectural character.

The exterior building components and architectural features are well-integrated and provide an attractive architectural presence. The design offers a unified and visually appealing appearance.

(4) The orientation, appearance, and design of exterior architectural features of new and existing buildings and structures, and/or modifications to existing buildings and structures, shall indicate sensitivity to and shall be compatible with the streetscape and adjacent property, not detract from the appearance of surrounding properties, and create or maintain view corridors.

The orientation and design of the building are compatible with the surrounding neighborhood and adjacent properties. The Project is designed to maintain visual connectivity and does not detract from surrounding view corridors.

- (5) Landscaping and paving materials shall ensure a cohesive relationship with and enhancement of the overall site plan design.

The proposed landscaping and paving materials complement the architectural design and contribute to a cohesive site plan. These elements enhance the overall appearance of the Property.

- (6) Buffering materials shall ensure that headlights from vehicles, noise, light, and mechanical equipment are adequately shielded from public view, adjacent properties, and sidewalks.

Landscaping, screening, and other buffering materials are incorporated to minimize impacts from lighting, noise, mechanical equipment, and vehicle activity on adjacent properties and public rights-of-way.

- (7) The proposed structure is in conformity with standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

The proposed structure complies with the applicable design standards of the Code and other relevant ordinances. The project is consistent with all applicable development regulations.

- (8) The proposed structure or project is consistent with other actual and proposed developments in the general area, considering the following additional criteria:

- a. Site layout, orientation, location of structures and relationship to one another and to open spaces, and topography.

The site layout and building orientation are appropriately organized and relate harmoniously to open spaces and surrounding development.

b. Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

The design avoids excessive repetition and remains compatible with the character of the neighborhood.

c. Maximum height, area, setbacks, and overall massing as well as parts of any structure (buildings, walls, screens, towers, or signs) and effective concealment of all mechanical equipment.

The proposed height, massing, setbacks, and overall scale are consistent with Code requirements and surrounding development. Mechanical equipment is appropriately screened from public view.

d. Building design, materials, and colors to be sympathetic with surroundings.

The building design will blend well with the surrounding development. The architectural features contribute positively to the character of the area.

e. Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.

The materials, colors, and architectural composition are coordinated throughout the project.

f. Consistency of composition and treatment. The choice of materials and their usage shall be conducive to regular maintenance and durability, given the town's location to surrounding saltwater bodies.

The project utilizes durable, high-quality materials suitable for long-term maintenance and performance.

g. Location and type of planting with due regard for climatic conditions, preservation of specimen and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.

The landscape design incorporates appropriate plant materials and irrigation to support long-term viability. The proposed planting plan is responsive to local climatic conditions.

h. Design and appropriateness of signs, as well as interior and exterior lighting of signs.

This criterion is not applicable. Signs are not within the scope of this application.

i. Graphics, as understood in architectural design.

This criterion is not applicable.

j. The design review board shall not have jurisdiction over the number, types or layout of interior rooms or spaces in single-family homes or two-family homes.

This criterion is not applicable.

Conclusion. The Project has been thoughtfully designed in furtherance of the Town's vision for high-quality, resilient, and context-sensitive development. The Project responds directly to the site's physical constraints, waterfront setting, and applicable development regulations. Through its articulated massing, extensive landscaping, pedestrian-oriented ground floor, and carefully integrated amenity spaces, the Project will create an attractive residential development that enhances the character of the surrounding neighborhood. For these reasons, the Applicant respectfully requests a favorable recommendation and approval of the application.

Should you have any questions, comments, or require additional information, please contact me at (305) 377-6229.

Very truly yours,

A handwritten signature in black ink, appearing to read 'G. Penn', written in a cursive style.

Graham Penn

Attachments

cc: Zakary Benjelloun, Esq.



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/02/2026

PROPERTY INFORMATION	
Folio	13-2227-011-0001 (Reference)
Property Address	9200 W BAY HARBOR DR BAY HARBOR ISLANDS, FL 33154-0000
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
9200 W BAY HARBOR CONDO	
BAY HARBOR ISLAND PB 46-5	
LOT 23 & W1/2 LOT 24 BLK 2	
AS DESC IN DECL OR 5457-1642	
CLERK FILE 67R-51660	



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/02/2026

PROPERTY INFORMATION	
Folio	13-2227-011-0010
Property Address	9200 W BAY HARBOR DR UNIT: 1-A BAY HARBOR ISLANDS, FL 33154-0000
Owner	BAY HARBOR 1A LLC
Mailing Address	575 MADISON AVE 22 FLR NEW YORK, NY 10022
Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths /Half	2 / 2 / 0
Floors	0
Living Units	0
Actual Area	
Living Area	2,200 Sq.Ft
Adjusted Area	2,200 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1959

ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$901,428	\$901,428	\$797,724	
Assessed Value	\$901,428	\$901,428	\$797,724	

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
9200 W BAY HARBOR CONDO	
BAY HARBOR ISLAND PB 46-5	
UNIT 1A	
ELEMENTS CLERKS FILE 67R-51660	
OR 22870-1877 11 2004 4	



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$901,428	\$797,724
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$901,428	\$797,724
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$901,428	\$797,724
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$901,428	\$797,724

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/24/2025	\$2,000,000	35008-4717	Qual by exam of deed
08/08/2024	\$1,122,000	34378-3009	Qual by exam of deed
03/27/2024	\$0	34155-2484	Corrective, tax or QCD; min consideration
01/12/2024	\$100	34149-4706	Corrective, tax or QCD; min consideration

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/02/2026

PROPERTY INFORMATION	
Folio	13-2227-011-0020
Property Address	9200 W BAY HARBOR DR UNIT: 1B BAY HARBOR ISLANDS, FL 33154-0000
Owner	BAY HARBOR 1B LLC
Mailing Address	575 MADISON AVE 1B 22FL NEW YORK, NY 10022
Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths /Half	2 / 2 / 0
Floors	0
Living Units	0
Actual Area	
Living Area	2,200 Sq.Ft
Adjusted Area	2,200 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1959

ASSESSMENT INFORMATION			
Year	2026	2025	2024
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$901,428	\$901,428	\$797,724
Assessed Value	\$901,428	\$209,167	\$203,273

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Save Our Homes Cap	Assessment Reduction		\$692,261	\$594,451
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,722	\$25,000
Civilian Disability	Exemption		\$5,000	\$5,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
9200 W BAY HARBOR CONDO	
APT 1-B FIRST FLOOR	
UNDIV 12.5% INT IN COMMON	
ELEMENTS CLERKS FILE 67R-51660	
OR 14520-903 0490 1	



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$55,722	\$55,000
Taxable Value	\$901,428	\$153,445	\$148,273
SCHOOL BOARD			
Exemption Value	\$0	\$30,000	\$30,000
Taxable Value	\$901,428	\$179,167	\$173,273
CITY			
Exemption Value	\$0	\$55,722	\$55,000
Taxable Value	\$901,428	\$153,445	\$148,273
REGIONAL			
Exemption Value	\$0	\$55,722	\$55,000
Taxable Value	\$901,428	\$153,445	\$148,273

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/20/2025	\$1,200,000	34919-2336	Qual by exam of deed
02/03/2025	\$1,200,000	34612-4032	Qual by exam of deed
04/01/1990	\$144,000	14520-903	Sales which are qualified
10/01/1975	\$92,500	00000-00000	Sales which are qualified

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/02/2026

PROPERTY INFORMATION	
Folio	13-2227-011-0020
Property Address	9200 W BAY HARBOR DR UNIT: 1B BAY HARBOR ISLANDS, FL 33154-0000
Owner	BAY HARBOR 1B LLC
Mailing Address	575 MADISON AVE 1B 22FL NEW YORK, NY 10022
Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths /Half	2 / 2 / 0
Floors	0
Living Units	0
Actual Area	
Living Area	2,200 Sq.Ft
Adjusted Area	2,200 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1959

ASSESSMENT INFORMATION			
Year	2026	2025	2024
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$901,428	\$901,428	\$797,724
Assessed Value	\$901,428	\$209,167	\$203,273

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Save Our Homes Cap	Assessment Reduction		\$692,261	\$594,451
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,722	\$25,000
Civilian Disability	Exemption		\$5,000	\$5,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
9200 W BAY HARBOR CONDO	
APT 1-B FIRST FLOOR	
UNDIV 12.5% INT IN COMMON	
ELEMENTS CLERKS FILE 67R-51660	
OR 14520-903 0490 1	



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$55,722	\$55,000
Taxable Value	\$901,428	\$153,445	\$148,273
SCHOOL BOARD			
Exemption Value	\$0	\$30,000	\$30,000
Taxable Value	\$901,428	\$179,167	\$173,273
CITY			
Exemption Value	\$0	\$55,722	\$55,000
Taxable Value	\$901,428	\$153,445	\$148,273
REGIONAL			
Exemption Value	\$0	\$55,722	\$55,000
Taxable Value	\$901,428	\$153,445	\$148,273

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/20/2025	\$1,200,000	34919-2336	Qual by exam of deed
02/03/2025	\$1,200,000	34612-4032	Qual by exam of deed
04/01/1990	\$144,000	14520-903	Sales which are qualified
10/01/1975	\$92,500	00000-00000	Sales which are qualified

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/02/2026

PROPERTY INFORMATION	
Folio	13-2227-011-0020
Property Address	9200 W BAY HARBOR DR UNIT: 1B BAY HARBOR ISLANDS, FL 33154-0000
Owner	BAY HARBOR 1B LLC
Mailing Address	575 MADISON AVE 1B 22FL NEW YORK, NY 10022
Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths /Half	2 / 2 / 0
Floors	0
Living Units	0
Actual Area	
Living Area	2,200 Sq.Ft
Adjusted Area	2,200 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1959

ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$901,428	\$901,428	\$797,724	
Assessed Value	\$901,428	\$209,167	\$203,273	

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Save Our Homes Cap	Assessment Reduction		\$692,261	\$594,451
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,722	\$25,000
Civilian Disability	Exemption		\$5,000	\$5,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
9200 W BAY HARBOR CONDO	
APT 1-B FIRST FLOOR	
UNDIV 12.5% INT IN COMMON	
ELEMENTS CLERKS FILE 67R-51660	
OR 14520-903 0490 1	



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$55,722	\$55,000
Taxable Value	\$901,428	\$153,445	\$148,273
SCHOOL BOARD			
Exemption Value	\$0	\$30,000	\$30,000
Taxable Value	\$901,428	\$179,167	\$173,273
CITY			
Exemption Value	\$0	\$55,722	\$55,000
Taxable Value	\$901,428	\$153,445	\$148,273
REGIONAL			
Exemption Value	\$0	\$55,722	\$55,000
Taxable Value	\$901,428	\$153,445	\$148,273

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/20/2025	\$1,200,000	34919-2336	Qual by exam of deed
02/03/2025	\$1,200,000	34612-4032	Qual by exam of deed
04/01/1990	\$144,000	14520-903	Sales which are qualified
10/01/1975	\$92,500	00000-00000	Sales which are qualified

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/02/2026

PROPERTY INFORMATION	
Folio	13-2227-011-0050
Property Address	9200 W BAY HARBOR DR UNIT: 3A BAY HARBOR ISLANDS, FL 33154-0000
Owner	BAY HARBOR 3A LLC
Mailing Address	575 MADISON AVE NEW YORK, NY 10022
Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths /Half	2 / 2 / 0
Floors	0
Living Units	0
Actual Area	
Living Area	2,200 Sq.Ft
Adjusted Area	2,200 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1959

ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$901,428	\$901,428	\$797,724	
Assessed Value	\$901,428	\$260,296	\$252,961	

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Save Our Homes Cap	Assessment Reduction		\$641,132	\$544,763
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,722	\$25,000

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

SHORT LEGAL DESCRIPTION	
9200 W BAY HARBOR CONDO	
APT 3-A THIRD FLOOR	
UNDIV 12.5% INT IN COMMON	
ELEMENTS CLERKS FILE 67R-51660	
OR 12863-779 0386 4	



TAXABLE VALUE INFORMATION				
Year	2026	2025	2024	
COUNTY				
Exemption Value	\$0	\$50,722	\$50,000	
Taxable Value	\$901,428	\$209,574	\$202,961	
SCHOOL BOARD				
Exemption Value	\$0	\$25,000	\$25,000	
Taxable Value	\$901,428	\$235,296	\$227,961	
CITY				
Exemption Value	\$0	\$50,722	\$50,000	
Taxable Value	\$901,428	\$209,574	\$202,961	
REGIONAL				
Exemption Value	\$0	\$50,722	\$50,000	
Taxable Value	\$901,428	\$209,574	\$202,961	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/05/1976	\$92,500	9416-1317	Sales which are qualified
05/19/1967	\$30,900	5495-0251	Sales which are qualified
08/15/2025	\$1,550,000	34919-2867	Qual by exam of deed
07/03/2012	\$100	28406-1849	Corrective, tax or QCD; min consideration

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/02/2026

PROPERTY INFORMATION			
Folio	13-2227-011-0060		
Property Address	9200 W BAY HARBOR DR UNIT: 3B BAY HARBOR ISLANDS, FL 33154-0000		
Owner	BAY HARBOR 3B LLC		
Mailing Address	575 MADISON AVE 22 FL NEW YORK, NY 10022		
Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM		
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL		
Beds / Baths /Half	2 / 2 / 0		
Floors	0		
Living Units	0		
Actual Area			
Living Area	2,200 Sq.Ft		
Adjusted Area	2,200 Sq.Ft		
Lot Size	0 Sq.Ft		
Year Built	1959		
ASSESSMENT INFORMATION			
Year	2026	2025	2024
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$901,428	\$901,428	\$797,724
Assessed Value	\$901,428	\$877,496	\$797,724
BENEFITS INFORMATION			
Benefit	Type	2026	2025 2024
Non-Homestead Cap	Assessment Reduction		\$23,932
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).			
SHORT LEGAL DESCRIPTION			
9200 W BAY HARBOR CONDO			
APT 3-B THIRD FLOOR			
UNDIV 12.5% INT IN COMMON			
ELEMENTS CLERKS FILE 67R-51660			
OR 18557-205 0399 1			



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$877,496	\$797,724
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$901,428	\$797,724
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$877,496	\$797,724
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$877,496	\$797,724

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/27/2025	\$2,000,000	35008-4612	Qual by exam of deed
09/14/2023	\$985,000	33909-1048	Qual by exam of deed
02/19/2018	\$771,900	30875-2037	Qual by exam of deed
02/17/2017	\$100	30430-4279	Corrective, tax or QCD; min consideration

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/02/2026

PROPERTY INFORMATION	
Folio	13-2227-011-0070
Property Address	9200 W BAY HARBOR DR UNIT: 4A BAY HARBOR ISLANDS, FL 33154-0000
Owner	9200 WEST HARBOR LLC
Mailing Address	187 BAL CROSS BAL HARBOUR, FL 33154
Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths /Half	2 / 2 / 0
Floors	0
Living Units	0
Actual Area	
Living Area	2,200 Sq.Ft
Adjusted Area	2,200 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1959

ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$901,428	\$901,428	\$797,724	
Assessed Value	\$901,428	\$744,162	\$676,511	

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Non-Homestead Cap	Assessment Reduction		\$157,266	\$121,213
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
9200 W BAY HARBOR CONDO	
APT 4-A FOURTH FLOOR	
UNDIV 12.5% INT IN COMMON	
ELEMENTS CLERKS FILE 67R-51660	
OR 20453-3579/82 0602 1	



TAXABLE VALUE INFORMATION				
Year	2026	2025	2024	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$901,428	\$744,162	\$676,511	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$901,428	\$901,428	\$797,724	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$901,428	\$744,162	\$676,511	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$901,428	\$744,162	\$676,511	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/19/2025	\$1,750,000	35097-1512	Qual by exam of deed
05/10/2021	\$630,000	32519-3060	Qual by exam of deed
06/01/2002	\$230,000	20453-3579	Sales which are qualified
10/01/1996	\$0	17441-4944	Sales which are disqualified as a result of examination of the deed

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/02/2026

PROPERTY INFORMATION				
Folio	13-2227-011-0080			
Property Address	9200 W BAY HARBOR DR UNIT: 4B BAY HARBOR ISLANDS, FL 33154-0000			
Owner	BAY HARBOR 4B LLC			
Mailing Address	575 MADISON AVE 22FL NEW YORK, NY 10022			
Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM			
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL			
Beds / Baths /Half	2 / 2 / 0			
Floors	0			
Living Units	0			
Actual Area				
Living Area	2,200 Sq.Ft			
Adjusted Area	2,200 Sq.Ft			
Lot Size	0 Sq.Ft			
Year Built	1959			
ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$901,428	\$901,428	\$797,724	
Assessed Value	\$901,428	\$784,752	\$713,411	
BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Non-Homestead Cap	Assessment Reduction		\$116,676	\$84,313
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
9200 W BAY HARBOR CONDO				
APT 4-B FOURTH FLOOR				
UNDIV 12.5% INT IN COMMON				
ELEMENTS CLERKS FILE 67R-51660				
OR 18660-4924 0699 1				

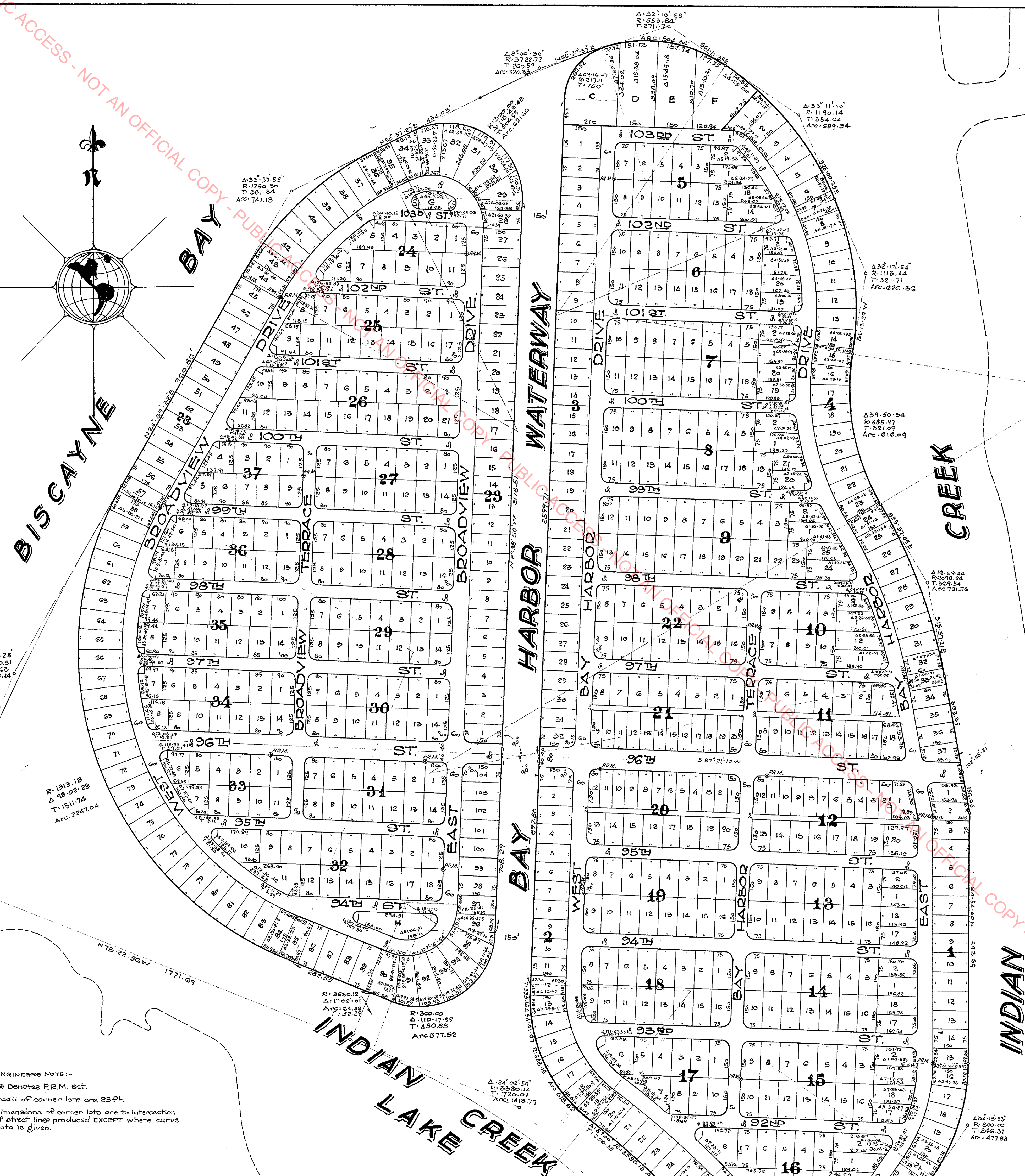


TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$784,752	\$713,411
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$901,428	\$797,724
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$784,752	\$713,411
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$901,428	\$784,752	\$713,411

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/05/2025	\$1,850,000	34941-2704	Atypical exposure to market; atypical motivation
01/14/2022	\$777,000	32979-0832	Qual by exam of deed
03/14/2019	\$1003	1374-3029	Corrective, tax or QCD; min consideration
12/12/2015	\$645,000	29899-2170	Qual by exam of deed

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

46-5



Bay Harbor Island

A Subdivision in Fractional Sections 26, 27, 34 & 35, T.52S, R.42E,
Dade County, Florida.

M. B. GARRIS CIVIL & CONSULTING ENGINEER
MIAMI, FLORIDA. SEPTEMBER, 1946.

SCALE IN FEET
1" = 200 FEET

KNOW ALL MEN BY THESE PRESENTS:

That Bay Harbor Island, Inc., a Florida Corporation, has caused to be made the attached plat of "BAY HARBOR ISLAND" being a replat of a portion of Miami Shores Island, Plat Book 23 page 1, and the amended Plat of Miami Shores Island, Plat Book 23 page 2, of the Public Records of Dade County, Florida, but more specifically a subdivision of the following described property, to-wit:

Gov. Lot 2 and the S.E. 1/4 of the S.E. 1/4 of Section 27; Gov. Lot 4 of Section 26; Gov. Lot 2 of Section 35; Gov. Lot 2 and the N.E. 1/4 of the N.E. 1/4 of Section 34 all in Township 52 South Range 42 East, Tallahassee Meridian in Florida, together with the following described tract of submerged land located in Fractional Sections 26, 27, 34 and 35 Township 52 South Range 42 East, Dade County, Florida, described as follows to-wit:

The submerged lands lying between the high water line of Gov. Lot 2, the S.E. 1/4 of the S.E. 1/4 of Section 27; Gov. Lot 4 of Section 26; Gov. Lot 2 of Section 35; Gov. Lot 2 and the N.E. 1/4 of the N.E. 1/4 of Section 34, all in Township 52 South Range 42 East, Dade County, Florida, AND the perimeter description of the following described tract of land:

Commence at a monument marking the Southeast corner of Fractional Section 34, Township 52 South Range 42 East, Dade County, Florida, which said monument bears South 87 degrees 32 minutes 50 seconds West from and is 1039.04 feet West of a concrete monument located in the South line of Township 52 South, Range 42 East, Dade County, Florida; then North 49 degrees 41 minutes 53 seconds West along the East boundary line of Fractional Section 34, for a distance of 2816.88 feet to a point; thence due West for a distance of 361.01 feet to the point of beginning of the tract of land herein described;

Thence North 49 degrees 19 minutes 57 seconds West for a distance of 812.80 feet to the beginning of a tangential circular curve; thence Northwesterly along a tangential circular curve having a radius of 3380.12 feet through a central angle of 24 degrees 02 minutes 09 seconds for an arc distance of 1418.79 feet to the end of said curve; thence North 73 degrees 22 minutes 56 seconds West along a line tangent to the above said curve for a distance of 1771.69 feet to a point on a circular curve, the center of said curve bearing South 73 degrees 22 minutes 56 seconds East from last described point and said last described curve being radial to said curve; thence Northwesterly along a circular curve having a radius of 1230.51 feet through a central angle of 8 degrees 02 minutes 28 seconds for an arc distance of 1702.44 feet to the end of said curve; thence North 24 degrees 39 minutes 32 seconds East tangent to the above said curve for a distance of 360.80 feet to the beginning of a tangential circular curve; thence Northwesterly along a tangential circular curve having a radius of 1250.30 feet through a central angle of 33 degrees 57 minutes 55 seconds for an arc distance of 741.16 feet to the end of said curve; thence North 58 degrees 57 minutes 27 seconds East along a line tangent to the above said curve for a distance of 204.16 feet to a point of compound curve; thence Northwesterly along a tangential circular curve having a radius of 3722.72 feet through a central angle of 8 degrees 00 minutes 30 seconds for an arc distance of 520.33 feet to a point of compound curve; thence Northwesterly along a tangential circular curve having a radius of 553.84 feet through a central angle of 52 degrees 10 minutes 28 seconds for an arc distance of 504.16 feet to a point of compound curve; thence Southerly along a circular curve having a radius of 1119.44 feet through a central angle of 33 degrees 12 minutes 34 seconds for an arc distance of 626.26 feet to a point of reverse curve; thence Southerly along a circular curve having a radius of 885.97 feet through a central angle of 32 degrees 50 minutes 34 seconds for an arc distance of 616.09 feet to a point of reverse curve; thence Southerly along a circular curve having a radius of 2096.24 feet through a central angle of 19 degrees 59 minutes 44 seconds for an arc distance of 771.00 feet to the end of said curve; thence South 12 degrees 57 minutes 21 seconds East along a line tangent to the above said curve for a distance of 550.00 feet to a point; thence South 4 degrees 54 minutes 54 seconds East along a line tangent to the above said curve for a distance of 200.00 feet through a central angle of 34 degrees 15 minutes 33 seconds to the beginning of a tangential circular curve; thence Southerly and Southwesterly along a tangential circular curve having a radius of 600.00 feet through a central angle of 34 degrees 15 minutes 33 seconds for an arc distance of 477.88 feet to the end of said curve; thence South 23 degrees 19 minutes 03 seconds West tangent to the above said curve for a distance of 924.03 feet to the point of beginning.

That the Drives, Streets and Terraces as shown on the attached plat, together with all existing and future plantings, trees and shrubbery thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to ourselves, our successors or assigns the reversion or reversions thereof whenever discontinued by law.

The lawful zoning regulations, now in effect, or as the same may from time to time be lawfully changed or amended shall be observed by the owners of the property herein described.

IN WITNESS WHEREOF the Bay Harbor Inc. has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 27th day of September.

Witnesses: David Cohenman by Howard Kane President
Clarence J. Turk As to both signatures attest Clarence J. Turk Secretary

State of Florida
County of Dade S.S.
Before me this day personally appeared Howard Kane and Ruth K. Broad, President and Secretary respectively, of Bay Harbor Inc., to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged the execution thereof to be their free and voluntary act and deed as each officer of said corporation for the purposes therein mentioned, and that they affixed the official seal of said corporation by and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.

Witness my hand and notarial seal at Miami, Florida, this 27th day of September, A.D. 1946.

Clarence J. Turk Notary Public State of Florida. My commission expires November 14, 1949.

Approved: Dade County Zoning Office this 27th day of December A.D. 1946
by John O. Preston Director.

Approved for record John O. Preston County Engineer Dade County, Florida.

This plat was approved by resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, on the 27th day of December, A.D. 1946. This approval shall not be construed as a commitment by the Board of County Commissioners or as a building ordinance, but as a declaration of the Board of Directors and that the same is the free act and deed of said corporation.

Attest: E. B. Leatherman Clerk of the Circuit Court.
by John O. Preston Deputy Clerk. Signed John O. Preston Vice Chairman of the Board.

I HEREBY CERTIFY that the attached plat of "BAY HARBOR ISLAND" is a true and correct plat of such property as recently surveyed and plotted under my direction. I also certify that permanent reference monuments were set the 27th day of September, A.D. 1946 in accordance with Section 7, Chapter 10275 (No. 253) Laws of the State of Florida.

John O. Preston Registered Civil Engineer No. 321
Long Surveyor No. 49
State of Florida.

Filed for record this 20 day of December, A.D. 1946 at 1:00 P.M. in Book 46 of Plats at page 5 of the Public Records of Dade County, Florida. This plat complies with the provisions of Chapter 10275 (No. 253) Laws of the State of Florida.

E. B. Leatherman Clerk of the Circuit Court
by John O. Preston Deputy Clerk.

Note:
For building lines and parking requirements in portions of Blocks 1 and 4 and all of Blocks 11, 12, 20 and 21 see instrument filed on the 20th day of November A.D. 1946 under Clerk's File V-94129 of the Public Records in and for Dade County, Florida.

For building lines and parking requirements in portions of Blocks 1 and 4 and all of Blocks 11, 12, 20 and 21 see instrument filed on the 20th day of November A.D. 1946 under Clerk's File V-94129 of the Public Records in and for Dade County, Florida.

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9200 West Bay Harbor Dr

9200 West Bay Harbor Dr

PROJECT NUMBER:

41504000

PREPARED FOR:

PREPARED BY:

KIMLEY-HORN AND ASSOCIATES, INC

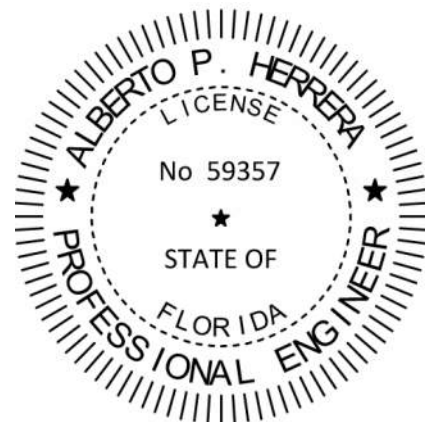
Alberto Herrera



Digitally signed by Alberto Herrera
DN: cn=Alberto Herrera,
o=Kimley-Horn and Associates, Inc., c=US
Date: 2026.07.02 19:29:00-0400

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY ALBERTO P. HERRERA, P.E. ON
THE DATE ADJACENT TO THE SEAL

SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES



July 2, 2026

Alberto Herrera
Registered Engineer No.59357
State of Florida

9200 West Bay Harbor Dr

DRAINAGE CALCULATIONS: (MASS DIAGRAM – M-DC DRER CRITERIA)

1. Site Data:

Control Water Table Elevation =	1.55 NGVD	
Miami-Dade Flood Criteria Elevation =	8.55 NGVD	(County Flood Criteria Map, see Appendix D)
F.I.R.M. Base Flood Elevation =	8.00 NGVD	(Zone AE , see Map No. 12086C0144L)
Highest Adjacent Road Crown Elevation =	5.31 NGVD	
Proposed Finish Floor Elevation =	9.00 NGVD	
Proposed lowest drainage inlet elevation =	5.70 NGVD	

2. Drainage Areas (see Appendix B):

Basin area in acres = A
 Impervious basin area in acres = A_{IMP}
 Pervious basin area in acres = A_{PER}
 Runoff Coefficient Impervious (C_{IMP}) = 0.90
 Runoff Coefficient Pervious (C_{PER}) = 0.30
 Weighted coefficient of runoff $C = [(A_{IMP} \times C_{IMP}) + (A_{PER} \times C_{PER})] / A$
 Total Contributing Area = $C \times A$

	Basin	A_{IMP} (acres)	A_{PER} (acres)	A (acres)	C	CA (acres)	Comments
Areas	1/2 BUILDING FACE AREA	0.094	0.000	0.094	0.95	0.09	To proposed drainage wells
	Site Impervious Area	0.290	0.020	0.310	0.95	0.29	To proposed drainage wells
	Site Pervious Area	0.100	0.020	0.120	0.30	0.04	To proposed drainage wells
		0.484	0.040	0.524	0.85	0.42	

Total Property Area = 0.52 Acres
 *Total Contributing Area = 0.42 Acres

9200 West Bay Harbor Dr

3. Contributing Areas for Retention:

600 NE 1ST AVENUE						
Basin	A _{imp} (acres)	A _{perv} (acres)	A (acres)	C	CA (acres)	% of Total Runoff Retained Within Basin
1/2 BUILDING FACE AREA	0.094	0.000	0.094	0.95	0.09	21.27%
Site Impervious Area	0.290	0.020	0.310	0.95	0.29	70.15%
Site Pervious Area	0.100	0.020	0.120	0.30	0.04	8.58%
Totals	0.484	0.040	0.524	0.85	0.42	(Zone AE , see Map No. 12086C0144

Total Basin Areas for Retention = 0.52 Acres
 Total Contributing Area for Retention = 0.42 Acres

4. Time required to generate one inch of runoff (per DERM Water Control Section D-4)

$$\text{Rainfall Intensity (I)} = 308.5 / [(48.6 \times F^{-0.11}) + t(0.5895 + F^{-2/3})]$$

$$\text{Frequency (F)} = \underline{5} \text{ years - Frequency Curve}$$

$$Q = CIA, V = Qt; V_{(1 \text{ in.})} = Qt_{(1 \text{ in.})}, t_{(1 \text{ in.})} = \text{Time to generate 1 inch of runoff}$$

$$V_{(1 \text{ in.})} = CIA t_{(1 \text{ in.})}$$

$$1" \times A = CIA t_{(1 \text{ in.})} \quad ; \text{ Solving for } t_{(1 \text{ in.})}, t_{(1 \text{ in.})} = 1" / (IC)$$

$$\text{Time to Generate one inch of run-off } t(\text{in}) = 11.88 \text{ Min.}$$

$$\text{Time to reach the inlet } (t_c) = \underline{10.00} \text{ Min.}$$

$$\text{Total time required to collect 1 inch of runoff} = 21.88 \text{ Min.}$$

$$\underline{\text{Inflow at time required to collect 1 inch of runoff}} = 2.12 \text{ CFS (per table below)}$$

9200 West Bay Harbor Dr

5. Storm Runoff Calculations:

TIME (MIN.)	CA	RAINFALL INTENSITY (IN/HR)	INFLOW RATE (CFS)	INFLOW VOLUME (CF)
0	0.420	0.00	0.00	0.00
1	0.420	7.41	3.11	186.59
2	0.420	7.25	3.04	365.04
3	0.420	7.09	2.98	535.85
4	0.420	6.94	2.91	699.52
5	0.420	6.80	2.85	856.48
6	0.420	6.66	2.80	1,007.14
7	0.420	6.53	2.74	1,151.86
8	0.420	6.41	2.69	1,291.00
9	0.420	6.29	2.64	1,424.86
10	0.420	6.17	2.59	1,553.75
11	0.420	6.06	2.54	1,677.94
12	0.420	5.95	2.50	1,797.67
13	0.420	5.84	2.45	1,913.18
14	0.420	5.74	2.41	2,024.70
15	0.420	5.64	2.37	2,132.43
16	0.420	5.55	2.33	2,236.55
17	0.420	5.46	2.29	2,337.25
18	0.420	5.37	2.25	2,434.68
18.83	0.420	5.30	2.22	2,513.19
19	0.420	5.28	2.22	2,529.02
20	0.420	5.20	2.18	2,620.39
21	0.420	5.12	2.15	2,708.95
22	0.420	5.04	2.12	2,794.81
23	0.420	4.97	2.09	2,878.11
24	0.420	4.89	2.05	2,958.94

Peak Runoff Rate for Design

9200 West Bay Harbor Dr

6. Drainage Well Design:

9200 West Bay Harbor Dr

Design well specific capacity: 350 GPM/ft-head based on: Well Completion Reports on following page

Cased depth of well: 100 feet

Well I.D. No.	Rim / Grate Elev. (NGVD)	Lowest Inlet/Vent Elev. (NGVD)	Design Ground Water Elev. (NGVD)	*Headloss due to Salinity (ft-head)	Head Acting on Well (ft-head)	Well Discharge Rate (CFS)	Well Structure Interior Dimensions		Peak Runoff Rate Routed to Well		Detention Volume @ 90 sec. (CF)	**Minimum Required "H" (ft.)	Structure Storage Volume (CF)	Safety Factors with/without Storage		Well I.D. No.	Internal Dimensions of Drainage Well Structure					Max. Top of Casing Elevation (inches)
							W (ft.)	L (ft.)		(CFS)				with	w/out		W	X	Y	Z	H	
DW-1	5.80	5.70	1.55	2.60	1.55	1.21	4.00	8.00	25.00%	0.53	47.72	3.50	77.33	2.56	2.28	DW-1	4.00'	3.50'	4.00'	5.92'	3.50'	1.55
DW-2	5.80	5.70	1.55	2.60	1.55	1.21	4.00	Map No	25.00%	0.53	#VALUE!	#VALUE!	#VALUE!	#####	2.28	DW-2	#####	#####	####	#####	#####	1.55
DW-3	6.60	5.70	1.55	2.60	1.55	1.21	6.00	12.00	25.00%	0.53	47.72	3.50	174.00	3.04	2.28	DW-3	6.00'	7.50'	4.00'	5.92'	3.50'	2.35
DW-4	8.00	8.00	1.55	2.60	3.85	3.00	4.00	8.00	25.00%	0.53	47.72	3.50	77.33	6.37	5.66	DW-4	4.00'	3.50'	4.00'	5.92'	3.50'	3.75
Total Well Discharge Rate (CFS)						6.63	Total % Runoff		100.00%	2.12	Total Storage (CF)		#VALUE!									

*Based on 0.026 feet of head loss per LF of casing

**H is the minimum depth required from the top of well casing to the floor of the well box to achieve 90 second detention time:

9200 West Bay Harbor Dr

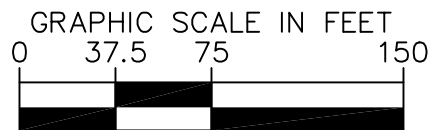
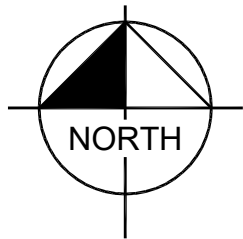
SPECIFIC CAPACITY FOR EXISTING DRAINAGE WELLS IN CLOSE PROXIMITY TO THE PROJECT.

