Town Of Bay Harbor Islands
Design Review Board Meeting
AGENDA
November 4, 2026
7:00 PM
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 Design Review Board 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 Design Review Board 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 Design Review Board 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 Design Review Board 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 Design Review Board will in no way be affected by the use or functionality of Zoom access for comments.

Zoom Meeting Link:

Meeting ID:
Passcode:

To request to speak during Public Comment, please utilize the "raise your hand" Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.
In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free numbers below:

US Toll Free Numbers: 877 853 5247 or 888 788 0099
For higher quality, dial a number based on your current location):
US: 1 305 224 1968 or 1 646 558 8656 or 1 301 715 8592

Participant ID: Press the # key.

To request to speak: Dial *9 on your telephone device to activate the "Raise your Hand" feature on the Zoom platform.

Members of the Public can also submit their request to speak and/or comments via email to the Office of the Town Clerk at eherbello@bayharborislands-fl.gov prior to 4:00 p.m. on the day prior to the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES

May 6, 2025 Design Review Board Meeting Minutes
September 9, 2025 Design Review Board Meeting Minutes
June 30, 2026 Design Review Board Meeting Minutes
September 1, 2026 Design Review Board Meeting Minutes
October 6, 2026 Design Review Board Meeting Minutes
2025-05-06 DRB Minutes.pdf
2025-09-09 DRB Minutes.pdf
2026-06-30 DRB Minutes.pdf
2026-09-01 DRB Minutes.pdf
2026-10-06 DRB Minutes.pdf

DISCUSSION ITEMS

1025 Kane Concourse (Bay 1029)
Request for approval for exterior modifications for "ALAN COHEN TR" located at 1025 Kane Concourse, Lots 14-15 of Block 11. The tenant (Juan Perdomo - Barbershop - Suite 1029) is proposing to remove the existing materials of the front facade and relocate the

entry door and window. Enclosed please find the proposed plan and rendering. (item #1)
BHI-DRB Staff Report- 1025 Kane Concourse.pdf
SPR25-000022 DRB Application.pdf
1029 KC LOI.pdf
1029 KC Storefront Design.jpg
1029 KC DRB Plan 11.4.2026.pdf
1025 KC Survey.pdf

1271 95 Street
Request for approval for revisions for "ALEXANDER GALSKY TRS" located at 1271 95 Street, Lot 9 of Block 31. On August 15, 2023, the board approved the initial site plan. The owner have submitted a new application for some exterior modifications. The front elevation to include a new smooth stucco finish (color T.B.C.) with a 1' reveal pattern, a parapet with a metal panel, and revised window/door configurations. Entryway and Driveway: The front entry sequence is revised, including new step locations and a revised driveway/paving layout with Gem Pavers Plank Paver (4" x 12" solid white polished aggregate, running bond pattern). Enclosed please find the site plan and elevations. (Item #2).
BHI-DRB Staff Report- 1271.pdf
1271 95 Street DRB Set 11.4.2026.pdf

1270 Kane Concourse
Request for approval for an addition for “JOSHUA VOGEL CHAYA VOGEL” located at 1270 Kane Concourse, Lot 6 of Block 31. The owner is proposing to add 352 square foot to the first floor and 1,260 square foot to the second floor. The first-floor addition will include a new dining room, laundry room, powder room, and foyer. The second-floor addition will include a new primary bedroom, two additional bedrooms, a primary bathroom, and an additional bathroom. Enclosed please find the site plan and elevations. (Item #3)
BHI-DRB Staff Report- 1270.pdf
26-0306 VOGEL WITH TREE REPORT.pdf
1270 KC Survey.pdf
1270 KC DRB Set 11.4.2026.pdf

9481 East Bay Harbor Drive
Request for approval for revisions for "Bay Harbor Islands Property Owner II LLC" located at 9481 East Bay Harbor Drive, Lots 6-8 of Block 1. This site plan has been brought before the Board on multiple occasions for consideration and approval. On December 18, 2012 the Board approved the original site plan. The applicant submitted the final permit plans, and staff identified revisions to the originally approved site development plan. The principal revisions include the reconfiguration of the mechanical room; modifications to the ground-level entry plaza, drop-off area, and driveway layout; revisions to the mechanical roof and deck configuration; and changes to the louvers.
Enclosed please find the site plan and elevations. (Item #4).
BHI-DRB Staff Report- 9481.pdf
La Baia North - DRB LOI.pdf
La Baia North - Narrative Response to Town Planner Comment.pdf
La Baia North - Proposed Modified Engineer Conditions.pdf
9481 EBH Drive DRB Set 11.4.2026.pdf

Consideration and Approval of the Design Review Board Meeting dates for the 2027 calendar year.
Staff recommends that the Design Review Board review and approve the proposed schedule of the Design Review Board Meetings for the 2027 calendar year. (See attached).
2027 Design Review Board Meeting Calendar.pdf

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
Design Review Board Meeting
November 4, 2026

MEMORANDUM

Agenda #:
Date: November 4, 2026
From: Evelyn Herbello, Town Clerk
Subject: May 6, 2025 Design Review Board Meeting Minutes
September 9, 2025 Design Review Board Meeting Minutes
June 30, 2026 Design Review Board Meeting Minutes
September 1, 2026 Design Review Board Meeting Minutes
October 6, 2026 Design Review Board Meeting Minutes

2025-05-06 DRB Minutes.pdf
2025-09-09 DRB Minutes.pdf
2026-06-30 DRB Minutes.pdf
2026-09-01 DRB Minutes.pdf
2026-10-06 DRB Minutes.pdf

Town of Bay Harbor Islands
Design Review Board Meeting
MINUTES
Date: May 6, 2025
7:00 PM

Morris N. Broad Community Center – 1175 95th Street
Bay Harbor Islands, FL 33154

Opening

Call to Order

Chair Steven Hurwitz called the Design Review Board quasi-judicial public hearing to order at approximately 7:00 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Swearing-In of Speakers

Town Clerk Yvonne Hamilton administered the oath to all persons intending to provide testimony during the meeting.

Roll Call of Members

Town Clerk Yvonne Hamilton called the roll and announced that a quorum was present.

Present: Chair Steven Hurwitz; Vice Chair Alan Bebchik; Board Member Jed Frankel; and Board Member Janet Adler.

Absent: Board Member Kai Chen; Board Member Moshe Goldshtein; and Board Member Alexander Ridner.

Also Present: Town Clerk Yvonne Hamilton; Town Attorney Joseph S. Geller; and Town staff and consultants as required.

Items:

1. Request for approval for exterior modifications for "Amerant Bank" to be located at 1050 Kane Concourse, Lot 8 of Block 12. The applicant proposed exterior modifications to the storefront, including installation of an ATM machine, relocation of the front door, and changes to the storefront framing.

The Board considered the application for renovation and conversion of a vacant commercial tenant bay into an Amerant Bank branch. The agenda packet identified the subject space as an approximately 1,023-square-foot bay within the existing commercial building.

Applicant Presentation

Alan Egger of Ace Construction, 11950 West Dixie Highway, North Miami, Florida 33161, presented the application on behalf of Amerant Bank. Mr. Egger explained that the exterior work was limited to the storefront: an ATM would be installed on the left side, the entrance door would be relocated toward the center, the existing awning would be removed, and the new glazing and framing would match the alignment, glass, and frame color of the adjacent tenant bays. He stated that the building colors would not be changed.

Mr. Egger advised that all signage would be submitted under a separate permit. In response to questions regarding the exterior ATM, he stated that the installation would include lighting, mirrors, cameras, and other required security features.

Staff Report and Conditions

The Town Planner's staff report found the proposal consistent with the applicable Town Code and recommended approval subject to the following conditions, which were incorporated into the Board's action:

1. Separate permits are required for all wall and window signs.
2. All exterior changes must match the architectural style and materials of the adjacent tenant bays to maintain design continuity.
3. The security camera above the ATM must be minimally intrusive, oriented solely toward the tenant frontage, and may not capture or record activity on the public sidewalk.

Board Discussion

Board Member Frankel asked whether the rendering depicted a two-tone treatment on the existing side columns. Mr. Egger clarified that the apparent color difference was shadowing and that no change to the building colors was proposed. Board members otherwise found the request straightforward.

Public Comment

No member of the public addressed the Board regarding this item.

Motion

Vice Chair Bebchik moved to approve the application and incorporate Town Planner Lorrainia Belle's staff report and conditions into the record.

Seconded by Board Member Adler.

Vote

Approved unanimously by voice vote.

2. Request for approval for a new multifamily dwelling for "Arman Corp" located at 1085 94th Street, Lot 10 of Block 13. The developer proposed a new six-unit townhouse development consisting of one rectangular building positioned north-south on the site, with four stories, rooftop open areas, garages, balconies, and related improvements. The proposed project does not require any transfer of development rights.

The Board considered the proposed redevelopment of the existing one-story multifamily property with six townhouse dwelling units. The agenda packet described each unit as containing approximately 3,650 to 3,745 square feet of air-conditioned space, plus garages, balconies, and rooftop areas. The

submitted traffic statement estimated 94 daily vehicle trips, including nine trips during the weekday morning peak hour and ten trips during the weekday afternoon peak hour.

Applicant Presentation

Peter Blumstein, architect of record, 34 Giralda Avenue, Coral Gables, Florida, presented the application. Mr. Blumstein stated that the existing one-story, six-unit building would be replaced with six new townhouses. He explained that the design had been reviewed through the Development Review Committee process and revised in coordination with Michael Miller Planning Associates.

The proposed design included individual unit entries from the front, a one-car garage and one surface parking space for each unit, elevators, rooftop areas, glass railings, painted stucco, tile and stone veneer accents, aluminum louvers and lattice elements, metal garage doors, landscaped terraces, and hanging vines intended to soften the building mass.

Public Comment

Frances Neuhut, 1060 Kane Concourse, addressed the Board. She questioned inconsistencies in the online Development Review Committee materials and submitted copies of comments that she believed should be included in the project materials. She also raised concerns regarding the property's proximity to the school, the absence of sidewalks and adequate street lighting, pedestrian and scooter activity, and general traffic safety. Mr. Blumstein responded that sidewalks had appeared in an earlier design but were removed at the direction of the Development Review Committee.

Board Discussion

The Board reviewed the exterior materials and the treatment of the rounded tile-veneer elements. Mr. Blumstein stated that a suitable vertical or otherwise flexible veneer module would be selected to turn the curved corners without irregular breaks and that the material would remain consistent throughout the design.

Board Member Adler asked about the horizontal window and projecting shade element on the south end unit. Mr. Blumstein explained that the window served a primary bedroom and that the projection provided shade and architectural relief. Vice Chair Bebchik complimented the warmth of the material palette, the building massing, the use of multiple materials, and the integrated landscaping.

Chair Hurwitz expressed concern that the south and east elevations were less articulated than the principal elevation. The Board and applicant discussed adding a horizontal window on the south facade to relate to the existing window below and introducing additional visual interest on the east facade. The applicant agreed to carry the contrasting color band around the side, use a coordinated paint or scored-stucco pattern, and add hanging vines or other greenery along the upper-level dividers. The applicant prepared a sketch during the hearing illustrating the proposed facade revisions and left the sketch with Town staff for the record. The applicant clarified that stone veneer was not proposed for the east facade.

Board Member Frankel raised pedestrian-safety concerns because the townhouse driveways would be located near the school and vehicles would back across the frontage. The Board discussed a speed bump, tactile or rumble-strip paving, a change in pavement texture, or another traffic-calming feature. Mr. Blumstein agreed to study an appropriate speed-deterrent treatment with the project professionals and show the selected treatment in the construction documents.

Motion

Vice Chair Bebchik moved to approve the application and incorporate the Michael Miller Planning Associates report into the record, subject to the following conditions:

1. Add a horizontal window on the south facade consistent with the existing horizontal window discussed during the hearing.
2. Revise the east facade in substantial accordance with the applicant's hearing sketch by carrying the contrasting color band around the facade, adding a coordinated paint or scored-stucco

treatment, and incorporating hanging vines or other greenery along the upper-level dividers; stone veneer is not required on that facade.

3. Study and incorporate an appropriate driveway speed-deterrent or traffic-calming treatment, in consultation with the appropriate project professional, and reflect the selected treatment in the construction documents.
4. Comply with all recommendations and conditions contained in the Michael Miller Planning Associates report.

Seconded by Board Member Frankel.

Vote

Approved unanimously by voice vote.

Conclusion of Quasi-Judicial Public Hearing

Following the vote on Agenda Item No. 2, the Board concluded the quasi-judicial public hearing.

3. Approval of Meeting Minutes: January 7, 2025; February 4, 2025; and March 4, 2025, Regular Design Review Board Meetings.

Public Comment

Frances Neuhut addressed the Board before the vote. She reiterated broader concerns regarding driveway safety, pedestrian conditions near the school, street lighting, sidewalks, electric scooters, and traffic conditions associated with development discussed in the prior meeting minutes.

Motion

Board Member Frankel moved to approve the January 7, 2025, February 4, 2025, and March 4, 2025, Design Review Board meeting minutes.

Seconded by Vice Chair Bebchik.

Vote

Approved unanimously by voice vote.

Other Business

Town Attorney Joseph S. Geller advised that he had prepared brief remarks regarding Board members' responsibilities under Florida's Sunshine Law and public records requirements, particularly for new members. Because all members present were returning members, the Chair and Town Attorney agreed to defer the remarks to the next meeting.

Adjournment

There being no further business before the Board, Chair Hurwitz adjourned the meeting at approximately 7:52 p.m.

Accepted this _____ day of _____, 2025.

_____
Steven Hurwitz
Chair

Attest:

_____
Evelyn Herbello, MMC
Town Clerk

Town of Bay Harbor Islands
Design Review Board Meeting
MINUTES

Date: September 9, 2025
7:00 PM
Morris N. Broad Community Center - 1175 95th Street

Bay Harbor Islands, FL 33154

Opening

Call to Order

Chair Steven Hurwitz called the Design Review Board meeting to order at approximately 7:00 p.m.

Pledge of Allegiance

The Board and those present joined in the Pledge of Allegiance.

Roll Call of Members

Town Clerk Evelyn Herbello called the roll. A quorum was present.

Present: Chair Steven Hurwitz; Board Member Ridner; Board Member Janet Adler; Board Member Kai Chen; Board Member Jed Frankel; and Board Member Goldshtein.

Absent: Vice Chair Bebchik.

Also Present: Town Clerk Evelyn Herbello; Town Planner Lorrainia Belle; Town Attorney Geller; and Town staff and consultants as required.

Swearing-In of Speakers

Prior to receiving testimony, Town Attorney Geller administered the oath to all persons intending to testify before the Board.

Items

1. 9451 East Broadview Drive - 9451 Broadview LLC

Request for approval to demolish the existing residence and construct a new two-story single-family residence on a waterfront lot. The proposed residence includes approximately 6,541 square feet of air-conditioned living area, five bedrooms, eight full bathrooms, two half bathrooms, and associated garage, covered terrace, cabana, pool, and outdoor areas.

Staff Review

The final agenda reflected that the design met the Town Code and had been approved through staff review by Michael Miller Planning Associates.

Applicant Presentation

Dan Ritchie, architect and representative of the applicant, presented a tropical-modern design intended to replace the existing one-story residence. He advised that the project complied with the applicable height, green-space, impervious-area, volumetric, and setback requirements and requested no variances or waivers. The design incorporated deep roof overhangs, wood screening elements, lime-washed stucco, natural stone and travertine finishes, concrete roof tile with a cedar-shake appearance, integrated courtyards and terraces, a private roof deck, and an elevated pool contained within the primary setbacks. The landscape concept emphasized dense, layered tropical planting and predominantly green foliage, with limited flowering accents.

Board Discussion

The Board reviewed the proposed louvers, roof deck, spiral stair, landscape installation sizes, exterior finish durability, mechanical-equipment screening, vent-stack locations, and second-floor door protection. Board Member Frankel requested additional greenery around the exterior spiral stair to soften its appearance from the neighboring property. The applicant agreed to incorporate climbing or screening vegetation. The applicant further confirmed that mechanical and utility equipment would be screened and would not be visible from the street, and that protective railings would be installed immediately outside the second-floor doors where no occupiable balcony was provided.

Public Comment

No public comment was offered on this item.

Motion

Board Member Ridner moved to approve the application, subject to the addition of greenery around the exterior spiral stair. Board Member Janet Adler seconded the motion.

Vote

The motion carried unanimously.

2. 1260 97 Street - 1260 97 LLC

Request for approval to demolish the existing residence and construct a new two-story single-family residence on an interior lot. The proposed residence includes approximately 6,318 square feet of air-conditioned living area, seven bedrooms, nine full bathrooms, and one half bathroom.

Staff Review

The final agenda reflected that the design met the Town Code and had been approved through staff review by Town Planner Lorrainia Belle.

Applicant Presentation

Michelle Airre of SCH Studio presented a tropical-modern residence on an approximately 10,000-square-foot lot. The design included a recessed second floor, clean horizontal lines, neutral and earth-toned finishes, coral stone, wood and bronze-colored metal cladding, glass railings, a two-car garage, a rear pool and covered terrace, and an interior garden. The applicant stated that the project complied with Town requirements and requested no variances.

Board and Staff Discussion

The Board and staff reviewed the front-yard landscape treatment, metal-clad architectural elements, glass railings, side retaining walls, gates, equipment enclosure, and required screening. Town Planner Lorrainia Belle clarified that freestanding planter boxes are not permitted within the front-yard setback of an interior lot and that the previously depicted planter boxes had been removed from the plans; the proposed plantings would remain at grade. Staff further advised that solid portions of side fencing and equipment enclosures visible from the street must be screened. The applicant confirmed that landscaping was shown and agreed to provide plantings in front of the non-operable portions of the side gate and fence areas.

Motion

Board Member Ridner moved to approve the application subject to the Town Planner's conditions and the screening and landscape requirements discussed on the record. Board Member Goldshtein seconded the motion.

Vote

The motion carried unanimously.

3. 1281 101 Street - Jacob and Anita Givner

Request for approval to demolish the existing residence and construct a new two-story single-family residence on an interior lot. The proposed residence includes approximately 6,426 square feet of air-conditioned living area, five bedrooms, and seven bathrooms.

Staff Review

The final agenda reflected that the design met the Town Code and had been approved through staff review by Town Planner Lorrainia Belle.

Applicant Presentation

Jerome Gafkovic of TAG Architecture presented a tropical-modern residence with a shallow-sloped concrete-tile roof, stone accent walls, wood cladding, aluminum screening slats, articulated front massing, covered rear terraces, and a raised deck. The proposed front privacy wall and gates were set back to allow landscaping along the street frontage. The site plan included two separate straight-in driveways, an oversized one-car garage, and a side access ramp.

Board Discussion

The Board discussed the proposed Ipe wood cladding, including cost, maintenance, and the possibility of substituting a composite material. The Board also reviewed the side ramp, front wall and gate treatment, driveway configuration, landscaping, and garage dimensions. The Board expressed general support for the design and identified no required revisions.

Motion

Board Member Goldshtein moved to approve the application. Board Member Ridner seconded the motion.

Vote

The motion carried unanimously.

4. 1280 95 Street - Yonaton Almagor and Ahuva Greisman

Request for approval of revisions to the previously approved plans for a new single-family residence. The revisions affected the north, south, east, and west elevations and included changes to the configuration, size, removal, and relocation of certain windows and doors.

Staff Review

The final agenda reflected that the revised design met the Town Code and had been approved through staff review by Town Planner Lorrainia Belle.

Applicant Presentation

Fiorella Salamanca presented the revisions for the residence, which was under construction. The changes included replacing a previously approved full-glass front door with a wood door; reducing portions of the rear glazing; lowering and reducing certain gym, bathroom, and side-elevation windows to address code requirements, privacy, and interior furniture and wardrobe layouts; and replacing three square windows on a side elevation with arched windows. The applicant confirmed that no other design changes were proposed.

Board and Staff Discussion

The Board compared the approved and revised elevations and expressed support for the wood front door and arched-window treatment. Board Member Frankel asked whether the retaining wall and front-yard walkway were part of the current request. The applicant and Town Planner confirmed that those elements had been approved previously, had not been revised, and remained subject to the conditions and recommendations imposed with the original approval.

Motion

Board Member Goldshtein moved to approve the proposed revisions. Board Member Kai Chen seconded the motion. Town Planner Lorrainia Belle confirmed on the record that all conditions and staff recommendations associated with the original approval remained in effect.

Vote

The motion carried unanimously.

5. 9655 West Broadview Drive - Jack and Orit Osman

Request for approval of revisions to the previously approved addition and renovation of an existing single-family residence. The revisions included reducing the second-floor addition and roof deck, modifying second-story windows, and changing the previously approved railings.

Staff Review

The final agenda reflected that the revised design met the Town Code and had been approved through staff review by Michael Miller Planning Associates.

Applicant Presentation

Architect Eduardo Vazquez explained that structural and cost considerations required a reduction of the front cantilever, second-floor area, and roof deck. The revised plans also added, removed, relocated, or reduced certain windows and proposed glass railings in place of the previously approved aluminum railings. The applicant confirmed that the landscape plan was unchanged.

Board Discussion

The Board reviewed the original and revised renderings and discussed the reduced overhang, revised window locations and sizes, privacy considerations, and railing materials. Several Board members stated that the original aluminum railing was more compatible with the architectural character of the house and would likely be less costly than glass. The Board nevertheless agreed that either the glass railing shown in the revised plans or the previously approved aluminum railing would be acceptable, thereby avoiding the need for a further appearance before the Board solely to select between those materials.

Motion

Board Member Ridner moved to approve the revisions, permitting either glass or aluminum railings, with the Board expressing a preference for the original aluminum railing. Board Member Goldshtein seconded the motion.

Vote

The motion carried unanimously.

Administrative Discussion

The Board discussed the Town's transition to digital plan review. Town Planner Lorrainia Belle advised that Board members would receive iPads for future meetings and that physical plan sets could continue to be provided to individual members upon request. No formal action was taken.

Adjournment

There being no further business before the Board, a motion to adjourn was made and seconded. The motion carried unanimously, and the meeting adjourned at approximately 8:00 p.m.

Accepted this _____ day of _____, 2025.

