Town Of Bay Harbor Islands
Development and Review Committee
AGENDA
November 12, 2026
11:00 AM
Council Chambers, Community Center,
Rooms 2-3,
1175 95th Street, Bay Harbor Islands,
FL 33154

STATEMENT OF DECORUM

All comments must be addressed to the Council as a body and not to individuals. Any person making a racial or slanderous remark or who becomes boisterous while addressing the Town Council, staff, etc. shall be barred from the audience by the presiding officer. No profanity, shouting, heckling, verbal outbursts, or disruptive behavior in support of or opposition to a speaker or his/her remarks is permitted. Please mute or turn off your cell phone or other electronic devices at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chambers shall do so quietly.

SPECIAL NOTICE

A Development and Review Committee of the Town of Bay Harbor Islands will take place in-person and virtually through the Zoom platform.
In an effort to provide greater public access and comment on pending matters, the Town of Bay Harbor Islands is providing a Zoom link to enable members of the public to comment on pending items on the Development and Review Committee agenda. Zoom access is provided under the same terms and conditions as in-person access, including length of time and decorum. Anyone desiring to be heard may utilize the Zoom link. However, members of the public must understand that the provision of Zoom access for comments is a courtesy, not a vested right, and that access is provided subject to the availability and functionality of the Town's equipment. There is no guarantee that internet service will be reliable or that the Town's equipment will function as intended. In the event that the Zoom access is unavailable or interrupted for any reason, the Development and Review Committee meeting will still proceed forward, and will not be stopped or rescheduled in any regard. Those wishing to be absolutely certain that their comments are heard by the Development and Review Committee should present themselves in person at the meeting and seek recognition, or alternatively, should submit their comments in advance of the meeting in writing to the Town Clerk, and ask that they be read into the record, subject to the above terms and conditions, such as length and decorum. The validity of any actions taken by the Development and Review Committee will in no way be affected by the use or functionality of Zoom access for comments.

1. CALL TO ORDER

2. ROLL CALL

3. DISCUSSION ITEMS

3.1 9200 West Bay Harbor Drive

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.

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
SPR26-000022 DRC Staff Report 11.12.2026.pdf
9200 WBHD - Letter of Intent.pdf
9200 WBHD - Narrative Responses.pdf
2026.10.27 9200 W BAY HARBOR DR CIVIL COMMENT RESPONSE.pdf
9200 WBHD - Proposed Modified Engineer Conditions.pdf
WEST BAY HARBOR SCHEDULE.pdf
9200 WBH Drive DRC Set 12.10.2026.pdf

4. ADJOURNMENT

Respectfully submitted,

Lindsley Noel, MAcc
Town Manager

This meeting is open to the public, in accordance with the Americans with Disabilities Act of 1990, all persons that are disabled; who need special accommodations to participate in this meeting because of that disability should contact the office of the Town Clerk at 305-866-6241 ext. 122 no later than four (4) days prior to such proceeding.

In accordance with the provisions of section 286.0105, Florida Statutes, anyone wishing to appeal any decision made by the Town of Bay Harbor Islands Council, with respect to any matter considered at this meeting or hearing, will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record shall include the testimony and evidence upon which the appeal is to be based.

Two or more members of the Town Council and/or Town Boards/Committees may attend this meeting.

Bay Harbor Island
Development and Review Committee
November 12, 2026

MEMORANDUM

Agenda #: 3.1
Date: November 12, 2026
From: Lorrainia Belle, Town Planner
Subject: 9200 West Bay Harbor Drive

Suggested Action: – 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.

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

SPR26-000022 DRC Staff Report 11.12.2026.pdf
9200 WBHD - Letter of Intent.pdf
9200 WBHD - Narrative Responses.pdf
2026.10.27 9200 W BAY HARBOR DR CIVIL COMMENT RESPONSE.pdf
9200 WBHD - Proposed Modified Engineer Conditions.pdf
WEST BAY HARBOR SCHEDULE.pdf
9200 WBH Drive DRC Set 12.10.2026.pdf

Town of Bay Harbor Islands, FLORIDA
Design Review Committee
STAFF COMMENTS

PREPARED BY: Lorrainia Belle, Town Planner
ADDRESS: 9200 W Bay Harbor Drive
PROJECT# SPR26-0000022
APPLICANT: Graham Penn

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

3. Traffic Study is required

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

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 – complies
- Maximum allowable density.
    - Required: base density is 34 dwelling units per acre
    - Provide: 9 apartment.
    - Statues: comply
- 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
        - 3-bedrooms + Den: 1,550 square feet of floor area
            - 3,446 sq. ft
            - 3,795 sq. ft
        - 5-bedrooms + Den: 1,950 square feet of floor area
            - 5,243 sq. ft.
            - 5,517 sq. ft.
            - 5,407 sq. ft.
        - 6-bedrooms + Den: 2,150 square feet of floor area
            - 6,303
    - Status: Complies
- 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. Sec.23-12(25)(h): Provide the height of the parapet walls.
2. Provide photometric plan. (E-1.00 AND E-1.08 is not readable)
    a. The foot candles provided does not meet the Code requirement, please review Sec.23-19
    b. Lighting levels shall be limited to not more than one foot-candle along the waterways and on dock facilities adjoining the Town's islands for environmental and neighborhood intrusion reasons.
3. An engineer’s report for the seawall must be submitted and approved prior to the issuance of the building permit. This is a condition of approval.

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.

Acknowledge

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

UNDERGROUND UTILITIES

5. 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.

b. Please provide documentation from FPL, if this will happen or not.

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

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

www.brzoninglaw.com

305.377.6229 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) units[1], 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 masks 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,



Graham Penn

Attachments

cc: Zakary Benjelloun, Esq.

EXHIBIT A

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 - CONDOMINUM
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**

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: 07/02/2026

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 - CONDOMINUM
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

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: 07/02/2026

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 - CONDOMINUM
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

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: 07/02/2026

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 - CONDOMINUM
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

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: 07/02/2026

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 - CONDOMINUM
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

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: 07/02/2026

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 - CONDOMINUM
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

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: 07/02/2026

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 - CONDOMINUM
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

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: 07/02/2026

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 - CONDOMINUM
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

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: 07/02/2026

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 - CONDOMINUM
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	$100	31374-3029	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

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

EXHIBIT B

46-5

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 Portions of Miami Shores Island, Plat Book 28 page 52, of the Public Records of Dade County, Florida, but more specifically a subdivision of the following described property, to-wit:-

Gov. Lots 1 and 2, and the E½ of the SE¼ of Section 27; Gov. Lot 4 of Section 26; Gov. Lot 2 of Section 35; Gov. Lots 1 and 2, and the N.E.¼ of the N.E.¼ 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. Lots 1 and 2, the SE¼ of the SE¼ of Section 27; Gov. Lot 4 of Section 26; Gov. Lot 2 Section 35; Gov. Lots 1 and 2, the N.E.¼ of the N.E.¼ 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 22 minutes 30 seconds West from and is 1635.04 feet West of a bronze monument located in the South line of Township 52 South, Range 42 East, Dade County, Florida; thence North 1 degree 49 minutes 55 seconds West along the East boundary line of Fractional Section 34 for a distance of 2816.38 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 59 second 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 aforesaid curve for a distance of 1771.09 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 courses being radial to said curve; thence Northeasterly along a circular curve having a radius of 12150.51 feet through a central angle of 8 degrees 03 minutes 28 seconds for an arc distance of 1702.44 feet to the end of said curve; thence North 24 degrees 39 minutes 52 seconds East tangent to the aforesaid curve for a distance of 260.86 feet to the beginning of a tangential circular curve; thence Northeasterly 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 741.18 feet to the end of said curve; thence North 58 degrees 57 minutes 27 seconds East tangent to the aforesaid curve for a distance of 454.03 feet to the beginning of a tangential circular curve; thence Northeasterly along a tangential circular curve having a radius 3722.72 feet through a central angle of 8 degrees 00 minutes 30 seconds for an arc distance of 520.35 feet to a point of compound curve; thence Northeasterly and Southeasterly along a circular curve having a radius of 555.84 feet through a central angle of 52 degrees 10 minutes 28 seconds for an arc distance of 504.34 feet to a point of compound curve; thence Southeasterly along a circular curve having a radius of 1190.14 feet through a central angle of 33 degrees 11 minutes 10 seconds for an arc distance of 689.34 feet to a point of compound curve; thence Southerly along a circular curve having a radius of 1113.44 feet through a central angle of 32 degrees 13 minutes 54 seconds for an arc distance of 626.36 feet to a point of reverse curve; thence Southeasterly along a circular curve having a radius of 885.97 feet through a central angle of 39 degrees 50 minutes 34 seconds for an arc distance of 616.09 feet to a point of reverse curve; thence Southeasterly along a circular curve having a radius of 2036.24 feet through a central angle of 19 degrees 59 minutes 44 seconds for an arc distance of 711.58 feet to the end of said curve; thence South 15 degrees 57 minutes 21 seconds East a distance of 550.00 feet to a point; thence South 4 degrees 54 minutes 30 seconds East for a distance of 993.69 feet to the beginning of a tangential circular curve; thence Southerly and Southwesterly along a tangential circular curve having a radius of 800.00 feet through a central angle of 34 degrees 13 minutes 33 seconds for an arc distance of 477.88 feet to the end of said curve; thence South 29 degrees 19 minutes 03 seconds West tangent to the aforesaid curve for a distance of 956.03 feet to the point of beginning.

That the Drives, Streets and Terraces as shown on the attached plat, together with all existing and future planting, 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 will be observed.

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 A.D.1946.

Witnesses: BAY HARBOR ISLAND INC.

David Ackerman — by Howard Kane, President

Clarence Tesh — As to both signatures — attest Ruth K. Broad, 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 such officers of said corporation and 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 Tesh — Notary Public State of Florida. My commission expires Rotary Public, State of Florida at Large, My commission expires Nov. 14, 1949, American Surety Co. of N.Y.

Approved:- Dade County Zoning Office this 9th day of December AD 1946

by John O Preston Director.

Approved for record Jaelem Kader — County Engineer Dade County, Florida.

This plat was approved by resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, this 17th day of December A.D.1946. This approval shall not be construed as a commitment by the Board of County Commissioners aforesaid to build or maintain the Drives, Streets and Terraces shown on said plat.

Attest: E.B. Leatherman Clerk of the Circuit Court:

by H.B. Sweeting Deputy Clerk. — Signed Hugh Pitts 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 platted under my direction. I also Certify that permanent reference monuments were set, the 1st day of November A.D. 1946 in accordance with Section 7, Chapter 10275 (No. 253) Laws of the State of Florida.

Registered Civil Engineer No. 321
" Land Surveyor No. 49
State of Florida.

Filed for record this 20 day of December A.D.1946 at 10:53 A.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 E.B. Leatherman Deputy Clerk.

Note:

For building lines and parking requirements in portions of Blocks 1 and 4 and all of Blocks 11, 18, 20 and 21 See instrument filed on the 28th day of November A.D. 1946 under Clerk's File V-94129 of the Public Records in and for Dade County Florida.

Fair-public-direction daily accepted Jan. 17, 1960, by Atty. Gen's Rep. No. 1506, recorded O.R. 3011, pg. 301, subject to conditions therein stated. E. B. Leatherman, Clerk CC.

ENGINEERS NOTE:-

◉ Denotes P.R.M. set.

Radii of corner lots are 25 Ft.

Dimensions of corner lots are to intersection of street lines produced EXCEPT where curve data is given.

Bay Harbor Island

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

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

SCALE IN FEET
0 500
1 INCH = 200 FEET.

LOCATION SKETCH

Oct 29, 2026

Town of Bay Harbor Islands

Project: **9200 West Bay Harbor Dr**
Location: **Town of Bay Harbor Islands**
Re: **Development Review Committee Review Comments - Cycle #2**

• Front Setbacks (West)
o Required
▪ Buildings less than 30 feet in height. 20 feet.
▪ Buildings less than 45 feet in height. 25 feet.
▪ Buildings less than 75 feet in height. 30 feet.
o Proposed –
▪ Buildings less than 30 feet in height. 20
▪ Buildings less than 45 feet in height. 20 feet.
▪ Buildings less than 75 feet in height. 30
o Status – Does not Comply, Requires Town Council Approval.

RESPONSE: Acknowledged. This will be submitted for Town Council approval.

• Side Setback (North & South)
o 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.
o Proposed – 11’ 6”
o Status – Complies
• Rear Setback (East)
o Required – 20’
o Proposed – 20’
o Status –Complies
• Building Height Limit
o Required – 75’ above the base flood elevation (BFE) plus any additional freeboard per the Florida Building Code.

o Proposed – 75’ above the base flood elevation (BFE) plus any additional freeboard per the Florida Building Code.
o Status – complies
• Parking Spaces
o 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
o Proposed – 21
o Status – complies

RESPONSE: Acknowledged. Moving truck location provided on site plan (Sheet A0.04).

• Maximum allowable density.
o Required: base density is 34 dwelling units per acre
o Provide: 10 (plans state 9 but there is a floor is a “guest room”, which is a apartment.
o Statues: Does not complies

RESPONSE: The allowed density is 13 dwelling units; however, the project is proposing 9 units (see Sheet A-0.04). “Guest Room” for Unit F has been removed (see Sheet A1.07).

• Minimum size of living unit(s)
o 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.
o Proposed
▪ 3-bedrooms + Den: 1,550 square feet of floor area
• 3,446 sq. ft
• 3,795 sq. ft
▪ 5-bedrooms + Den: 1,950 square feet of floor area
• 5,243 sq. ft.
• 5,517 sq. ft.
• 5,407 sq. ft.
▪ 6-bedrooms + Den: 2,150 square feet of floor area
• 6,303

o Status: Complies
• Minimum size Street frontage
o Required – 75 feet
o Proposed – 114’ 10” feet
o Status: Complies

• Landscaping/ Pervious Area:
o Required - 20%
o Proposed –
o Status –more information is required

RESPONSE: Acknowledged. Ground floor diagram and area breakdown table showing the proposed landscaped area provided on Sheet A0.07.

• Roof Deck Landscape Pervious Area:
o Required - 15%
o Proposed- 15%
Status – complies

• Sec.23-12(15)(v) balconies extending from the exterior walls
o Front (West)
▪ Required – 4 ft
▪ Proposed –
▪ Status –Not in complies, floor 4 and above require Town Council approval.

RESPONSE: Acknowledged. This will be submitted for Town Council approval.

o Side (North)
▪ Required – 2 ft
▪ Proposed – Some glass features are over the encroachment
▪ Status – Does not comply

RESPONSE: Acknowledged. This will be submitted for Town Council approval.

o Side (South)
▪ Required – 2 ft
▪ Proposed – Some glass features are over the encroachment
▪ Status – Does not comply

RESPONSE: Acknowledged. This will be submitted for Town Council approval.

o Rear (East)
▪ Required – 6 ft
▪ Proposed – Some glass features are over the encroachment
▪ Status –Does not comply

RESPONSE: Acknowledged. This will be submitted for Town Council approval.

• Flexible Setbacks (Sec. 23-11(B)(1)(4)):
o 1/3 of the length Required Town Council approval: 60' 7.5"
o Applicants request: 60' 8"
o Status: Does not Comply. The flex setback calculation 60.63889 = 60' 7.5" not 60'8".

RESPONSE: As discussed at the DRC meeting on October 8, 2026, the front flex setback for this project is 30'-8" and the side flex setbacks are 36'-8" on each side.

Building and Site Design

1. The 2026 association registration has not been completed

RESPONSE: The 2026 Registration was completed on 9/10/2026. See File No. 26-000054

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

RESPONSE: Acknowledged. Please see Sheet A0.04 (Project Data Sheet) for note.

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~~. Please provide it on the site plan.

c. Pool/Spa

i. NEW CODE: 15 feet setback from the seawall and 10 feet from the side property line.

1. The spa needs to be 15 feet from the seawall.

~~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.~~

RESPONSE: Please see updated Sheets A0.04 and A1.00. The spa has been removed from the ground floor to maintain the required 15'-0" setback from the seawall.

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.

a. The front sidewalk would need to be 15 feet from the front property line.

RESPONSE: The sidewalk has been relocated on the ground floor to maintain a 15'-0" setback from the property line. See Sheets A-0.04 and A-1.00.

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

RESPONSE: Acknowledged.

~~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'.
a. Please place within the property.

RESPONSE: Acknowledged. The sight triangles have been provided on site plan (A-0.04) and ground floor (A-1.00)

~~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."
d. Please provide a chart with the information on the plans

RESPONSE: Acknowledged. Please see Sheet A-1.05 for storage plan information.

~~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,

RESPONSE: Acknowledged. All elevations and sections have been labeled correctly.

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".~~
b. On the ground floor, is that a wall or a fence? Please provide the setback, please keep in mind a wall cannot encroach within the setback, if it is connected.

RESPONSE: Please see Sheet A-3.02 for note clarifying that the element is an architectural screen.

~~14. When labeling the elevation please be consistent. Front: North, Rear: South, etc.~~

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.
a. The extra 20 feet, all walls are required to be 15 feet from the edge.

RESPONSE: All walls have been relocated to maintain a 15'-0" setback from the edge of the roof deck. See Sheet A-1.09.

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.
d. Please provide additional details on the architectural plans showing how the proposed installation will be located underground and confirming that the installation complies with applicable Code requirements and remains entirely within the property boundaries.
e. The retaining wall shall extend toward the front of the property and maintain a 2-foot setback from the front property line.

RESPONSE: Retaining walls have been shown on site plan (A-0.04) and ground floor plan (A-1.00) with 2 ft setback from the front property line. Proposed retaining wall shall be per FDOT Standard Detail 400-010. Please refer to plan sheet C-401 Paving Grading and Drainage for details.

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.

RESPONSE: Sheet AD-1.00 shows a fence along the property perimeter. A note has also been added indicating that the trees to be removed are identified on the landscape plans.

~~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: Please provide the percentage for each item, it is missing. Please provide a separate diagram with the breakdown
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.

RESPONSE: Acknowledged. Coverage diagram and area breakdown table showing the proposed landscaped area provided on Sheet A0.07.

19. The overall 15% green landscape on the roof. Please provide a separate diagram with the breakdown

RESPONSE: Acknowledged. Roof deck diagram and area breakdown table showing the proposed landscaped area provided on Sheet A0.07.

~~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.

RESPONSE: Acknowledged. See Sheets A-2.01, A-2.02, A-3.01, A-3.02, A-3.03 and A-3.04 for height of parapet walls.

22. Provide photometric plan.
a. The foot candles provided does not meet the Code requirement, please review Sec.23-19
b. Lighting levels shall be limited to not more than one foot-candle along the waterways and on dock facilities adjoining the Town's islands for environmental and neighborhood intrusion reasons.

RESPONSE: Acknowledged. Please see updated photometric sheets.

23. Pg C-500 601,
a. The water and irrigation meter, must be placed within the property line, not in the right-of-way.
b. Please do not put it exactly on the property line.
c. Is the box concrete, if so please make sure this is calculated from the overall green space.

RESPONSE: The proposed water meters are located within the property boundary. Please refer to Inset A on plan sheet C-601, Water and Sewer Plans, for the water meter setback from the right-of-way line.

24. Pg A-3.01
a. Please provide the width of the balconies
b. Provide the setback on the ground floor on the east side.

RESPONSE: Acknowledged. See updated elevation sheets for balcony width and a maximum encroachment line.

25. The building outline on page A-0.05 does not match C-500.

RESPONSE: Acknowledged. Please see updated Sheet A0.05.

UNDERGROUND UTILITIES

26. 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.
b. Please provide documentation from FPL, if this will happen or not.

RESPONSE: Acknowledged

LANDSCAPE PLAN

~~27. Please email the Town Planner, to set a meeting to go on site to do a landscape inspection for the Tree Disposition.~~

~~28. 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.~~

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

RESPONSE: Section 24-16 has been reviewed, and the landscape plans have been prepared accordingly.

~~30. 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.~~

~~31. Please provide a cross section of the location of the trees for the powerline. Please make sure to follow FPL, right tree right place.~~

32. In the chart, please identify the required trees to make sure it meets the height requirement.

RESPONSE: The plant list and plant specifications on Sheet LP-1 have been revised to separate the Town-required trees from additional trees and palms, clearly identifying the trees designated to satisfy the Town's height requirements. The landscape legend has also been revised to reflect these requirements (Revision 2).

33. 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

RESPONSE: The plant list and plant specifications on Sheet LP-1 have been revised to reflect the Town's tree height requirements. The plant list identifies the trees designated to satisfy these requirements. The landscape legend on Sheet LP-4 has also been revised accordingly (marked with revision 2).

BUILDING DEPARTMENT: RANDY DANIEL, TOWN ENGINEER

CONDITIONAL APPROVAL IS GRANTED TO ALLOW THE PROJECT TO PROCEED BASED ON THE REQUIREMENTS OUTLINED IN ITEMS (2) THROUGH (6) BELOW:

RESPONSE: Please see separate document titled "9200 WBHD – Proposed Modified Engineer Comments" for proposed modified conditions.

THE DEVELOPER/OWNER WILL PAY TO RUN THE TOWN'S WASTEWATER HYDRAULIC MODEL TO DETERMINE IF SUFFICIENT CAPACITY EXISTS IN THE SEWER INFRASTRUCTURE TO SUPPORT THE NEW PROJECT.

RESPONSE: Please see separate document titled "9200 WBHD – Proposed Modified Engineer Comments" for proposed modified conditions.

THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO EXISTING VCP GRAVITY SEWER PIPE.

RESPONSE: Please see separate document titled "9200 WBHD – Proposed Modified Engineer Comments" for proposed modified conditions.

THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO SEWER PUMP STATION E.

RESPONSE: Please see separate document titled "9200 WBHD – Proposed Modified Engineer Comments" for proposed modified conditions.

THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO THE 6" CI SEWER FORCE MAIN FROM PUMP STATION E TO MH # 80.

RESPONSE: Please see separate document titled "9200 WBHD – Proposed Modified Engineer Comments" for proposed modified conditions.

THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO THE TOWN'S MAIN SEWER PUMP STATION.

RESPONSE: Please see separate document titled "9200 WBHD – Proposed Modified Engineer Comments" for proposed modified conditions.

THE DRAINAGE CALCULATIONS SHALL UTILIZE THE NEW FIRM PANEL # 128086C0144M AND FIS TO DETERMINE FFE OF HABITABLE SPACE.

RESPONSE: Please see separate document titled "9200 WBHD – Proposed Modified Engineer Comments" for proposed modified conditions.

CONSTRUCTION BELOW BFE SHALL COMPLY WITH CHAPTER 7 1/2 IN THE CODE OF ORDINANCES.

RESPONSE: Please see separate document titled "9200 WBHD – Proposed Modified Engineer Comments" for proposed modified conditions.

A NONCONVERSION AGREEMENT MAY BE REQUIRED FOR SPACE BELOW BFE.

RESPONSE: Please see separate document titled "9200 WBHD – Proposed Modified Engineer Comments" for proposed modified conditions.

Kimley»Horn

October 26, 2026

Town of Bay Harbor Islands

RE: ***9200 W Bay Harbor Drive***

To whom it may concern:

Kimley-Horn and Associates is responding to the comments/questions issued on October 7, 2026. The comments/questions listed on the original letter are listed below in italics and followed by the respective responses.

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*

    RESPONSE: Noted. Proposed retaining wall shall be per FDOT Standard Detail 400-010. Please refer to plan sheet C-401 Paving Grading and Drainage for details.

23. *Pg C-600*
    a. *The water and irrigation meter, must be placed within the property line, not in the right of way.*
    b. *Please do no put it exactly on the property line.*
    c. *Is the box concrete, if so please make sure this is calculated from the overall green space.*

    RESPONSE:
    a. Proposed water meters are located within the property boundary
    b. Please refer to Inset A on plan sheet C-601, Water and Sewer Plans, for the water meter setback from the right-of-way line.
    c. Noted.

Please feel free to contact me via telephone at 305-535-7751 or Beatriz.Perasso@kimley-horn.com or Alberto Herrera at 305.535.7742 or alberto.herrera@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Project # SPR26-000022
9200 West Bay Harbor Drive
Town of Bay Harbor Islands, Florida 33154
9 Unit Apartment Building

RESPONSE TO SEWER COMMENTS AND CONDITIONS

The Applicant understands that the Town will soon complete a sewer capacity modeling and engineering review of the Town's sewer system. While the Applicant appreciates the Town's option to move forward prior to the model, the Applicant points out that the Town does not know the impact of already in-process and approved projects with regard to existing capacity. As such, there is an element of unfair treatment of this project by letting those other projects utilize capacity prior to the model.

To fairly analyze the impact of this project, the Applicant respectfully asks that the Town's model evaluate only the net impact of the proposed development when added to all existing development, including all in-process development and all previously approved site development plans, analyzed with the same peak analysis and any safety factor for those other projects. 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 will work with the Town on any necessary corrective measures or improvements, but only for the net impact of the proposed development.

Based on the foregoing, the Applicant proposes revisions to the conditions, as follows:

Project # SPR26-000022
9200 West Bay Harbor Drive
Town of Bay Harbor Islands, Florida 33154
9 Unit Apartment Building

PROPOSED MODIFIED CONDITIONS

[Note: **bold** text below has been added]

1. THE DEVELOPER/OWNER WILL **WORK WITH THE TOWN'S CONSULTANT TO ANALYZE ONLY THE NET IMPACT OF THE PROPOSED DEVELOPMENT USING** ~~PAY TO RUN~~ THE TOWN'S WASTEWATER HYDRAULIC MODEL TO DETERMINE IF SUFFICIENT CAPACITY EXISTS IN THE SEWER INFRASTRUCTURE TO SUPPORT THE NEW PROJECT. **ANY MITIGATION MEASURES IDENTIFIED AS A RESULT OF SUCH ANALYSIS SHALL BE LIMITED TO IMPROVEMENTS REASONABLY NECESSARY TO ADDRESS THE NET IMPACT ATTRIBUTABLE TO THE PROPOSED DEVELOPMENT AND SHALL NOT INCLUDE CORRECTION OF PRE-EXISTING DEFICIENCIES, HISTORICAL CAPACITY CONSTRAINTS, OR IMPACTS ATTRIBUTABLE TO OTHER EXISTING, APPROVED, OR FUTURE DEVELOPMENTS.**

2. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO EXISTING VCP GRAVITY SEWER PIPE **FRONTING THE PROPERTY LIMITS,** DEPENDING ON WHICH MAIN IS USED, **ONLY FOR THE NET IMPACT OF THE PROPOSED DEVELOPMENT. ANY REQUIRED IMPROVEMENTS SHALL BE PROPORTIONATE TO THE NET IMPACT ATTRIBUTABLE TO THE PROPOSED DEVELOPMENT AND SHALL NOT INCLUDE CORRECTION OF EXISTING DEFICIENCIES, HISTORICAL CAPACITY CONSTRAINTS, OR IMPACTS ATTRIBUTABLE TO OTHER EXISTING, APPROVED, OR FUTURE DEVELOPMENTS.**

3. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO SEWER PUMP STATION E **ONLY FOR THE NET IMPACT OF THE PROPOSED DEVELOPMENT. ANY REQUIRED IMPROVEMENTS SHALL BE PROPORTIONATE TO THE NET IMPACT ATTRIBUTABLE TO THE PROPOSED DEVELOPMENT AND SHALL NOT INCLUDE CORRECTION OF EXISTING DEFICIENCIES, HISTORICAL CAPACITY CONSTRAINTS, OR IMPACTS ATTRIBUTABLE TO OTHER EXISTING, APPROVED, OR FUTURE DEVELOPMENTS.**

4. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO THE 6" CI SEWER FORCE MAIN FROM PUMP STATION E TO MH # 80 **ONLY FOR THE NET**

IMPACT OF THE PROPOSED DEVELOPMENT. ANY REQUIRED IMPROVEMENTS SHALL BE PROPORTIONATE TO THE NET IMPACT ATTRIBUTABLE TO THE PROPOSED DEVELOPMENT AND SHALL NOT INCLUDE CORRECTION OF EXISTING DEFICIENCIES, HISTORICAL CAPACITY CONSTRAINTS, OR IMPACTS ATTRIBUTABLE TO OTHER EXISTING, APPROVED, OR FUTURE DEVELOPMENTS.

~~5. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO THE MAIN SEWER PUMP STATION.~~ [NOTE: THIS SEEMS DUPLICATIVE OF NO. 3 ABOVE; if not please clarify]

6. THE DRAINAGE CALCULATIONS SHALL UTILIZE THE NEW FIRM PANEL #128086C01443 AND FIS TO DETERMINE FFE OF HABITABLE SPACE.

7. CONSTRUCTION BELOW BFE SHALL COMPLY WITH CHAPTER 7 1/2 IN THE CODE OF ORDINANCES.

8. A NONCONVERSION AGREEMENT MAY BE REQUIRED FOR SPACE BELOW BFE.

9200 W. BAY HARBOR

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS TYPE	VOLTS	LUMENS	INPUT WATTS	DIMMING	REMARKS
A	LSI	MRS-LED-6L-SIL-RC-UNV-DIM-40-70CRI-XXX-IL	LED	120-277V	3780	39	YES	
C	LSI	OPS-SD-3L-5Q-UNV-40K8-XXX	LED	120-277V	3255	20	YES	
D	LSI	MRB-LED-25L-ACR-A-UNV-DIM-40-XXX	LED	120-277V	1884	30.5	YES	
F	LSI	LAW2-W-2-07L-A-07L-A-840-FA-1-UNV-XXX-S	LED	120-277V	1418	24	YES	
H	LSI	SFR-4-F-10L-840-DFG-S-R-XXX	LED	120-277V	1086	8	YES	
W	LSI	XWS-LED-1L-SIL-FT-UNV-DIM-40-80CRI-XXX	LED	120-277V	1000	10	YES	

CONTACT **STEVE WARD** AT FRM LIGHTING & CONTROLS @ **SWARD@FRMINC.COM OR CALL PH# (561) 926-7372**

FRM LIGHTING & CONTROLS

9200 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

ELAD / 10 - 29 - 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
A-0.06	ZONING & SETBACKS DIAGRAMS
A-0.07	GROUND FLOOR/ ROOF DECK AREA DIAGRAM
A-0.010	CONTEXT PHOTOS
A-1.00	LEVEL 1 GROUND FLOOR PLAN
A-1.01	LEVEL 2 FLOOR PLAN
A-1.02	LEVEL 3 FLOOR PLAN
A-1.03	LEVEL 4 FLOOR PLAN
A-1.04	LEVEL 5 FLOOR PLAN
A-1.05	LEVEL 6 FLOOR PLAN
A-1.06	LEVEL 7 FLOOR PLAN
A-1.07	LEVEL 8 FLOOR PLAN
A-1.09	POOL DECK FLOOR PLAN
A-1.10	ROOF FLOOR PLAN
A-2.01	LONGITUDINAL SECTION
A-2.02	CROSS SECTION
A-3.01	FRONT ELEVATION (NORTH)
A-3.02	REAR ELEVATION (SOUTH)
A-3.03	SIDE ELEVATION (WEST)
A-3.04	SIDE ELEVATION (EAST)
AD-1.00	DEMOLITION PLAN
C- 100	CIVIL COVER SHEET
C- 101	GENERAL NOTES
C- 200	DEMOLITION NOTES
C- 201	DEMOLITION PLAN
C- 301	EROSION CONTROL PLAN
C- 302	EROSION AND SEDIMENT CONTROL NOTES
C- 400	PAVING GRADING AND DRAINAGE PLAN
C- 401	DRAINAGE WELL DETAILS
C- 402	PAVING AND GRADING DETAILS
C- 500	TRAFFIC SIGNAGE AND MARKING PLAN
C- 600	WATER AND SEWER NOTES
C- 601	WATER AND SEWER PLAN
E-1.00	ELECTRICAL SITE PHOTOMETRICS PLAN
E-1.01	SECOND FLOOR PHOTOMETRICS PLAN
E-1.02	THIRD FLOOR PHOTOMETRICS PLAN
E-1.03	FOURTH FLOOR PHOTOMETRICS PLAN
E-1.04	FIFTH FLOOR PHOTOMETRICS PLAN
E-1.05	SIXTH FLOOR PHOTOMETRICS PLAN
E-1.06	SEVENTH FLOOR PHOTOMETRICS PLAN
E-1.07	EIGHTH FLOOR PHOTOMETRICS PLAN
E-1.08	POOL DECK PHOTOMETRICS PLAN
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

2

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

SEAL

© Garcia Stromberg

REV	DESCRIPTION	DATE:
2	DRC Commnets 2	10.29.2026

garcia stromberg

2365 Vista Parkway, Suite 16
West Palm Beach, FL 33411
TEL: 561.478.5855
Corporate License # AA26003202

Peter T. Stromberg, RA, NCARB
President
#0009893

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
#0007769

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
COVER

DRC SUBMISSION - 10-29-2026

PROJECT NUMBER: Project Number

SHEET NUMBER:
- CV

PRINT DATE:
10/29/2026 3:30:13 PM

ELAD GROUP
El-Ad National Properties, LLC.
150 E. Palmetto Park Road
Suite 400, Boca Raton, Fl

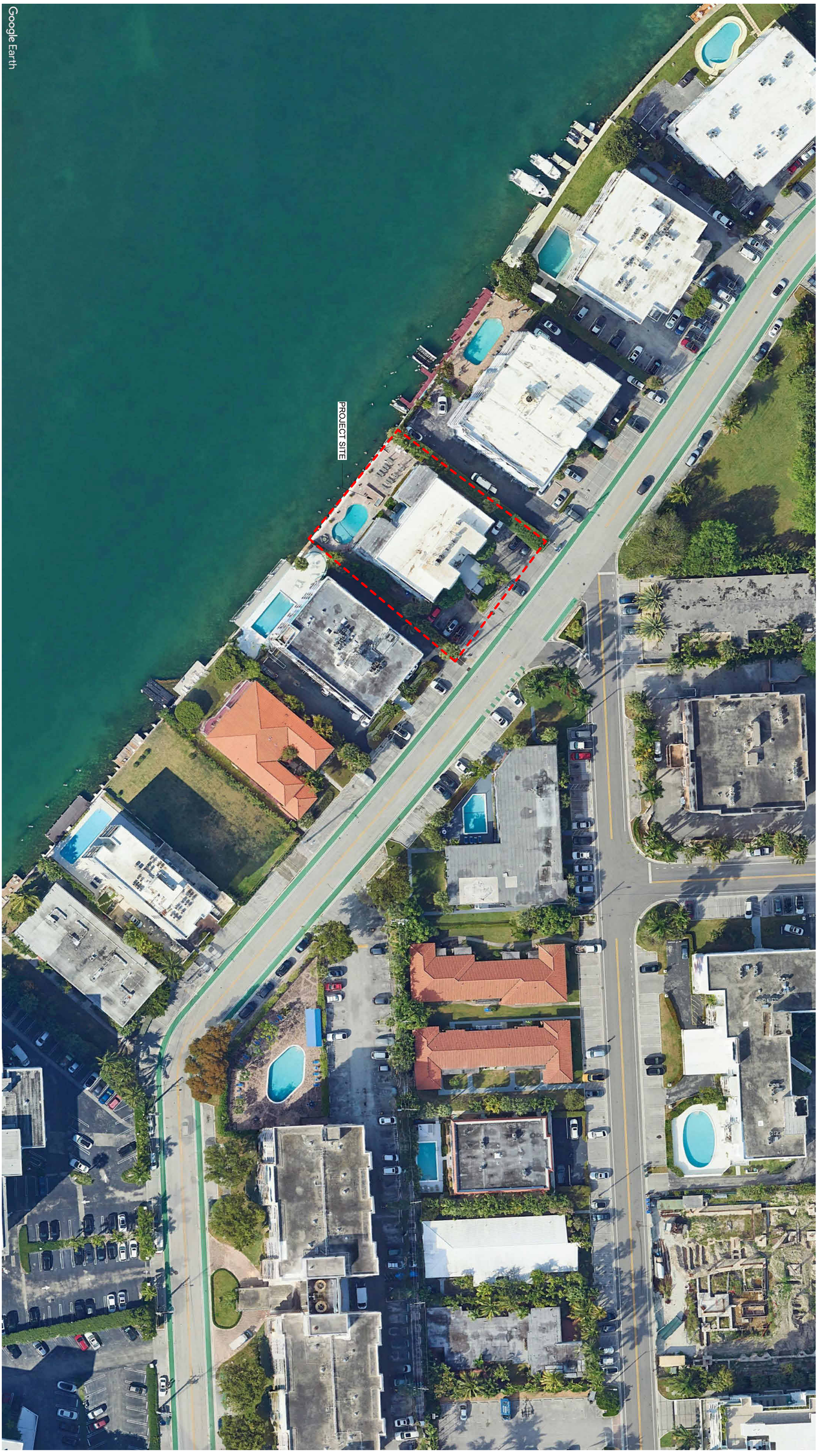
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW
Graham Penn
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300, Miami, FL 33131
GPenn@brzoninglaw.com
www.brzoninglaw.com
O: (305) 377 6229 | F: (305) 377 6222

garcia stromberg
garciastromberg
2365 Vista Parkway, Suite 16
West Palm Beach, Florida 33411
(561) 478-5855 / info@garciastromberg.com

landscape DESIGN workshop
Planning - Landscape Architecture
One Park Place
621 NW 53rd Street, Suite 125
Boca Raton, Florida 33487
(954) 772-0724 / info@landscapedesignworksop.com