Date	Well ID	Address	LAT	LON	Cased depth (ft.)	Uncased depth (ft.)	GPM/ft. drawdown
10/7/2014	101995	9261 E Bay Harbor Drive	25° 52' 58.99"	80° 07' 43.26"	66	96	512
11/20/2025	109044	9290 W Bay Harbor Drive	25° 52' 59.47"	80° 07' 59.60"	62	82	2084
8/7/2018	59703	1155 93rd Street	25° 53' 06.99"	80° 07' 55.07"	70	100	411
3/25/2024	106155	1045 92nd Street	26° 52' 58.95"	80° 07' 48.48"	60	100	350
7/10/2025	108325	9110 W Bay Harbor Drive	25° 52' 54.2879"	80° 07' 50.3998"	135	157	415
				Avg. Cased Depth (ft.)	79		

Minimum GPM/ft. Drawdown	350
Maximum GPM/ft. Drawdown	2084
Average GPM/ft. Drawdown	754
Specific Capacity Used in Design (GPM/ft. Drawdown)	350

APPENDIX A FLOOD MAPS

Plotted By: Guerra, Michelle Sheet Set: Kha Layout: Layout1 June 16, 2026 03:45:19pm K:\MIB_Civil\041504000 - 9200 West Bay Harbor Drive\CIVIL\ENGINEERING\Drainage Report\A-MAPS\CAD\VA-1 Location Map.dwg
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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

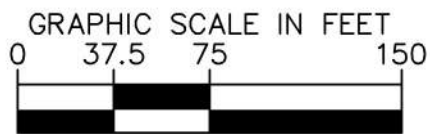
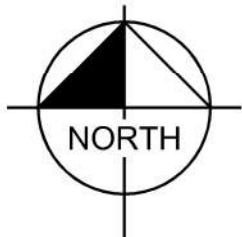
9200 W BAY HARBOR DR

PROJECT LOCATION MAP

SHEET NUMBER

A-1

Plotted By: Guerra, Michelle Sheet Set: KHA Layout: Layout1 June 16, 2026 03:50:48pm K:\MIB_Civil\041504000 - 9200 West Bay Harbor Drive\CIVIL\ENGINEERING\Drainage Report\A-MAPS\CAD\A-2 BASINS MAP.dwg
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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

9200 W BAY HARBOR DR

BASINS MAP

SHEET NUMBER

A-2



NOAA Atlas 14, Volume 9, Version 2
Location name: Miami Beach, Florida, USA*
Latitude: 25.8825°, Longitude: -80.1319°
Elevation: 5 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, Geoffrey 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	0.572 (0.465-0.703)	0.657 (0.534-0.809)	0.798 (0.647-0.985)	0.917 (0.738-1.14)	1.08 (0.842-1.38)	1.21 (0.921-1.57)	1.34 (0.985-1.79)	1.47 (1.04-2.02)	1.65 (1.12-2.33)	1.79 (1.18-2.57)
10-min	0.837 (0.681-1.03)	0.962 (0.782-1.18)	1.17 (0.947-1.44)	1.34 (1.08-1.66)	1.58 (1.23-2.03)	1.77 (1.35-2.30)	1.96 (1.44-2.62)	2.16 (1.52-2.96)	2.42 (1.64-3.41)	2.62 (1.73-3.76)
15-min	1.02 (0.831-1.26)	1.17 (0.954-1.44)	1.43 (1.16-1.76)	1.64 (1.32-2.03)	1.93 (1.50-2.47)	2.16 (1.64-2.81)	2.39 (1.76-3.19)	2.63 (1.86-3.61)	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 (1.79-2.72)	2.54 (2.05-3.15)	3.01 (2.34-3.85)	3.38 (2.57-4.39)	3.75 (2.75-4.99)	4.13 (2.91-5.65)	4.63 (3.14-6.53)	5.02 (3.31-7.20)
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 (4.25-8.30)	6.95 (4.72-9.85)	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 (4.17-6.82)	6.08 (4.68-7.95)	6.96 (5.17-9.31)	7.91 (5.64-10.9)	9.26 (6.34-13.1)	10.4 (6.88-14.8)
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 (4.82-7.83)	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 (3.28-4.82)	4.99 (4.10-6.06)	5.97 (4.87-7.28)	7.53 (6.04-9.72)	8.89 (6.93-11.6)	10.4 (7.82-13.9)	12.1 (8.71-16.5)	14.5 (10.1-20.3)	16.5 (11.1-23.3)
12-hr	3.93 (3.26-4.72)	4.66 (3.86-5.60)	6.01 (4.95-7.24)	7.27 (5.96-8.80)	9.22 (7.42-11.8)	10.9 (8.53-14.1)	12.7 (9.62-16.8)	14.7 (10.7-20.0)	17.6 (12.3-24.5)	20.0 (13.5-27.9)
24-hr	4.49 (3.74-5.36)	5.41 (4.50-6.46)	7.06 (5.85-8.45)	8.58 (7.07-10.3)	10.9 (8.77-13.8)	12.8 (10.1-16.4)	14.9 (11.3-19.5)	17.2 (12.5-23.1)	20.4 (14.3-28.2)	23.0 (15.6-32.0)
2-day	5.28 (4.42-6.26)	6.29 (5.26-7.46)	8.11 (6.75-9.64)	9.77 (8.09-11.7)	12.3 (9.97-15.4)	14.4 (11.4-18.3)	16.7 (12.8-21.7)	19.2 (14.1-25.6)	22.7 (16.0-31.2)	25.6 (17.5-35.3)
3-day	5.92 (4.97-6.99)	6.97 (5.84-8.23)	8.84 (7.39-10.5)	10.6 (8.77-12.6)	13.1 (10.7-16.4)	15.3 (12.1-19.3)	17.7 (13.5-22.8)	20.2 (14.9-26.8)	23.8 (16.9-32.5)	26.7 (18.4-36.8)
4-day	6.50 (5.47-7.65)	7.55 (6.34-8.89)	9.42 (7.89-11.1)	11.1 (9.27-13.2)	13.7 (11.2-17.1)	15.9 (12.6-20.0)	18.3 (14.0-23.5)	20.8 (15.3-27.6)	24.4 (17.3-33.2)	27.3 (18.9-37.6)
7-day	7.99 (6.74-9.35)	8.97 (7.56-10.5)	10.8 (9.04-12.6)	12.4 (10.4-14.6)	15.0 (12.3-18.5)	17.1 (13.7-21.4)	19.5 (15.0-25.0)	22.0 (16.3-29.0)	25.7 (18.3-34.8)	28.6 (19.9-39.1)
10-day	9.17 (7.76-10.7)	10.2 (8.62-11.9)	12.1 (10.2-14.1)	13.8 (11.5-16.2)	16.4 (13.4-20.1)	18.5 (14.8-23.1)	20.9 (16.2-26.7)	23.5 (17.5-30.8)	27.1 (19.5-36.6)	30.1 (21.0-41.0)
20-day	12.1 (10.3-14.0)	13.6 (11.6-15.8)	16.2 (13.7-18.9)	18.4 (15.5-21.5)	21.5 (17.6-26.0)	24.0 (19.2-29.4)	26.6 (20.6-33.4)	29.2 (21.8-37.8)	32.8 (23.6-43.7)	35.6 (24.9-48.1)
30-day	14.5 (12.4-16.7)	16.5 (14.1-19.0)	19.7 (16.7-22.8)	22.3 (18.9-26.0)	25.9 (21.2-31.0)	28.6 (22.9-34.7)	31.3 (24.3-39.0)	33.9 (25.3-43.5)	37.4 (26.9-49.4)	40.0 (28.1-53.8)
45-day	17.6 (15.1-20.2)	20.0 (17.1-23.1)	23.9 (20.4-27.6)	26.9 (22.8-31.2)	30.9 (25.3-36.6)	33.8 (27.1-40.8)	36.6 (28.4-45.2)	39.2 (29.3-49.9)	42.5 (30.7-55.7)	44.8 (31.7-60.1)
60-day	20.3 (17.5-23.3)	23.1 (19.8-26.5)	27.3 (23.3-31.4)	30.6 (26.0-35.3)	34.8 (28.5-41.0)	37.8 (30.4-45.3)	40.6 (31.6-49.9)	43.2 (32.3-54.7)	46.3 (33.4-60.3)	48.3 (34.2-64.6)

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.

Kimley»Horn

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

9200 W BAY HARBOR DR

NOAA PRECIPITATION FREQUENCY

SHEET NUMBER

A-3

Plotted By: Guerra, Michelle Sheet Set: KHA Layout: Layout1 June 16, 2026 01:18:17pm K:\MIB_Civil\041504000 - 9200 West Bay Harbor Drive\CIVIL\ENGINEERING\Drainage Report\A-MAPS\CAD\A-4 FIRM Map.dwg

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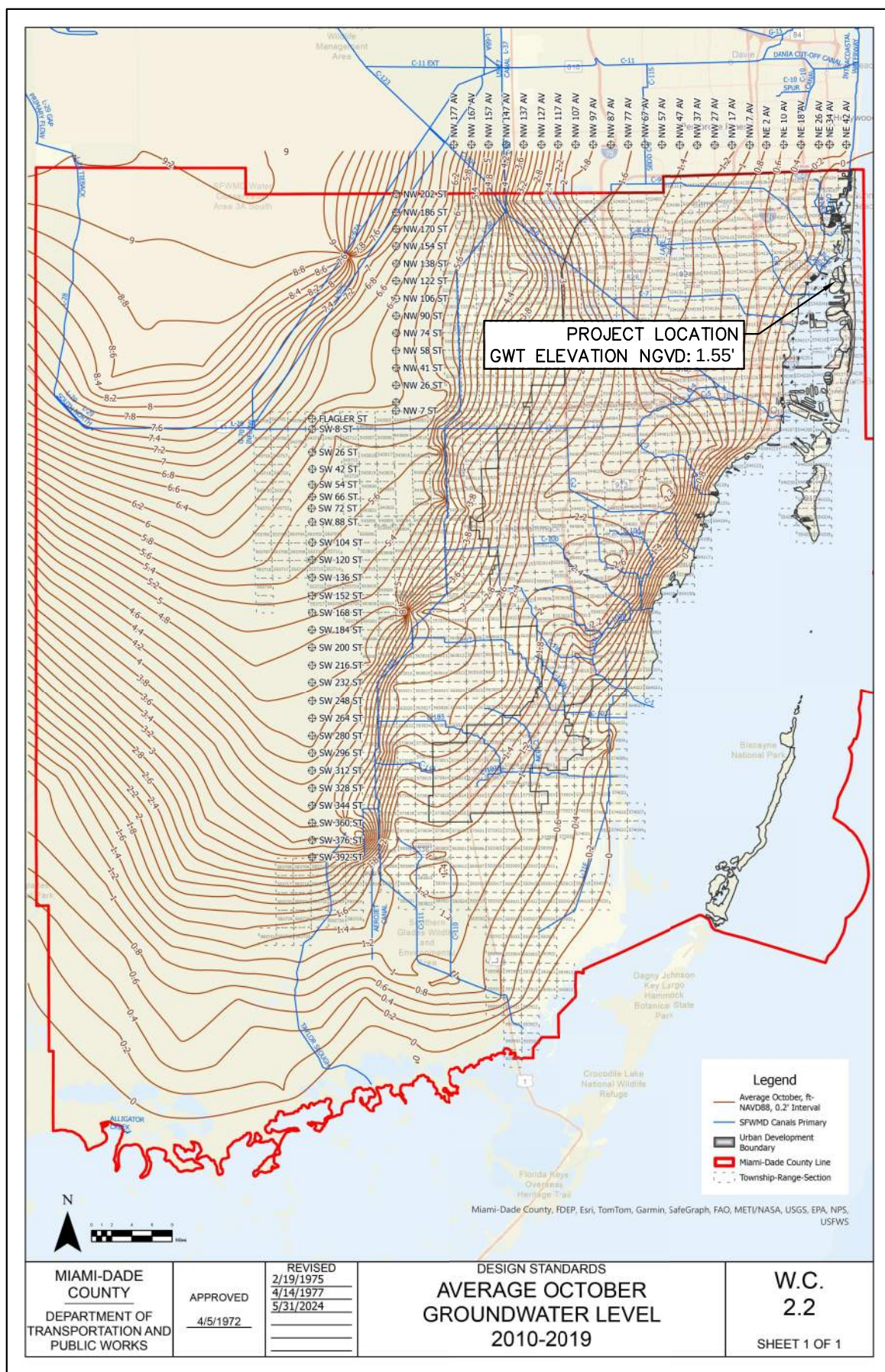
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9200 W BAY HARBOR DR

MIAMI DADE COUNTY FLOOD CRITERIA

SHEET NUMBER

A-4





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9200 W BAY HARBOR DR

MIAMI DADE COUNTY FLOOD CRITERIA

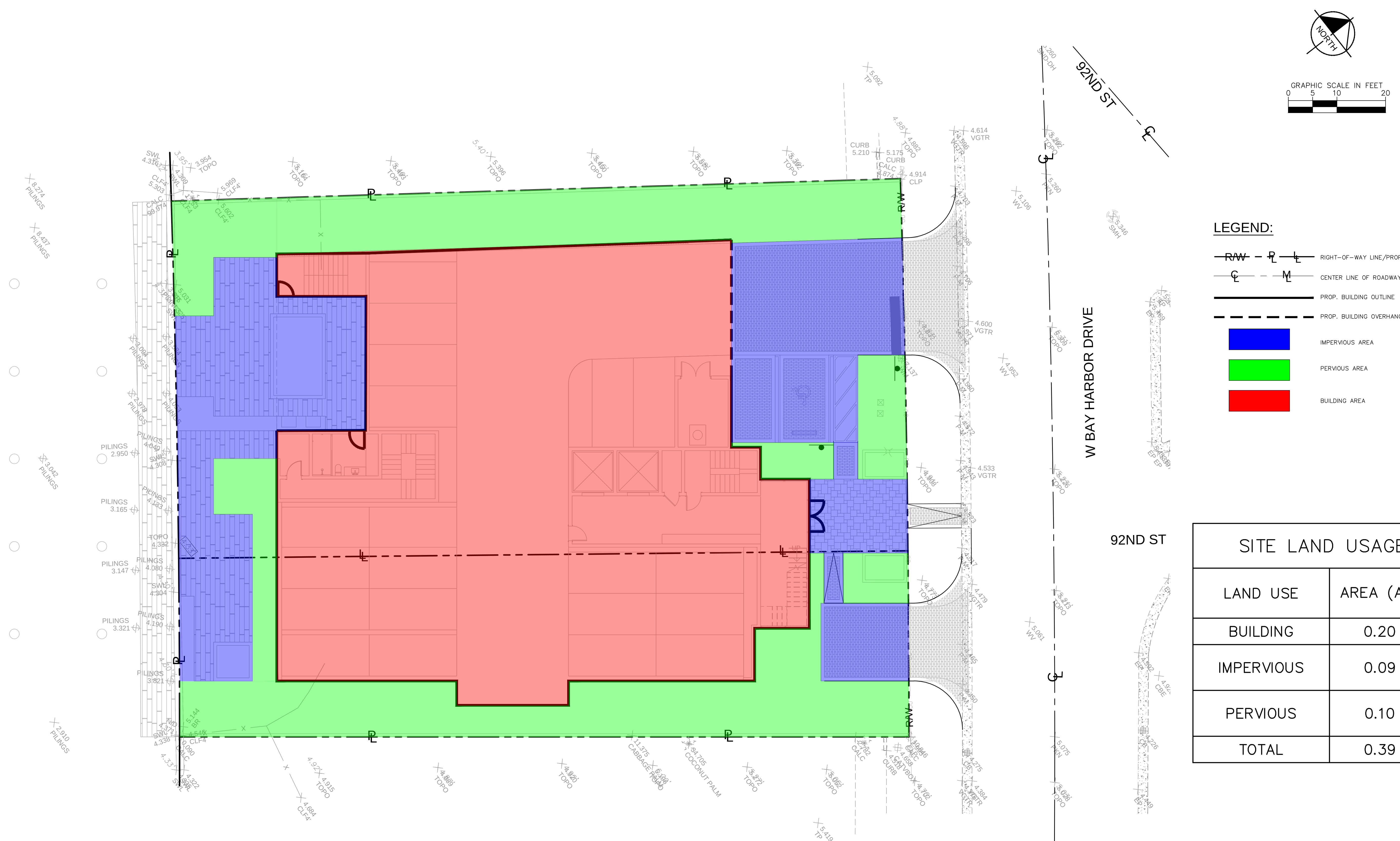
SHEET NUMBER

A-6

APPENDIX B

AREA BREAKOUT

Plotted By: Perasso, Beatriz
Sheet: Set: kha_Layout1.dwg
Date: July 01, 2026
Time: 06:22:57pm
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LEGEND:

- RW - P - L** RIGHT-OF-WAY LINE/PROPERTY LINE/LOT LINE
- C - M** CENTER LINE OF ROADWAY/MONUMENT LINE OF ROADWAY
- PROP. BUILDING OUTLINE
- - -** PROP. BUILDING OVERHANG
- Blue** IMPERVIOUS AREA
- Green** PERVIOUS AREA
- Red** BUILDING AREA

SITE LAND USAGE TABLE		
LAND USE	AREA (AC)	%
BUILDING	0.20	51.28%
IMPERVIOUS	0.09	23.08%
PERVIOUS	0.10	25.64%
TOTAL	0.39	100.00%

9200 W Bay Harbor Dr
Schedule of Daily Rated Gallonages - Proposed Uses

Types of Land Uses Proposed	Units	Gallons Per Day (GPD)	Units	Projected Flow Demand (GPD)
Residential Land Uses				
		gpd/unit (under 3001		
	Units	210 sq. ft.)	Units	-
		gpd/unit (3001 -5000		
Single Family Residence	Units	310 sq. ft.)	Units	-
		gpd/unit (over 5000		
	Units	510 sq. ft.)	Units	-
Townhouse Residence	Units	165 gpd/unit	Units	-
Apartment	9.00	135 gpd/unit	Units	1,215.00
Mobile Home Residence/Park	Units	160 gpd/unit	Units	-
Duplex or Twin Home Residence	Units	150 gpd/unit	Units	-
Residential Facility/Institution:				
a) Congregate Living Facility (CLF)	bed	75 gpd/bed		-
b) Apartment Dormitory	unit	100 gpd/unit		-
c) Fire Station	SF	10 gpd/100 sq.ft		-
d) Jail	Person	150 gpd/person		-
e) Other	Person	100 gpd/person		-
Commercial Land Uses				
Bank	SF	10 gpd /100 sq. ft.	100 sq. ft	
Barber Shop	SF	10 gpd /100 sq. ft.	100 sq. ft	-
Beauty Shop	SF	25 gpd/100 sq. ft.	100 sq. ft	-
Big Box Retail	SF	2.5 gpd/100 sq. ft.	100 sq. ft	
Bowling Alley	LANES	100 gpd/lane	lanes	-
Dentist's Office	SF	20 gpd/ 100 sq. ft.	100 sq. ft	-
Physician's Office	SF	20 gpd/100 sq. ft.	100 sq. ft	-
Bar, Cocktail Lounge, Nightclub or				
Adult Entertainment	SF	20 gpd/100 sq. ft.	100 sq. ft	-
Restaurant				
a) Fast Food	SF	65 gpd/ 100 sq. ft.	100 sq. ft	-
b) Full Service	SF	100 gpd/ 100 sq. ft.	100 sq. ft	-
c) Take-Out	SF	100 gpd/ 100 sq. ft.	100 sq. ft	-
Hotel or Motel	ROOMS	115 gpd/room	rooms	-
Office Building (County)	SF	5 gpd/ 100 sq. ft.	100 sq. ft	-
Office Building (Other)	SF	5 gpd/ 100 sq. ft.	100 sq. ft	-
Shopping Center/ Mall				
a) Shell/ Common Area	SF	10 gpd/ 100 sq. ft.	100 sq. ft	-
Spa	SF	20 gpd/ 100 sq. ft.	100 sq. ft	
Sporting Facilities and Auditorium	SEATS	3 gpd/seat	seats	-
Retail/Store	SF	10 gpd/ 100 sq. ft.	100 sq. ft	-
Theater				
a) Indoor Auditorium	SEATS	1 gpd/seat	seats	-
b) Outdoor/ Drive-in	SPACE	5 gpd/space	spaces	-
Camper or R.V. Trailer Park	SPACE	150 gpd/space	spaces	-
Banquet Hall (with or without kitchen)	SF	10 gpd/ 100 sq. ft.	100 sq. ft	-
Car Wash				
a) Manual Washing	BAY	350 gpd/bay	bays	-
b) Automated (drive through)	BAY	5,500 gpd/bay	bays	-
Coin Landary	WASHER	110 gpd/washer	washers	-
Funeral Home	SF	5 gpd/ 100 sq. ft.	100 sq. ft	-
Gas Station Convenience Store/ Mini-				
Mart				-
a) w/o car Wash	UNITS	450 gpd/unit	units	
b) w/ Single Automated Car Wash	UNITS	1,750 gpd/unit	units	-
Fitness Center or Gym	SF	10 gpd/ 100 sq. ft.	100 sq. ft	-
Veterinarian Office	SF	20 gpd/ 100 sq. ft.	100 sq. ft	-
Warehouse/ Speculation Building	SF	2 gpd/ 100 sq. ft.	100 sq. ft	-

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9200 W Bay Harbor Dr
Schedule of Daily Rated Gallonages - Proposed Uses

Types of Land Uses Proposed	Units	Gallons Per Day (GPD)	Units	Projected Flow Demand (GPD)
Wholesale Food Preparation (including but not limited to meat markets and commissaries)	SF	35 gpd/ 100 sq. ft.	100 sq. ft	-
Kennel	SF	15 gpd/100 sq. ft.	100 sq. ft	-
Marina	SLIPS	60 gpd/slip	slips	-
Nail salon	SF	30 gpd/100 sq. ft.	100 sq. ft	-
Pet Grooming	SF	20 gpd/ 100 sq. ft.	100 sq. ft	-
Industrial Land Uses				
Airport				
a) Common Area/ Concourse/ Retail	SF	10 gpd/ 100 sq. ft.	100 sq. ft	-
b) Food Service				
House of Worship	SF	10 gpd/ 100 sq. ft.	100 sq. ft	-
Hospital	BEDS	250 gpd/bed	bed	-
Nursing / Convalescent Home	BEDS	125 gpd/bed	bed	-
Public Park				
a) With toilets only	PEOPLE	5 gpd/ person	person	-
b) With toilets andshowers	PEOPLE	20 gpd/ person	person	-
Recreational vehicle (RV) Park (seasonal use)	SPACE	150 gpd/space	space	
Other Residential Institution/Facility				
School				
a) Day care/ Nursery	SF	10 gpd/ 100 sq. ft.	100 sq.ft	-
b)Regular School (with or without cafeteria)	SF	12 gpd/ 100 sq. ft.	100 sq.ft	-
Self-service storage units	SF	1.5 gpd/ 100 sq. ft.	100 sq.ft	-
Public Swimming Pool Facility	PEOPLE	30 gpd/ person	person	-
Industrial use not discharging wastewater and not utilizing potable water for an industrial process (including but no limited to automotive repair, boat repair, carpentry, factory, machine shop, welding)	SF	4 gpd/ 100 sq. ft.	100 sq.ft	-
Industrial discharging wastewater or utilizing potable water for an industrial process (including but no limited to automotive repair, boat repair, carpentry, factory, machine shop, welding)	SF	4 gpd/ 100 sq. ft.	100 sq.ft	-
				-
				-
				-
				-
Total Proposed Flow:				1,215.00 GPD
Total Previous Flow:				- GPD
Net Projected Flow:				1,215.00 GPD



August 12, 2026

Mr. Matthew J. Jeffries
9200 West Harbor LLC
150 E Palmetto Park Road, Suite 400
Boca Raton, Florida 33432

**Re: 9200 W Bay Harbor Drive
Trip Generation Statement**

Dear Mr. Jeffries:

Kimley-Horn and Associates, Inc. has prepared a trip generation comparison statement for the proposed redevelopment located at 9200 W Bay Harbor Drive. The property proposed for redevelopment is currently occupied by a mid-rise residential building with eight (8) dwelling units. The proposed redevelopment consists of a mid-rise residential building with nine (9) dwelling units. Access to the proposed redevelopment will be provided via one (1) full-access driveway located along W Bay Harbor Drive for passenger car access and one (1) full-access service driveway. A project location map and site plan are provided in Attachment A. The following sections summarize the trip generation calculations and entry gate queuing analysis.

TRIP GENERATION ANALYSIS

A trip generation analysis for the existing development and the proposed redevelopment was performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition. Trip generation calculations were prepared for the weekday A.M. and weekday P.M. peak hours of adjacent street traffic. The trip generation for the existing development was determined using ITE Land Use Code (LUC) 221 (Multifamily Housing [Mid-Rise]). The trip generation for the proposed redevelopment was determined using LUC 221 (Multifamily Housing [Mid-Rise]).

As indicated in Table 1, the project is expected to generate zero (0) net new vehicle trip during the weekday A.M. peak hour and zero (0) net new vehicle trip during the weekday P.M. peak hour. Detailed trip generation information is included in Attachment B.

Table 1: Peak Hour Trip Generation Summary				
A.M. Peak Hour (P.M. Peak Hour)				
Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	Net New External Trips
<i>Existing Development</i>				
Multifamily Housing (Mid-Rise) (221)	8 dwelling units	1 (2)	2 (1)	3 (3)
<i>Proposed Redevelopment</i>				
Multifamily Housing (Mid-Rise) (221)	9 dwelling units	1 (2)	2 (1)	3 (4)
<i>Net New Redevelopment</i>				
Net New Project Trips		0 (0)	0 (0)	0 (0)

ENTRY GATE QUEUING ANALYSIS

A 95th percentile entry gate queuing analysis was prepared for the proposed redevelopment using the methodology outlined in ITE's *Transportation and Land Development*, 1988. The entry gate will be located approximately 46 feet from the public right-of-way, providing storage for approximately two (2) vehicles including the service position. The proposed entry gate will provide one (1) entry lane and one (1) exit lane. Note that the entry gate is only expected to serve residents as only resident parking is accessible via the entry gate. To provide a conservative analysis, it was assumed that all peak hour trip generation would consist of residents. Therefore, a total of one (1) A.M. peak hour inbound trip and two (2) P.M. peak hour inbound trips are expected at the entry gate.

Residents accessing the entry gate were assumed to gain access via automatic vehicle ID. It was assumed that the average service rate will be approximately 800 vehicles per hour (4.5 seconds per vehicle or 0.075 minutes per vehicle) for residents based on processing times provided in *Parking Structures 3rd Edition: Planning, Design, Construction, Maintenance, and Repair*, 2001.

The queuing analysis used the single-channel waiting line model with Poisson arrivals and exponential service times. The queuing analysis is based on the coefficient of utilization, ρ , which is the ratio of the average vehicle arrival rate over the average service rate multiplied by the number of channels. If the coefficient of utilization (average service rate/entry gate service capacity) is greater than one (>1), the calculation methodology does not yield a finite queue length. This result indicates overcapacity conditions for the entry gate area.

The entry gate service capacity is the number of vehicles the entry gate can service in a one-hour period multiplied by the number of entry gates. The analysis determined the required queue storage, M , which is exceeded P percent of the time. This analysis seeks to examine if the queue length exceeds the storage provided at a level of confidence of 95 percent (95%).

As Table 2 indicates, the proposed development is expected to result in a queue of less than one (1) vehicle behind the service position at the entry gate during the A.M. and P.M. peak hours. Therefore, vehicle queues are expected to be accommodated on-site without extending onto public-right-of-way. Detailed entry gate queue calculations are included in Attachment C.

Table 2: Peak Hour Entry Gate Queuing Analysis			
A.M. Peak Hour (P.M. Peak Hour)			
Entry Gate	Entering Volumes (vph)	Service Rates (minutes/vehicle)	95 th Percentile Queue Behind Service Position
Residential Parking Entry Gate	1 (2)	0.075	< 1 vehicle (< 1 vehicle)

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CONCLUSION

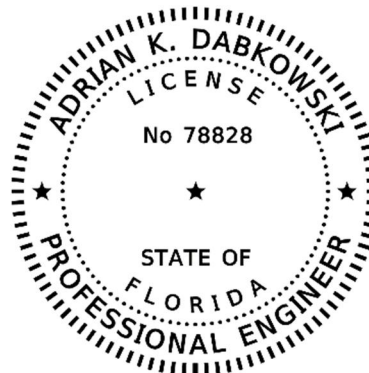
As the project does not result in any increase in trips and entry gate queues are not expected to extend onto public right-of-way, the redevelopment is not expected to have a significant impact on the adjacent roadway network and no further analysis is proposed.

If you have any questions regarding this analysis, please feel free to contact us.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adrian K. Dabkowski, P.E., PTOE
Vice President



This item has been digitally signed and sealed by Adrian K. Dabkowski, P.E., PTOE, on the date adjacent to the seal.



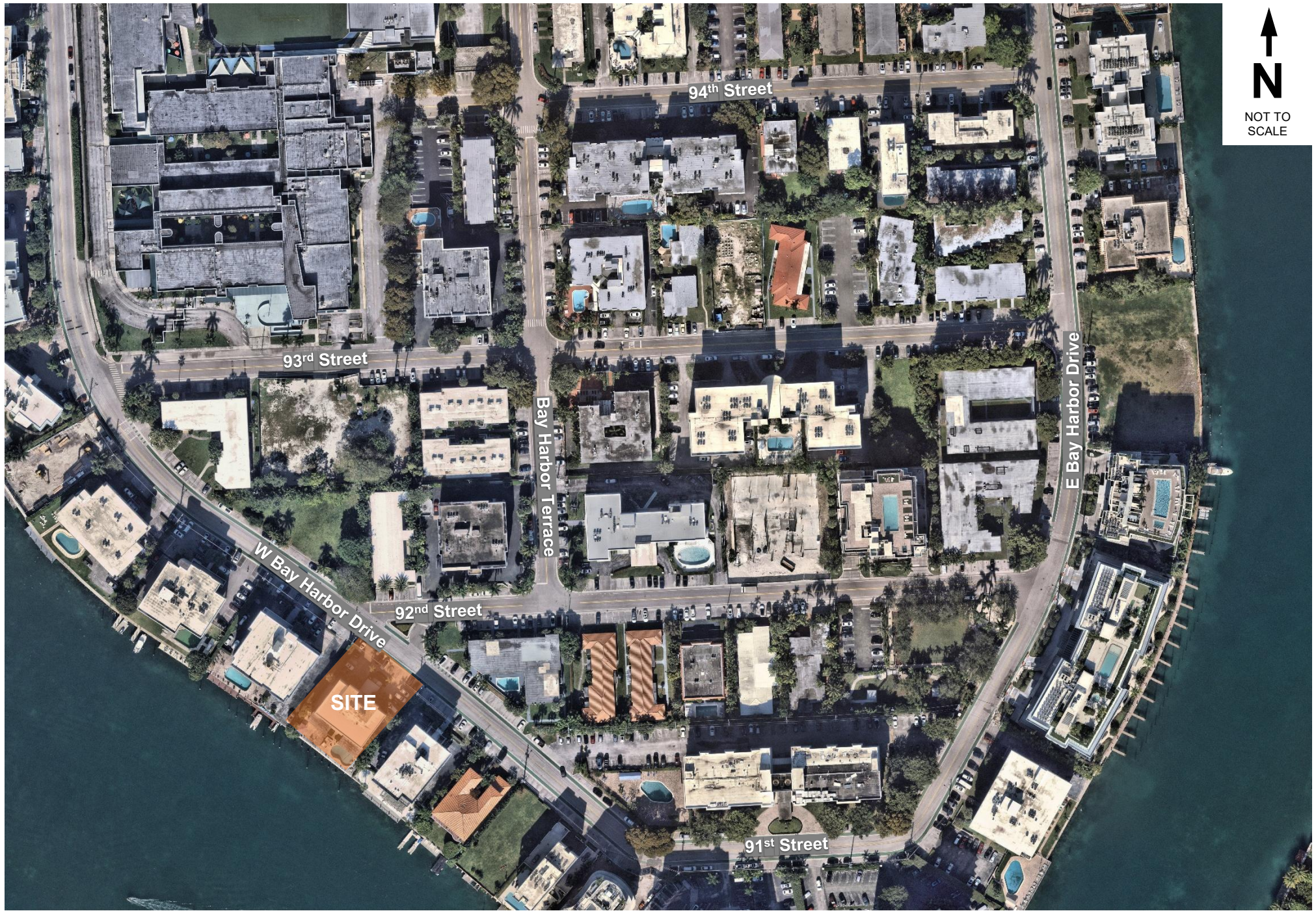
Signature must be verified on any electronic copies.

Adrian K. Dabkowski, P.E., PTOE
Florida Registration Number 78828
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

Attachment A

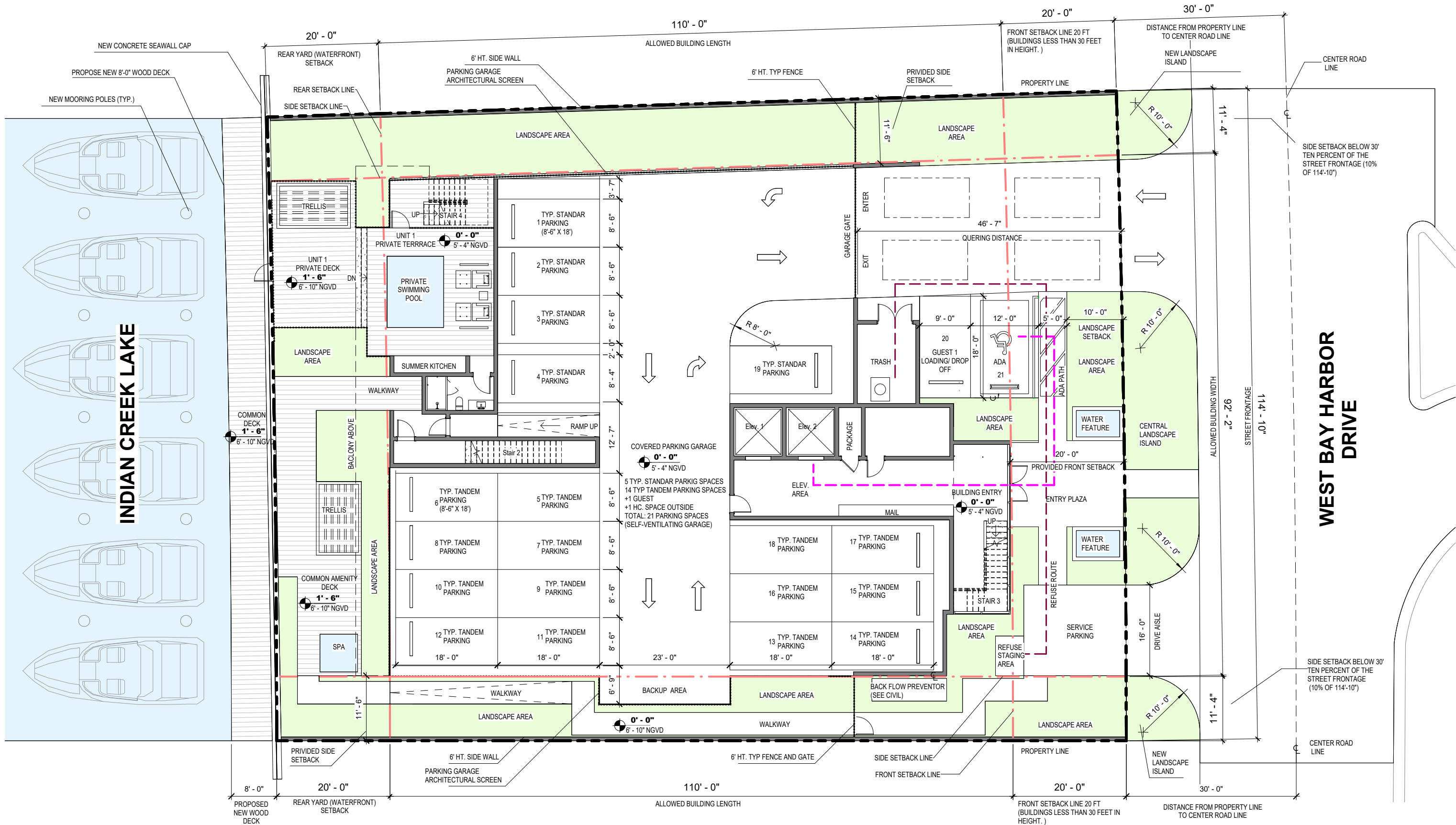
Location Map and Conceptual Site Plan

Location Map



NOT TO
SCALE

Conceptual Site Plan



Attachment B

Trip Generation Calculations

TRIP GENERATION CHARACTERISTICS							DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total	
1	Multifamily Housing (Mid-Rise)	12	221	8	DU	T = 0.38(X)	23%	77%	1	2	3	0.0%	0	1	2	3	0.0%	0	1	2	3	0.0%	0	1	2	3
2																										
Total:								1	2	3	0.0%	0	1	2	3	0.0%	0	1	2	3	0.0%	0	1	2	3	

TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS			
Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total	
1	Multifamily Housing (Mid-Rise)	12	221	9	DU	T = 0.38(X)	23%	77%	1	2	3	0.0%	0	1	2	3	0.0%	0	1	2	3	0.0%	0	1	2	3
2																										
Total:								1	2	3	0.0%	0	1	2	3	0.0%	0	1	2	3	0.0%	0	1	2	3	

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE			EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total	
1	Multifamily Housing (Mid-Rise)	12	221	8	DU	T = 0.39(X)	64%	36%	2	1	3	0.0%	0	2	1	3	0.0%	0	2	1	3	0.0%	0	2	1	3	
2																											
								Total:	2	1	3	0.0%	0	2	1	3	0.0%	0	2	1	3	0.0%	0	2	1	3	

TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS			
Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total	
1	Multifamily Housing (Mid-Rise)	12	221	9	DU	T = 0.38(X)	64%	36%	2	1	3	0.0%	0	2	1	3	0.0%	0	2	1	3	0.0%	0	2	1	3
2																										
Total:								2	1	3	0.0%	0	2	1	3	0.0%	0	2	1	3	0.0%	0	2	1	3	

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Attachment C
Entry Gate Analysis Worksheets

Entry Gate Analysis (A.M. Peak Hour)

Arrival Rate

IN
1

 veh/hr

Service Rate

IN
0.075

 mins/veh

Control Delay = min
Service Time = 0.08 mins/veh

Number of Entry Gates (N) = 1
Level of Confidence = 0.95
Storage Provided On-Site = 2 vehicles

Total Entering and Exiting Vehicles(q) = 1 veh/hr
Service Capacity per N (60 mins/Service Rate) (Q) = 800.00 veh/hr/pos
Average Service Rate (t) = 0.08 mins/veh
 $\rho (t/Q) = 0.001$

Expected (avg.) number of vehicles in the system	E(m)=	0.00	
Expected (avg.) number of vehicles waiting in queue	E(n)=	0.00	
Mean time in the queue	E(w)=	0.00	mins
Mean time in system	E(t)=	0.08	mins

Proportion of customers who wait (P) $(E(w) > 0) = 0.13\%$
Probability of a queue exceeding a length (M) $P(x > M) = 5.00\%$

Queue length which is exceeded 5.00% of the time is equal to less than one (1) vehicle.

Entry Gate Analysis (P.M. Peak Hour)

Arrival Rate

IN
2

 veh/hr

Service Rate

IN
0.075

 mins/veh

Control Delay = min
Service Time = 0.08 mins/veh

Number of Entry Gates (N) = 1
Level of Confidence = 0.95
Storage Provided On-Site = 2 vehicles

Total Entering and Exiting Vehicles(q) = 2 veh/hr
Service Capacity per N (60 mins/Service Rate) (Q) = 800.00 veh/hr/pos
Average Service Rate (t) = 0.08 mins/veh
 $\rho (t/Q) = 0.003$

Expected (avg.) number of vehicles in the system	E(m)=	0.00	
Expected (avg.) number of vehicles waiting in queue	E(n)=	0.00	
Mean time in the queue	E(w)=	0.00	mins
Mean time in system	E(t)=	0.08	mins

Proportion of customers who wait (P) $(E(w) > 0) = 0.25\%$
Probability of a queue exceeding a length (M) $P(x > M) = 5.00\%$

Queue length which is exceeded 5.00% of the time is equal to less than one (1) vehicle.