_____
Steven Hurwitz
Chair

Attest:

_____
Evelyn Herbello, MMC
Town Clerk

Town of Bay Harbor Islands
Design Review Board Meeting
MINUTES
June 30, 2026
7:00 PM
Morris N. Broad Community Center - 1175 95th Street
Bay Harbor Islands, FL 33154

Opening

Call to Order

Chair Steven Hurwitz called the meeting to order. The meeting transcript does not state the exact clock time of the call to order.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call of Members

Deputy Clerk Cindy Alvarez called the roll. Chair Hurwitz was advised that a quorum was present.

Present at Roll Call: Chair Steven Hurwitz; Board Member Ridner; Board Member Jed Frankel; Board Member Janet Adler; Board Member Goldshtein.

Absent at Roll Call: Vice Chair Alan Bebchik; Board Member Kai Chen. Vice Chair Bebchik arrived at 7:05 p.m. and later participated in the meeting, including Board discussion and motions.

Also Present: Lorrainia Belle, Town Planner; Alex Garcia, Building Official; Cindy Alvarez, Deputy Clerk; applicants, representatives, and members of the public as reflected in the record.

Public Comment

Chair Hurwitz asked whether anyone wished to address the Board on matters other than their own agenda items. No general public comment was offered.

Items

1. Request for approval for revisions for "Orit & Jack Osman" located at 9655 West Broadview Drive, Lot 7 of Block 34.

The Board considered revisions to the previously approved exterior design for the single-family residence. The final agenda identified the requested revisions as new windows, modifications to stone materials and finishes on the facade, and retention of the existing green wall in lieu of

previously approved stone cladding at the front elevation. Staff reported that the design met the Town Code.

Applicant Presentation

Property owner Jack Osman presented the request. He explained that the existing green wall at the front entry had been maintained and requested flexibility to retain it rather than install the previously approved stone cladding. He further presented a lighter, more mid-century-style exterior stone finish proposed in place of the darker stone previously approved.

Mr. Osman also described a new clerestory-style window above the front entry area and an additional window at the stairwell on the east elevation to provide natural light. He clarified that an extended roof-line element depicted in an earlier rendering had not been included in the construction plans.

Board Discussion

The Board reviewed the relationship between the proposed lighter stone, the existing green wall, and the overall architectural composition. Chair Hurwitz observed that the lighter finish would provide less contrast than the previously approved darker material but was compatible with the residence's mid-century character. Board members sought clarification that the new material would replace the darker stone in the locations previously shown.

The Board also discussed whether the existing green wall could remain in place. The applicant explained that the intent was to complete the residence and determine whether the green wall continued to integrate successfully with the overall design; if removed, the area would be finished in accordance with the approved stone treatment.

Motion

Board Member Goldshtein moved to approve the requested revisions.

Seconded by Board Member Adler.

Vote

The motion carried unanimously by voice vote. No opposition was stated.

2. Request for approval for exterior modifications for "Peter A. Markowitz TRS the Markowitz Revocable Trust" located at 1310 100 Street, Lot 2 of Block 37.

The Board considered exterior modifications to the existing one-story single-family residence. The application included enclosure of a portion of the existing covered terrace, new exterior sliding glass doors to the pool, a new front entry door, and removal and installation of windows in the master bedroom and new music studio. Staff reported that the design met the Town Code.

Applicant Presentation

Architect Jerome Gavcovich presented the application. He described a small rear addition of approximately 59 to 60 square feet, located beneath the existing covered terrace and within the existing roof line. He advised that the work would enlarge an existing room without changing the overall site footprint.

Mr. Gavcovich explained that the front bedroom windows would have raised sill heights; the existing double front door would be replaced with a wider single door of slightly increased height; and window sizes and locations would be adjusted in the master bedroom and music studio. He stated that the music studio would include acoustic treatment, including enhanced wall assemblies and double-window construction. All exterior finishes affected by the work would match the existing residence.

Board Discussion

The Board discussed the size and location of the addition, the front-door proportions, acoustic treatment for the proposed music studio, and the fact that landscaping and site conditions would remain unchanged. The applicant confirmed that the addition would remain under the existing terrace roof and that no change to the building footprint or site layout was proposed.

During discussion, the Board briefly asked Town staff about the status of a fire-damaged property across the street. Building Official Alex Garcia advised that the structure had been posted as unsafe and that the Town was addressing the matter while the property was in the process of being sold. The Board then returned to the agenda item.

Motion

Vice Chair Bebchik moved to approve the application and incorporate the Town staff reports into the record.

Seconded by Board Member Goldshtein.

Vote

The motion carried unanimously by voice vote. No opposition was stated.

3. Request for approval for exterior modifications for "Cole Investment Group, LLC" located at 1250 98 Street, Lot 4 of Block 29.

The Board considered exterior modifications to the existing one-story single-family residence. The final agenda described replacement of certain existing windows and doors, installation of a new impact-resistant entry door, permanent closure of two windows, and creation of two new window openings. Staff reported that the design met the Town Code.

Applicant Presentation

A representative of Bilantar Construction USA LLC presented the application. He explained that existing windows and doors would be replaced with impact-resistant units, generally within the existing openings, with frames changed from white to black. He also stated that the sliding doors would be approximately six inches taller, two existing window openings would be permanently closed, two new window openings would be created, and the existing gutters would be painted dark to coordinate with the new window frames.

Staff Clarification

Town Planner Lorrainia Belle explained that the matter came before the Board in connection with an after-the-fact building permit. Exterior work had been undertaken without the required permit, and the permit review triggered Design Review Board review because window openings were being removed and added. She clarified that the Board's review was limited to the exterior design changes; interior work was outside the Board's review authority.

Board Discussion

Board members confirmed that the requested review concerned the exterior appearance and configuration of the windows and doors. The Board discussed the black window frames and gutters and confirmed that no other exterior changes were proposed.

Motion

Vice Chair Bebchik moved to approve the application and incorporate the Town staff report into the record.

The motion was seconded. The transcript does not clearly identify the member who made the second.

Vote

The motion carried unanimously by voice vote. No opposition was stated.

Board Administrative Discussion

Following the agenda items, Chair Hurwitz discussed with the Board the Town's practice for handling very minor exterior changes that arise after Design Review Board approval. He explained that staff had sometimes asked him to exercise discretion on minor matters but that he had been cautious about doing so because of prior concerns regarding more substantial field changes made without Board approval.

Board members generally distinguished minor changes to single-family residences from more substantial or commercial modifications and expressed support for staff continuing to refer extremely minor changes to the Chair for administrative review when the change does not materially alter the aesthetic character of the approved design. Chair Hurwitz emphasized that substantive design changes should continue to return to the full Board. Town Planner Belle stated that she generally sends minor side-elevation changes to the Chair for review and brings more significant or unclear matters to the Board.

Adjournment

There being no further business, a motion to adjourn was made and seconded. The motion carried unanimously by voice vote. The transcript does not clearly identify the mover and seconder of the adjournment motion and does not state the exact clock time of adjournment.

Accepted this _____ day of _____, 2026.

_____
Steven Hurwitz, Chair

Attest:

_____
Evelyn Herbello, MMC
Town Clerk

Town of Bay Harbor Islands
Design Review Board Meeting
MINUTES
September 1, 2026
7:00 PM
Morris N. Broad Community Center - 1175 95th Street
Bay Harbor Islands, FL 33154

Opening

Call to Order

Chair Steven Hurwitz opened the meeting. The transcript does not state the exact clock time of the call to order.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call of Members

Deputy Clerk Cindy Alvarez called the roll. Chair Hurwitz was advised that a quorum was present.

Present at Roll Call: Chair Steven Hurwitz; Vice Chair Alan Bebchik; Board Member Ridner; Board Member Jed Frankel; Board Member Goldshtein; Board Member Kai Chen.

Absent at Roll Call: Board Member Janet Adler who arrived later at 7:06 pm.

Also Present: Lindsey Noel, Town Manager; Lorrainia Belle, Town Planner; Cindy Alvarez, Deputy Clerk; the applicant/project representative; and other attendees as reflected in the record.

Public Comment

Chair Hurwitz asked whether anyone wished to speak on the sole agenda item. No member of the public came forward to provide comment.

Items

1. Request for approval for exterior modifications for "Volare Miami LLC" located at 1130 102 Street, Lot 5 of Block 6.

Staff Review

The Board considered a facade remodel for the existing multifamily residential building at 1130 102nd Street. The proposed work included smooth stucco refinishing, decorative stucco bands, exterior repainting, removal and relocation of existing exterior light fixtures and installation of new sconces, and new permeable pavers in the driveway area. Staff advised that the work was cosmetic and surface-level, with no proposed changes to the building footprint, height, occupancy, egress, fire-rated assemblies, utilities, drainage structures, or underground piping.

Town Planner Lorrainia Belle reported that the proposal satisfied the applicable Design Review criteria and recommended approval subject to the staff conditions. Staff further advised that the submitted photometric plan demonstrated compliance with the Town's exterior-lighting standards.

Applicant Presentation

The project's general contractor, who identified himself as David, appeared on behalf of the applicant. He described the project as a cosmetic update to the building facade, including new exterior lighting, facade detailing and finish work, window-related improvements, and driveway improvements. At the Board's request, staff directed the Board to the before-and-after materials contained in the project files.

In response to questions, the representative stated that the owner intended to replace existing windows throughout the building with storm/impact windows; however, Town Planner Belle clarified that the Design Review Board application before the Board was limited to the front facade and those exterior elements requiring DRB approval because they face the public right-of-way.

Board Discussion

The Board reviewed the before-and-after appearance, proposed facade colors, lighting, driveway treatment, and the relationship of the improvements to the existing building. The representative advised that the principal facade colors would remain gray and white, with decorative reveal/band detailing added as part of the renovation.

Board members asked about the exterior lighting and whether nighttime renderings were available. Town Planner Belle explained that a photometric plan, rather than a nighttime rendering, is the required technical submission for exterior lighting and advised that the submitted plan was within the foot-candle limits required by Code.

The Board also discussed the existing driveway, permeable area, landscaping, setbacks, and the nonconforming status of portions of the property. Town Planner Belle advised that the multifamily property meets the applicable twenty-percent permeable/landscape requirement on an overall ground-floor basis. She further explained that certain existing nonconformities may remain where the value of the proposed improvements does not exceed the applicable fifty-percent threshold; exceeding that threshold could trigger broader site upgrades, including additional landscaping and changes to the driveway area.

During the discussion, staff noted that the building is already deficient in required parking and that requiring full current setback compliance in connection with the proposed limited improvements could further reduce available parking. The Board also confirmed that a curb cut shown in one rendering was not part of the proposal; the project representative stated that the rendering was not intended to depict an accurate curb modification.

Board members generally characterized the proposal as an improvement to the existing condition. Chair Hurwitz stated that the project appeared to be an upgrade and clarified that his questions were directed primarily to the amount of hardscape and the applicability of current Code requirements to the existing nonconforming site.

Motion

Vice Chair Alan Bebchik moved to approve the application and incorporate the Town Planner's report and recommendations into the approval and Board Member Goldshtein seconded the motion.

The approval incorporated the staff-recommended conditions that: (1) all work be completed in substantial conformance with the plans and materials approved by the Design Review Board; (2) substitutions of specified materials, including stucco finish, paint color, light fixtures, or

pavers, be subject to Town review and approval before installation; (3) the new exterior lighting be installed in accordance with the approved photometric plan and applicable lighting standards; and (4) all work comply with the Town's Building Code and other applicable regulations.

Before the vote, Board Member Jed Frankel requested that the record reflect that the subject property is a multifamily property.

Vote

The motion carried unanimously by voice vote. No opposition was stated.

Adjournment

There being no further business before the Board, a motion to adjourn was made by Chair Hurwitz at 7:16 pm and Board Member Kai Chen seconded. The motion was carried by voice vote.

Accepted this ____ day of _____, 2026.

_____
Steven Hurwitz, Chair

Attest:

_____
Evelyn Herbello, MMC
Town Clerk

Town of Bay Harbor Islands

Design Review Board Meeting
MINUTES
October 6, 2026

Community Center – 1175 95th Street
Bay Harbor Islands, FL 33154

Opening

Call to Order

Chair Steven Hurwitz called the meeting to order at 7:04 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call of Members

Deputy Town Clerk Cindy Alvarez called the roll and confirmed a quorum.

Present: Chair Steven Hurwitz; Board Member Alexander Ridner; Board Member Janet Adler; and Board Member Kai Chen.

Absent: Vice Chair Alan Bebchik; Board Member Frankel; and Board Member Goldshtein.

Also Present: Deputy Town Clerk Cindy Alvarez; Town Planner Lorrainia Belle; Building Official Alex Garcia; and other Town staff and project representatives as reflected in the proceedings.

Chair Hurwitz inquired whether anyone wished to speak on matters other than the applicants' items.

No separate public comment was recorded.

The Board then proceeded to the discussion items before taking up approval of prior minutes.

Discussion Items

1. 9625 Broadview Terrace — Request for Approval of Revisions for Brian and Brittany Riemer, Lot 8, Block 30 (Project SPR26-000021).

The Board considered revisions to the previously approved plans for a new single-family residence. The original design was approved on January 6, 2026; the new submission followed Building Department comments concerning changes to the front elevation. The accompanying Town Planner's report also addresses eave dimensions and applicable lighting and exterior-material requirements.

Property owner Brian Riemer, appearing on behalf of Brian and Brittany Riemer, described the proposed addition of architectural louvers to the second-floor front elevation and continuing around the side elevation near the pool. He explained that the modifications were intended to introduce greater material variation and visual depth, consistent with comments received during the prior review. Referring to sheets A0.12 and A1.11, he identified the revised front and side views and confirmed that the louvers would be installed over concrete, not windows. He characterized the louvers as the only proposed change discussed during his presentation.

Chair Hurwitz requested clarification of the original and proposed plan sets and the precise location of the modifications.

Board Member Ridner asked what material was behind the louvers.

After the applicant's explanation, the Board expressed no further substantive questions regarding the revisions.

A motion was made by Board Member Ridner to approve the application, seconded by Board Member Adler seconded the motion. The motion carried with a 4-0 vote.

After the vote, Mr. Riemer reported that a vehicle had recently struck and damaged approximately 30 feet of a previously approved concrete wall at the property. He expressed appreciation for the Board's earlier wall approval and indicated that the wall had helped protect the residence.

Chair Hurwitz expressed relief that no one had been injured.

No additional action was taken.

2. 10250 West Broadview Drive — Request for Approval of New Single-Family Residence for Julio Lujan, Lot 38, Block 23 (Project SPR26-000009).

The Board considered a proposal to demolish the existing 1951 residence containing approximately 3,706 square feet and construct a new two-story single-family residence with approximately 8,015 square feet of air-conditioned living space, five bedrooms, and seven and one-half bathrooms.

Town Planner Belle's report additionally identifies proposed wall approvals under Section 23-12(22)(a).

Project representatives Ignacio and Marcela presented the architectural design, describing a modern tropical residence incorporating natural stone, wood, landscaped terraces, and curvilinear pool features. They noted the constraints of the relatively narrow waterfront lot and described the design as intended to provide a warm, landscaped residential environment. Proposed exterior materials included travertine cladding and natural cumaru wood at the garage, soffits, and other architectural features. T

Chair Hurwitz questioned the weight, durability, and maintenance of the natural wood, and the applicant discussed possible wood-treatment methods.

The Board reviewed a shallow front reflecting-water feature and waterfall.

Representative Marcela estimated the feature's depth at approximately six inches.

Chair Hurwitz requested clarification of applicable protective-barrier requirements.

Building Official Garcia advised that a feature below 24 inches in depth does not require a protective barrier.

Town Planner Belle noted the water feature was set back approximately 25 feet; the Board's safety discussion was distinct from setback compliance.

Chair Hurwitz requested side views of the residence.

The applicant referred to side elevations on sheet A4.1 and a partial aerial depiction on sheet A0.03, explaining that separate side renderings were not included.

Chair Hurwtiz and Town Planner Belle discussed whether future new-construction applications should include more complete side renderings.

Town Planner Belle indicated that staff could review and update application requirements; no additional rendering was required of this applicant as a condition stated during the hearing.

Chair Hurwitz also inquired about mechanical and electrical equipment and its visibility from the street and neighboring properties.

Representative Marcela identified pool equipment on one side of the site, air-conditioning equipment on the opposite side, and planned electrical equipment along a wall. She stated that the equipment would be screened, including through fencing and side gates, and that no equipment would be located on the second floor.

Board Member Adler asked about a palm tree shown in the front architectural rendering.

Landscape representative Miguel Hastings, clarified that the palm was illustrative and not included in the proposed landscape plan; a plumeria (frangipani) was specified for that location.

Board members complimented the architecture and landscape design.

Board Member Adler also identified a spelling inconsistency in the plan graphics concerning “Harbor,” which the applicant acknowledged as a typographical error.

A motion was made by Board Member Ridner to approve the application “with all the comments and Town Planner recommendations”, seconded by Board Member Chen. The motion carried with a 4-0 vote.

Approval of Prior Meeting Minutes

The Board considered the Design Review Board meeting minutes for January 6, March 5, April 16, May 5, June 9, and June 30, 2026, as listed on the agenda. Deputy Clerk Alvarez and Chair Hurwitz referred to the May 5 minutes as amended.

A motion was made by Board Member Ridner moved to approve all the minutes; seconded by Board Member Chen/ The motion carried with a 4-0 vote.

Staff Announcement

Town Planner Lorrainia Belle announced that the Town planned to transition to GovWell for fully digital plan submissions by the following month. She indicated that paper plans would no longer be submitted by applicants, although Board members could request printed copies from her office.

Adjournment

There being no further business to discuss before the Board, a motion was made by Chair Hurwitz, seconded by Board Member Ridner to adjourn the meeting at 7:21 p.m.

Accepted this _____ day of _____, 2026.

_____
Steven Hurwitz
Chair

Attest:

_____
Evelyn Herbello, MMC
Town Clerk

Bay Harbor Island
Design Review Board Meeting
November 4, 2026

MEMORANDUM

Agenda #:
Date: November 4, 2026
From: Lorrainia Belle, Town Planner
Subject: 1025 Kane Concourse (Bay 1029)

Suggested Action: – Request for approval for exterior modifications for "ALAN COHEN TR" located at 1025 Kane Concourse, Lots 14-15 of Block 11. The tenant (Juan Perdomo - Barbershop - Suite 1029) is proposing to remove the existing materials of the front facade and relocate the entry door and window. Enclosed please find the proposed plan and rendering. (item #1)

BHI-DRB Staff Report- 1025 Kane Concourse.pdf
SPR25-000022 DRB Application.pdf
1029 KC LOI.pdf
1029 KC Storefront Design.jpg
1029 KC DRB Plan 11.4.2026.pdf
1025 KC Survey.pdf

Town of Bay Harbor Islands, FLORIDA
Design Review Board
ADVISORY BOARD AGENDA ITEM REPORT

AGENDA ITEM NO. 1

MEETING DATE: 11/4/2026

Prepared By: Lorrainia Belle, Town Planner
Address: 1025 Kane Concourse

SUBJECT:
Project # SPR25-000025
A public hearing to consider an application by Juan Perdomo requesting approval for exterior and interior modifications in connection with a new barber shop use for the subject property located at 1025 Kane Concourse, identified with parcel identification number 13-2227-001-2290.

1. BACKGROUND/HISTORY

Issue Statement: T The applicant, Juan Perdomo, is requesting approval for exterior and interior modifications to the two-story commercial building located at 1025 Kane Concourse. The owner of the property is listed as ALAN COHEN TR & 1025 KANE CONCOURSE LTD. The scope of work includes the removal of existing materials, relocation of the entry door and windows, and interior remodeling to accommodate a new barber shop use.

Recommended Action: Staff recommend that the Design Review Board (DRB) consider the applicant's request for approval of the proposed exterior and interior modifications. Staff further recommend approval of the project subject to all staff recommended conditions.

Property Description: The subject property, located at 1025 Kane Concourse, is currently developed with a two-story commercial building. The applicant is proposing both exterior and interior modifications in connection with the use of a new barber shop. The proposed scope of work includes:

Exterior Alterations:

- Removal of existing exterior material, relocation of the entry door and windows to accommodate the new layout.

Interior Alterations:

- Interior remodeling to accommodate the new barber shop.

These proposed alterations are designed to refresh the building's street presence and adapt the interior for the new tenant while maintaining compatibility with the surrounding commercial corridor.

2. ANALYSIS

The applicant, Juan Perdomo, is proposing exterior and interior modifications to the commercial building at 1025 Kane Concourse. The proposal includes the removal of existing material, relocation of the entry door and windows, and interior remodeling for a new barber shop.

Zoning and Land Use:
The property is located within the Business District (B-1) zoning district, which permits commercial uses. The proposed exterior alterations and interior remodel are functional improvements to accommodate a new barber shop use, which is consistent with the allowable uses under this designation. The proposed modifications do not change the intensity of the property in a way that is incompatible with the district.

Platting:
Re-platting of the site will not be required, as it is already platted as outlined in the legal description above.

Neighborhood Compatibility:
The proposed alterations are consistent with the surrounding commercial context of Kane Concourse. The design updates, including the relocation of the entry door and windows, are intended to modernize the storefront and improve functionality for the new barber shop. Staff has reviewed the scope to ensure the changes are respectful of the existing building's architectural features and will enhance the street-facing appearance without disrupting the aesthetic cohesion of the area.

Parking Considerations:
The property is designated for commercial use under the Town's Future Land Use Map. The proposed conversion to a bank is compatible with this designation and does not alter the intensity or use classification of the site. The project remains consistent with the goals and objectives outlined in the Comprehensive Plan for commercial corridors.

Future Land Use Map Designation:
The property is designated as Commercial on the Future Land Use Map (FLUM). The proposed use of the property as a bank aligns with the designated Commercial designation and is consistent with the objectives outlined for commercial properties within this zoning category.

Conclusion:
The proposed exterior and interior modifications to the commercial building at 1025 Kane

Concourse are intended to adapt the space for a new barber shop use while maintaining compatibility with the architectural character of the area. The scope of work is consistent with applicable zoning and land use regulations. Staff recommends approval of the application subject to all applicable conditions.