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
Kimley-Horn
2 Alhambra Plaza, Suite 500, Coral Gables, FL 33134
Alberto Herrera, P.E., LEED AP
Vice President
Kimley-Horn |Direct: (305) 535-7742 | Mobile: (305) 283-4065

9200 WEST BAY HARBOR DRIVE / AERIAL VIEW FROM GOOGLE EARTH



DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-0.01

PRINT DATE:
10/29/2026 3:30:14 PM

DRAWING NAME

AERIAL VIEW

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007799

2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEA
L

© Garcia Stromberg

REV	DESCRIPTION	DATE:

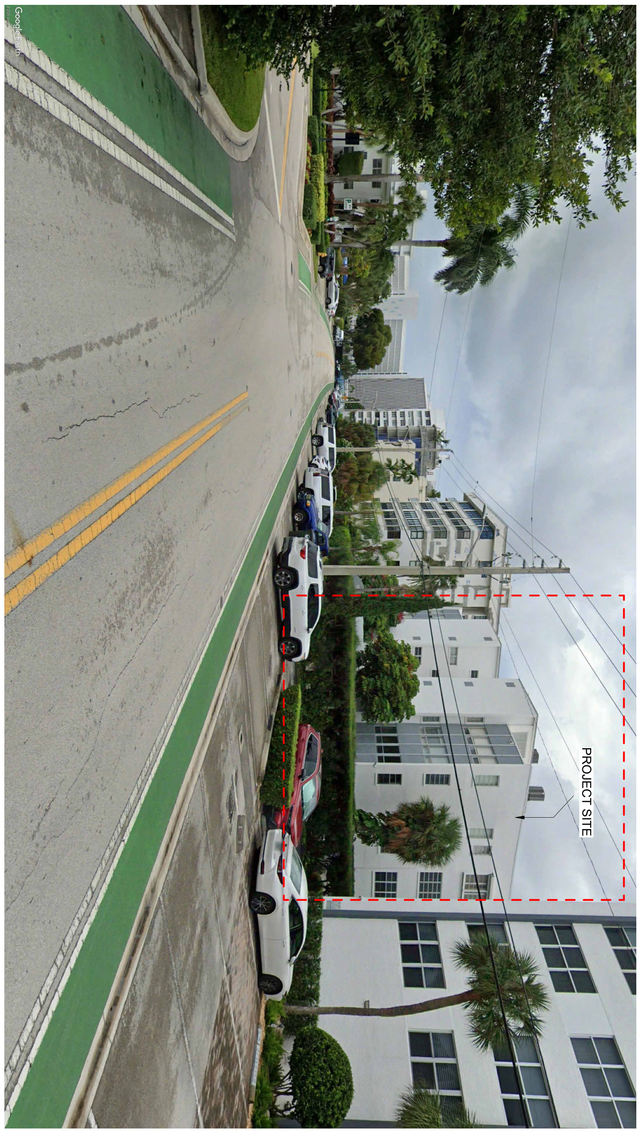
9200 WEST BAY HARBOR DRIVE / EXISITING SITE VIEW FROM WEST BAY HARBOR DRIVE



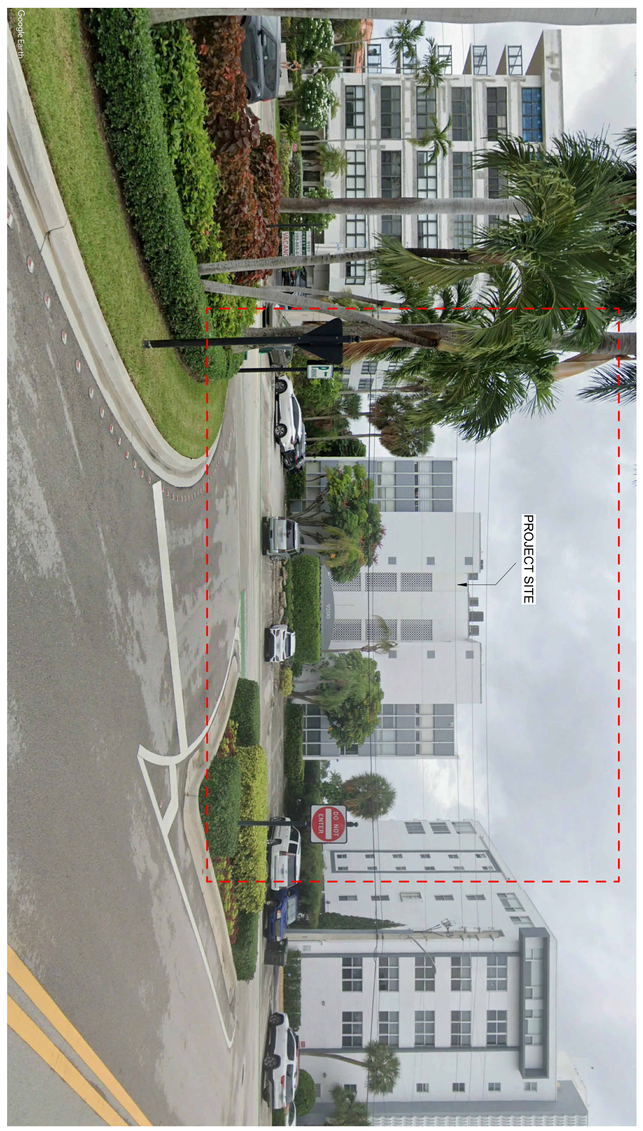
9200 WEST BAY HARBOR DRIVE / EXISTING SITE VIEW FROM WEST BAY HARBOR DRIVE



9200 WEST BAY HARBOR DRIVE / EXISTING STREET VIEW LOOKING NORTH



9200 WEST BAY HARBOR DRIVE / EXISTING SITE VIEW FROM 92ND ST



DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-0.02

PRINT DATE:
10/29/2026 3:30:16 PM

DRAWING NAME

CONTEXT PHOTOS

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007799

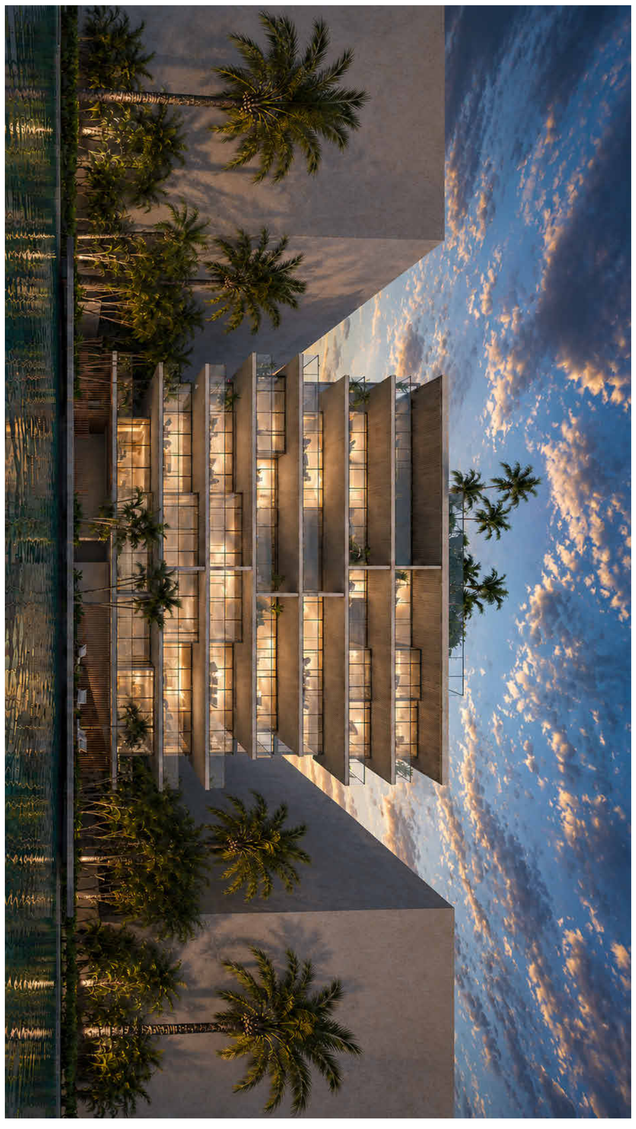
2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

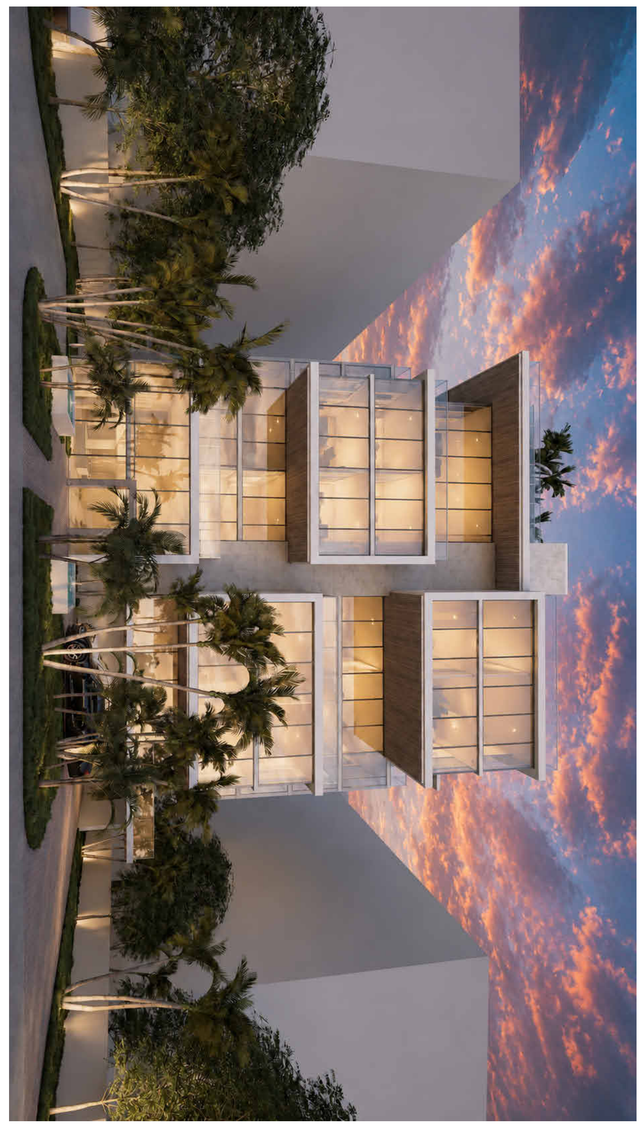
SEA
L

© Garcia Stromberg

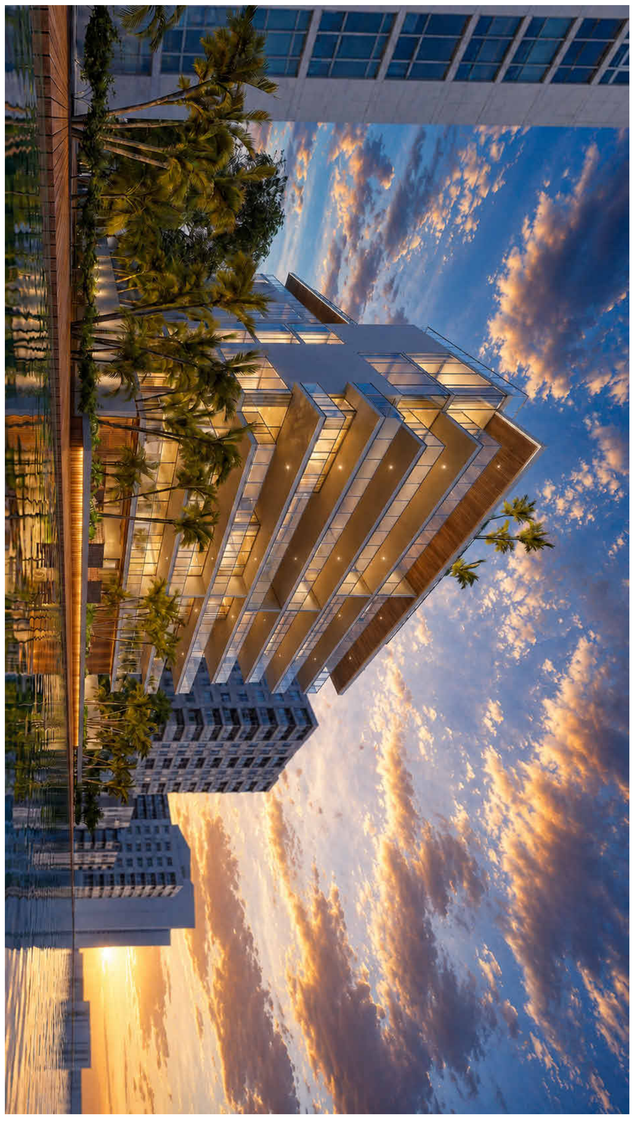
REV	DESCRIPTION	DATE:



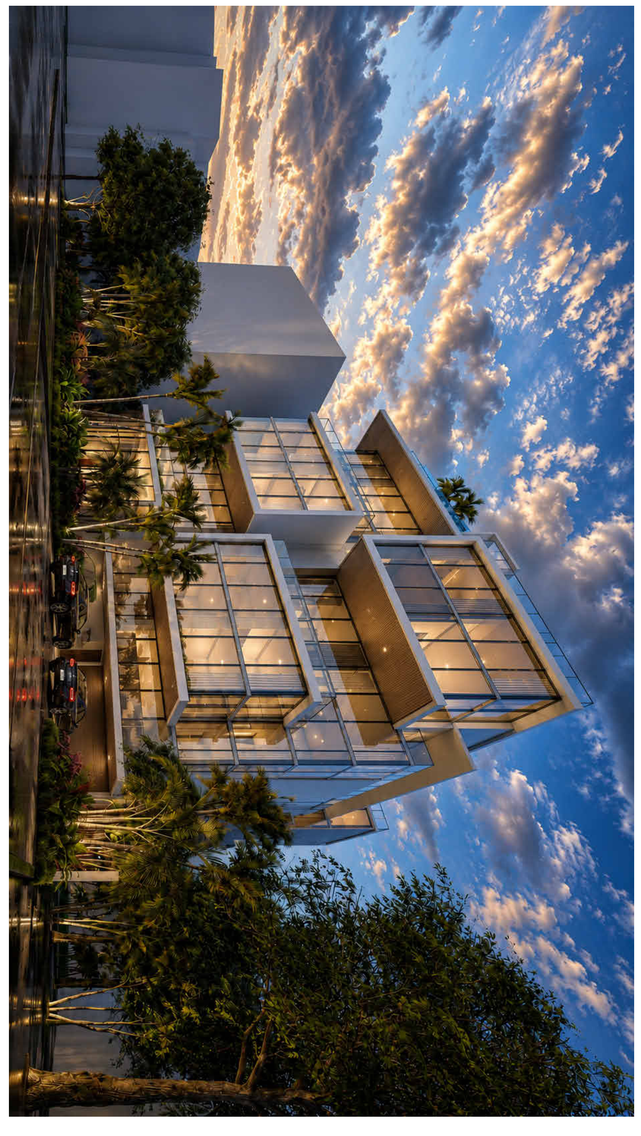
INDIAN CREEK LAKE - CONCEPT VIEW



WEST BAY HARBOR DRIVE - CONCEPT VIEW



INDIAN CREEK LAKE - CONCEPT VIEW



WEST BAY HARBOR DRIVE - CONCEPT VIEW

DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-0.03

PRINT DATE:
10/29/2026 3:30:16 PM

DRAWING NAME

RENDERING VIEWS

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007799

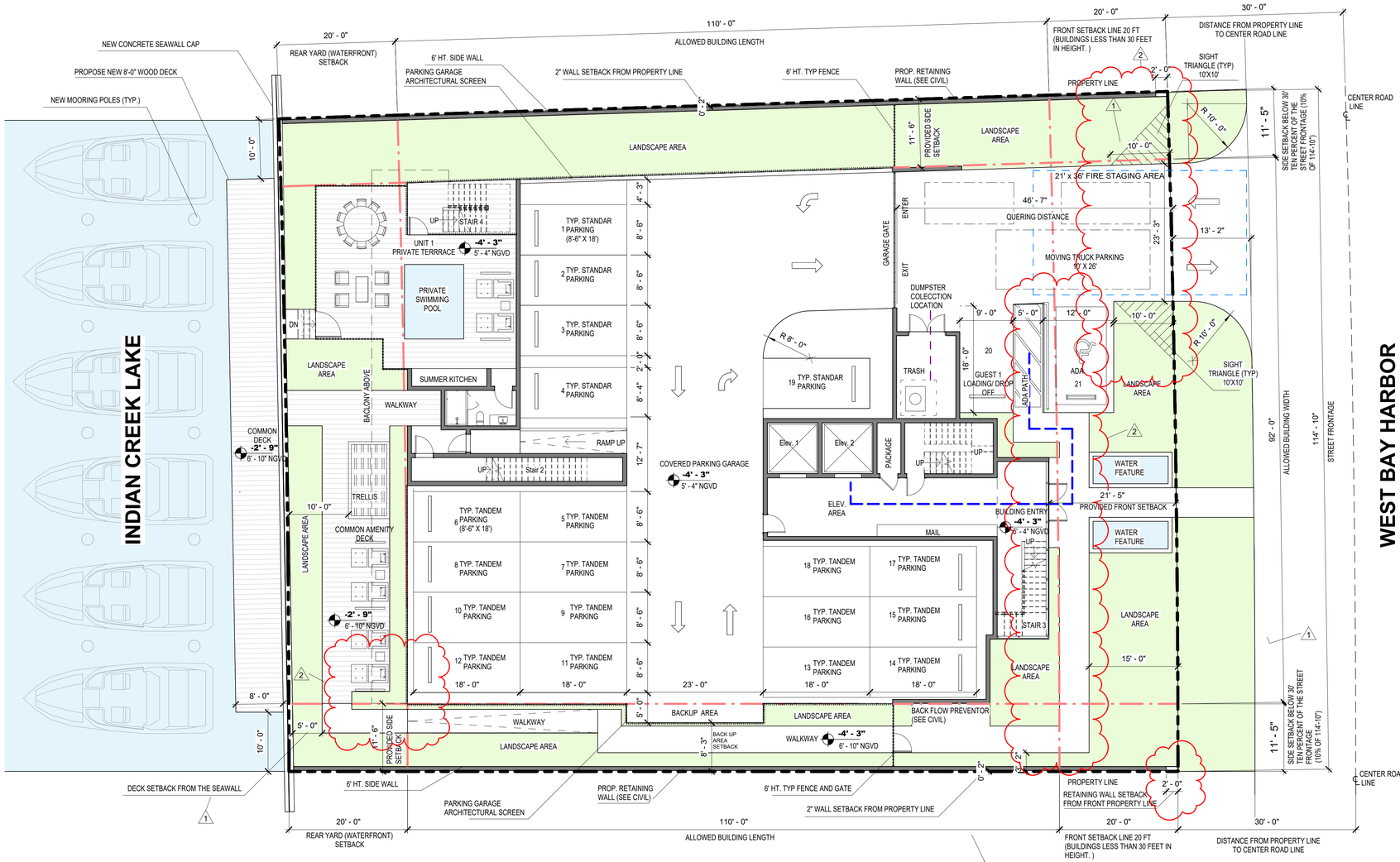
2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEA
L

© Garcia Stromberg

REV	DESCRIPTION	DATE:



SITE PLAN PLAN

1 / A-0.04

1" = 10'-0"



LOCATION MAP





PROJECT DATA		
PROJECT SCOPE	DEVELOPMENT OF PROPERTY WITH A NEW MULTI-FAMILY/RESIDENTIAL CONDOMINIUM	
DESIGN CRITERIA (APPLICABLE CODES)	FLORIDA BUILDING CODE 2023 8TH EDITION	
	FLORIDA FIRE PREVENTION CODE	
	THE TOWN OF BAY HARBOR ISLANDS CODE OF ORDINANCES	
EXISTING SITE CONDITION	SITE CURRENLTY CONTAINS A MULTI-FAMILY/RESIDENTIAL CONDOMINUM	
SITE DATA		
PROJECT ADDRESS	9200 WEST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154	
MUNICIPALITY/JURISDICTION	BAY HARBOR ISLANDS	
CURRENT ZONING DISTRICT	RM-1 MULTI-FAMILY RESIDENTIAL DISTRICT (WATERFRONT LOTS)	
LAND USE DESIGNATION	COMPREHENSIVE PLAN FLUM: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)	
PROPOSED USE	RESIDENTIAL (MULTI-FAMILY)	
SITE AREA	16,825 SF (FROM PROPERTY APPRAISER) / 16,873 (FROM SURVEY)	
	0.386 ACRES	
	PERMITTED	PROPOSED
BUILDING HEIGHT	75'-0"	75'-0"
DENSITY	34 UNITS/ACRE = 13 UNITS	9 UNITS PROPOSED
BUILDING LENGTH	205 FEET MAX (>120 FEET WITH BREEZEWAYS))	110 FEET MAX. PROPOSED
LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 16,873 X 0.20 = 3,374.6 SF MIN	4,040.76 SF = 23.9%
POOL DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 3,650.74 X 0.15 = 547.61 SF MIN	601.30 SF = 16.5%
FLOOD ZONE INFORMATION	FLOOD ZONE AE7	
	BASE FLOOD ELEVATION: 8.55' NGVD DESIGN FLOOD ELEVATION 8.55' + 1' = 9.55' (9'- 6.6" = 9' - 7") NGVD	

SETBACKS / ENCROACHMENT					
FLOOR	FLOOR ELEVATION/ HEIGHT	REQUIRED SETBACK	PROVIDED SETBACK	ELEMENT / LOCATION	ENCROACHMENT

NORTH (FRONT / WEST BAY HARBOR DRIVE)					
GROUND LV	0'-0" (N/A)	20'-0" (<30')	21'-5"	N/A	N/A
2ND LV	9'-8" (6'-0" HEIGHT)	20'-0" (<30')	21'-5"	N/A	N/A
3RD LV	19'-6" (15'-10" HEIGHT)	20'-0" (<30')	20'-8"	N/A	N/A
4TH LV	29'-4" (25'-8" HEIGHT)	20'-0" (<30')	20'-8"	N/A	N/A
5TH LV	39'-2" (35'-6" HEIGHT)	25'-0" (<45')	21'-5"	FLEX SETBACK	3'-7"
6TH LV	49'-0" (45'-4" HEIGHT)	30'-0"(>45')	21'-5"	FLEX SETBACK	8'-7"
7TH LV	58'-10" (55'-2" HEIGHT)	30'-0"(>45')	20'-8"	FLEX SETBACK	9'-4"
8TH LV	68'-8" (65'-0" HEIGHT)	30'-0"(>45')	20'-8"	FLEX SETBACK	9'-4"
ROOF LV	78'-8" (75'-0" HEIGHT)	30'-0"(>45')	20'-8"	FLEX SETBACK	9'-4"

SOUTH (REAR / WATERWAY)					
GROUND LV	0'-0" (N/A)	20'-0"	20'-0"	N/A	N/A
2ND LV	9'-8" (6'-0" HEIGHT)	20'-0"	26'-4"	BALCONY	6'-0"
3RD LV	19'-6" (15'-10" HEIGHT)	20'-0"	26'-4"	BALCONY	6'-0"
4TH LV	29'-4" (25'-8" HEIGHT)	20'-0"	26'-4"	BALCONY	6'-0"
5TH LV	39'-2" (35'-6" HEIGHT)	20'-0"	26'-4"	BALCONY	6'-0"
6TH LV	49'-0" (45'-4" HEIGHT)	20'-0"	26'-4"	BALCONY	6'-0"
7TH LV	58'-10" (55'-2" HEIGHT)	20'-0"	26'-4"	BALCONY	6'-0"
8TH LV	68'-8" (65'-0" HEIGHT)	20'-0"	26'-4"	BALCONY	6'-0"
ROOF LV	78'-8" (75'-0" HEIGHT)	20'-0"	26'-4"	N/A	N/A

WEST (SIDE PROPERTY LINE)					
GROUND LV	0'-0" (N/A)	11'-5"(<30')	11'-6"	N/A	N/A
2ND LV	9'-8" (6'-0" HEIGHT)	11'-5"(<30')	11'-6"	N/A	N/A
3RD LV	19'-6" (15'-10" HEIGHT)	11'-5"(<30')	11'-6"	N/A	N/A
4TH LV	29'-4" (25'-8" HEIGHT)	11'-5"(<30')	11'-6"	N/A	N/A
5TH LV	39'-2" (35'-6" HEIGHT)	13'-1"(>30')	11'-6"	FLEX SETBACK / BALCONY	1'-7" / 2'-0"
6TH LV	49'-0" (45'-4" HEIGHT)	16'-4"(>30')	11'-6"	FLEX SETBACK / BALCONY	4'-10" / 2'-0"
7TH LV	58'-10" (55'-2" HEIGHT)	19'-8"(>30')	11'-6"	FLEX SETBACK	8'-2"
8TH LV	68'-8" (65'-0" HEIGHT)	22'-6"	11'-6"	FLEX SETBACK	11'-0"
ROOF LV	78'-8" (75'-0" HEIGHT)	22'-6"	11'-6"	FLEX SETBACK	11'-0"

EAST (SIDE PROPERTY LINE)					
GROUND LV	0'-0" (N/A)	11'-5"(<30')	11'-6"	N/A	N/A
2ND LV	9'-8" (6'-0" HEIGHT)	11'-5"(<30')	11'-6"	BALCONY	2'-0"
3RD LV	19'-6" (15'-10" HEIGHT)	11'-5"(<30')	11'-6"	BALCONY	2'-0"
4TH LV	29'-4" (25'-8" HEIGHT)	11'-5"(<30')	11'-6"	BALCONY	2'-0"
5TH LV	39'-2" (35'-6" HEIGHT)	13'-1"(>30')	11'-6"	FLEX SETBACK	1'-7"
6TH LV	49'-0" (45'-4" HEIGHT)	16'-4"(>30')	11'-6"	FLEX SETBACK	4'-10"
7TH LV	58'-10" (55'-2" HEIGHT)	19'-8"(>30')	11'-6"	FLEX SETBACK / BALCONY	8'-2" / 2'-0"
8TH LV	68'-8" (65'-0" HEIGHT)	22'-6"	11'-6"	FLEX SETBACK / BALCONY	11'-0" / 2'-0"
ROOF LV	78'-8" (75'-0" HEIGHT)	22'-6"	11'-6"	FLEX SETBACK	11'-0"

AREAS													
FLOOR	GROOS AREA*	UNIT COUNT	TOTAL SELLABLE	UNIT A 5 BR + DEN 5.5 BA	UNIT B 3 BR + DEN 4.5 BA	UNIT C 3 BR + DEN 4.5 BA	UNIT D 5 BR + DEN 6.5 BA	UNIT E 5 BR + DEN 6.5 BA	UNIT F 6 BR + DEN 7.5 BA	AMENITIES	AMENITIES AREA	PARKING AREA	CIRCULATION AND BOH
9	ROOFTOP POOL - NO ENCLOSED USABLE AREAS								6,309 SQFT	-	-	-	976 SQFT
8	7,285 SQFT	1	6,309 SQFT	-	-	-	-	5,413 SQFT	-	GYM	896 SQFT	-	976 SQFT
7	7,285 SQFT	1	5,413 SQFT	-	-	-	5,517 SQFT	-	-	STORAGE	662 SQFT	-	976 SQFT
6	7,155 SQFT	1	5,517 SQFT	-	-	-	5,517 SQFT	-	-	CLUB HOUSE	1,420 SQFT	-	976 SQFT
5	7,913 SQFT	1	5,517 SQFT	-	-	-	-	-	-	-	-	-	719 SQFT
4	7,968 SQFT	2	7,247 SQFT	-	3,446 SQFT	3,801 SQFT	-	-	-	-	-	-	719 SQFT
3	7,968 SQFT	2	7,247 SQFT	-	3,446 SQFT	3,801 SQFT	-	-	-	-	-	-	1,700 SQFT
2	7,669 SQFT	1	5,243 SQFT	5,243 SQFT	-	-	-	-	-	LOBBY	726 SQFT	-	705 SQFT
1	8,116 SQFT	PARKING LEVEL	263 SQFT	263 SQFT						BLDG. ENTRY	784 SQFT	6,384 SQFT	7,747 SQFT
TOTAL	61,355 SQFT	9 UNITS	42,756 SQFT	1 UNIT A	2 UNITS B	2 UNITS C	2 UNITS D	1 UNIT E	1 UNIT F		4,468 SQFT	6,384 SQFT	

*ENCLOSED AREA - EXCLUDES BALCONIES + TERRACES

PARKING REQUIREMENTS								
PARKING REQUIRED				PARKING PROVIDED				
	UNITS	PARKING RATE	TOTAL REQUIRED	STANDARD PARKING	TANDEM PARKING	GUEST PARKING	ADA	TOTAL PROVIDED
RESIDENTIAL MULTIFAMILY (SEC. 23-24 (c)(3))	9 UNITS	2 PER UNIT + 1 VISITOR SPACE	19 SPACES	5 SPACES	14 SPACES	1 SPACE	1 SPACE	21 SPACES
PARKING BREAKDOWN (ALL PARKING LOCATED AT THE GROUND LEVEL)								
RESIDENTIAL PARKING SPACES: 5 STANDAR PARKING SPACES / 14 STANDARD PARKING SPACES IN TANDEM CONFIGURATIONS VISITOR PARKING : 1 STANDARD SPACE ACCESSIBLE PARKING: 1 ACCESSIBLE SPACE PROVIDED (2% REQUIRED TO BE ACESSIBLE PER FHA)								

NOTE

THE FOLLOWING ITEMS WILL BE REQUIRE A SEPARATE PERMIT PRIOR TO CONSTRUCTION:
a. CONSTRUCTION FENCE
b. WINDOWS / DOORS
c. FENCE AND WALL
d. MECHANICAL EQUIPMENT
e. GENERATOR
f. POOL
g. DRIVEWAY
h. WALL
i. LANDSCAPE PLAN
j. IRRIGATION PLAN
k. TRELLIS

NOTE

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.