9200 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

ELAD / 08 - 27 - 2026



Project Index

Sheet Number	Sheet Name
- CV	COVER
A-0.01	AERIAL VIEW
A-0.02	CONTEXT PHOTOS
A-0.03	RENDERING VIEWS
A-0.04	SITE PLAN / PROJECT DATA
A-0.05	ZONING & SETBACKS DIAGRAMS
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A-0.010	CONTEXT PHOTOS
A-1.00	LEVEL 1 GROUND FLOOR PLAN
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C- 100	CIVIL COVER SHEET
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C- 400	PAVING GRADING AND DRAINAGE PLAN
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C- 601	WATER AND SEWER PLAN
L-0	LANDSCAPE
L-1	OVERALL SITE PLAN
LI-1	PLAN MATERIAL IMAGES
LI-2	PLAN MATERIAL IMAGES
LP-1	PLANTING PLAN
LP-2	POOL DECK PLANTING PLAN
LP-3	PLANTING DETAILS AND NOTES
LP-4	PLANTING DETAILS AND NOTES
TD-1	TREE DISPOSITION PLAN

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REV	DESCRIPTION	DATE:

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Peter T. Stromberg, RA, NCARB
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PROJECT

9200 WEST BAY HARBOR DRIVE

DRAWING NAME

COVER

PROJECT NUMBER: Project Number

SHEET NUMBER

- CV

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Google Earth

9200 WEST BAY HARBOR DRIVE / AERIAL VIEW FROM GOOGLE EARTH

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AERIAL VIEW

PROJECT
9200 WEST BAY
HARBOR DRIVE

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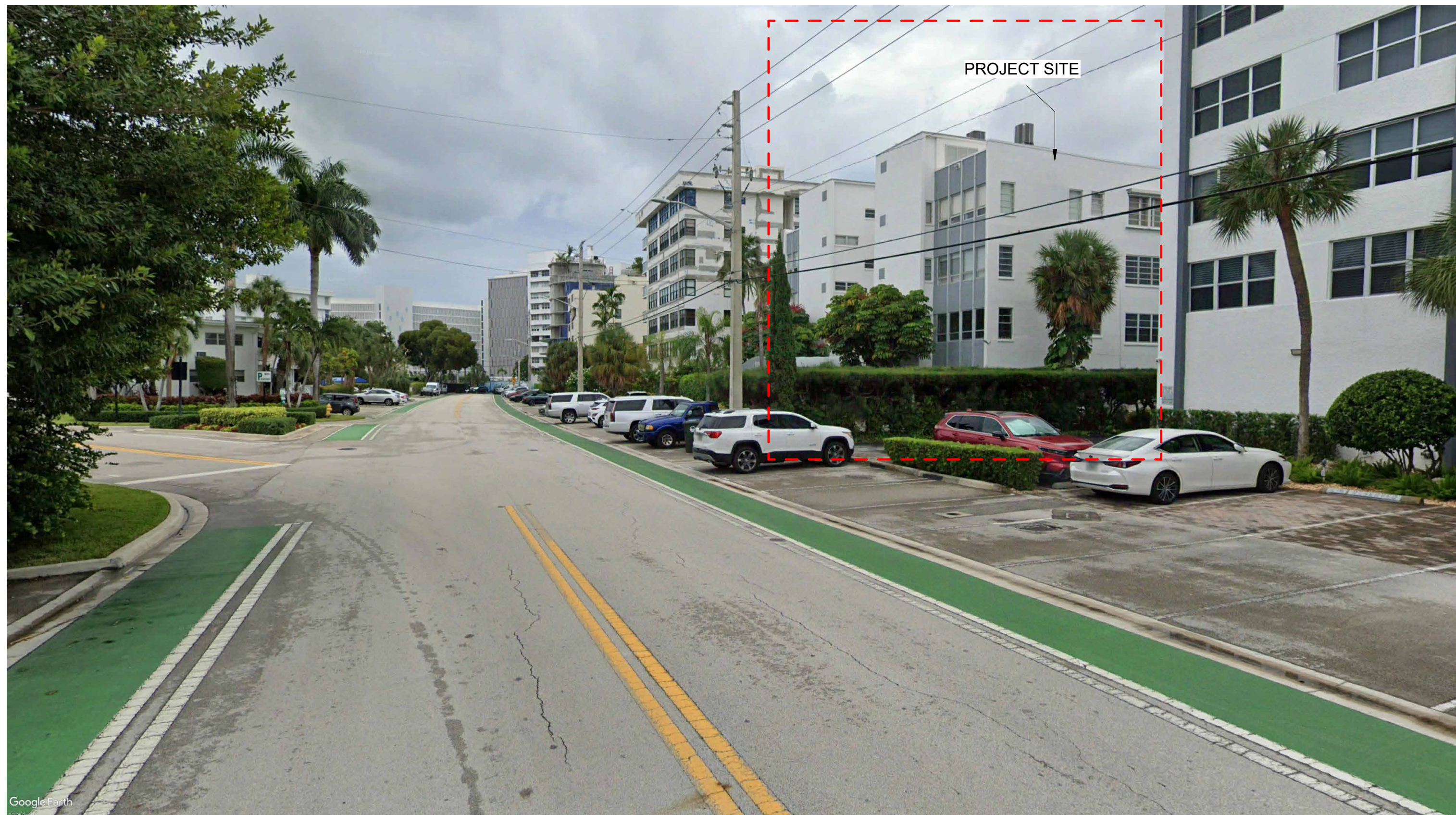
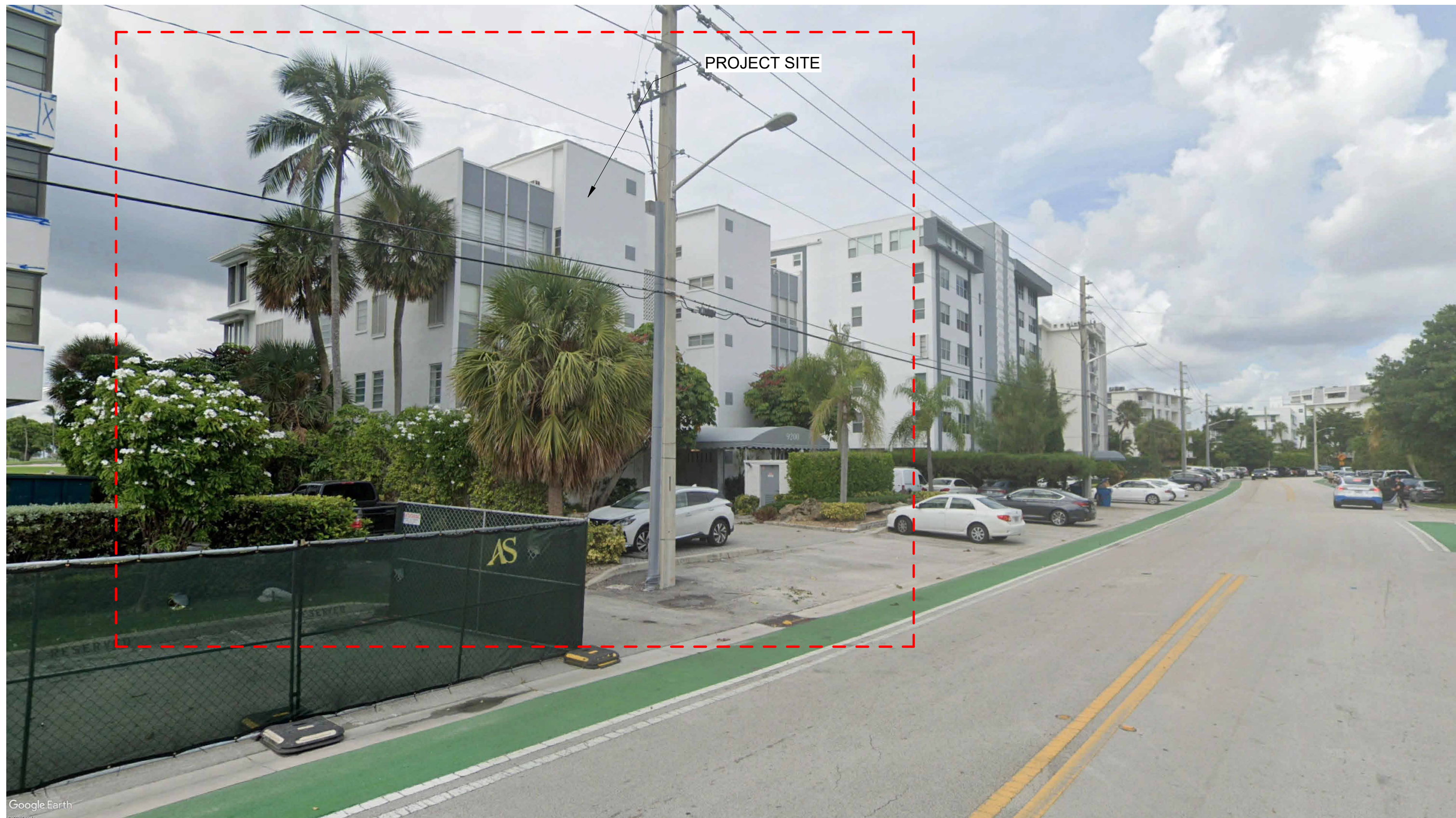
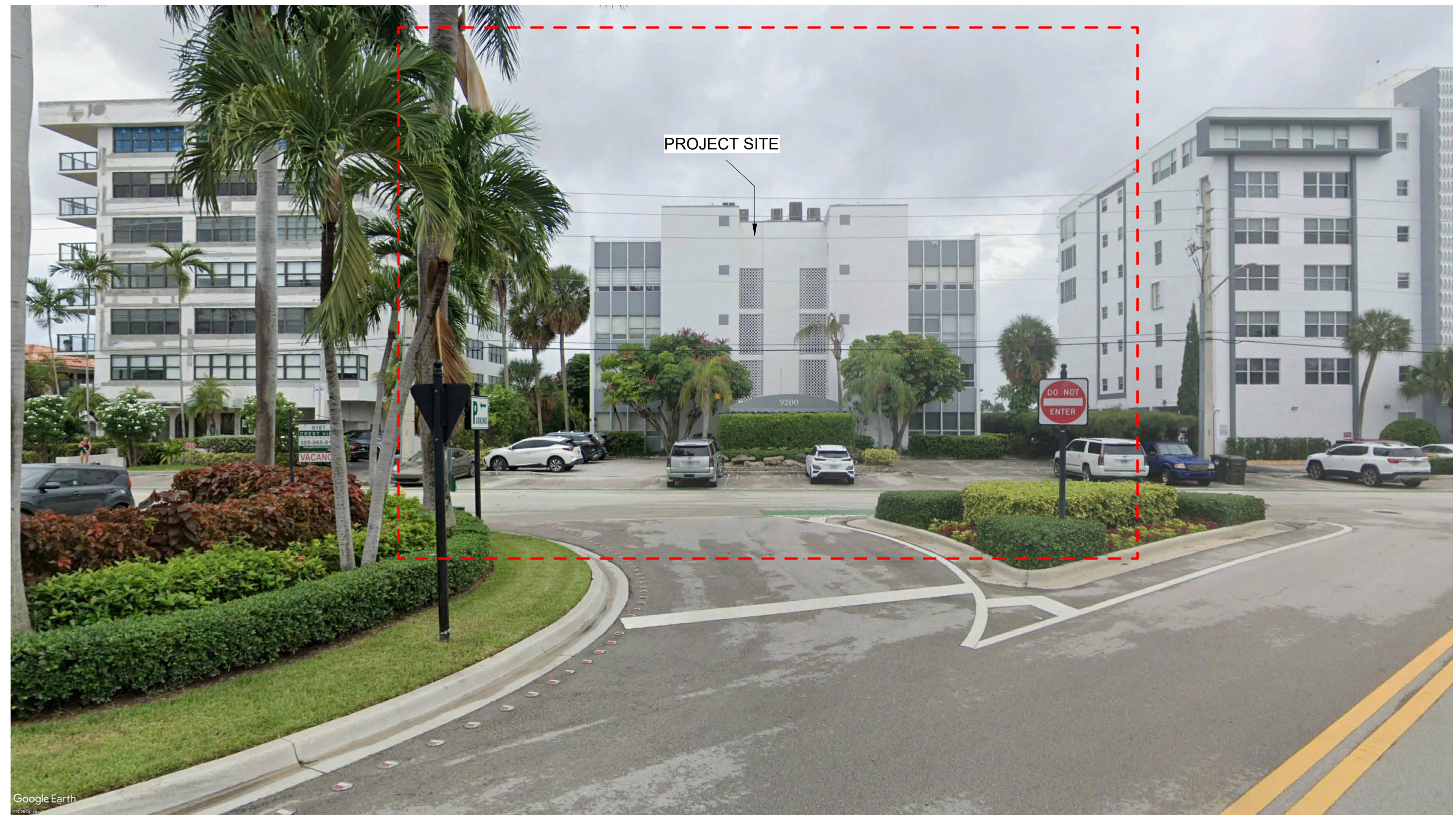
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CONTEXT PHOTOS

1076011

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A-0.03

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RENDERING VIEWS

PROJECT

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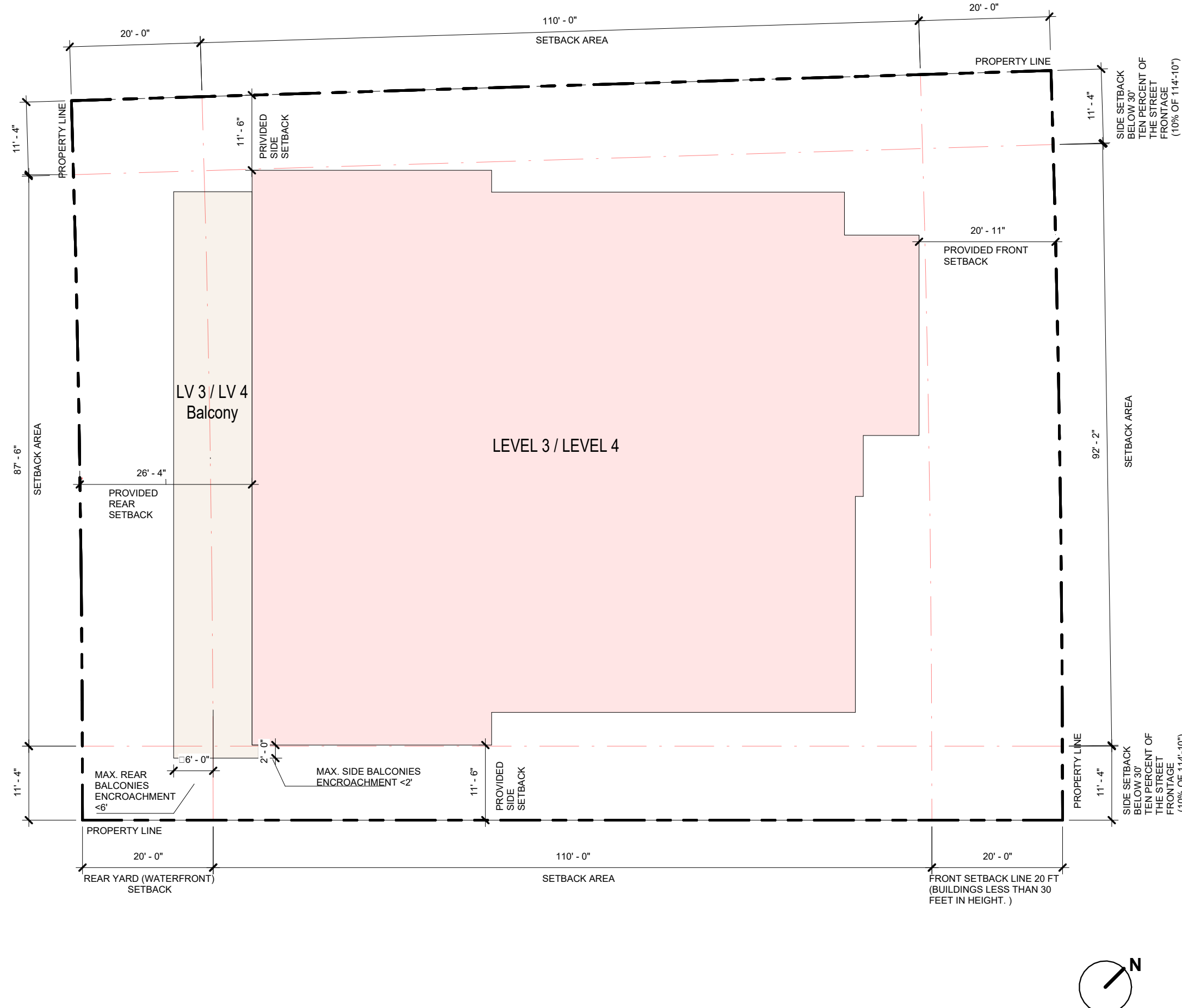
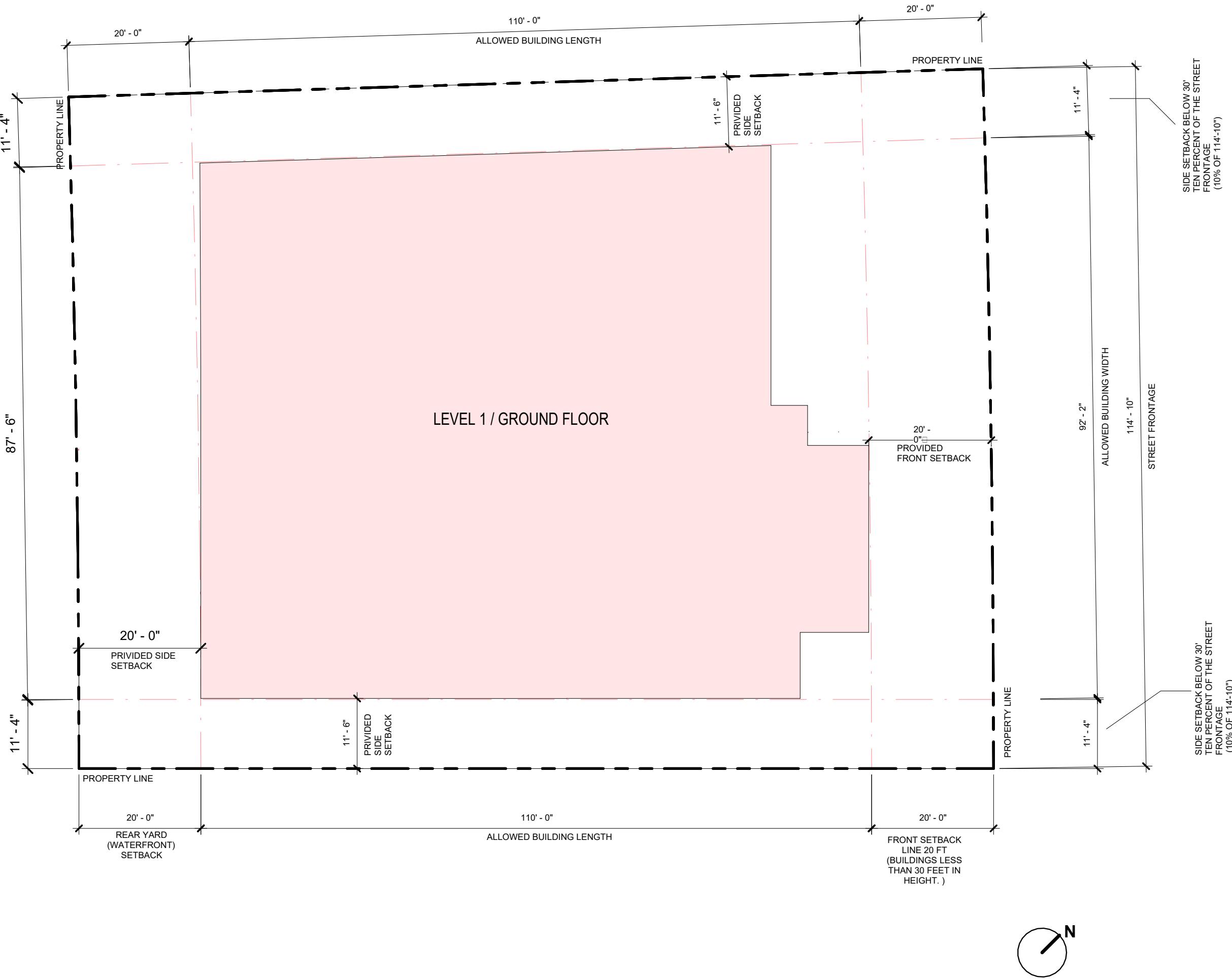
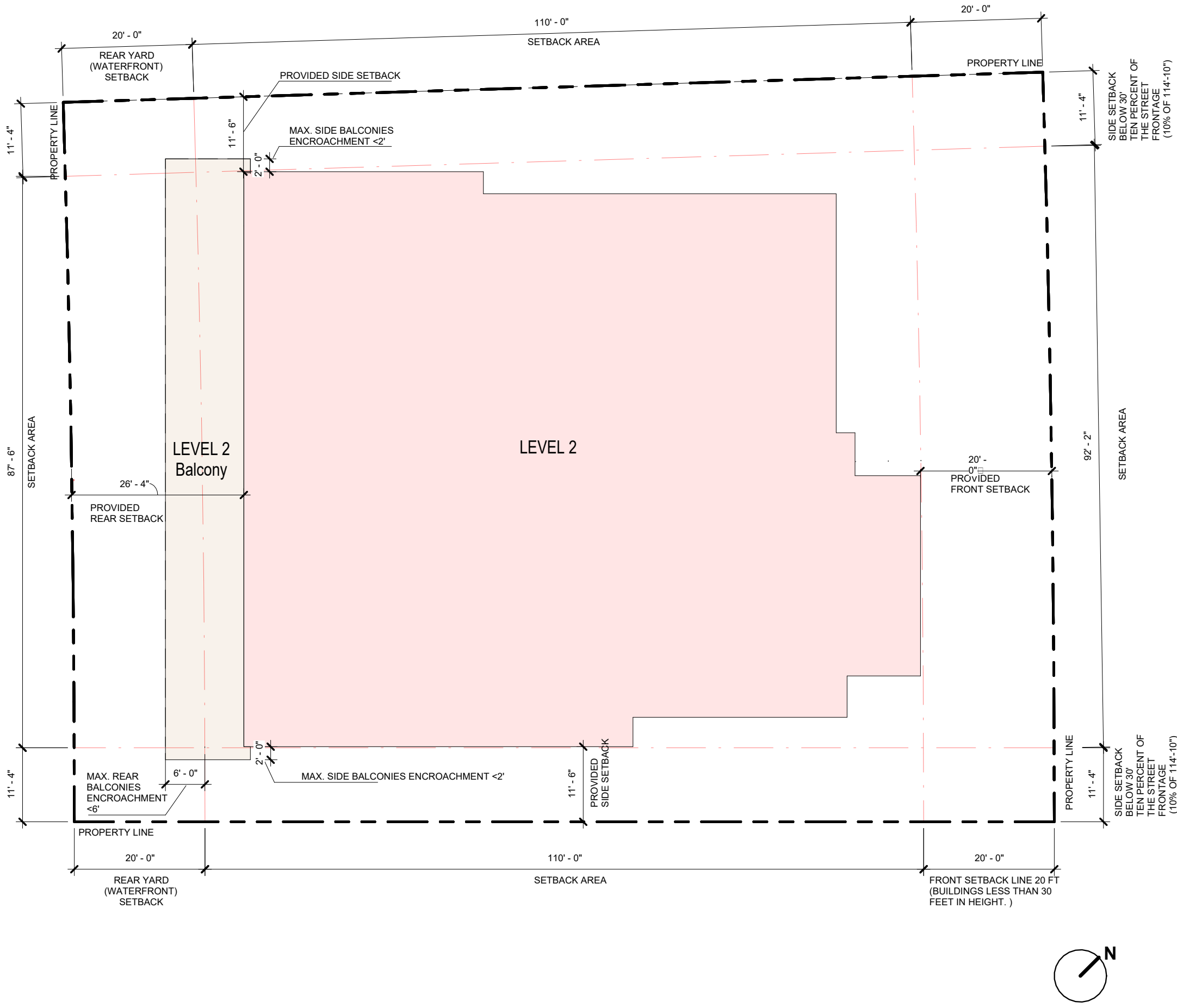
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ZONING & SETBACKS
DIAGRAMS

PROJECT

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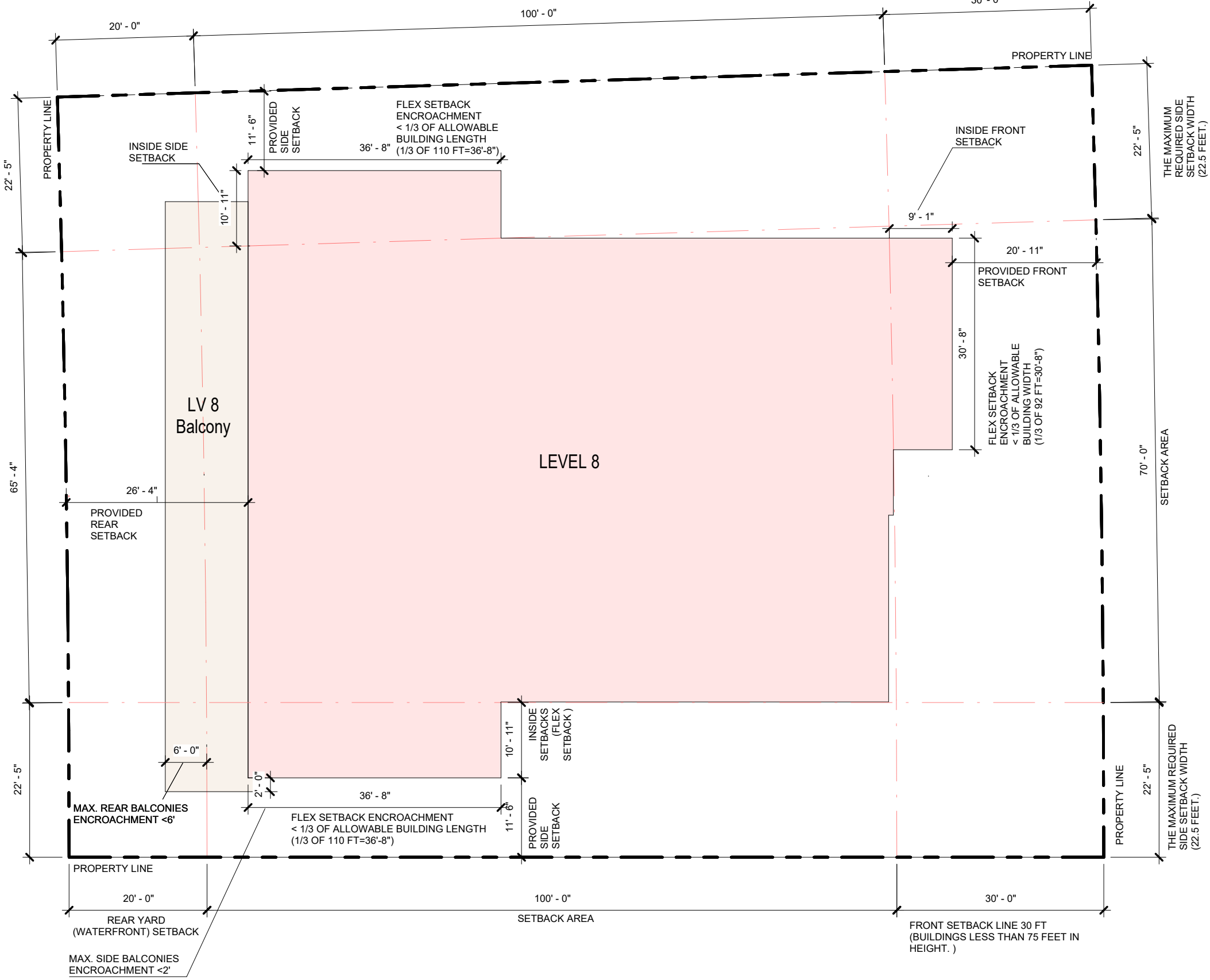
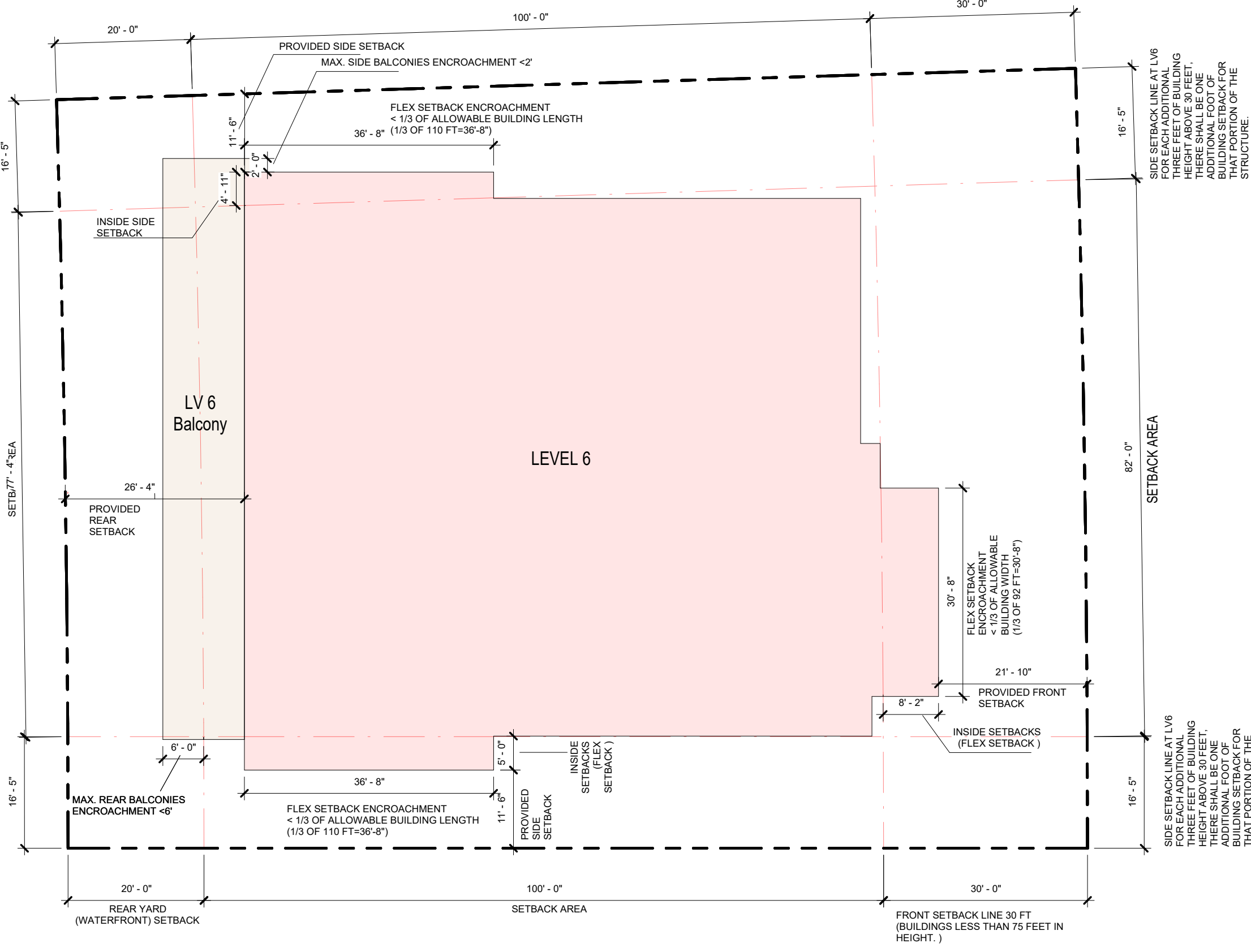
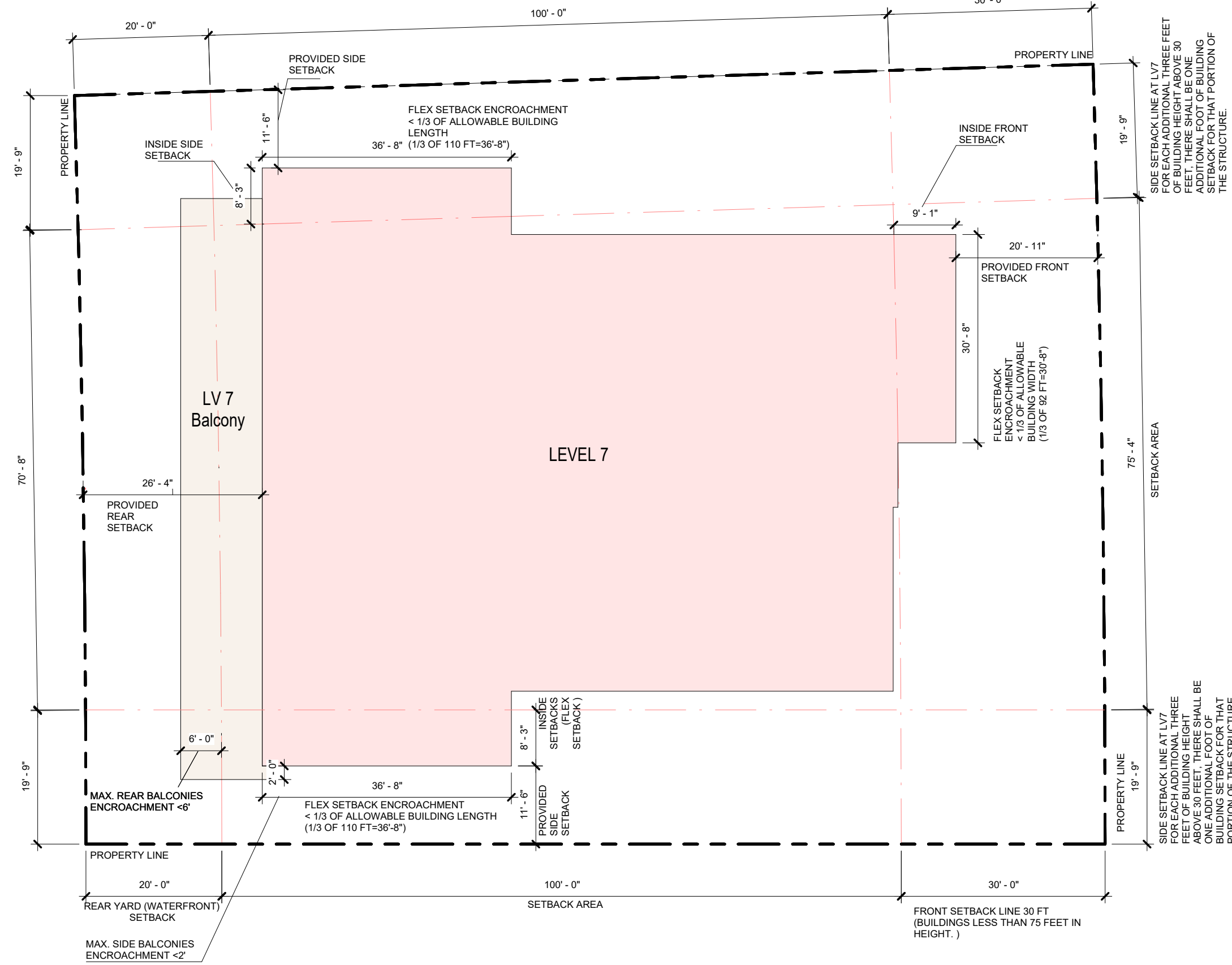
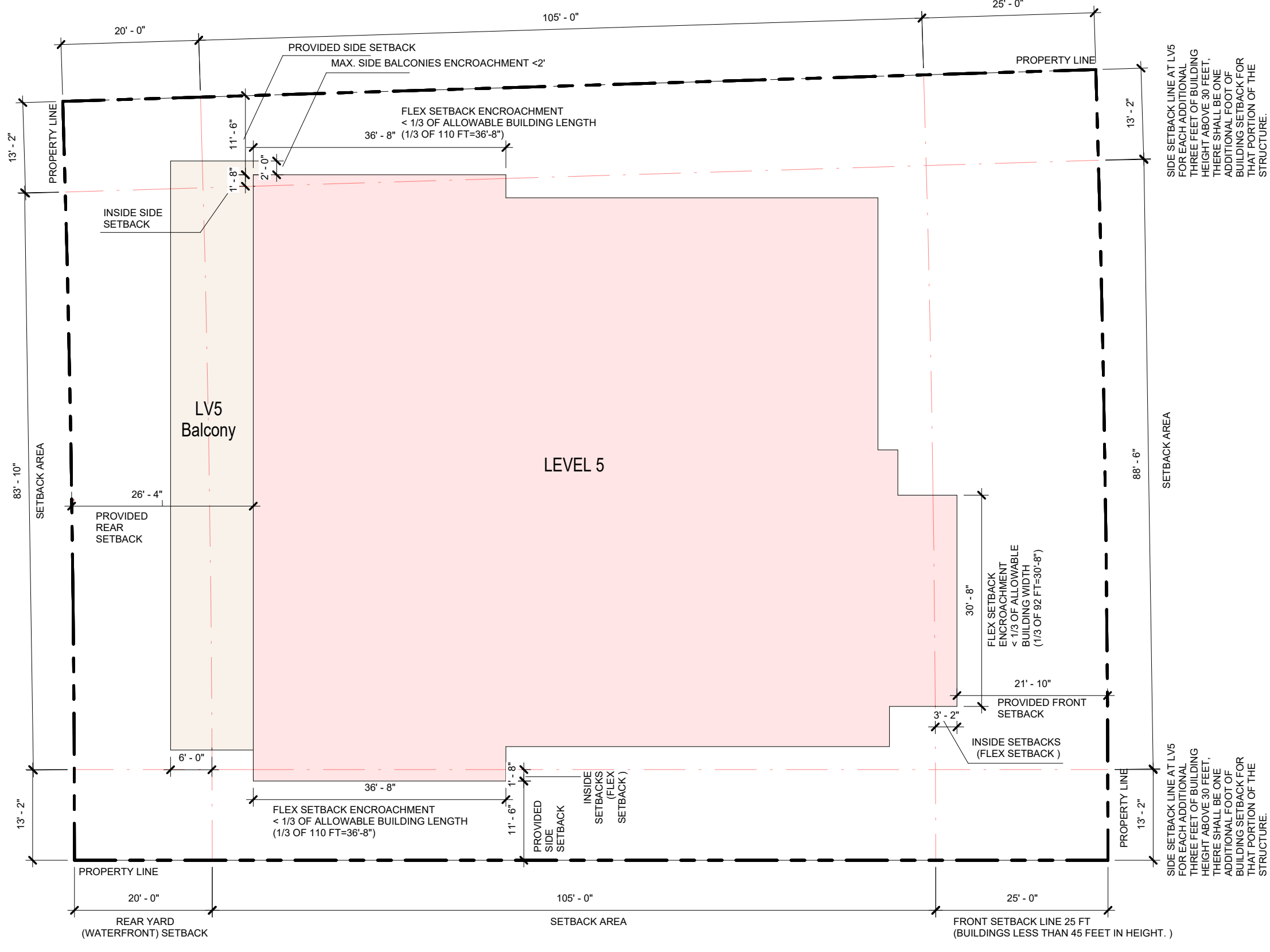
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A-0.06

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DRAWING NAME
ZONING & SETBACKS
DIAGRAMS

PROJECT
9200 WEST BAY
HARBOR DRIVE

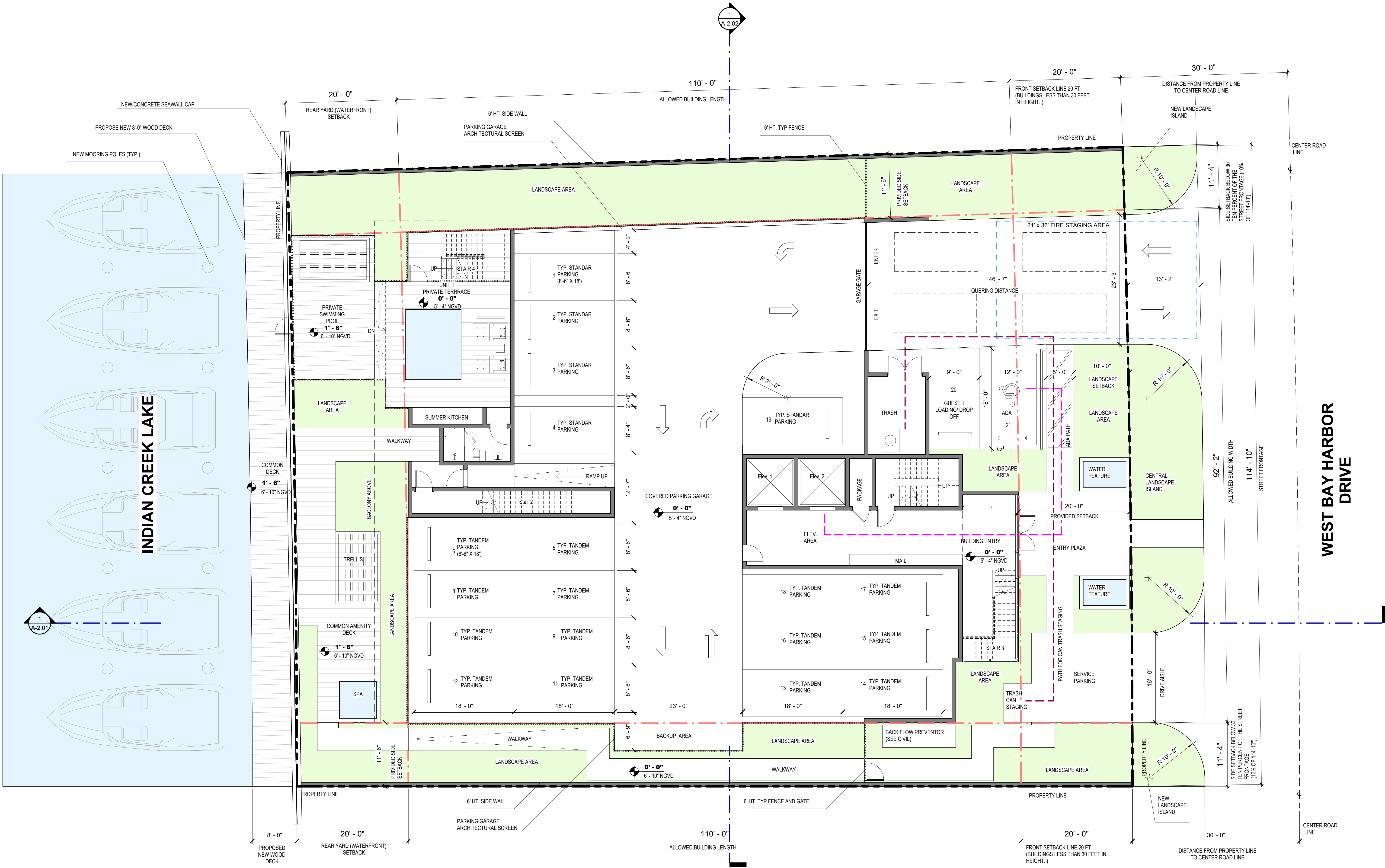
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PROJECT NAME
LEVEL 1 GROUND FLOOR PLAN

SHEET NUMBER
A-1.00

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DRAWING NAME
LEVEL 1 GROUND FLOOR PLAN

PROJECT
9200 WEST BAY HARBOR DRIVE

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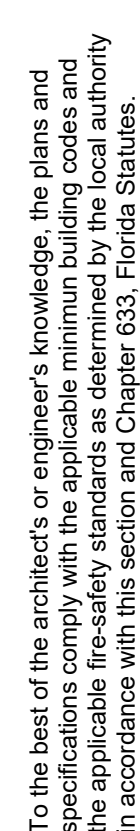
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PROJECT

**9200 WEST BAY
HARBOR DRIVE**

DRAWING NAME

LEVEL 2 FLOOR PLAN

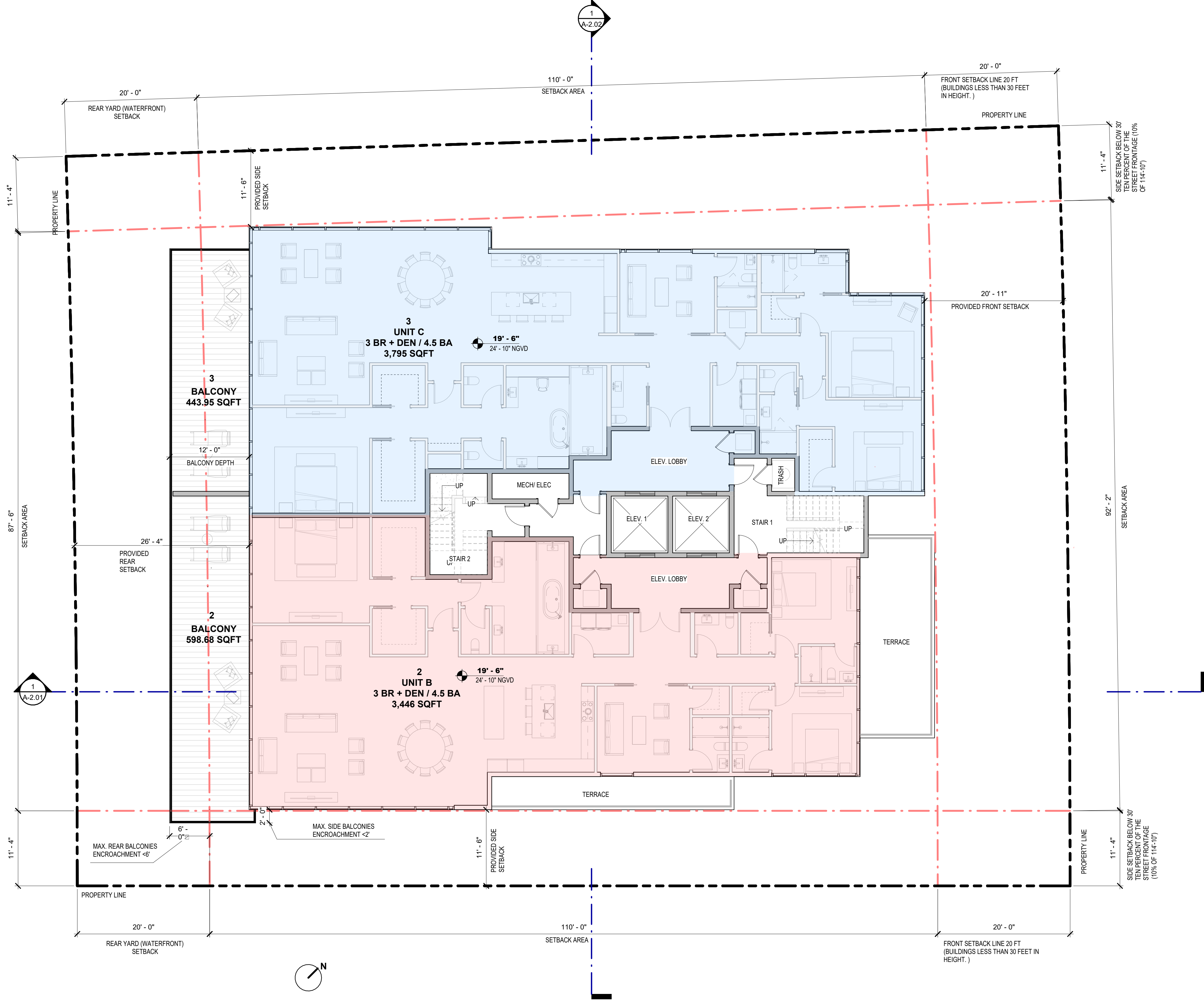
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DRC SUBMISSION - 08-27-2026