Applicable Code Sections:

The following sections of the Land Development and Zoning Code are applicable to this proposal:

- Section 23-3 (Use Regulations for b-1 Business District),
- In addition to these provisions, the Town has separate regulations that must be followed, ensuring compliance with all requirements outlined in the Town Code.

Review criteria. The Design Review Board shall not approve unless the Board finds that the following criteria have been met: (Section 5-23.1)

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.*
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.*
3) *The exterior building components and exterior architectural features shall have attractive and cohesive architectural character.*
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.*
5) *Landscaping and paving materials shall ensure a cohesive relationship with and enhancement of the overall site plan design.*
6) *Buffering materials shall ensure that headlights from vehicles, noise, light, and mechanical equipment are adequately shielded from public view, adjacent properties, and sidewalks.*
7) *The proposed structure is in conformity with standards of this Code and other applicable ordinances in so far as the location and appearance of the buildings and structures are involved.*
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.*
    b. *Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*

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.*
d. *Building design, materials, and colors to be sympathetic with surroundings.*
e. *Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.*
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.*
g. *Location and type of planting with due regard for climatic conditions, preservation of specimens and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.*
h. *Design and appropriateness of signs, as well as interior and exterior lighting of signs.*
i. *Graphics, as understood in architectural design.*
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.*

3. RECOMMENDATION

Staff recommend that the Design Review Board approve the proposed exterior and interior modifications for the commercial building at 1025 Kane Concourse, as described in the application.

- Staff recommend approval with the following conditions:
    1. Separate permits are required for the structural additions, electrical, mechanical, and plumbing work as outlined in the scope. Please contact the Building Department to confirm if any additional permits are necessary.
    2. All exterior materials, including the new entry door and windows, shall match the specifications (color, finish, profile) submitted and approved as part of this application.
    3. Work shall be performed in a professional manner ensuring finished surfaces are even, clean, and free of defects to maintain the intended aesthetic quality of the design.
    4. The applicant must comply with the Florida Building Code (FBC Existing Building 2023) Section 804.901.2 as noted in the scope of work.
    5. Any changes to the proposed architectural design, site layout, or materials must be returned to the DRB for further review and approval

TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD

(NEW SUBMITTAL)

TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.

PROCESS NUMBER SPR25-000022
DRB APPLICATION FEE - $350.00 9/23/2025 CM

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)
Name THE SPOT BARBERSHOP - JUAN PERDOMO Contact Number 305-303-8442
Address 1029 KANE CONCOURSE
City BAY HARBOR State FL Email Address MRODRIGUEZ@THESPOTBARBERSHOP.COM

OWNER / PROPERTY INFORMATION
Name 1025 KANE CONCOURSE LTD Address 1025 KANE CONCOURSE #1019
Folio# 13-2227-001-2190 Lot _____ Block _____

DESCRIPTION OF PROPOSED USE / REQUEST
BARBERSHOP - FACADE MODIFICATIONS - STORE FRONT GLASS AND EXTERIOR SIGNAGE

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 7/01/25 Signature of Applicant: JCP

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 7/01/25 Signature of Owner: JCP

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: 07/01/25 Signature of Applicant: JCP

NOTE: If any application is disapproved, the Design Review Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Design Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

RECEIVED
SEP 23 2025
BY:

Attention to:

Ba Harbor Islands

We hereby intend to make façade improvements by installing new store front windows and signage as reflected in the proposed architectural plans and rendering. This is in correlation with the requirements to obtain our building permit under process number B25-000142. All storefront glass installed shall be transparent/ clear and meet the standard requirements as noted in below code references for Bay Harbor Island; "Transparent storefronts on Kane Concourse: Building facades fronting on Kane Concourse shall provide for a 'storefront' appearance; that is, primarily glass windows to showcase products and activities. A minimum of 75 percent of the first floor building facade must be glass. No window film or interior improvements within ten feet of the window shall be constructed which have the effect of blocking visibility into the storefront. No existing storefronts shall be allowed to remodel with the replacement of glass storefronts to other materials."

Sincerely,

Juan Perdomo

The Spot Barbershop

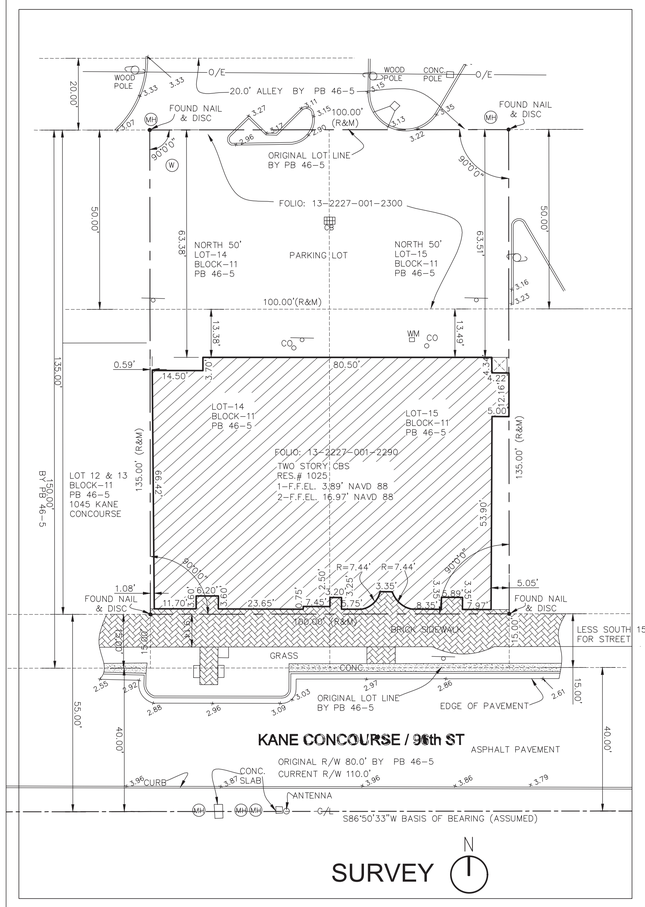

OPEN

DESIGN REVIEW BOARD

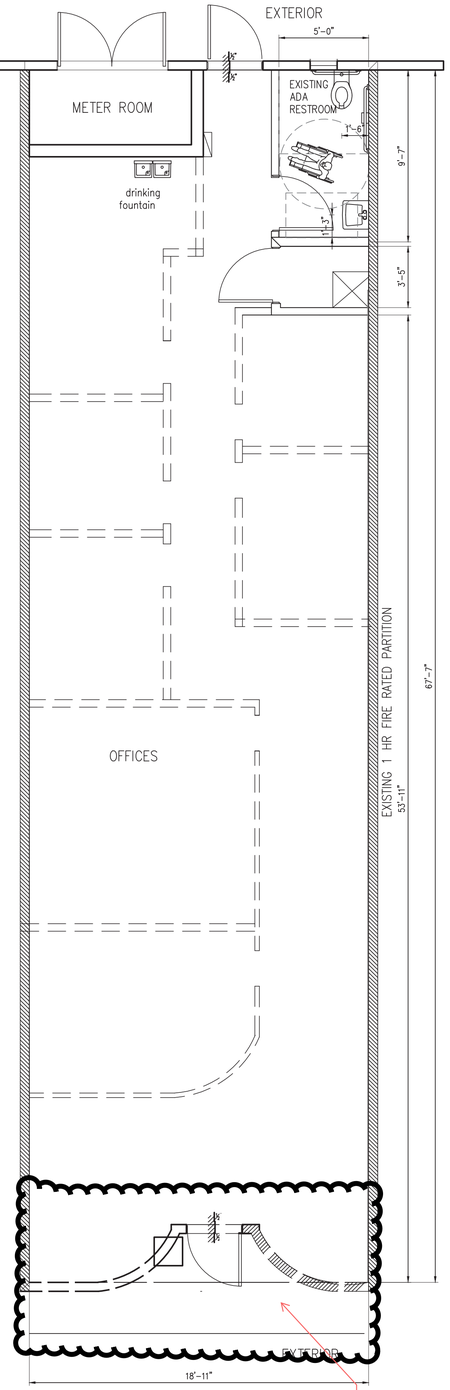


1025 KANE CONCOURSE # 1029
BAY HARBOR ISLAND FL 33154

LOCATION MAP N



SURVEY N



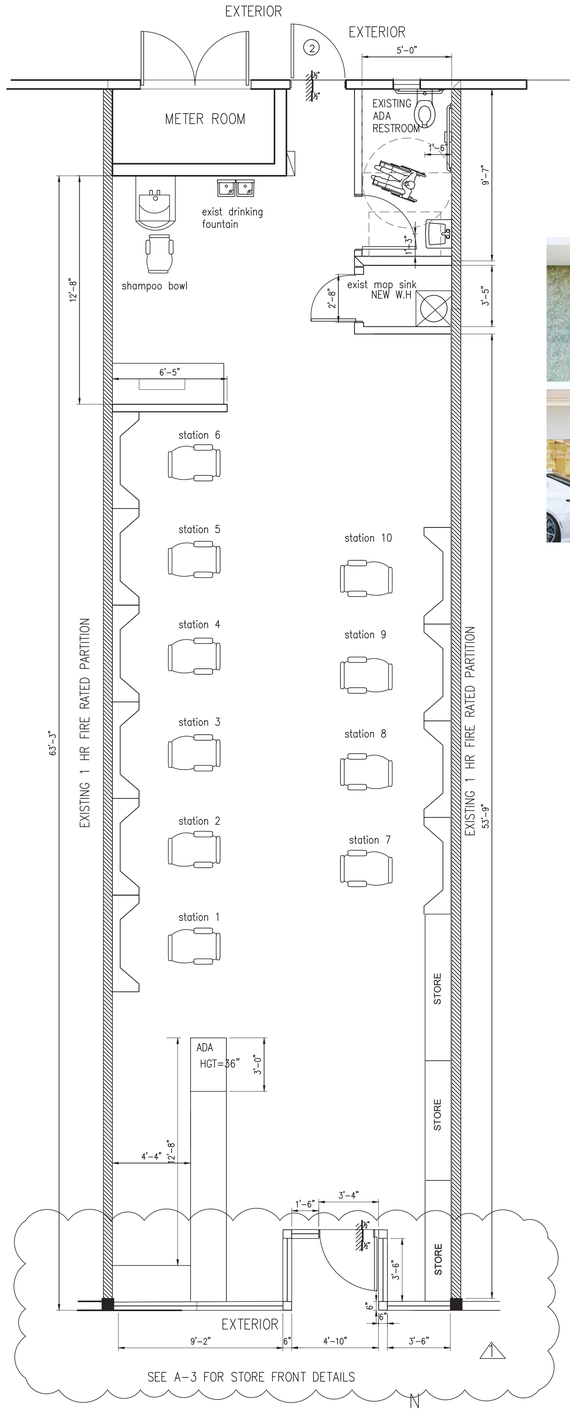
STOREFRONT GLASS AND WALLS TO BE DEMOLISHED

EXISTING FLOOR PLAN AND DEMOLITION N

SCALE: 1/4"=1'-0"

LEGEND:

- EXIST.C.B.S. WALL TO REMAIN
- EXIST. PART. TO REMAIN
- CUT OFF



SEE A-3 FOR STORE FRONT DETAILS

PROPOSAL FLOOR PLAN N

SCALE: 1/4"=1'-0"

NOTE: STOREFRONT SIGNAGE BY OTHERS. SEPERATE PERMIT

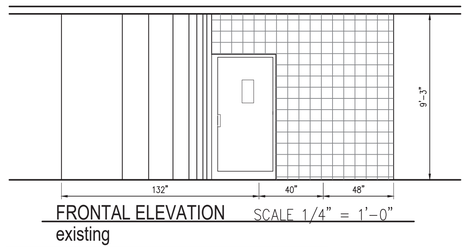
FACADE AND FLOOR PLAN DRAWINGS



EXISTING

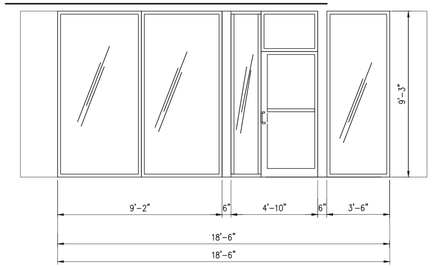


PROPOSED



FRONTAL ELEVATION SCALE 1/4" = 1'-0"

existing



FRONTAL ELEVATION SCALE 1/4" = 1'-0"

proposal

BUILDING INFORMATION

Folio:13-2227-001-2290
Sub-Division:
BAY HARBOR ISLAND

PA Primary Zone
6000 COMMERCIAL - GENERAL
Primary Land Use
1229 MIXED USE-STORE/RESIDENTIAL :
MIXED USE - COMMERCIAL

Full Legal Description
BAY HARBOR ISLAND PB 46-5
LOTS 14 & 15 LESS S15FT FOR
ST & LESS N50FT BLK 11
LOT SIZE 100.000 X 80
OR 18936-2152 0100 6

DESIGN REVIEW BOARD INFORMATION

Site Data Table

a. Zoning designation..... B-1
b. lot..... 14,359 SF

c. existing Sf of the tenant space....1,208.57
d. proposed sf 1,231.53

REVISIONS	
No.	
1	7.20.2026
IN FIELD REV BY INSPECTOR REQUEST STORE FRONT	

THESE DRAWING & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ROSARIO MONTERO WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ROSARIO MONTERO & ASSOCIATES

PROJECT: THE SPOT BARBER SHOP

OWNER INFORMATION: THE SPOT BARBERSHOP

ADDRESS: 1025 KANE CONCOURSE # 1029 BAY HARBOR ISLAND FL 33154

ROSARIO MONTERO LICENSE No. 78464 STATE OF FLORIDA PROFESSIONAL ENGINEER

Rosario Montero

Digitally signed by Rosario Montero
Date: 2026.07.22 22:23:02 -04'00'

ROSARIO MONTERO
PROFESSIONAL ENGINEER, PE.
FL REGISTRATION No. 78464
9581 FONTAINEBLUE BVLD
MIAMI, FLORIDA 33172
PHONE: (786) 294-8305

DATE	2.20.2025
DRAWN BY:	GPC
CHECKED BY:	R.M.
SCALE:	AS SHOW

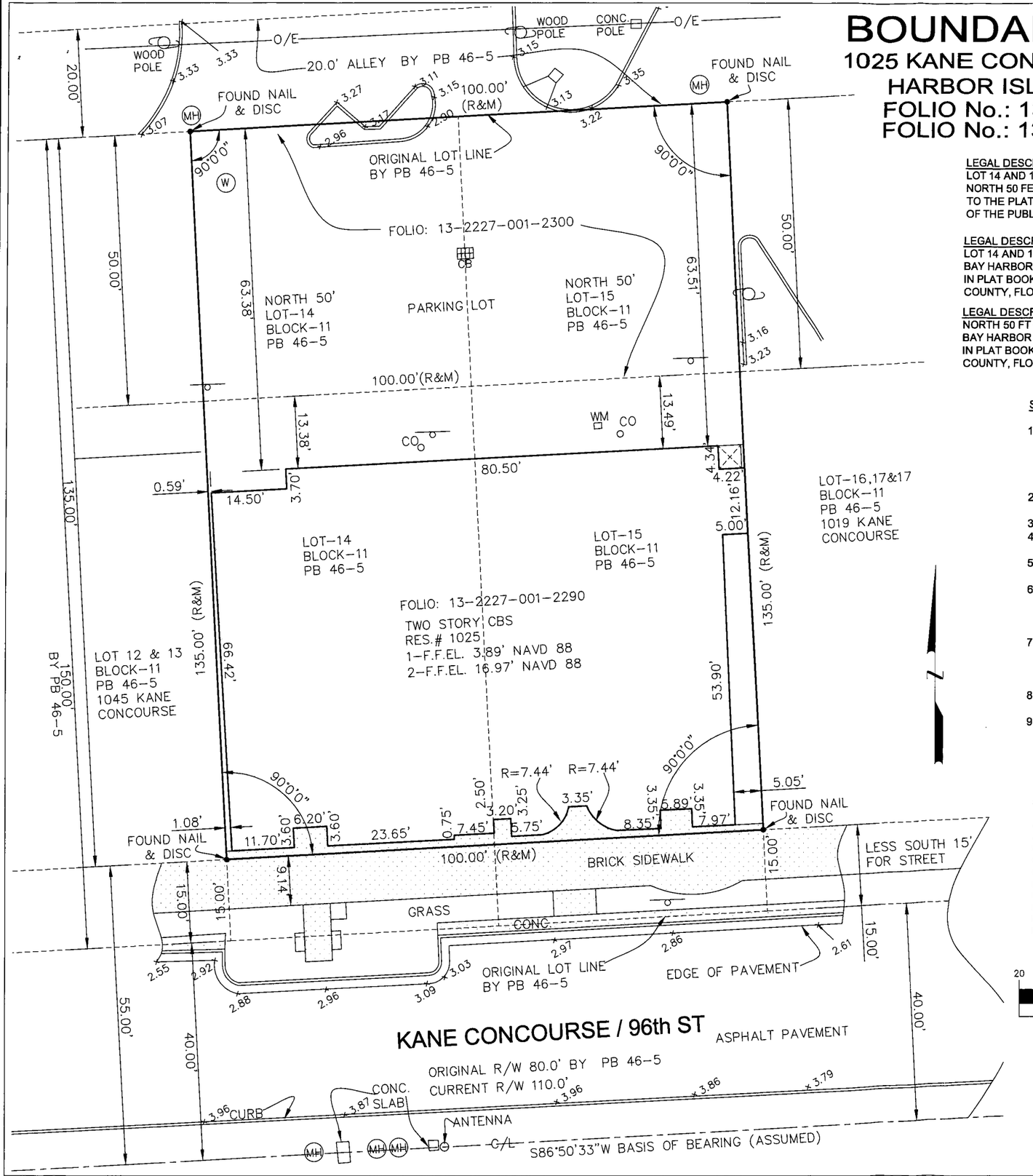
A-1

BOUNDARY SURVEY

1025 KANE CONCOURSE #215 BAY HARBOR ISLANDS, FL 33154

FOLIO No.: 13-2227-001-2290

FOLIO No.: 13-2227-001-2300



LEGAL DESCRIPTION BY MIAMI-DADE RECORD
LOT 14 AND 15 LESS THE SOUTH 15 FEET FOR STREET AND LESS NORTH 50 FEET, IN BLOCK 11, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION BY DEED / FOLIO: 13-2227-001-2290
LOT 14 AND 15 LESS THE SOUTH 15 FEET THEREOF, IN BLOCK 11, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION BY DEED / FOLIO: 13-2227-001-2300
NORTH 50 FT OF LOTS 14 AND 15, IN BLOCK 11, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

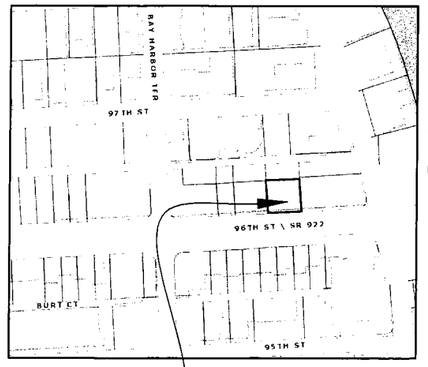
SURVEYOR'S NOTES:

1. The property depicted hereon were surveyed per the legal description of record and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
2. All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determine.
3. If shown, bearings are to be based on an assumed meridian (by plat).
4. Dimensions shown are in survey feet and were taken from record documents unless otherwise shown or stated.
5. Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
6. Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing surveyor & mapper are prohibited without the written consent of the surveyor & mapper and will be done at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
7. Flood information shown hereon does not imply that the property will or will not be free from flooding or damage and does not create liability on the part of the firm for any damage that results from reliance on said information.
8. Underground installations or improvements have not been located unless otherwise noted.
9. Benchmark: NGVD 1929
   Name: S-243
   ELEV. (NAVD 88) 10.215'
   ELEV. (NGVD29): 11.77'
   ELEVATIONS SHOWN ARE IN NAVD 1988

FLOOD ZONE INFORMATION:

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number:12086C0144L
Community Name: BAY HARBOR ISLANDS, TOWN OF
Community Number: 120637
Panel Number: 0144
Firm Zone: AE
B. Elev. 9.0
Date of Firm: 09-11-2009
BSuffix: L

LOCATION MAP
N.T.S
SEC. 26,27,34735 -TWP 52S - RGE 42E



SUBJECT PROPERTY

SYMBOL LEGEND

- PROPERTY LINE
- CENTER LINE
- POWER POLE
- OAK TREE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- COCONUT
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEANOUT
- CB
- PALM
- TREE

ABBREVIATIONS

AVE.	= AVENUE
ASPH	= ASPHALT
A/W	= ANCHORED WIRE
A/C	= AIR CONDITIONER
BLDG	= BUILDING
B. COR	= BLOCK CORNER
CAL.	= CALCULATED
C.B.	= CATCH BASIN
CH.	= CHORD
C.L.F.	= CHAIN LINK FENCE
CONC.	= CONCRETE
COL.	= COLUMN
C.U.P.	= CONCRETE UTILITY POLE
C.L.P.	= CONCRETE LIGHT POLE
CBS	= CONCRETE BLOCK STRUCTURE
C.M.E.	= CANAL MAINTENANCE EAS
D/W	= DRIVEWAY
D.M.E.	= DRAINAGE & MAINTENANCE EAS
EAS.	= EASEMENT
ENC.	= ENCROACHMENT
E.T.P.	= ELECTRIC TRANSFORMER PAD
F.P.L.	= FLORIDA POWER AND LIGHT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.F.EL.	= FINISH FLOOR ELEVATION
F.D.H.	= FOUND DRILL HOLE
F.R.	= FOUND REBAR
F/D	= FOUND DISC
F/N	= FOUND NAIL
I/F	= IRON FENCE
L	= LENGHT
L.F.E.	= LOWEST FLOOR ELEVATION
L.P.	= LIGHT POLE
MEAS.	= MEASURED
M.H.	= MAN HOLE
M/L	= MONUMENT LINE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
O/E.	= OVERHEAD ELECTRIC LINE
O/L	= ON LINE
O.H.	= OVERHANGING ROOF
O/S	= OFF SET
P	= PLAT
P.C.	= POINT OF CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
P/L	= PROPERTY LINE
PL.	= PLANTER
P.M.	= PARKING METER
P.R.M.	= PERMANENT REFERENCE MONUMENT
P/W	= PARKWAY
R	= RADIUS
RES	= RESIDENCE
R/W	= RIGHT OF WAY
S.I.P.	= SET IRON PIPE
S/N	= SET NAIL
SDWLK	= SIDEWALK
T	= TANGENT
U.E.	= UTILITY EASEMENT
W	= WIDTH
W/F	= WOOD FENCE
W/S	= WOOD SHED
W.V.	= WATER VALVE
W.U.P.	= WOOD UTILITY POLE

=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=+9.00' =BENDTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

CERTIFIED TO
ALAN COHEN TR &
1025 KANE CONCOURSE LTD

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Rafael R Cabrera 2021.07.21 17:17:46 -04'00'

I hereby certify that this boundary survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
DATE: 07-16-2021

America Layout Corp

N W E S

America Layout Corp
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031

PROJECT:
BOUNDARY SURVEY
1025 KANE CONCOURSE #215 BAY
HARBOR ISLANDS, FL 33154

JOBNo. 0721750
FIELD BOOK:
CAD FILE. LD-9
DATE: 07-16-21
SCALE: 1"=20'
DRAWN: LDD
REV.: RC
REVISIONS
SHEET No. 1-OF-1

Bay Harbor Island
Design Review Board Meeting
November 4, 2026

MEMORANDUM

Agenda #:
Date: November 4, 2026
From: Lorrainia Belle, Town Planner
Subject: 1271 95 Street

Suggested Action: – Request for approval for revisions for "ALEXANDER GALSKY TRS" located at 1271 95 Street, Lot 9 of Block 31. On August 15, 2023, the board approved the initial site plan. The owner have submitted a new application for some exterior modifications. The front elevation to include a new smooth stucco finish (color T.B.C.) with a 1' reveal pattern, a parapet with a metal panel, and revised window/door configurations. Entryway and Driveway: The front entry sequence is revised, including new step locations and a revised driveway/paving layout with Gem Pavers Plank Paver (4" x 12" solid white polished aggregate, running bond pattern). Enclosed please find the site plan and elevations. (Item #2).