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:
1	DRC Comments 1	09.24.2026
2	DRC Commnets 2	10.29.2026

SEAL

© Garcia Stromberg

garciastromberg
2385 Vista Parkway, Suite 16
West Palm Beach, FL 33411
TEL: 561.478.6656
Corporate License # AA26003202
Peter T. Stromberg, RA, NCARB
President
AR0009893
Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

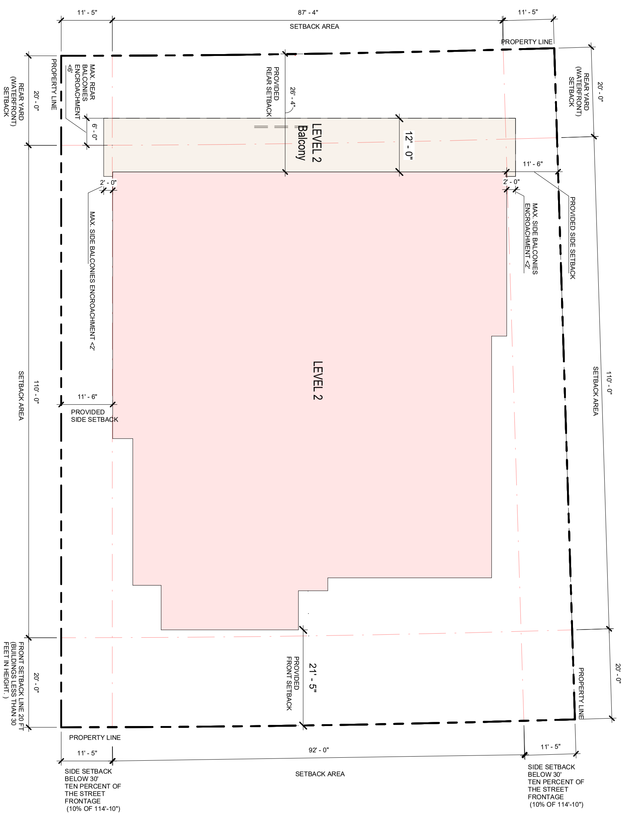
DRAWING NAME
SITE PLAN / PROJECT DATA

DRC SUBMISSION - 10-29-2026

PROJECT NUMBER Project Number

SHEET NUMBER
A-0.04

PRINT DATE:
10/26/2026 3:30:23 PM

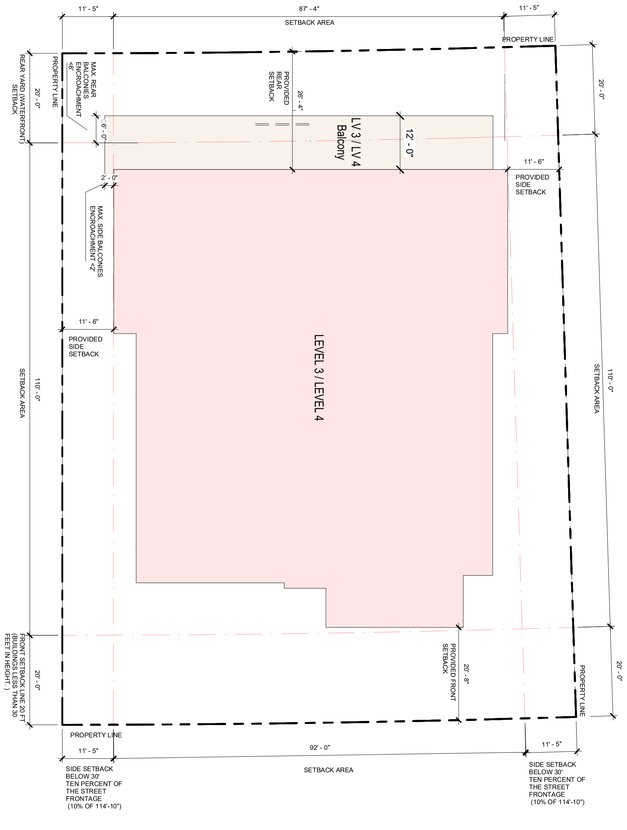


FLEX SETBACKS DIAGRAM LV 2

1/16" = 1'-0"

2 / A-0.05

N

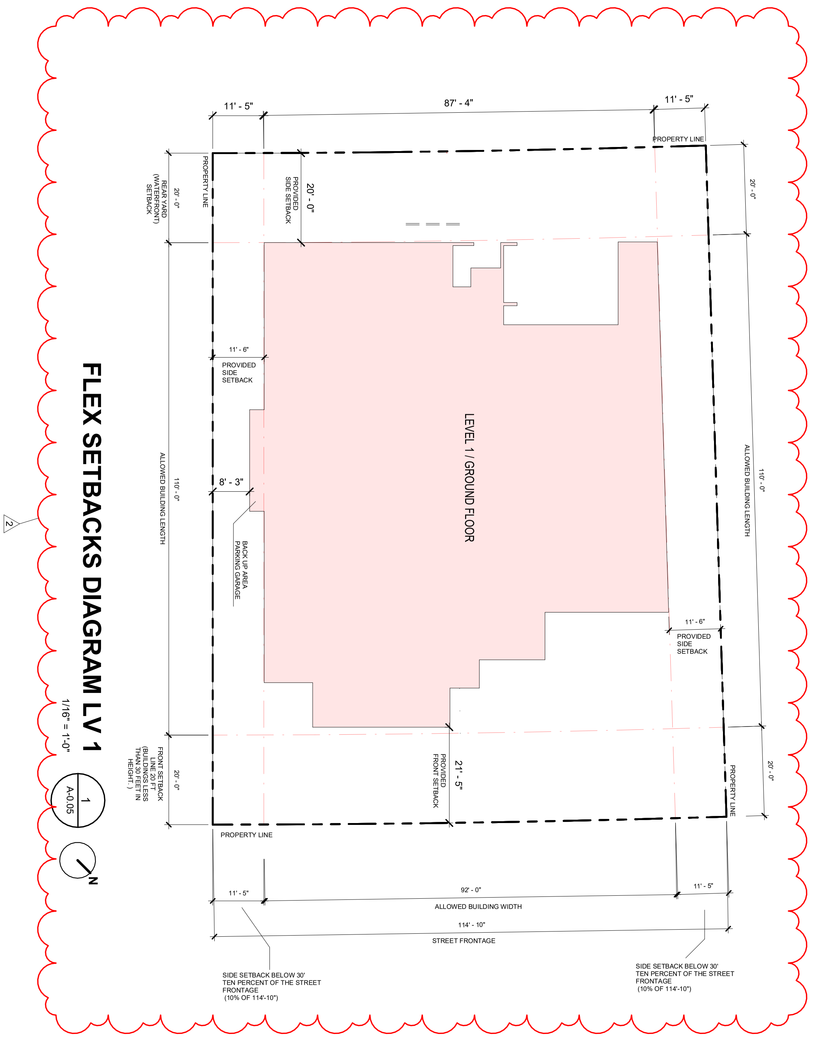


FLEX SETBACKS DIAGRAM LV 3 / LV 4

1/16" = 1'-0"

3 / A-0.05

N



FLEX SETBACKS DIAGRAM LV 1

1/16" = 1'-0"

1 / A-0.05

N

DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-0.05

PRINT DATE:
10/29/2026 3:30:25 PM

DRAWING NAME

ZONING & SETBACKS DIAGRAMS

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007799

2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEAL

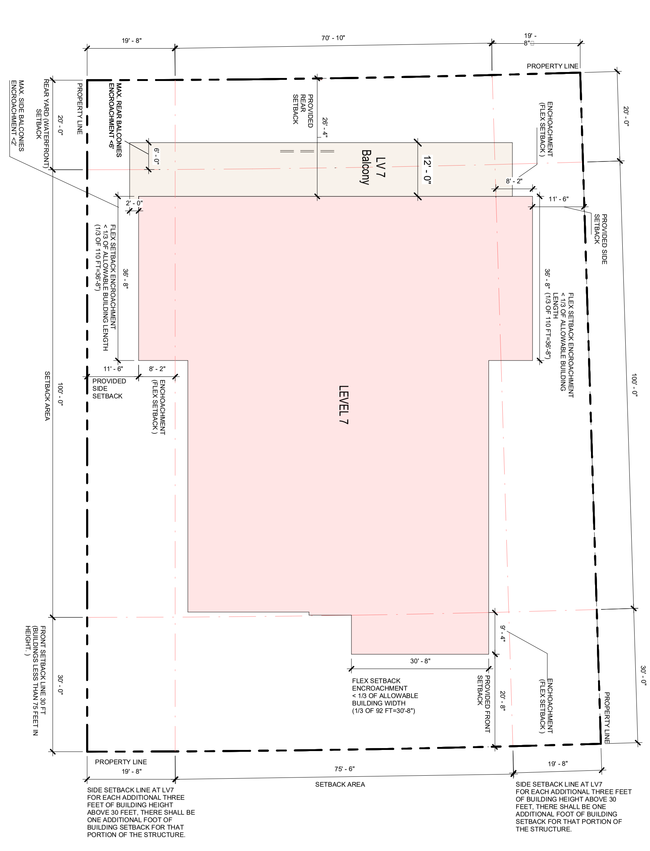
© Garcia Stromberg

REV	DESCRIPTION	DATE:
2	DRC Commnets 2	10.29.2026

FLEX SETBACKS DIAGRAM LV 7

1/16" = 1'-0"

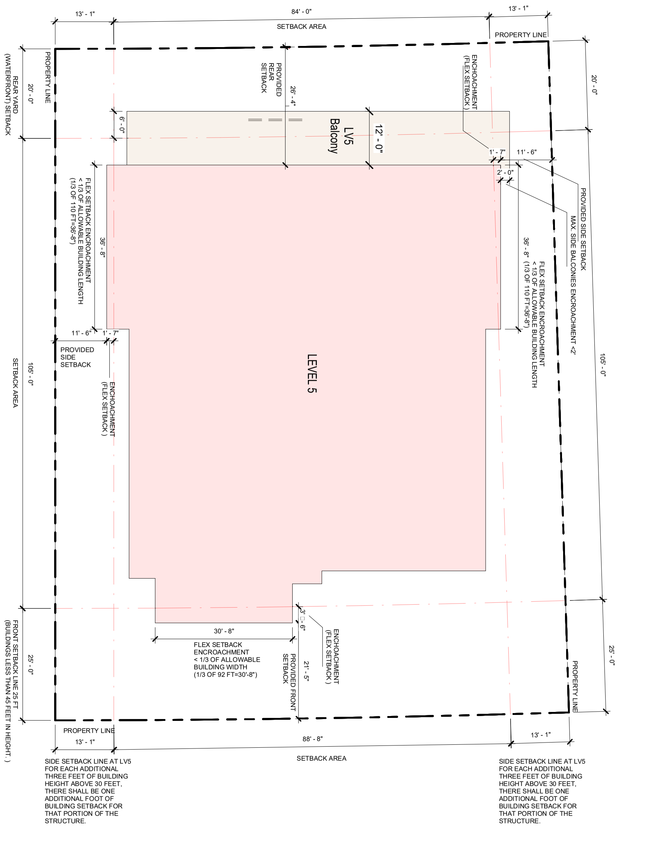
1 / A-0.06



FLEX SETBACKS DIAGRAM LV 5

1/16" = 1'-0"

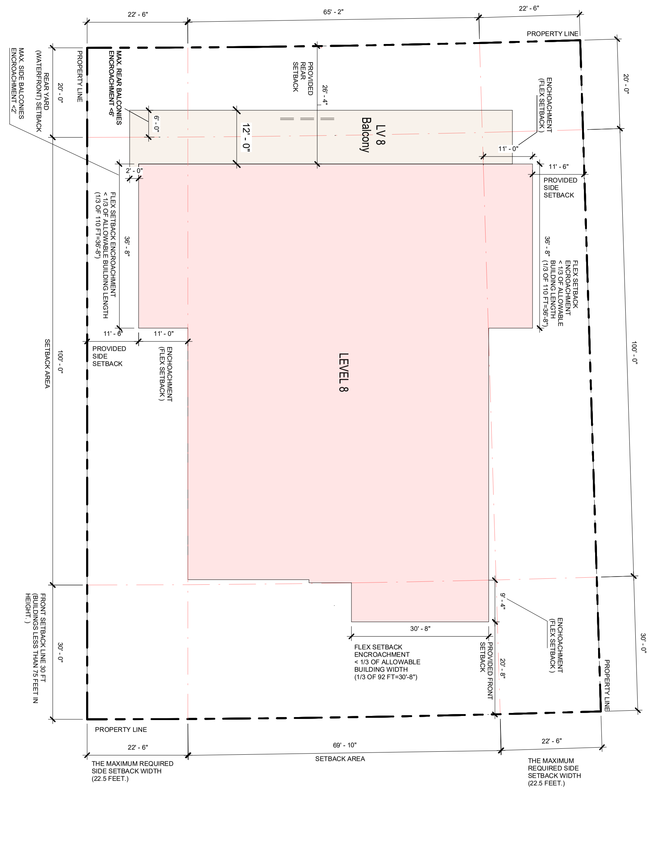
3 / A-0.06



FLEX SETBACKS DIAGRAM LV 8

1/16" = 1'-0"

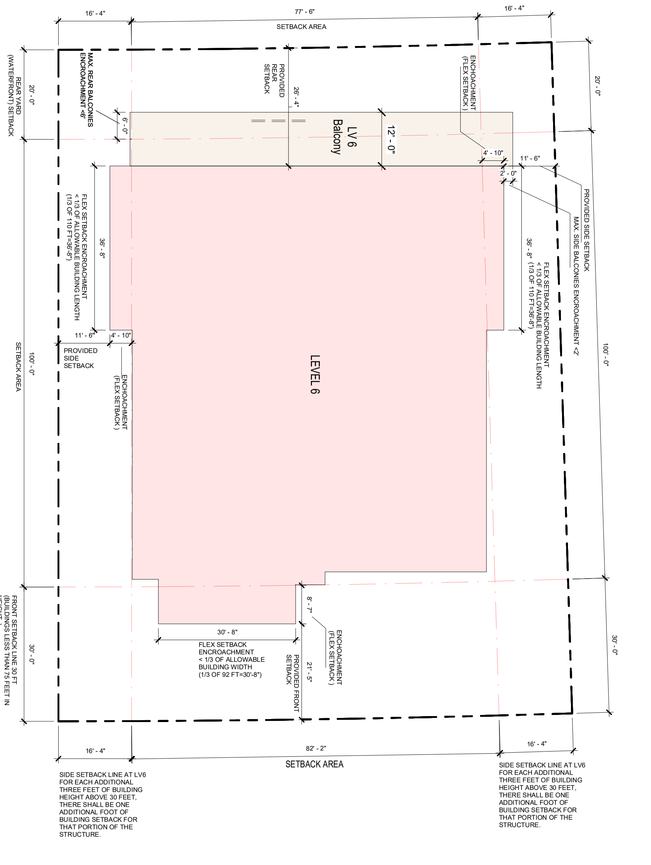
2 / A-0.06



FLEX SETBACKS DIAGRAM LV 6

1/16" = 1'-0"

4 / A-0.06



DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-0.06

PRINT DATE:
10/26/2026 3:30:26 PM

DRAWING NAME

ZONING & SETBACKS DIAGRAMS

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007799

2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEA
L

© Garcia Stromberg

REV	DESCRIPTION	DATE:

GROUND FLOOR DIAGRAM

1 / A-0.07

3/32" = 1'-0"

LANDSCAPE REQUIREMENTS

20% LOT AREA MIN. 16,873 X 0.20 = 3,374.6 SF MIN	4,040.76 SF = 23.9%

GROUND FLOOR AREA BREAKDOWN

		AREA SQFT	%
01	LANDSCAPE AREA	4040.76 SQFT	23.9
02	WALKAWAYS AREA	1123.16 SQFT	6.7
03	DRIVE WAYS AREA	1495.59 SQFT	8.9
04	WATER FEAUTRES AREA	168.0 SQFT	1.0
05	BUILDING PRINT AREA	8127.46 SQFT	48.2
06	COMMON AMENITY DECK AREA	717.0 SQFT	4.2
07	PRIVATE TERRACE AREA	784.84 SQFT	4.7
08	PRIVATE POOL	125.78 SQFT	0.7
09	SIDE WALLS / SEAWALL	290.89 SQFT	1.7
	TOTAL AREA	16873.48 SQFT	100

2

POOL DECK DIAGRAM

2 / A-0.07

3/32" = 1'-0"

LANDSCAPE REQUIREMENTS

15% LOT AREA MIN. 3,650.74 X 0.15 = 547.61 SF MIN	601.30 SF = 16.5%

POOL DECK AREA BREAKDOWN

		AREA SQFT	%
01	LANDSCAPE AREA	601.30 SQFT	16.5
02	COMMON AMENITY DECK	2034.96 SQFT	55.8
03	POOL	480.00 SQFT	13.1
04	PRIVATE DECK	366.25 SQFT	10.0
05	PRITAVE POOL	168.23 SQFT	4.6
	TOTAL AREA	3650.74 SQFT	100

2

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

SEAL

© Garcia Stromberg

REV	DESCRIPTION	DATE:
2	DRC Commnets 2	10.29.2026

garciastromberg

Jorge H. Garcia, BA, NCARB
Chief Executive Officer
AR0007769

2385 Vista Parkway, Suite 16
West Palm Beach, Fl 33411
TEL: 561.478.5858
Corporate License # AA26003202

Peter T. Stromberg, BA, NCARB
President
AR0059893

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
GROUND FLOOR/ ROOF DECK AREA DIAGRAM

DRC SUBMISSION - 10-29-2026

PROJECT NUMBER: Project Number

SHEET NUMBER:
A-0.07

PRINT DATE:
10/26/2026 3:30:27 PM

GROUND FLOOR

1/8" = 1'-0"

garcia stromberg

3365 Vista Parkway, Suite 16
West Palm Beach, Fl 33411
TEL: 561.478.9898
Corporate License # AA26003202

Jorge H. Garcia, BA, NCARB
Chief Executive Officer
AR0007769

Peter T. Stromberg, BA, NCARB
President
AR0009893

© Garcia Stromberg

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:
2	DRC Commnets 2	10.29.2026

SEAL

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

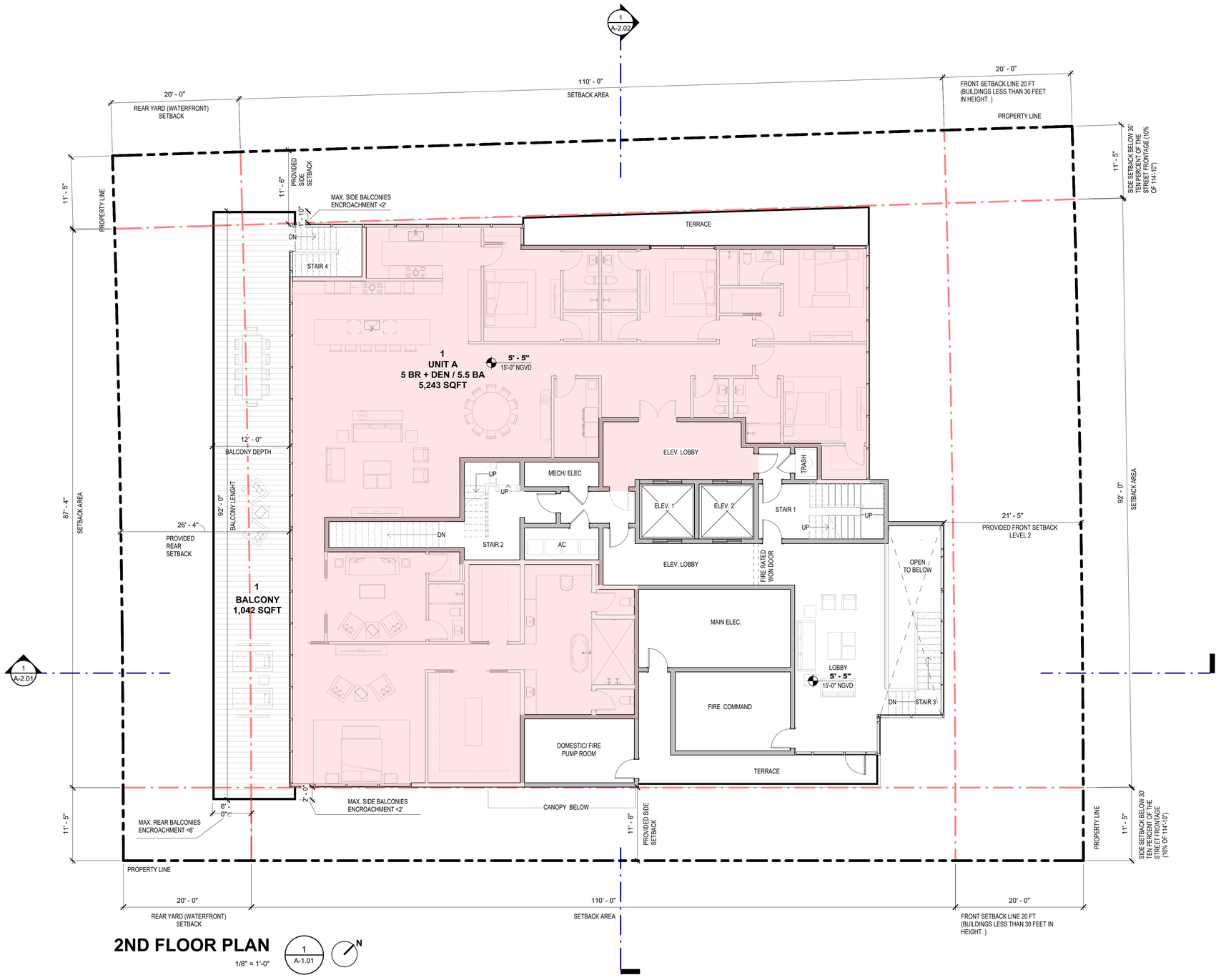
DRAWING NAME
LEVEL 1 GROUND FLOOR PLAN

DRC SUBMISSION - 10-29-2026

PROJECT NUMBER: Project Number

SHEET NUMBER:
A-1.00

PRINT DATE:
10/29/2026 3:30:39 PM



2ND FLOOR PLAN

1/8" = 1'-0"

1
A-1.01

N

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

© Garcia Stromberg

garcia stromberg

Jorge H. Garcia, BA, NCARB
Chief Executive Officer
AR0007769

2385 Vista Parkway, Suite 16
West Palm Beach, Fl 33411
TEL: 561.478.5858
Corporate License # AA26003202

Peter T. Stromberg, BA, NCARB
President
AR0059893

CLIENT

PROJECT

9200 WEST BAY HARBOR DRIVE

DRAWING NAME:

LEVEL 2 FLOOR PLAN

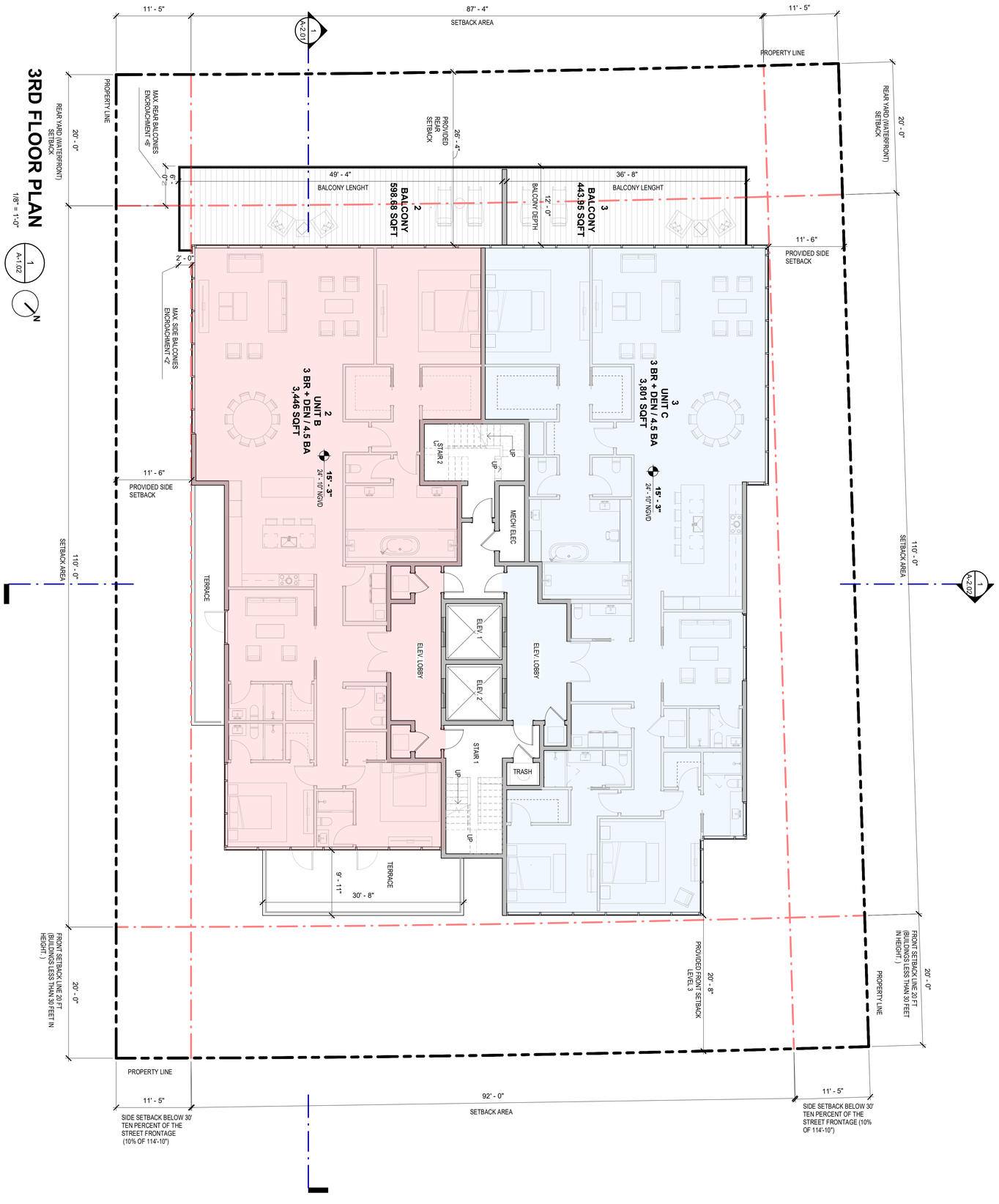
DRC SUBMISSION - 10-29-2026

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-1.01

PRINT DATE:
10/29/2026 3:30:29 PM



DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-1.02

PRINT DATE:
10/26/2026 3:30:31 PM

DRAWING NAME

LEVEL 3 FLOOR PLAN

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

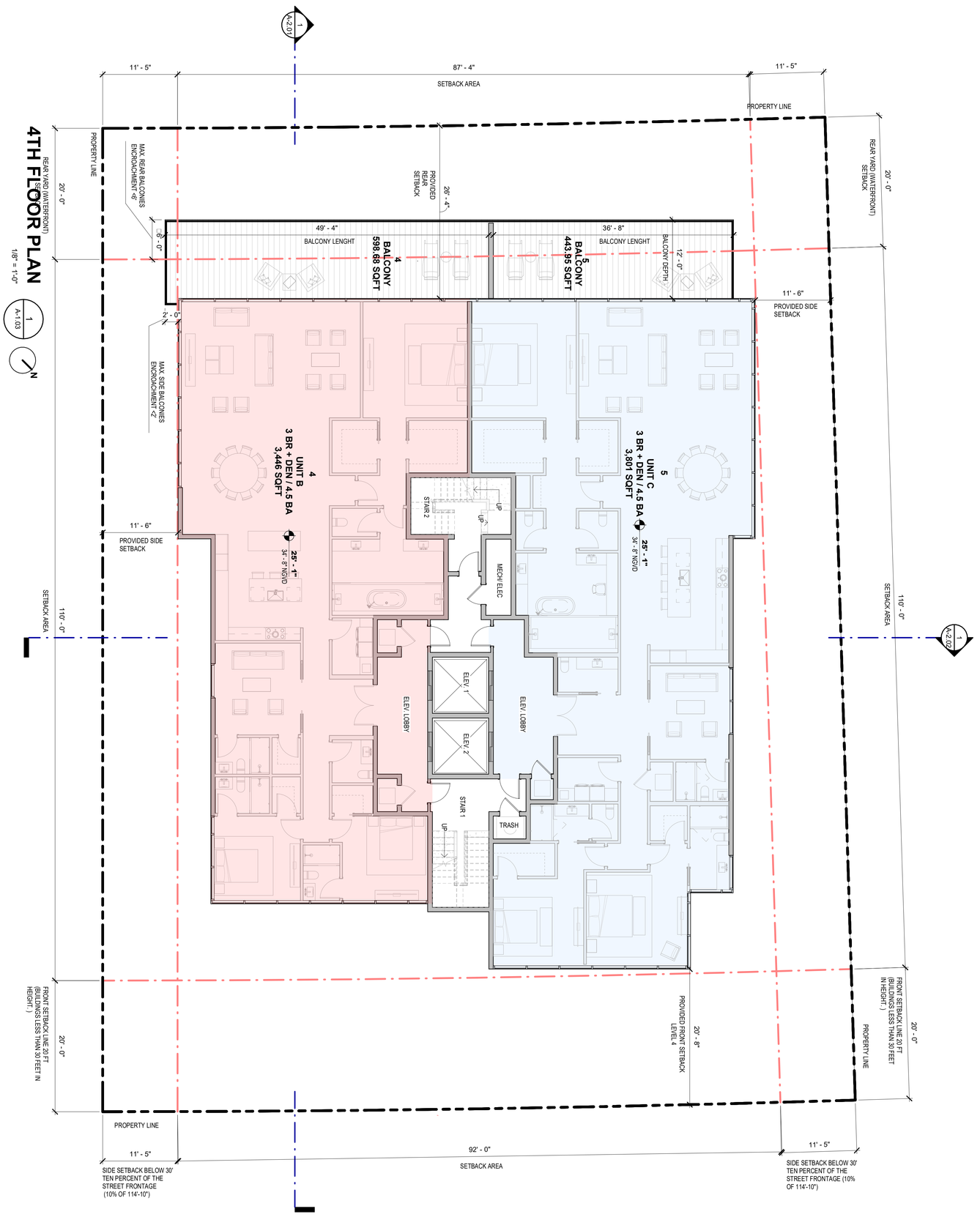
2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEA
L

© Garcia Stromberg

REV	DESCRIPTION	DATE:



DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-1.03

PRINT DATE:
10/26/2026 3:30:33 PM

DRAWING NAME

LEVEL 4 FLOOR PLAN

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

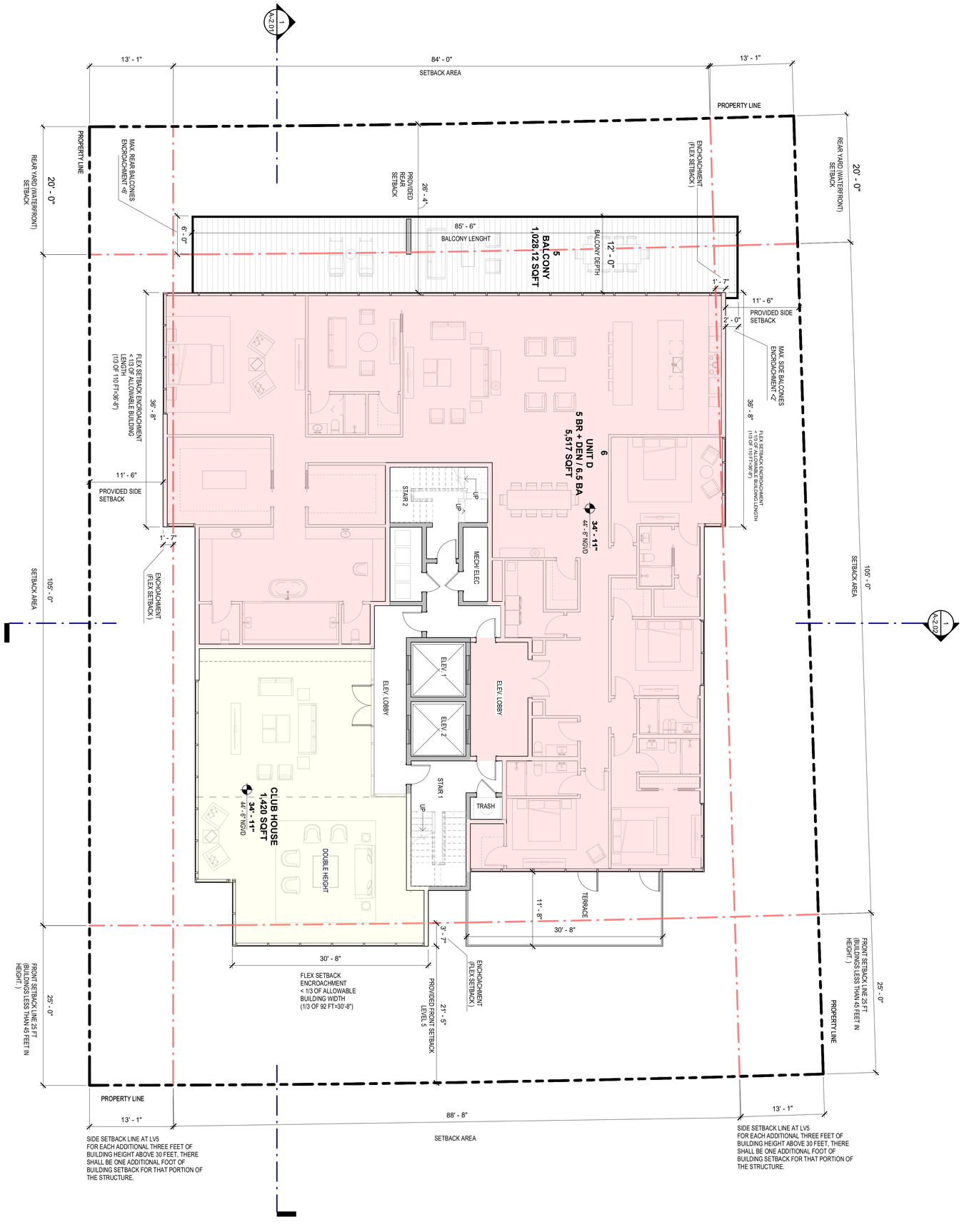
SEAL

REV	DESCRIPTION	DATE:

© Garcia Stromberg

5TH FLOOR PLAN

1/8" = 1'-0"



DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-1.04

PRINT DATE:
10/26/2026 3:30:34 PM

DRAWING NAME

LEVEL 5 FLOOR PLAN

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007759

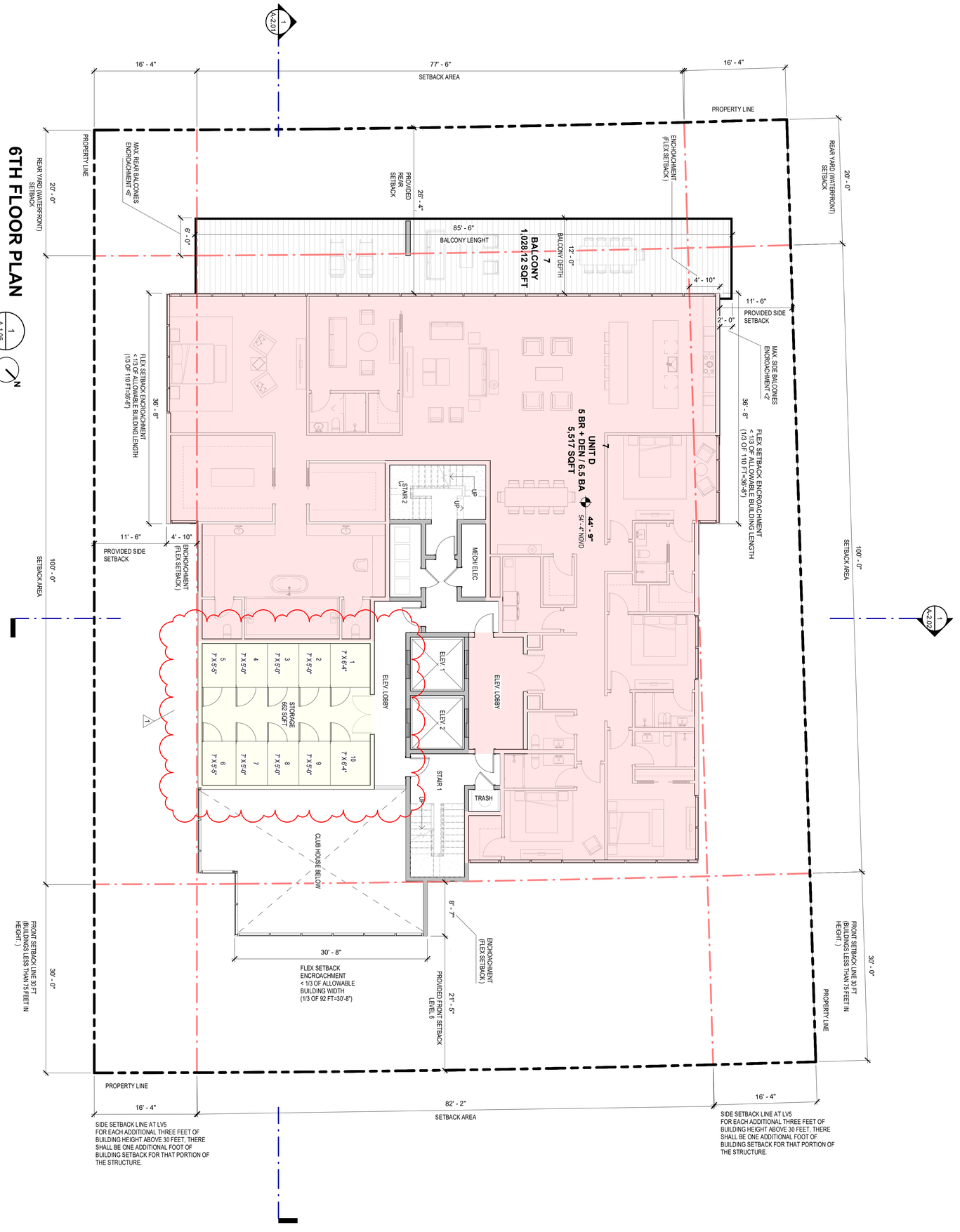
2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEAL

© Garcia Stromberg

REV	DESCRIPTION	DATE:



STORAGE UNIT SCHEDULE
LEVEL 6 (A-1.05)

STRG #	WIDTH	LENGTH	SQFT
1	7'-0"	6'-4"	44.33 SQFT
2	7'-0"	5'-0"	35 SQFT
3	7'-0"	5'-0"	35 SQFT
4	7'-0"	5'-0"	35 SQFT
5	7'-0"	5'-0"	35 SQFT
6	7'-0"	5'-0"	35 SQFT
7	7'-0"	5'-0"	35 SQFT
8	7'-0"	5'-0"	35 SQFT
9	7'-0"	5'-0"	35 SQFT
10	7'-0"	6'-4"	44.33 SQFT

DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-1.05

PRINT DATE:
10/26/2026 3:30:36 PM

DRAWING NAME

LEVEL 6 FLOOR PLAN

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007759

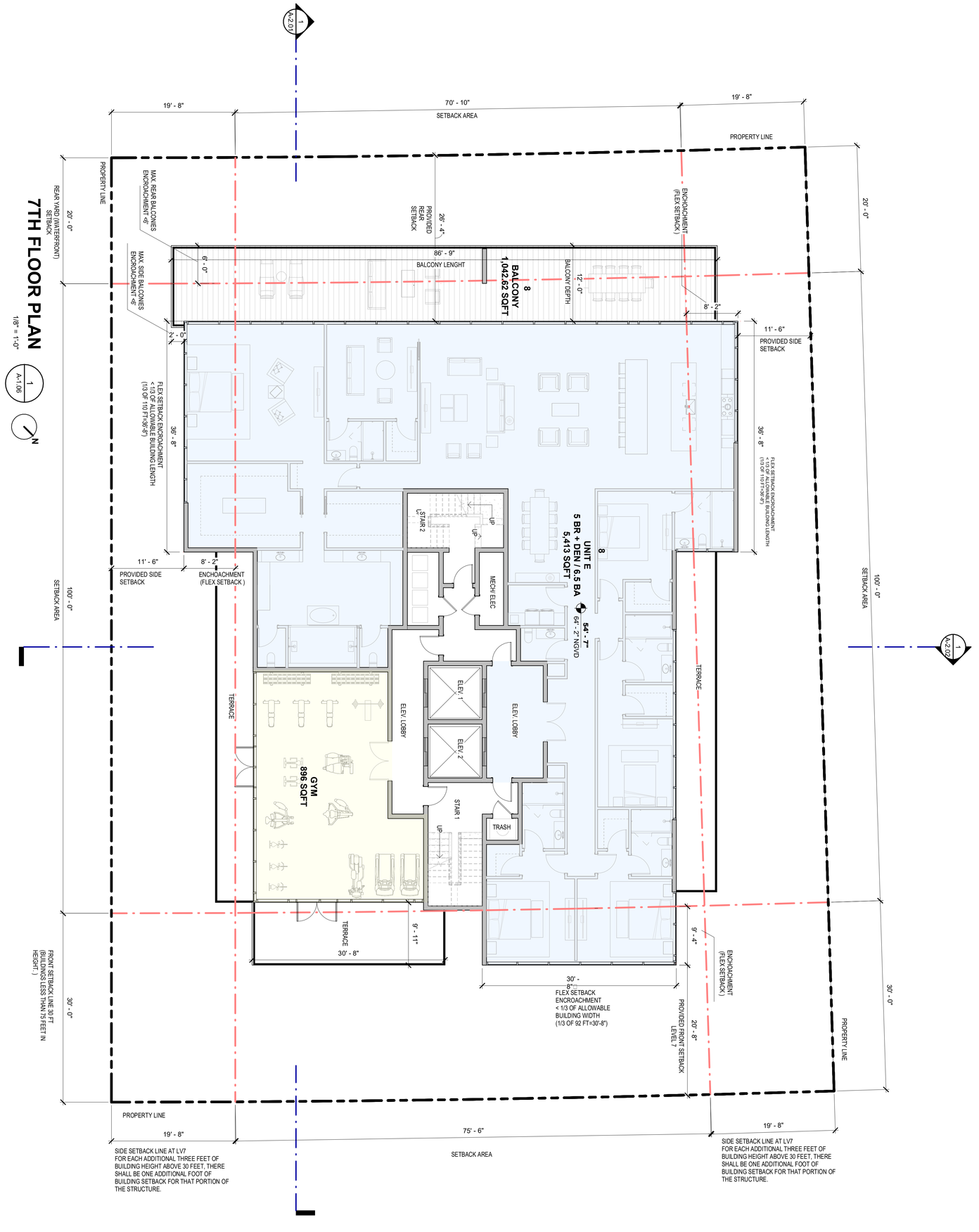
2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEAL

© Garcia Stromberg

REV	DESCRIPTION	DATE:
1	DRC Comments 1	09.24.2026
2	DRC Commnets 2	10.29.2026



DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-1.06

PRINT DATE:
10/26/2026 3:30:37 PM

DRAWING NAME

LEVEL 7 FLOOR PLAN

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007799

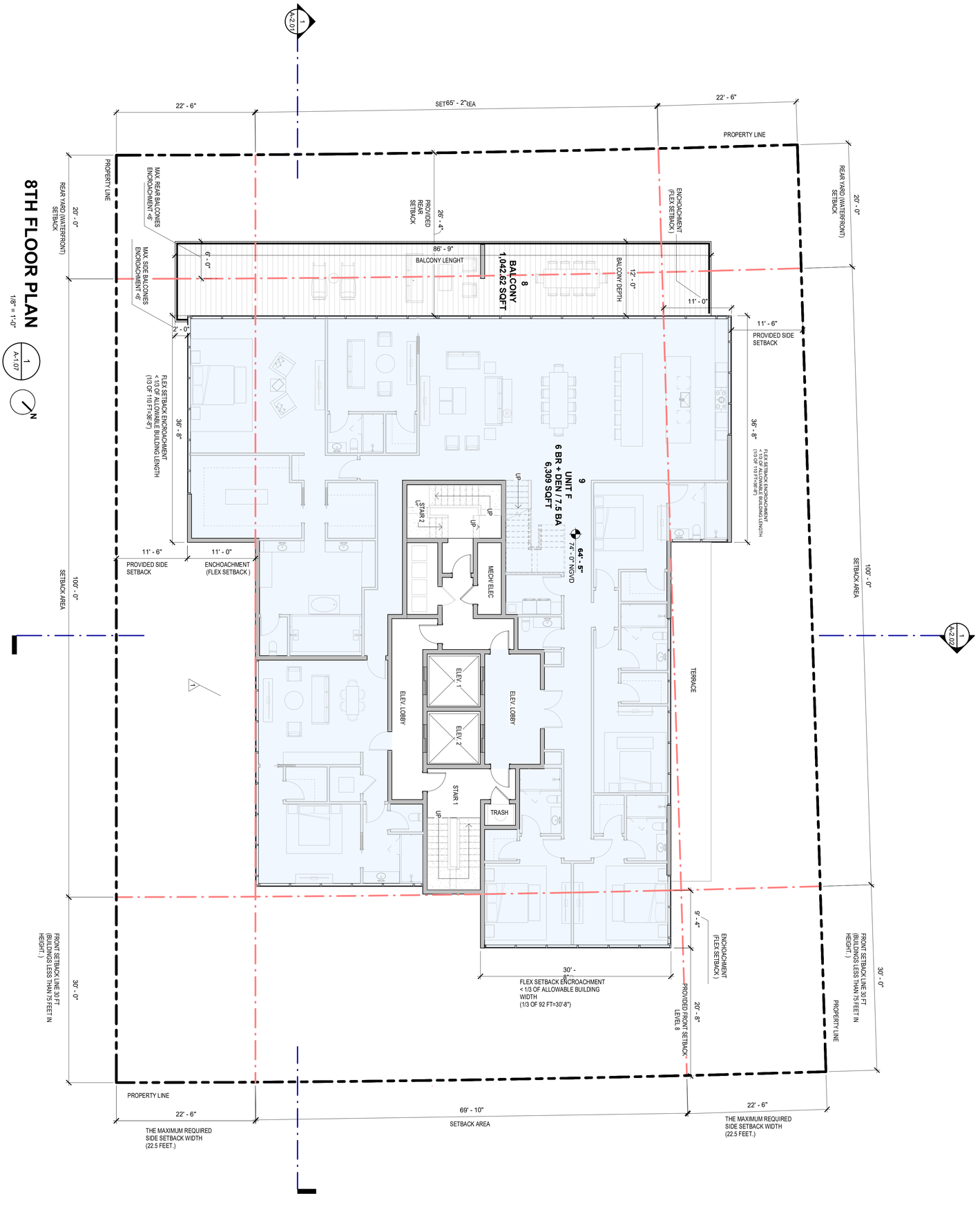
2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEA
L

© Garcia Stromberg

REV	DESCRIPTION	DATE:



DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-1.07

PRINT DATE:
10/26/2026 3:30:38 PM

DRAWING NAME

LEVEL 8 FLOOR PLAN

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007799

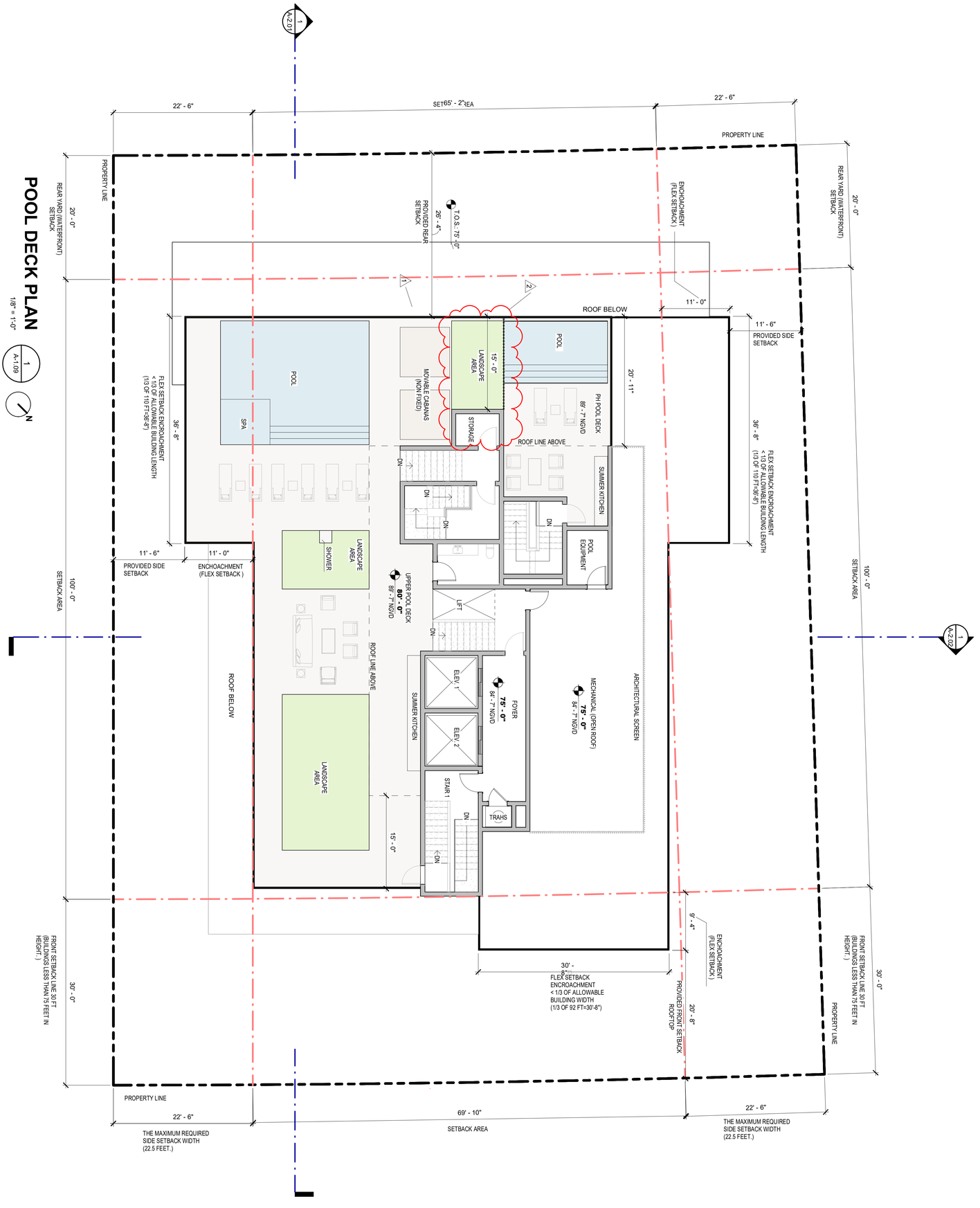
2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEA
L

© Garcia Stromberg

REV	DESCRIPTION	DATE:
1	DRC Comments 1	09.24.2026



DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-1.09

PRINT DATE:
10/26/2026 3:30:40 PM

DRAWING NAME

POOL DECK FLOOR PLAN

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007759

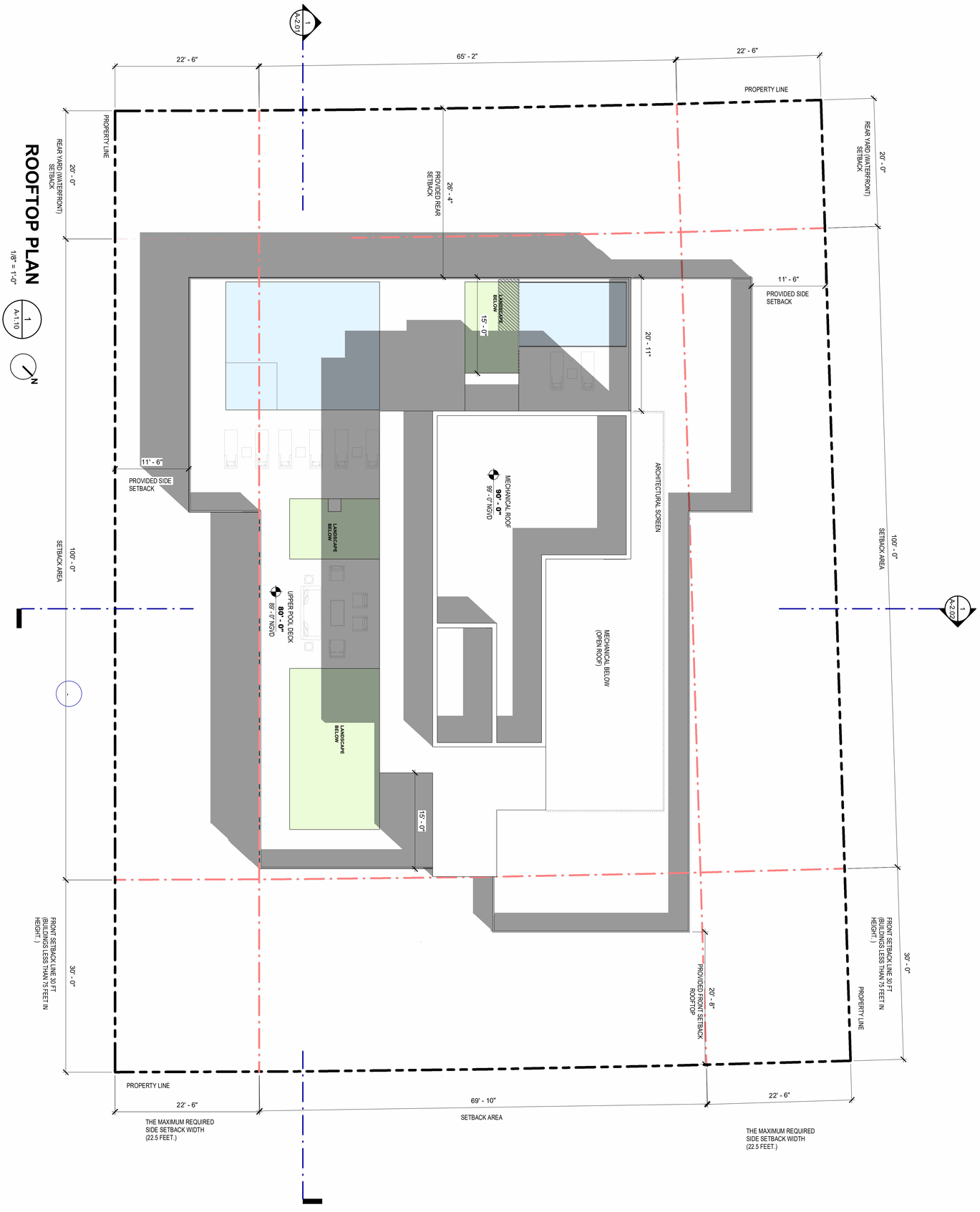
2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEAL

© Garcia Stromberg

REV	DESCRIPTION	DATE:
1	DRC Comments 1	09.24.2026
2	DRC Commnets 2	10.29.2026



DRC SUBMISSION - 10-29-2026

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-1.10

PRINT DATE:
10/29/2026 3:30:45 PM

DRAWING NAME

ROOF FLOOR PLAN

PROJECT

9200 WEST BAY HARBOR DRIVE

CLIENT

garcia stromberg

Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007759

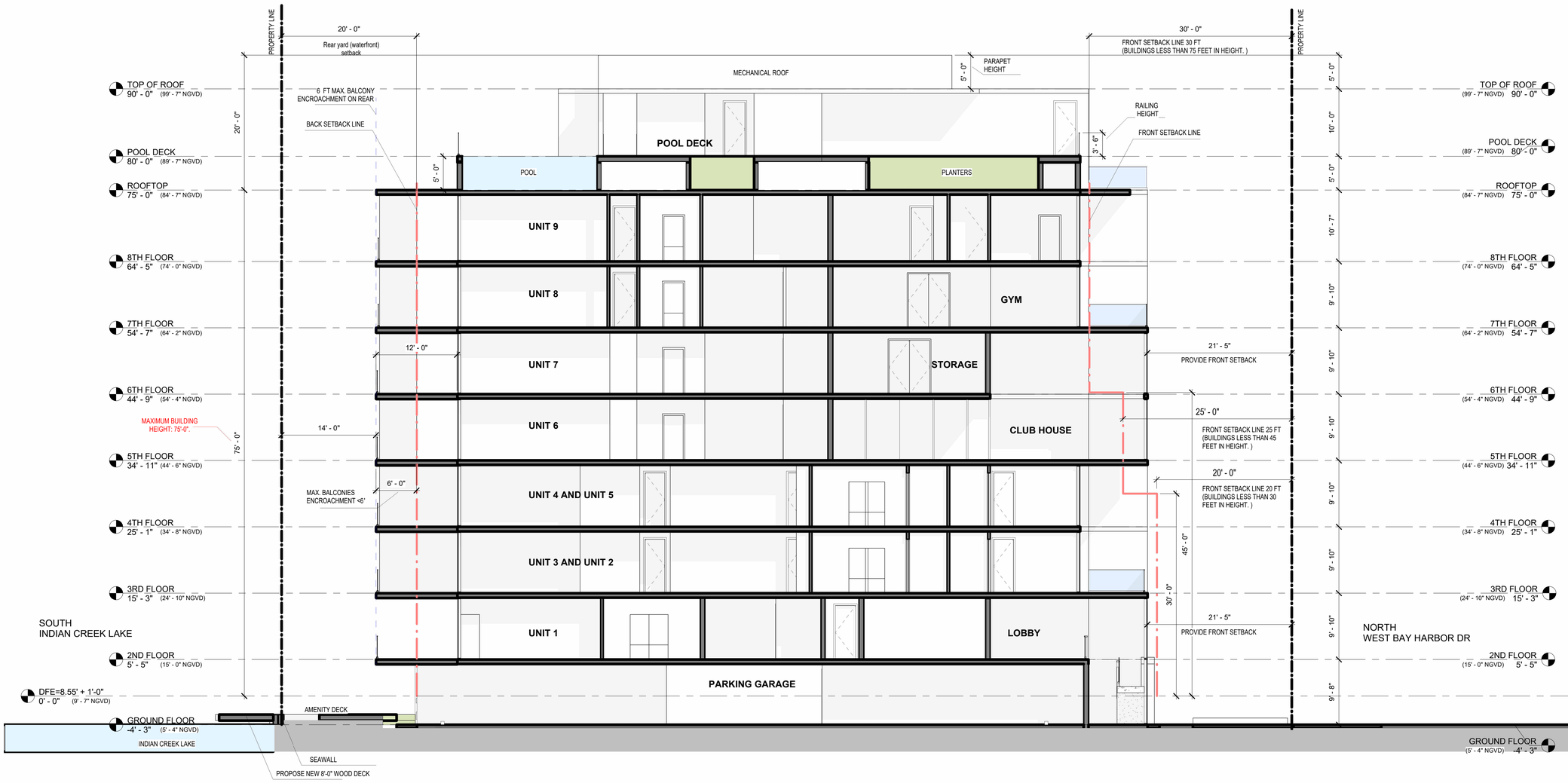
2365 Vista Parkway Suite 16
West Palm Beach, Fl 33411
TEL 561.478.5855
Corporate License # AA26002302

Peter T. Stromberg, RA, NCARB
President
AR0015893

SEA
L

© Garcia Stromberg

REV	DESCRIPTION	DATE:



LONGITUDINAL SECTION (NORTH - SOUTH SECTION)

1/8" = 1'-0"

1 / A-2.01

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

© Garcia Stromberg

garcia stromberg

Jorge H. Garcia, BA, NCARB
Chief Executive Officer
AR0007769

2385 Vista Parkway, Suite 16
West Palm Beach, Fl 33411
TEL: 561.478.9898
Corporate License # AA26003202

Peter T. Stromberg, BA, NCARB
President
AR0009893

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
LONGITUDINAL SECTION

DRC SUBMISSION - 10-29-2026

PROJECT NUMBER: Project Number

SHEET NUMBER:
A-2.01

PRINT DATE:
10/29/2026 3:20:54 PM

CROSS SECTION (EAST - WEST SECTION)

1/8" = 1'-0"

1 / A-2.02

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

© Garcia Stromberg

garciastromberg

Jorge H. Garcia, BA, NCARB
Chief Executive Officer
AR0007769

2385 Vista Parkway, Suite 16
West Palm Beach, Fl 33411
TEL: 561.478.5858
Corporate License # AA26003202

Peter T. Stromberg, BA, NCARB
President
AR0009893

CLIENT

PROJECT

9200 WEST BAY HARBOR DRIVE

DRAWING NAME

CROSS SECTION

DRC SUBMISSION - 10-29-2026

PROJECT NUMBER: Project Number

SHEET NUMBER:

A-2.02

PRINT DATE:
10/29/2026 3:31:04 PM

FRONT ELEVATION (NORTH)

1/8" = 1'-0"

1 / A-3.01

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: ALUMINUN 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 HURICANE 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 INSTALATION	
12	VEHICULAR PAVERNS. RECTANGULAR PAVER FLOORING IN BEIGE CREAM TONE. HERRINGBONE PATTER WIT A TEXTURED FINISH RESEMBLING NATURAL STONE.	
13	PEDESTRIAN PAVERNS. RECTANGULAR PAVER FLOORING IN LIGHT BEIGE TONE LAID IN A RUNNING BOND PATTER WITH A SMOOTH CONCRETE	
13	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.	

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:
2	DRC Commnets 2	10.29.2026

SEAL

© Garcia Stromberg

garcia stromberg
2385 Vista Parkway, Suite 16
West Palm Beach, Fl 33411
TEL: 561.478.9898
Corporate License # AA26003202
Peter T. Stromberg, RA, NCARB
President
AR0009893
Jorge H. Garcia, RA, NCARB
Chief Executive Officer
AR0007769

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
FRONT ELEVATION (NORTH)

DRC SUBMISSION - 10-29-2026

PROJECT NUMBER: Project Number

SHEET NUMBER:
A-3.01

PRINT DATE:
10/29/2026 5:31:19 PM

REAR ELEVATION (SOUTH)

1/8" = 1'-0"

1 / A-3.02

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. ALUMINUN 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 F-22 HURICANE 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 INSTALATION	
12	VEHICULAR PAVERNS. RECTANGULAR PAVER FLOORING IN BEIGE CREAM TONE. HERRINGBONE PATTER WIT A TEXTURED FINISH RESEMBLING NATURAL STONE.	
13	PEDESTRIAN PAVERNS. RECTANGULAR PAVER FLOORING IN LIGHT BEIGE TONE LAID IN A RUNNING BOND PATTER WITH A SMOOTH CONCRETE	
13	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.	

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:
2	DRC Commnets 2	10.29.2026

SEAL

© Garcia Stromberg

garcia stromberg

Jorge H. Garcia, BA, NCARB
Chief Executive Officer
AR0007769

2385 Vista Parkway, Suite 16
West Palm Beach, Fl 33411
TEL: 561.478.5858
Corporate License # AA26003202

Peter T. Stromberg, BA, NCARB
President
AR0009893

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
REAR ELEVATION (SOUTH)

DRC SUBMISSION - 10-29-2026

PROJECT NUMBER Project Number

SHEET NUMBER
A-3.02

PRINT DATE:
10/26/2026 3:31:37 PM

SIDE ELEVATION (WEST)

1/8" = 1'-0"

1 / A-3.03

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. ALUMINUN 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 HURICANE 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 INSTALATION	
12	VEHICULAR PAVERNS. RECTANGULAR PAVER FLOORING IN BEIGE CREAM TONE. HERRINGBONE PATTER WIT A TEXTURED FINISH RESEMBLING NATURAL STONE	
13	PEDESTRIAN PAVERNS. RECTANGULAR PAVER FLOORING IN LIGHT BEIGE TONE LAID IN A RUNNING BOND PATTER WITH A SMOOTH CONCRETE	
13	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.	

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

© Garcia Stromberg

garcia stromberg
Jorge H. Garcia, BA, NCARB
Chief Executive Officer
AR0007769
3985 Vista Parkway, Suite 16
West Palm Beach, Fl 33411
TEL: 561.478.5858
Corporate License # AA26003202
Peter T. Stromberg, BA, NCARB
President
AR0009893

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
SIDE ELEVATION (WEST)

DRC SUBMISSION - 10-29-2026

PROJECT NUMBER Project Number

SHEET NUMBER
A-3.03

PRINT DATE:
10/26/2026 3:31:34 PM

SIDE ELEVATION (EAST)

1/8" = 1'-0"

1 / A-3.04

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. ALUMINUN 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 HURICANE 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 INSTALATION	
12	VEHICULAR PAVERNS. RECTANGULAR PAVER FLOORING IN BEIGE CREAM TONE. HERRINGBONE PATTER WIT A TEXTURED FINISH RESEMBLING NATURAL STONE.	
13	PEDESTRIAN PAVERNS. RECTANGULAR PAVER FLOORING IN LIGHT BEIGE TONE LAID IN A RUNNING BOND PATTER WITH A SMOOTH CONCRETE	
13	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.	

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

© Garcia Stromberg

garciastromberg

Jorge H. Garcia, BA, NCARB
Chief Executive Officer
AR0007769

Peter T. Stromberg, BA, NCARB
President
AR0005893

3985 Vista Parkway, Suite 16
West Palm Beach, Fl 33411
TEL: 561.478.6808
Corporate License # AA26003202

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

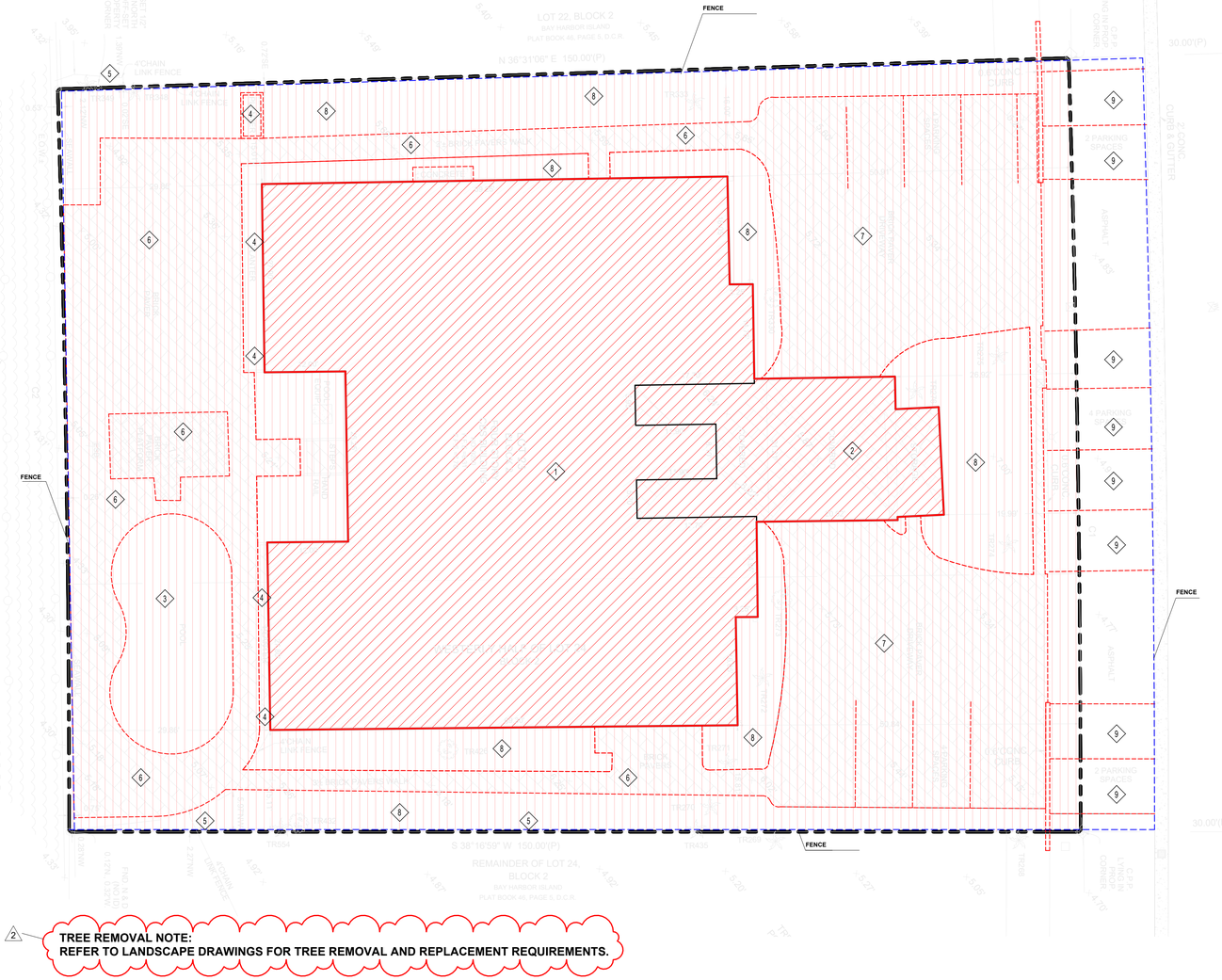
DRAWING NAME
SIDE ELEVATION (EAST)

DRC SUBMISSION - 10-29-2026

PROJECT NUMBER: Project Number

SHEET NUMBER:
A-3.04

PRINT DATE:
10/29/2026 3:32:11 PM



DEMOLITION PLAN

1" = 10'-0"

1 / AD-1.00

N

NOTE

a. THE SITE WILL BE SECURED FROM UNAUTHORIZED ACCESS BY AN 8 FOOT CHAIN LINK FENCE WITH A FIRMLY AFFIXED WINDSCREEN OF EIGHTY (80) PERCENT OPACITY ON ALL 4 SIDES.
b. 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.
c. SLIDING OR INWARD SWINGING GATES WILL BE LOCKED WHEN CONSTRUCTION PERSONNEL ARE NO PRESENT.
d. POLE DRIVEN AND OF ADEQUATE STRENGTH TO RESIST WIND PRESSURE.
e. STAND PLUMB WITH NO GAPS LARGER THAN FOUR (4) INCHES.
f. POSTED CONSTRUCTION SIGN (MUST CONTAIN 24-HOUR CONTACT INFORMATION) (6) SQUARE FEET (MAXIMUM) AS PER SIGN REGULATION.
g. AT NO TIME SHALL THE PARCEL REMAIN WITHOUT A PROTECTIVE BARRIER.
h. CONSTRUCTION FENCE AND SIGNAGE MATERIALS SHALL BE MAINTAINED IN AN ORDERLY AND CLEAN MANNER FREE FROM GRAFFITI AS ORIGINALLY PERMITTED.
i. 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.

DEMOLITION LEGEND

DENOTES REMOVAL OF BUILDING IN ITS ENTIRETY; COORDINATE WITH UTILITY DEPARTMENTS ON DISCONNECTION OF SERVICES PRIOR TO DEMOLITION; CAP OFF ALL ELECTRICAL, PLUMBING, IRRIGATION AND SANITARY LINES AT THERE CONNECTION POINT.

EXISTING STRUCTURE/HARDSCAPE ELEMENT TO BE REMOVED

PROPERTY LINE

2 ELEMENT TO BE REMOVED

NEW PERIMETRAL 8 FOOT CHAIN LINK FENCE WITH A FIRMLY AFFIXED WINDSCREEN OF EIGHTY (80) PERCENT OPACITY ON ALL 4 SIDES.

SITE PLAN DEMOLITION NOTES

1. EXISTING FOUR-STORY BUILDING TO BE DEMOLISHED.
2. EXISTING COVERED AREAS TO BE DEMOLISHED.
3. EXISTING POOL TO BE DEMOLISHED. REMOVE POOL COPING, POOL DECK, CONCRETE IN-GROUND POOL STRUCTURE, UNDERGROUND WATER AND ELECTRICAL LINES, AND POOL EQUIPMENT. POOL WATER SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
4. EXISTING PLANTERS TO BE REMOVED.
5. EXISTING FENCE TO BE REMOVED.
6. EXISTING BRICK PAVER WALKWAYS TO BE REMOVED AND DISPOSED OF. ALL EXISTING SIDEWALKS AND CURBING SHALL BE REMOVED. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR REPLACEMENT OF SIDEWALKS, CURBS, AND DRIVEWAYS, WHICH WILL BE PERFORMED UNDER A SEPARATE PERMIT.
7. EXISTING PAVED PARKWAY TO BE REMOVED.
8. EXISTING LANDSCAPE AREAS TO BE REMOVED. REFER TO LANDSCAPE DRAWINGS FOR REPLACEMENT OF LANDSCAPE AREAS.
9. EXISTING STREET PARKING TO BE REMOVED.