PROJECT NUMBER: Project Number
SHEET NUMBER:
A-1.02

DRAWING NAME
LEVEL 3 FLOOR PLAN

PROJECT
9200 WEST BAY HARBOR DRIVE

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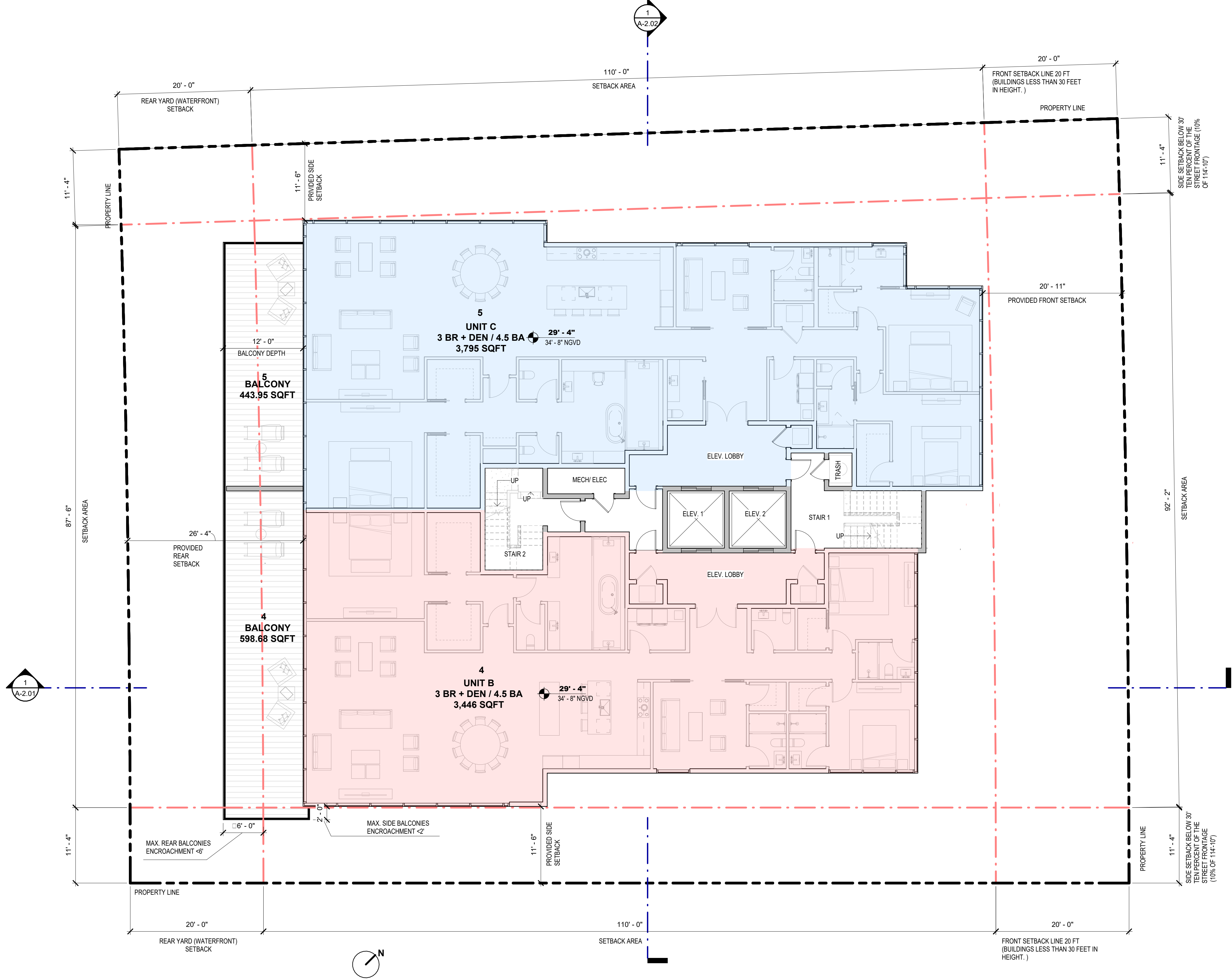
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DRAWING NAME

LEVEL 4 FLOOR PLAN

PROJECT

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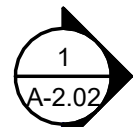
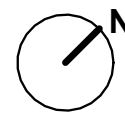
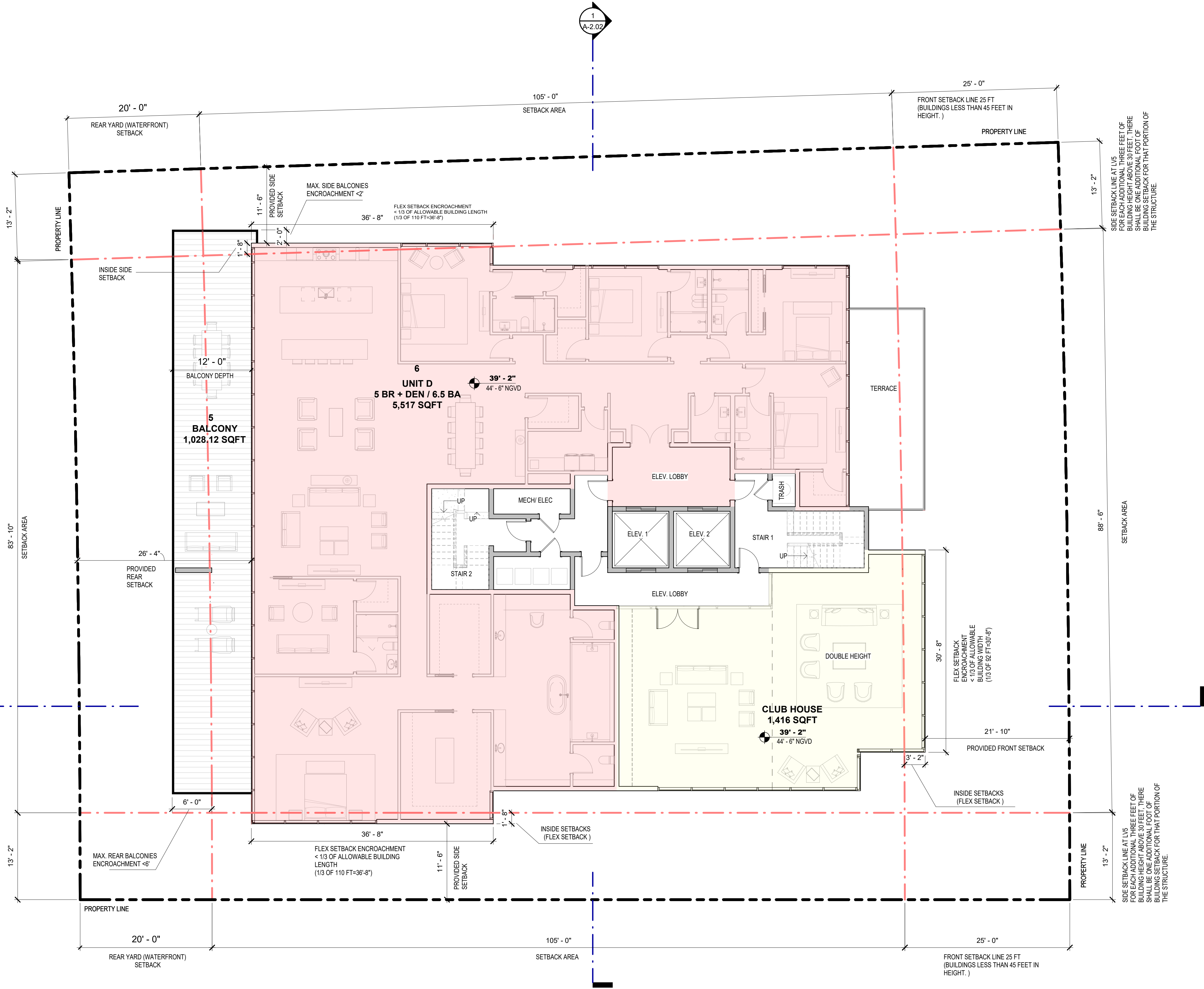
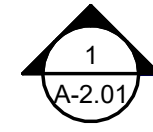
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DRAWING NAME

LEVEL 5 FLOOR PLAN

PROJECT

9200 WEST BAY
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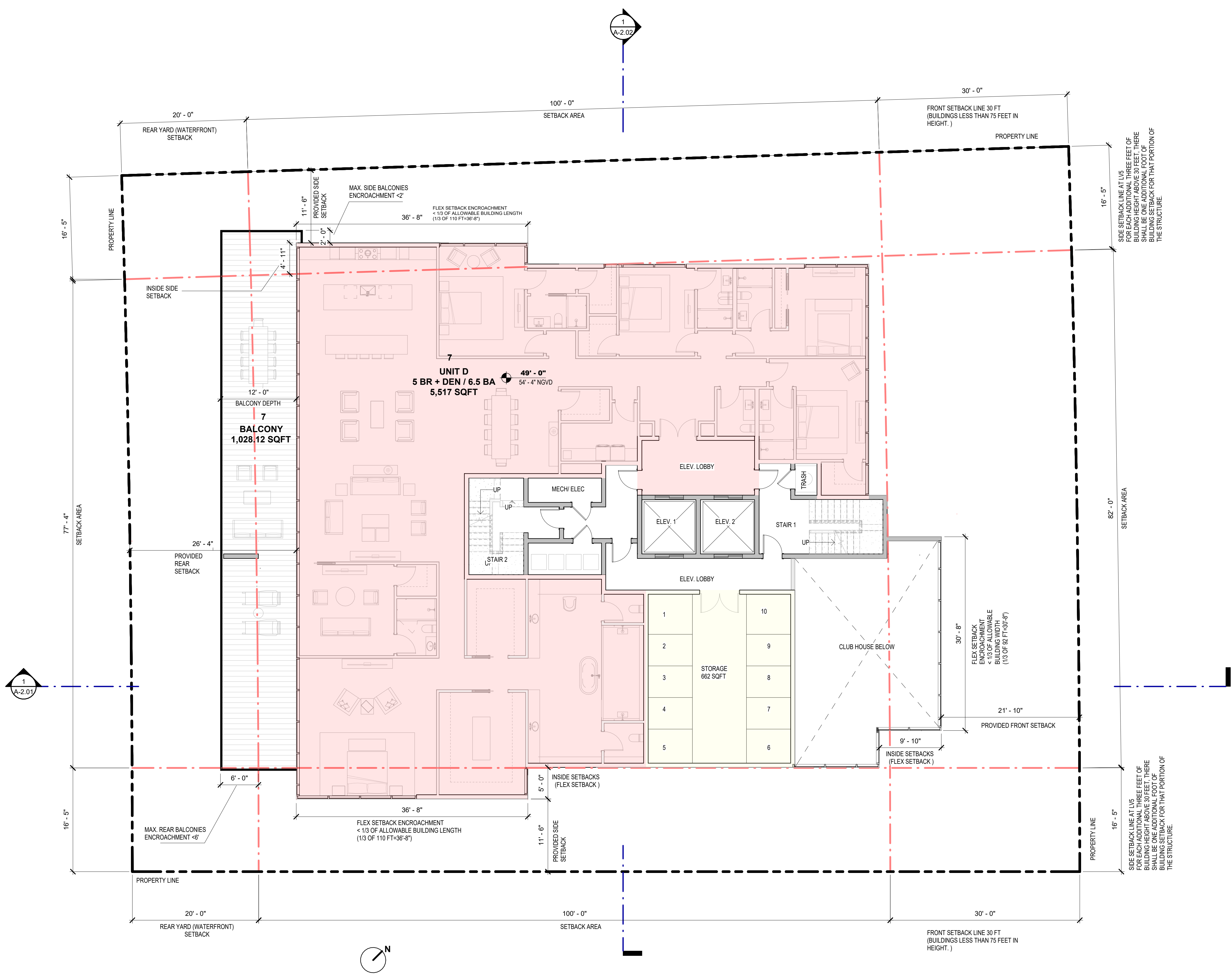
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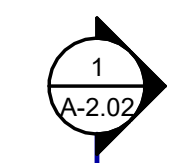
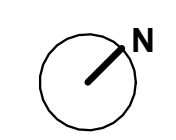
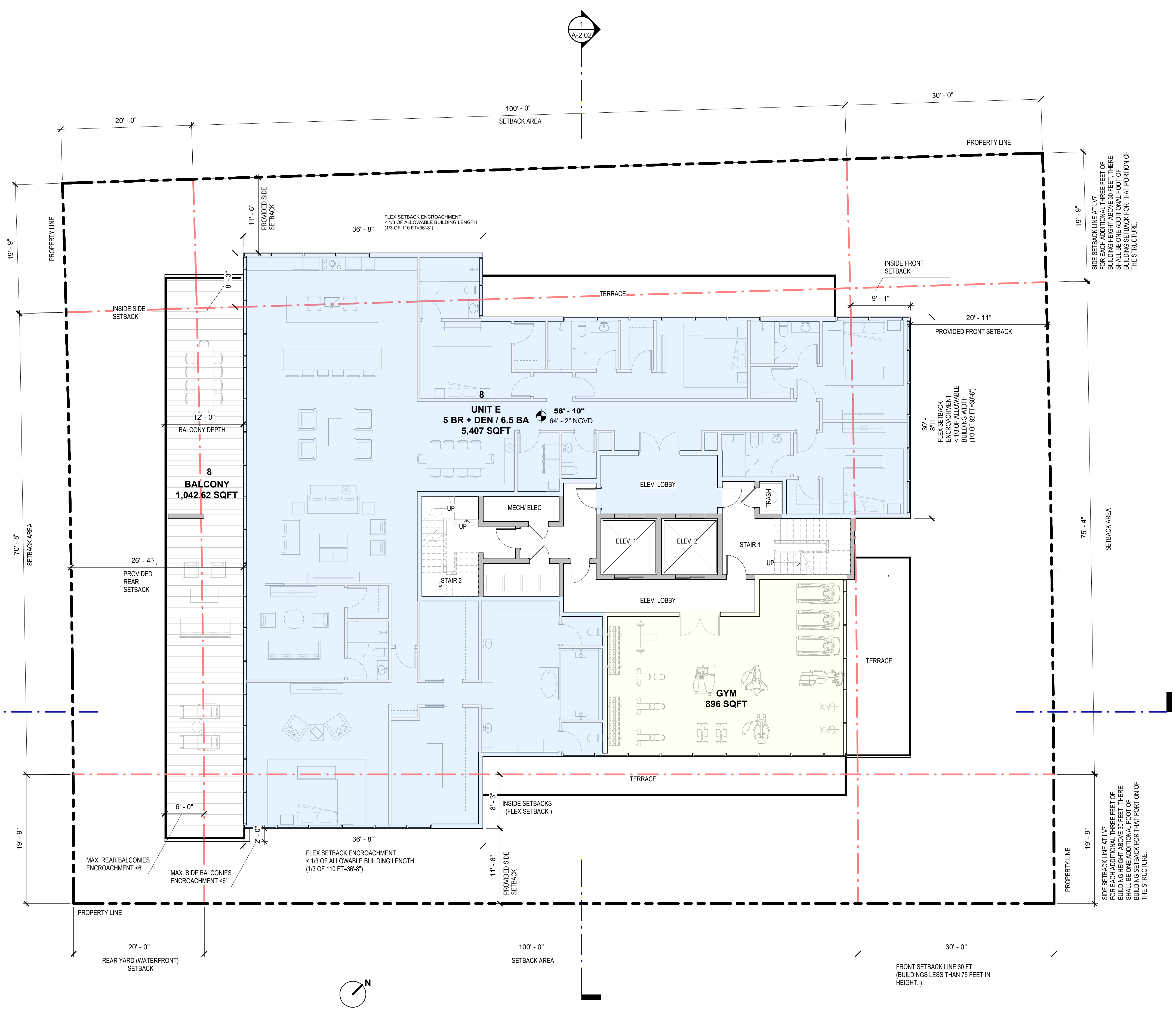
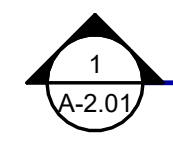
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PROJECT NAME
LEVEL 7 FLOOR PLAN

PROJECT
9200 WEST BAY HARBOR DRIVE

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A-1.06

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SHEET NUMBER

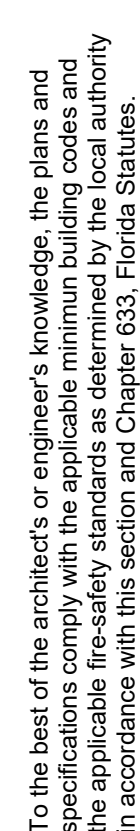
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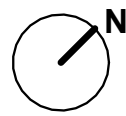
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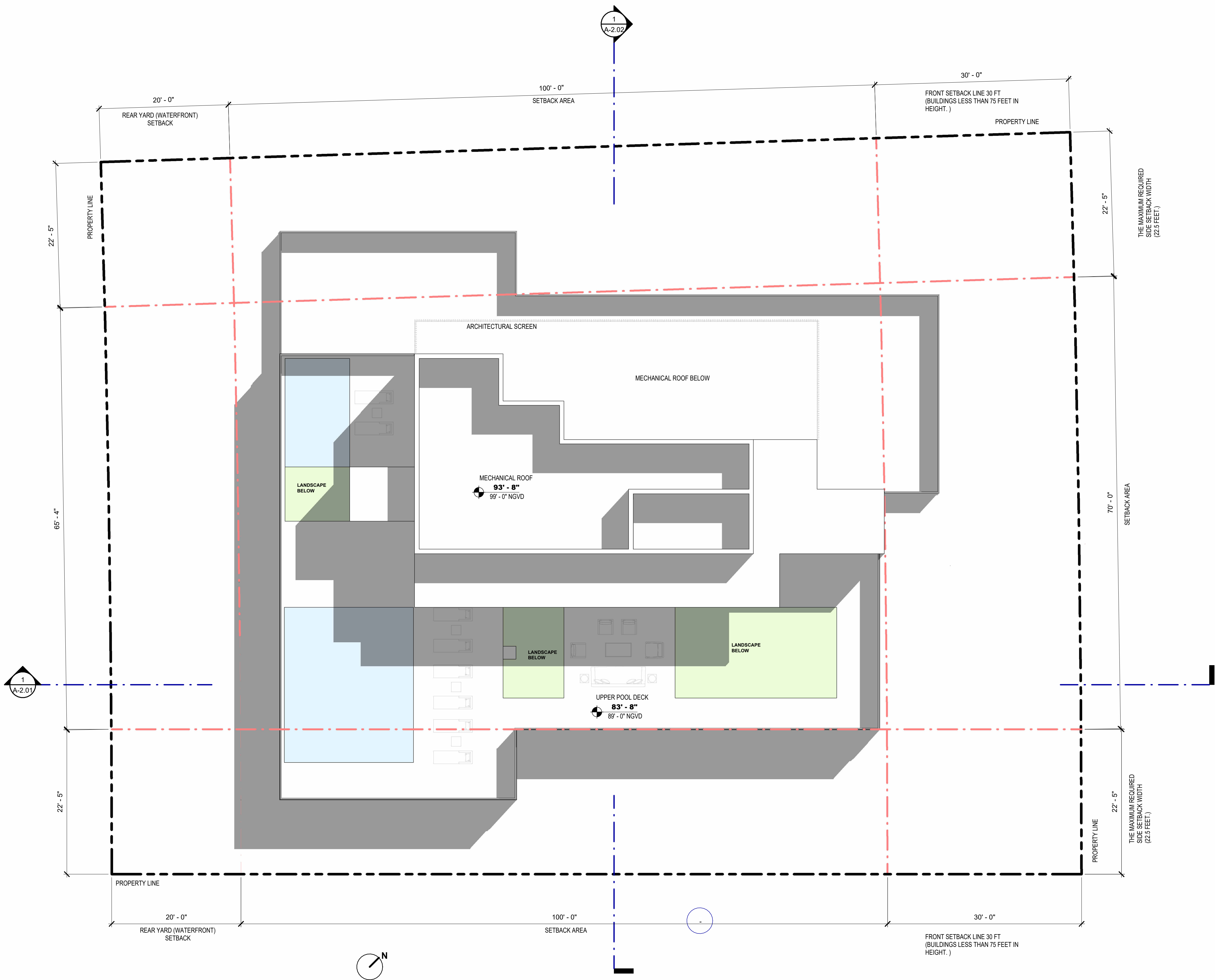


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DRAWING NAME

ROOF FLOOR PLAN

PROJECT

9200 WEST BAY
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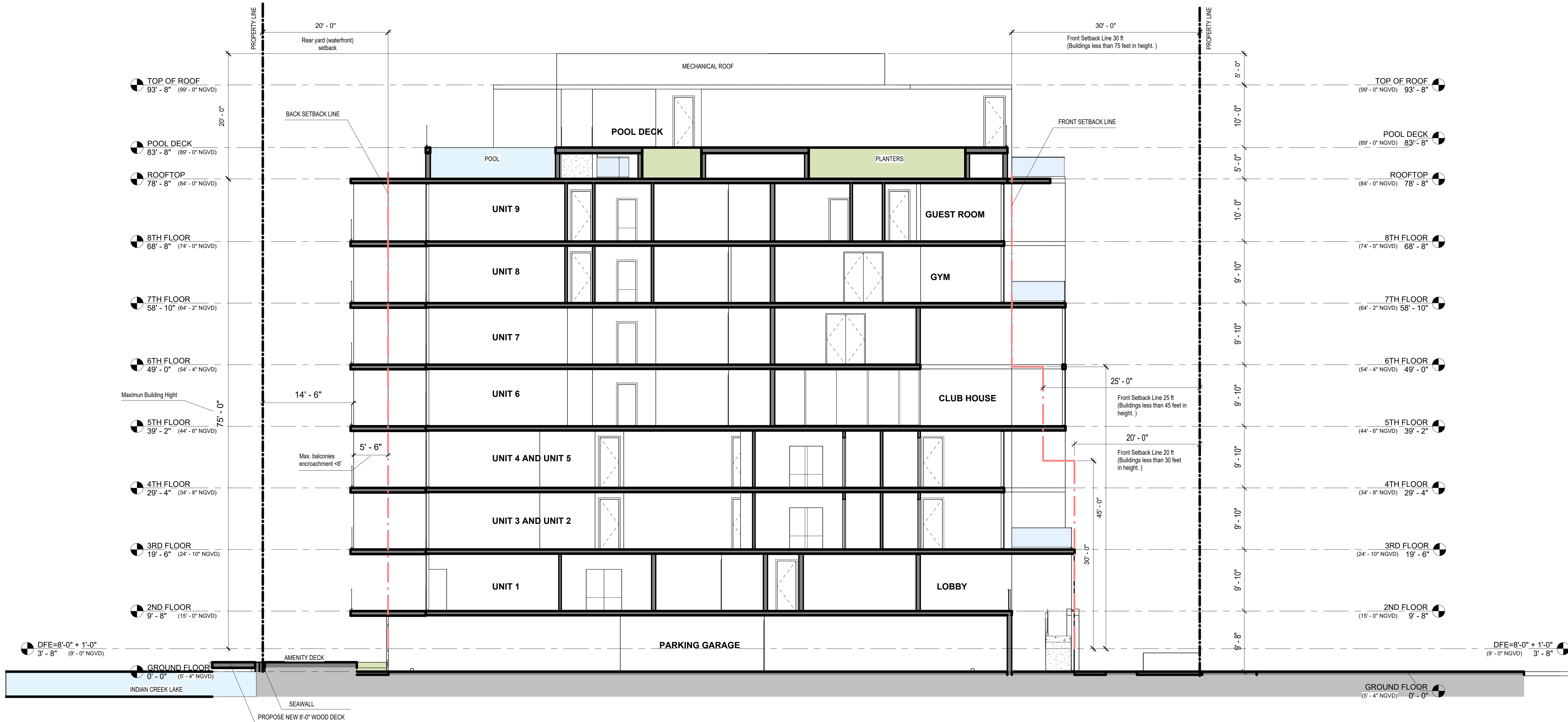
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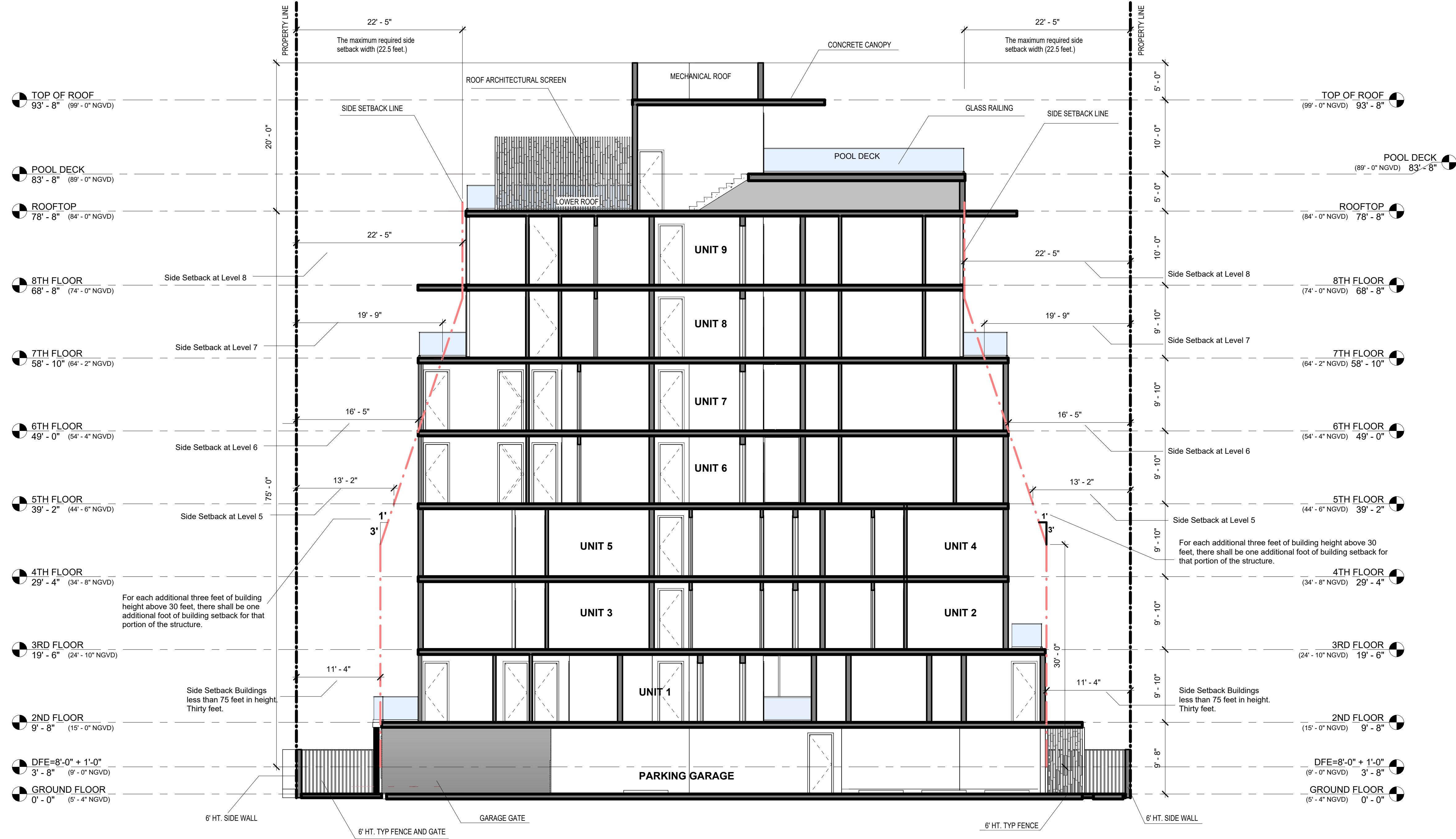
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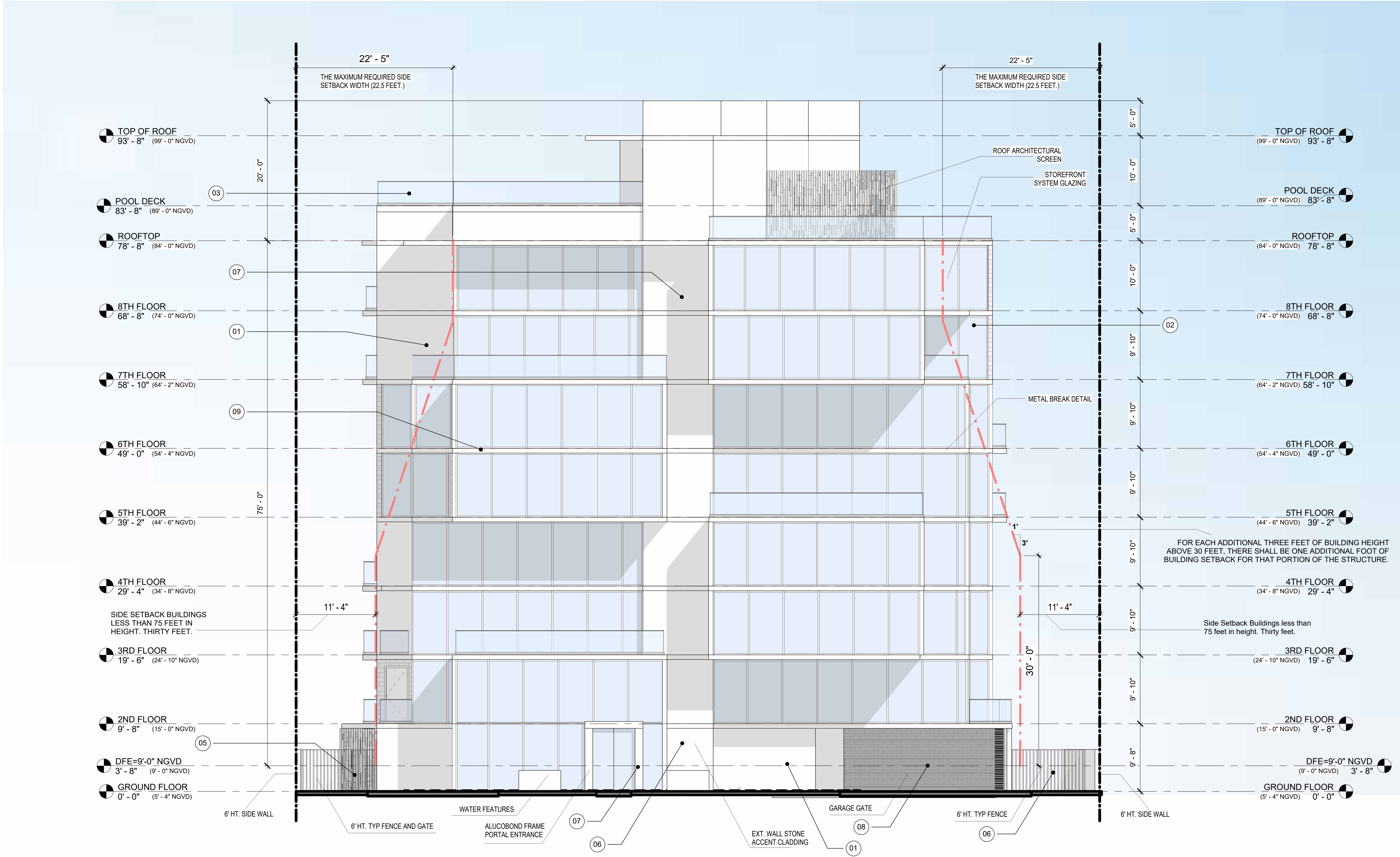
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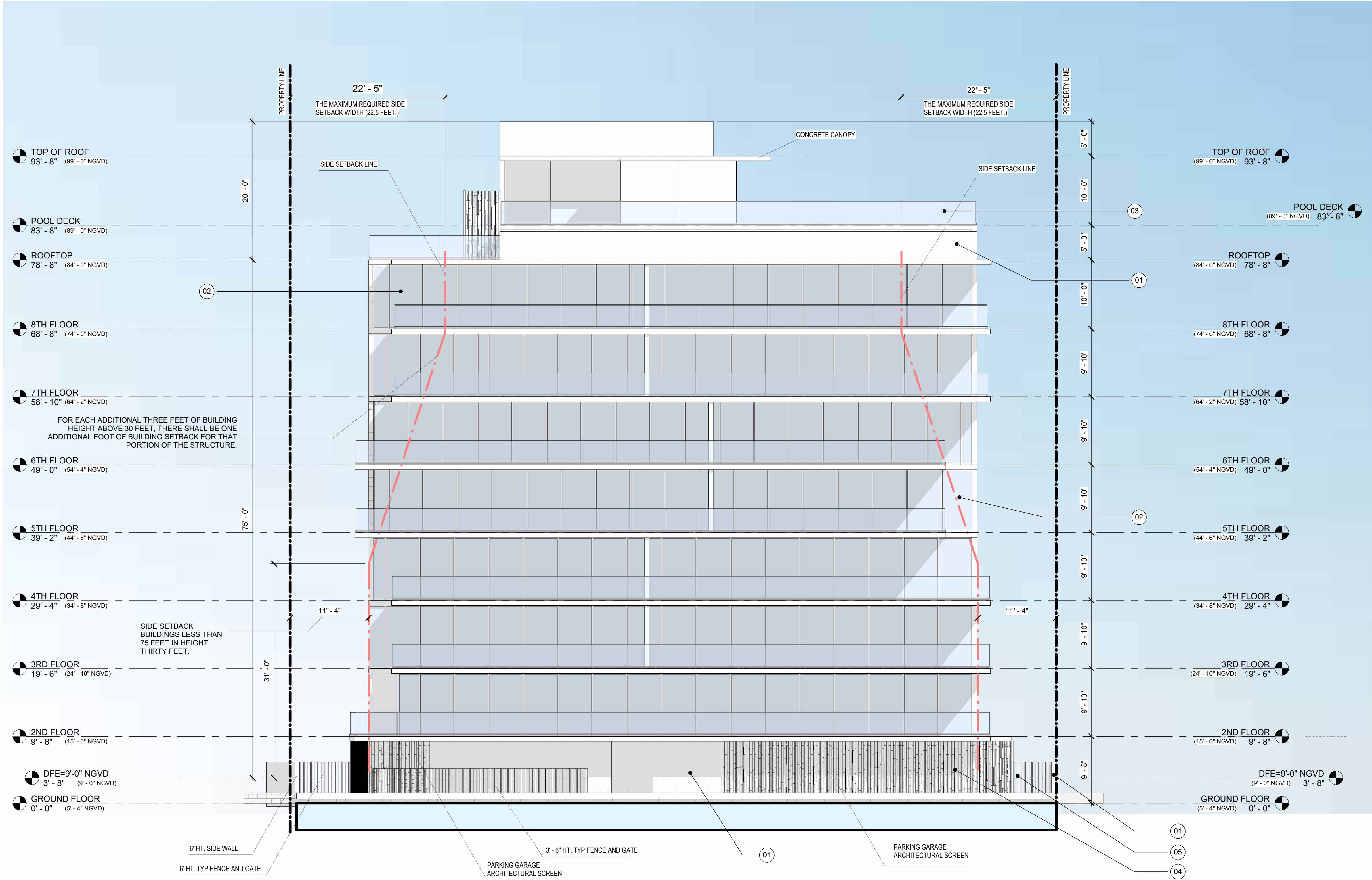
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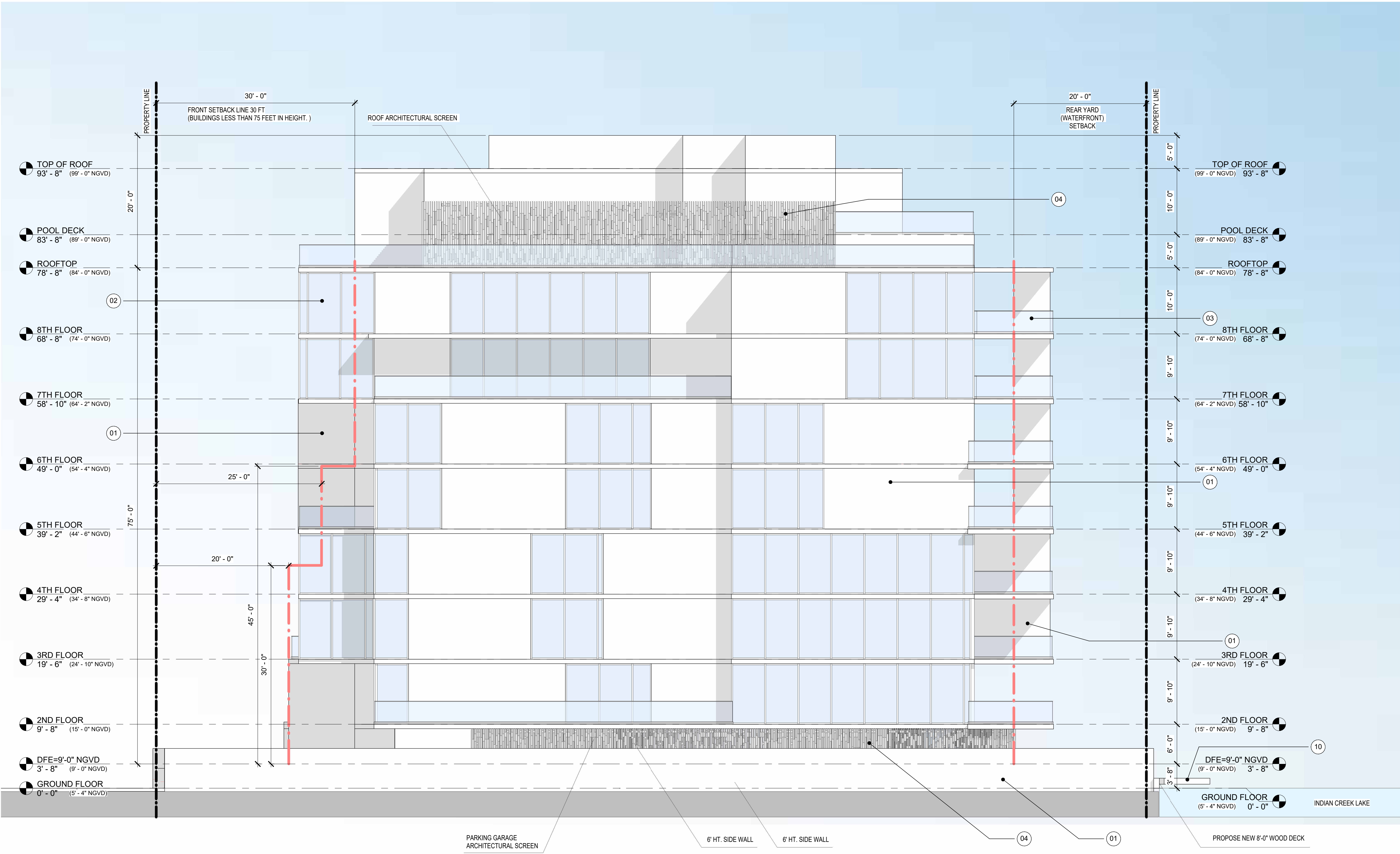




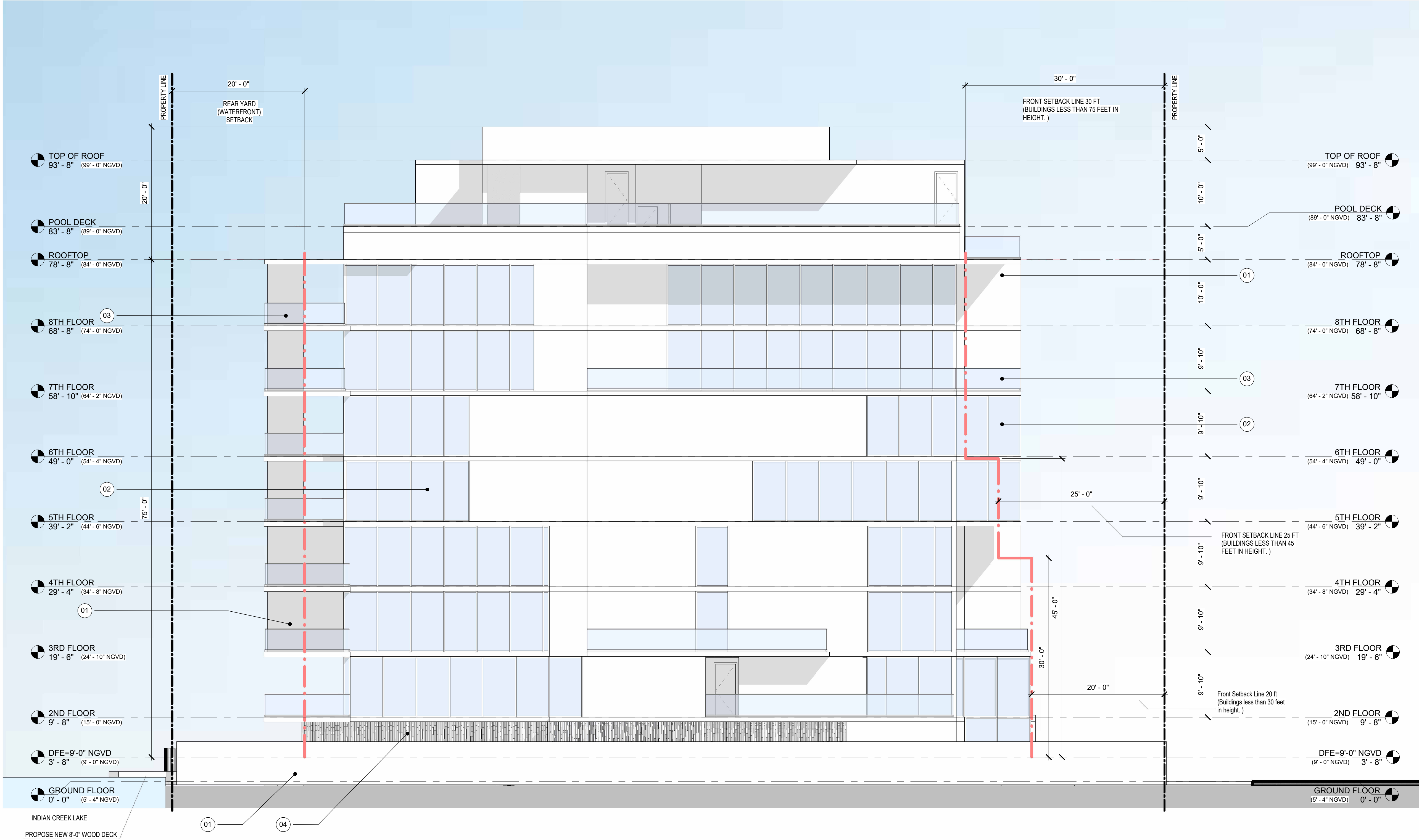
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02_02_BRONZE ALUMINUM STOREFRONT W/ GRAY TINTED GLASS - SAINT-GOBAIN		
03_03_GLASS RAILING, FRAMELESS GLASS GUARDRAIL WITH A DARK BRONZE TOP RAIL		
04_04_METAL ARCHITECTURAL SCREEN: DARK BRONZE-TONED ALUMINUM VERTICAL LOUVERS WITH STAGGERED FINS FORMING A RHYTHMIC PATTERN OF SOLID AND OPEN SEGMENTS.		
05_05_PRIVACY FENCE WITH VERTICAL SLATS: ALUMINUM DARK BRONZE FINISH		
06_06_ALUCOBOND FRAME: RUSTIC WALNUT FINISH		
07_07_EXTERIOR WALL STONE ACCENT CLADDING: LIGHT-TONED NATURAL LIMESTONE IN A LINEAR COURSED LAYING PATTERN		
08_08_ROLL-UP GARAGE DOOR, BEST ROLLING MANUFACTURED MODEL P-22 HURICANE RESISTANT IN A DARK BRONZE COLOR		
09_09_METAL BREAK: DARK BRONZE FINISH		
10_10_WALNUT-TONE WOOD CEILING IN AMENITIES AREAS & PENTHOUSE		
11_11_WOOD DECK AT AMENITIES GARDEN AND UNIT'S BALCONIES FLOOR: WALNUT BRONZE-TONE, HORIZONTAL TONGUE AND GROVE INSTALLATION		
12_12_VEHICULAR PAVEMENTS: RECTANGULAR PAVEMENT FLOORING IN BEIGE CREAM TONE, HERRINGBONE PATTERN WITH A TEXTURED FINISH, RESEMBLING NATURAL STONE.		
13_13_PEDESTRIAN PAVEMENTS: RECTANGULAR PAVEMENT FLOORING IN LIGHT BEIGE TONE Laid IN A RUNNING BOND PATTERN WITH A SMOOTH CONCRETE		
13_13_POOL DECK FINISHED WITH WOOD-LOOK PORCELAIN PLANK TILE IN TAUPÉ TONE, BORDERED BY A TEXTURED LIGHT-STONE COPING WITH MITERED CORNERS AT THE POOL EDGE.		