BHI-DRB Staff Report- 1271.pdf
1271 95 Street DRB Set 11.4.2026.pdf

Town of Bay Harbor Islands, FLORIDA
Design Review Board
ADVISORY BOARD AGENDA ITEM REPORT

AGENDA ITEM NO. 2

MEETING DATE: 11/04/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR26-000034
A public hearing to consider an application by Alexander Galsky requesting approval for an amendment to the previously approved Site Development Plan (SPR23-000007, approved August 15, 2023) to allow for front facade adjustments to the existing single-family home located at 1271 95th Street, identified with parcel identification number 13-2227-001-5910.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, Alexander Galsky (homeowner), is requesting approval for amendments to the previously approved front facade design of the existing single-family home located at 1271 95th Street. The applicant is returning to the Design Review Board (DRB) because the proposed front elevation has been modified from the original approved plans.

Recommended Action: The Design Review Board (DRB) to consider the request for approval of the amended front facade design and to approve with all of Staff conditions.

Property Description: The current application pertains to a request for significant structural alterations and additions to a single-family home. The property is a 10,000 square foot lot. The existing home currently has a total floor area of 2,567 square feet. The applicant is proposing an Alteration Level II project which includes a new first-floor addition of 352 square feet and a new second-floor addition of 1,260 square feet.

Proposed Scope of Work:
The subject property is a single-family residence located at 1271 95th Street, Lot 9, Block 31, "Bay Harbor Island" Subdivision. The property is zoned RD (Single-Family District) with a Future Land Use Map designation of Low Density Residential.

Previous DRB Review & Action:

- **June 6, 2023:** The DRB reviewed the applicant's initial plans for a 742 sq. ft. building addition and deferred final action, as the board members expressed that the initial plans did not clearly depict the intended front facade changes. The DRB requested a better front facade rendering showing the project addition and other renovations.
- **July 27, 2023:** The DRB reviewed the revised plans, which included a new rendering (Sheet A-3.3) providing a better view of the appearance. The revised plans met the roof eave overhang requirements and other new Code criteria. The project was recommended for approval.
- **August 15, 2023:** The DRB approved the project (SPR23-000007) for a 1-story building addition and renovations to the existing single-family home.

Proposed Scope of Work (Current Amendment):
The applicant is proposing front facade adjustments to the previously approved design. The scope of work includes:

- **Front Facade Renovation:** Modification of the front elevation to include a new smooth stucco finish (color T.B.C.) with a 1' reveal pattern, a parapet with a metal panel, and revised window/door configurations.
- **Entryway and Driveway:** The front entry sequence is revised, including new step locations and a revised driveway/paving layout with Gem Pavers Plank Paver (4" x 12" solid white polished aggregate, running bond pattern).
- **Landscaping:** New landscaping is proposed along the front facade, including low-lying plantings adjacent to the entry and along the front elevation.

2. ANALYSIS

The applicant, Alexander Galsky, is proposing amendments to the front facade of the existing single-family home at 1271 95th Street. The proposal involves modifying the front elevation and entry sequence from the previously approved design.

Zoning and Land Use:
The property is located within the Single-Family District (RD) zoning district, which permits single-family residential use. The proposed exterior alterations are consistent with the permitted uses under this zoning designation, as they involve cosmetic updates to the home’s exterior without any change in use or intensity of the property.

Platting:
Re-platting of the site will not be required, as it is already platted as outlined in the legal description above.

Neighborhood Compatibility:
The proposed front facade adjustments are designed to modernize the appearance of the home while maintaining compatibility with the surrounding neighborhood. The revised design includes smooth stucco, a parapet with a metal panel, and updated paving materials. Staff has reviewed the proposed materials and finds them to be of good quality and consistent with the architectural character of the area.

Future Land Use Map Designation:
The property is designated as Low Density Residential on the Future Land Use Map, which permits up to six (6) dwelling units per gross acre. It is currently zoned within the Single-Family Districts (RD) zone. This designation is consistent with the Comprehensive Plan, and the proposed use aligns with the objectives outlined for Low Density Residential areas.

Conclusion:
The proposed front facade adjustments to the single-family home at 1271 95th Street are intended to update the appearance of the front elevation while maintaining compatibility with the surrounding neighborhood. The scope of work is consistent with applicable zoning and land use regulations. Staff recommends approval of the application subject to the conditions below.

Applicable Code Sections:

The following sections of the Land Development and Zoning Code are applicable to this proposal:

- Section 23-3 (Use Regulations for RD Single-Family District),
- Section 23-9 (Minimum Size of Living Units),
- Section 23-10 (Minimum Size of Building Lot),
- Section 23-11(A) (Land Development Regulations for RD Single-Family Areas), and
- Section 23-12 (Land Development Regulations - General Provisions).
- Section 23-16 (Minimum landscape standards)
- In addition to these provisions, the Town has separate regulations that must be followed, ensuring compliance with all requirements outlined in the Town Code.

Review criteria. The Design Review Board shall not approve unless the Board finds that the following criteria have been met: (Section 5-23.1)

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.*
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.*
3) *The exterior building components and exterior architectural features shall have attractive and cohesive architectural character.*
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.*
5) *Landscaping and paving materials shall ensure a cohesive relationship with and enhancement of the overall site plan design.*

6) *Buffering materials shall ensure that headlights from vehicles, noise, light, and mechanical equipment are adequately shielded from public view, adjacent properties, and sidewalks.*
7) *The proposed structure is in conformity with standards of this Code and other applicable ordinances in so far as the location and appearance of the buildings and structures are involved.*
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.*
    b. *Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*
    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.*
    d. *Building design, materials, and colors to be sympathetic with surroundings.*
    e. *Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.*
    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.*
    g. *Location and type of planting with due regard for climatic conditions, preservation of specimens and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.*
    h. *Design and appropriateness of signs, as well as interior and exterior lighting of signs.*
    i. *Graphics, as understood in architectural design.*
    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.*

3. RECOMMENDATION

Staff recommends that the Design Review Board approve the amendment to the front facade design for the single-family home located at 1271 95th Street, as shown in the submitted plans by the architect dated August 2026 (Front Facade Design V08).

- Staff recommend approval with the following conditions:

    1) The applicant must comply with the Florida Building Code (FBC Existing Building 2023) Section 804.901.2 as noted in the scope of work.

2) Plan Set Compliance: Approval is based on the front facade design plans dated August 2026 (V08) and the specifications submitted. Any future modifications to the approved plans shall be reviewed by Town staff and may require re-approval by the Design Review Board if felt to be substantial.
3) Material Compliance: All exterior materials, including the smooth stucco (color T.B.C.), metal parapet panel, and driveway pavers (Gem Pavers Plank Paver), shall match the specifications (color, finish, profile) submitted and approved as part of this application. Physical samples may be required prior to building permit issuance.
4) Landscape Compliance: The proposed front landscaping shall comply with the Town's landscape standards and Miami-Dade County Chapter 18A/18B, including the provision of required plant materials and irrigation.
5) Separate Permits Required: Separate permits are required for any structural, electrical, or plumbing work associated with the facade renovation. Please contact the Building Department to confirm if any additional permits are necessary.
6) Changes Require Further Review: Any changes to the proposed architectural design, site layout, or approved materials must be returned to the DRB for further review and approval.
7) All construction must comply with the RD zoning district development standards and Town Code requirements.

Galsky Residence

1271 95th Street, Bay Harbor Islands, FL 33154

HOME EXPANSION (Bedroom and Office)

Design Review Board Revision 1

Town of Bay Harbor Islands

Presentation Comments JUNE 15, 2023

JULY / 2023

7300 BISCAYNE BLVD. SUITE 200
MIAMI , FL 33138
Tel: 786.218.5335
License #AA 26002467

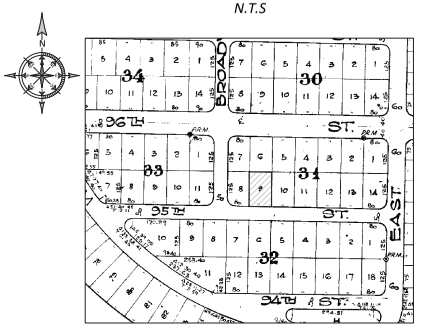
CASTELLANOSDESIGN.COM

COVER

BOUNDARY SURVEY

LOCATION MAP

N.T.S



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

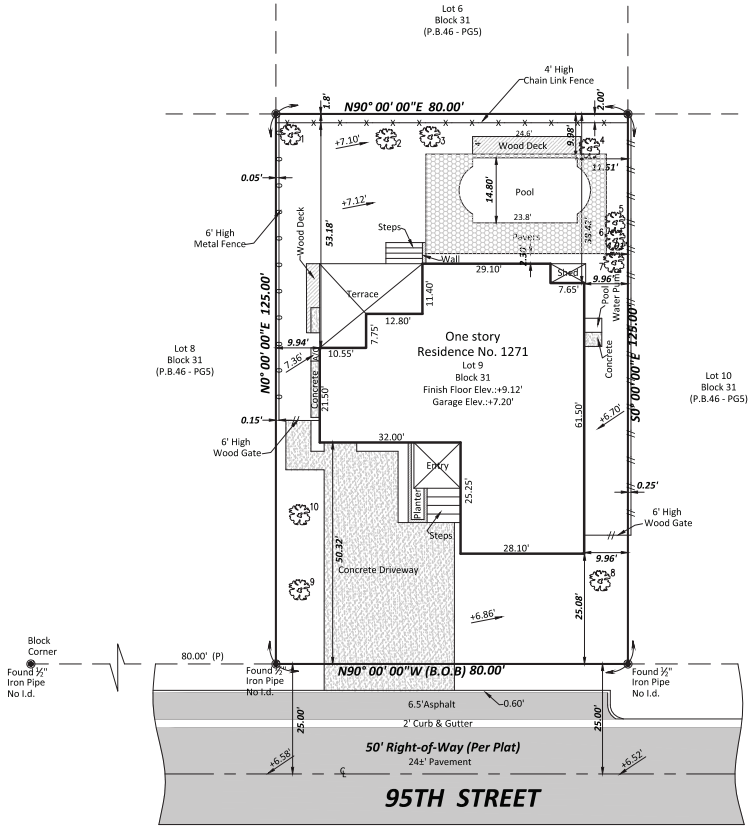
LEGAL DESCRIPTION:
Lot 9, Block 31, BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46, Page 5 of the Public Records of Miami-Dade County, Florida.

SURVEY FOR:

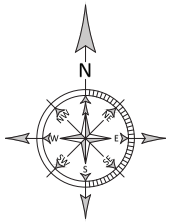
- Alexander Galsky

SURVEYOR'S NOTES:

1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
4. Location and identification of utilities, if any, are shown in accordance with recorded plat.
5. Ownership is subject to opinion of title.
6. Type of Survey: BOUNDARY SURVEY
7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.
8. Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
9. This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
10. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
11. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
14. No attempt has been made to locate any foundation beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
17. Bearings shown are assumed and are based on the North Right-of-Way line of 95th STREET, being ***N90°00'00"W.***



#	TREE NAME	SCIENTIFIC NAME	DIAMETER(")	HEIGHT(')	SPREAD(')
1	PALM TREE	ARECACEAE	2.2	5	18
2	6 PALM TREES	ARECACEAE	.35	9	13
3	5 PALM TREES	ARECACEAE	.35	9	15
4	PALM TREE	ARECACEAE	.35	9	15
5	PALM TREE	ARECACEAE	.35	9	15
6	2 PALM TREES	ARECACEAE	.35	9	15
7	PALM TREE	ARECACEAE	.35	9	15
8	TREE	TREE	2	6	2.4
9	TREE	TREE	1.4	6	22
10	TREE	TREE	12	25	10



LEGEND

WM	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
SA	SANITARY MANHOLE
ST	STORM MANHOLE
FPL	FPL MANHOLE
BS	BELL SOUTH MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
P.B.	PLAT BOOK
PG.	PAGE
SQ.FT.	SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
℄	CENTERLINE
M	CITY OF MIAMI MONUMENT LINE
ℙ	PROPERTY LINE
ENCR.	ENCROACHMENT
(M)	MEASURED
(P)	PLAT
(A)	ATLAS SHEET
OHP	OVERHEAD POWER LINES
W	WATER MAIN
S	SEWER MAIN
T	TELEPHONE LINE
G	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
	HANDICAP PARKING
EB	ELECTRIC BOX
	COLUMN
TBM	TEMPORARY BENCH MARK
	STREET LIGHT POLE

ELEVATION NOTE: *(IF REQUESTED AND SHOWN)*
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION: NAME: R-243. LOCATOR: 2225 W.
ELEVATION: +6.61

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:

WALDO F. PAEZ
CERTIFICATE
No. 3284
STATE OF
FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ. LS3284 ON APRIL 12, 2023 DIGITAL SIGNATURE CERTIFIED BY IDENTRUS, T.

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ. LS3284 ON APRIL 12, 2023.

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____ DATE: _____
FOR THE FIRM
WALDO F. PAEZ, P.S.M. No. 3284
STATE OF FLORIDA
SIGNED: _____

DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS - LAND PLANNERS
13301 S.W. 134th Avenue, Suite 117
Miami, Florida 33186
L.B. No. 7980
PHONE: (786) 429-1024 FAX: (786) 592-1152

Delta Mapping & Surveying, Inc

CHECKED BY:	Waldo F Paez
DRAWN BY:	M.P.R
SCALE:	1" - 20'

ADDRESS: *1271 95 STREET, BAY HARBOR ISLANDS, FL 33154*
FOLIO NO.: *13-2227-001-5910*

FLOOD ZONE INFORMATION:

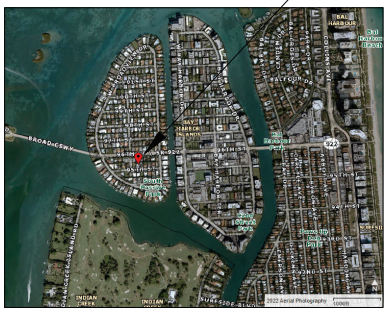
COMMUNITY NAME & NUMBER	TOWN OF BAY HARBOR ISLAND 120637
MAP/PANEL NUMBER	12086C0144 L
FLOOD ZONE(S)	AE
FIRM PANEL EFFECTIVE/REVISED DATE	09-11-2009
BASE FLOOD ELEVATION	8.0

SHEET:
1
OF 1 SHEET(S)

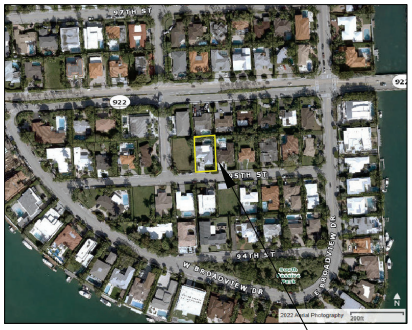
SURVEY DATE:
04-11-2023

JOB NO.:
23-0085

SITE LOCATION MAPS



1 LOCATION MAP
SCALE : SCALE: N.T.S.



2 LOCATION MAP
SCALE : SCALE: N.T.S.



3 LOCATION MAP
SCALE : SCALE: N.T.S.

SCOPE OF WORK

THE CLIENT IS REQUESTING APPROVAL TO CONSTRUCTION A NEW ATTACHED ADDITION TO THE EXISTING SINGLE FAMILY HOME

THE SQUARE FOOTAGE ADDITION ARE AS FOLLOWINGS:

BEDROOM, BATHROOM AND OFFICE: 742 S.F.

SQUARE FOOTAGES
EXISTING RESIDENCE 2,807 S.F. LIVING AREA. 1

TOTAL PROPOSED: + 742 S.F. NEW
TOTAL SQ.FT. 3,549 S.F. PROPOSED

LEVEL 2 ALTERATION

MINIMUM REQUIRED FLAME SPREAD CLASSIFICATION FOR INTERIOR FINISHES

WALL AND CEILING FINISHES	MINIMUM CLASSIFICATION
EXITS AND CORRIDORS	CLASS A
ROOMS & ENCLOSED AREAS	CLASS B
VERTICAL EXITS & EXIT PASSAGEWAYS	CLASS A
FURNISHINGS	
DRAPERY & UPHOLSTERED FURNITURE	CLASS I

BLDG. & LIFE SAFETY INFO.

OCCUPANCY CLASSIFICATION: RESIDENTIAL SINGLE FAMILY HOME

CONSTRUCTION TYPE: IIIA - (F.B.C. ED. 2020)

BAY HARBOR DESIGNATION: RD-SINGLE FAMILLY DISTRICT 1
BAY HARBOR FLUM DES: RESIDENTIAL LOW DENSITY 2

GOVERNING CODES

ALL CONSTRUCTION WORK, ACTIVITES AND ALTERATIONS SHALL COMPLY WITH THE 2020 FLORIDA BUILDING CODE AND FLORIDA RESIDENTIAL BUILDING CODE (7TH EDITION).

ALL CONSTRUCTION WORK, ACTIVITES AND ALTERATIONS SHALL COMPLY WITH THE LATEST EDITION OF O.S.H.A. REQUIREMENTS.

ZONING INFORMATION

BAY HARBOR DESIGNATION: RD-SINGLE FAMILY DISTRICT 1
BAY HARBOR FLUM DES: RESIDENTIAL LOW DENSITY 2

TAX FOLIO No.: 13-2227-001-5910

PROPERTY ADDRESS: 1271 95TH STREET
BAY HARBOR ISLANDS, FL 33154

OWNER: ALEXANDER GALSKY TRS

MAILING ADDRESS: 1271 95TH STREET
BAY HARBOR ISLANDS, FL 33154

FLOORS: 1

BEDS/BATH/HALF 4 / 3 / 0

ADJUSTED AQUARE FT: 2,807 S.F. 1

LOT SIZE: 10,000 S.F.

SETBACKS:	REQUIRED	PROPOSED
FRONT	25'-0"	25'-0"
REAR	15'-0"	15'-0"
SIDES	10'-0"	10'-0"

BUILDING HEIGHT:	MAXIMUM	PROPOSED
	25'-0"	17'-0"

LEGAL DESCRIPTION: BAY HARBOR ISLAND PB 46-5
LOT 9 BLK 31
LOT SIZE 80.00 X 125.00

CODE STATEMENT

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND GEORGIA STATUTES.

ARCHITECTURAL STATEMENT:
ALL ARCHITECTURAL WORK SHALL BE UNDER 2020 FLORIDA RESIDENTIAL BUILDING CODE (7TH EDITION) AND 2020 FLORIDA BUILDING CODE (7TH EDITION). 2

ZONING STATEMENT:
ALL WORK MEETS THE CURRENT BAY HARBOR VILLAGE ZONING DESIGNATION ORDINANCES AND 2020 FLORIDA BUILDING CODE (SEVENTH EDITION).

CIVIL ENGINEERING STATEMENT:
ALL CIVIL WORK MEETS 2020 FLORIDA BUILDING & RESIDENTIAL CODE (7TH EDITION).

LANDSCAPING & IRRIGATION STATEMENT:
ALL LANDSCAPING AND IRRIGATION WORK MEETS 2020 FLORIDA BUILDING, BAY HARBOR ISLAND ORDINANCES & RESIDENTIAL CODE (SEVENTH EDITION).

STRUCTURAL STATEMENT:
ALL STRUCTURAL WORK MEETS 2020 FLORIDA BUILDING & RESIDENTIAL CODE (7TH EDITION).

PLUMBING STATEMENT:
ALL PLUMBING WORK MEETS 2020 FLORIDA BUILDING CODE - PLUMBING (7TH EDITION).

MECHANICAL STATEMENT:
ALL MECHANICAL WORK MEETS 2020 FLORIDA BUILDING CODE - MECHANICAL (7TH EDITION).

ELECTRICAL STATEMENT:
ALL ELECTRICAL WORK MEETS 2020 FLORIDA BUILDING CODE - ELECTRICAL (7TH EDITION).