GENERAL DEMOLITION NOTES

1. DO NOT CONSIDER DEMOLITION NOTES TO BE ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT, VERIFY AND ACCESS EACH SPACE AND TO FULFILL THE INTENT OF THE WORK INDICATED BY THE CONTRACT DOCUMENTS. BRING ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS TO THE ATTENTION OF THE OWNER AND ARCHITECT.
2. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE OF THE FLORIDA BUILDING CODE, CHAPTER 33. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION.
3. FIRE SAFETY: FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTP OF THE FLORIDA BUILDING CODE AND THE APPLICABLE PROVISIONS OF THE FLORIDA FIRE PREVENTION CODE.
4. MEANS OF EGRESS: HORIZONTAL EXITS SHALL NOT BE REMOVED OR DESTROYED UNLESS AND UNTIL A SUBSTITUTE MEANS OF EGRESS HAS BEEN PROVIDED AND APPROVED.
5. PEDESTRIAN PROTECTION: THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL PEDESTRIAN PROTECTION IS IN PLACE AS PER FBC-SECTION 3306. MEANS OF EGRESS SHALL COMPLY PER FBC-SECTION 3310.
6. PROTECTION OF ADJOINING PROPERTY: ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AS PER FBC-SECTION 3307.
7. TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY FOR THE STORAGE, HANDLING OF MATERIAL OR EQUIPMENT REQUIRED FOR DEMOLITION SHALL COMPLY WITH THE PROVISIONS OF THE AUTHORITY HAVING JURISDICTION AND THE FBC-SECTION 3308.
8. MANNER OF REMOVAL: WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS.
9. CONTRACTOR SHALL VERIFY AND ESTABLISH EXISTING CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF THE WORK.
10. TREES AND VEGETATION SHALL NOT BE REMOVED WITHOUT A CERTIFIED TREE SURVEY SUBMITTED AND VERIFICATION BY LANDSCAPE ARCHITECT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEARD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE OWNER, ADJACENT PROPERTIES AND PUBLIC ENTITIES IN THE SURROUNDING COMMUNITIES.
12. CUTTING AND REMOVAL ON DRAWINGS ARE GENERAL INDICATIONS ONLY AND DO NOT NECESSARILY SHOW THE FULL EXTENT OF CUTTING AND REMOVAL WHICH MAYBE REQUIRED BY THE JOB.
13. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
14. REMOVE ALL UNUSED ELECTRICAL WIRING, CONDUITS, WATER PIPING, VENTS, ETC. UNLESS NOTED OTHERWISE IN DRAWINGS.
15. IT IS THE INTENT THAT ALL EXISTING WORK INTERFERING WITH THE INSTALLATION OF NEW WORK BE REMOVED AS REQUIRED.
16. CARE SHALL BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS BE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED UPON AUTHORIZATION THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
17. IF ANY EXISTING CONSTRUCTION THAT IS TO BE LEFT IN PLACE OR NOT SPECIFICALLY NOTED FOR REMOVAL IS DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION WORK, IT SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
18. COORDINATE ARCHITECTURAL DEMOLITION WORK WITH THAT OF THE LANDSCAPE, CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL TRADES AND DRAWINGS, VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCING WORK.
19. THE CONSTRUCTION CONTRACT DOCUMENTS ARE BASED UPON THE AS-BUILT CONSTRUCTION DRAWINGS SUPPLIED BY THE OWNER. THE ARCHITECT HAS NOT FIELD VERIFIED ALL CONDITIONS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AFFECTING THIS CONSTRUCTION & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF DEMOLITION.
20. DEMOLITION DRAWINGS INDICATE THE APPROXIMATE EXTENT & NATURE OF THE DEMOLITION WORK. CONCEALED CONDITIONS ABOVE THE FINISHED CEILINGS & CHASES MAY CONTAIN MATERIALS NOT NOTED. ADDITIONAL DEMOLITION AND/ OR REPAIR WORK MAY BE REQUIRED. EACH CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF MODIFICATION REQUIRED ACCOMPLISHING THE INTENT OF THESE DOCUMENTS. ALL COSTS ASSOCIATED TO ACHIEVE THIS INTENT SHALL BE INCLUDED IN THE BASE BID INCLUDING ABATEMENT & DEMO WORK IN CHASES & ABOVE CEILINGS.
21. THE CONTRACTOR IS TO COMPLY WITH REGULATIONS TO ASBESTOS & LEAD REMOVAL IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. REFER TO THE STATE AND FEDERAL REGULATIONS FOR PROPER REMOVAL PROCEDURES. ABATEMENT CRITERIA PRECEDES DEMOLITION EFFORT.
22. PROTECT AREAS & MATERIALS ADJACENT TO THE WORK FROM DAMAGE. IF ITEMS TO REMAIN ARE DAMAGED BY DEMOLITION, CONTRACTOR(S) TO IMMEDIATELY NOTIFY ARCHITECT FOR APPROPRIATE CORRECTIVE ACTION. THE COST ASSOCIATED WITH SUCH OCCURRENCE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
23. PROTECT ALL EXISTING SURFACES THAT ARE TO REMAIN. ALL EXISTING SURFACE MATERIALS & SYSTEMS AFFECTED BY DEMOLITION WORK ARE TO BE PATCHED & REPAIRED AS REQUIRED TO PROVIDE TRUE SURFACES & OPERABLE SYSTEMS FOR THE NEW WORK TO FOLLOW.
24. FIXTURES & EQUIPMENT (LIGHTS, PLUMBING FIXTURES, DOORS, WINDOWS & OTHER DEMOLITION MATERIAL) REMOVED UNDER THIS CONTRACT ARE TO BE MADE AVAILABLE FOR OWNER SELECTION OF THOSE ITEMS THE OWNER WISHES TO KEEP PRIOR TO REMOVAL FROM THE SITE. THE ITEMS REJECTED BY THE OWNER ARE TO BE REMOVED FROM THE, SITE & DISPOSED OF BY THE CONTRACTOR AS PART OF THIS CONTRACT.
25. PROVIDE GUARDS AROUND FLOOR OPENINGS/EDGES, SHAFTS, STAIRWELLS, PENETRATIONS TO AVOID POTENTIAL HAZARDS PER OSHA REQUIREMENTS.
26. IF REQUIRED, CONTRACTOR SHALL BUILD TEMPORARY STAIRS TO PROVIDE FLOOR TO FLOOR ACCESS FOR WORKMEN, SAFE EGRESS, INSPECTORS & OTHER PERSONNEL IN ACCORDANCEWITH OSHA REQUIREMENTS

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

REV	DESCRIPTION	DATE:
2	DRC Commnets 2	10.29.2026

SEAL

© Garcia Stromberg

garcia stromberg
2985 Vista Parkway, Suite 16
West Palm Beach, Fl 33411
TEL 561.478.6858
Corporate License # AA26002202
Peter T. Stromberg, BA, NCARB
President
AR0009893
Jorge H. Garcia, BA, NCARB
Chief Executive Officer
AR0007769

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

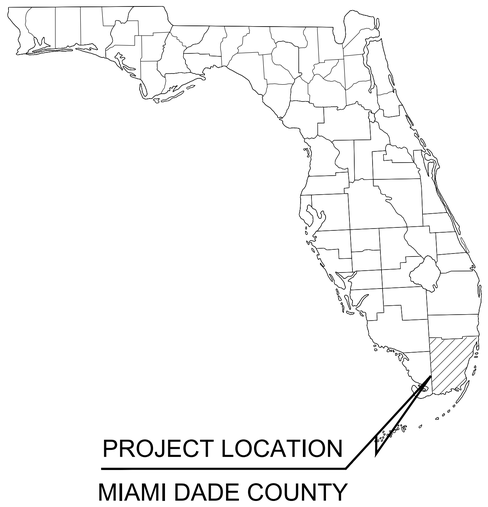
DRAWING NAME
DEMOLITION PLAN

DRC SUBMISSION - 10-29-2026

PROJECT NUMBER: Project Number

SHEET NUMBER:
AD-1.00

PRINT DATE:
10/29/2026 3:32:14 PM



ENTITLEMENT SET

FOR

9200 W Bay Harbor Drive

TOWN OF BAY HARBOR ISLANDS, FL

OCTOBER 2026

SECTION 27, TOWNSHIP 52, RANGE 42

PROJECT TEAM:

OWNER/DEVELOPER:
BAY HARBOR 1A, LLC
575 MADISON AVE 22 FLR
NEW YORK, NY 10022
CONTACT:

CIVIL ENGINEER / TRAFFIC ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC
2 ALHAMBRA PLAZA, SUITE 500
CORAL GABLES, FL 33134
(305) 673-2025
CONTACT: ALBERTO HERRERA, P.E. / ADRIAN DABKOWSKI, P.E.

ARCHITECT:
GARCIA STROMBERG
2365 VISTA PKWY #16,
WEST PALM BEACH, FL 3341
(561) 478-5855

SURVEYOR:
CORE ACTION GROUP, LLC.

HOLLYWOOD, FL. 33021
(954) 743-9363
CONTACT: GUILLERMO A. GUERRERO

LIST OF CONTACTS:

STORMWATER
DEPT. OF REGULATORY AND ECONOMIC RESOURCES
701 NW 1ST COURT
MIAMI, FL 33136
(305) 372-6681
CONTACT: CAMILO IGNACIO

STORMWATER
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION
NPDES STORMWATER NOTICES CENTER
2600 BLAIR STONE ROAD
TALLAHASSEE, FL 32399
(850) 245-2118
CONTACT:

WATER AND SEWER
TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154
(786) 256-8965
CONTACT: JOSE CUSTODIO

FIRE PREVENTION
MIAMI DADE COUNTY FIRE RESCUE DEPT.
9300 NW 41 STREET
MIAMI, FL 33178
(786) 331-5000

ENGINEERING
TOWN OF BAY HARBOR ISLANDS BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
(305) 993-1786

NATURAL GAS PROVIDER
TECO PEOPLES GAS- SOUTH FLORIDA
5101 NW 21st AVE.
SUITE 460
FT. LAUDERDALE, FL 33309
(954) 453-0824
CONTACT: JOAN DOMNING

PLANNING AND ZONING
TOWN OF BAY HARBOR ISLANDS BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
(305) 993-1786
CONTACT: DALE E. LEE

BUILDING DIVISION
TOWN OF BAY HARBOR ISLANDS BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
(305) 993-1786

TELEPHONE PROVIDER
AT&T DISTRIBUTION
9101 SW 24TH STREET, 1ST FLOOR
MIAMI, FL 33165
(305) 222-8745
DINO FARRUGGIO

ELECTRIC PROVIDER
FLORIDA POWER AND LIGHT
425 N WILLIAMSON BLVD.
DAYTONA BEACH, FL 32114
(305) 442-5966
CONTACT: FRANCISCO GALUE

CABLE PROVIDER
COMCAST CABLE
2501 SW 145TH AVENUE
MIRAMAR, FL 33322
CONTACT: LEONARD MAXWELL-NEWBOLD



Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	DEMOLITION NOTES
C-201	DEMOLITION PLAN
C-300	EROSION AND SEDIMENT CONTROL NOTES
C-301	EROSION CONTROL PLAN
C-302	EROSION AND SEDIMENT CONTROL DETAILS
C-400	PAVING GRADING AND DRAINAGE PLAN
C-401	PAVING GRADING AND DRAINAGE DETAILS
C-402	TYPICAL SECTIONS
C-500	TRAFFIC SIGNAGE AND MARKING PLAN
C-600	WATER AND SEWER NOTES
C-601	WATER AND SEWER PLAN

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 CA 00000696

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!

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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALBERTO P. HERRERA — LICENSE — No 59357 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
OCT. 27 2026

No.	REVISIONS	DATE	BY

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

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

COVER SHEET

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

SHEET NUMBER
C-100

Plotted By:JaimeAbreu, Krisna Street Set:9200 W BAY HARBOR DR Layout:C-100 COVER SHEET October 27, 2026 09:59:25am K:\mb_civil\041504000 - 9200 west bay harbor drive\CIVIL\CADD\plansheets\C-100 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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 P 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 DRER
   - 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 SWEPT 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.

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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALBERTO P. HERRERA — No 59357 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

OCT 27 2026

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!

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
WWW.KIMLEY-HORN.COM PHONE: 305 674 1800 REGISTRY 35106

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

GENERAL NOTES

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

SHEET NUMBER
C-101

Plotted By:JaimeAbreu, Krisna Sheet Set:9200 W BAY HARBOR DR Layout:C-101 GENERAL NOTES October 27, 2026 10:06:00am K:\mia_civil\041504000 — 9200 west bay harbor drive\CIVIL\CAD\Xrefs\C-101 GENERAL NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc

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

1. 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.

2. 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.

3. 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.

4. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.

5. 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.

6. ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.

7. 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).

8. 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.

9. 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.

10. 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.

11. 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.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

A. PROTECT ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN DURING DEMOLITION
B. IF APPLICABLE, PROVIDE A TEMPORARY PATCH AND REPAIR TO ALL SURFACES AFFECTED BY DEMOLITION WHICH ARE TO BE RECONSTRUCTED AS PART OF THIS PROJECT.
C. EXIST. CONC. OR ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW-CUT IN NEAT, STRAIGHT LINES.
D. EXIST. IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED.
E. ALL EXISTING WIRE, IRON, CHAIN LINK, WOOD FENCES ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
F. NO ELECTRIC POLE, STREET LIGHT, WATER METER/VALVE, FIRE HYDRANT ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT OF WAY LINES.
G. REFER TO LANDSCAPE PLANS FOR ALL EXIST. TREES.
H. EXIST. MONITORING WELLS TO REMAIN AND BE PROTECTED AT ALL TIMES.
I. ALL EXISTING SURVEY REFERENCES AND MARKERS SHALL REMAIN IN PLACE OR BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

II. DESCRIPTION

1. 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.

2. ALL ONSITE WORK INCLUDED CONSISTS OF, BUT IS NOT LIMITED TO, THE FOLLOWING:

A. FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, PAVEMENT, ETC.
B. CLEARING SITE OF DEMOLITION DEBRIS.
C. REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
D. COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION.

III. APPLICABLE CODES

1. 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.

2. 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

1. 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.

2. COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

1. 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.

2. 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.

3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.

4. DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.

5. 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.

6. DURING THE ENTIRE COURSE OF OPERATIONS, ALL EXISTING DRAINAGE WAYS, BOTH INTO AND FROM THE PROJECT AREA SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION.

7. 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.

8. 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.

9. 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

1. 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).

2. 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.

3. THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660.

4. 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

1. 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.

2. 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.

3. MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.

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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALBERTO P. HERRERA — LICENSE No 59357 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

OCT. 27 2026

No.	REVISIONS	DATE	BY

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

KHA PROJECT 041504000

DATE	DATE
SCALE	AS SHOWN
DESIGNED BY	----
DRAWN BY	----
CHECKED BY	----

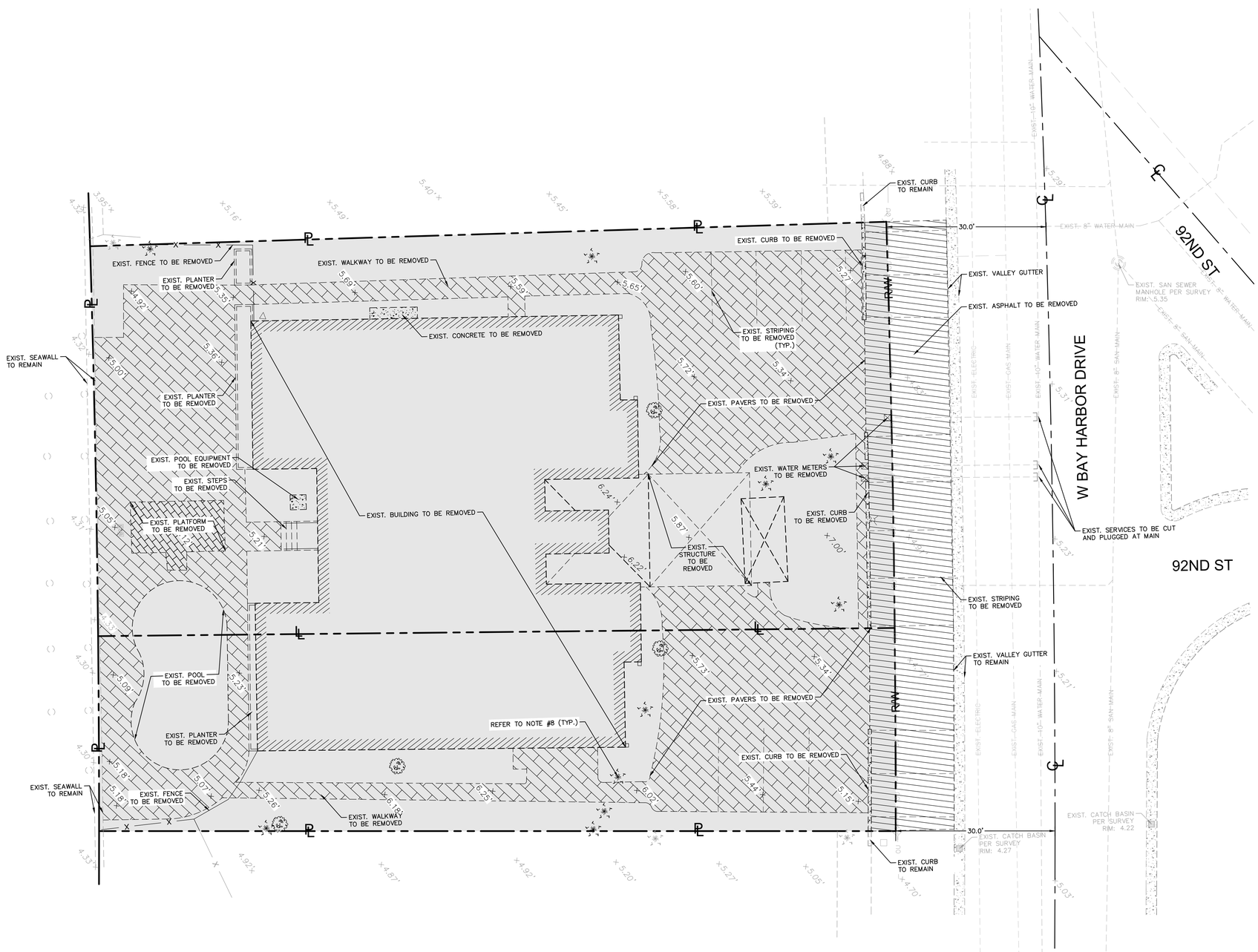
DEMOLITION NOTES

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

SHEET NUMBER
C-200

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!

Plotted By:dimeAbreu, Kisha Sheet Set:9200 W BAY HARBOR DR Layout:C-200 DEMOLITION NOTES October 27, 2026 10:00:27am K:\mia_civil\041504000 — 9200 W BAY HARBOR DR\CIVIL\CAD\plansheets\C-200 DEMOLITION NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



92ND ST

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND:

- R/W – P.L. – RIGHT-OF-WAY LINE / PROPERTY LINE / LOT LINE
- C.L. – – CENTER LINE OF ROADWAY
- APPROXIMATE LIMITS OF DEMOLITION AREA
- EXISTING ASPHALT TO BE REMOVED

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 REMAIN OR BE 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.

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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALBERTO P. HERRERA — No 59357 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
OCT 27 2026

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!

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-674-1801 REGISTRY 35106
WWW.KIMLEY-HORN.COM

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

DEMOLITION PLAN

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

SHEET NUMBER
C-201

Plotted By: ainnesbrey, Kisha Sheet Set: 9200 W BAY HARBOR DR Layout: C-201 DEMOLITION PLAN October 27, 2026 10:01:04am K:\mib_civil\041504000 - 9200 west bay harbor drive\CIVIL\CADD\plansheets\C-201 DEMOLITION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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 RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 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 CEC 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 CEC.

C. SPECIAL PROJECT AREAS –
CONTRACTOR SHALL ENSURE PROTECTION TO EROSION CONTROL FOR DRESSEL'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 (BMP'S) 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 RETENTION PONDS UNTIL IT INFILTRATES 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 DOWNGRADIENT OF DISCHARGE LOCATIONS SHOULD BE REPORTED AS A SEDIMENT DISCHARGE (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 QM, CEC 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 (IF 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 CLEARING 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, SODDED, 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.DEP.STATE.FL.US/LAW/SER/.

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
(800) 320-0519

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) 632-7941
FT. MYERS: (239) 332-6975

ADDITIONAL CONTACT INFORMATION CAN BE FOUND HERE:
HTTP://WWW.DEP.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 SAWDUST, 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 95% 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.

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.

E. 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.

F. 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.

G. 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 CEC 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 RESULTANT 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 GROUNDCOVER (SEE TEMPORARY STABALIZATION 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.

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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALBERTO P. HERRERA – LICENSE No 59357 – STATE OF FLORIDA – PROFESSIONAL ENGINEER

OCT 27 2026

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
WWW.KIMLEY-HORN.COM REGISTRY 35106

No.	REVISIONS	DATE	BY

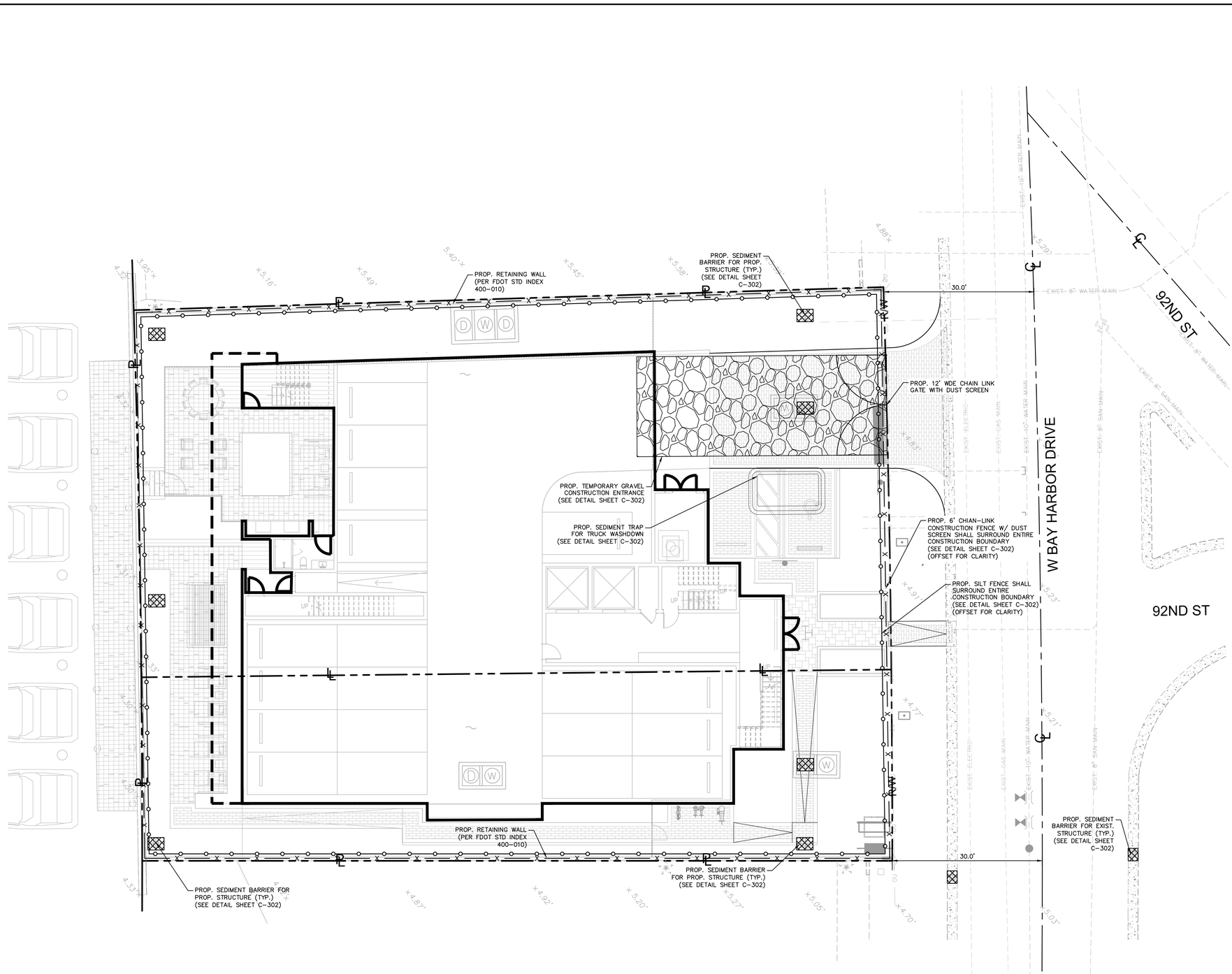
KHA PROJECT 041504000
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

EROSION AND SEDIMENT CONTROL NOTES

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

SHEET NUMBER
C-300

Plotted By: JaimeAbreu, Kisha Sheet Set: 9200 W BAY HARBOR DR Layout: C-300 EROSION AND SEDIMENT CONTROL NOTES October 27, 2026 10:01:39am K:\mlb_civil\041504000 – 9200 west bay harbor drive\CIVIL\CADD\plansheets\C-300 EROSION AND SEDIMENT CONTROL NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND:

- RAW – PL – LL — 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:

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

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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALBERTO P. HERRERA — No 59357 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
OCT 27 2026

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!

No.	REVISIONS	DATE	BY

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

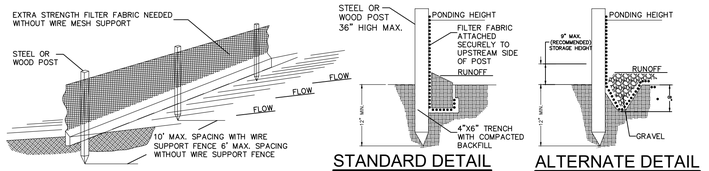
KHA PROJECT 041504000
DATE DATE
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

EROSION CONTROL PLAN

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

SHEET NUMBER
C-301

Plotted By:JaimeAbreu, Krisna Sheet Set:9200 W BAY HARBOR DR Layout:C-301 EROSION CONTROL PLAN October 27, 2026 10:02:45pm K:\mib_civil\041504000 - 9200 west bay harbor drive\CIVIL\CAD\plansheets\C-301 EROSION CONTROL PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, inc



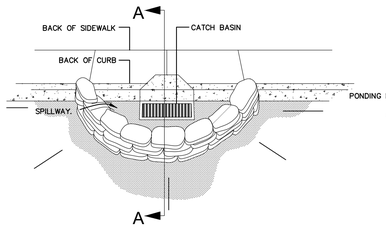
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

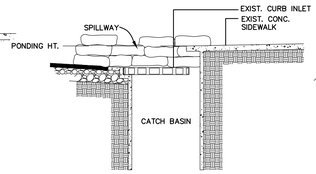
SILT FENCE DETAIL

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



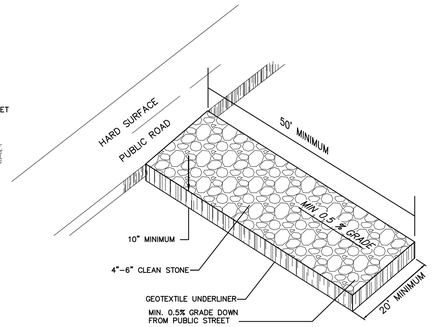
CURB INLET SILT BARRIER DETAIL
N.T.S.



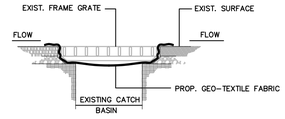
SECTION A-A
N.T.S.

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

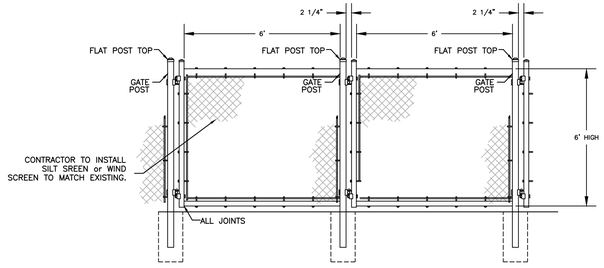


STABILIZED CONSTRUCTION ENTRANCE (SCE)
N.T.S.

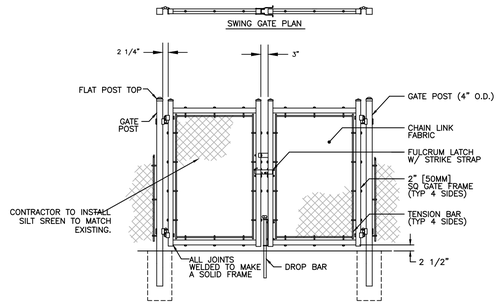


CATCH BASIN SILT BARRIER DETAIL
N.T.S.

1. CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF GEO-TEXTILE FABRIC BARRIER AND AS NECESSARY REPLACE OR REPAIR AS REQUIRED. SPECIFICALLY AFTER STORM EVENTS AND LARGE RAINFALL EVENTS.
2. SEDIMENTATION AND DEBRIS THAT ARE REMOVED FROM BARRIERS SHALL BE LEGALLY DISPOSED OF AT AN AUTHORIZED OFF-SITE DISPOSAL FACILITY.



TEMPORARY 6' HIGH CHAIN LINK FENCE (WIND SCREEN)



SWING GATE ELEVATION TEMPORARY 24' WIDE SWING GATES (FIRE DEPARTMENT ACCESSIBLE)

1. GATE MATERIAL SHALL MATCH EXISTING GATES/FENCE.
2. BRACING SHALL BE PROVIDED.
3. GATES ARE MANUALLY OPERATED.

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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALBERTO P. HERRERA LICENSE No 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER

OCT. 27 2026

No.	REVISIONS	DATE	BY

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

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

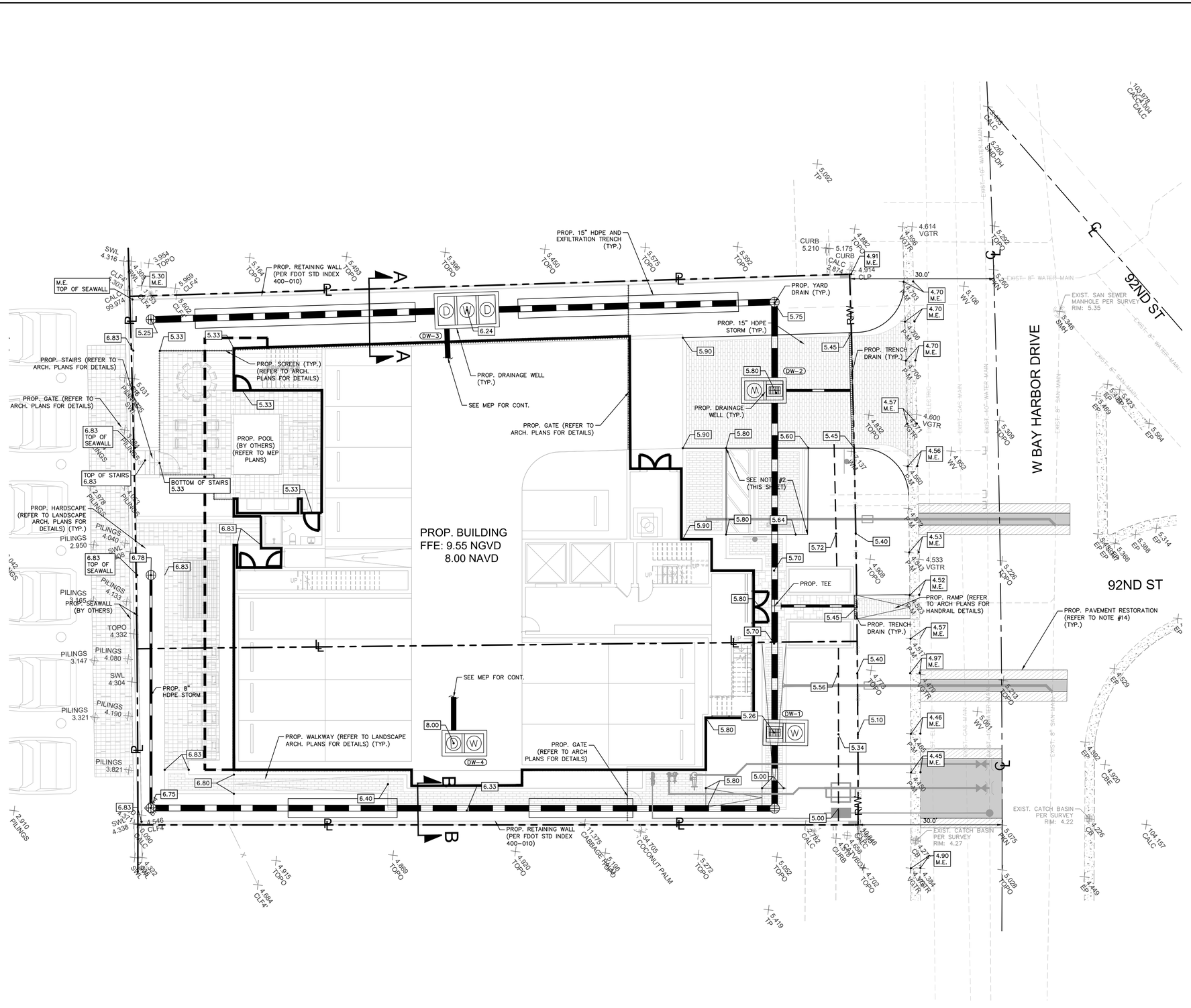
EROSION AND SEDIMENT CONTROL DETAILS

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

SHEET NUMBER
C-302

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!

Plotted By:JaimeAbreu, Kisha Street Set:9200 W BAY HARBOR DR Layout:C-302 EROSION AND SEDIMENT CONTROL DETAILS October 27, 2026 10:03:09am K:\mia_civil\041504000 - 9200 west bay harbor drive\CIVIL\CADD\plansheets\C-302 EROSION AND SEDIMENT CONTROL DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc



GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

LEGEND:

- RAW – – PL — RIGHT-OF-WAY LINE / PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROP. BUILDING OVERHANG
- PROPOSED SIDEWALK
- PROPOSED HARDSCAPE/LANDSCAPE. REFER TO LANDSCAPE PLANS FOR NOTES AND DETAILS
- PROP. LIMITS OF UTILITY TRENCH RESTORATION
- PROP. LIMITS OF MILLING AND RESURFACING
- 12.53 — PROPOSED ELEVATIONS
- 413.80 — EXISTING ELEVATIONS
- TYPICAL SECTION (SEE SHEET C-402)

NOTES:

1. ALL WALKWAYS SHALL HAVE A MAXIMUM SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL. ALL PEDESTRIAN CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (V:H). ALL LANDINGS AT STAIRS AND RAMPS SHALL HAVE A MAXIMUM SLOPE OF 2% (BOTH DIRECTIONS).
2. THE ASPHALT PAVEMENT SURFACE WITHIN HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. REFER TO LANDSCAPE/ HARDSCAPE/ ARCHITECTURAL PLANS FOR FINISHES, MATERIALS, AND RAMP, STAIR, AND HANDRAIL DETAILS.
4. ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATION. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCE BUT SHALL NOT EXCEED THE MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY PAVEMENT FOUND TO EXCEED THE MAXIMUMS SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
6. CONTRACTOR TO FIELD LOCATE AND PROVIDE FITTINGS FOR RAIN WATER LEADERS AS NECESSARY.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSEDIMPROVEMENTS SHOWN ON THESE PLANS.
8. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
9. OFFSITE STORM PIPE MATERIAL SHALL BE PER THE RESPECTIVE MUNICIPALITY'S PUBLIC WORKS STANDARDS. STORM PIPE IN EXFILTRATION TRENCH AREAS SHALL BE PERFORATED PIPE.
10. IF ANY EXISTING DRAINAGE STRUCTURES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, TO REPLACE THEM, AS NECESSARY.
11. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
12. ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
13. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RESTORED . TO MEET EXISTING CONDITIONS AFTER THE INSTALLATION OF ALL PROPOSED UTILITIES AND PAVEMENT RESTORATION (REFER TO SHEET C-505 FOR DETAILS). ALL THERMOPLASTIC PAINT SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS- SECTION 711. ALL PAINTED MARKINGS SHALL ADHERE TO FDOT STANDARD SPECIFICATIONS- SECTION 710.
14. PROP. PAVEMENT RESTORATION TO BE PER LATEST FDOT STANDARD PLANS INDEX 125-001.

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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALBERTO P. HERRERA — LICENSE No 59357 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

OCT 27 2026

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!

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-674-1671 FAX: 305-675-2427
WWW.KIMLEY-HORN.COM REGISTRY 35106

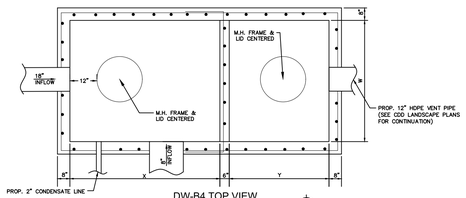
KHA PROJECT 041504000
DATE
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PAVING GRADING AND DRAINAGE PLAN

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

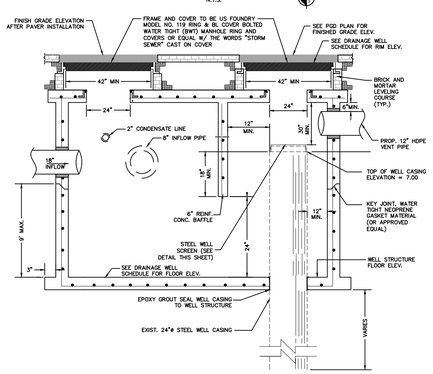
SHEET NUMBER
C-400

Plotted By:ulomeAbreu, Krisia Sheet Set:9200 W BAY HARBOR DR Layout:C-400 PAVING GRADING AND DRAINAGE PLAN October 27, 2026 10:03:34am K:\mia-civil\041504000 — 9200 west bay harbor drive\CIVIL\CAD\xlsheets\C-400 PAVING GRADING AND DRAINAGE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



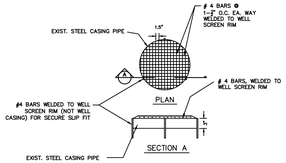
DW-B4 TOP VIEW

N.T.S.



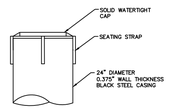
TYPICAL STORM DRAINAGE WELL

N.T.S.



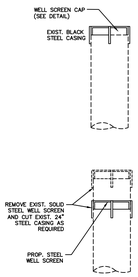
STEEL WELL SCREEN DETAIL

N.T.S.



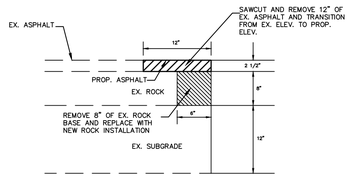
SOLID WATERTIGHT CAP DETAIL

N.T.S.



STEEL WELL CASING ADJUSTMENT DETAIL

N.T.S.



ASPHALT CONNECTION DETAIL

N.T.S.