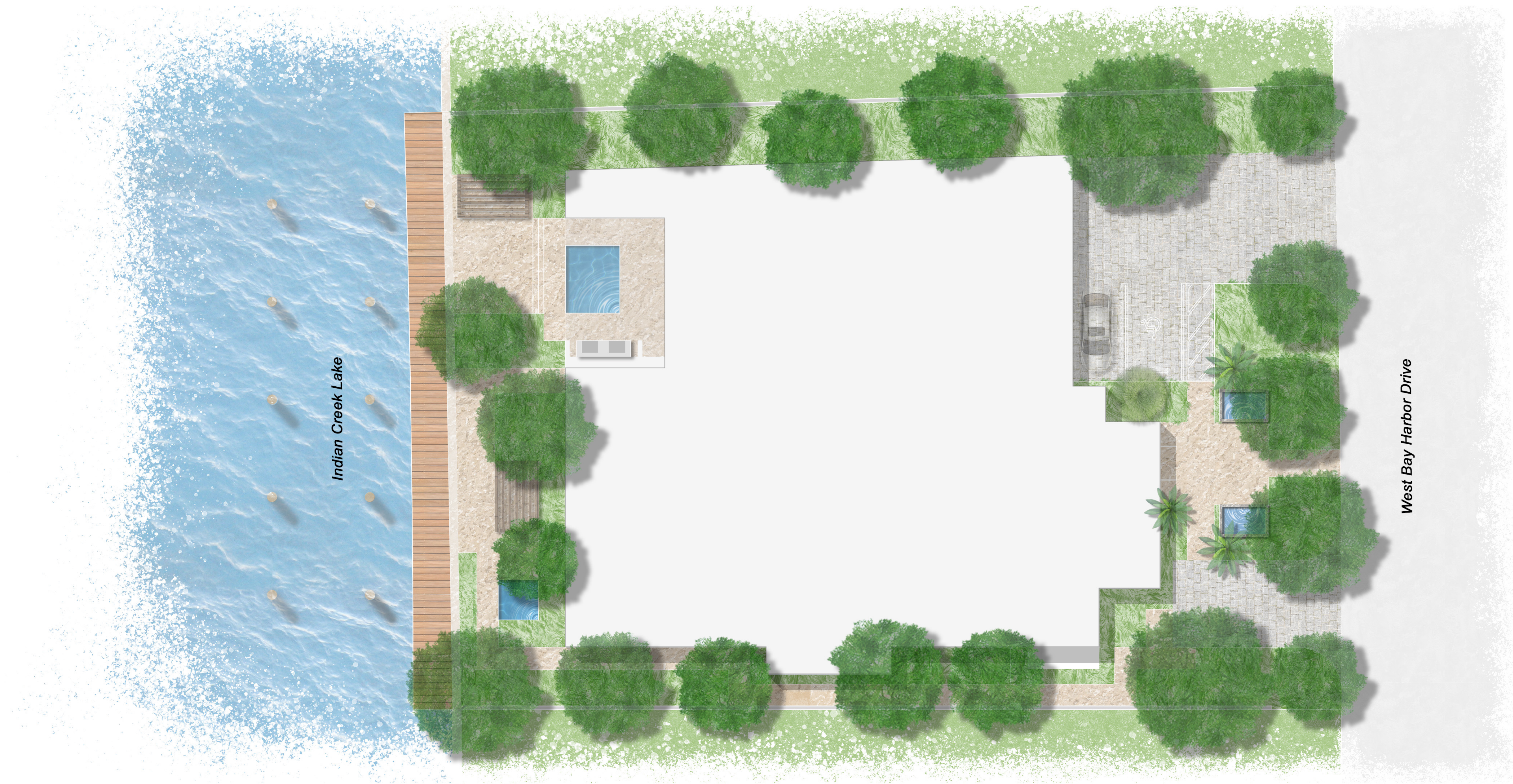
EXTERIOR MATERIALS / PALETTE AESTHETIC		
	DESCRIPTION	REFERENCE IMAGE
01	01_LIGHT WARM BEIGE STUCCO	
02	02_BRONZE ALUMINUM STOREFRONT W/ GRAY TINTED GLASS - SAINT-GOBAIN	
03	03_GLASS RAILING, FRAMELESS GLASS GUARDRAIL WITH A DARK BRONZE TOP RAIL	
04	METAL ARCHITECTURAL SCREEN, DARK BRONZE-TONED ALUMINUM VERTICAL LOUVERS WITH STAGGERED FINS FORMING A RHYTHMIC PATTERN OF SOLID AND OPEN SEGMENTS.	
05	PRIVACY FENCE WITH VERTICAL SLATS, ALUMINUM DARK BRONZE FINISH.	
06	ALUCOBOND FRAME, RUSTIC WALNUT FINISH	
07	EXTERIOR WALL STONE ACCENT CLADDING, LIGHT-TONED NATURAL LIMESTONE IN A LINEAR COURSED LAYING PATTERN	
08	ROLL-UP GARAGE DOOR, BEST ROLLING MANUFACTURED MODEL P-22 HURRICANE RESISTANT IN A DARK BRONZE COLOR	
09	METAL BREAK, DARK BRONZE FINISH	
10	WALNUT-TONE WOOD CEILING IN AMENITIES AREAS & PENTHOUSE	
11	WOOD DECK AT AMENITIES GARDEN AND UNITS BALCONIES FLOOR, WALNUT BRONZE TONE HORIZONTAL TONGUE AND GROVE INSTALLATION	
12	VEHICULAR PAVEMENTS, RECTANGULAR PAVER FLOORING IN BEIGE CREAM TONE, HERRINGBONE PATTERN WITH A TEXTURED FINISH RESEMBLING NATURAL STONE.	
13	PEDESTRIAN PAVEMENTS, RECTANGULAR PAVER FLOORING IN LIGHT BEIGE TONE LAID IN A RUNNING BOND PATTERN WITH A SMOOTH CONCRETE.	
14	POOL DECK FINISHED WITH WOOD-LOOK PORCELAIN PLANK TILE IN TAUPE TONE, BORDERED BY A TEXTURED LIGHT-STONE COPING WITH MITERED CORNERS AT THE POOL EDGE.	



EXTERIOR MATERIALS / PALETTE AESTHETIC		
	DESCRIPTION	REFERENCE IMAGE
01	01_LIGHT WARM BEIGE STUCCO	
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06	ALUCOBOND FRAME, RUSTIC WALNUT FINISH	
07	EXTERIOR WALL STONE ACCENT CLADDING, LIGHT-TONED NATURAL LIMESTONE IN A LINEAR COURSED LAYING PATTERN	
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09	METAL BREAK, DARK BRONZE FINISH	
10	WALNUT-TONE WOOD CEILING IN AMENITIES AREAS & PENTHOUSE	
11	WOOD DECK AT AMENITIES GARDEN AND UNITS BALCONIES FLOOR, WALNUT BRONZE TONE, HORIZONTAL TONGUE AND GROVE INSTALLATION	
12	VEHICULAR PAVERNS, RECTANGULAR PAVER FLOORING IN BEIGE CREAM TONE, HERRINGBONE PATTERN WITH A TEXTURED FINISH RESEMBLING NATURAL STONE.	
13	PEDESTRIAN PAVERNS, RECTANGULAR PAVER FLOORING IN LIGHT BEIGE TONE LAID IN A RUNNING BOND PATTERN WITH A SMOOTH CONCRETE.	
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EXTERIOR MATERIALS / PALETTE AESTHETIC		
DESCRIPTION	REFERENCE IMAGE	
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02 BRONZE ALUMINUM STOREFRONT W/ GRAY TINTED GLASS - SAINT-GOBAIN		
03 GLASS RAILING: FRAMELESS GLASS GUARDRAIL WITH A DARK BRONZE TOP RAIL		
04 METAL ARCHITECTURAL SCREEN: DARK BRONZE-TONED ALUMINUM VERTICAL LOUVERS WITH STAGGERED PINS FORMING A RHYTHMIC PATTERN OF SOLID AND OPEN SEGMENTS.		
05 PRIVACY FENCE WITH VERTICAL SLATS: ALUMINUM DARK BRONZE FINISH		
06 ALUCCOBOND FRAME: RUSTIC WALNUT FINISH		
07 EXTERIOR WALL STONE ACCENT CLADDING: LIGHT-TONED NATURAL LIMESTONE IN A LINEAR COURSED LAYING PATTERN		
08 ROLL-UP GARAGE DOOR: BEST ROLLING MANUFACTURED MODEL P-23 HURRICANE RESISTANT IN A DARK BRONZE COLOR		
09 METAL BREAK: DARK BRONZE FINISH		
10 WALNUT-TONE WOOD CEILING IN AMENITIES AREAS & PENTHOUSE		
11 WOOD DECK AT AMENITIES GARDEN AND UNITS BALCONIES FLOOR: WALNUT BRONZE TONE, HORIZONTAL, TONGUE AND GROVE INSTALLATION		
12 VEHICULAR PAVEMENTS: RECTANGULAR PAVER FLOORING IN BEIGE CREAM TONE, HERRINGBONE PATTERN WITH A TEXTURED FINISH RESEMBLING NATURAL STONE.		
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Site Plan

LIST OF DRAWINGS			
SHEET	SHEET NAME	SHEET	SHEET NAME
L-1	OVERALL SITE PLAN	LP-1	PLANTING PLAN
		LP-2	POOL DECK PLANTING PLAN
LI-1	PLANT MATERIAL IMAGES	LP-3	PLANTING DETAILS & NOTES
LI-2	PLANT MATERIAL IMAGES	LP-4	PLANTING DETAILS & NOTES
		TD-1	TREE DISPOSITION PLAN

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Boca Raton, Florida 33497
(954) 772-0724

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LandscapeDesignWorkshop.com

9200 WEST BAY HARBOR
9200 West Bay Harbor Dr., Bar Harbor Islands, Florida
OVERALL SITE PLAN

AUGUST 10, 2026
JULY 31, 2026
JULY 2, 2026
REVISED
DATE
JUNE 25, 2026

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DRAWN BY
EB
APPROVED BY

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L-1

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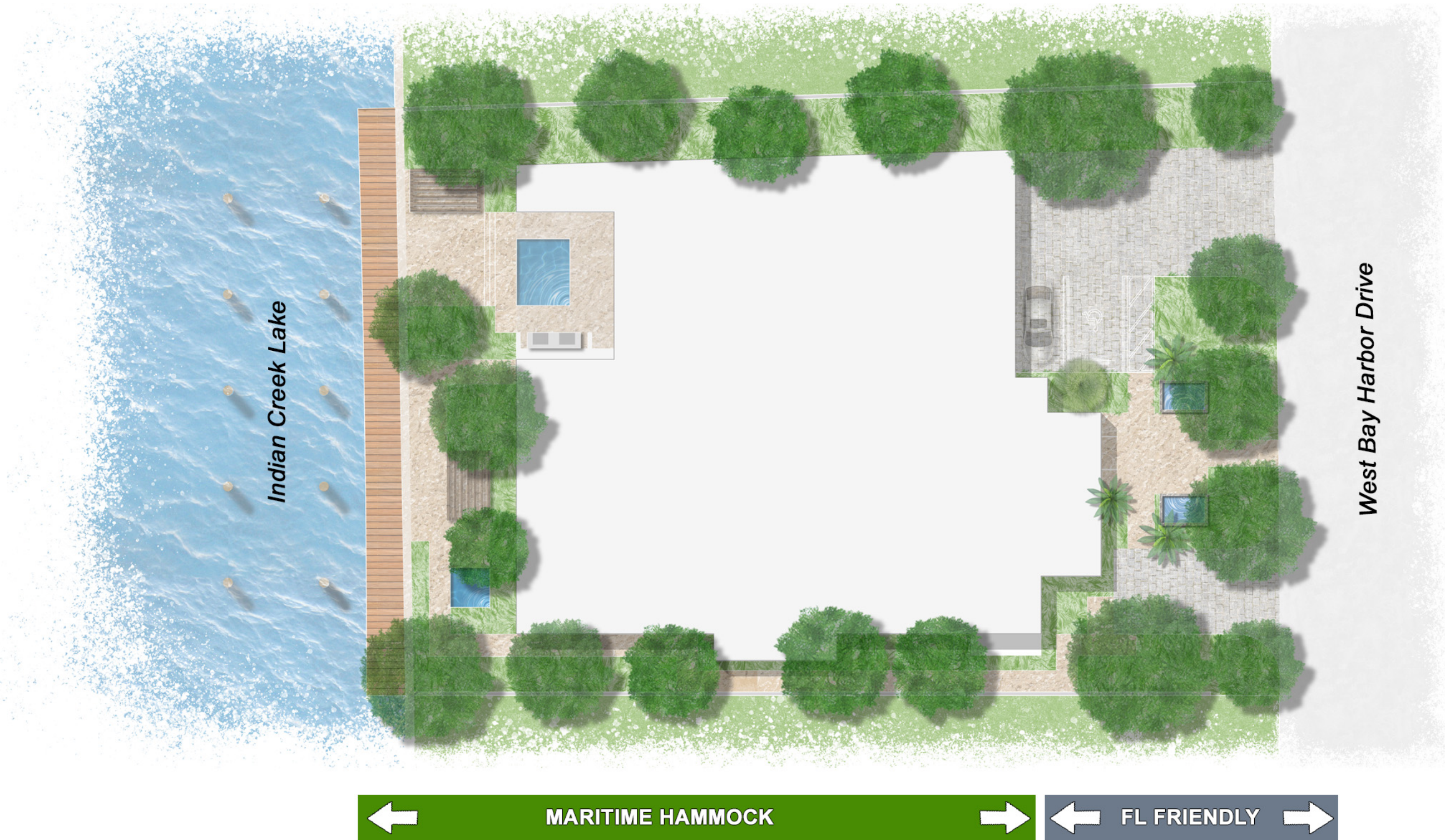
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Florida Friendly Landscaping™ Compliance Summary

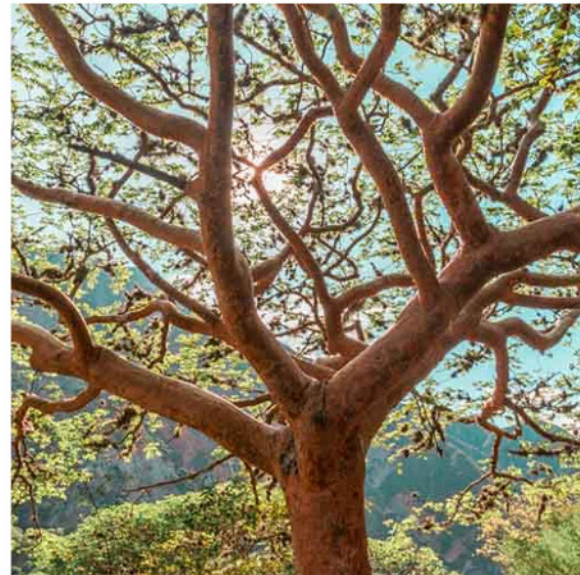
(See full compliance summary on Sheet LP-3)

The proposed landscape design incorporates the core Principles of Florida Friendly Landscaping™ as defined by UF/IFAS. The project demonstrates these principles through the following measures:

- **Right Plant, Right Place:**
All plant material specified is Florida Friendly and drought tolerant. Most of the species used are native to coastal South Florida and selected for salt tolerance, wind resistance, and long term resilience.
- **Ecological Community–Based Design:**
The site is organized using natural Florida coastal plant communities:
 - **Maritime Hammock**
These communities support habitat value, reduce maintenance needs, and reflect the site's natural coastal ecology.
- **Water Efficiency:**
All planting areas are irrigated with high efficiency drip irrigation, minimizing water use, overspray, and runoff.
- **Soil Health & Mulching:**
Planting beds are mulched to conserve moisture, moderate soil temperature, and reduce weed pressure.
- **Wildlife Support:**
Native plant communities provide food, cover, and habitat for coastal wildlife and pollinators.
- **Reduced Chemical Inputs:**
Plant selection and layout minimize the need for fertilizers and pesticides, supporting responsible landscape management.
- **Stormwater Protection:**
Dense native plantings and drip irrigation reduce runoff and help protect adjacent coastal and marine resources.



Ecological Community: Maritime Hammock



Bursera simaruba
Gumbo Limbo



Coccoloba diversifolia
Pigeon Plum



Conocarpus erectus
Green Buttonwood



Chrysophyllum oliviforme
Satinleaf



Clusia rosea
Pitch Apple



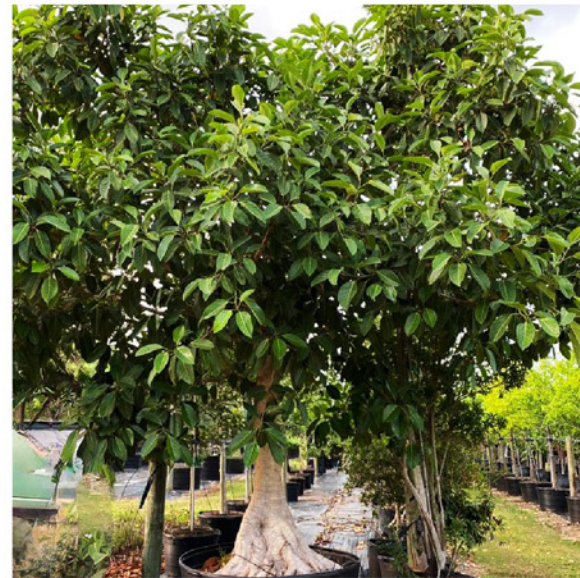
Coccoloba uvifera
Seagrape



Eugenia axillaris
White stopper



Eugenia foetida
Spanish Stopper



Ficus aurea
Florida Strangler Fig



Myrcianthes fragrans
Simpson's stopper



Quercus virginiana
Live Oak



Sabal palmetto
Cabbage Palm



Thrinax radiata
Florida Thatch Palm



Hamelia patens 'Compacta'
Dwarf Fire Bush



Ipomoea indica
Ocean-blue morningglory



Nephrolepis exaltata 'Bostoniensis'
Boston Fern



Phlebodium aureum
Bear's Paw Fern



Psychotria nervosa
Shiny-leaved Wild Coffee



Psychotria tenuifolia
Shortleaf wild coffee



Serenoa repens 'Cinerea'
Silver Saw Palmetto



Zamia pumila
Coontie

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9200 WEST BAY HARBOR
9200 West Bay Harbor Dr., Bar Harbor Islands, Florida
PLANT MATERIAL IMAGES

AUGUST 14, 2026
JULY 2, 2026
REVISED
JUNE 25, 2026
DATE
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LI-1

Florida Friendly Landscaping™ Compliance Summary
(See full compliance summary on Sheet LP-3)

The proposed landscape design incorporates the core Principles of Florida Friendly Landscaping™ as defined by UF/IFAS. The project demonstrates these principles through the following measures:

- **Right Plant, Right Place:**
All plant material specified is Florida Friendly and drought tolerant. Most of the species used are native to coastal South Florida and selected for salt tolerance, wind resistance, and long term resilience.
- **Ecological Community–Based Design:**
The site is organized using natural Florida coastal plant communities:
 - Maritime Hammock
These communities support habitat value, reduce maintenance needs, and reflect the site's natural coastal ecology.
- **Water Efficiency:**
All planting areas are irrigated with high efficiency drip irrigation, minimizing water use, overspray, and runoff.
- **Soil Health & Mulching:**
Planting beds are mulched to conserve moisture, moderate soil temperature, and reduce weed pressure.
- **Wildlife Support:**
Native plant communities provide food, cover, and habitat for coastal wildlife and pollinators.
- **Reduced Chemical Inputs:**
Plant selection and layout minimize the need for fertilizers and pesticides, supporting responsible landscape management.
- **Stormwater Protection:**
Dense native plantings and drip irrigation reduce runoff and help protect adjacent coastal and marine resources.



Florida Friendly: Coastal-Resilient, Pollinator-Supporting, and Sculptural



Calliandra surinamensis
Pink Powder Puff



Copernicia baileyana
Bailey Palm



Coccothrinax crinita
Old Man Palm



Hyophorbe lagenicaulis
Bottle Palm



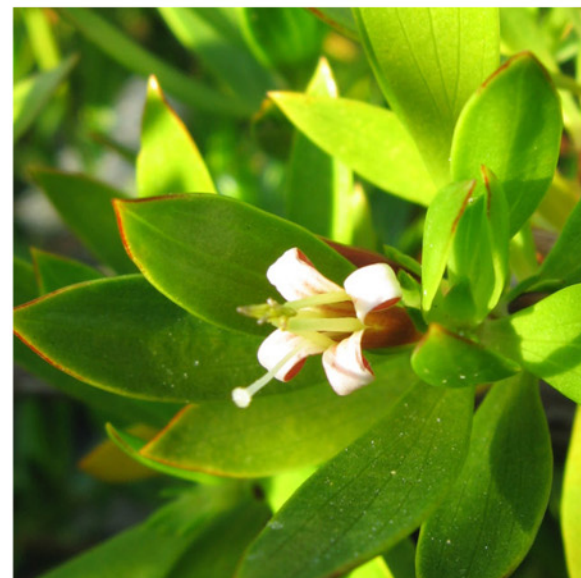
Lantania lantaroides
Red Latan Palm



Satakentia liukuensis
Satakentia



Eriosea littoralis
Golden Creeper



Justicia brandegeana
Shrimp Plant



Viburnum obovatum
Walter's Viburnum



Yucca rostrata
Beaked Yucca

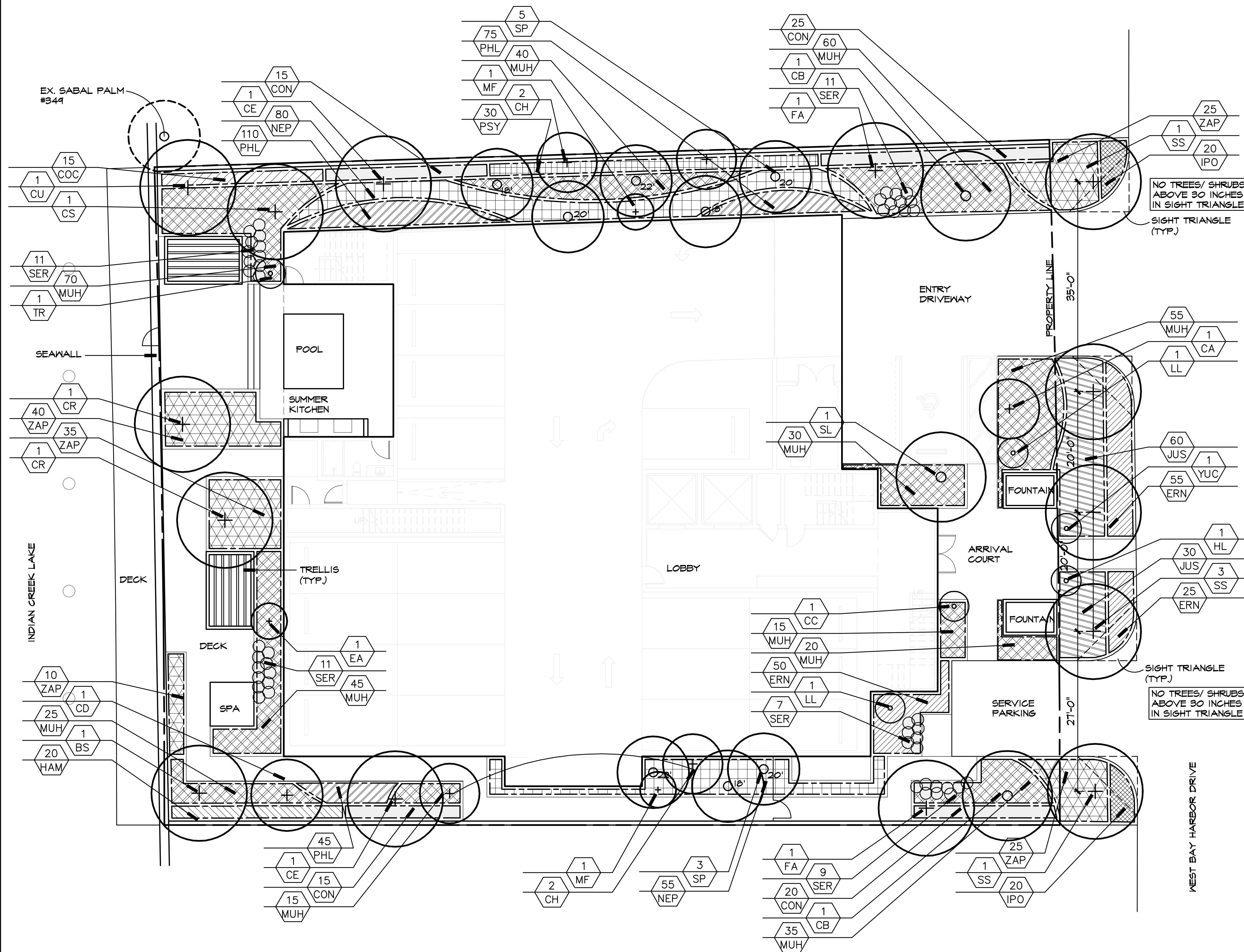


9200 WEST BAY HARBOR DRIVE
9200 West Bay Harbor Dr., Bay Harbor Islands, Florida
PLANTING PLAN

AUGUST 27, 2026
AUGUST 14, 2026
JULY 31, 2026
JULY 2, 2026
REVISED
JUNE 25, 2026
DATE
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LP-1



Plant List LP-1

Palms & Trees:

Key	Qty.	Florida Native	Water Need	Botanical/Common Name	Height	Spread	Trunk	Remarks
BS	1	Yes	Low	Bursera simaruba Gumbo Limbo	20'	15'	Min. 14" DBH	Full, Specimen
CA	1		Low	Callandira surinamensis Pink Powder Puff	16'	10'	Min. 3" DBH	Full, Standard
CB	2		Low	Copernicia baileyana Bailey Palm	12' g.w. Min. 20' o.a			Full, Heavy, Florida Fancy
CC	1		Low	Coccothrinax crinita Old Man Palm	8'			Full
CD	1	Yes	Low	Coccoloba diversifolia Pigeon Plum	16'	12'	Min. 4" DBH	Full, Standard
CE	2	Yes	Low	Conocarpus erectus Green Buttonwood	20'	16'	Min. 6" DBH	Standard; Full canopy, Matched
CH	4	Yes	Low	Chrysophyllum oliviforme Satinleaf	16'	10'	Min. 4" DBH	Standard; Full canopy, Matched
CR	2	Yes	Low	Clusia rosea Pitch Apple	16"	16'	Min. 4" DBH	Full, Multi-trunk, Specimen, Matched
CS	1	Yes	Low	Conocarpus erectus 'sericeus' Silver Buttonwood	16'	16'	Min. 6" DBH	Full, Multi-trunk, Specimen
CU	1	Yes	Low	Coccoloba uvifera Seagrape	20'	16'	Min. 14" DBH	Full, Specimen
EA	1	Yes	Low	Eugenia axillaris White stopper	12'	6'	Min. 2" DBH	Full
FA	2	Yes	Low	Ficus aurea Florida Strangler Fig	20'	15'	Min. 14" DBH	Full, Specimen
HL	1		Low	Hyophorbe lagenicaulis Bottle Palm	4' of wood			Heavy
LL	2		Medium	Lantania Lontaroides Red Latan Palm	8' o.a.			Full, Min. Quality 65 gal. Material
MF	2	Yes	Low	Myrcianthes fragrans Simpson's stopper	12'	6'	Min. 2" DBH	Full, Multi-Trunk, Matched
SL	1		Medium	Satakentia lukuensis Satakentia	8' g.w.			Heavy, Matched, Florida Fancy
SP	8	Yes	Low	Sabal palmetto Cabbage Palm	3@18', 3@20', 2@22' C.T. (Min. 24' O.A.)			Full, Heavy
SS	5		Low	Senna surattensis Glaucous Cassia	15'	8'	Min. 2.5" Cal.	Full, Matched
TR	1	Yes	Low	Thrinax radiata Florida Thatch Palm	10' C.T. (Min. 14' O.A.)			Full, Heavy

Shrubs & Groundcover:

Key	Qty.	Florida Native	Water Need	Botanical/Common Name	Height	Spread	Remarks
COC	15	Yes	Low	Coccoloba uvifera Seagrape	36"	24"	Full, 24" o.c.
CON	75	Yes	Low	Conocarpus erectus Green Buttonwood Hedge	36"	24"	Full, 24" o.c.
ERN	130	Yes	Low	Erodia littoralis Golden Creeper	18"	18"	Full, 18" o.c.
HAM	15	Yes	Low	Hamelia patens 'Compacta' Dwarf Fire Bush	36"	24"	Full, 24" o.c.
IPO	40	Yes	Low	Ipomoea pes-caprae Railroad Vine	12"	18"	Full, 18" o.c.
JUS	90		Medium	Justicia brandegeana Shrimp Plant	24"	24"	Full, 24" o.c.
MUH	410	Yes	Low	Muhlenbergia capillaris Muhly Grass	24"	24"	Full, 24" o.c.
NEP	135	Yes	Medium	Nephrolepis exaltata 'Bostoniensis' Boston Fern	24"	24"	Full, 24" o.c.
PHL	230	Yes	Medium	Phlebodium aureum Bear's Paw Fern	12"	12"	Full, 12" o.c.
PSY	30	Yes	Medium	Psychotria tenuifolia Shortleaf wild coffee	36"	24"	Full, 24" o.c.
SER	49	Yes	Low	Serenoa repens 'Cinerea' Silver Saw Palmetto	36"	36"	Full, Min. Quality 25 gal. material
YUC	1		Low	Yucca rostrata Beaked Yucca	6' o.a.		Full, Min. 45 gal material
ZAP	135	Yes	Low	Zamia pumila	36"	36"	Full, Min. 25 gal material

NOTES:

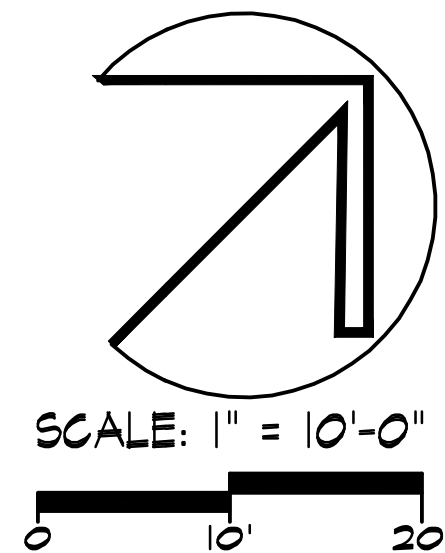
s.f. ARA (Sod substitute) – All sod substitute to be *Arachis glabrata* (Perennial Peanut) dense solid set sod carpet.

c.y. Mulch & Soil as per planting specifications

- In case of discrepancies between planting plans and plant list, planting plans take precedent.
- All landscape areas to receive 100% irrigation coverage with 100% overlap
- General contractor responsible for own soil & mulch take off.

**ECOLOGICAL COMMUNITY:
MARITIME HAMMOCK**

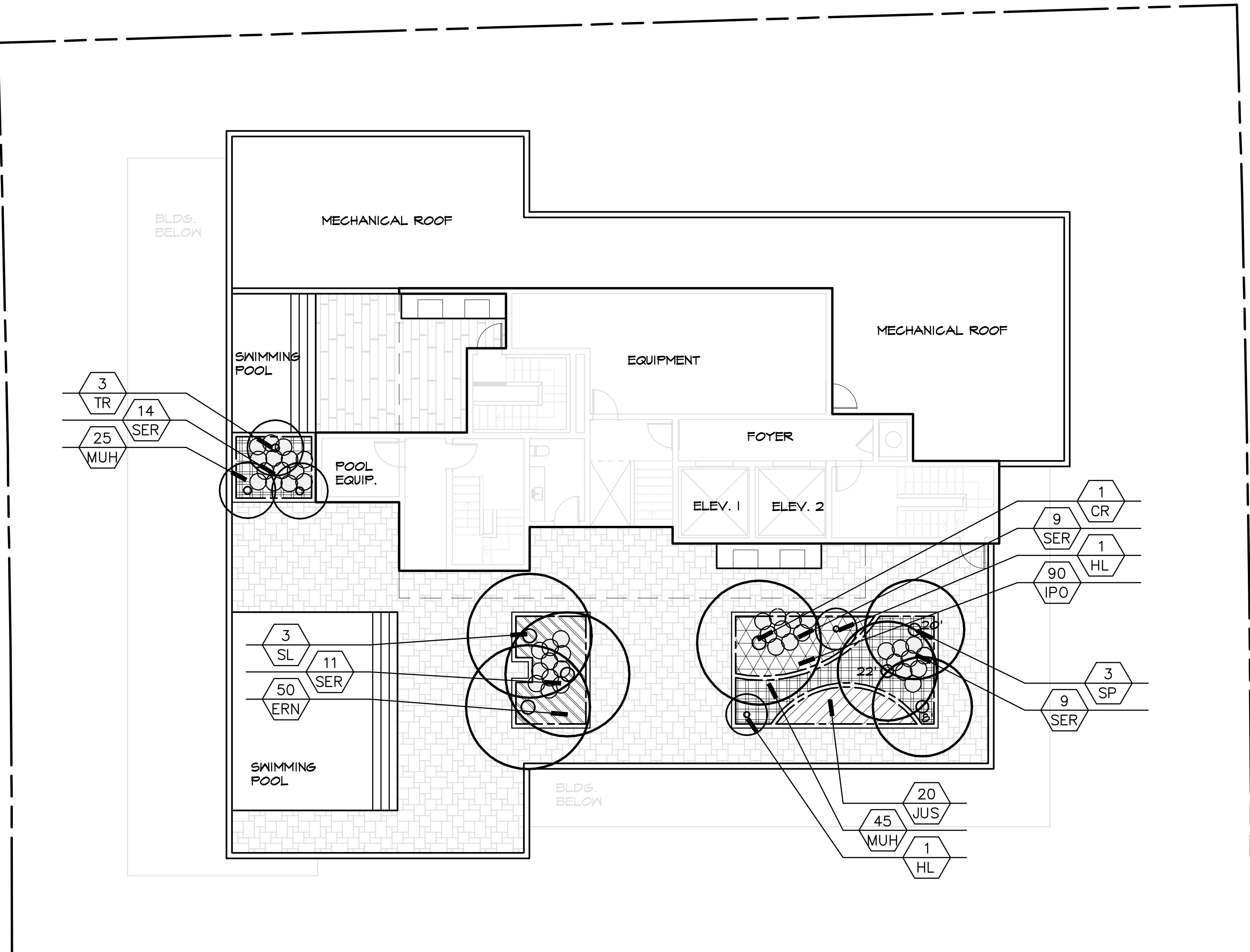
— **FLORIDA** —
FRIENDLY LANDSCAPE



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Plant List LP-2

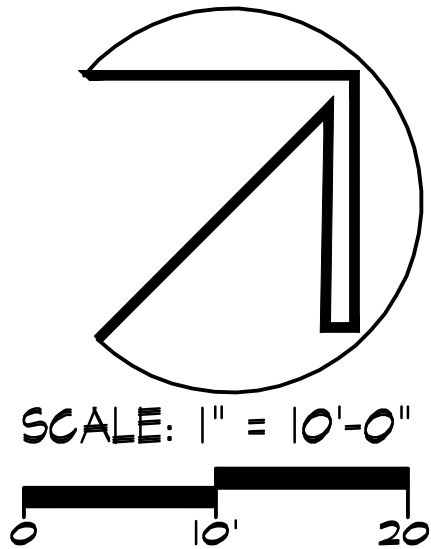
Palms & Trees:

Key	Qty.	Florida Native	Water Need	Botanical/Common Name	Height	Spread	Trunk	Remarks
CR	1	Yes	Low	Clusia rosea Pitch Apple	16"	16'	Min. 4" DBH	Full, Multi-trunk, Specimen, Matched
HL	2		Low	Hyophorbe lagenicaulis Bottle Palm	4' of wood			Heavy
SL	3		Medium	Satakentia liukuensis Satakentia	8' g.w.			Heavy, Matched, Florida Fancy
SP	3	Yes	Low	Sabal palmetto Cabbage Palm	1@18', 1@20', 1@22' C.T. (Min. 24' O.A.)			Full, Heavy
TR	3	Yes	Low	Thrinax radiata Florida Thatch Palm	10' C.T. (Min. 14' O.A.)			Full, Heavy

Shrubs & Groundcover:

Key	Qty.	Florida Native	Water Need	Botanical/Common Name	Height	Spread	Remarks
ERN	50	Yes	Low	Ernodea littoralis Golden Creeper	18"	18"	Full, 18" o.c.
IPO	90	Yes	Low	Ipomoea pes-caprae Railroad Vine	12"	18"	Full, 18" o.c.
JUS	20		Medium	Justicia brandegeana Shrimp Plant	24"	24"	Full, 24" o.c.
MUH	70	Yes	Low	Muhlenbergia capillaris Muhly Grass	24"	24"	Full, 24" o.c.
SER	43	Yes	Low	Serenoa repens 'Cinerea' Silver Saw Palmetto	36"	36"	Full, Min. Quality 25 gal. material

- NOTES:
- s.f. ARA (Sod substitute) –All sod substitute to be Arachis glabrata (Perennial Peanut) dense solid set sod carpet.
 - c.y. Mulch & Soil as per planting specifications
 - In case of discrepancies between planting plans and plant list, planting plans take precedent.
 - All landscape areas to receive 100% irrigation coverage with 100% overlap
 - General contractor responsible for own soil & mulch take off.