CODE STATEMENT

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ARCHITECTURAL STATEMENT:
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ZONING STATEMENT:
ALL WORK MEETS THE CURRENT BAY HARBOR ISLANDS ZONING DESIGNATION ORDINANCES AND 2020 FBC, FBC BUILDING, EXISTING AND RESIDENTIAL 7TH EDITION. 2

CIVIL ENGINEERING STATEMENT:
NO WORK IS TO BE PERFORMED

LANDSCAPING & IRRIGATION STATEMENT:
ALL LANDSCAPE WORK SHALL BE PERFORMED UNDER 2020 FBC, BAY HARBOR ISLAND AND EXISTING AND RESIDENTIAL 7TH EDITION.

STRUCTURAL STATEMENT:
ALL STRUCTURAL WORK SHALL BE PERFORMED UNDER 2020 FBC, EXISTING AND RESIDENTIAL 7TH EDITION

PLUMBING STATEMENT:
ALL PLUMBING WORK SHALL BE UNDER 2020 FBC, EXISTING AND RESIDENTIAL 7TH EDITION.

MECHANICAL STATEMENT:
ALL MECHANICAL WORK SHALL BE UNDER 2020 FBC, EXISTING AND RESIDENTIAL 7TH EDITION.

ELECTRICAL STATEMENT:
ALL ELECTRICAL WORK SHALL BE UNDER 2020 FBC, EXISTING AND RESIDENTIAL 7TH EDITION.

LIFE SAFETY STATEMENT:
ALL LIFE SAFETY WORK SHALL BE UNDER 2020 FBC, EXISTING AND RESIDENTIAL 7TH EDITION. AND NFPA 1/101 2020 EDITION.

ABBREVIATIONS

A.B.	ANCHOR BOLT	HB.	HOSE BIBB
A/C	AIR CONDITIONER	HC.	HANDICAP / HOLLOW CORE
ACCOM.	ACCOMMODATE	HDWR.	HARDWARE
A.F.F.	ABOVE FINISH FLOOR	H.M.	HOLLOW METAL
A.H.U.	AIR HANDLING UNIT	HORIZ.	HORIZONTAL
ALUM.	ALUMINUM	HT.	HEIGHT
AUX.	AUXILLARY	H.V.A.C.	HEATING VENTILATING & AIR CONDITIONING
BLDG.	BUILDING	I.D.	INSIDE DIAMETER
BLK.	BLOCK	INFO.	INFORMATION
BM.	BEAM	INSUL.	INSULATION
B.M.	BENCH MARK	INT.	INTERIOR
BOTT.	BOTTOM	INTERM.	INTERMEDIATE
BRD.	BOARD	JAN.	JANITOR
BTWN.	BETWEEN	JT.	JOINT
C.B	CATCH BASIN	JST.	JOIST
C.I.P.	CAST-IN-PLACE	LAM.	LAMINENT
C.J.	CONTROL JOINT	LAV.	LAVATORY
C.L.	CHAIN LINK	L.P.	LIGHT POLE
CLG.	CEILING	MAT.	MATERIAL
℄	CENTER LINE	MAX.	MAXIMUM
CLO.	CLOSET	MECH	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MFR.	MANUFACTURER
CNTR.	COUNTER	M.H.	MAN HOLE
CO	CLEANOUT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	MTL.	METAL
CONN.	CONNECTION	N.	NORTH
CONSTR.	CONSTRUCTION	N.G.V.D.	NATIONAL GEODESIC VERTICAL DATUM
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT
CONTR.	CONTRACTOR	NO.	NUMBER
CPT	CARPET	N.T.S.	NOT TO SCALE
C.T.	CERAMIC TILE	O.C.	ON CENTER
DBL.	DOUBLE	O.D.	OUTSIDE DIAMETER
DEMO.	DEMOLITION	PART.	PARTITION
DET.	DETAIL	PLYWD.	PLYWOOD
DIA.	DIAMETER	PNT.	PAINT
DIM.	DIMENSION	P.T.	PRESSURE TREATED
D.F.	DRINKING FOUNTAIN	REINF.	REINFORCING
DOCS.	DOCUMENTS	REQ.	REQUIRED
DWG.	DRAWINGS	RM.	ROOM
DWN.	DOWN	R.D.	ROOF DRAIN
EA.	EACH	SC.	SOLID CORE
EL	ELEVATION	SCHED.	SCHEDULE
ELEC.	ELECTRICAL	SECT.	SECTION
ELEV.	ELEVATION / ELEVATOR	SF.	SQUARE FOOTAGE
EQ.	EQUAL	SHT.	SHEET
EQUIP.	EQUIPMENT	SIM.	SIMILAR
ESC	ESCULATOR	SPECS.	SPECIFICATIONS
E.W.	EACH WAY	S.S.	STAINLESS STEEL
EXH.	EXHAUST	STD.	STANDARD
EXIST.	EXISTING	STL.	STEEL
EXP	EXPOSED / EXPANSION	STRUCT.	STRUCTURE
EXT	EXTERIOR	SQ. FT.	SQUARE FOOTAGE
EXTING.	EXTINGUISHER (FIRE)	TEL	TELEPHONE
FAB.	FABRICATE	TEMP.	TEMPERED / TEMPORARY
F.D.	FLOOR DRAIN	THK.	THICK
FE	FIRE EXTINGUISHER	TYP.	TYPICAL
FIN.	FINISH	U.C.	UNDERCUT
FIXT.	FIXTURE	U.N.O.	UNLESS NOTED OTHERWISE
F.F.	FINISH FLOOR	V.B	VINYL BASE
FLR.	FLOOR	V.C.T.	VINYL COMPOSITE TILE
FTG.	FOOTING	VERT.	VERTICLE
F.V.	FIELD VERIFY	VEST.	VESTIBULE
GA.	GAUGE	V.T.R.	VENT THRU ROOF
GALV.	GALVANIZED	W/	WITH
G.B.	GRAB BAR	WD.	WOOD
G.C.	GENERAL CONTRACTOR	WC	WATER CLOSET
GL	GLASS	GYP. BD.	GYPSUM WALL BOARD

INDEX OF DRAWINGS

CVR COVER SHEET
GN-1 PROJECT DATA & INFORMATION

ARCHITECTURAL

AS-0A SITE CONTEXT PHOTOS
AS-0B SITE CONTEXT PHOTOS
AS-0C SITE CONTEXT PHOTOS
AS-0D SITE CONTEXT PHOTOS
AS-0E SITE CONTEXT PHOTOS
AS-0F EXISTING PROPERTY PHOTOS
AS-1 ARCHITECTURAL SITE PLAN
AS-2 ARCHITECTURAL DETAILS & NOTES
L-1 LANDSCAPE PLAN

D-1 DEMOLITION PLAN
A-1.1 PROPOSED GROUND FLOOR PLAN
A-1.2 PROPOSED ROOF PLAN
A-3.1 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A-3.2 EXISTING AND PROPOSED EXTERIOR ELEVATIONS

X-X BACK COVERSHEET

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

CDS
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No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	27MAR/2023	PLANNING & ZONING COMMENTS 1
3	02MAY/2023	PLANNING & ZONING COMMENTS 2
4		

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

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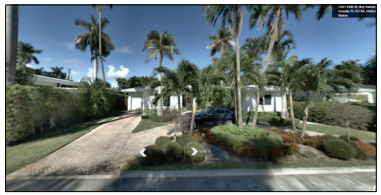
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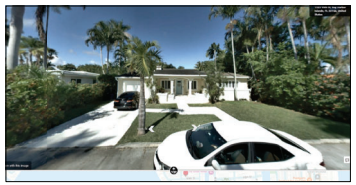
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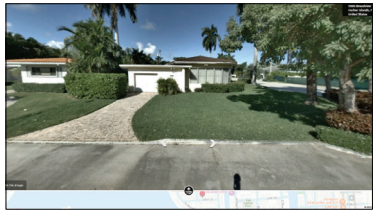
1351 95 ST



1333 95 ST

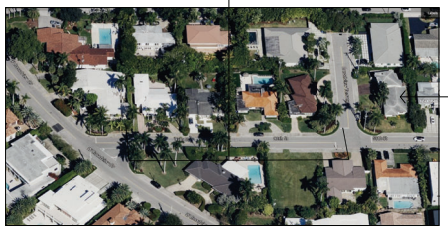


1311 95 ST



9500 BROADVIEW

WEST HOME OF SUBJECT PROPERTY





VACANT LAND



EAST HOME OF SUBJECT PROPERTY



1261 95 ST



1251 95 ST



1231 95 ST



1211 95 ST

BUILDING DEPARTMENT WATERMARK

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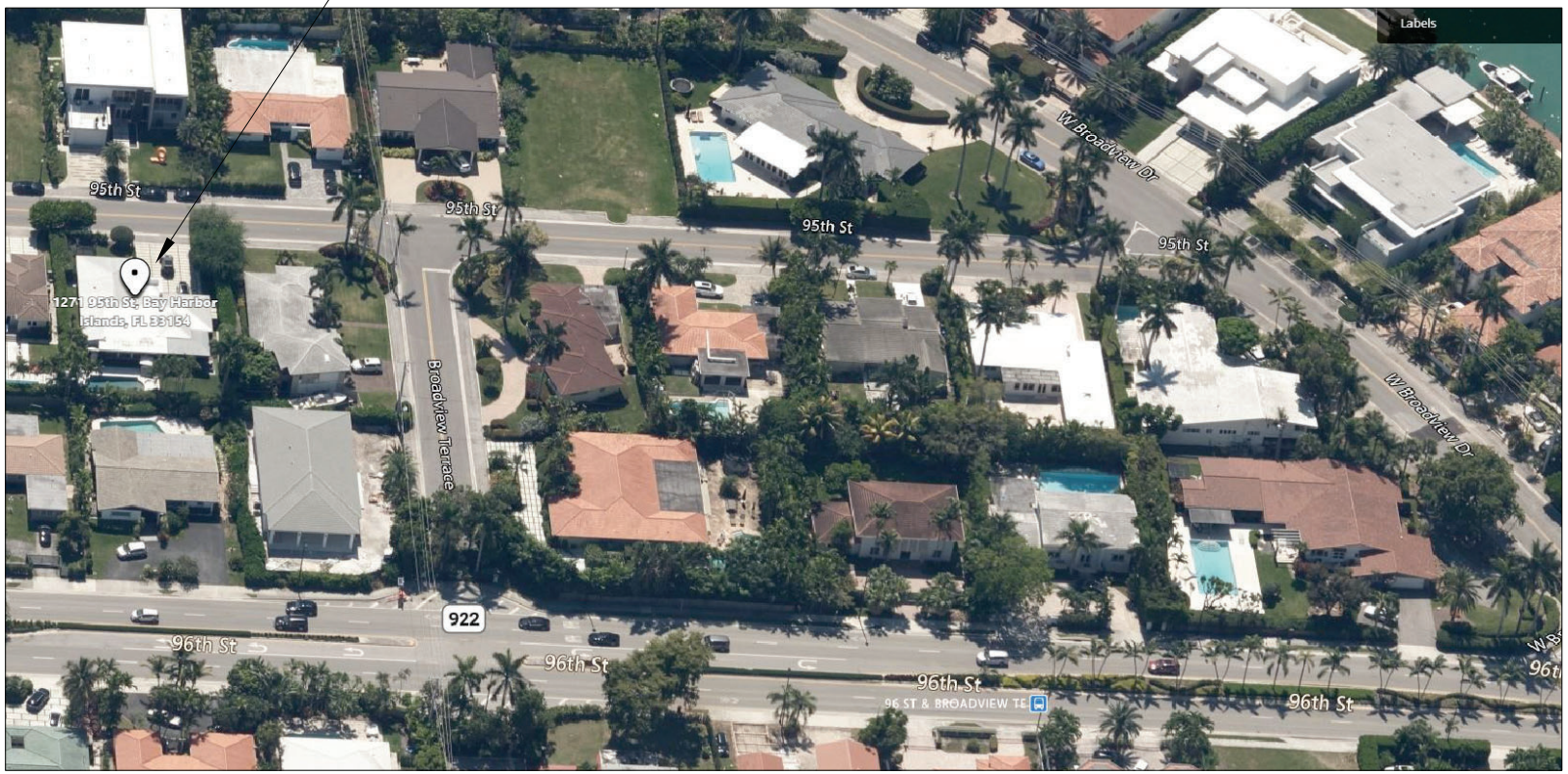
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THE DRAWINGS ARE SCOPE DOCUMENTS WHICH INDICATE THE GENERAL SCOPE OF WORK AND SUCH DO NOT NECESSARILY DISCLOSE ALL WORK REQUIRED FOR THE PROPER FUNCTIONING OF THE BUILDING. THE GENERAL CONTRACTOR IS TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF ITS WORK, WITHOUT ADJUSTMENT TO THE CONTRACT AMOUNT, UNLESS SCOPE OF WORK CHANGES FROM THAT INDICATED ON THE DRAWINGS. IN THE EVENT OF A CONFLICT WITHIN OR AMONG THE CONTRACT DOCUMENTS, THAT DOCUMENT PLACING THE GREATEST BURDEN UPON GENERAL CONTRACTOR SHALL GOVERN. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, REPORTING ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER, AND REPORT TO CDS AND IN NO CASE SHALL PROCEED IN UNCERTAINTY.

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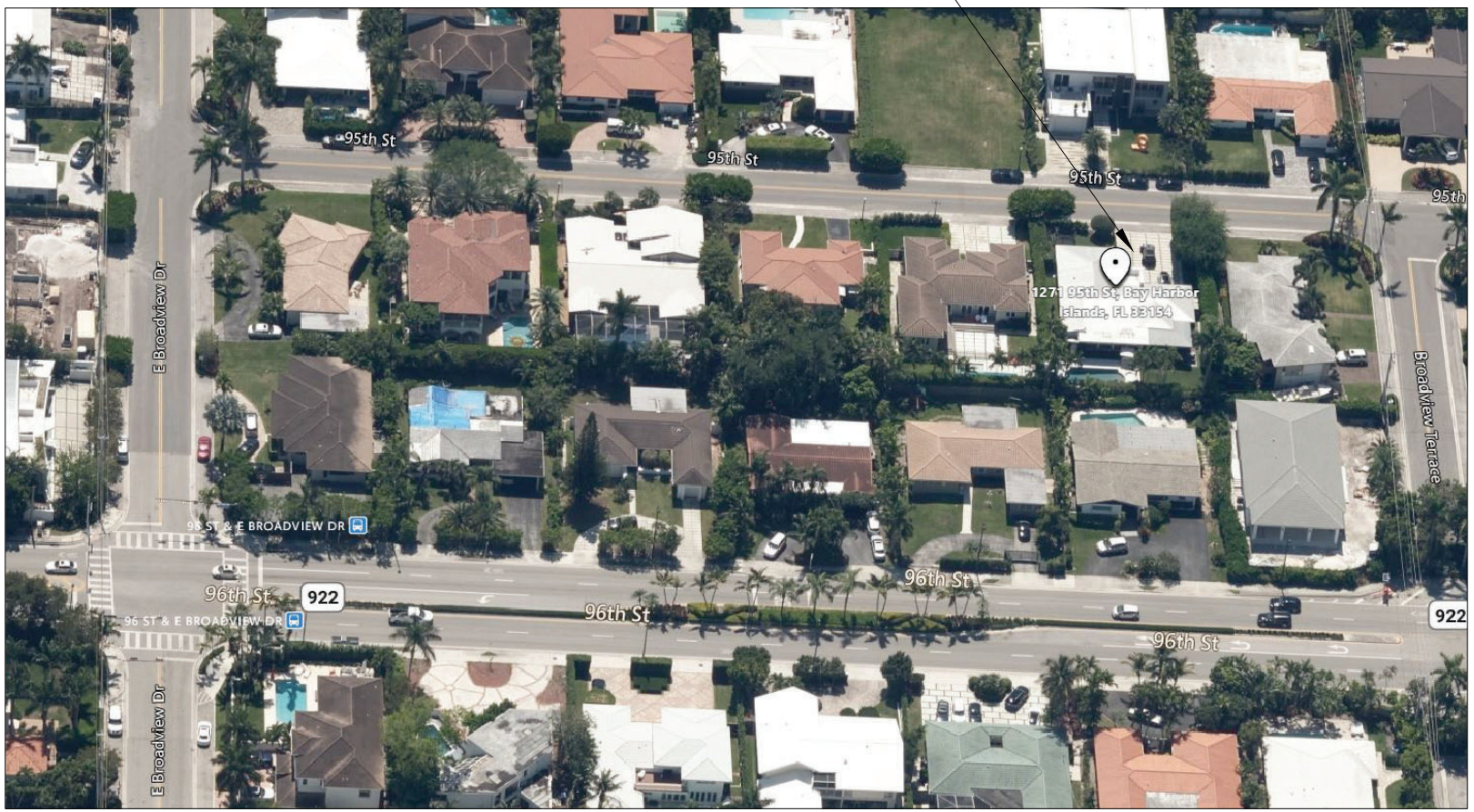
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FRONT OF HOME

WHITE

GRAY

EXTERIOR FINISHES

MAIN BUILDING:
WHITE - SHERWIN WILLIAMS EXTERIOR -
WHITE SNOW SW 9541

WINDOW PICTURE FRAMES AND DETAILS
GRAY - SHERWIN WILLIAMS EXTERIOR
#GRAY CLOUDS SW 7658



EAST OF HOME



EAST OF HOME







REAR OF HOME

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

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1271 95th STREET
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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

PROPERTY PHOTOS

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RESIDENTIAL ZONE DISTRICT			
LOT OCCUPATION	EXISTING	NEW CONSTRUCTION	TOTAL PROPOSED
LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	10,000.00 SQ. FT./0.23 ACRE 1
LOT WIDTH	80 FT.	80 FT.	
LOT DEPTH	125 FT.	125 FT.	
MAIN BUILDING AREA 1	2,500 SQ. FT.(LIVING AREA) 307 SQ. FT.(GARAGE) 2,807 SQ. FT. (TOTAL)	687 SQ. FT. (NEW ADDITION) 687 SQ. FT. (TOTAL)	2,500 SQ. FT.(LIVING AREA) 1 307 SQ. FT.(GARAGE) 687 SQ. FT.(NEW ADDITION) 3,494 SQ. FT. (TOTAL)
MINIMUM OPEN SPACE (35% OF NET LOT AREA)	10,000 SQ. FT. X 35% = 3,500		3,500 SQ. FT. 2 35.0 %
MINIMUM LANDSCAPED PERVIOUS OPEN SPACE AREA @ FRONT YARD (50%)	80' X 25' X 50% = 1,000 S.F. (MIN)		WEST AREA: 950 S.F. EAST AREA: 237.5 S.F. 1,187.5 SQ. FT.
MAXIMUM IMPERVIOUS AREA @ FRONT YARD (50%)	80' X 25' X 50% = 1,000 S.F. (MAX)		812.5 SQ. FT.
PARKING SPACES	2 PARKING SPACES 20' X 9' EACH	2 PARKING SPACES 20' X 9' EACH	2 PARKING SPACES 20' X 9' EACH

CONSTRUCTION LEGEND NOTES:

- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING MASONRY EXTERIOR WALL
- EXISTING LOW MASONRY WALL
- WINDOW
- EXISTING ABOVE
- TYPICAL NEW PARTITION. 3-5/8" 25 GA. MTL TRACK & STUDS 16" O.C. WITH 1/2" SHEETROCK U.O.N. ON SHEET A-5
- EXISTING TO REMAIN

1 +0'-0" F.F.E. (+8.60' NGVD) — DATUM SPOT ELEVATION 8.6' NGVD = 0'-0" FFE

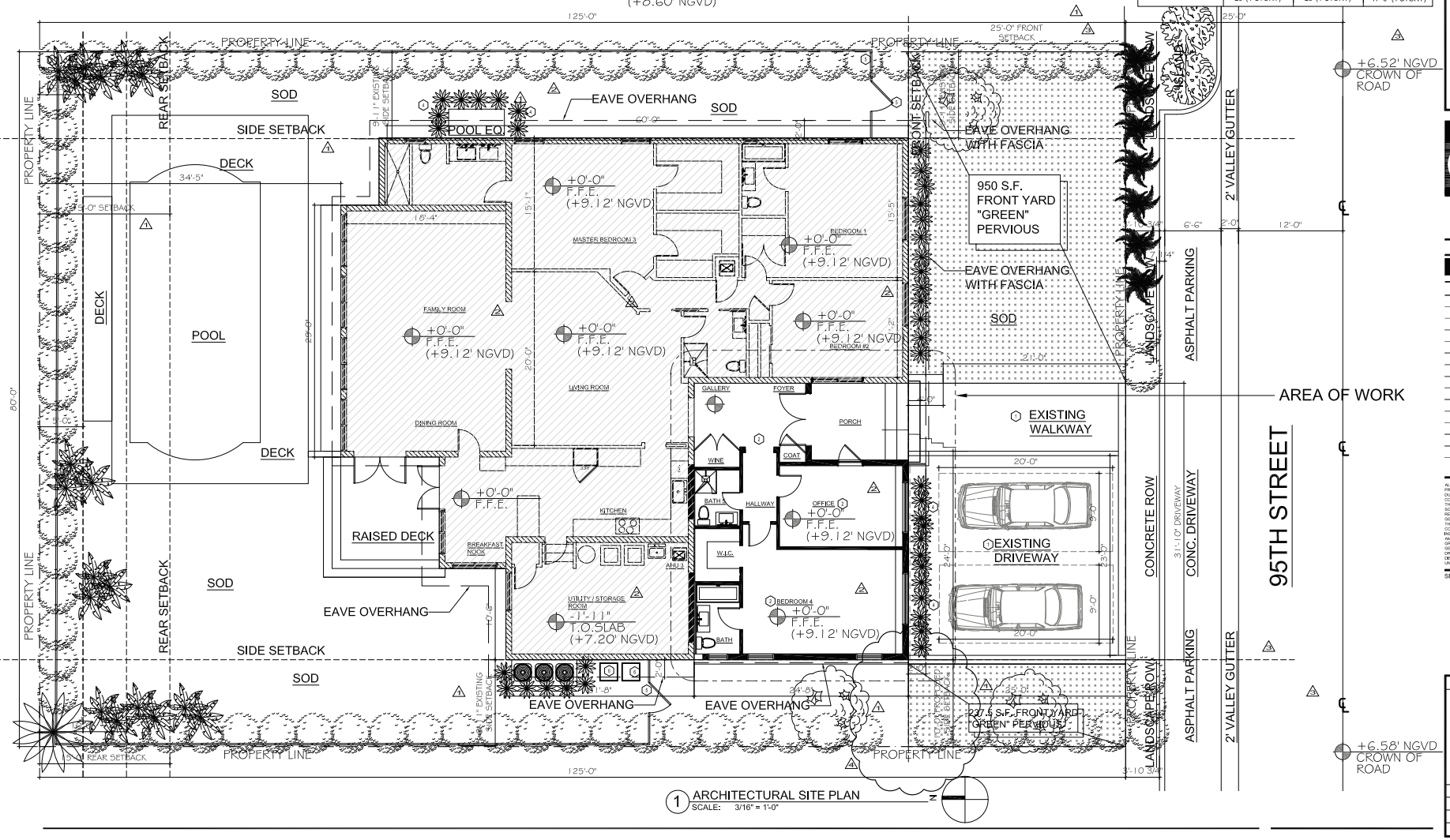
SITE PLAN REFERENCE NOTES:

1. EXISTING WALKWAY & DRIVEWAY TO REMAIN
2. NEW ADDITION.
3. EXTEND CONCRETE SLAB FOR ADDITIONAL CONDENSER UNITS
4. PROVIDE 2'-0" LANDSCAPED AREA WITH SHRUBS FOR BUFFER
1 3. EXISTING 6' WOOD & GATE FENCE TO BE IN COMPLIANCE WITH OUTDOOR SWIMMING BARRIERS (POOL SAFETY BARRIER) COMPYING WITH 7TH EDITION (2020) R4501.17.1.1 THROUGH R4501.17.1.6 AND R4501.17.1.15
5. TRASH CANS LOCATION BEHIND GATE

SITE PLAN GENERAL NOTES:

1. ALL RAINWATER TO BE RETAINED WITHIN THE PROPERTY.
2. EXISTING STRUCTURE FFE = +9.02 NGVD 1929
3. PROPOSED STRUCTURE FFE TO MATCH EXISTING
4. ALL NEW ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, ELECTRICAL PANELS, HVAC, ETC.) SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION (+8.00' + 1' = +9.00' NGVD).