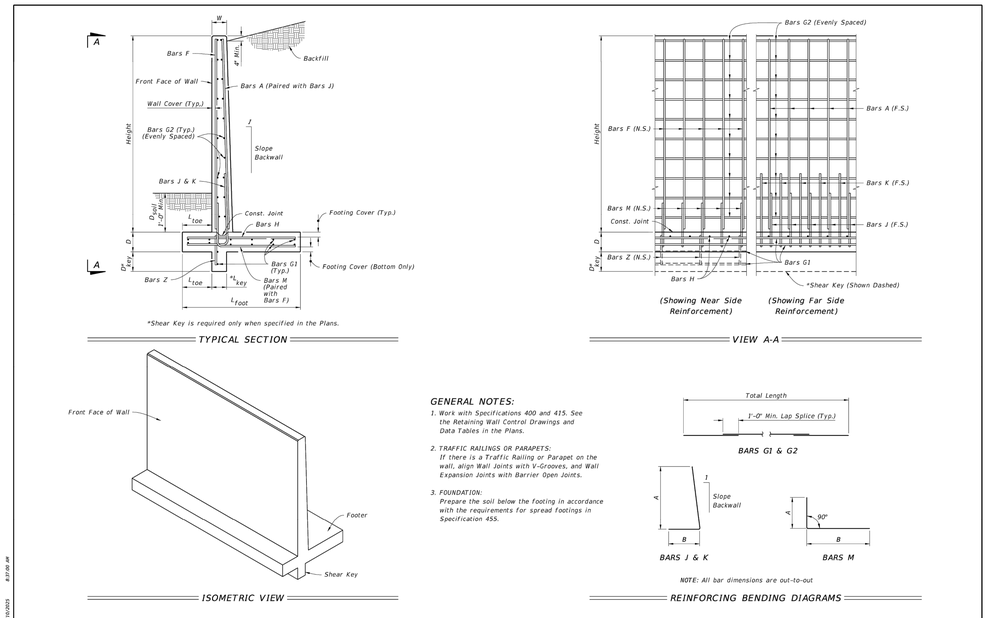
NOTES:

1- ALL WORK SHALL COMPLY WITH THE MORE STRINGENT OF THE TOWN OF BAY HARBOR ISLAND STD DETAILS AND MIAMI-DADE COUNTY STD SPECS, MATERIALS: SEC. 302-1 AND METHODS: SEC. 408, AND PER MIAMI-DADE PUBLIC WORKS STD.

2- SUBGRADE SHALL BE COMPACTED TO 98% DENSITY AASHTO T-99.

3- CURB, CURB & GUTTER, AND GUTTER SHALL BE CONSTRUCTED IN 50' MAX SECTIONS WITH 1/8" TO 1/4" OPEN EXPANSION JOINT BETWEEN EACH SECTION AND CONTRACTION JOINTS AT 10' INTERVALS.

4- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.



LAST REVISION		DESCRIPTION:				
11/01/25			FDOT FY 2026-27 STANDARD PLANS	CANTILEVER RETAINING WALL (C-I-P)	INDEX 400-010	SHEET 1 of 2

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALBERTO P. HERRERA * LICENSE * No 59357 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

OCT. 27 2026

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

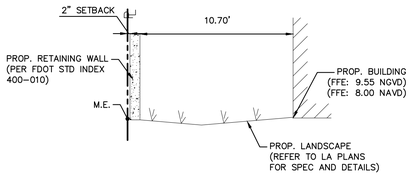
PAVING GRADING AND DRAINAGE DETAILS

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

SHEET NUMBER
C-401

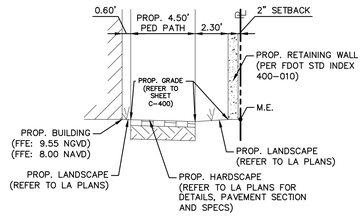
Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

Plotted By:JaimeAbreu, Krisha Street Set:9200 W BAY HARBOR DR Layout:C-401 PAVING GRADING AND DRAINAGE DETAILS October 27, 2026 10:03:56pm K:\mb_civil\041504000 — 9200 west bay harbor drive\CIVIL\CADD\plansheets\C-401 PAVING GRADING AND DRAINAGE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SECTION A-A

N.T.S



SECTION B-B

N.T.S

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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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!

No.	REVISIONS	DATE	BY

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

ALBERTO P. HERRERA
No 59357
STATE OF FLORIDA
PROFESSIONAL ENGINEER
OCT. 27 2026

KHA PROJECT
041504000

DATE
DATE

SCALE AS SHOWN

DESIGNED BY ----

DRAWN BY ----

CHECKED BY ----

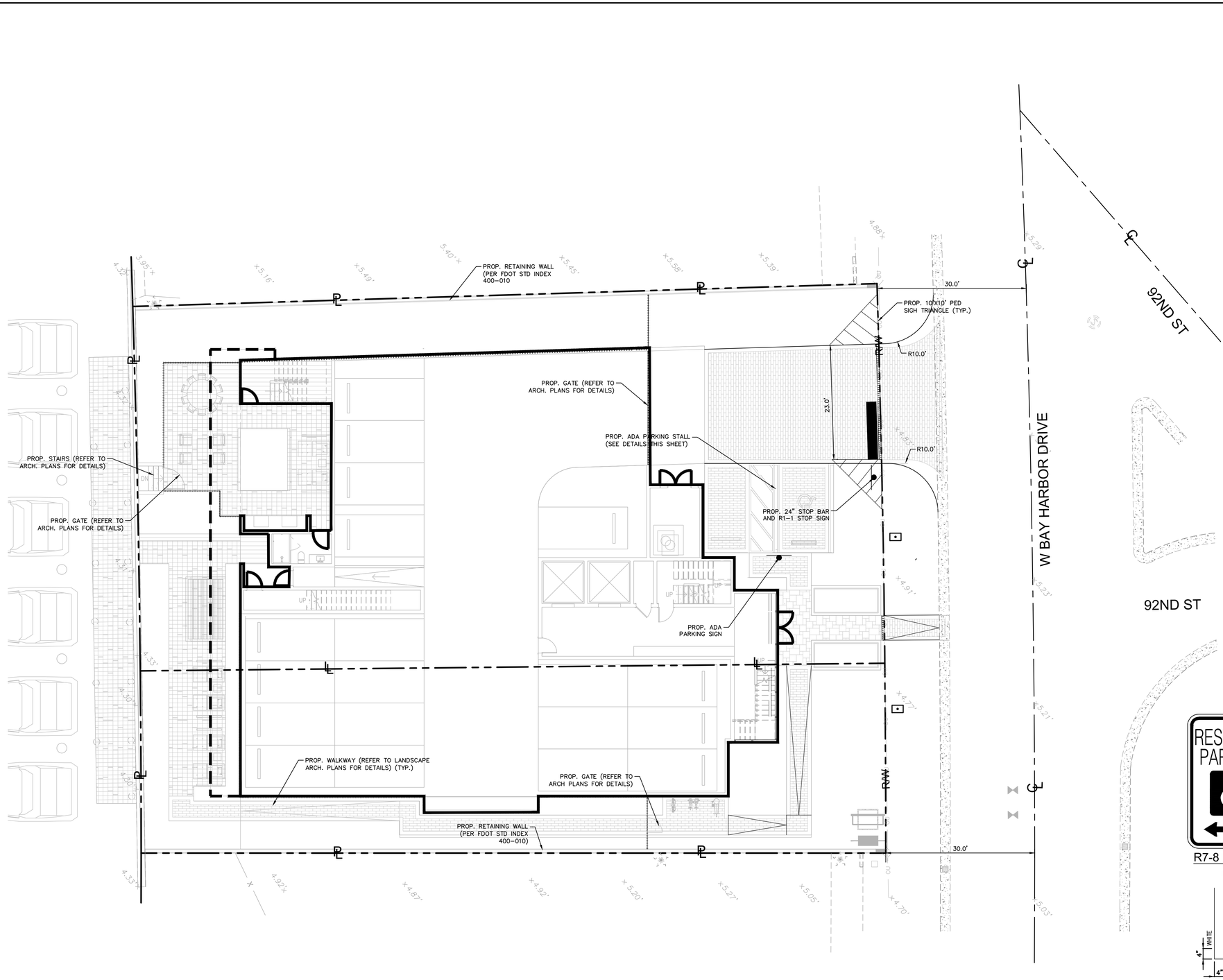
TYPICAL SECTIONS

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

MIAMI-DADE FL

SHEET NUMBER
C-402

Plotted By:JaimeAbreu, Krisha Street Set:9200 W BAY HARBOR DR Layout:C-402 TYPICAL SECTIONS October 27, 2026 10:04:21am K:\mib_civil\041504000 - 9200 west bay harbor drive\CIVIL\CADD\plansheets\C-402 TYPICAL SECTIONS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND:

- RAW – R/W – PL – LL — RIGHT-OF-WAY LINE / PROPERTY LINE
- CL — CENTER LINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROP. BUILDING OVERHANG

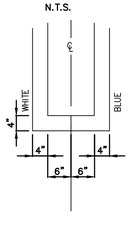
NOTES:

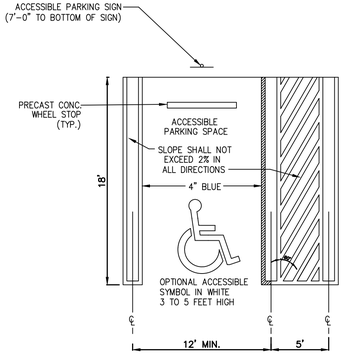
1. ALL PAVEMENT MARKINGS TO BE PER FDOT STD INDEX 711-001.

92ND ST



R7-8 DETAIL





ACCESSIBLE PARKING AND SIGN DETAIL
N.T.S.

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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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!

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
WWW.KIMLEY-HORN.COM REGISTRY 35106

ALBERTO P. HERRERA LICENSE No 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER
OCT 27 2026

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

TRAFFIC SIGNAGE AND MARKING PLAN

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

SHEET NUMBER
C-500

Plotted By:JaimeAbreu, Krisna Street Set:9200 W BAY HARBOR DR Layout:C-500 TRAFFIC SIGNAGE AND MARKING PLAN October 27, 2026 10:04:55am K:\mib_civil\041504000 — 9200 west bay harbor drive\CIVIL\CADD\plansheets\C-500 TRAFFIC SIGNAGE AND MARKING PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc

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.

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 RSWW 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.

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.

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: tfrs@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

p:\pollution regulation\delegated erm permitting\ww-cerr_extensions\sewer extensions\forms and package\se application package\se permit package\package march-2017\rer-derm-notes official last one-revised(2018-0429).doc

NOT FOR MDWASD NOTES NOR APPROVAL

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 5.5 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. ☐ CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
   ☐ DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
e. "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). Submittal of final CAD Files required.
f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
g. BILL OF SALE SKETCH (96"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 FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.

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

ISSUE DATE	APPROVED BY
03/01/2010	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION

GS 0.5 SHEET 1 OF 2

NOTE:

1. ALL EXISTING FIRE HYDRANTS SALL 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 TELEVISE 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.

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. CADD 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. ℄, 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.

ITEM	CROSS REF.	SPEC. REF.

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

ISSUE DATE	APPROVED BY
03/11/2009	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
"RECORD DRAWING" REQUIREMENTS

GS 0.5 SHEET 2 OF 2

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-674-1500
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 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALBERTO P. HERRERA — LICENSE No 59357 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

OCT 27 2026

KHA PROJECT 041504000

DATE	
DATE	
SCALE	AS SHOWN
DESIGNED BY	----
DRAWN BY	----
CHECKED BY	----

WATER AND SEWER NOTES

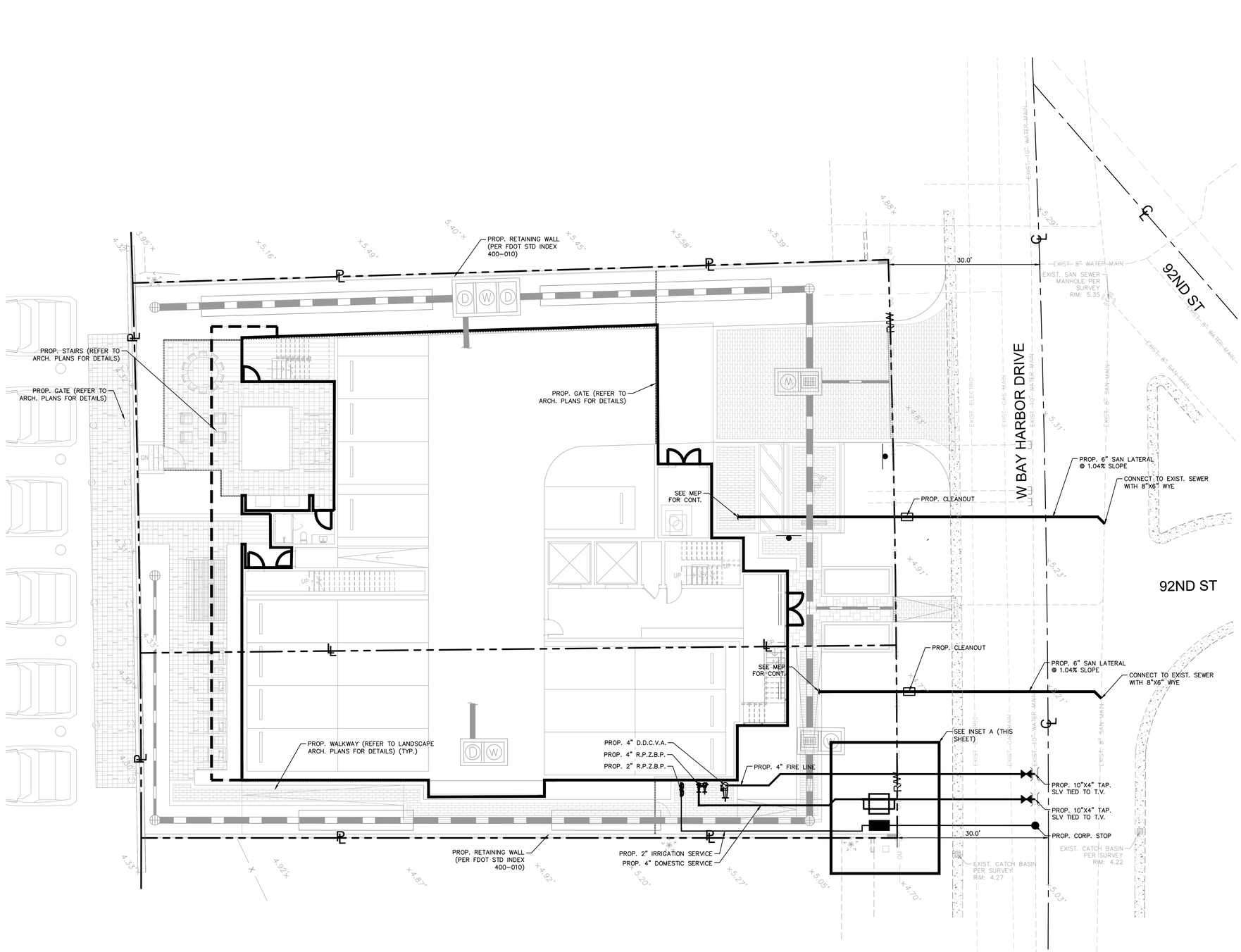
9200 W BAY HARBOR DR
PREPARED FOR
9200 WEST BAY HARBOR DRIVE INC
MIAMI-DADE FL

SHEET NUMBER
C-600

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!

Plotted By:jaime.triviu, Kisha Sheet Set:9200 W BAY HARBOR DR Layout:C-600 WATER AND SEWER NOTES October 27, 2026 10:05:24am K:\mb_civ\041504000 - 9200 west bay harbor drive\CIVIL\CADD\plansheets\C-600 WATER AND SEWER NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc

Plotted By:JaimeAbreu, Krisha Street Set:9200 W BAY HARBOR DR Layout:C-601 WATER AND SEWER PLAN October 27, 2026 10:06:06am K:\mib_civil\041504000 — 9200 west bay harbor drive\CIVIL\CADD\Plansheets\C-601 WATER AND SEWER PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, inc



INSET A
SCALE: 1"=5'

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALBERTO P. HERRERA LICENSE No 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER
OCT 27 2026

No.	REVISIONS	DATE	BY

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

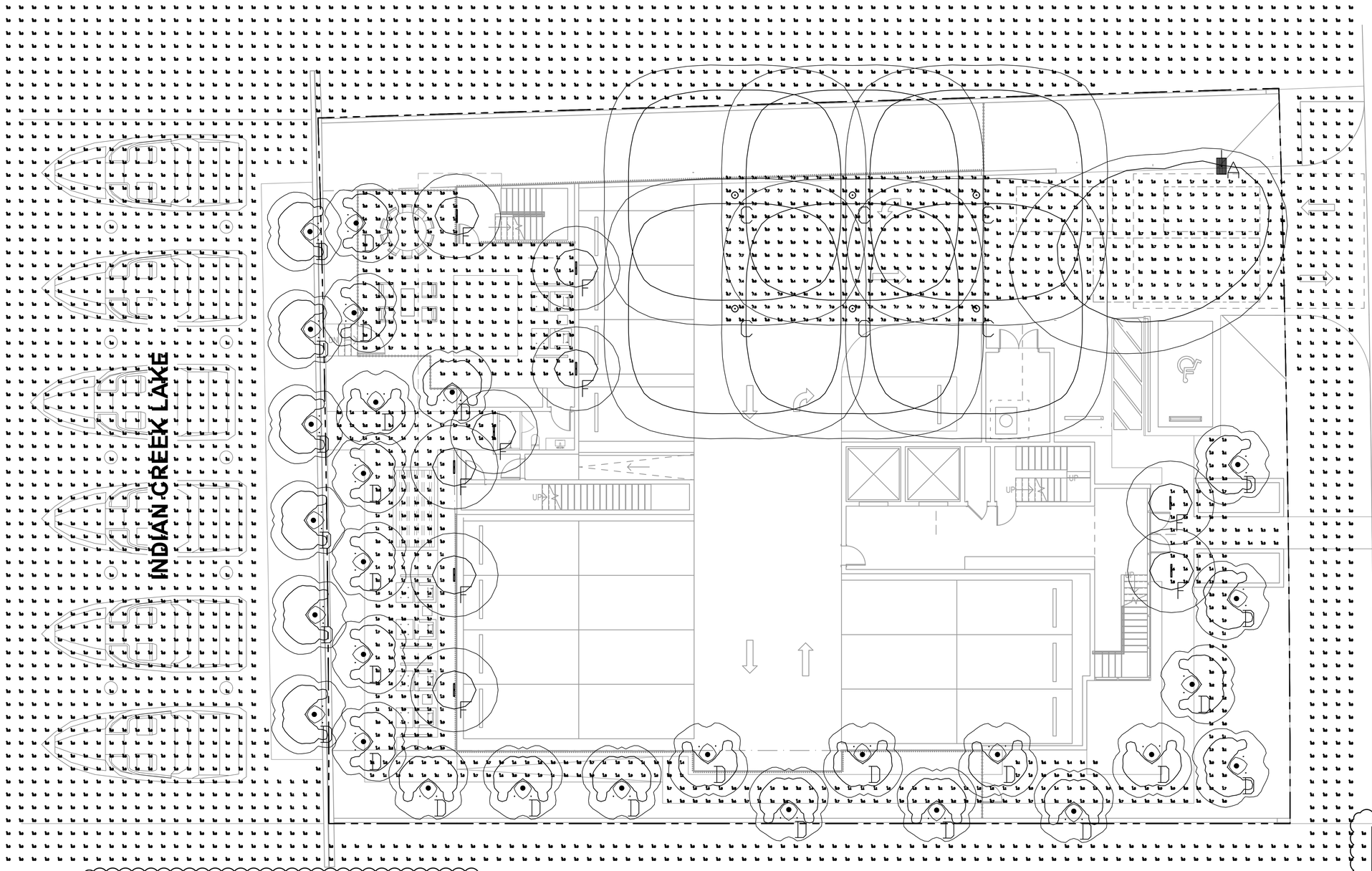
KHA PROJECT 041504000
DATE DATE
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

WATER AND SEWER PLAN

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

SHEET NUMBER
C-601

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!



ELECTRICAL SHEET INDEX

SHEET#	DESCRIPTION
E-1.00	ELECTRICAL SITE PHOTOMETRICS PLAN
E-1.01	SECOND FLOOR PHOTOMETRICS PLAN
E-1.02	THIRD FLOOR PHOTOMETRICS PLAN
E-1.03	FOURTH FLOOR PHOTOMETRICS PLAN
E-1.04	FIFTH FLOOR PHOTOMETRICS PLAN
E-1.05	SIXTH FLOOR PHOTOMETRICS PLAN
E-1.06	SEVENTH FLOOR PHOTOMETRICS PLAN
E-1.07	EIGHTH FLOOR PHOTOMETRICS PLAN
E-1.08	POOL DECK PHOTOMETRICS PLAN

1

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
BUILDING WALKWAY	Illuminance	Fc	1.20	2.3	0.2	6.00	11.50	0
CALCS OUTSIDE BOUNDARY	Illuminance	Fc	0.01	0.4	0.0	N.A.	N.A.	0
COMMON AMENITY DECK	Illuminance	Fc	1.00	2.5	0.2	5.00	12.50	0
COMMON DECK	Illuminance	Fc	0.99	2.4	0.2	4.95	12.00	0
PARKING DECK ENTRANCE_Floor	Illuminance	Fc	8.19	9.4	5.8	1.41	1.62	0
PROPERTY LINE	Illuminance	Fc	0.12	0.7	0.0	N.A.	N.A.	N.A.
MOVING TRUCK AREA	Illuminance	Fc	1.57	2.7	0.4	3.93	6.75	

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	1	A	Single	MRS-LED-96L-SIL-RC-40-70CRI-IL-DIMMED TO 50%	15'	0.700	3780	39	B0-U0-G1
	6	C	Single	EPS-03L-50-40KB-DIMMED TO 90%	15'	0.900	3255	20	B2-U0-G1
	28	D	Single	MRB-LED-25L-ACR-A-40-DIMMED TO 10%	3.5'	0.100	1884	23	B1-U1-G1
	9	F	Single	LAV2-2-07L-0L-840-FA-S-UNV-DIMMED TO 20%	9'	0.200	1418	12.3	B1-U0-G1

NOTE:
LIGHTING DESIGN AND PHOTOMETRICS SHALL COMPLY WITH BAY HARBOR ISLANDS CODE SEC. 23-19.

ENTIRE SHEET REVISED

1

ELECTRICAL SITE PHOTOMETRICS PLAN

1/8"=1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT KAMM OR MICHAEL FREIRE 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 COPY

KAMM CONSULTING PROJECT #: 2026-0XXX
PROJECT MANAGER: CAROLINE KAMM
KAMM Consulting
1407 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954.949.2200 Fax 954.949.2201
engineering@kammconsulting.com
Certification of Authorization #8189

date 2026-10-27
signed

CLIENT

SEAL

garcia stromberg
Jorge H. Garcia, Pe, NCARB
Peter F. Stromberg
Date of Issue: 10/27/26
AR0007769
AR0005893

© Garcia Stromberg

REV	DESCRIPTION	DATE:
1	DRC REVIEW #1	10/27/26

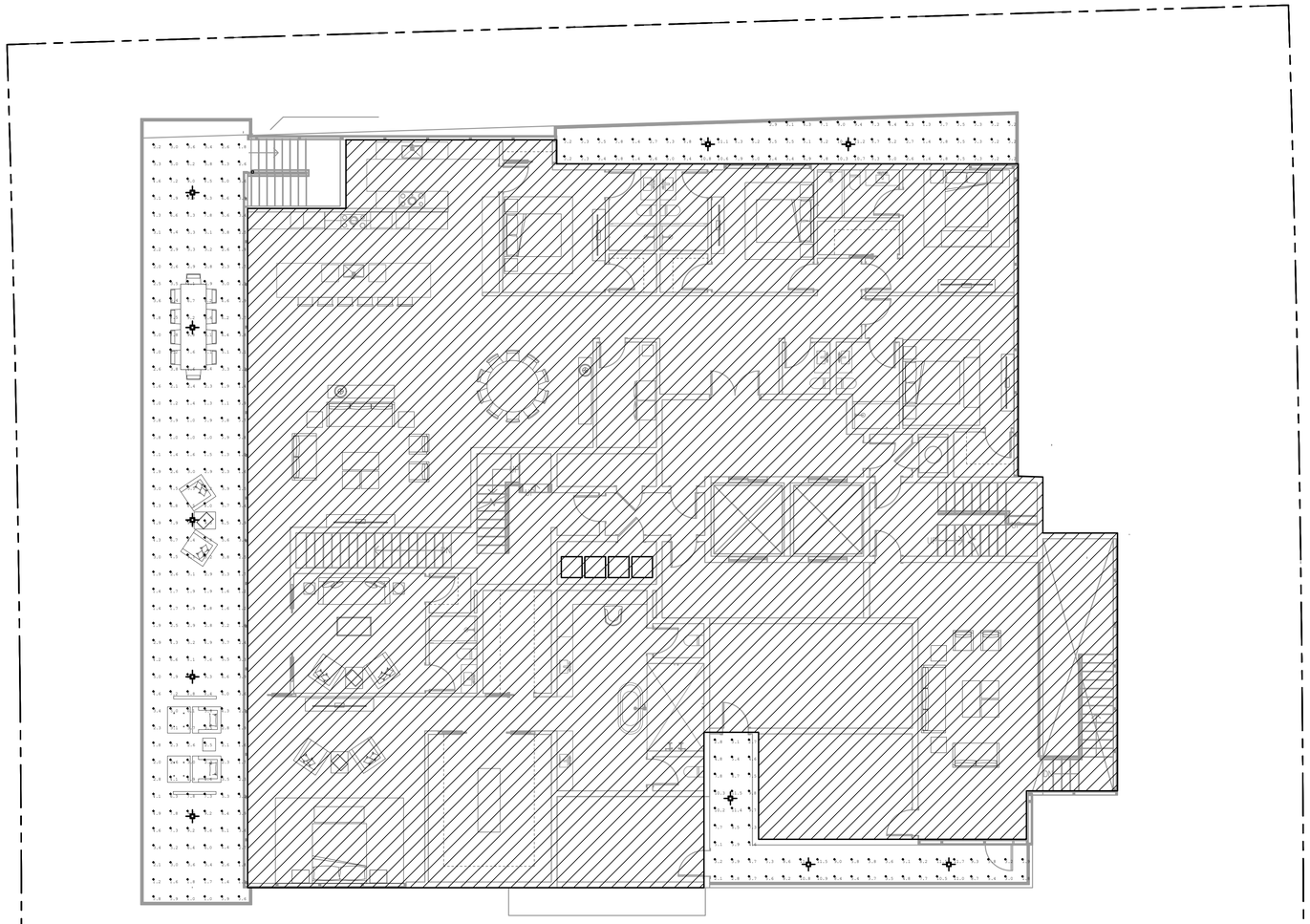
PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
ELECTRICAL SITE PHOTOMETRICS PLAN

PROJECT NUMBER: Project Number

SHEET NUMBER: E-1.00

PRINT DATE: 9/22/2026 8:34:57 AM



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	10	SFR-4-F-10L-830-DFG-S-R	Single	SFR-4-F-10L-830-DFG-S-R		1.000	1031	8	80

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BALCONY Floor	Illuminance	Fc	3.97	8.9	0.6	6.62	16.50
TERRACE 2 Floor	Illuminance	Fc	6.69	11.7	1.8	3.72	6.50
TERRACE Floor	Illuminance	Fc	4.32	11.3	0.2	20.60	56.50

10272026

9200 W. BAY HARBOR

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS TYPE	VOLTS	LUMENS	INPUT WATTS	DIMMING	REMARKS
A	LSI	MRS-LED-6L-SIL-RC-UNV-DIM-40-70CRI-XXX-IL	LED	120-277V	3780	39	YES	DIM TO MAX. 1800LM
C	LSI	OPS-SD-3L-SQ-UNV-40K8-XXX	LED	120-277V	3255	20	YES	DIM TO MAX. 1800LM
D	LSI	MRB-LED-2SL-ACR-A-UNV-DIM-40-XXX	LED	120-277V	1884	30.5	YES	DIM TO MAX. 1800LM
F	LSI	LAW2-W-2-07L-A-07L-A-840-FA-1-UNV-XXX-S	LED	120-277V	1418	24	YES	
H	LSI	SFR-4-F-10L-840-DFG-S-R-XXX	LED	120-277V	1086	8	YES	
W	LSI	XWS-LED-1L-SIL-FT-UNV-DIM-40-80CRI-XXX	LED	120-277V	1000	10	YES	

CONTACT STEVE WARD AT FRM LIGHTING & CONTROLS @ SWARD@FRMINC.COM OR CALL PH# (561) 926-7372

FRM LIGHTING & CONTROLS

SECOND FLOOR PHOTOMETRICS PLAN

1/8"=1'-0"

1

NOTE:
LIGHTING DESIGN AND PHOTOMETRICS SHALL COMPLY WITH BAY HARBOR ISLANDS CODE SEC. 23-19.

SHEET ADDED TO SET

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT KAMM OR MICHAEL FREIRE 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 COPY

KAMM CONSULTING PROJECT #: 2026-0XXX
PROJECT MANAGER: CAROLINE KAMM

KAMM Consulting
1407 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954.949.2200 Fax 954.949.2201
engineering@kammconsulting.com
Certification of Authorization #8189

date
2026-10-27
signed

CLIENT

REV	DESCRIPTION	DATE:
1	DRC REVIEW #1	10/27/26

SEAL

© Garcia Stromberg

garciastromberg

Peter F. Stromberg, RA, NCARB
President
AR0009893

1065 Maitland Parkway, Suite 16
Winter Park, Florida 32751
TEL 561.478.8855
Corporate License # AA26002202

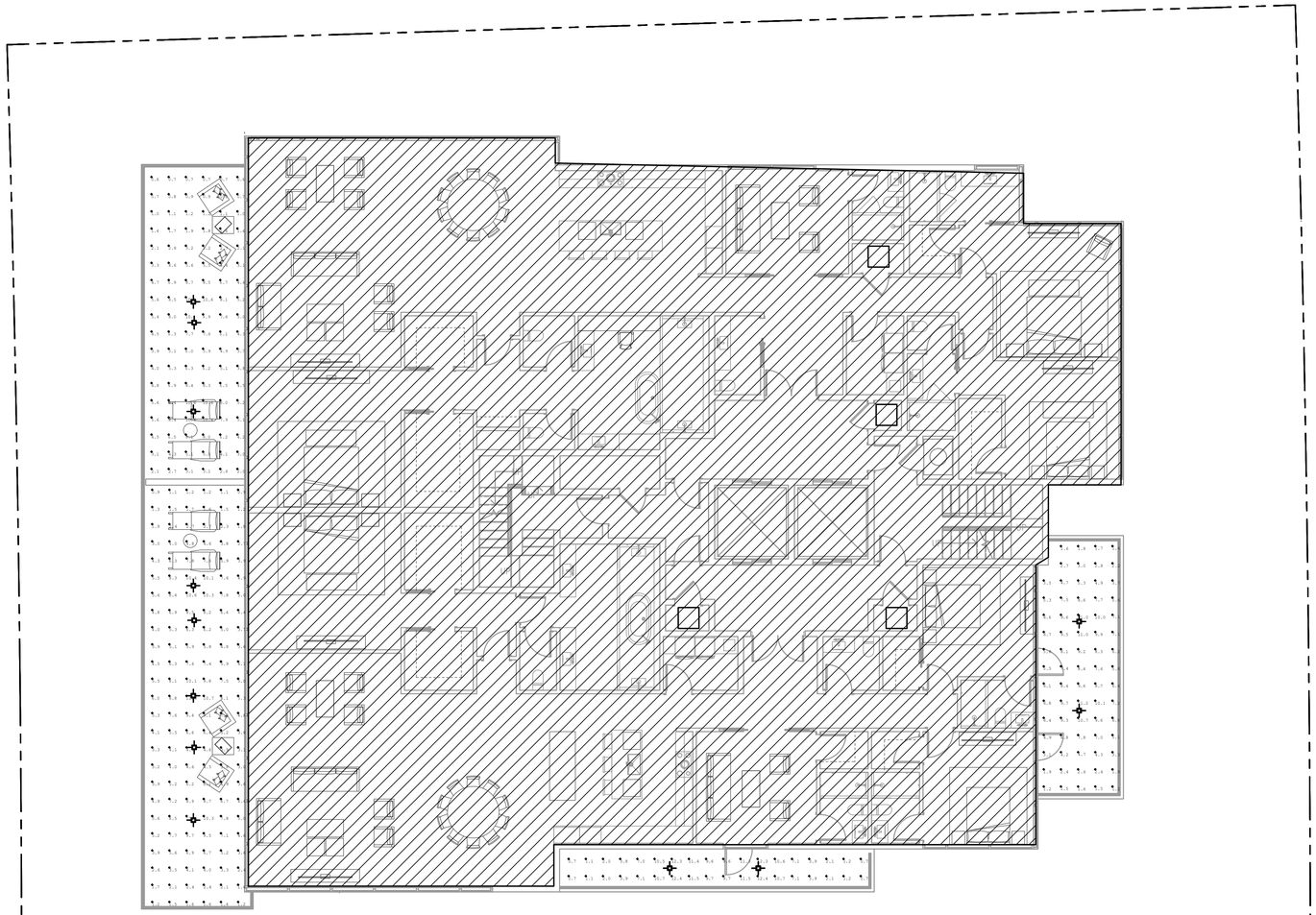
PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
SECOND FLOOR PHOTOMETRICS PLAN

PROJECT NUMBER: Project Number

SHEET NUMBER:
E-1.01

PRINT DATE:
9/22/2026 8:34:57 AM



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	SPR-4-F-10L-830-DFG-S-R	Single	SPR-4-F-10L-830-DFG-S-R		1.000	1031	8	16

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BALCONY 2 Floor	Illuminance	Fc	5.20	11.1	1.0	5.20	11.10
BALCONY 3 Floor	Illuminance	Fc	4.75	10.8	0.6	7.92	18.00
TERRACE 2 Floor	Illuminance	Fc	6.54	12.4	2.7	9.34	17.71
TERRACE Floor	Illuminance	Fc	5.91	11.2	1.2	4.93	9.33

THIRD FLOOR PHOTOMETRICS PLAN

1/8"=1'-0"

1

NOTE:
LIGHTING DESIGN AND PHOTOMETRICS SHALL COMPLY WITH BAY HARBOR ISLANDS CODE SEC. 23-19.