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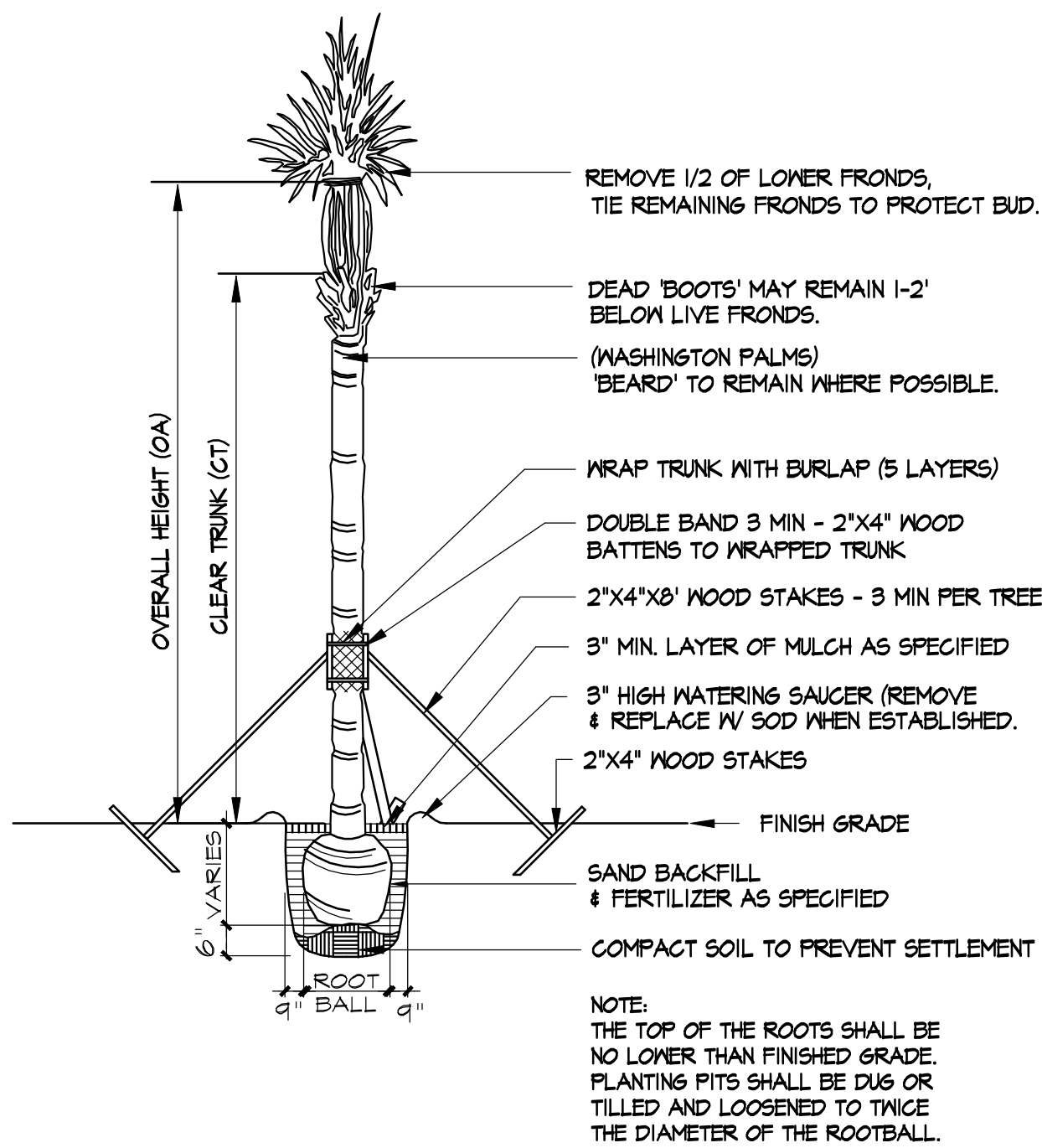
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9200 WEST BAY HARBOR DRIVE
9200 West Bay Harbor Dr., Bar Harbor Islands, Florida
POOL DECK PLANTING PLAN

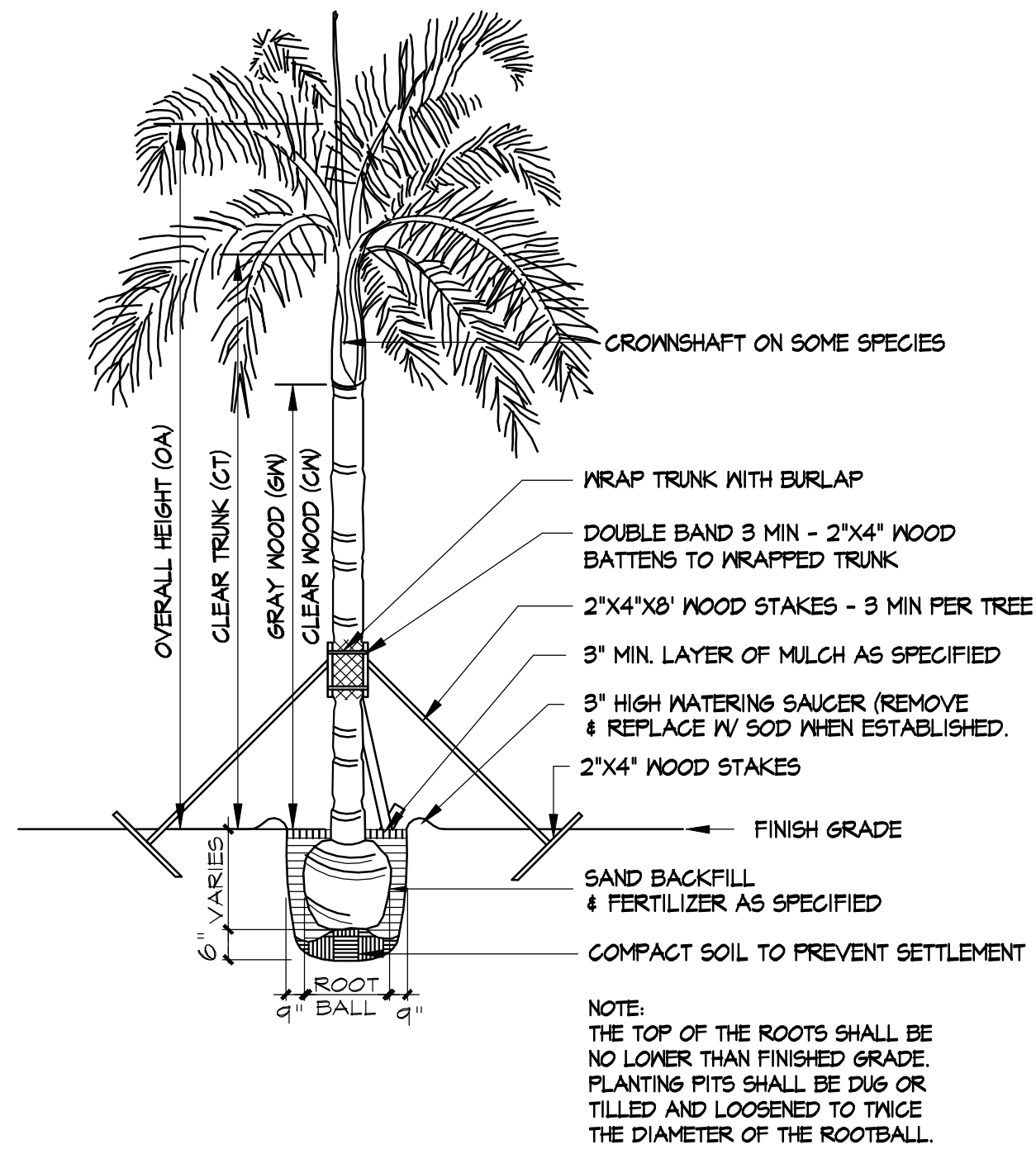
AUGUST 14, 2026
REVISED
JULY 31, 2026
DATE
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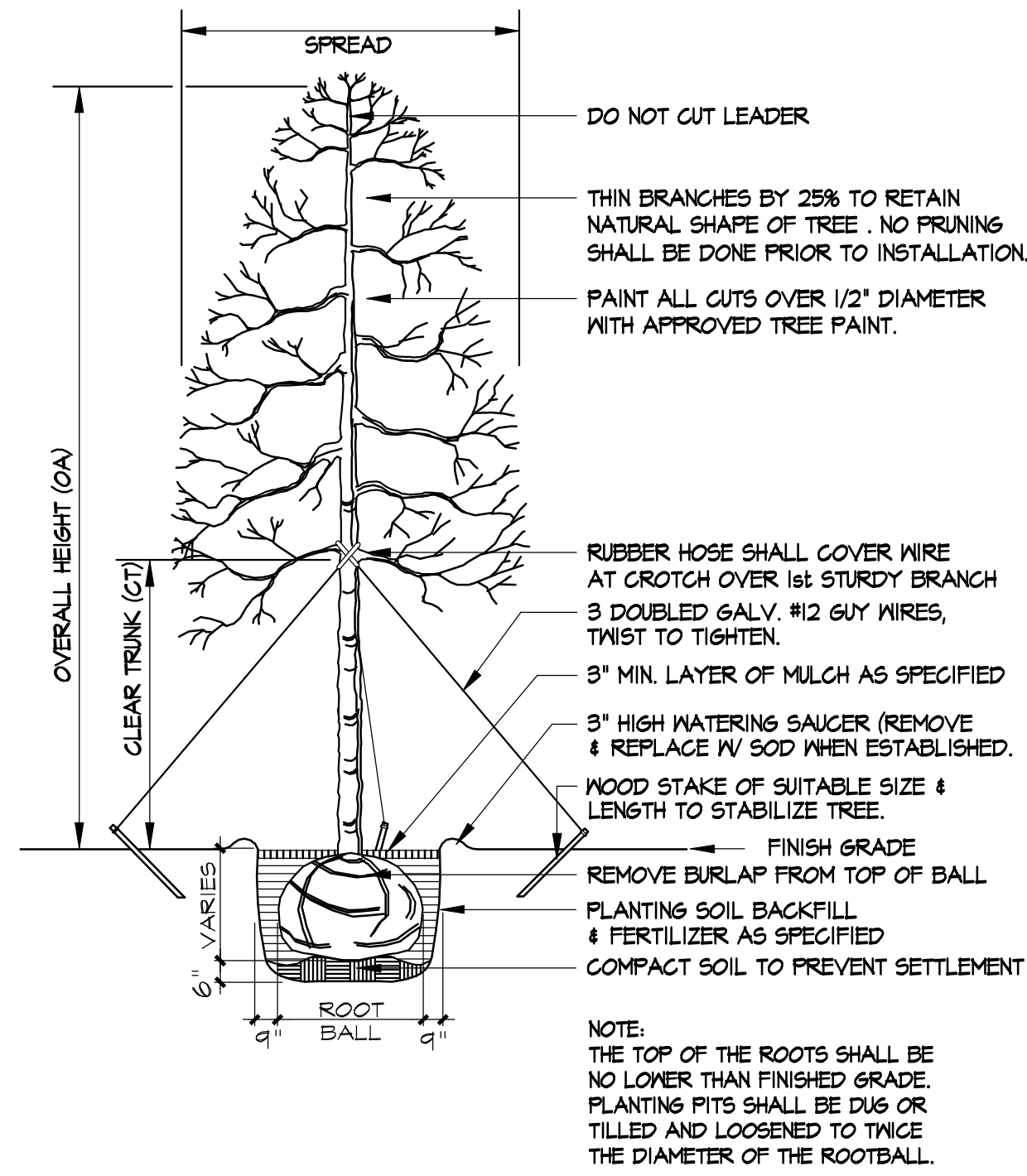
LP-2



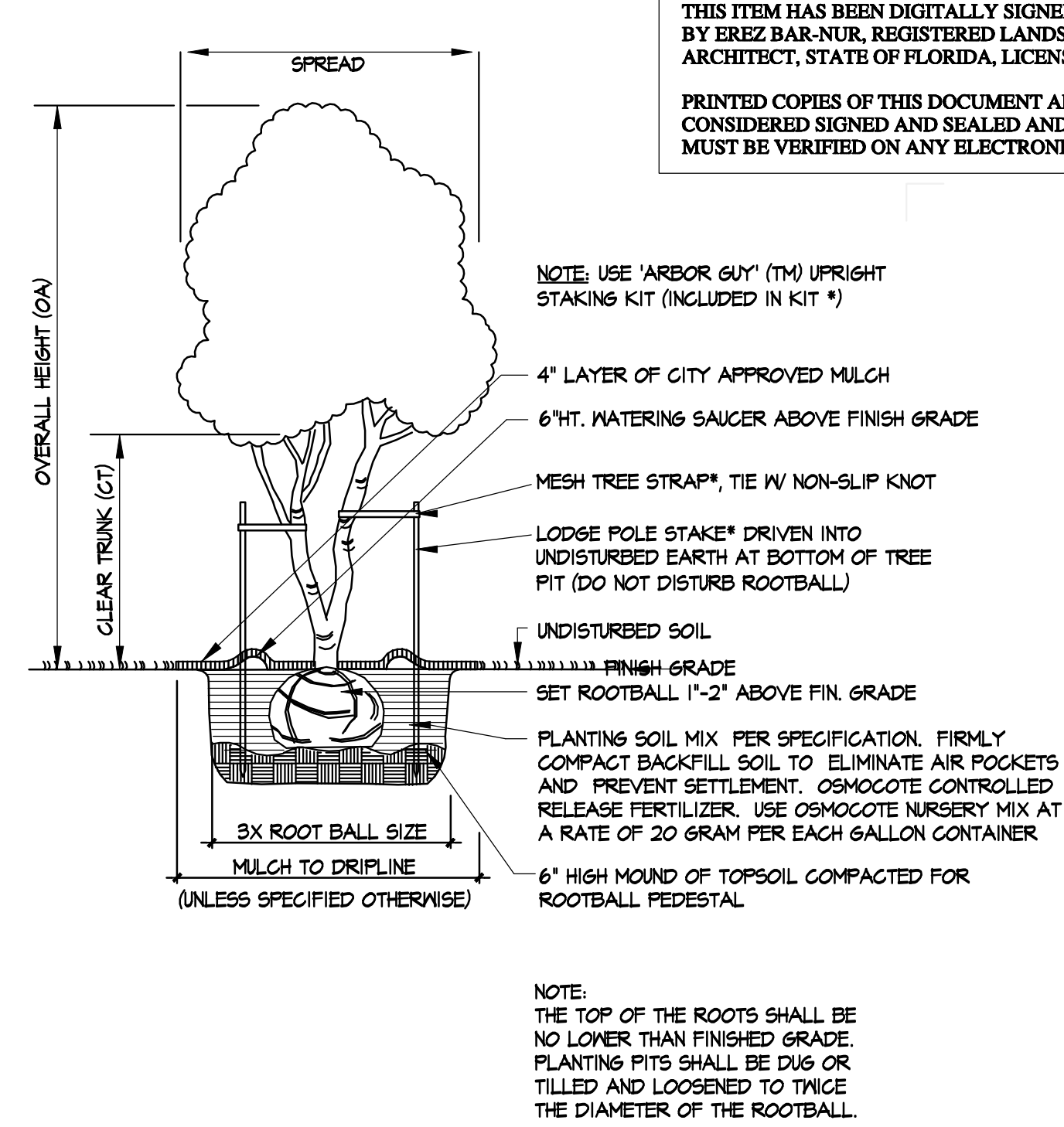
SABAL / WASHINGTON PALM PLANTING DETAIL
N.T.S.



TYPICAL PALM PLANTING DETAIL
N.T.S.



TYPICAL TREE PLANTING DETAIL
N.T.S.



MULTI TRUNK TREE PLANTING DETAIL
N.T.S.

- GENERAL NOTES**
- All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", 2nd Edition: February 1998, State of Florida Department of Agriculture, Tallahassee, or thereto.
 - All landscape areas to be provided with a 100% automatic irrigation system
 - All landscaping and irrigation shall be installed in a sound workmanlike manner and according to accepted and proper planting procedures with the quality of plant materials described.
 - Specifications of plant materials as follows: Spread-Indicates average spread to midpoint; Height (o.a.)-Indicates overall height from top of root ball to midpoint of current season's growth; C.T.-Indicates clear trunk measurement to first branching; Ft. of Wood-Indicates measurement on palms from top of ball to top of stalks.
 - All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
 - Hedges shall be planted and maintained so as to form a continuous, unbroken, solid visual screen.
 - All sod areas to be St. Augustine 'Floratum' solid sod.
 - Planting soil: the depth of the root ball and twice the diameter of the root ball for palms & trees; 6 inches for shrubs & groundcover; 2 inches for sod.
 - Landscaped areas, including landscape islands, within or abutting vehicular use areas shall be excavated to a depth of 2.5 feet to ensure that adequate planting soil exists. Parking lot base course material, lime rock, asphalt and other similar material shall be removed to a depth of 2.5 feet.
 - A minimum of three inches of shredded mulch or ground cover shall be installed around each tree planting, including palm trees, and throughout hedge and shrub plantings.
 - The contractor is responsible for his own quantity count. Any discrepancy between drawings and plant list shall be considered as correct on the drawings.
 - The landscape contractor shall schedule an on-site pre-construction meeting with the City Landscaper

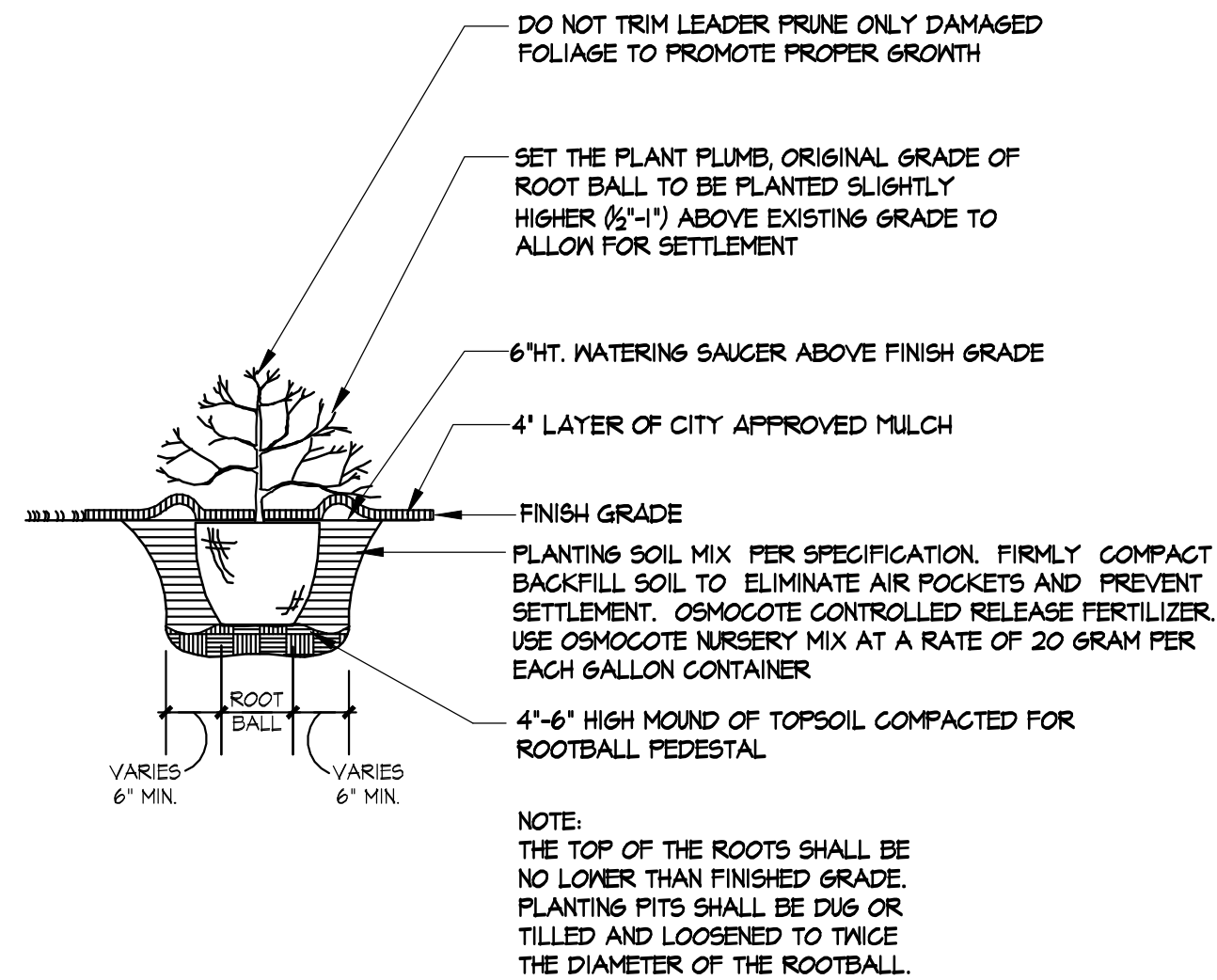
PLANTING SOIL:
GRADE LEVEL SOIL: 50/50 MIX BY ATLAS PEAT & SOIL, OR APPROVED EQUAL FOR TREES, SHRUBS & GROUNDCOVER (561-734-7300)

RECREATION DECK PLANTERS: ROOF TOP MIX BY ATLAS PEAT & SOIL; 30% FLORIDA PEAT, 20% COARSE SAND, 30% RICE ROCK & 20% PERLITE

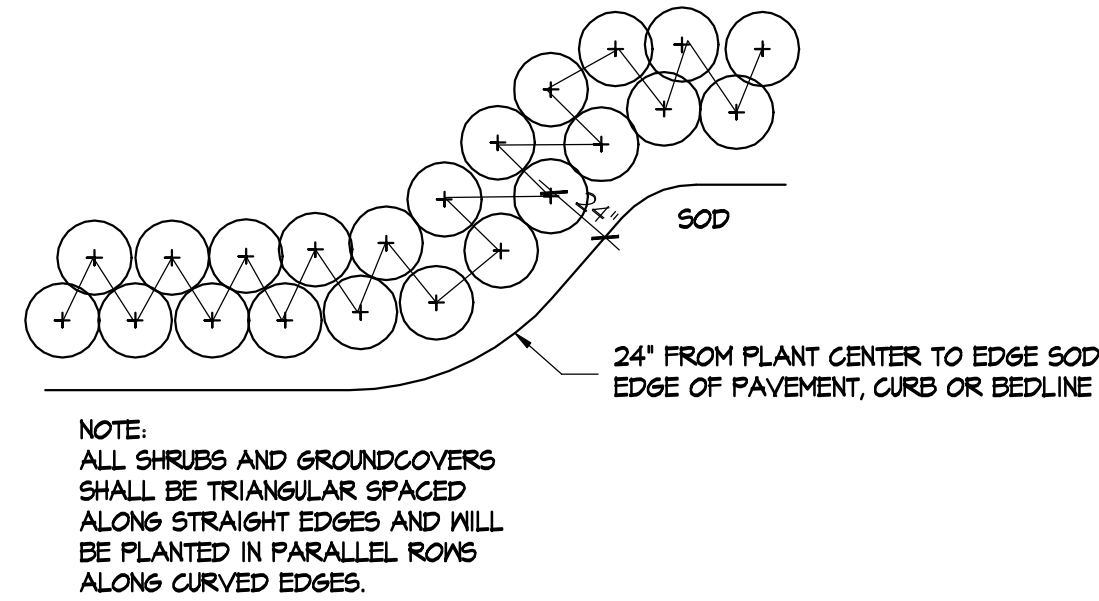
SOIL SAMPLE TOGETHER WITH CERTIFIED SOIL ANALYSIS REPORT MUST BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION

MULCH:
PREMIUM GREEN SMART MELALEUKA MULCH BY AMERIGROW, OR APPROVED EQUAL (561-499-8148)

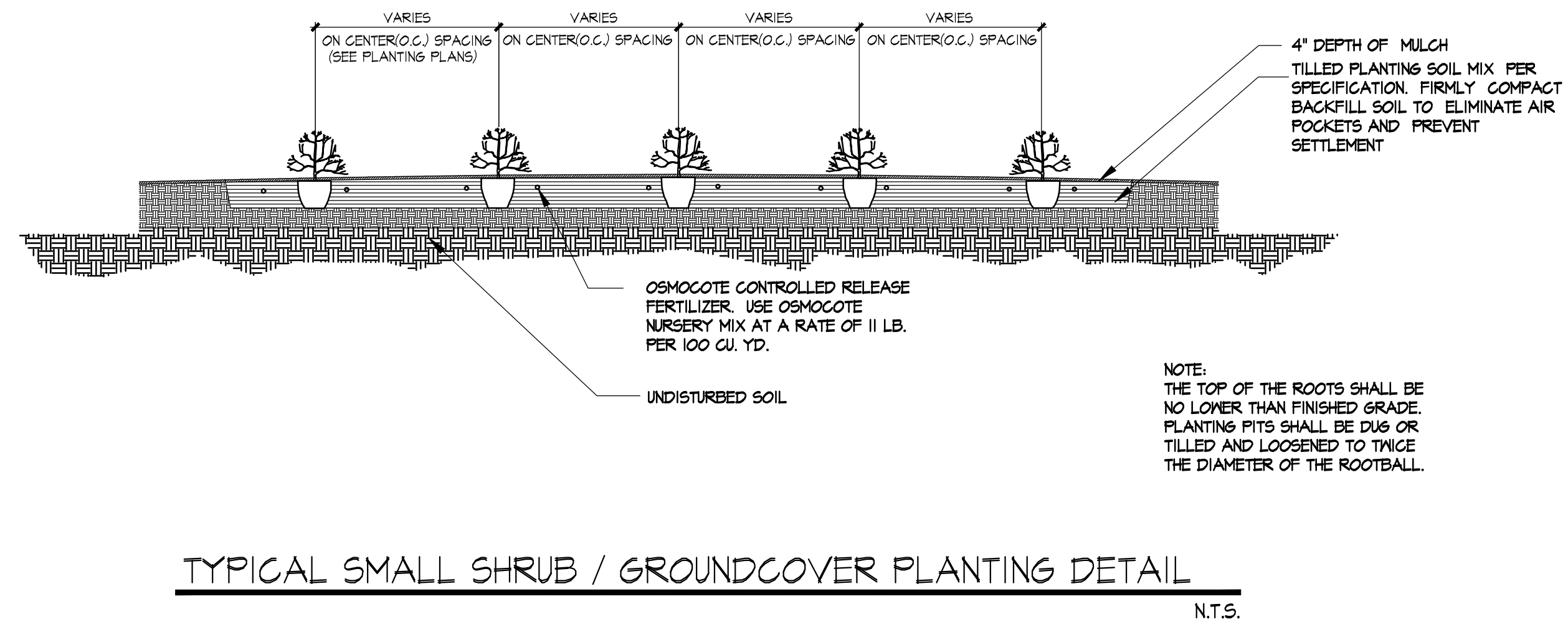
MULCH SAMPLE TOGETHER WITH CERTIFIED ANALYSIS REPORT MUST BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION



TYPICAL SHRUB /GROUNDCOVER PLANTING DETAIL
N.T.S.



TYPICAL SMALL SHRUB / GROUNDCOVER PLANTING DETAIL
N.T.S.



TYPICAL SMALL SHRUB / GROUNDCOVER PLANTING DETAIL
N.T.S.

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Info@
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9200 WEST BAY HARBOR DRIVE
9200 West Bay Harbor Dr., Bar Harbor Islands, Florida
PLANTING DETAILS & NOTES

JULY 31, 2026
REVISED
JUNE 25, 2026
DATE
MF
DRAWN BY
EB
APPROVED BY

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LP-3

LANDSCAPE LEGEND

Town of Bay Harbor Islands, Florida (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address: 9200 West Bay Harbor Drive		Net Lot Area: 0.39 Acres	16,825 Sq. Ft.
I. OPEN SPACE REQUIREMENT:		REQUIRED	PROVIDED
1. Square feet of open space required, as indicated on site plan (BHI – Sec. 23-11): Calculations: Net lot area = 16,825 sq. ft. x 20% = 3,365 sq. ft.		3,365	4,237
2. Maximum Lawn Area Allowed is 60% (MDC – Sec. 18A-6(A)(5)) Calculations: required open space 3,365 sq. ft. x 60% = 2,019 sq. ft.		2,019	0
II. SHADE TREES:			
A. Required			
1. No. trees required per net lot acre = 28 trees x 0.39 net lot acres = 11 (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16) Min. 12" in height / 4" clear wood / 2 1/2" caliper Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees		11	18
2. Native Species Required: Minimum 50% (BHI – Sec. 24-16(a)(2)) Calculations: No. required trees 11 x 50% = 6		6	17
3. Drought Tolerant and Low Maintenance Species Required: Minimum 50% (MDC – Sec. 18A-6(C)(1)(b)) Calculations: No. required trees 11 x 50% = 6		6	18
B. Tree Species			
1. Number of shade trees required: 11 Shade Trees (from Sec. (II)(A)(1) above)			
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))		4	12
C. Tree Heights			
1. Number of Stories of building: 8 Stories			
2. Number of shade trees required: 11 Shade Trees (from Sec. (II)(A)(1) above)			
3. Shade tree heights required: (BHI – Sec. 24-16(a)(2))			
12 ft. 25 % or 2 shade trees		2	3
14-16 ft. n/a % or n/a shade trees		n/a	n/a
16-18 ft. 50 % or 6 shade trees		6	9
18-20 ft. 25 % or 3 shade trees		3	6
III. STREET TREES:			
1. Street trees, max. average spacing of 35' o.c. (BHI – Sec. 24-16(a)(2)(a)) Calculations: Width of lot 115 ft. / 35 ft. = 3 15' min height / 6" clear wood / 2 1/2" caliper Street tree species determined by Street Tree Master Plan Street trees do not count toward required on-site shade trees		3	5
IV. SHRUB REQUIRED:			
1. Number of shrubs required: 10 shrubs per required shade tree (BHI – Sec. 24-16(a)(2)(d)) Calculations: No. trees required 11 x 10 = 110 Min. 24" in height / visual screen min. 36" in height / max 24" on center		110	175
2. Number of native shrubs species required: Minimum 30% (MDC – Sec. 18A-6(D)(1)(a)) Calculations: No. shrubs required 110 x 30% = 33		33	175
3. Number of Drought Tolerant and Low Maintenance Species Required: Minimum 50% (MDC – Sec. 18A-6(D)(1)(b)) Calculations: No. shrubs required 110 x 50% = 55		55	175
V. BUFFERS:			
1. Parking Lot from ROW (BHI – Sec. 24-16)		n/a	n/a
2. Dissimilar Uses (BHI – Sec. 24-16)		n/a	n/a
VI. PARKING LOT LANDSCAPING:			
1. Required landscaped areas in parking lots: 10 sq. ft. per parking space (MDC – Sec. 18A-6(J)) Calculations: 10 sq. ft. per parking space x =		n/a	n/a
2. Shade trees required in parking lots: 1 tree per 80 sq. ft. of landscaped area (MDC – Sec. 18A-6(J)) Calculations: landscaped area sq. ft. / 80 =		n/a	n/a
3. Shrubs required in parking lots (MDC – Sec. 18A-6(I))		n/a	n/a
VII. RIGHT TREE RIGHT PLACE:			
1. Number of trees near power lines (BHI – Sec. 24-16(a)(2)(f))			5

VIII. FLORIDA FRIENDLY LANDSCAPING:

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.

(MDC – Sec. 18A-2(A))

NOTE: NO PALM TREES ARE USED TO SATISFY THE TREE REQUIREMENTS
(25% of the palms can be used as the required trees, 0% of palms are used)

Florida-Friendly Landscaping™ Compliance Summary

The proposed landscape design incorporates the core Principles of Florida Friendly Landscaping™ as defined by UF/FAS. The project demonstrates these principles through the following measures:

- Right Plant, Right Place:**
All plant material specified is Florida Friendly and drought tolerant. Most species are native to coastal South Florida and have been selected for salt tolerance, wind resistance, and long-term resilience in a marine environment. Species selection emphasizes reduced irrigation demand, improved survivability in coastal conditions, and long-term establishment with minimal maintenance inputs.
- Ecological Community–Based Design:**
The site landscape is organized using a native Florida coastal plant community:
 - Maritime HammockPlanting design reflects the structure and layering of this community, including canopy, understory, and groundcover systems, creating a cohesive and resilient landscape framework. This approach reinforces regional identity while reducing dependency on intensive maintenance and resource inputs.
- Water Efficiency:**
All planting areas are irrigated with high-efficiency irrigation systems, minimizing water use, overspray, and runoff. Irrigation design prioritizes targeted root-zone delivery and supports long-term reductions in potable water consumption.
- Soil Health & Mulching:**
Planting beds are mulched to conserve moisture, moderate soil temperature, and reduce weed pressure. Mulching also supports soil stabilization, improves organic content over time, and enhances plant establishment.
- Wildlife Support:**
Native plant communities provide food, cover, and habitat for coastal wildlife and pollinators. Species selection includes fruiting, flowering, and host plants that support pollinators, birds, and other native fauna, contributing to increased on-site biodiversity.
- Reduced Chemical Inputs:**
Plant selection and layout minimize the need for fertilizers and pesticides, supporting responsible landscape management. Adaptive plant palettes and proper spacing reduce plant stress and disease pressure, further limiting the need for chemical intervention.
- Stormwater Protection:**
Dense native plantings and drip irrigation reduce runoff and help protect adjacent coastal and marine resources. Landscape areas function as a filtration layer, slowing surface water movement and improving water quality prior to discharge.

This approach ensures the project meets the intent of Florida Friendly Landscaping™ principles while creating a resilient, low-impact coastal landscape that is responsive to site-specific environmental conditions and long-term performance goals.

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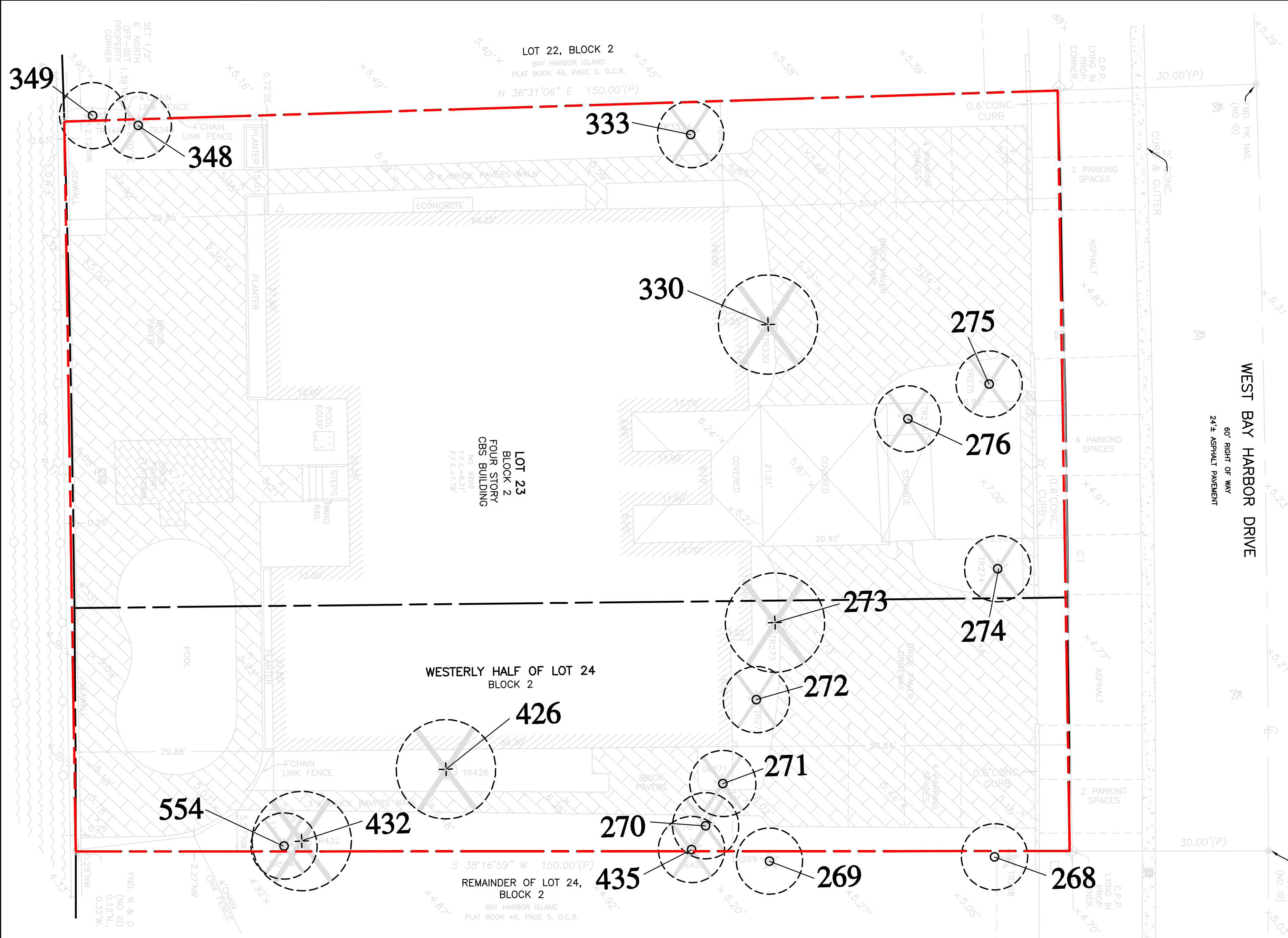
9200 WEST BAY HARBOR DRIVE
9200 West Bay Harbor Dr., Bar Harbor Islands, Florida
PLANTING DETAILS & NOTES

JULY 31, 2026
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Tree Disposition List

NUMBER	ACTION	TYPE	HEIGHT (ft)	SPREAD (ft)	DBH (in)	CLEAR TRUNK (ft)	INVASIVE
268*	REMAIN	Sabal palmetto	17		14	5	
269*	REMAIN	Cabbage Palm				40	
270	Remove	Cocos nucifera	50		15		
271	Remove	Sabal palmetto	40		14	30	
272	Remove	Cabbage Palm	40		14	30	
273	Remove	Phoenix dactylifera	13		6	10	
274	Remove	Schefflera actinophylla	15	30	30		Yes
275	Remove	Umbrella Tree	14		12	10	
276	Remove	Syagrus romanzoffiana	14		12	10	
330	Remove	Queen Palm	18		14	14	
333	Remove	Syagrus romanzoffiana	20	30	24		Yes
348	Remove	Sabal palmetto	22		15	18	
349*	REMAIN	Thrinax radiata	15		9	12	
426	Remove	Florida Thatch Palm	15		15	11	
432	Remove	Sabal palmetto	35	30	36		Yes
435	Remove	Schefflera actinophylla	38	30	36		Yes
554	Remove	Umbrella Tree	35		16	25	
555	Remove	Sabal palmetto	20		15	16	

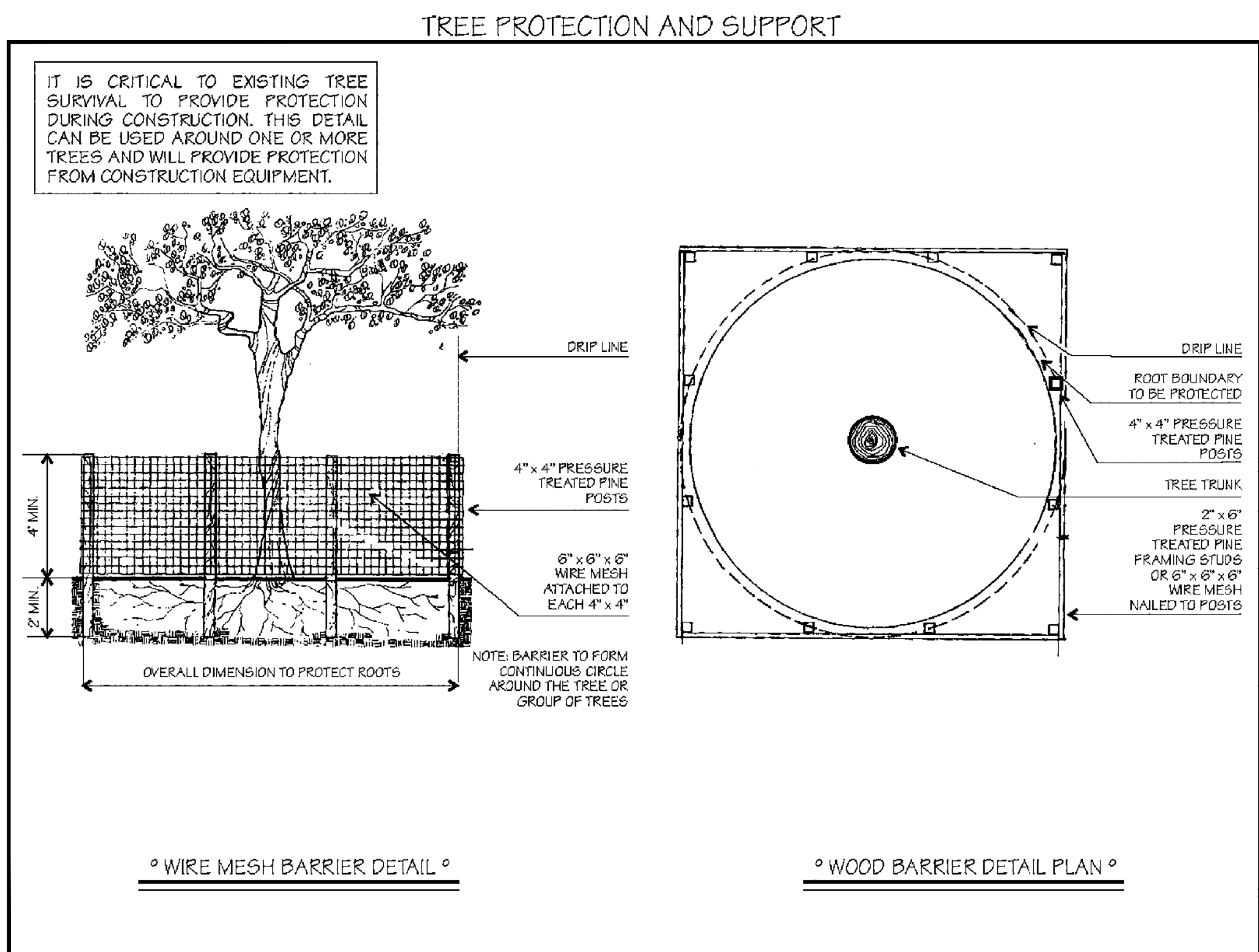
Mitigation Tabulation:

Category	Required	Provided
Canopy Replacement (DBH in.)	126	128
Native Canopy Replacement (50%, DBH in.)	63	128
Palm Replacement (1 for 1, min. 24' o.a. ht.)	10	12
Species Diversity	4	12

Mitigation List:

Key	Quantity Sheet LP-1	Native	Botanical / Common Name	Min. Overall Height	Min. DBH (in.)	Total DBH (in.)
BS	1	Yes	Bursera simaruba	20'	14	14
CD	1	Yes	Gumbo Limbo	16'	4	4
CE	2	Yes	Coccoloba diversifolia	20'	6	12
CH	7	Yes	Pigeon Plum	16'	4	28
CR	2	Yes	Conocarpus erectus	16'	4	8
CS	1	Yes	Green Buttonwood	16'	6	6
CU	1	Yes	Chrysophyllum oliviforme	20'	14	14
EA	1	Yes	Satinleaf	12'	2	2
FA	2	Yes	Clusia rosea	20'	14	28
IC	2	Yes	Pitch Apple	15'	4	8
MF	2	Yes	Conocarpus erectus 'sericeus'	12'	2	4
			Silver Buttonwood			
			Coccoloba uvifera			
			Seagrape			
			Eugenia axillaris			
			White stopper			
			Ficus aurea			
			Florida Strangler Fig			
			Ilex cassine			
			Dahoon Holly			
			Myrcianthes fragrans			
			Simpson's stopper			

Total DBH (in.): 128



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9200 WEST BAR HARBOR DRIVE
9200 West Bar Harbor Dr., Bar Harbor Islands, Florida
TREE DISPOSITION PLAN

REVISED
JUNE 25, 2026
DATE
MF
DRAWN BY
EB
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Plotted By: Compd. User Sheet Set: 9200 W BAY HARBOR DR Layout: C-101 GENERAL NOTES August 19, 2026 05:45:23pm K:\MIB-Civil\041504000 - 9200 West Bay Harbor Drive\Civil\CADD\PlanSheets\C-101 GENERAL NOTES.dwg
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I. GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND CONSTRUCTION UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, THE FLORIDA BUILDING CODE, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS AND SPECIFICATIONS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, U.S. ARMY CORPS OF ENGINEERS AND ALL OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. LOCATIONS, SIZE AND MATERIAL OF EXISTING UTILITIES HAVE BEEN DETERMINED FROM AVAILABLE RECORDS. NEITHER THE DEVELOPER, CLIENT, OWNER NOR THE ENGINEER OF RECORD GUARANTEES THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HORIZONTALLY AND VERTICALLY LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL PHYSICALLY FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THIS WORK.
3. ALL EXISTING UNDERGROUND OR ABOVEGROUND UTILITY PIPES, CABLES, DUCTS, EQUIPMENT, DEVICES, ETC. WITHIN OR OUTSIDE THE PROJECT CONSTRUCTION LIMITS WHICH ARE DAMAGED OR DISRUPTED AS A RESULT OF THE CONTRACTOR'S OPERATION, SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER, REGARDLESS OF WHETHER THEY WERE SHOWN OR NOT SHOWN ON THE PLANS OR LOCATED OR NOT BY THE OWNER'S REPRESENTATIVE, THE UTILITY COMPANY, SUNSHINE STATE ONE-CALL OF FLORIDA, ETC.
4. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING ANY CONSTRUCTION WORK.
5. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
6. ALL DEFECTIVE WORK NOT ACCEPTED BY THE ENGINEER OF RECORD, BY THE OWNER'S REPRESENTATIVE, OR BY ANY GOVERNMENTAL PERMITTING REGULATORY AGENCY SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
7. ALL STAGING AREAS SHALL BE PROPERLY FENCED AND SECURED BY THE CONTRACTOR.
8. ALL AREAS WHICH ARE BEING EXCAVATED SHALL BE PROPERLY PROTECTED AND BARRICADED BY THE CONTRACTOR. ALL TRENCH WORK SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS, 29 C.F.R.S. 1926.650 SUBPART F AND THE FLORIDA TRENCH SAFETY ACT.
9. ALL EXISTING CONCRETE AND/OR ASPHALT PAVEMENT, CURB AND GUTTERS, CURBS AND WALKS, SOD, LANDSCAPING, FENCE, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER OR CLIENT.
10. TEMPORARY ASPHALT PAVEMENT SHALL BE APPLIED TO ALL TRENCHES, WITHIN AN EXISTING PAVED RIGHT OF WAY, AT THE END OF EACH WORKDAY. PLATING MAY BE USED WITH THE RIGHT-OF-WAY OWNER'S PRIOR CONSENT.
11. PROVIDE FILL TO ENSURE THAT THE FINISH GRADE (INCLUDING SOD) IN LANDSCAPE AREAS ARE AT LEVEL OF CURBS AND/OR EDGE OF SIDEWALKS.
12. WHERE NEW GRADES BLEND INTO EXISTING GRADES IN LANDSCAPE AREAS PROVIDE A UNIFORM TRANSITION. PROTECT ALL EXISTING PAVEMENT AND LANDSCAPE AREAS THAT ARE TO REMAIN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING UNINTERRUPTED WATER AND SEWER SERVICE DURING THE CONSTRUCTION OF THE TIE-IN CONNECTION OF ALL PROPOSED WATER OR SANITARY SEWER SYSTEMS, TO ANY EXISTING WATER OR SANITARY MAINS AND SERVICE LINES. ABANDONMENT SHALL NOT OCCUR UNTIL THE PROPOSED WORK HAS BEEN APPROVED AND ACCEPTED FOR OPERATION BY THE ENGINEER OF RECORD AND MIAMI-DADE WATER AND SEWER DEPARTMENT. ALL EXISTING FIRE HYDRANTS SHALL BE RECONNECTED TO THE PROPOSED WATER MAIN. MIAMI-DADE WATER AND SEWER DEPARTMENT FIELD OPERATIONS SECTION WILL COORDINATE IN THE FIELD WITH THE WATER DISTRIBUTION DIVISION TO DETERMINE IF AN EXISTING FIRE HYDRANT SHALL BE REPLACED AS NEEDED OR REQUIRED.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC HEALTH AND ENSURE JOB SAFETY. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL SAFETY & HEALTH AGENCY (OSHA) STANDARDS AND FEDERAL, STATE AND LOCAL GOVERNMENT SAFETY REQUIREMENTS.
15. THE CONTRACTOR SHALL ENSURE THAT OVERFLOWS OR RAW SEWAGE SPILLS DO NOT OCCUR DURING CONSTRUCTION OF PROPOSED SANITARY SEWER TIE-IN CONNECTIONS.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT STORM WATER POLLUTION PREVENTION AND EROSION CONTROL MEASURES AND PRACTICES DURING CONSTRUCTION IN ACCORDANCE WITH THE EROSION CONTROL PLAN/DETAILS AND THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) PERMIT FOR CONSTRUCTION ACTIVITIES REQUIREMENTS.
17. CONTRACTOR SHALL ENSURE THAT ALL STORM WATER RUN-OFF WITHIN THE CONSTRUCTION AREA IS CONTAINED ON-SITE.
18. WHEN POWER POLES ARE ADJACENT TO ANY PROPOSED UTILITY, THE CONTRACTOR SHALL PROVIDE PROPER SHORING OR OTHER SUITABLE SUPPORT DURING CONSTRUCTION. THE SHORING AND SUPPORT METHODS SHALL BE APPROVED BY THE UTILITY COMPANY'S ENGINEERING DEPARTMENT.
19. DUE TO FEDERAL REGULATIONS, THE CONTRACTOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES AND MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE WITHIN THE PROJECT AREA.
20. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER EXISTING SITE IMPROVEMENTS, FEATURES AND CONDITIONS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE FOLLOWING TOPOGRAPHIC BOUNDARY SURVEY SPECIFICALLY PREPARED FOR THIS PROJECT:
- TITLE: 'BAY HARBOR ISLAND'
DATE: 4/22/26
CORE ACTION GROUP, LLC.
HOLLYWOOD, FL 33021
PHONE: (954) 743-9363
21. ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
22. ALL UTILITY CONNECTIONS TO THE BLDG. SHALL BE CONSTRUCTED AND CAPPED OR PLUGGED FIVE FEET FROM THE PROPOSED BUILDING. CONTRACTOR SHALL PERFORM TIE-INS TO THE BUILDING. THE COST ASSOCIATED WITH THE TAPPING/PLUGGING OF THE UTILITIES SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.
23. CONTRACTOR SHALL COORDINATE WORK WITH OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECTS.
24. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF THE EXISTING SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING AND/OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY , EITHER PUBLIC OR PRIVATE, DURING CONSTRUCTION ACTIVITIES. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
25. AFTER LOCATING AND VERIFYING EXISTING UTILITY TIE IN POINTS, CONTRACTOR IS TO VERIFY THAT DESIGN COMPONENTS SUCH AS, BUT NOT LIMITED TO, PERCENT SLOPE, INVERT, TAP LOCATIONS, PIPE RUNS, INFRASTRUCTURE DEPTH, ETC. WILL STILL BE IN ACCORDANCE WITH THE ENGINEERING PLANS.
26. IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED.

II. PRE-CONSTRUCTION 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. CONTRACTOR MUST CONTACT THE ARCHITECT/ENGINEER OF RECORD TO ARRANGE FOR A PRE-CONSTRUCTION MEETING, A MINIMUM 2 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA (1-800-432-4770) AND ALL KNOWN EXISTING UTILITY OWNERS AT LEAST 2 BUSINESS DAYS BEFORE DIGGING TO ALLOW FOR FIELD LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES IN THEIR EFFORTS TO FIELD VERIFY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THIS WORK.
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.
5. THE CONTRACTOR 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.

III. OBSERVATIONS AND TESTING

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF PERFORMING ALL CIVIL RELATED TESTS, UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH TESTING UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO WITNESS THE TESTS.
2. THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
- A. SANITARY SEWAGE COLLECTION SYSTEM:
I. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE
II. INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
- III. PRESSURE TEST AS REQUIRED BY DIER
B. STORM DRAINAGE--(EXFILTRATION TRENCH DEPTH)
I. EXFILTRATION TRENCH DEPTH
II. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)
C. DRAINAGE WELL SPECIFIC CAPACITY TEST.
D. WATER SYSTEM--(PRESSURE TEST AND BACTERIOLOGICAL TEST)
E. ASPHALT PAVEMENT
F. FINAL WALK-THROUGH INSPECTION -- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.
G. CONCRETE FORMWORK AND ADA SLOPE VERIFICATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING EVENTS:
- A. PRIOR TO PLACING BALLAST ROCK WITHIN EXFILTRATION TRENCH AND PIPE RUNS TO MEASURE DEPTH AND WIDTH, AS WELL AS DIRECTIONS RESPECTIVELY.
B. PRIOR TO BACKFILLING WATER MAINS AND SERVICES
C. PRIOR TO BACKFILLING SANITARY SEWER MAINS AND SERVICES
D. AFTER COMPACTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF FIRST LIFT OF ASPHALT
E. AFTER 2ND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS
F. INSTALLING CONNECTIONS TO EXISTING WATER AND SEWER MAINS/SERVICES AFTER SECOND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS.
G. AT SUBSTANTIAL COMPLETION
H. FINAL INSPECTION

UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH THESE ACTIVITIES, UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO PERFORM AN INSPECTION.

4. SHOULD THE CONTRACTOR FAIL TO GIVE THE ENGINEER OF RECORD ADVANCE NOTICE OF TESTING AND INSPECTIONS AS SPECIFIED ABOVE, THE ENGINEER SHALL RESERVE THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS OF COMPLETION AND FINAL INSPECTIONS, AND RESERVES THE RIGHT TO RECOMMEND THAT ANY CONTRACT AMOUNTS STILL HELD IN RETAINAGE NOT BE RELEASED. CITY INSPECTOR REPORTS SHALL NOT BE ACCEPTED AS A SUBSTITUTE FOR THE ENGINEER'S PRESENCE AT THE TESTING AND INSPECTION INTERVALS SPECIFIED ABOVE.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND/OR THE AUTHORITY HAVING JURISDICTION (FOR ITEMS IN THE PUBLIC RIGHT OF WAY) FOR THE FOLLOWING ITEMS:
- A. DRAINAGE STRUCTURES, INCLUDING CATCH BASINS, WELL BOXES, PUMPS, MANHOLES/INLET FRAMES/GRATES, BAFFLES, ETC.
B. ALL DRAINAGE PIPES.
C. TRENCH DRAINS.
D. EXFILTRATION FILTER FABRIC
E. ALL WATER AND SEWER SYSTEM COMPONENTS
2. THE CONTRACTOR SHALL PROVIDE PROOF THAT THE FOLLOWING MATERIALS COMPLY WITH THE APPLICABLE AHJ STANDARDS:
- F. MATERIAL SUBSTITUTION REQUESTS
G. FILL MATERIAL (REFER TO GEOTECH)
H. EXCAVATABLE FLOWABLE FILL
3. ALL PRECAST STRUCTURAL DRAWINGS MUST BE SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED ENGINEER OF RECORD STATING THAT THE STRUCTURE(S) MEETS THE H20 LOAD RATING REQUIREMENTS. STRUCTURAL SHOP DRAWINGS WILL BE REJECTED AND NOT REVIEWED IF NOT SEALED BY A FLORIDA LICENSED ENGINEER.

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 AS 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 A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
- C. CONTRACTOR SHALL OBTAIN THE ENGINEERING DESIGN AND PERMIT FOR SUCH FACILITIES AT THE CONTRACTOR'S SOLE COST.
2. TRAFFIC REGULATION
- A. THE CONTRACTOR SHALL PROVIDE ALL MAINTENANCE OF TRAFFIC DURING CONSTRUCTION. TO INCLUDE BUT IS NOT LIMITED TO WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.
- 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 AT ALL TIMES. SPECIAL PRECAUTION IS TO BE TAKEN IN PATHS OF EGRESS.
- C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE TOWN OF 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 THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN. UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH, AND THE PAVED AREAS SHALL BE BROOMED AND PRESSURE CLEANED.
- 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 COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.
- 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 COMMENCEMENT OF OPERATIONS AND TO THE OWNER OR TOWN'S SATISFACTION.
- 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. ANY ADVERSE EFFECTS OR BUILDUP IN PUBLIC INFRASTRUCTURE WILL BE CLEANED AND REDUCED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- 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 OF RECORD. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
2. ALL PROPERTY MONUMENTS OR PERMANENT SURVEY 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. PRIOR APPROVAL FROM THE ENGINEER OF RECORD IS REQUIRED FOR SAID FACILITIES.
- B. AT THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL SUBMIT THREE (3) SIGNED & SEALED AS-BUILT DRAWINGS, SIGNED & SEALED BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA. ADDITIONAL AS-BUILT DRAWINGS REQUIRED BY THE CITY, COUNTY, STATE AND/OR FEDERAL REGULATORY AGENCIES SHALL ALSO BE SUBMITTED ONCE REQUIRED. THE AS-BUILT DRAWINGS SHALL INDICATE LOCATION, SIZE, ELEVATION, MATERIAL, ETC., OF ALL WORK COMPLETED UNDER THIS CONTRACT AND OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION.
- C. THE CONTRACTOR SHALL NOTIFY THE TOWN OF BAY HARBOR ISLANDS PRIOR TO PLACING WATER AND SEWER INTO SERVICE.

VII. STORM DRAINAGE

1. WHEN EXISTING MANHOLE RINGS, CATCH BASIN GRATE AND FRAMES, VALVE BOXES, PULL BOXES OR OTHER UTILITY CASTINGS ARE ENCOUNTERED WITHIN THE PROPOSED LIMITS OF WORK THE CONTRACTOR SHALL FIELD ADJUST THE EXISTING RING AND FRAME, GRATE AND FRAME, VALVE BOXES OR PULL BOXES TO MATCH THE PROPOSED ELEVATION. SUCH WORK SHALL BE INCLUDED IN THE BID PRICE.
2. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE INDICATED.
3. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL DRAINAGE PIPE SHALL BE HDPE DOUBLE WALLED SMOOTH INTERIOR PIPE AND SHALL MEET THE REQUIREMENTS OF AASHTO M294 TYPE S, MPT AND ASTM D2321, D3212, F1417, F477, F667 OR AS NOTED ON THE CONSTRUCTION DRAWINGS.
4. CONTRACTOR SHALL VACUUM CLEAN AND REMOVE ALL SILT, SEDIMENT AND DEBRIS FROM ALL OF THE EXISTING AND PROPOSED DRAINAGE STRUCTURES AND PIPE NETWORK WITHIN THE PROJECT LIMITS PRIOR TO FINAL ACCEPTANCE OF DRAINAGE SYSTEM. ALL COST OF SUCH WORK SHALL BE INCLUDED IN THE BID PRICE.
5. ALL DRAINAGE WORK SHALL CONFORM TO THE GOVERNING JURISDICTIONAL AGENCY REGULATIONS AND STANDARDS
6. UNLESS OTHERWISE SPECIFIED ON THE PLANS, MINIMUM COVER OVER ALL STORM DRAINAGE PIPE SHALL BE 36-INCHES. CONTRACTOR SHALL AVOID ALL UNNECESSARY CROSSINGS BY HEAVY CONSTRUCTION EQUIPMENT DURING CONSTRUCTION.
7. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL CATCH BASINS, MANHOLES, FRAMES AND GRATES, RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL BE DESIGNED TO WITHSTAND AN AASHTO AND FDOT H20 LOAD RATING AND SHALL BE OBTAINED FROM PLAN SPECIFIED MANUFACTURERS OR APPROVED EQUIVALENT MANUFACTURER.

VIII. EARTHWORK AND PAVING

1. ALL UNDERGROUND UTILITY WORK SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF SUB BASE. ANY SUBGRADE RE-WORK DUE TO UNDERGROUND INFRASTRUCTURE INCONSISTENCIES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
2. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING PER THE MORE STRINGENT OF TOWN OF BAY HARBOR ISLANDS, MIAMI DADE COUNTY PUBLIC WORKS, AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS.
3. SAW CUT EXISTING CONCRETE WALKS, CURB AND GUTTERS, AND ASPHALT OR CONCRETE PAVEMENT CAREFULLY AND IN A STRAIGHT LINE WHERE UNDERGROUND WORK IS REQUIRED. WHERE PROPOSED ASPHALT OR CONCRETE PAVEMENT, CURB, SIDEWALK, ETC. WILL MEET AN EXISTING LOCATION CUT CONCRETE WALKS, CONCRETE PAVEMENT, CURB AND GUTTERS AT NEAREST EXISTING JOINT. CURB AND GUTTER RESTORATION (AS REQUIRED) TO BE PER FDOT STANDARD PLANS INDEX 520-001.

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

ALBERTO J. HERNANDEZ
PROFESSIONAL ENGINEER
No. 59357
STATE OF FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO J. HERNANDEZ, P.E., ON THE DATE ADJACENT TO THE SEAL.
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KHA PROJECT
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GENERAL NOTES

DEMOLITION NOTES AND SPECIFICATIONS:

SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENT FOR THIS PROJECT, THE INTENT OF THE CONTRACT DOCUMENT SHALL GOVERN.

I. GENERAL

- FOR THIS PROJECT, "OWNER" SHALL MEAN WHARTON EQUITY PARTNERS, LLC, "SURVEY" SHALL MEAN THE BOUNDARY SURVEY PREPARED BY COUSINS SURVEYORS & ASSOCIATES, INC. AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.
- EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY, AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRIVES, WALKS, ETC., IN THEIR APPROXIMATE LOCATION. OTHERS MAY EXIST AND MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL PHYSICALLY FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER, ARCHITECT, OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.
- ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN. ANY COMPONENTS INTENDED TO REMAIN BUT DAMAGED DURING DEMOLITION WILL BE REPLACED, NEW, BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.
- PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.
- ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.
- PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL ONSITE UTILITIES HAVE BEEN DEACTIVATED, ALL LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).
- THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL REPORT ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, CONTRACTOR MUST NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR MUST FIRST AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE. ALL ASSOCIATED COSTS SHALL BE INCURRED AT THE CONTRACTOR'S EXPENSE.
- NO LIGHTING MAY BE REMOVED FROM PUBLIC STREETS UNTIL PROPOSED LIGHTING IS FULLY IN PLACE, OTHERWISE CONTRACTOR SHALL INSTALL A TEMPORARY LIGHTING SYSTEM, SO THAT NO AREA USED BY THE PUBLIC WILL HAVE LESS LIGHTING THAN CURRENTLY EXISTS.
- EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED OR REPLACED, AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S SATISFACTION.
- TITLE AND RESPONSIBILITY TO MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER NOTICE TO PROCEED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 - PROTECT ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN DURING DEMOLITION
 - IF APPLICABLE, PROVIDE A TEMPORARY PATCH AND REPAIR TO ALL SURFACES AFFECTED BY DEMOLITION WHICH ARE TO BE RECONSTRUCTED AS PART OF THIS PROJECT.
 - EXIST. CONC. OR ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW-CUT IN NEAT, STRAIGHT LINES.
 - EXIST. IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED.
 - ALL EXISTING WIRE, IRON, CHAIN LINK, WOOD FENCES ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
 - NO ELECTRIC POLE, STREET LIGHT, WATER METER/VALVE, FIRE HYDRANT ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT OF WAY LINES.
 - REFER TO LANDSCAPE PLANS FOR ALL EXIST. TREES.
 - EXIST. MONITORING WELLS TO REMAIN AND BE PROTECTED AT ALL TIMES.
 - ALL EXISTING SURVEY REFERENCES AND MARKERS SHALL REMAIN IN PLACE OR BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

II. DESCRIPTION

- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.
- ALL ONSITE WORK INCLUDED CONSISTS OF, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, PAVEMENT, ETC.
 - CLEARING SITE OF DEMOLITION DEBRIS.
 - REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
 - COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION.

III. APPLICABLE CODES

- DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.
- ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS NOTIFIED, AND PERMITS HAVE BEEN OBTAINED FROM, THESE GOVERNING AUTHORITIES.

IV. SEQUENCING AND SCHEDULING

- AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.
- COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

- CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
- NOISE PRODUCING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.
- THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
- DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.
- ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY STREAMS, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED TO INSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.
- DURING THE ENTIRE COURSE OF OPERATIONS, ALL EXISTING DRAINAGE WAYS, BOTH INTO AND FROM THE PROJECT AREA SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION.
- AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORM WATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE FOR THE CONTRACTOR TO ORDER TEMPORARY SUSPENSION OF THE WORK.
- IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED, PROVIDE SUITABLE AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, ETC., AND ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT STEPS AS REQUIRED BY GOVERNING REGULATIONS TO SAFELY REMOVE AND DISPOSE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.

VI. TRAFFIC MAINTENANCE

- CONTRACTOR SHALL FOLLOW THE MORE STRINGENT AND APPLICABLE PROCEDURE OUT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND/OR THE TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS MAINTENANCE OF TRAFFIC PROCEDURES DURING DEMOLITION IN PUBLIC RIGHT-OF-WAYS AND PRIVATE DRIVEWAYS, PEDESTRIANS PATHS, AND ROADWAYS (FDOT INDEX 600 SERIES).
- THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY Crossover FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING PLATING, GUARDRAILS, LAMPS, WARNING SIGNS, FLAGS, ETC. AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.
- THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660.
- CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

VII. CLEAN UP

- REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE.
- REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.
- MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.

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WWW.KIMLEY-HORN.COM REGISTRY 35106

ALBERT O. PETERSON, P.E.

FLORIDA PROFESSIONAL ENGINEER

NO. 59357

STATE OF FLORIDA

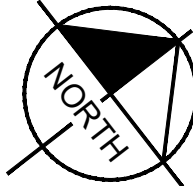
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No.

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BY



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NOTES:

1. ONSITE LIGHT POLES TO BE REMOVED MUST HAVE THEIR SOURCE OF POWER TERMINATED AT THE SITE. CONTRACTOR TO CONFIRM NO POWER/LIGHTNING INTERRUPTIONS TO THE SURROUNDING PROPERTIES/PARCELS PRIOR TO PERFORMING WORK.
2. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
3. DEWATERING SHOULD BE ANTICIPATED AND INCLUDED IN THE CONTRACTOR'S BID.
4. SEE SHEET C-301 FOR INLET PROTECTION AND EROSION AND SEDIMENT CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT TO REMAIN IF DAMAGED DURING CONSTRUCTION.
6. ALL UTILITIES AND ABOVE GROUND FEATURES WITHIN THE RIGHT-OF-WAY ARE TO BE REMOVED OR RELOCATED UNLESS SPECIFICALLY SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED TO THESE ITEMS.
7. CONTRACTOR TO COORDINATE WITH TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION AS NEEDED/REQUIRED.
8. CONTRACTOR TO REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/RELOCATION. CONTRACTOR TO SECURE TREE REMOVAL PERMIT PRIOR TO WORK COMMENCING.
9. CONTRACTOR TO SAWCUT IN NEAT, STRAIGHT LINES WHEN REMOVING EXISTING PAVEMENT/CONCRETE THAT IS ADJACENT TO EXISTING PAVEMENT/CONCRETE THAT IS TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT IF DAMAGED DURING CONSTRUCTION.
10. CONTRACTOR TO COORDINATE EXISTING UTILITY/POLE RELOCATION, REMOVAL, OR ABANDONMENT WITH RESPECTIVE UTILITY OWNER.
11. CONTRACTOR TO SECURE ALL NECESSARY PERMITS/APPROVALS FOR ONSITE DEMOLITION AND/OR DEMOLITION WITHIN PUBLIC RIGHT OF WAY.
13. EXIST. MONITORING WELLS TO BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.



A circular professional seal for Alberto P. Herrera, a Professional Engineer in the State of Florida. The seal features a double-lined circular border. Between the lines, the text "ALBERTO P. HERRERA" is written along the top arc, and "PROFESSIONAL ENGINEER" is written along the bottom arc. In the center of the seal, the text "No 59357" is positioned above "STATE OF FLORIDA". Two small five-pointed stars are placed on the horizontal center line, one to the left and one to the right of the word "STATE".

KHA PROJECT	DATE	SCALE	AS SHOWN
041504000	DATE	DESIGNED BY	---
		DRAWN BY	---
		CHECKED BY	---

DEMOLITION PLAN

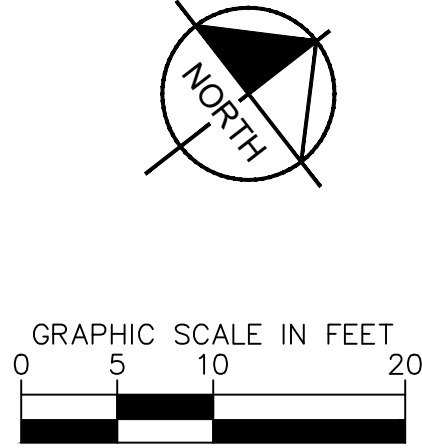
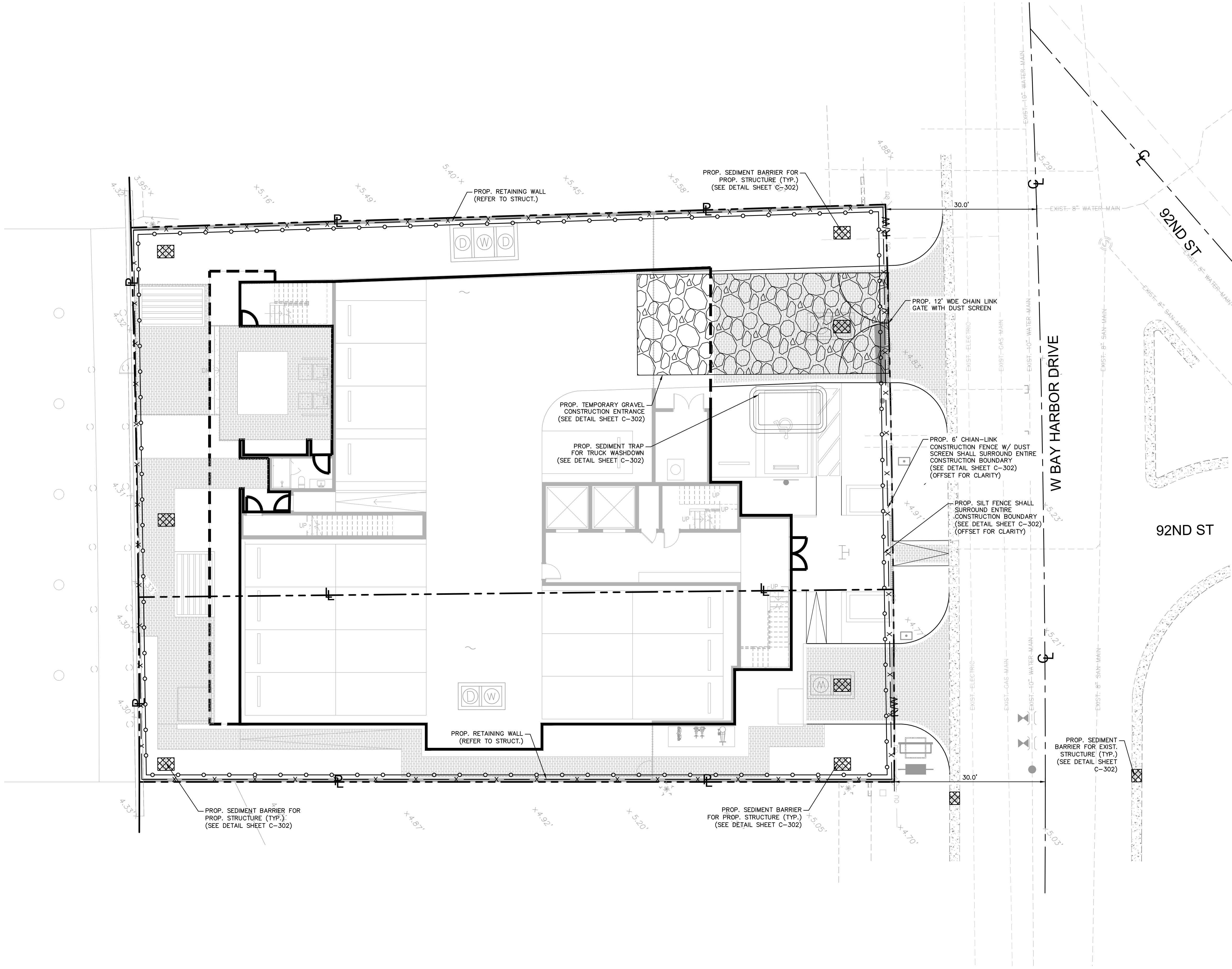
9200 W BAY HARBOR DR
PREPARED FOR
9200 WEST BAY HARBOR DRIVE INC

SHEET NUMBER
C-201

No.	REVISIONS	DATE	BY
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9200 W BAY HARBOR DRIVE PREPARED FOR 9200 WEST BAY HARBOR DRIVE INC		MIAMI-DADE FL		SHEET NUMBER C-300		Sunshine811 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked. Check positive response codes before you dig!		Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM REGISTRY 35106		THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO P. HERRERA, P.E., ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE COPIES ARE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.		KHA PROJECT 041504000 DATE DATE SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY		EROSION AND SEDIMENT CONTROL NOTES		KIMLEY-HORN P. LICENSE No. 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER		No.		REVISIONS		DATE		BY	
GENERAL NOTES																									
A. PROJECT OFFICE WALL SWPPP POSTINGS – THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFRS; 5) SITE SWPPP BINDER; 6) SWCT PLACARDS; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERIC PERMIT OR AUTHORITY HAVING JURISDICTION.																									
B. PERMITTED PROJECT AREA – FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, "PERMITTED PROJECT AREA" IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.																									
OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY): (OFFSITE WORK PART OF SEPARATE PERMIT)																									
ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E – TAB 21 OF THE 02370 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE, HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE GC, AND THE WAL-MART SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE GC.																									
C. SPECIAL PROJECT AREAS – CONTRACTOR SHALL ENSURE PROTECTION TO EROSION CONTROL FOR DRESSLE'S DAIRY CANAL ABUTTING THE SOUTH AND EASTERN EDGE OF THE PROPERTY.																									
D. NON-STORMWATER DISCHARGES – THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN PART IV.A.3 OF THE GENERIC PERMIT.																									
BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED FOR THE GENERIC PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.																									
NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN DETENTION POND(S) UNTIL IT FILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.																									
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.																									
E. DISCHARGE POINTS – ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADENT OF DISCHARGE LOCATIONS SHOULD BE REPORTED TO THE GC AS A SEDIMENT RELEASE (SEE APPENDIX E – TAB 14, SEDIMENT RELEASES OF THE 02370 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHOULD BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM, GC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (F APPLICABLE).																									
EROSION AND SEDIMENT CONTROL NOTES																									
A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.																									
B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.																									
C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.																									
D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCING, OR AS REQUIRED BY THE APPLICABLE GENERIC PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEANING AND/OR GRADING SHALL BE PERMITTED.																									
E. ALL DENuded/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.																									
F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SOODED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.																									
G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER ABOVE REQUIREMENTS.																									
H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.																									
I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.																									
J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT BENEFITS AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.																									
K. ALL CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.																									
HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING																									
ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.																									
MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.																									
IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.																									
ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.																									
THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHOULD BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.																									
ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THROUGH THE STATE WARNING POINT AT (850) 413-9911.																									
THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR GREATER																									
THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND ON THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE AT: HTTP://WWW.DEF.STATE.FL.US/LAW/NEW/																									
FLORIDA LAW REQUIRES REPORTING OF OIL AND HAZARDOUS SUBSTANCE SPILLS. THE STATE CONTACT INFORMATION IS AS FOLLOWS:																									
24 HOUR STATE WARNING POINT PHONE NUMBERS: (850) 413-9911 (850) 300-5010																									
US COAST GUARD NATIONAL RESPONSE CENTER NUMBER: (800) 424-8802																									
FLORIDA MARINE PATROL: (888) 404-3922																									
DEP DISTRICT EMERGENCY RESPONSE OFFICES: BOCA RATON (LOCAL OFFICE) (561) 393-5877 8:00 AM TO 5:00 PM ONLY, EST UNLESS OTHERWISE NOTED.																									
ADDITIONAL OFFICES LISTED BELOW ARE PROVIDED IN THE EVENT OF AN EMERGENCY AND THE LOCAL OFFICE IS NOT AVAILABLE.																									
TALLAHASSEE: (850) 245-2010 PENSACOLA: (850) 595-8300 (CENTRAL TIME) JACKSONVILLE: (904) 807-3300 ORLANDO: (407) 893-3337 TAMPA: (813) 632-7641 FT. MYERS: (239) 332-6975																									
ADDITIONAL CONTACT INFORMATION CAN BE FOUND HERE: HTTP://WWW.DEF.STATE.FL.US/LAW/CONTACTS.HTM#EMERGENCY																									
INFORMATION THAT MUST BE REPORTED IS AS FOLLOWS:																									
NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON REPORTING.																									
NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON RESPONSIBLE FOR THE DISCHARGE OR RELEASE, IF KNOWN.																									
DATE AND TIME OF THE DISCHARGE OR RELEASE.																									
TYPE OR NAME OF SUBSTANCE DISCHARGED OR RELEASED.																									
ESTIMATED AMOUNT OF THE DISCHARGE OR RELEASE.																									
LOCATION OR ADDRESS OF DISCHARGE OR RELEASE.																									
SOURCE AND CAUSE OF THE DISCHARGE OR RELEASE.																									
SIZE AND CHARACTERISTICS OF AREA AFFECTED BY THE DISCHARGE OR RELEASE.																									
CONTAINMENT AND CLEANUP ACTIONS TAKEN TO DATE.																									
OTHER PERSONS OR AGENCIES CONTACTED.																									
TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:																									
1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.																									
2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.																									
3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAND/ST. ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.																									
a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.																									
b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.																									
4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.																									
5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.																									
6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.																									
MATERIAL MANAGEMENT NOTES																									
A. SOLID WASTE DISPOSAL – SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.																									
NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME ¾ FULL OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.																									
B. SANITARY FACILITIES – ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.																									
C. TEMPORARY PARKING – THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.																									
D. MATERIAL STORAGE AREAS – MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.																									
E. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTAINERS AND THE CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.																									
F. CEMENT AND CONCRETE WASTE MANAGEMENT: CONCRETE WASHOUT – CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.																									
DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.																									
G. MASONS' AREA – THE GC SHALL IDENTIFY MASONS' AREA WITH LEGIBLE SIGNAGE ON THE SITE. TO THE EXTENT PRACTICAL, ALL MASONRY TOOLS, MATERIAL, INCLUDING SAND AND SACKED CEMENT AND/OR MORTAR MATERIALS, MIX, AND EQUIPMENT SHALL BE LOCATED WITHIN THE AREA IDENTIFIED. MATERIALS VULNERABLE TO WEATHER ELEMENTS SHALL BE STORED IN CONTAINERS AT THE END OF EACH WORK DAY; SUCH MATERIALS SHALL REMAIN STORED IN CONTAINERS WHEN NOT IN USE.																									
RUNOFF CONTROL, SUCH AS DIVERSION BERMS, SILT FENCE, SILT DIKE, OR OTHER MEANS OF CONTAINMENT SHALL BE PROVIDED TO PREVENT THE MIGRATION OF STORMWATER POLLUTANTS FROM THE MASONS' AREA. COVERED RECEPTACLES FOR DEBRIS AND TRASH DISPOSAL SHALL ALSO BE PROVIDED.																									
THE MASONS' AREA SHALL MEET OSHA AND OTHER REGULATORY REQUIREMENTS FOR PERSONAL PROTECTIVE EQUIPMENT (PPE), FIRE EXTINGUISHERS, ETC. GC SHALL PROVIDE SCREENING OR OTHER TECHNOLOGIES FOR MASONS' AREA TO PREVENT AIRBORNE TRANSPORT OF CEMENT DUST AND OTHER PARTICULATES DUE TO HIGH SPEED WIND OR OTHER CONDITIONS. THE LOCATION OF THE MASONS' AREA SHALL BE SHOWN ON THE SITE MAPS.																									
H. FUEL TANKS – THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TANKS, SINGLE AND DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 150% OF THE LARGEST TANK OR 110% OF THE AGGREGATE, WHICHEVER IS LARGER.																									
THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.																									
A. SPILL PREVENTION, CONTROL, AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE. CONTAINERS WITH A STORAGE CAPACITY OF 55-GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE GC TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).																									
H. EQUIPMENT CLEANING AND MAINTENANCE AREAS – THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM. SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESISTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.																									
USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.																									
WIND EROSION CONTROL PRACTICES:																									
A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:																									
1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.																									
2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABILIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUND COVER (SEE TEMPORARY STABILIZATION PRACTICES FOR DETAILS).																									
3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES, A 6-FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST A CHAIN LINK FENCE AND GATES. THIS IS TO BE MAINTAINED CONTINUOUSLY.																									
B. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.																									

Plotted By: Camppg, Jlam Sheet Set: 9200 W BAY HARBOR DR Layout: C-301 EROSION CONTROL PLAN August 19, 2026 08:46:12pm K:\MIB-Civil\041504000 - 9200 West Bay Harbor Drive\Civil\CADD\PlanSheets\C-301 EROSION CONTROL PLAN.dwg
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LEGEND:

- RAW - RIGHT-OF-WAY LINE / PROPERTY LINE / LOT LINE
- CL - CENTER LINE OF ROADWAY
- Prop. Building Outline
- Prop. Building Overhang
- Sediment Barrier Control for Storm Structure (Refer to Sheet C-302 for Details)
- Prop. Stabilized Construction Entrance
- Prop. Silt Fence
- Prop. 6' Chain Link Construction Fence with Dust Screen

NOTES:

- THIS PLAN SHEET IS COMPLEMENTED BY NOTES AND DETAILS ON SHEETS C-300 AND C-302.
- CONSTRUCTION FENCE, GATES, WASHDOWN, AND SILT FENCE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO INSTALL PER SITE LOGISTICS AND OPERATIONS AS REQUIRED DURING CONSTRUCTION.

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY: 35106

Professional Engineer
State of Florida
No. 59357
Albert O. P. Horn, P.E.