BUILDING SETBACK	EXISTING	REQUIRED	PROVIDED
FRONT (SOUTH)	25'-1"	25 FT. MIN.	25'- 1"
INTERIOR SIDE (WEST)	9'-11"	10 FT. MIN.	9'-11" EXIST. 10'- 0" PROPOSED
INTERIOR SIDE (EAST)	9'-11"	10 FT. MIN.	9'-11" EXIST. 10'- 0" PROPOSED
REAR (NORTH)	34'-0"	15 FT. MIN.	34'-0"
BUILDING HEIGHT	14'-0"	REQUIRED	PROVIDED
	25' (1-STORY)	25' (1-STORY)	17'-0" (1 STORY)



1 ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138
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No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	27MAR/2023	PLANNING & ZONING COMMENTS 1
3	02MAY/2023	PLANNING & ZONING COMMENTS 2
4	19MAY/2023	PLANNING & ZONING COMMENTS 3
5	15JUN/2023	DRB COMMENTS 4

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

ARCHITECTURAL SITE PLAN

CHECKED BY : WC
DRAWN BY : WC
SCALE: AS NOTED

SHEET NO : AS-1

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GENERAL EROSION & SEDIMENTATION 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 EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. 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 OR BLANKETS.

K. 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 NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. 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.

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

0. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

1. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.

2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

3. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.

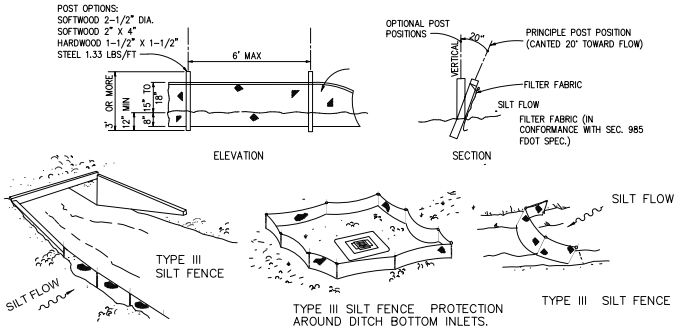
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

5. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

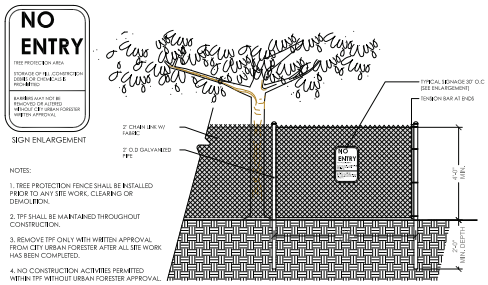
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

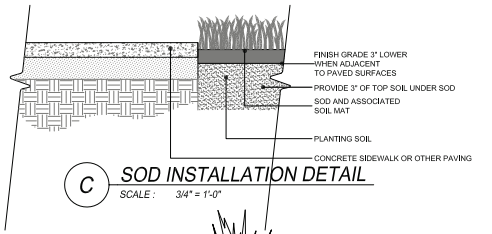
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.



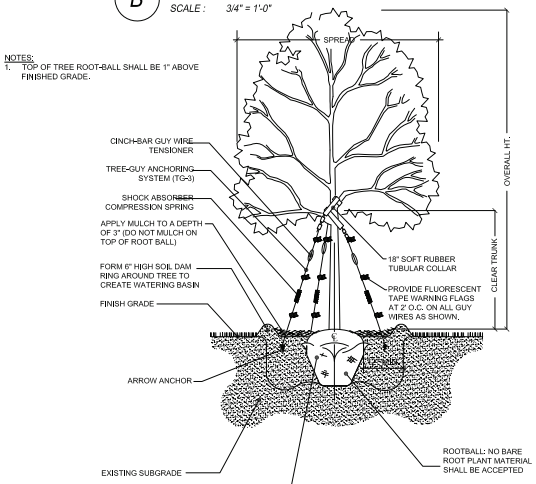
A SILT FENCE DETAILS
SCALE : NTS



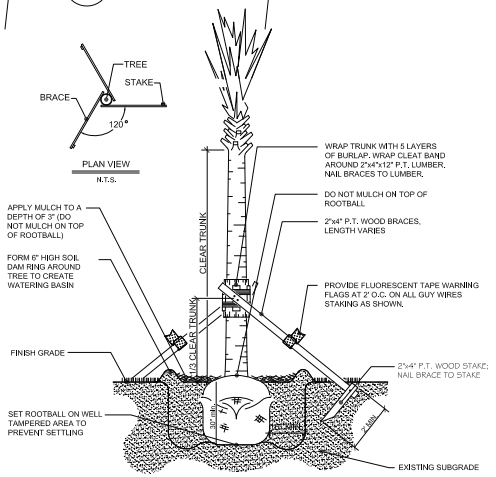
B TREE PROTECTION
SCALE : 3/4" = 1'-0"



C SOD INSTALLATION DETAIL
SCALE : 3/4" = 1'-0"



D CABBAGE PLANTING
SCALE : 3/4" = 1'-0"



E TREE PLANTING DETAIL
SCALE : 3/4" = 1'-0"

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138
Tel: 786.218.5335
License #AA 26002467
CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	27MAR/2023	PLANNING & ZONING COMMENTS
3		
4		

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

ARCHITECTURAL SITE DETAILS & NOTES

CHECKED BY : WC
DRAWN BY : WC
SCALE: AS NOTED
SHEET NO : AS-2

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Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend

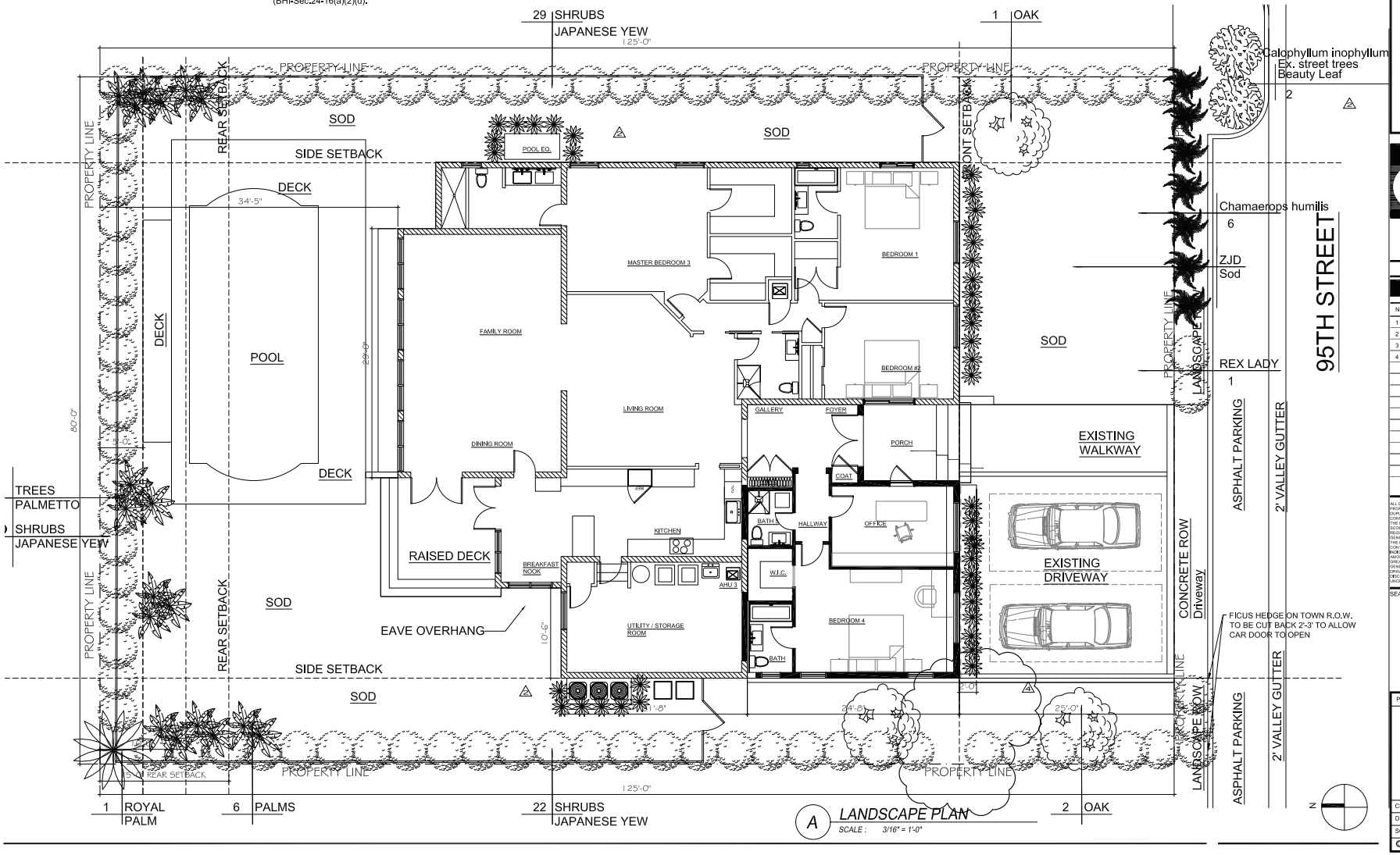
Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*		Required	Provived
1.	SIngle-Family Non-Waterfront Lot	5	5
2.	Single-Family Waterfront Lot	6	n/a
3.	Two-Family Lot	5	n/a
4.	Number of Shade Trees In Front Yard	2	2
5.	Native Species Required - 50%	3	3
6.	Drought Tolerant and Low Maintencance Species Require - 50%	3	3

B. Shrubs Required**			
1.	Single-Family Non-Waterfront Lot	50	50
2.	Single-Family Waterfront Lot	60	n/a
3.	Two-Family Lot	50	n/a
4.	Native Species Required - 30%	15/18	15/18
5.	Drought Tolerant and Low Maintenance Species Require - 50%	25/30	25/30
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area		5,000s.f	4,490s.f.
D. Street Trees @:35' Width of lot 80/35' = 2.29 (15' min height / 6' spread / 4" caliper) (street trees do not count toward required of site shade trees: (BHI-Sec.24-16(a)(2)(d).		3	3

Notes
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

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!



A LANDSCAPE PLAN
SCALE : 3/16" = 1'-0"

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

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BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

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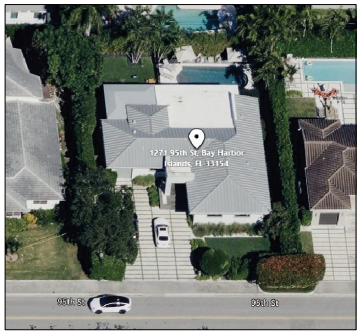
WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 98133

PROJECT NO : 2022-31

LANDSCAPE PLAN

CHECKED BY : WC
DRAWN BY : WC
SCALE: AS NOTED
SHEET NO : L-1

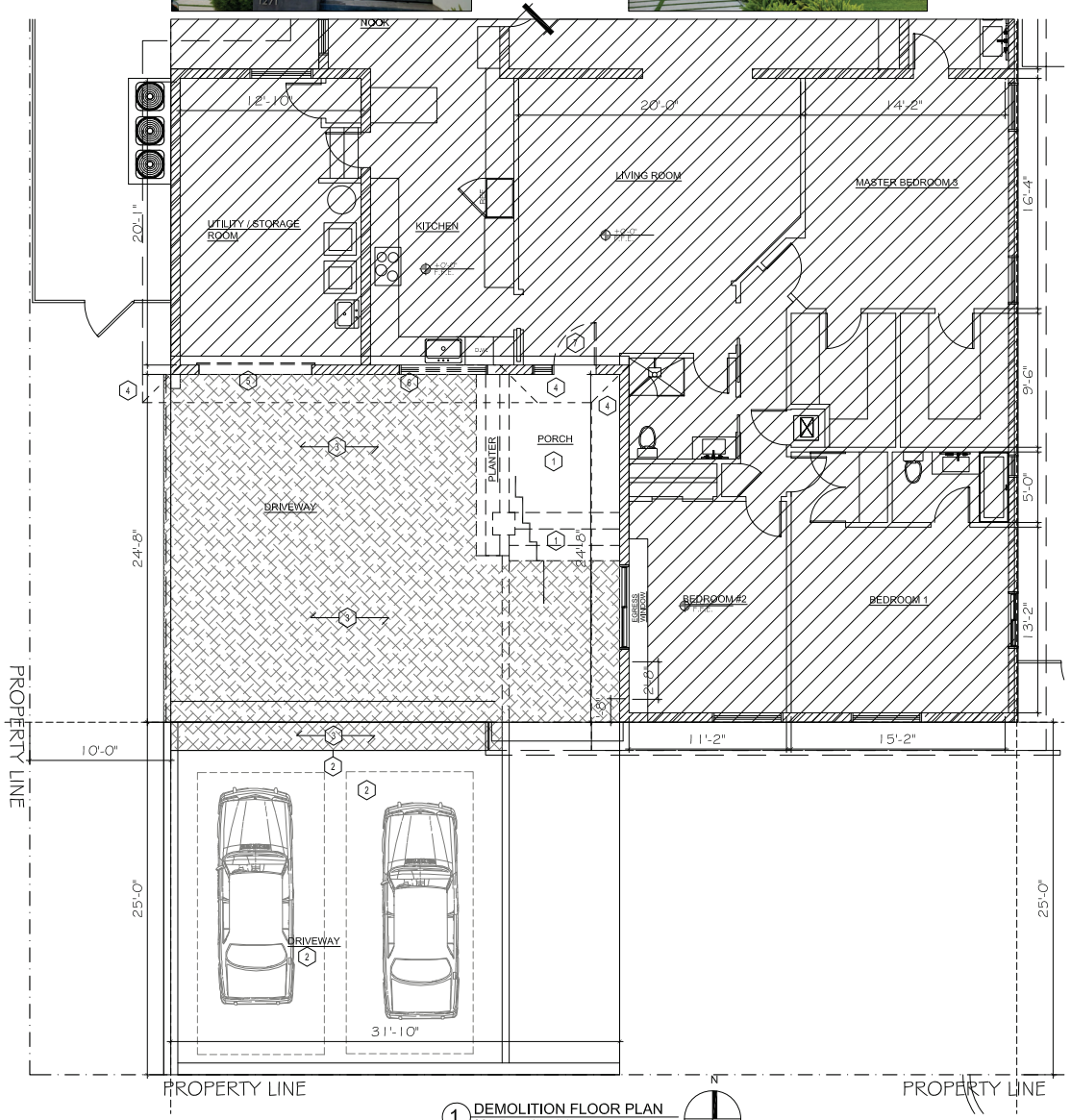
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A AERIAL PHOTO
SCALE: NTS







1 DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

Demolition General Notes :

1. ALL FLOORING IN AREA OF WORK TO REMAIN.
2. ALL EXISTING STRUCTURAL ELEMENTS PRESENT TO BE INTACT AND IN GOOD CONDITION.
3. EXISTING SITE WORK TO REMAIN. ALL LANDSCAPE AND IRRIGATION TO BE PROTECTED.
4. ALL EXTERIOR WINDOWS AND DOORS UNDER SUBPERMIT
5. EXISTING HVAC SYSTEM TO REMAIN. ADJUST WITH ROOF REMOVAL
6. ALL ELECTRICAL TO BE REMOVED BY LICENSED ELECTRICIAN UNDER SUBPERMIT.

Demolition Legend :

- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING MASONRY EXTERIOR LOW BEARING WALL
- EXISTING TO BE REMOVED
- +10'-0" FFE — DATAM SPOT ELEVATION +9.12' NGVD 1929 = 0'-0" FFE
- AREA NOT IN CONTRACT

Demolition General Reference Notes :

1. EXISTING STEP TO BE REMOVED.
2. EXISTING SLAB PATTERN DRIVEWY TO REMAIN.
3. EXISTING SLAB PATTERN DRIVEWAY TO BE REMOVED.
4. EXISTING OVERHANG TO BE ADJUSTED. COORDINATE WITH TRUSS COMPANY FOR ADJUSTMENTS.
5. REMOVE EXISTING GARAGE DOOR.
6. CAREFULLY REMOVE KITCHEN WINDOW.
7. REMOVE EXISTING FRONT DOOR AND SIDELITE

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

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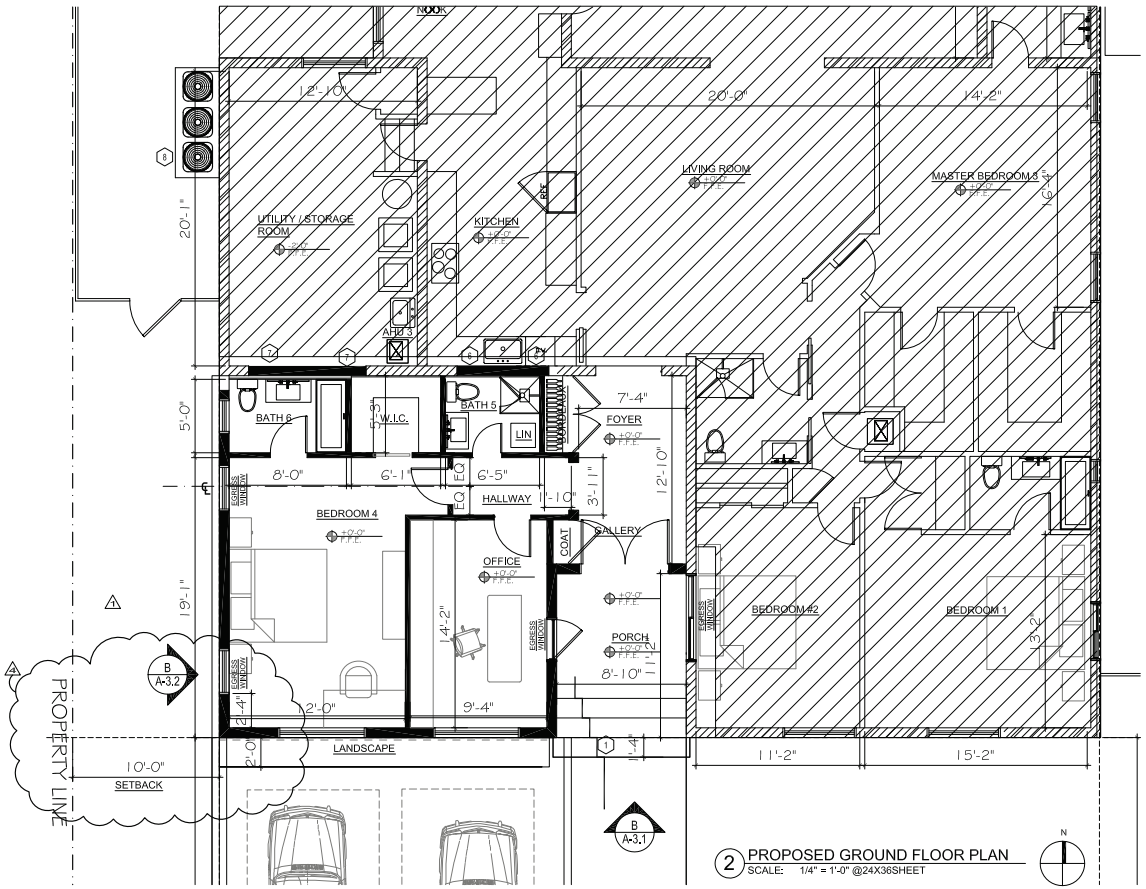
SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

DEMOLITION FLOOR PLAN

CHECKED BY : WC
DRAWN BY : WC
SCALE: AS NOTED
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SHEET NO :
D-1



2 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0" @24X36SHEET

CONSTRUCTION GENERAL NOTES:

1. ALL WINDOWS AND DOORS UNDER SEPARATE SUBPERMIT.
2. ROOF UNDER SEPARATE SUBPERMIT.
3. ALL ELECTRICAL OUTLETS WITHIN 4' OF SINK SHALL BE G.F.I
4. COORDINATE ALL NEW FIXTURES WITH PLUMBING.
5. **FIRE DEPARTMENT REVIEW NOTES:** ALL WORK WILL BE DONE ACCORDING TO FFPC 101 6TH EDITION AND NFPA 1 / 101 2015 EDITION.
6. INTERIOR FINISHES WILL COMPLY WITH FFPC 101 5TH EDITION 10.2.2.
7. SHOWER ACCESS SHALL NOT BE LESS THAN 22" CLEAR.
8. ALL GLASS IN HAZARDOUS AREAS (RAILINGS, SHOWERS, TUBS, ETC) SHALL BE SAFETY GLASS CATEGORY II TO COMPLY WITH FBC 2406.
9. ALL NEW FINISHES (WALLS / CEILINGS / FLOORING / ETC) SHALL COMPLY WITH FBC 803 AND FBC 804.
10. NEW EXTERIOR DOORS AND WINDOWS SHALL BE UNDER SEPARATE SUB-PERMIT. PLEASE PROVIDE N.O.A. FOR PRODUCT APPROVAL SPECIFICATIONS.
11. GENERAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT/ENGINEER TO PREPARE AS-BUILT DRAWINGS FOR SUBMITTAL PRIOR TO FINAL INSPECTION.