SHEET ADDED TO SET

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT KAMM OR MICHAEL FREIRE 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 COPY

KAMM CONSULTING PROJECT #: 2026-0XXX
PROJECT MANAGER: CAROLINE KAMM

KAMM Consulting
1407 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954.949.2200 Fax 954.949.2201
engineering@kammconsulting.com
Certification of Authorization #8189

date
2026-10-27
signed

REV	DESCRIPTION	DATE:
1	DRC REVIEW #1	10/27/26

SEAL

garcia stromberg
Angel H. Garcia, RA, NCARB
Director of Architecture
AR0007769
10955 Vista Parkway Suite 16
West Palm Beach, FL 33411
TEL 561.478.8855
Corporate License # AA26002202
Peter F. Stromberg, RA, NCARB
President
AR0005893

© Garcia Stromberg

CLIENT

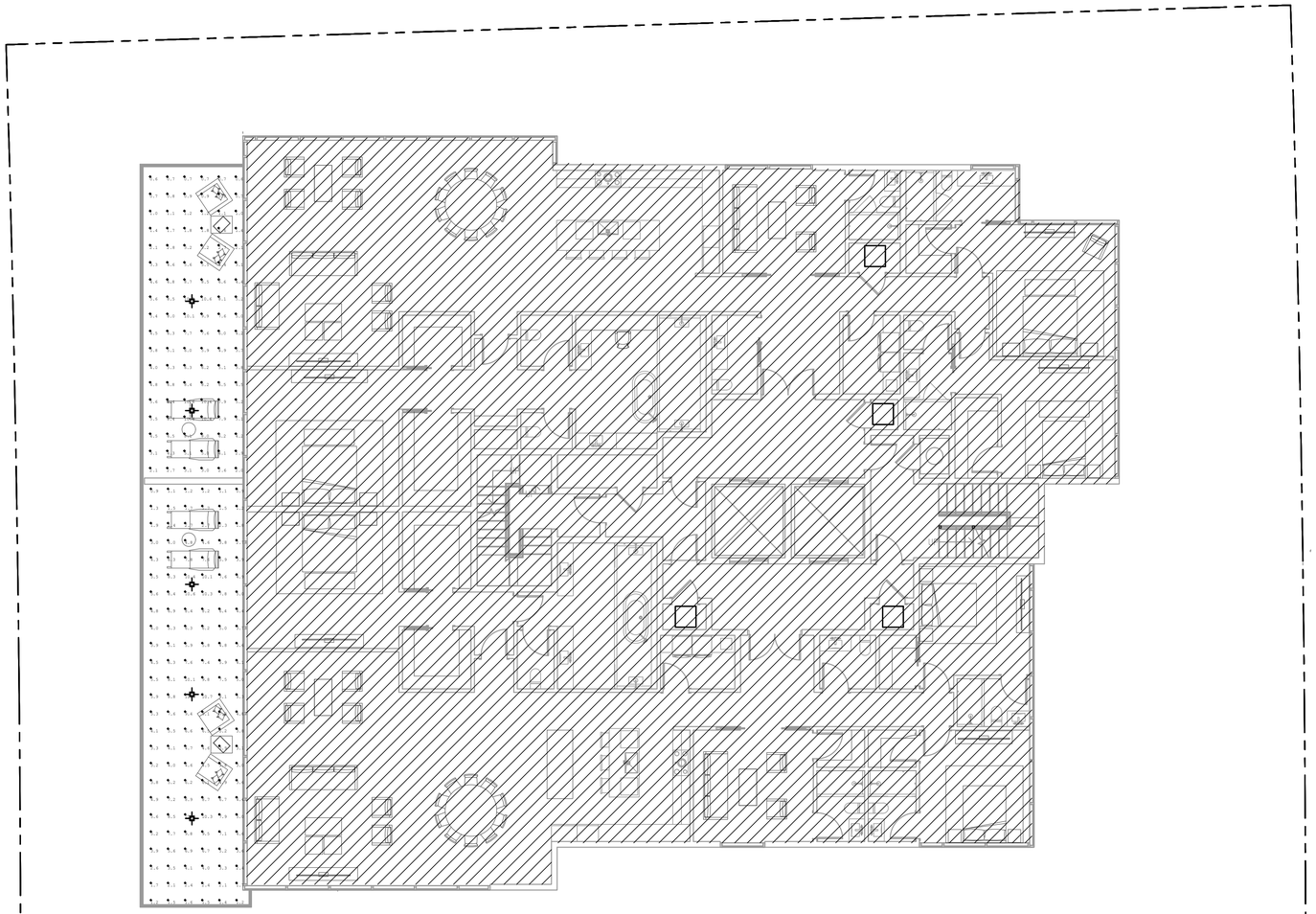
PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
THIRD FLOOR PHOTOMETRICS PLAN

PROJECT NUMBER: Project Number

SHEET NUMBER:
E-1.02

PRINT DATE:
9/22/2026 8:34:57 AM



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	5	SFR-4-F-10L-830-DFG-S-R	Single	SFR-4-F-10L-830-DFG-S-R		1.000	1031	8	40

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BALCONY 2 Floor	Illuminance	Fc	5.13	21.6	2.9	5.70	12.22
BALCONY 3 Floor	Illuminance	Fc	4.73	10.8	2.6	7.88	18.00

FOURTH FLOOR PHOTOMETRICS PLAN

1/8"=1'-0"

1

NOTE:
LIGHTING DESIGN AND PHOTOMETRICS SHALL COMPLY WITH BAY HARBOR ISLANDS CODE SEC. 23-19.

SHEET ADDED TO SET

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT KAMM OR MICHAEL FREIRE 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 COPY

KAMM CONSULTING PROJECT #: 2026-0XXX
PROJECT MANAGER: CAROLINE KAMM

KAMM Consulting
1407 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954.949.2200 Fax 954.949.2201
engineering@kammconsulting.com
Certification of Authorization #8189

date 2026-10-27
signed

CLIENT

REV	DESCRIPTION	DATE:
1	DRC REVIEW #1	10/27/26

SEAL

garciastromberg
Project Architects & Interiors
Jorge H. Garcia, RA, NCARB
David Stromberg, AIA
AR0007769
10955 Vista Parkway Suite 16
West Palm Beach, FL 33411
TEL 561.478.8855
Peter F. Stromberg, RA, NCARB
President
AR0009893
Corporate License # AR0009200

© Garcia Stromberg

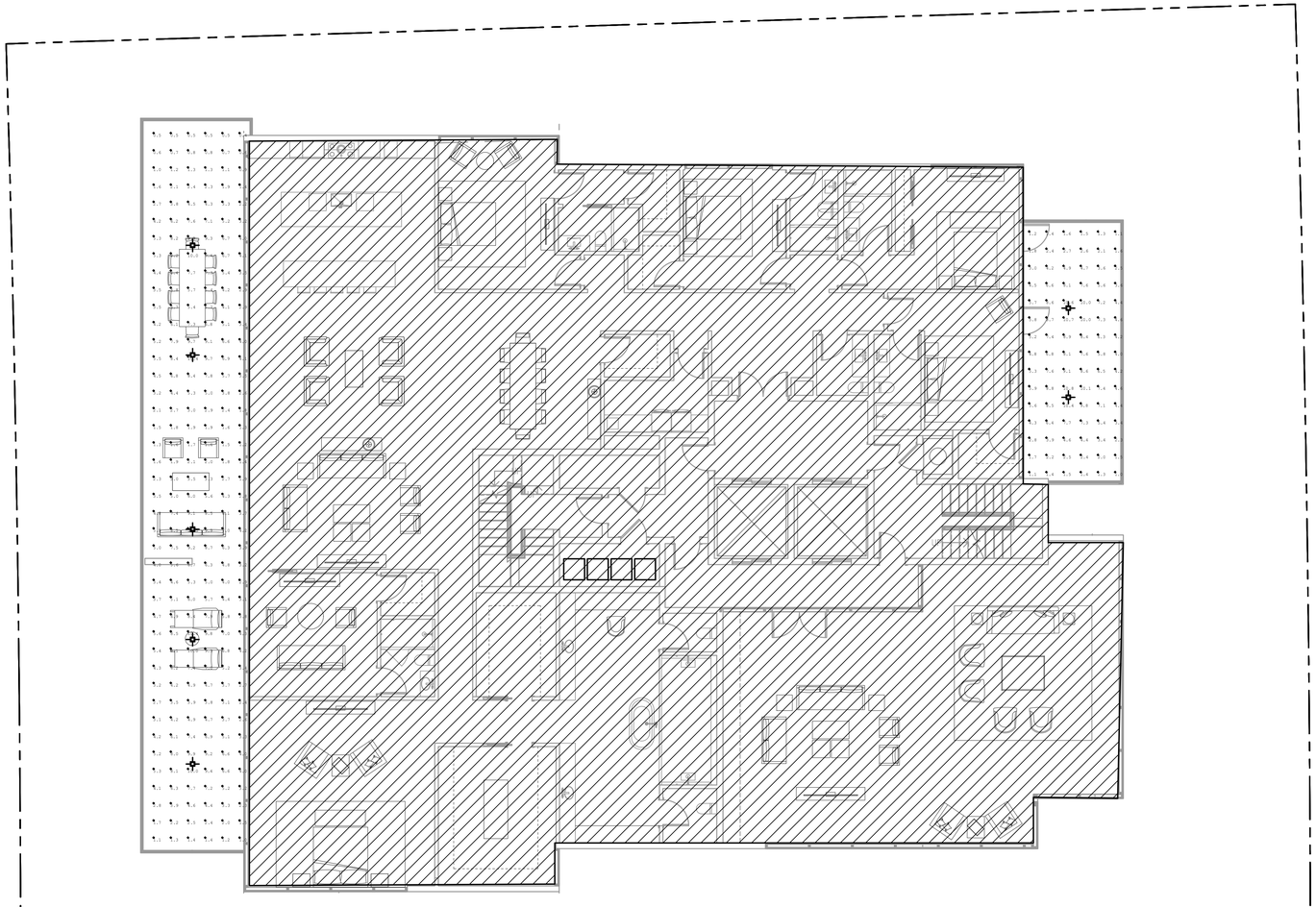
PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
FOURTH FLOOR PHOTOMETRICS PLAN

PROJECT NUMBER: Project Number

SHEET NUMBER: E-1.03

PRINT DATE: 9/22/2026 8:34:57 AM



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	7	SFR-4-F-10L-830-DFG-S-R	Single	SFR-4-F-10L-830-DFG-S-R		1.000	1031	8	56

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BALCONY Floor	Illuminance	Fc	4.58	10.5	3.4	11.45	26.25
TERRACE Floor	Illuminance	Fc	5.13	10.8	1.0	5.13	10.80

1

NOTE:
LIGHTING DESIGN AND PHOTOMETRICS SHALL COMPLY WITH BAY HARBOR ISLANDS CODE SEC. 23-19.

SHEET ADDED TO SET

FIFTH FLOOR PHOTOMETRICS PLAN

1/8"=1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT KAMM OR MICHAEL FREIRE 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 COPY

KAMM CONSULTING PROJECT #: 2026-0XXX
PROJECT MANAGER: CAROLINE KAMM

KAMM Consulting
1407 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954.949.2200 Fax 954.949.2201
engineering@kammconsulting.com
Certification of Authorization #8189

date
2026-10-27
signed

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
FIFTH FLOOR PHOTOMETRICS PLAN

PROJECT NUMBER: Project Number

SHEET NUMBER:
E-1.04

PRINT DATE:
9/22/2026 8:34:57 AM

SEAL

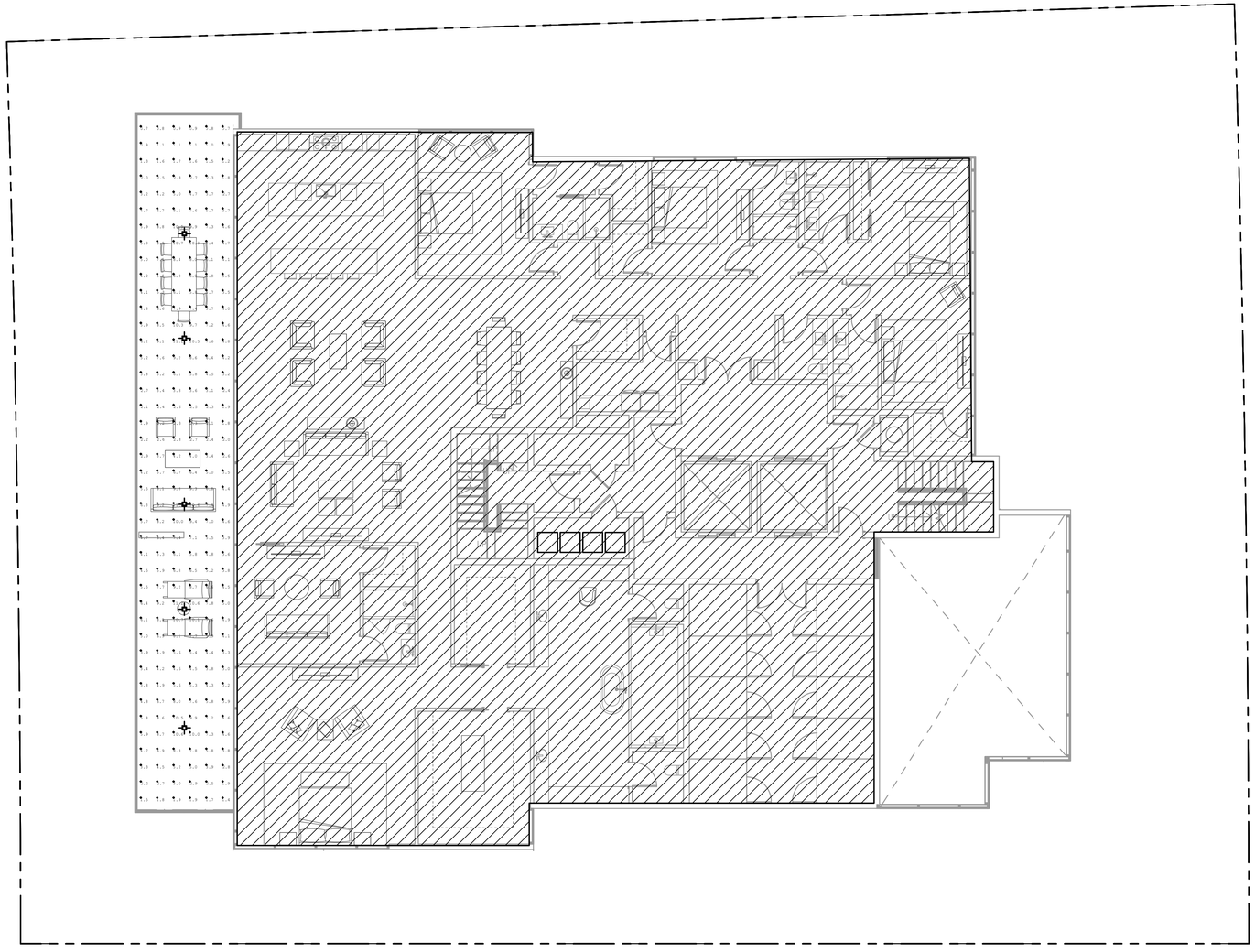
garcia stromberg
Jorge H. Garcia, RA, NCARB
David Stromberg, AIA
AR0007769

10955 Vista Parkway, Suite 16
West Palm Beach, FL 33411
TEL 561.478.8855
Corporate License # AR0000207

Peter F. Stromberg, RA, NCARB
Partner
AR0005893

© Garcia Stromberg

REV	DESCRIPTION	DATE:
1	DRC REVIEW #1	10/27/26



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	5	SFR-4-F-10L-830-DFG-S-R	Single	SFR-4-F-10L-830-DFG-S-R		1.000	1031	8	40

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BALCONY 7 Floor	Illuminance	FC	5.20	11.2	2.7	1.93	4.15

NOTE:
LIGHTING DESIGN AND PHOTOMETRICS SHALL COMPLY WITH BAY HARBOR ISLANDS CODE SEC. 23-19.

SHEET ADDED TO SET

1

SIXTH FLOOR PHOTOMETRICS PLAN

1/8"=1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT KAMM OR MICHAEL FREIRE 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 COPY

KAMM CONSULTING PROJECT #: 2026-0XXX
PROJECT MANAGER: CAROLINE KAMM

KAMM Consulting
1407 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954.949.2200 Fax 954.949.2201
engineering@kammconsulting.com
Certification of Authorization #8189

date
2026-10-27
signed

CLIENT

PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
SIXTH FLOOR PHOTOMETRICS PLAN

PROJECT NUMBER: Project Number

SHEET NUMBER:
E-1.05

PRINT DATE:
9/23/2026 8:34:57 AM

SEAL

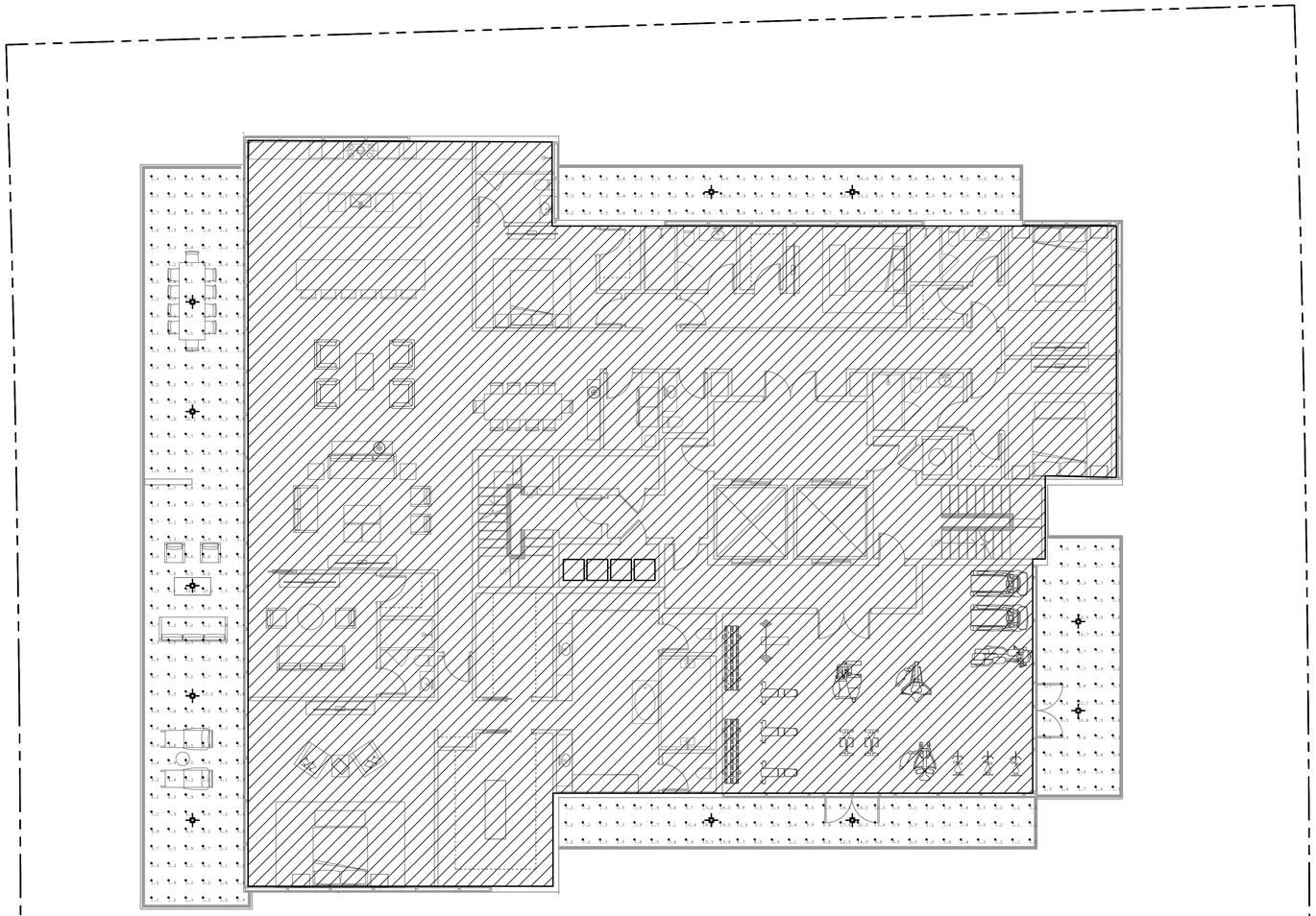
garcia stromberg
Jorge H. Garcia, RA, NCARB
David Stromberg, Partner
AR0007769

10955 Vista Parkway, Suite 16
West Palm Beach, FL 33411
TEL 561.478.8855
Corporate License # AR0003220

Peter F. Stromberg, RA, NCARB
Partner
AR0005893

© Garcia Stromberg

REV	DESCRIPTION	DATE:
1	DRC REVIEW #1	10/27/26



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	11	SFR-4-F-10L-830-DFG-S-R	Single	SFR-4-F-10L-830-DFG-S-R		1.000	1031	8	88

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BALCONY Floor	Illuminance	Fc	4.53	10.5	0.4	11.33	26.25
TERRACE 2 Workplane	Illuminance	Fc	4.73	20.3	0.1	47.30	203.00
TERRACE 3 Floor	Illuminance	Fc	5.79	10.8	1.3	4.45	8.31
TERRACE Floor	Illuminance	Fc	3.97	11.1	0.2	19.85	55.50

SEVENTH FLOOR PHOTOMETRICS PLAN

1/8"=1'-0"

1

NOTE:
LIGHTING DESIGN AND PHOTOMETRICS SHALL COMPLY WITH BAY HARBOR ISLANDS CODE SEC. 23-19.

SHEET ADDED TO SET

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT KAMM OR MICHAEL FREIRE 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 COPY

KAMM CONSULTING PROJECT #: 2026-0XXX
PROJECT MANAGER: CAROLINE KAMM

KAMM Consulting
1407 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954.949.2200 Fax 954.949.2201
engineering@kammconsulting.com
Certificaiton of Authorization #8189

date
2026-10-27
signed

CLIENT

REV	DESCRIPTION	DATE:
1	DRC REVIEW #1	10/27/26

SEAL

© Garcia Stromberg

garciastromberg

Angel H. Garcia, RA, NCARB
Director of Architecture
AR0007769

10955 Vista Parkway Suite 16
West Palm Beach, FL 33411
TEL 561.478.8855
Corporate License # AR0009297

Peter F. Stromberg, RA, NCARB
President
AR0005893

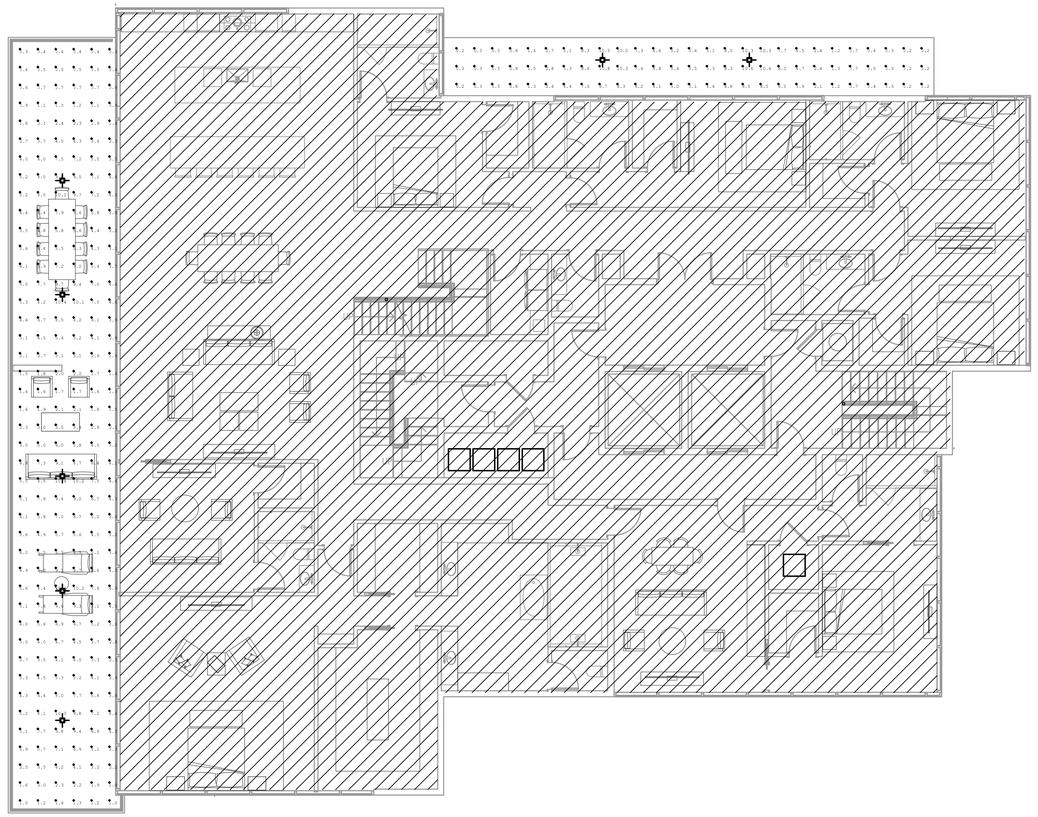
PROJECT:
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
SEVENTH FLOOR PHOTOMETRICS PLAN

PROJECT NUMBER: Project Number

SHEET NUMBER:
E-1.06

PRINT DATE:
9/22/2026 8:34:57 AM



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	7	SFR-4-F-10L-830-DFG-S-R	Single	SFR-4-F-10L-830-DFG-S-R		1.000	1031	8	56

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BALCONY Floor	Illuminance	Fc	4.59	10.6	3.3	15.30	35.33
TERRACE Floor	Illuminance	Fc	3.92	10.8	2.2	19.60	54.00

EIGHTH FLOOR PHOTOMETRICS PLAN

1/8"=1'-0"

1

NOTE:
LIGHTING DESIGN AND PHOTOMETRICS SHALL COMPLY WITH BAY HARBOR ISLANDS CODE SEC. 23-19.

SHEET ADDED TO SET

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT KAMM OR MICHAEL FREIRE 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 COPY

KAMM CONSULTING PROJECT #: 2026-0XXX
PROJECT MANAGER: CAROLINE KAMM

KAMM Consulting
1407 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954.949.2200 Fax 954.949.2201
engineering@kammconsulting.com
Certification of Authorization #8189

date 2026-10-27
signed

CLIENT

SEAL

REV	DESCRIPTION	DATE:
1	DRC REVIEW #1	10/27/26

garciastromberg
Jorge H. Garcia, RA, NCARB
David Stromberg, AIA
AR0007769

10955 Vista Parkway Suite 16
West Palm Beach, FL 33411
TEL 561.478.8855
Corporate License # AR0009200

Peter F. Stromberg, RA, NCARB
Partner
AR0009893

© Garcia Stromberg

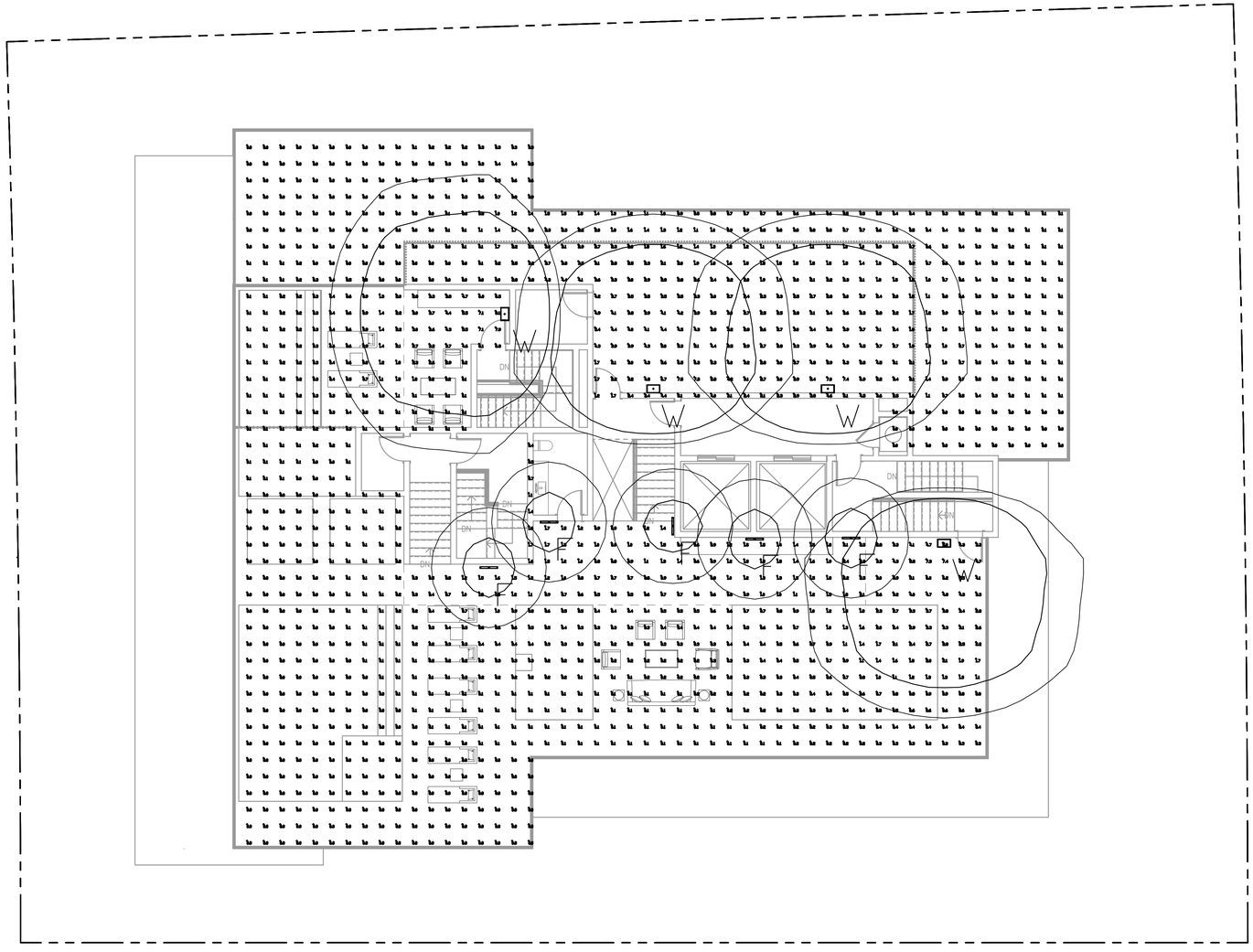
PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
EIGHTH FLOOR PHOTOMETRICS PLAN

PROJECT NUMBER: Project Number

SHEET NUMBER: E-1.07

PRINT DATE: 9/22/2026 8:34:57 AM



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
CALCS INSIDE BOUNDARY	Illuminance	Fc	0.43	8.1	0.0	N.A.	N.A.	0
CALCS OUTSIDE BOUNDARY	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	0
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	N.A.
MECHANICAL ROOF	Illuminance	Fc	3.10	8.1	0.0	N.A.	N.A.	
UPPER POOL DECK	Illuminance	Fc	1.07	2.8	0.2	5.35	14.00	

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	3	F	Single	LAVD-2-07L-DL-840-FA-S-UNV-DIMMED TO 20%	9'	0.200	1418	12.3	B1-U0-G1
	11	H	Single	SFR-4-F-10L-840-DFG-S-R-DIMMED TO 50%	9'	0.500	1086	8	B1-U0-G0
	3	W	Single	XWS-LED-01L-FTW-40-80CRI	9'	0.970	1569	10	B1-U0-G1

POOL DECK FLOOR PHOTOMETRICS PLAN

1/8"=1'-0"

1

NOTE:
LIGHTING DESIGN AND PHOTOMETRICS SHALL COMPLY WITH BAY HARBOR ISLANDS CODE SEC. 23-19.

ENTIRE SHEET REVISED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT KAMM OR MICHAEL FREIRE 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 COPY

KAMM CONSULTING PROJECT #: 2026-0XXX
PROJECT MANAGER: CAROLINE KAMM

KAMM Consulting
1407 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954.949.2200 Fax 954.949.2201
engineering@kammconsulting.com
Certification of Authorization #8189

date
2026-10-27
signed

CLIENT

SEAL

© Garcia Stromberg

REV	DESCRIPTION	DATE:
1	DRC REVIEW #1	10/27/26

garcia stromberg
Angel H. Garcia, Sr., NCARB
Director of Architecture
AR0007769
10955 Vista Parkway Suite 16
West Palm Beach, FL 33411
TEL 561.478.8855
Corporate License # AA26002202
Peter F. Stromberg, RA, NCARB
President
AR0005893

PROJECT
9200 WEST BAY HARBOR DRIVE

DRAWING NAME
POOL DECK PHOTOMETRICS PLAN

PROJECT NUMBER: Project Number

SHEET NUMBER:
E-1.08

PRINT DATE:
9/22/2026 8:34:57 AM



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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EREZ BAR-NUR, REGISTERED LANDSCAPE ARCHITECT, STATE OF FLORIDA, LICENSE NO. 6666879.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

landscape DESIGN workshop
• Planning • Landscape Architecture
One Park Place
621 NW 53rd Street, Suite 125
Boca Raton, Florida 33487
(954) 772-0724
Info@LandscapeDesignWorkshop.com

9200 WEST BAY HARBOR

9200 West Bar Harbor Dr., Bar Harbor Islands, Florida

OVERALL SITE PLAN

OCTOBER 29, 2026
SEPTEMBER 24, 2026
AUGUST 10, 2026
JULY 31, 2026
JULY 2, 2026
REVISED
JUNE 25, 2026
DATE
MF
DRAWN BY
EB
APPROVED BY

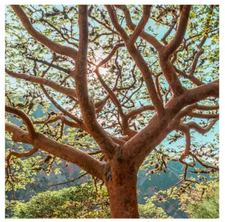
This drawing is the property of Landscape Design Workshop, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

COPYRIGHT © 2026 LANDSCAPE DESIGN WORKSHOP. ALL RIGHTS RESERVED

L-1



Ecological Community: Maritime Hammmock


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

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.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EREZ BAR-NUR, REGISTERED LANDSCAPE ARCHITECT, STATE OF FLORIDA, LICENSE NO. 6666879.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

landscape DESIGN workshop
• Planning • Landscape Architecture
One Park Place
621 NW 53rd Street, Suite 125
Boca Raton, Florida 33487
(954) 772-0724
Info@LandscapeDesignWorkshop.com

9200 WEST BAY HARBOR

9200 West Bar Harbor Dr., Bar Harbor Islands, Florida

PLANT MATERIAL IMAGES

COPYRIGHT © 2026 LANDSCAPE DESIGN WORKSHOP ALL RIGHTS RESERVED

OCTOBER 29, 2026
AUGUST 14, 2026
JULY 2, 2026
REVISED
JUNE 25, 2026
DATE
MF
DRAWN BY
EB
APPROVED BY

This drawing is the property of Landscape Design Workshop, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

LI-1



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 Lontaroides
Red Latan Palm




Satakentia liukiuensis
Satakentia




Ernodea littoralis
Golden Creeper




Justicia brandegeeana
Shrimp Plant




Viburnum obovatum
Walter's Viburnum




Yucca rostrata
Beaked Yucca



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EREZ BAR-NUR, REGISTERED LANDSCAPE ARCHITECT, STATE OF FLORIDA, LICENSE NO. 6666879.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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.

landscape DESIGN workshop
• Planning •
Landscape Architecture
One Park Place
621 NW 53rd Street, Suite 125
Boca Raton, Florida 33487
(954) 772-0724
Info@LandscapeDesignWorkshop.com

9200 WEST BAY HARBOR

9200 West Bar Harbor Dr., Bar Harbor Islands, Florida

PLANT MATERIAL IMAGES

COPYRIGHT © 2026 LANDSCAPE DESIGN WORKSHOP. ALL RIGHTS RESERVED

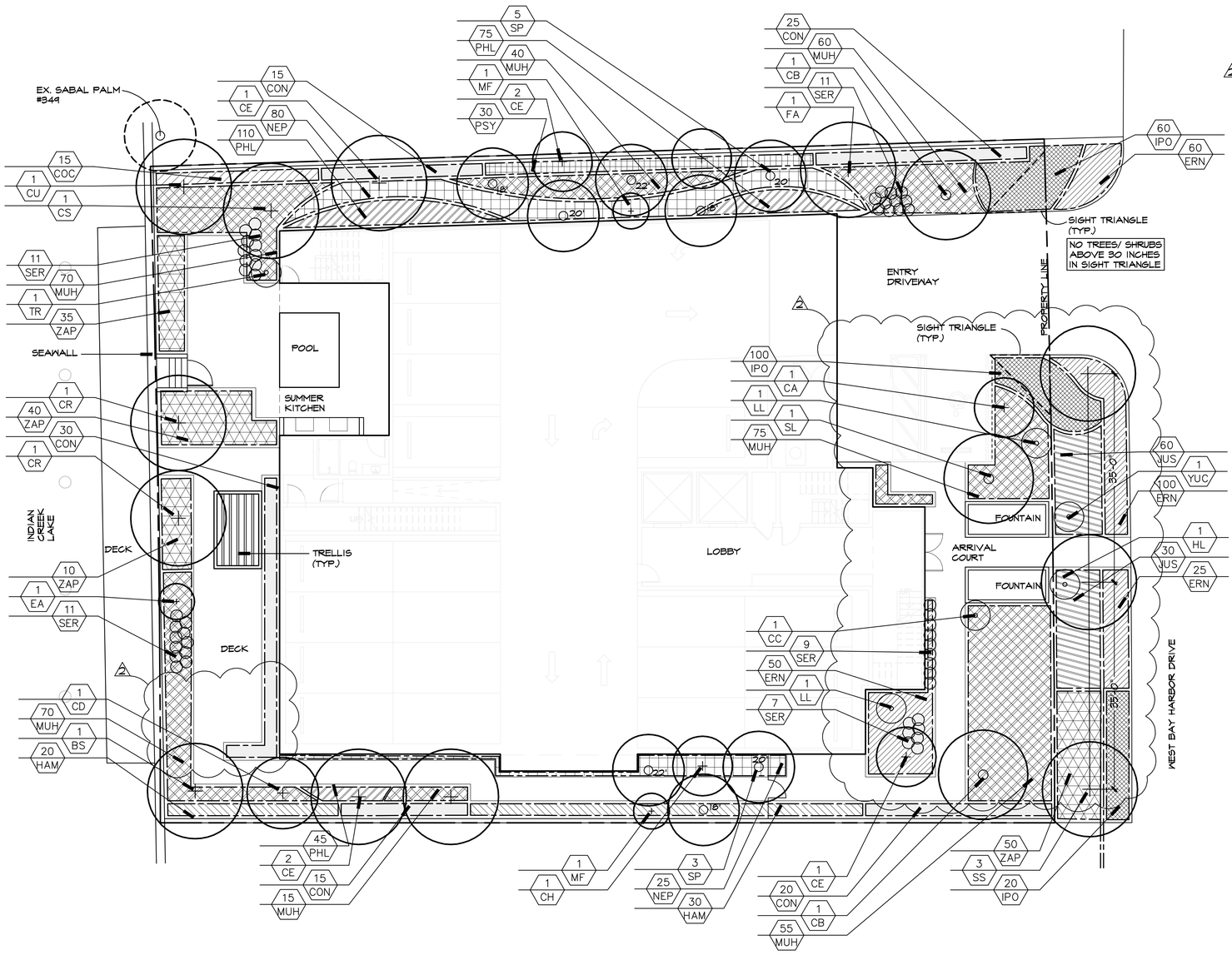
OCTOBER 29, 2026
AUGUST 14, 2026
REVISED
JUNE 25, 2026
DATE
MF
DRAWN BY
EB
APPROVED BY

This drawing is the property of Landscape Design Workshop, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

LI-2

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EREZ BAR-NUR, REGISTERED LANDSCAPE ARCHITECT, STATE OF FLORIDA, LICENSE NO. 6666879.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



ECOLOGICAL COMMUNITY: MARITIME HAMMOCK

FLORIDA FRIENDLY LANDSCAPE

Plant List LP-1

Required Trees:

Key	Qty.	Florida Native	Water Need	Botanical/Common Name	Height	Spread	Trunk	Remarks
BS	1	Yes	Low	Bursera simaruba Gumbo Limbo	22'-24'	15'	Min. 14" DBH	Full Specimen
CD	1	Yes	Low	Coccoloba diversifolia Pigeon Plum	18'	12'	Min. 4" DBH	Full Standard
CE	6	Yes	Low	Conocarpus erectus Green Buttonwood	20'-22'	16'	Min. 6" DBH	Standard; Full canopy, Matched
CR	2	Yes	Low	Clusia rosea Pitch Apple	18'	16'	Min. 4" DBH	Full Multi-trunk, Specimen, Matched
CU	1	Yes	Low	Coccoloba uvifera Seagrape	22'-24'	16'	Min. 16" DBH	Full Specimen
FA	1	Yes	Low	Ficus aurea Florida Strangler Fig	22'-24'	15'	Min. 16" DBH	Full Specimen

Additional Palms & Trees:

Key	Qty.	Florida Native	Water Need	Botanical/Common Name	Height	Spread	Trunk	Remarks
CA	1		Low	Calliandra surinamensis Pink Powder Puff	14'	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
CH	1	Yes	Low	Chrysophyllum oliviforme Satinleaf	14'	10'	Min. 4" DBH	Standard; Full canopy, Matched
CS	1	Yes	Low	Conocarpus erectus 'sericeus' Silver Buttonwood	16'	16'	Min. 6" DBH	Full, Multi-trunk, Specimen
EA	1	Yes	Low	Eugenia axillaris White stopper	12'	6'	Min. 2" DBH	Full
HL	1		Low	Hyophorbe lagenicaulis Bottle Palm	4' of wood			Heavy
LL	2		Medium	Lantania Lontaroides Red Latan Palm	8' o.a.			Full, Min. Cuality 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 liukiuensis 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	3		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	105	Yes	Low	Conocarpus erectus Green Buttonwood Hedge	36"	24"	Full, 24" o.c.
ERN	235	Yes	Low	Ernodea littoralis Golden Creeper	18"	18"	Full, 18" o.c.
HAM	50	Yes	Low	Hamelia patens 'Compacta' Dwarf Fire Bush	36"	24"	Full, 24" o.c.
IPO	180	Yes	Low	Ipomoea pes-caprae Railroad Vine	12"	18"	Full, 18" o.c.
JUS	90		Medium	Justicia brandegeeana Shrimp Plant	24"	24"	Full, 24" o.c.
MUH	385	Yes	Low	Muhlenbergia capillaris Muhly Grass	24"	24"	Full, 24" o.c.
NEP	105	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 Coontie	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.