KHA PROJECT	041504000
DATE	
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

EROSION CONTROL PLAN

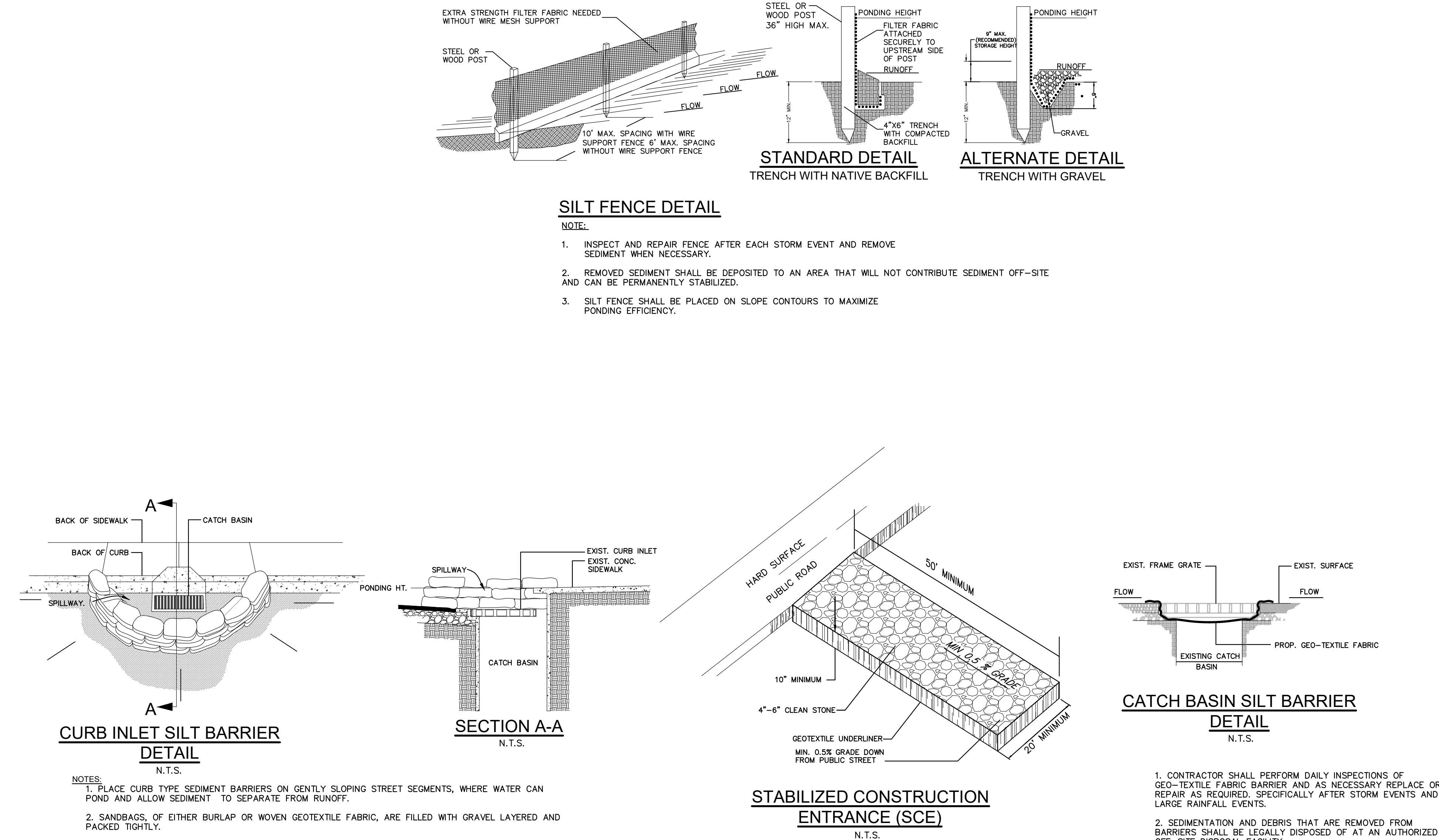
9200 W BAY HARBOR DR
PREPARED FOR
9200 WEST BAY HARBOR DRIVE INC
MIAMI-DADE FL

SHEET NUMBER
C-301

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

AUG. 19 2026

Plotted By: Campps, Jaron Sheet Set: 9200 W BAY HARBOR DR Layout: C-302 EROSION AND SEDIMENT CONTROL DETAILS August 19, 2026 05:46:27pm K:\WB-Civil\041504000 - 9200 West Bay Harbor Drive\CIVIL\CADD\PlanSheets\C-302 EROSION AND SEDIMENT CONTROL DETAILS.dwg
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9200 W BAY HARBOR DR
PREPARED FOR
9200 WEST BAY HARBOR DRIVE INC

MIAMI-DADE
FL

EROSION AND
SEDIMENT CONTROL
DETAILS

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041504000

C-302

DATE

DATE

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

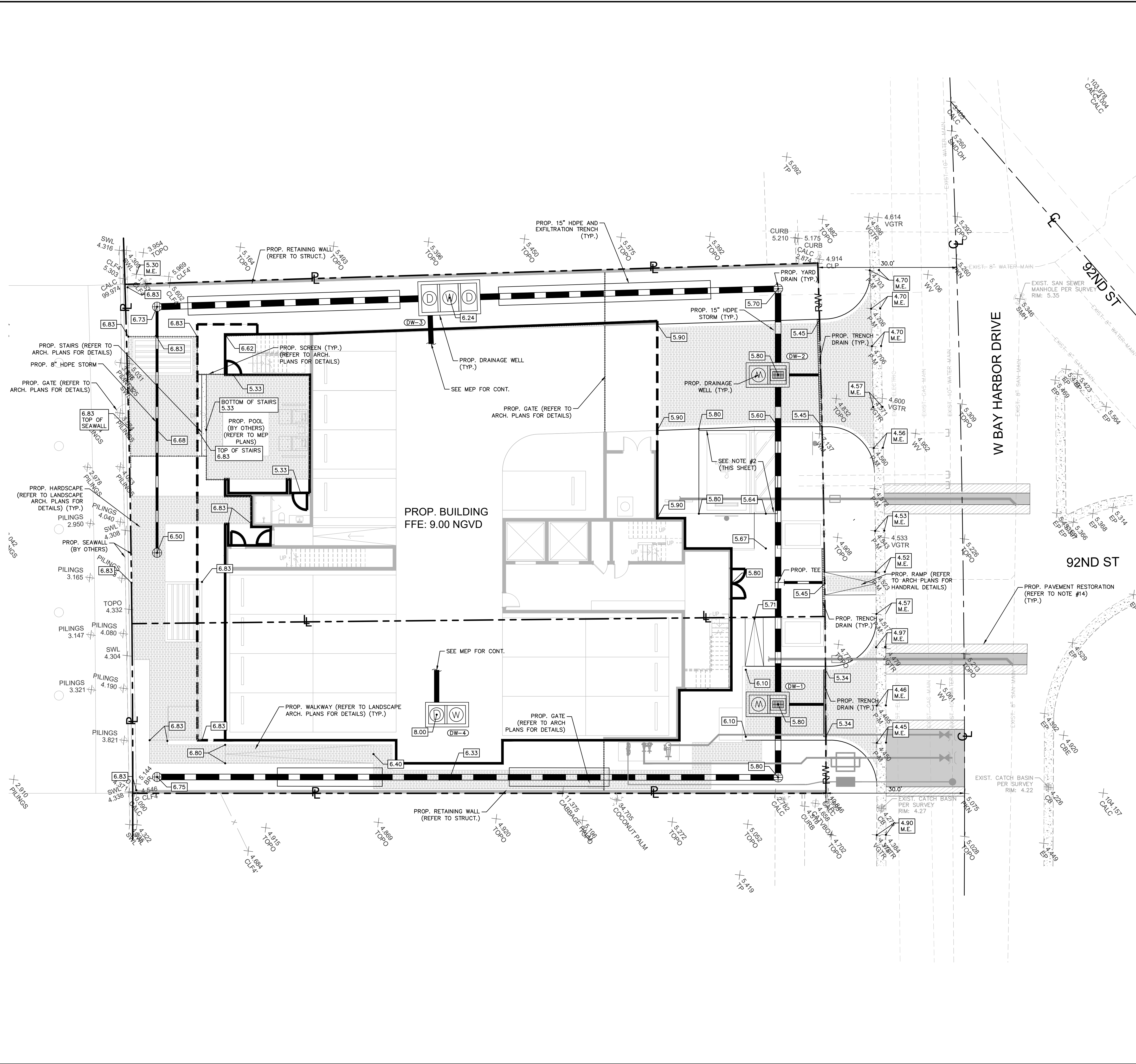
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NO.

REVISIONS

DATE

BY

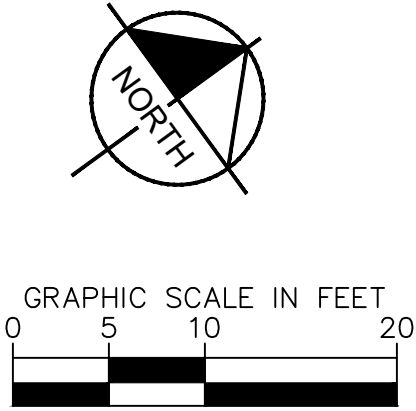
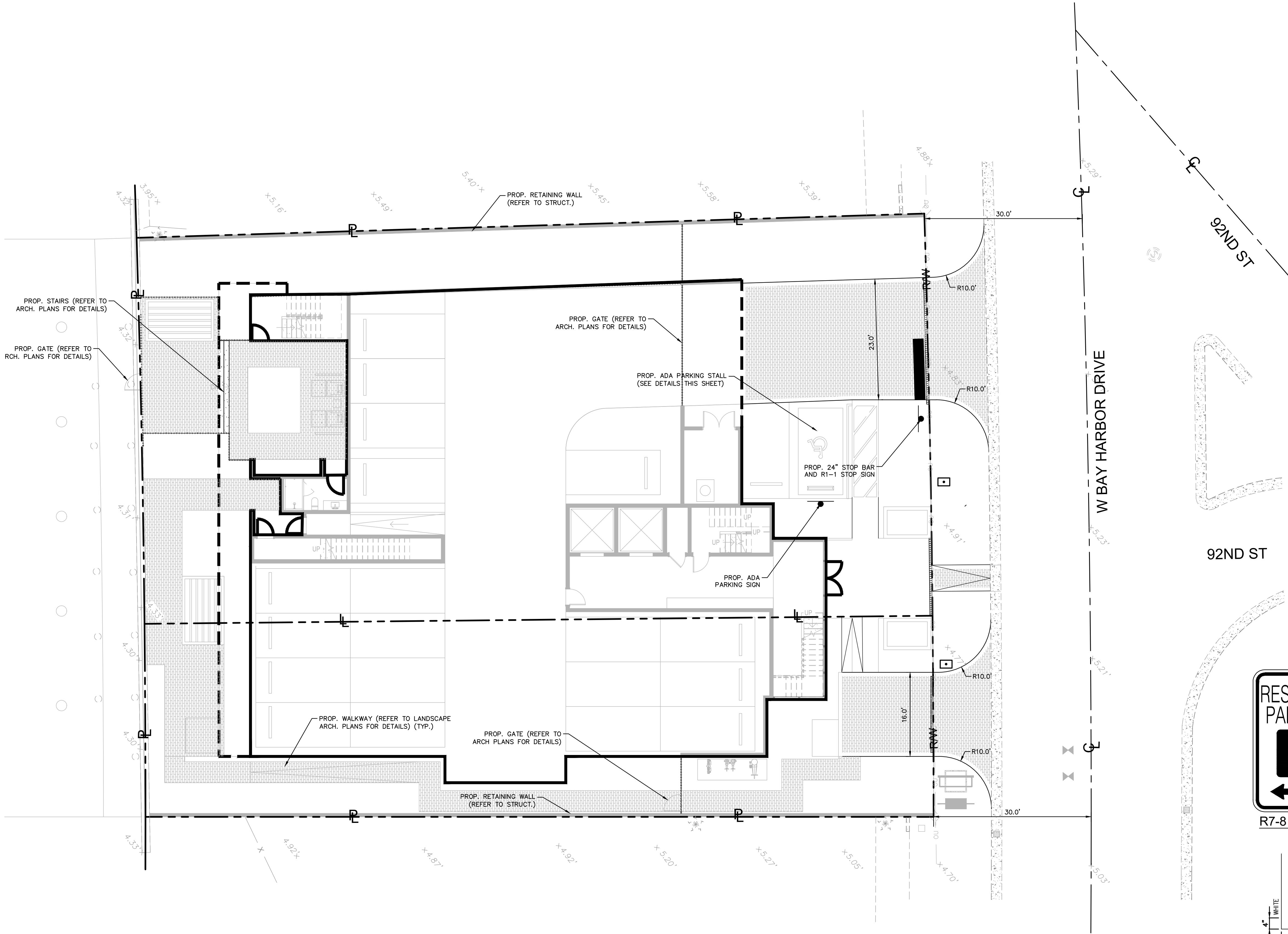


GRAPHIC SCALE IN FEET



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Plotted By: Camilo Jimenez Sheet Set: 9200 W BAY HARBOR DRIVE TRAFFIC SIGNAGE AND MARKING PLAN August 19, 2026 05:46:53pm K:\WB-Civil\041504000 - 9200 West Bay Harbor Drive\Civil\CADD\PlanSheets\C-500 TRAFFIC SIGNAGE AND MARKING PLAN.dwg
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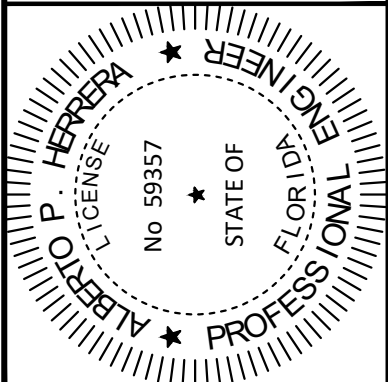
LEGEND:

- RAW — P — L — RIGHT-OF-WAY LINE / PROPERTY LINE
- C — CENTER LINE OF ROADWAY
- — — PROP. BUILDING OUTLINE
- — — PROP. BUILDING OVERHANG

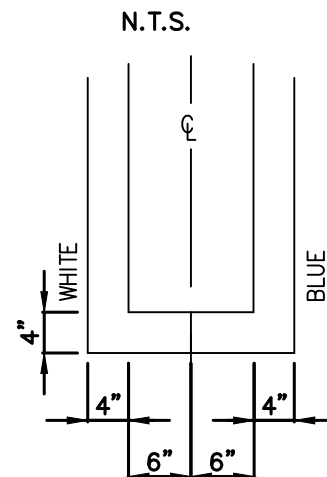
NOTES:

1. ALL PAVEMENT MARKINGS TO BE PER FDOT STD INDEX 711-001.

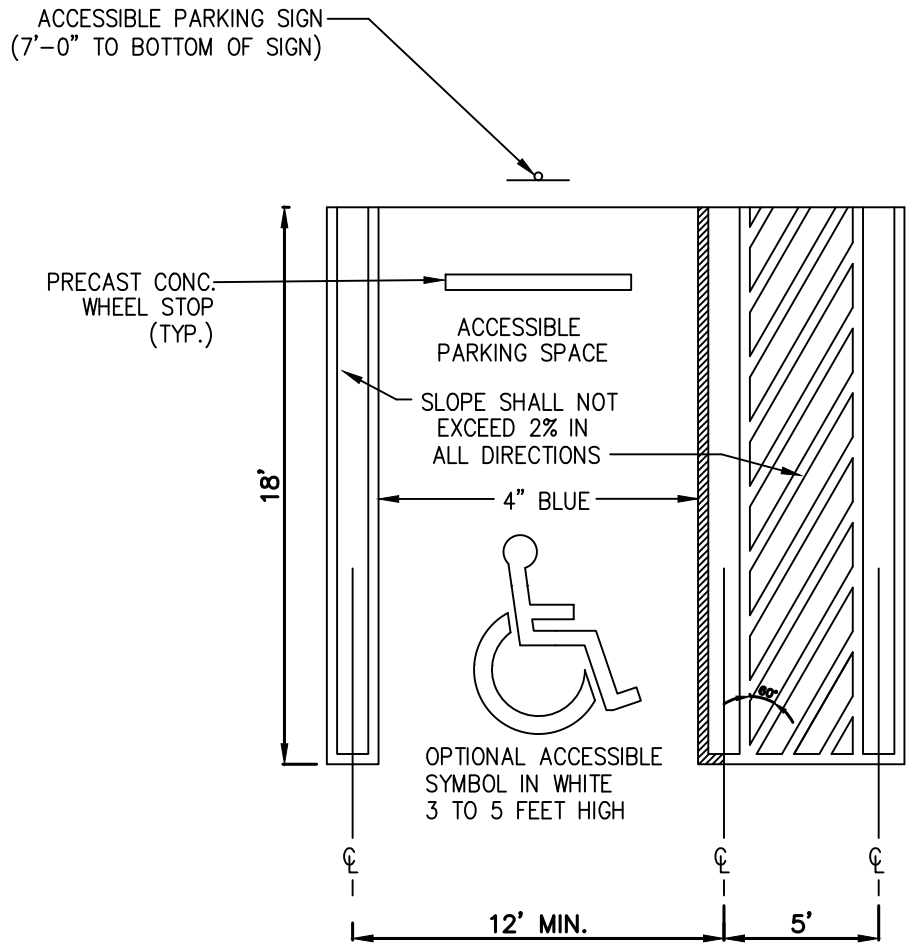
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R7-8 DETAIL



ACCESSIBLE PARKING AND SIGN DETAIL
N.T.S.



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Check positive response codes before you dig!

KHA PROJECT 041504000				TRAFFIC SIGNAGE AND MARKING PLAN			
DATE DATE				9200 W BAY HARBOR DR PREPARED FOR			
SCALE AS SHOWN				9200 WEST BAY HARBOR DRIVE INC			
DESIGNED BY				MIAMI-DADE			
DRAWN BY				SHEET NUMBER			
CHECKED BY				C-500			
				FL			
				REVISIONS			
				No.			
				BY			
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Plotted By: Compd. User Sheet Set: 9200 W BAY HARBOR DR Layout: C-600 WATER AND SEWER NOTES August 19, 2026 05:47:04pm K:\MIB-GWA\041504000 - 9200 West Bay Harbor Drive\GWL\CADD\PlanSheets\C-600 WATER AND SEWER NOTES.dwg
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GENERAL NOTES & SPECIFICATION FOR SEWER MAIN INSTALLATIONS
(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

1. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PERFORM THE WORK AND MAINTAIN SAFETY TO THE PUBLIC AND WORKERS, AND THE PROTECTION OF PROPERTY THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS, AS APPLICABLE. CONTRACTOR MUST COMPLY WITH TRENCH SAFETY ACT.
2. ALL UTILITY CROSSING LINES IDENTIFIED ON PLANS AND PROFILES ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY UTILITY INFORMATION WITH APPROPRIATE UTILITIES AND SUNSHINE STATE ONE CALL CENTER OF FLORIDA 811. CONTRACTOR TO INCLUDE ON AS-BUILTS ACCURATE ELEVATION AND LOCATION OF ALL UTILITY CONFLICTS.
3. ALL UTILITIES DAMAGED BY CONSTRUCTION MUST BE PROMPTLY REPAIRED TO THE CONDITION EXISTING PRIOR TO THE DAMAGING OF THE UTILITY. REPAIRS ARE INCIDENTAL TO THE INSTALLATION OF THE MAIN AND EXTENSIONS AND SHALL BE REPAIRED AT NO COST TO THE OWNER.
4. ALL EXISTING MANHOLES, ELECTRIC BOXES, METER BOXES, AND VALVE BOXES SHALL BE ADJUSTED TO THE PROPOSED GRADE.
5. PROPERTY DAMAGE RESULTING FROM WORK REQUIRED BY THIS CONTRACT SHALL BE CLEANED UP, REPAIRED OR REPLACED AT NO COST TO OWNER.
6. CONTRACTOR SHALL PROVIDE ALL MAINS, ALL FITTINGS, ATTACHMENTS, AND EQUIPMENT REQUIRED TO PERFORM TESTING PER M-DWASD STANDARDS. PIPE AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH M-DWASD STANDARD DETAIL GS 2.0 (1 THRU 5 OF 5)
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL INSPECTIONS.
8. ALL TRENCHES TO BE OVER-EXCAVATED A MINIMUM OF 6" TO PROVIDE FOR INSTALLATION OF ROCK BEDDING IN ACCORDANCE WITH M-DWASD STANDARDS.
9. SURFACE RESTORATION, PAVEMENT REPLACEMENT, SIDEWALK REPLACEMENT, TRENCH BACKFILLING AND COMPACTION SHALL COMPLY WITH M-DWASD STANDARD DETAILS GS1.9, SS18.0, A1.0, A1.1 AND A4.0, M-DCPWD STANDARD DETAIL R21.1 AND THE APPLICABLE CURRENT CITY OF MIAMI PUBLIC WORKS, M-DCPWD AND FDOT STANDARDS.
10. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER LATERALS PRIOR TO THE CONSTRUCTION OF THE SANITARY SEWER CONNECTIONS. CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE SEWER CONNECTION AND PROVIDE THE REQUIRED FITTINGS AND CLEANOUTS AS NEEDED. ALL MODIFICATIONS TO ALIGNMENT SHALL BE CLEARLY RECORDED IN THE AS-BUILT DOCUMENTS.
11. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
12. THE PERMITTEE WILL ENSURE THAT NO UNSAFE AREA(S) FOR PEDESTRIAN WILL REMAIN DURING ANY TIME OF CONSTRUCTION. PEDESTRIAN CONTROL FOR CLOSURE OF ROADS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX SERIES 600.
13. ACCESS TO REMAIN OPEN AT ALL TIMES. THE PERMITTEE SHALL PROVIDE AND MAINTAIN SAFE TEMPORARY ACCESS TO ALL ADJACENT PROPERTY AT ALL TIMES AND SHALL MAINTAIN ACCOMMODATIONS FOR INTERSECTING AND CROSSING TRAFFIC WITHIN THE CONSTRUCTION ZONE. NO ROAD OR STREET CROSSING SHALL BE BLOCKED OR UNDULY RESTRICTED AS DETERMINED BY THE ENGINEER.



RER-DERM WATER-SEWER GENERAL NOTES

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

Rev. 4/30/2018
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REQUIREMENTS PER DEPARTMENT OF HEALTH
(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

1. SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
2. BETWEEN WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT. MINIMUM.
3. BETWEEN WATER MAINS AND VACUUM TYPE SEWER, PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.
4. GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER, PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAIN IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.
5. 10 FT. OF ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

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

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

- * NOTE: ALL WATER MAIN TEES, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT SHALL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT AS PER FAC 62--555.320(21)(b) AND RSWM 8.5.4

TRENCH PROTECTION

TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. **SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.**
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 5.3 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:
 - a. EASEMENTS, IF REQUIRED.
 - b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
 - c. ABSOLUTE BILL OF SALE
 - d. I. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
 - e. DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT)
 - f. "RECORD DRAWING" PRINTS (24"X 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP-STATION PROJECTS). *Submital of final CAD files required.*
 - g. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
 - h. BILL OF SALE SKETCH (8 1/2"X 11") FOR WATER AND SEWER, SEPARATELY
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE TURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

a. EASEMENTS, IF REQUIRED b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN c. ABSOLUTE BILL OF SALE d. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT) e. DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT) f. "RECORD DRAWING" PRINTS (24" x 36" SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (NO. OF PRINTS 3-FOR WATER, 4-FOR GRADY SEWER AND 5-FOR FORCE MAIN OR PLUM-1/2" STATION PRINTS). Submittal of final CAD Files required. g. BILLS OF LEXTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS h. BILL OF SALE SKETCH (86% 1"=1' FOR WATER AND SEWER, SEPARATELY)	11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP. 12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MUWASO FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.	13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SIZE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.	<table border="1"> <tr> <th>ITEM</th> <th>CROSS REF.</th> <th>SPEC. REF.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	ITEM	CROSS REF.	SPEC. REF.									
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 MIAMI-DADE COUNTY Official Seal of Miami-Dade County, Florida WATER & SEWER DEPARTMENT	<table border="1"> <tr> <td>ISSUE DATE</td> <td>APPROVED BY</td> </tr> <tr> <td>03/01/2010</td> <td>V.F.C.</td> </tr> <tr> <td>07/20/2016</td> <td>D.V.</td> </tr> </table>	ISSUE DATE	APPROVED BY	03/01/2010	V.F.C.	07/20/2016	D.V.	STANDARD DETAIL WATER AND SEWER CONSTRUCTION	<table border="1"> <tr> <td>GS</td> </tr> <tr> <td>0.5</td> </tr> <tr> <td>SHEET 1 of 2</td> </tr> </table>	GS	0.5	SHEET 1 of 2			
ISSUE DATE	APPROVED BY														
03/01/2010	V.F.C.														
07/20/2016	D.V.														
GS															
0.5															
SHEET 1 of 2															

NOTE:

1. ALL EXISTING FIRE HYDRANTS SHALL BE RECONNECTED TO THE PROPOSED WM. FIELD OPERATIONS SECTION WILL COORDINATE IN THE FIELD WITH WATER DISTRIBUTION DIVISION TO DETERMINE IF AN EXISTING FIRE HYDRANT SHALL BE REPLACED AS NEEDED OR REQUIRED.
2. FOR CONNECTIONS TO VCP, THE CONTRACTOR SHALL TELEWISE THE VCP PIPE BEFORE AND AFTER INSTALLATION. IF LINER IS PRESENT, CONNECTION TO MAIN SHALL BE PER SS 3.2.
3. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER AND SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.
4. ANY EXISTING PUBLIC WATER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINE IS PROPOSED:

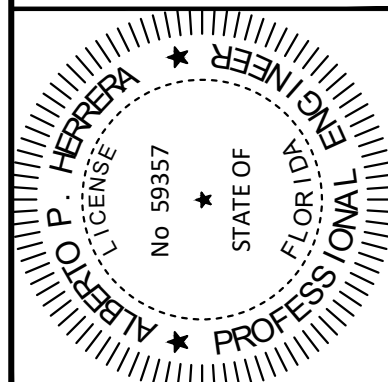
1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY M-DWASD FORCES AT OWNER'S EXPENSE AS APPLICABLE.
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFT ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
 - a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
 - a. 24"x 36" PRINTS
 - b. PDF FILE
 - c. CAD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
 - d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
 - e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
 - f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
 - g. STREET NOMENCLATURE
 - h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
 - i. SEPARATE WATER AND SEWER PROFILE
 - j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. C, S, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
 - k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
 - l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
 - m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
 - a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
 - b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
 - a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
 - b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
 - c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

 MIAMI-DADE COUNTY Revolving Engineer Every Day WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL "RECORD DRAWING" REQUIREMENTS	ITEM	CROSS REF.
	03/11/2009	V.F.C.		GS	SHEET 2 of 2
	07/20/2016	D.V.		0.5	

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KHA PROJECT 041504000	DATE DATE	SCALE AS SHOWN
	DESIGNED BY	DRAWN BY
	CHECKED BY	

9200 W BAY HARBOR DR
WATER AND SEWER
NOTES

9200 W BAY HARBOR DR
PREPARED FOR
9200 WEST BAY HARBOR DRIVE INC
MIAMI-DADE
FL



Call 811 or www.sunshine811.com two full
business days before digging to have utilities
located and marked.

Check positive response codes before you dig!

SHEET NUMBER
C-600

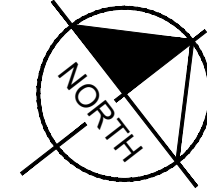
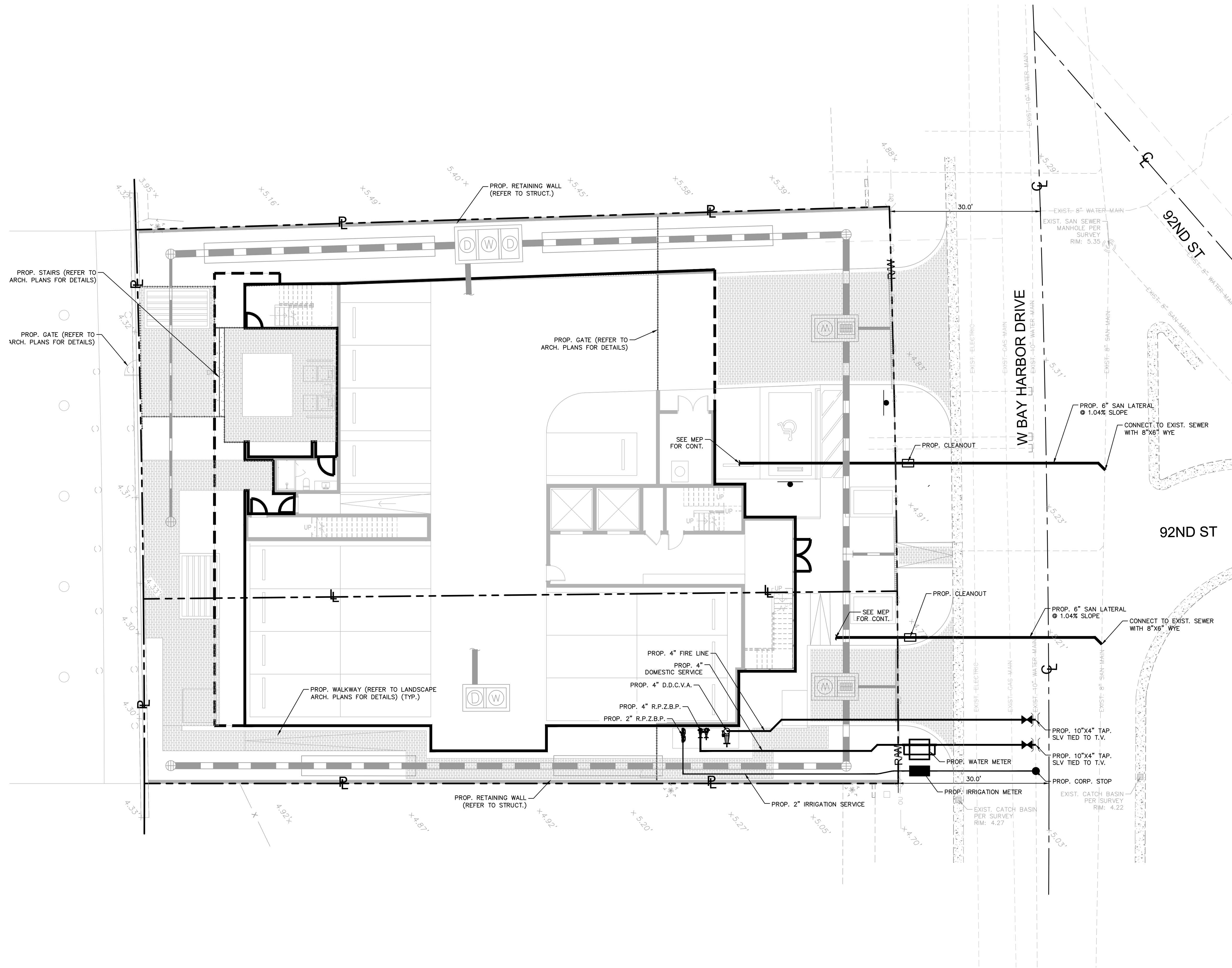
AUG 19 2026

WWW.KIMLEY-HORN.COM REGISTRY 35106

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025

REVISIONS

BY
DATE
No.



GRAPHIC SCALE IN FEET



LEGEND:

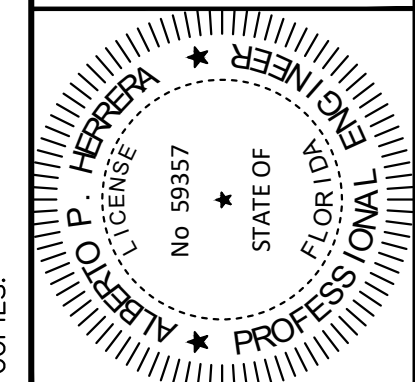
- | | |
|---|-----------------------------------|
|  | RIGHT-OF-WAY LINE / PROPERTY LINE |
|  | CENTER LINE OF ROADWAY |
|  | PROP. BUILDING OUTLINE |
|  | PROP. BUILDING OVERHANG |

NOTES:

1. SALTWATER INTRUSION AREA. ALL PROP. D.I.P. PIPES AND FITTINGS TO BE ZINC COATED AND HAVE POLYETHELENE ENCASEMENT PER WASD DETAIL A.9.0

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY ALBERTO P. HERRERA, P.E., ON THE DATE
ADJACENT TO THE SEAL.

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AUG. 19 2026

KHA PROJECT	DATE
041504000	DATE
SCALE AS SHOWN	
DESIGNED BY	
DRAWN BY	
CHECKED BY	

WATER AND SEWER PLAN

9200 W BAY HARBOR DR
PREPARED FOR
9200 WEST BAY HARBOR DRIVE INC
MIAMI-DADE FL

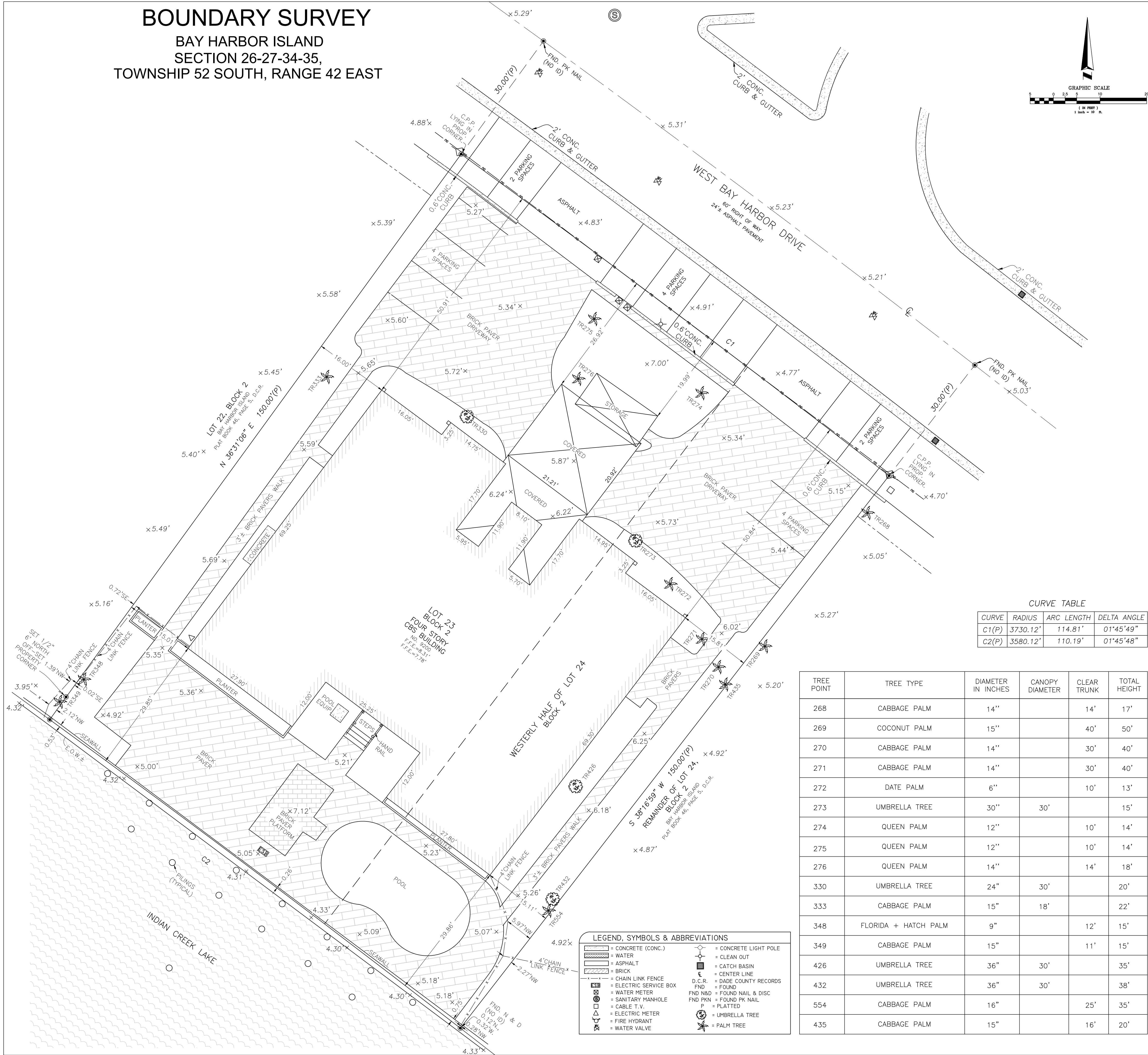
SHEET NUMBER
C-601



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig.

BOUNDARY SURVEY
BAY HARBOR ISLAND
SECTION 26-27-34-35,
TOWNSHIP 52 SOUTH, RANGE 42 EAST



LOCATION MAP
Not To Scale

LEGAL DESCRIPTION:
LOT 23 & WESTERLY HALF OF LOT 24 IN BLOCK 2 OF BAY HARBOUR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46 AT PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
FOLIO No. 13-2227-011-0010

BASIS OF BEARINGS
N 36°31'06" E (ALONG NORTHWESTERLY OF THE PROPERTY LINE)

GENERAL SURVEYOR'S NOTES:

- 1)-THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A "UPDATE BOUNDARY SURVEY" ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- 2)-THE ACCURACY OBTAINED BY MEASUREMENTS AND CALCULATIONS ON THIS SURVEY, MEETS AND EXCEEDS THE MINIMUM TECHNICAL STANDARDS REQUIREMENTS FOR A SUBURBAN AREA (1 FOOT IN 7,500 FEET) AS SPECIFIED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
- 3)-THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- 4)-LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RETRACTIONS RESERVATIONS OR EASEMENTS OF RECORD.
- 5)-EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THE PROPERTY. SEARCH OF PUBLIC RECORDS NOT PERFORMED BY THIS OFFICE.
- 6)-NO EFFORT WAS MADE BY THIS OFFICE TO LOCATE ANY UNDERGROUND UTILITIES AND/OR STRUCTURES WITHIN OR ABUTTING THE SUBJECT PROPERTY.
- 7)-THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE THE ENTITLES NAMED HEREON ONLY AND CERTIFICATIONS HEREON DO NOT EXTEND TO ANY UNNAMED PARTIES.
- 8)-THIS SURVEY WAS PREPARED FOR ACQUISITION AND NOT TO BE USED FOR CONSTRUCTION PURPOSES WITH THE CONSENT OF THIS OFFICE.
- 9)-UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS.
- 10)-DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
- 11)-FOUNDATIONS AND/OR FOOTINGS UNDERNEATH THE GROUND SURFACE THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE HEREIN DESCRIBED PARCEL ARE NOT SHOWN.
- 12)-FENCE OWNERSHIP DETERMINES BY VISUAL MEANS ONLY (IF ANY); LEGAL OWNERSHIP NOT DETERMINED.
- 13)-NO SEARCH RECORDS WAS MADE BY THIS FIRM BESIDE THE RECORD PLAT; THEREFORE WE DO NOT IMPLY OR ACCEPT RESPONSIBILITY FOR ANY EASEMENT, DEDICATION OR LIMITATION FOR WHICH INFORMATION WAS NOT FURNISHED.
- 14)-CONTACT THE APPROPRIATE AUTHORITIES PRIOR TO ANY DESIGN WORK ON THE HEREON-DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 15)-IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 16)-THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD AND CALCULATED VALUES UNLESS OTHERWISE NOTED.
- 17)-OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
- 18)-TREE NOTES FOR TREE SURVEY: THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC LOCATED OR SHOWN HEREON.
- 19)-THE ELEVATIONS SHOWN HEREON ARE BASED ON MIAMI-DADE BM: R 243 ELEVATION=6.61' (NGVD 29). US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE, 96 STYKANE CONCOURSE) 5' FOOT AT NORTH OF NORTH CURB, EAST BROADVIEW DRIVE 150' ± EAST OF CL.

NOTES

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."THE INTENDED USE OF THIS SURVEY IS FOR ACQUISITION PURPOSES AND ANY OTHER USE IS NOT VALID WITHOUT THE WRITE CONSENT OF THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

SURVEYOR NOTES:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, BASE ELEVATION 8', AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12060C 0144 L, COMMUNITY NUMBER 120637, TOWN OF BAY HARBOR ISLAND, DADE COUNTY, FLORIDA.
MAP REVISED DATE: SEPTEMBER 11, 2009.

CERTIFIED TO:
9200 WEST HARBOR LLC
MARLYN J. WIENER, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BANK HAPOLIM B.M., AN ISRAELI BANK

SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FIELD DATE: APRIL 22, 2026

Digitally signed by Guillermo A. Guerrero
Date: 2026.04.24 12:22:14-0400



Guillermo A. Guerrero
Professional Surveyor & Mapper No. 6453
State of Florida
CORE Action Group, LLC. L.B. 8464



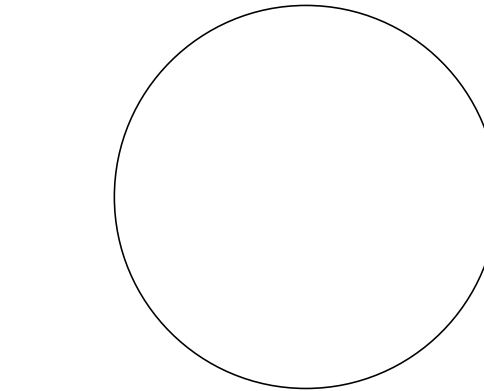
COMPANY WEBSITE: www.coreactiongroup.com
EMAIL: Ymichail@coreactiongroup.com
CONTACT: 954-743-9363

FIELD DATE: 04/22/2026

CLIENT NAME
9200 WEST BAY HARBOR DRIVE INC.

SURVEY TITLE
BAY HARBOR ISLAND
SECTION 26-27-34-35,
TOWNSHIP 52 SOUTH, RANGE 42 EAST

PROPERTY ADDRESS
9200 WEST BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FL 33154



REVISIONS:	
0	DATE

SCALE:
1" = 10'

JOB NO:
CAG - 317564 - TASK #2

SHEET NO:
1 of 1