LEGEND NOTES:

- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING MASONRY EXTERIOR WALL
- WINDOW
- EXISTING ABOVE
- NEW WALL
- AREA NOT IN CONTRACT

2 +0'-0" F.F.E. DATAM SPOT ELEVATION
+9.12' NGVD 1929 = 0'-0" FFE

CONSTRUCTION PLAN REFERENCE NOTES:

1. NEW STONE STEPS AND PORCH
2. NEW FRENCH ENTRY DOORS
3. NEW EGRESS WINDOW
4. WINE DISPLAY
5. NOT USED
6. DRYWALL OPENING AT KITCHEN WITH CUSTOM SHELVING. PROVIDE BACKING SUPPORT
7. CONCRETE WALL ENCLOSURE
8. NEW CONCRETE PAD EXTENDED FOR NEW C.U.

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138
Tel: 786.218.5335
License #AA 26002467
CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	27MAR/2023	PLANNING & ZONING COMMENTS 1
3	02MAY/2023	PLANNING & ZONING COMMENTS 2
4	15JUN/2023	DRB COMMENTS 4

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SEAL :

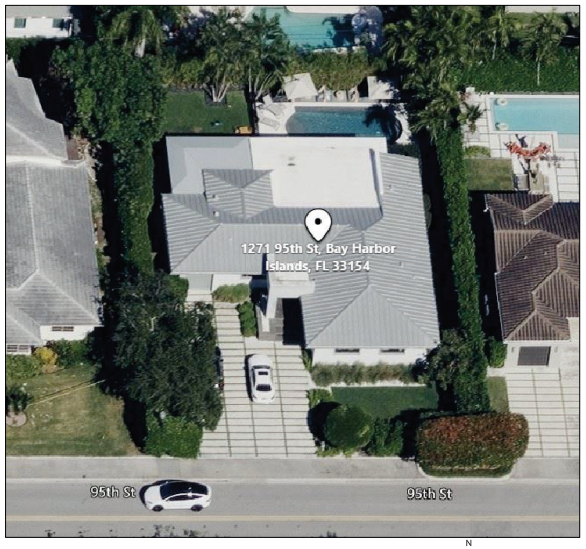
WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 98133

PROJECT NO : 2022-31

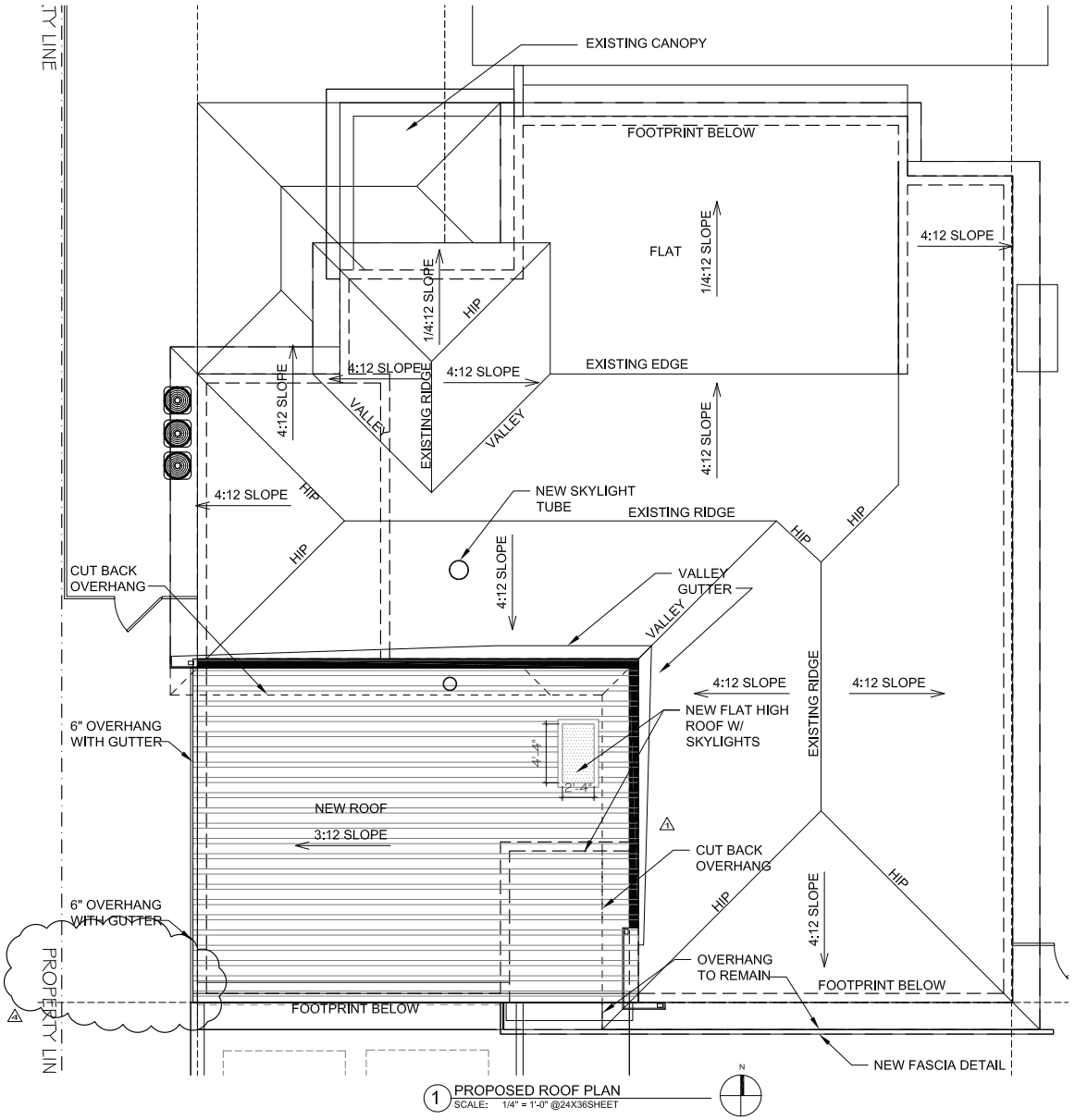
PROPOSED FLOOR PLAN

CHECKED BY : WC	SHEET NO :
DRAWN BY : WC	A-1
SCALE: AS NOTED	

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2 EXISTING AERIAL ROOF PLAN
SCALE: NTS



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0" @24X36SHEET

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

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MIAMI, FL 33138
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No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	27MAR/2023	PLANNING & ZONING COMMENTS
3	15JUN/2023	DRB COMMENTS
4		

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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

ROOF PLAN

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DRAWN BY : WC	
SCALE: AS NOTED	
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A EXISTING PHOTOS
DETAILS AT ENTRY



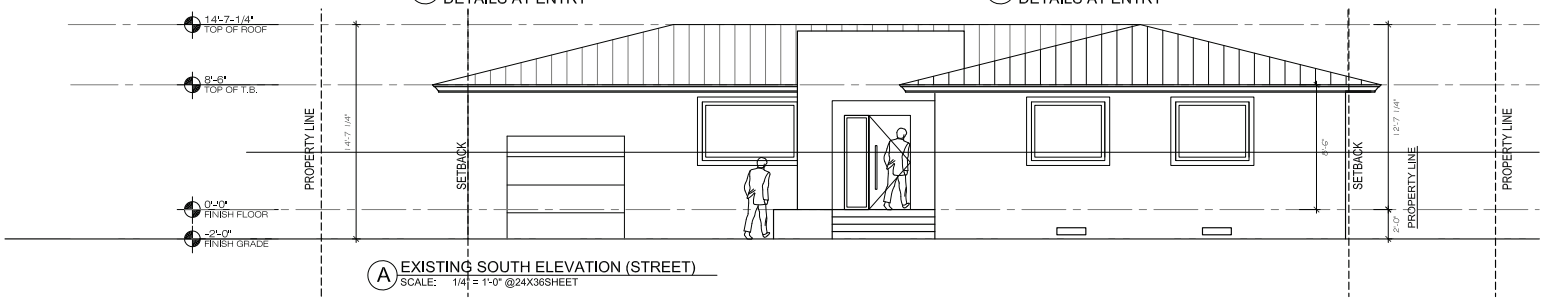
B EXISTING PHOTOS
DETAILS AT ENTRY

EXTERIOR FINISHES

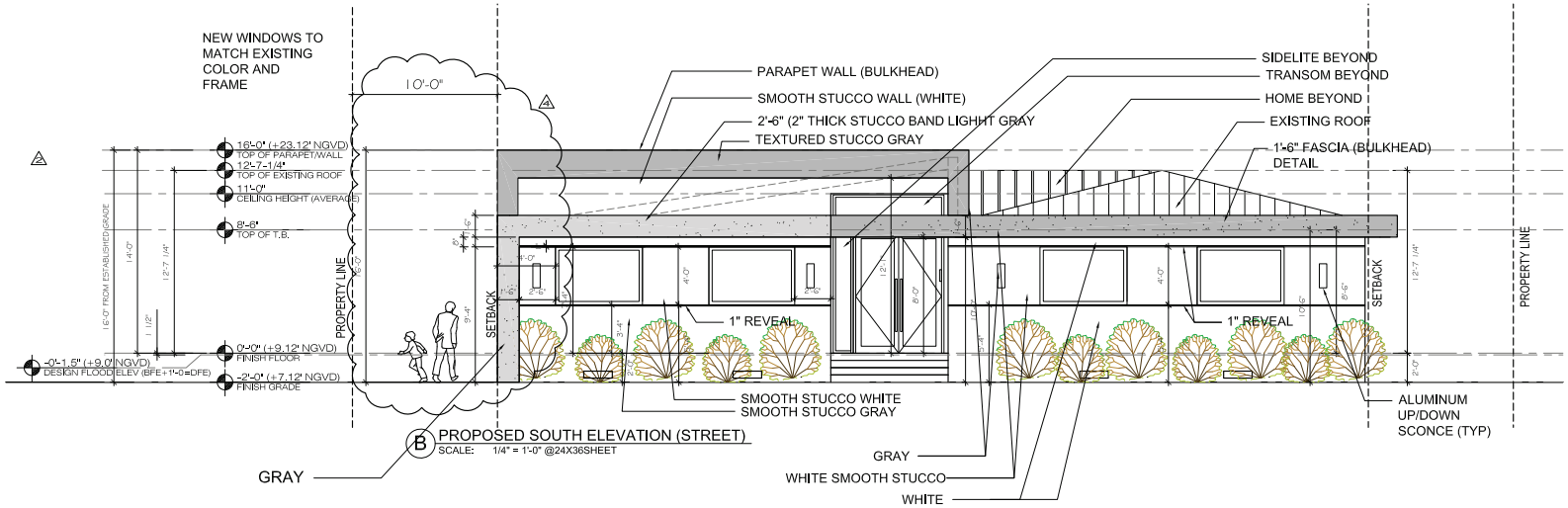
MAIN BUILDING:
WHITE - SHERWIN WILLIAMS EXTERIOR -
WHITE SNOW SW 9541

WINDOW PICTURE FRAMES AND DETAILS
GRAY - SHERWIN WILLIAMS EXTERIOR
#GRAY CLOUDS SW 7658

WHITE FRAME WINDOWS



A EXISTING SOUTH ELEVATION (STREET)
SCALE: 1/4" = 1'-0" @24X36SHEET



B PROPOSED SOUTH ELEVATION (STREET)
SCALE: 1/4" = 1'-0" @24X36SHEET

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138
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No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	02MAY/2023	PLANNING & ZONING COMMENTS
3	15JUN/2023	DRB COMMENTS
4	10JUL/2023	CLIENT REVIEW COMMENT

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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

EXISTING & PROPOSED ELEVATIONS SOUTH (STREET)

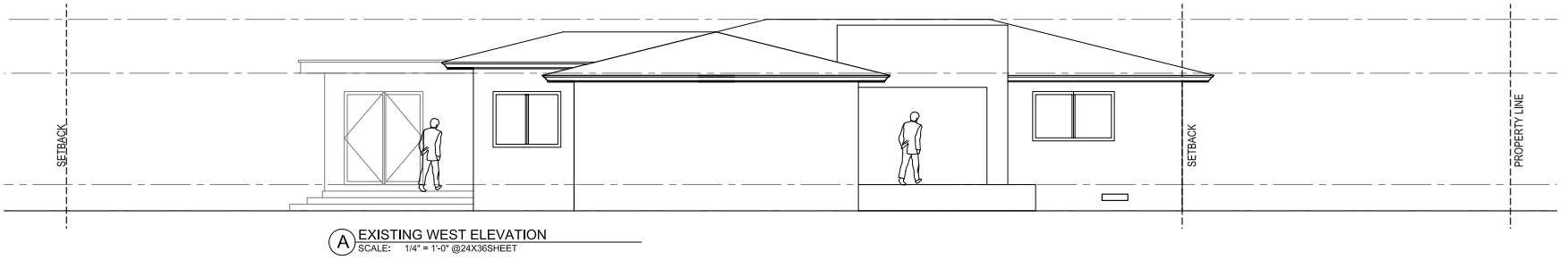
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DRAWN BY : WC	A-3.1
SCALE: AS NOTED	
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EXTERIOR FINISHES

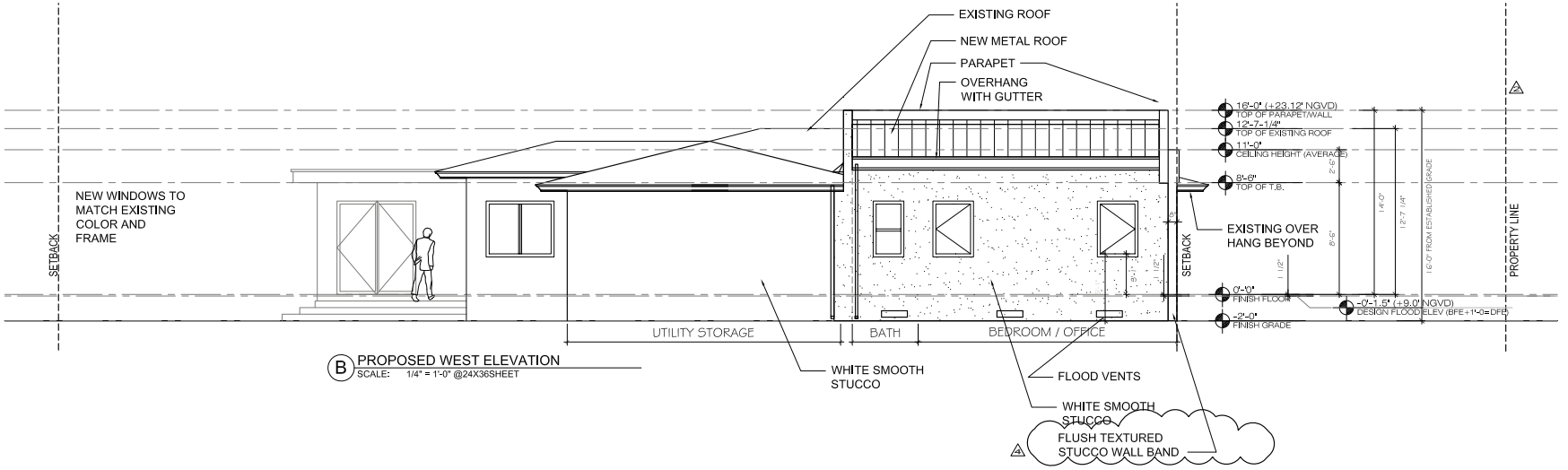
MAIN BUILDING:
WHITE - SHERWIN WILLIAMS EXTERIOR -
WHITE SNOW SW 9541

WINDOW PICTURE FRAMES AND DETAILS
GRAY - SHERWIN WILLIAMS EXTERIOR
#GRAY CLOUDS SW 7658

WHITE FRAME WINDOWS



A EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0" @24X36SHEET



B PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0" @24X36SHEET

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138
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No.	DATE	ISSUED / REVISED
1	10JAN2023	DESIGN REVIEW SUBMISSION
2	02MAY2023	PLANNING & ZONING COMMENTS
3	15JUN2023	DRB COMMENTS
4		

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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

EXISTING & PROPOSED ELEVATIONS WEST (INTERIOR)

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DRAWN BY : WC	A-3.2
SCALE: AS NOTED	
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A PROPOSED SOUTH ELEVATION (STREET)
SCALE: NTS



B PROPOSED AXONOMETRIC (STREET)
SCALE: NTS

EXTERIOR FINISHES

MAIN BUILDING:
WHITE - SHERWIN WILLIAMS EXTERIOR -
WHITE SNOW SW 9541

WINDOW PICTURE FRAMES AND DETAILS
GRAY - SHERWIN WILLIAMS EXTERIOR
#GRAY CLOUDS SW 7658

WHITE FRAME WINDOWS

BUILDING DEPARTMENT WATERMARK

CLIENT :

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No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	02MAY/2023	PLANNING & ZONING COMMENTS 3
3	15JUN/2023	DRB COMMENTS 4
4		

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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

PROPOSED RENDERINGS

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SCALE: AS NOTED
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SHEET NO :
A-3.3

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BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138
Tel: 786.218.5335
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No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2		
3		
4		

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

BACK COVER

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DRAWN BY : WC	X-X
SCALE: AS NOTED	
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TRUMER
DESIGN

GALSKY RESIDENCE

FRONT FACADE RENOVATION

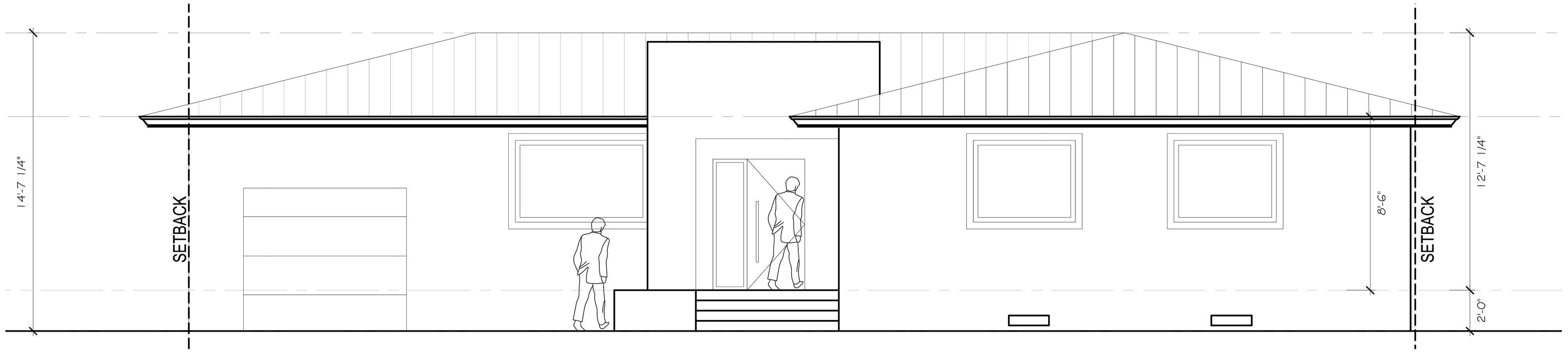


GALSKY
RESIDENCE

1271 95TH ST,
Bay Harbor
Island, Miami, FL
33154

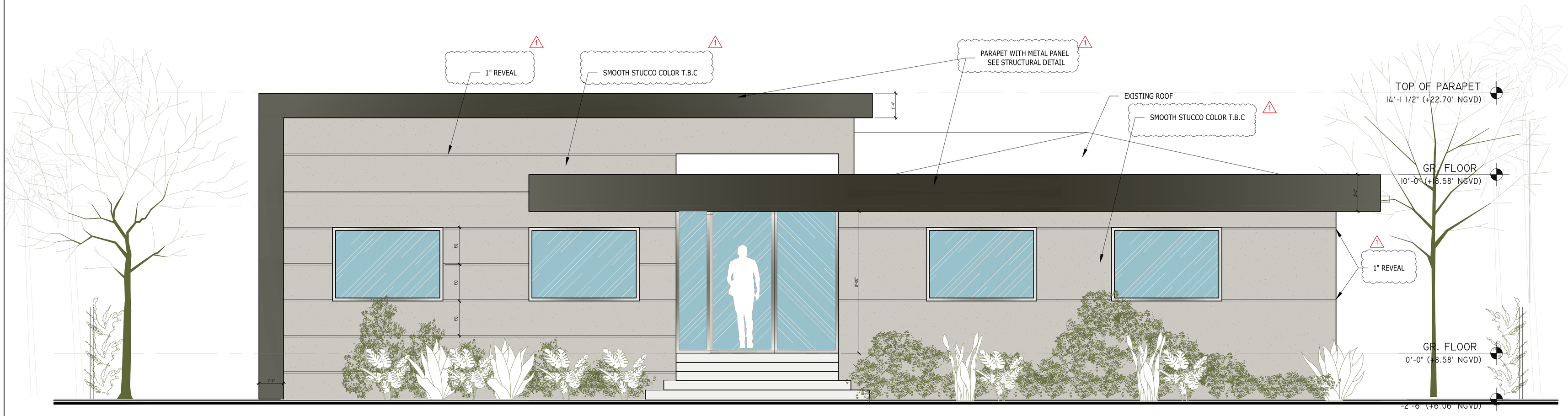
AUGUST, 2026

SCALE: N/A



EXISTING FRONT ELEVATION

SC. 3/8" =1'-0"



PROPOSED FRONT ELEVATION

SC. 3/8" =1'-0"

TRUMER DESIGN

REVISIONS

No.	Date	Description
1	21 OCT 2026	OWNER REV.