SCALE: 1" = 10'-0"
0 10' 20'

COPYRIGHT © 2026 LANDSCAPE DESIGN WORKSHOP. ALL RIGHTS RESERVED

landscape DESIGN workshop
• Planning • Landscape Architecture
One Park Place
621 NW 53rd Street, Suite 125
Boca Raton, Florida 33487
(954) 772-0724
Info@LandscapeDesignWorkshop.com

9200 WEST BAY HARBOR DRIVE

9200 West Bar Harbor Dr., Bar Harbor Islands, Florida

PLANTING PLAN

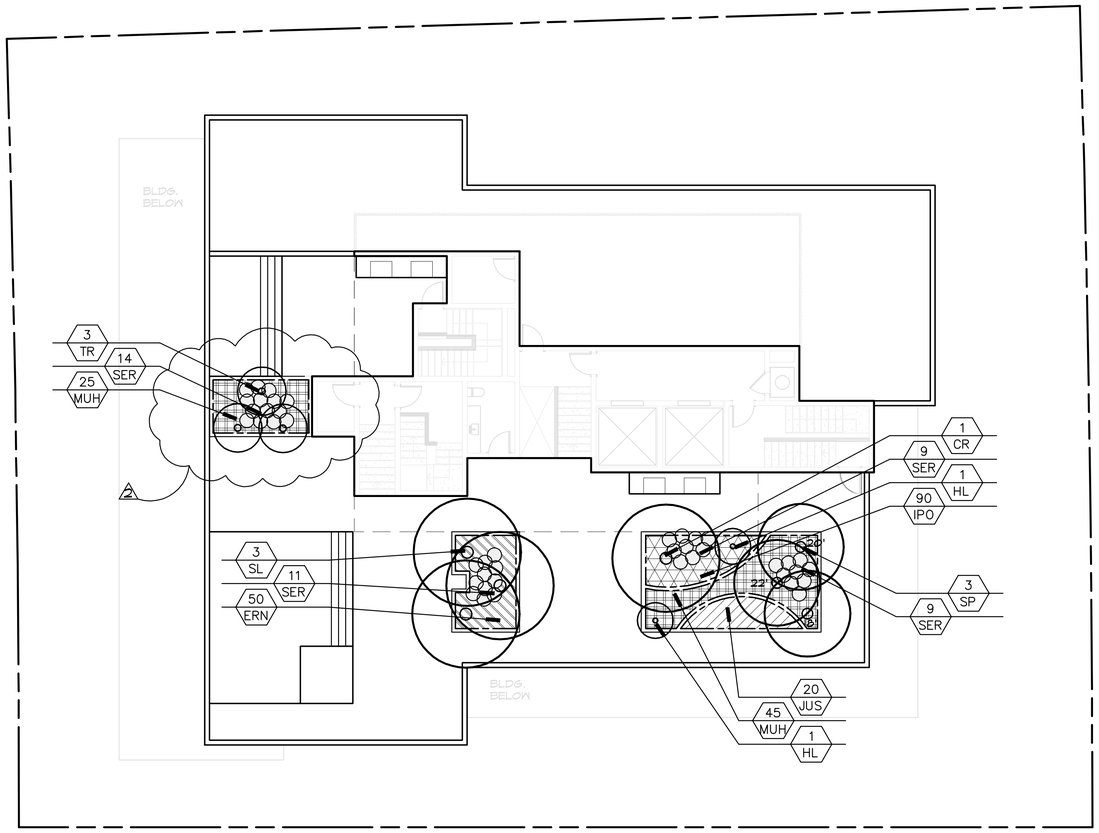
2 OCTOBER 29, 2026
SEPTEMBER 24, 2026
AUGUST 27, 2026
AUGUST 14, 2026
JULY 31, 2026
JULY 2, 2026
REVISED
JUNE 25, 2026
DATE
MF
DRAWN BY
EB
APPROVED BY

This drawing is the property of Landscape Design Workshop, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

LP-1

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EREZ BAR-NUR, REGISTERED LANDSCAPE ARCHITECT, STATE OF FLORIDA, LICENSE NO. 6666879.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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 liukiuensis 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 brandegeeana 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.

SCALE: 1" = 10'-0"
0 10' 20'

COPYRIGHT © 2026 LANDSCAPE DESIGN WORKSHOP. ALL RIGHTS RESERVED

landscape DESIGN workshop
• Planning • Landscape Architecture
One Park Place
621 NW 53rd Street, Suite 125
Boca Raton, Florida 33487
(954) 772-0724
Info@LandscapeDesignWorkshop.com

9200 WEST BAY HARBOR DRIVE

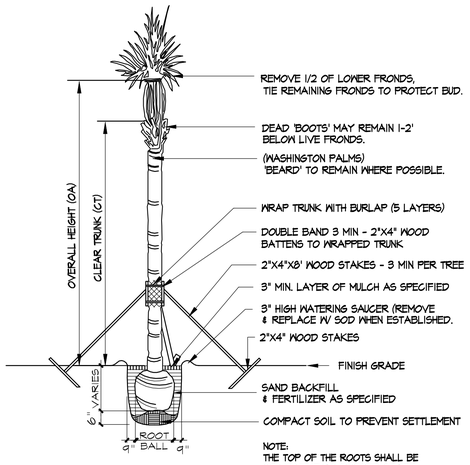
9200 West Bar Harbor Dr., Bar Harbor Islands, Florida

POOL DECK PLANTING PLAN

2 OCTOBER 29, 2026
AUGUST 14, 2026
REVISED
JULY 31, 2026
DATE
MF
DRAWN BY
EB
APPROVED BY

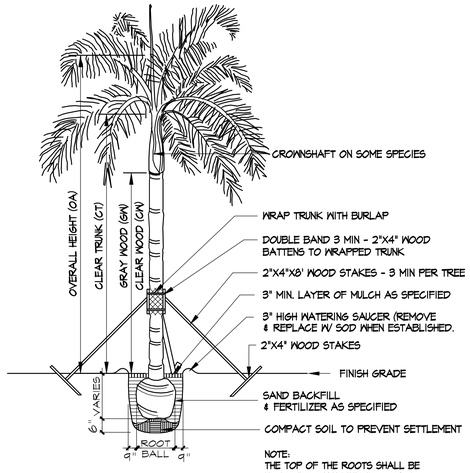
This drawing is the property of Landscape Design Workshop, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

LP-2



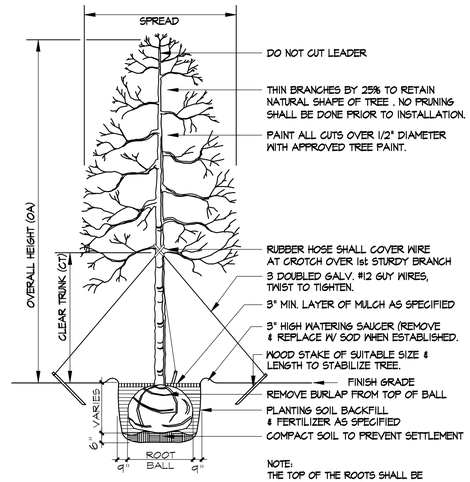
SABAL / WASHINGTON PALM PLANTING DETAIL

N.T.S.



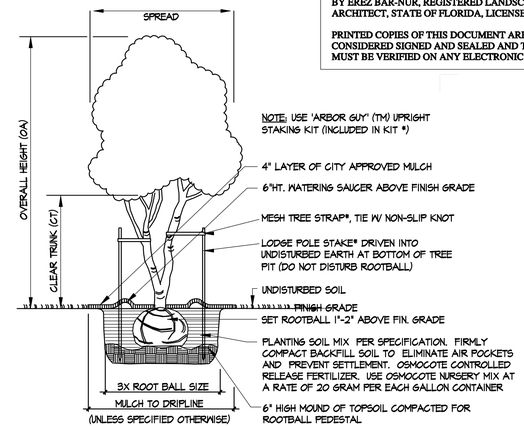
TYPICAL PALM PLANTING DETAIL

N.T.S.



TYPICAL TREE PLANTING DETAIL

N.T.S.



MULTI TRUNK TREE PLANTING DETAIL

N.T.S.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EREZ BAR-NUR, REGISTERED LANDSCAPE ARCHITECT, STATE OF FLORIDA, LICENSE NO. 6666879.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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 'Floratam' 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

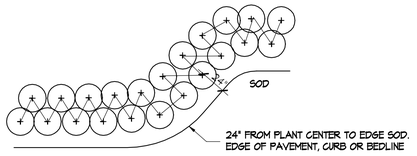
PLANTING SOIL:
GRADE LEVEL SOIL: 50/50 MIX BY ATLAS PEAT & SOIL, OR APPROVED EQUAL FOR TREES, SHRUBS & GROUNDCOVER (561-734-7300)

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

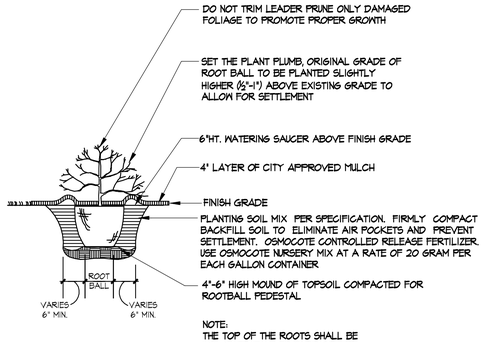
MULCH:
PREMIUM GREEN SMART MELALEUKA MULCH BY AMERIGROW, OR APPROVED EQUAL (561-499-8148)

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



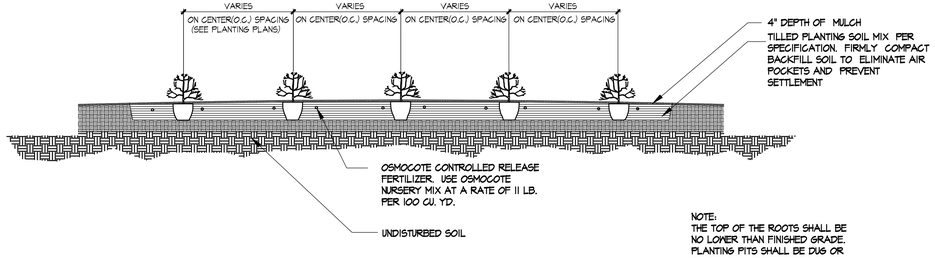
TYPICAL SMALL SHRUB / GROUNDCOVER PLANTING DETAIL

N.T.S.



TYPICAL SHRUB /GROUNDCOVER PLANTING DETAIL

N.T.S.



TYPICAL SMALL SHRUB / GROUNDCOVER PLANTING DETAIL

N.T.S.

COPYRIGHT © 2026 LANDSCAPE DESIGN WORKSHOP. ALL RIGHTS RESERVED

landscape DESIGN workshop
• Planning • Landscape Architecture
One Park Place
621 NW 53rd Street, Suite 125
Boca Raton, Florida 33487
(954) 772-0724
Info@LandscapeDesignWorkshop.com

9200 WEST BAY HARBOR DRIVE

9200 West Bar Harbor Dr., Bar Harbor Islands, Florida

PLANTING DETAILS & NOTES

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

This drawing is the property of Landscape Design Workshop, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

LP-3

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EREZ BAR-NUR, REGISTERED LANDSCAPE ARCHITECT, STATE OF FLORIDA, LICENSE NO. 6666879.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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:** 0.387 Acres — 16,873 Sq. Ft.

		REQUIRED	PROVIDED
I.	**OPEN SPACE REQUIREMENT:**		
1.	Square feet of open space required, as indicated on site plan *(BHI – Sec. 23-11)*: **Calculations:** Net lot area = 16,873 sq. ft. x 20% = 3,374.6 sq. ft.	3,374.6	4,040.76
2.	Maximum Lawn Area Allowed is 60% *(MDC – Sec. 18A-6(A)(5))* **Calculations:** required open space 3,374.6 sq. ft. x 60% = 2,024.76 sq. ft.	2,024.76	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 ½" 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)(11)(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))*		
	18 ft. 25 % or 3 shade trees	3	3
	20-22 ft. 50 % or 6 shade trees	6	6
	22-24 ft. 25 % or 3 shade trees	3	3
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 ½" caliper Street tree species determined by Street Tree Master Plan Street trees do not count toward required on-site shade trees	3	3
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/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 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 Hammock

  Planting 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.

TREE INSTALLATION REQUIREMENTS (ANSI A300 PART 6)

All trees shall be installed in accordance with ANSI A300 (Part 6) standards and current industry best practices. Tree installation shall include proper planting depth, root flare exposure, staking (where required), mulching, watering, and maintenance to ensure successful establishment and long-term health.

FPL

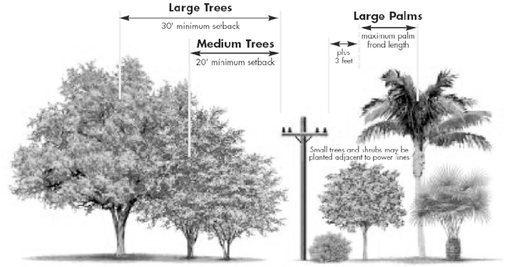
Plant the Right Tree in the Right Place

When planting, please consider where the tree will be located in relation to overhead and underground utility lines. (The location of these lines should determine the kind of tree to plant and site selection.) The mature tree must have enough space away from power lines and in an area large enough to accommodate the canopy and root system.



Planting tall growing trees under or near power lines will ultimately require pruning to maintain safe clearance from the wires. Trees toppling into overhead power lines can become a public safety hazard and disrupt your electric service. Therefore it is best not to plant tall growing trees under or near power lines.

You should not attempt to trim any vegetation growing near or on any overhead power lines. Only specially trained line clearing professionals should work around power lines.



Trees Shown at Mature Height

Recommended Trees for South Florida:
These trees would be suitable for planting adjacent to overhead distribution powerlines

Geiger Tree
(Cordia sebestena)
This slow growing tree has striking orange blossoms in the spring. Whether multi-stemmed or with a single trunk, this tree works well as a specimen or patio tree.

Growth Rate: Slow
Maturity Height x Spread: 15-20' x 20'
Foliage: Evergreen

Spanish Stopper
(Eugenia spp.)
Narrow canopy and the ability to grow in limited soil space makes this tree ideal for parking lot islands and small landscapes. Drought-tolerant once established.

Growth Rate: Slow to moderate
Maturity Height x Spread: 15-20' x 15'
Foliage: Evergreen

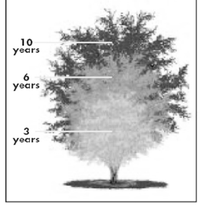
Silver Buttonwood
(Conocarpus erectus var. sericeus)
Silver to blue-green foliage provides accent as a small tree or buffer. Multi-stemmed, tough tree adapts well to urban areas.

Growth Rate: Moderate
Maturity Height x Spread: 15-20' x 20'-30'
Foliage: Evergreen

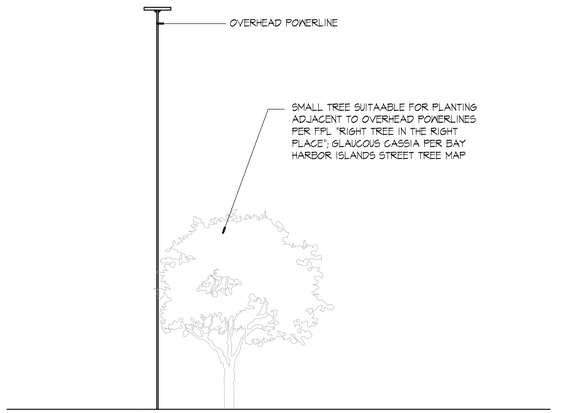
Glaucous Cassia
(Cassia surattensis)
Beautiful yellow flowers on an outstanding small tree. Prune to maintain tree form. Ideal for small landscapes as an accent tree.

Growth Rate: Moderate
Maturity Height x Spread: 15-20' x 15-20'
Foliage: Evergreen

Always Consider the Ultimate Mature Size when Planting



www.FPL.com/trees



LP-4 CONCEPTUAL STREET TREE SECTION
N.T.S.

COPYRIGHT © 2026 LANDSCAPE DESIGN WORKSHOP. ALL RIGHTS RESERVED

landscape DESIGN workshop
• Planning • Landscape Architecture
One Park Place
621 NW 53rd Street, Suite 125
Boca Raton, Florida 33487
(954) 772-0724
info@LandscapeDesignWorkshop.com

9200 WEST BAY HARBOR DRIVE

9200 West Bar Harbor Dr., Bar Harbor Islands, Florida

PLANTING DETAILS & NOTES

△ OCTOBER 29, 2026
SEPTEMBER 24, 2026
JULY 31, 2026
REVISED

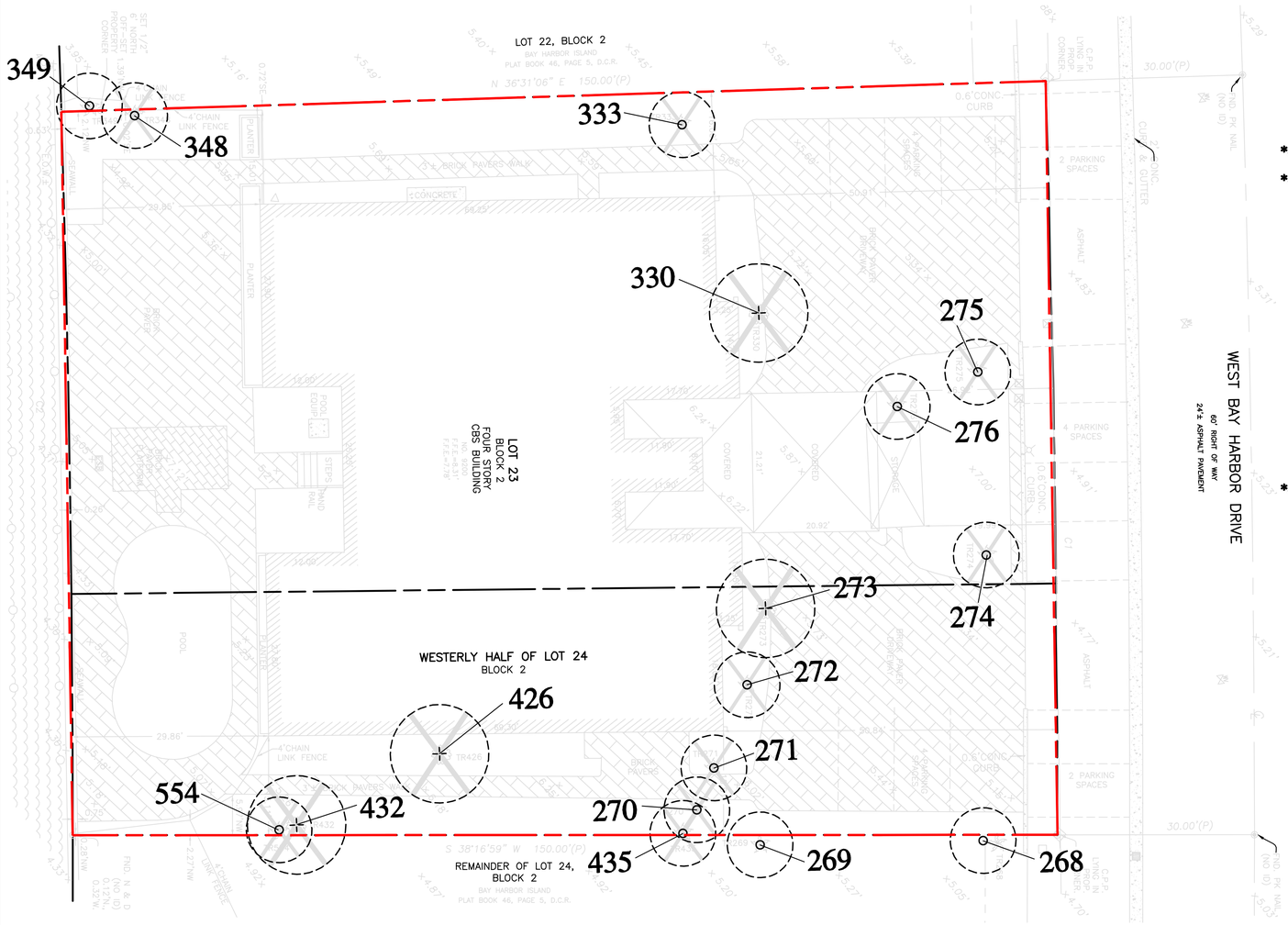
JUNE 25, 2026
DATE

MF
DRAWN BY

EB
APPROVED BY

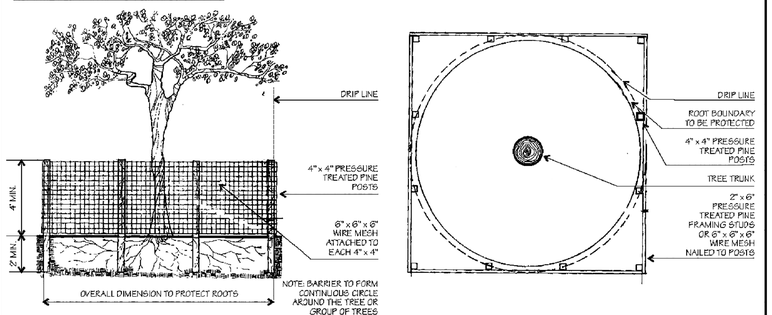
This drawing is the property of Landscape Design Workshop, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

LP-4



TREE PROTECTION AND SUPPORT

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



° WIRE MESH BARRIER DETAIL °

° WOOD BARRIER DETAIL PLAN °

70

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EREZ BAR-NUR, REGISTERED LANDSCAPE ARCHITECT, STATE OF FLORIDA, LICENSE NO. 6666879.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Tree Disposition List

	NUMBER	ACTION	TYPE	HEIGHT (ft)	SPREAD (ft)	DBH (in)	CLEAR TRUNK (ft)	INVASIVE
*off-site	268*	REMAIN	Sabal palmetto Cabbage Palm	17		14	5	
*off-site	269*	REMAIN	Cocos nucifera Coconut Palm	50		15	40	
	270	Remove	Sabal palmetto Cabbage Palm	40		14	30	
	271	Remove	Sabal palmetto Cabbage Palm	40		14	30	
	272	Remove	Phoenix dactylifera Date Palm	13		6	10	
	273	Remove	Schefflera actinophylla Umbrella Tree	15	30	30		Yes
	274	Remove	Syagrus romanzoffiana Queen Palm	14		12	10	
	275	Remove	Syagrus romanzoffiana Queen Palm	14		12	10	
	276	Remove	Syagrus romanzoffiana Queen Palm	18		14	14	
	330	Remove	Schefflera actinophylla Umbrella Tree	20	30	24		Yes
	333	Remove	Sabal palmetto Cabbage Palm	22		15	18	
	348	Remove	Thrinax radiata Florida Thatch Palm	15		9	12	
*off-site	349*	REMAIN	Sabal palmetto Cabbage Palm	15		15	11	
	426	Remove	Schefflera actinophylla Umbrella Tree	35	30	36		Yes
	432	Remove	Schefflera actinophylla Umbrella Tree	38	30	36		Yes
	554	Remove	Sabal palmetto Cabbage Palm	35		16	25	
	435	Remove	Sabal palmetto Cabbage Palm	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 Gumbo Limbo	20'	14	14
CD	1	Yes	Coccoloba diversifolia Pigeon Plum	16'	4	4
CE	5	Yes	Conocarpus erectus Green Buttonwood	20'	6	30
CH	1	Yes	Chrysophyllum oliviforme Satinleaf	16'	4	4
CR	2	Yes	Clusia rosea Pitch Apple	16'	4	8
CS	1	Yes	Conocarpus erectus 'sericeus' Silver Buttonwood	16'	6	6
CU	1	Yes	Coccoloba uvifera Seagrape	20'	16	16
EA	1	Yes	Eugenia axillaris White stopper	12'	2	2
FA	2	Yes	Ficus aurea Florida Strangler Fig	20'	16	32
IC	2	Yes	Ilex cassine Dahoon Holly	15'	4	8
MF	2	Yes	Myrcianthes fragrans Simpson's stopper	12'	2	4

Total DBH (in.): 128

SCALE: 1" = 10'-0"
0 10' 20'

COPYRIGHT © 2026 LANDSCAPE DESIGN WORKSHOP ALL RIGHTS RESERVED

landscape DESIGN workshop
• Planning • Landscape Architecture
One Park Place
621 NW 53rd Street, Suite 125
Boca Raton, Florida 33487
(954) 772-0724
info@LandscapeDesignWorkshop.com

9200 WEST BAR HARBOR DRIVE

9200 West Bar Harbor Dr., Bar Harbor Islands, Florida

TREE DISPOSITION PLAN

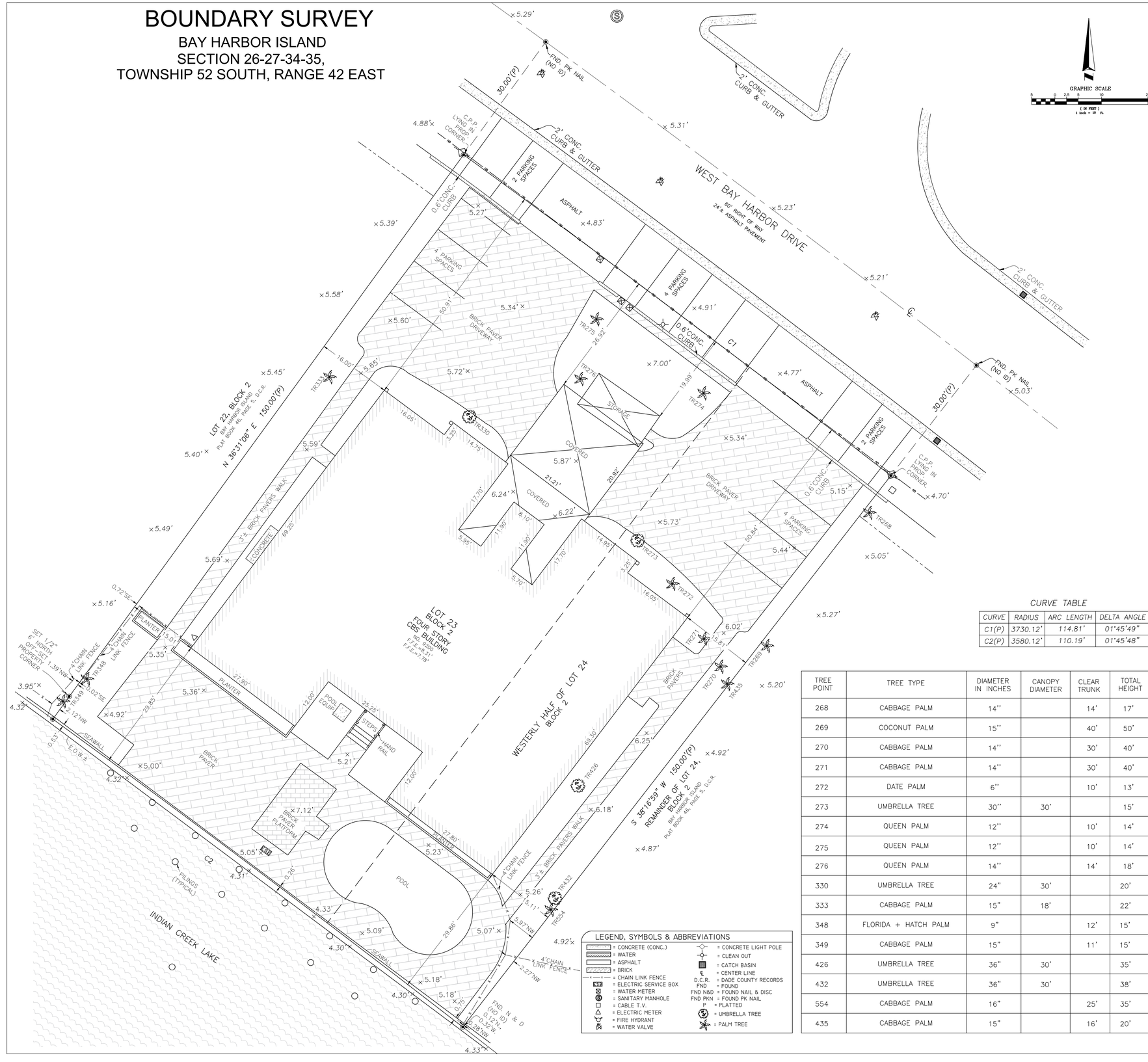
SEPTEMBER 24, 2026
REVISED
JUNE 25, 2026
DATE
MF
DRAWN BY
EB
APPROVED BY

This drawing is the property of Landscape Design Workshop, and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.

TD-1

BOUNDARY SURVEY

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



GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)
1 inch = 10 ft.



LOCATION MAP
Not To Scale

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1(P)	3730.12'	114.81'	01°45'49"
C2(P)	3580.12'	110.19'	01°45'48"

LEGEND, SYMBOLS & ABBREVIATIONS

- = CONCRETE (CONC.)
- = WATER
- = ASPHALT
- = BRICK
- = CHAIN LINK FENCE
- ESB = ELECTRIC SERVICE BOX
- = WATER METER
- S = SANITARY MANHOLE
- = CABLE T.V.
- = ELECTRIC METER
- = FIRE HYDRANT
- = WATER VALVE
- = CONCRETE LIGHT POLE
- = CLEAN OUT
- = CATCH BASIN
- ℄ = CENTER LINE
- D.C.R. = DADE COUNTY RECORDS
- FND = FOUND
- FND N&D = FOUND NAIL & DISC
- FND PKN = FOUND PK NAIL
- P = PLATTED
- = UMBRELLA TREE
- = PALM TREE

TREE POINT	TREE TYPE	DIAMETER IN INCHES	CANOPY DIAMETER	CLEAR TRUNK	TOTAL HEIGHT
268	CABBAGE PALM	14''		14'	17'
269	COCONUT PALM	15''		40'	50'
270	CABBAGE PALM	14''		30'	40'
271	CABBAGE PALM	14''		30'	40'
272	DATE PALM	6''		10'	13'
273	UMBRELLA TREE	30''	30'		15'
274	QUEEN PALM	12''		10'	14'
275	QUEEN PALM	12''		10'	14'
276	QUEEN PALM	14''		14'	18'
330	UMBRELLA TREE	24"	30'		20'
333	CABBAGE PALM	15"	18'		22'
348	FLORIDA + HATCH PALM	9"		12'	15'
349	CABBAGE PALM	15"		11'	15'
426	UMBRELLA TREE	36"	30'		35'
432	UMBRELLA TREE	36"	30'		38'
554	CABBAGE PALM	16"		25'	35'
435	CABBAGE PALM	15"		16'	20'

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.
HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY) NOT 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 STIKANE CONCOURSE) 5 FOOT AT NORTH OF NORTH CURB, EAST BROADVIEW DRIVE 150' ± EAST OF C/L.
20)- THE ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE ELEVATION CONVERSION FACTOR DATUM FROM (N.G.V.D 29) TO (N.A.V.D 88) IS (-)1.555 FEET.

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 INTENTED 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 **12086C 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 HAPOALIM 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

STATE OF FLORIDA

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

CORE ACTION GROUP
COMPANY WEBSITE: www.coreactiongroup.com
EMAIL: Ymuhuli@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:

1	9.17.26 - Provide Elevation Conversion Factor Datum

SCALE:
1" = 10'

JOB NO:
CAG 317564 - TASK #2
REV.#1

SHEET NO:
1 of 1