GALSKY RESIDENCE

1271 95TH ST, BAY HARBOR ISLAND, MIAMI, FL 33154

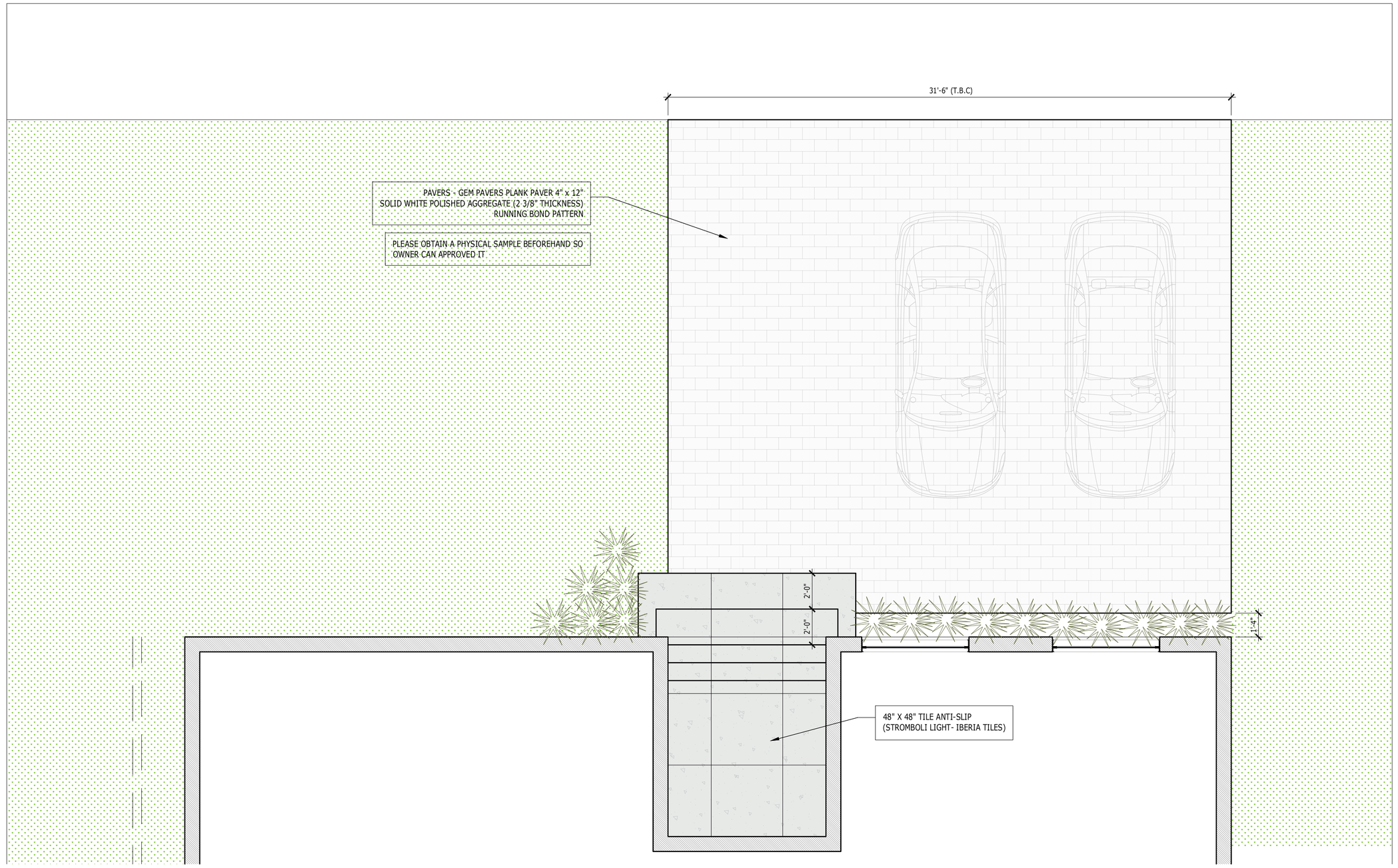
FRONT FACADE RENOVATION

AUGUST, 2026

FRONT ELEVATION

A-101

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



PROPOSED DRIVEWAY

SC. 1/4" =1'-0"



PROPOSED FRONT ELEVATION





EXISTING FRONT ELEVATION

TRUMER DESIGN

GALSKY
RESIDENCE

1271 95TH ST,
BAY HARBOR
ISLAND, MIAMI, FL
33154

FRONT
FACADE
RENOVATION

AUGUST, 2026

DRIVEWAY

A-102

SCALE: 1/4" = 1' - 0"

Bay Harbor Island
Design Review Board Meeting
November 4, 2026

MEMORANDUM

Agenda #:
Date: November 4, 2026
From: Lorrainia Belle, Town Planner
Subject: 1270 Kane Concourse

Suggested Action: – Request for approval for an addition for "JOSHUA VOGEL CHAYA VOGEL" located at 1270 Kane Concourse, Lot 6 of Block 31. The owner is proposing to add 352 square foot to the first floor and 1,260 square foot to the second floor. The first-floor addition will include a new dining room, laundry room, powder room, and foyer. The second-floor addition will include a new primary bedroom, two additional bedrooms, a primary bathroom, and an additional bathroom. Enclosed please find the site plan and elevations. (Item #3)

BHI-DRB Staff Report- 1270.pdf
26-0306 VOGEL WITH TREE REPORT.pdf
1270 KC Survey.pdf
1270 KC DRB Set 11.4.2026.pdf

Town of Bay Harbor Islands, FLORIDA
Design Review Board
ADVISORY BOARD AGENDA ITEM REPORT

AGENDA ITEM NO. 3

MEETING DATE: 11/04/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR26-000010
A public hearing to consider an application by Joshua Vogel requesting approval for Alteration Level II (House First and Second Floor Additions) for the subject property located at 1270 Kane Concourse, identified with parcel identification number 13-2227-001-5880.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, Kelly and Mordechai Ifergan (homeowners) request an approval to allow an existing single-family home of 3,809 square feet (net area) within a two-story, 4,548 square feet (gross area) located at 1270 101st Street.

Recommended Action: The Design Review Board (DRB) to consider the request for an approval to allow an existing single-family home to do exterior alternation for the subject property located at 1270 101st Street and to approval with all of Staff conditions.

Property Description: The current application pertains to a request for significant structural alterations and additions to a single-family home. The property is a 10,000 square foot lot. The existing home currently has a total floor area of 2,567 square feet. The applicant is proposing an Alteration Level II project which includes a new first-floor addition of 352 square feet and a new second-floor addition of 1,260 square feet.

Proposed Scope of Work:
The project involves a comprehensive update to the property, including:

- General: Paint and repair existing walls and ceilings as required after construction; renovate existing kitchen, living room, den, Florida room, bedrooms, and bathrooms.
- Proposed First Floor Addition (352 S.F.): New dining, laundry, powder room, and foyer.

- Proposed Second Floor Addition (1,260 S.F.): New master bedroom, bedrooms #4 and #5, bath #3, master bathroom, and closets.
- Structural: New first-floor addition including grade beam, piles, columns, CMU walls, windows, and doors. Second-floor framing over existing ceiling joist, CMU walls, windows, and roof.
- Electrical: New electrical panel, fixtures, outlets, and circuits per plans.
- Mechanical: New HVAC units, exhaust fans, ducts, flex, and grills.
- Plumbing: New plumbing fixtures and a tankless water heater.
- Compliance: Method of compliance selected is FBC Existing Building 2023 (8th Edition) Section 804.901.2.

2. ANALYSIS

The applicants, Joshua Vogel, are proposing Alteration Level II to their existing single-family home located at 1270 Kane Concourse. The proposal involves substantial additions to the first and second floors, as well as interior renovations and system upgrades.
Square Footage Breakdown:
According to the submitted zoning data sheet and site plans, the total square footage calculations are as follows:

- Existing First Floor Area: 2,567 S.F.
- Proposed First Floor Addition: 352 S.F.
- Proposed Second Floor Addition: 1,260 S.F.
- Total Proposed Floor Area (New): 4,179 S.F.

This represents a total added square footage of 1,612 S.F. (352 S.F. on the first floor + 1,260 S.F. on the second floor).

Zoning and Land Use:
The property is located within the Single-Family District (RD) zoning district, which permits single-family residential use. The proposed exterior alterations are consistent with the permitted uses under this zoning designation, as they involve cosmetic updates to the home's exterior without any change in use or intensity of the property.

Platting:
Re-platting of the site will not be required, as it is already platted as outlined in the legal description above.

Neighborhood Compatibility:
The proposed alterations will maintain the integrity of the home's Mid-Century Modern design while enhancing the property's curb appeal. These updates are compatible with the surrounding neighborhood, preserving the architectural character of the area and ensuring that the home remains in harmony with neighboring properties.

Future Land Use Map Designation:
The property is designated as Low Density Residential on the Future Land Use Map, which permits up to six (6) dwelling units per gross acre. It is currently zoned within the Single-

Family Districts (RD) zone. This designation is consistent with the Comprehensive Plan, and the proposed use aligns with the objectives outlined for Low Density Residential areas.

Conclusion:
The proposed Alteration Level II project at 1270 Kane Concourse includes significant structural additions that will increase the total floor area to 4,179 S.F. The scope of work indicates compliance with the Florida Building Code and aligns with the zoning requirements for the Single-Family District (RD). Staff recommend approval of the application as presented, subject to the conditions below.

Applicable Code Sections:

The following sections of the Land Development and Zoning Code are applicable to this proposal:

- Section 23-3 (Use Regulations for RD Single-Family District),
- Section 23-9 (Minimum Size of Living Units),
- Section 23-10 (Minimum Size of Building Lot),
- Section 23-11(A) (Land Development Regulations for RD Single-Family Areas), and
- Section 23-12 (Land Development Regulations - General Provisions).
- Section 23-16 (Minimum landscape standards)
- In addition to these provisions, the Town has separate regulations that must be followed, ensuring compliance with all requirements outlined in the Town Code.

Review criteria. The Design Review Board shall not approve unless the Board finds that the following criteria have been met: (Section 5-23.1)

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.*
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.*
3) *The exterior building components and exterior architectural features shall have attractive and cohesive architectural character.*
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.*
5) *Landscaping and paving materials shall ensure a cohesive relationship with and enhancement of the overall site plan design.*
6) *Buffering materials shall ensure that headlights from vehicles, noise, light, and mechanical equipment are adequately shielded from public view, adjacent properties, and sidewalks.*

7) *The proposed structure is in conformity with standards of this Code and other applicable ordinances in so far as the location and appearance of the buildings and structures are involved.*
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.*
    b. *Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*
    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.*
    d. *Building design, materials, and colors to be sympathetic with surroundings.*
    e. *Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.*
    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.*
    g. *Location and type of planting with due regard for climatic conditions, preservation of specimens and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.*
    h. *Design and appropriateness of signs, as well as interior and exterior lighting of signs.*
    i. *Graphics, as understood in architectural design.*
    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.*

3. RECOMMENDATION

Staff recommends that the Design Review Board approve the Alteration Level II (House First and Second Floor Additions) for the single-family home located at 1270 Kane Concourse, as shown in the submitted plans by the architect Oscar Gonzales, dated October 8, 2026.

- Staff recommend approval with the following conditions:
    1) Separate permits are required for the structural additions, electrical, mechanical, and plumbing work as outlined in the scope. Please contact the Building Department to confirm if any additional permits are necessary.
    2) The applicant must comply with the Florida Building Code (FBC Existing Building 2023) Section 804.901.2 as noted in the scope of work.
    3) The applicant must adhere to the tree protection notes, maintaining a 6-foot protective barrier around all existing trees during construction.

4) The applicant must comply with the public works general notes regarding no fill on site, grading of the swale, and no trees/shrubs in the right-of-way.
5) All construction must comply with the RD zoning district development standards and Town Code requirements.
6) Any changes to the proposed architectural design, site layout, or materials must be returned to the DRB for further review and approval

CERTIFY TO:
JOSHUA VOGEL
CHAYA VOGEL

LEGAL DESCRIPTION:
LOT 6, BLOCK 31, OF BAY HARBOR ISLAND, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES:

1. THIS IS A BOUNDARY SURVEY. THE PURPOSE OF THE SURVEY WAS TO LOCATE THE TREES WITHIN THE SUBJECT PROPERTY, AND LOCATE ABOVE GROUND UTILITIES WITHIN THE PROPERTY.
2. THOMAS J. KELLY INC. CARRIES PROFESSIONAL LIABILITY INSURANCE FOR SURVEYING AND MAPPING SERVICES.
3. THE VALUES EXPRESSED ON THE SURVEY ARE IN U.S. SURVEY FOOT UNLESS NOTED OTHERWISE.
4. HORIZONTAL ACCURACY STATEMENT:

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THE HORIZONTAL PRECISION IS ±0.07' AT A 95% CONFIDENCE AS MEASURED ACROSS THE SEMI-MAJOR ACCESS OF ESTABLISHED PROJECT CONTROL POINTS THAT WAS MEASURED BY RUNNING A LEAST SQUARES ADJUSTMENT.

5. VERTICAL ACCURACY STATEMENT:

THE BENCHMARK USED FOR ALL ELEVATIONS WAS SET USING A GNSS RECEIVER WITH RTK CORRECTIONS FROM THE FDOT FPRN. THE VERTICAL PRECISION OF THE ELEVATIONS SHOWN ON THE SURVEY ON WELL DEFINED FEATURES IS ±0.03' AT A 95% CONFIDENCE AND ±0.06' AT GRADE.

6. ALL ELEVATIONS REFERENCE NGVD29 VERTICAL DATUM.
7. THE SEWER MAIN RUNNING WEST-EAST ACROSS KANE CONCOURSE WAS LOCATED BY OPENING THE SANITARY MANHOLE SHOWN ON THE SURVEY (LIES WEST OF SUBJECT PROPERTY), AND SPEAKING WITH A CITY UTILITY OFFICIAL WHO HAPPENED TO BE ON SITE AT THE TIME OF THE SURVEY. THE FIELD SURVEYOR WALKED TO THE INTERSECTION OF KANE CONCOURSE AND BROADVIEW DRIVE TO TRY AND FIND ANOTHER SANITARY MANHOLE TO CONFIRM THE SLOPE AND LOCATION OF THE SEWER MAIN, BUT IT WAS NOT THERE. THE CITY OFFICIAL ON SITE CONFIRMED THAT THE SEWER MAIN DOES RUN THROUGH THE CENTER OF THE MEDIAN DIVIDING KANE CONCOURSE.
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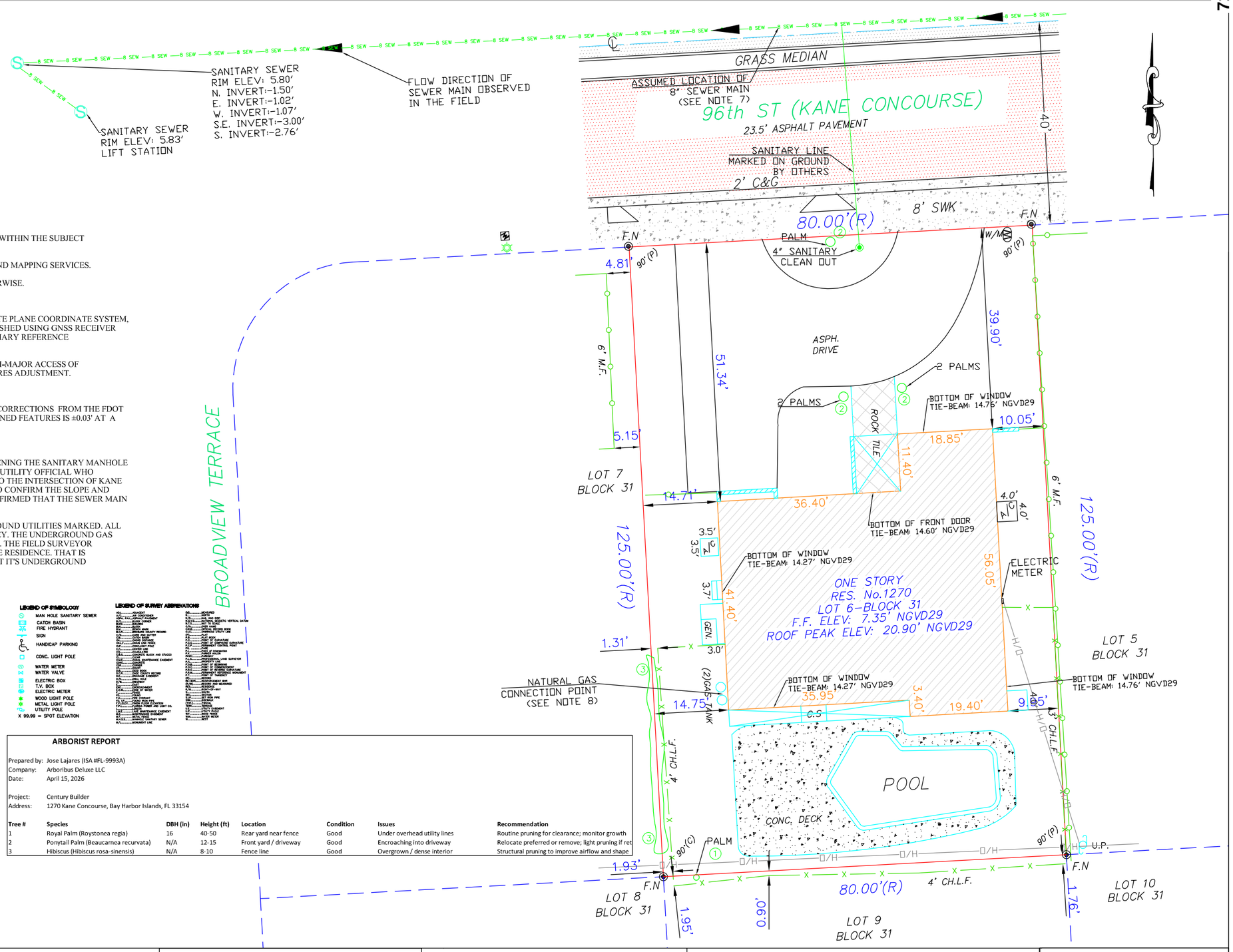
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JOSE ANGEL PEREA CERTIFICATE NO. 7646 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER

Digitally signed by Jose A Perea
Date: 2026.04.21 10:37:01 -04'00'

JOSE A. PEREA, P.S & M #7646
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL



LEGEND OF SYMBOLOGY

- MAN HOLE SANITARY SEWER
- CATCH BASIN
- FIRE HYDRANT
- SIGN
- HANDICAP PARKING
- CONC. LIGHT POLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- T.V. BOX
- ELECTRIC METER
- WOOD LIGHT POLE
- METAL LIGHT POLE
- UTILITY POLE
- X 99.99 = SPOT ELEVATION

LEGEND OF SURVEY ABBREVIATIONS

ADJ.....ADJACENT
ASPH. PAV.....ASPHALT PAVEMENT
B.C.....BLOCK CORNER
BLK.....BLOCK
B.M.....BENCH MARK
B.C.R.....BROWARD COUNTY RECORD
C.B.S.....CONCRETE BLOCK AND STUCCO
C.L.F.....CHAIN LINK FENCE
CH.....CHORD DISTANCE
C.M.....CONCRETE MONUMENT
C.P.P.....CONCRETE POWER POLE
C.L.....CENTER LINE
CONC.....CONCRETE
C.B.S.....CONCRETE BLOCK AND STUCCO
CALC.....CALCULATED
C.M.E.....CANAL MAINTENANCE EASEMENT
CONC.....CONCRETE
D.E.....DRAINAGE EASEMENT
D.B.....DEED BOOK
D.C.R.....DADE COUNTY RECORD
D.E.....DRAINAGE EASEMENT
DELTA.....CENTRAL ANGLE
ELEV.....ELEVATION
ENCR.....ENCROACHMENT
F.F.....FINISH FLOOR
F.N.....FOUND NAIL
F.I.R.....FOUND IRON ROD
F.I.P.....FOUND IRON PIPE
F.P.P.....FOUND POWER POLE
F.P.C.L.P.....FLORIDA POWER AND LIGHT CO.
FD.....FOUND
I.E.....INGRESS EGRESS EASEMENT
L.M.E.....LAKE MAINTENANCE EASEMENT
M.E.....MAINTENANCE EASEMENT
M.H.S.....MANHOLE SANITARY SEWER
M/L.....MONUMENT LINE
M.....MEASURED
(M).....MEASURED
MEAS.....MEASURED
N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM
N.T.S.....NOT TO SCALE
O.R.B.....OFFICIAL RECORD BOOK
P.B.C.R.....PALM BEACH COUNTY RECORD
P.B.....PLAT BOOK
P.C.....POINT OF CURVATURE
P.C.C.....POINT OF COMPOUND CURVATURE
P.R.C.....POINT OF REVERSE CURVATURE
P.T.....POINT OF TANGENCY
P.O.B.....POINT OF BEGINNING
P.O.C.....POINT OF COMMENCEMENT
P.L.S.....PROFESSIONAL LAND SURVEYOR
P.O.B.....POINT OF BEGINNING
P.O.C.....POINT OF COMMENCEMENT
P.O.L.....POINT ON LINE
P.R.M.....PERMANENT REFERENCE MONUMENT
P.U.E.....PUBLIC UTILITY EASEMENT
(P).....PLAT
PG.....PAGE
R.....RADIUS OR RISER
R/W.....RIGHT OF WAY
RAD.....RADIUS
RES.....RESIDENCE
S.F.D.....STORM FLOOR DRAIN
S.M.H.....STORM MANHOLE
S.P.K.....SPIKE
SQ. FT.....SQUARE FEET
T.B.M.....TEMPORARY BENCH MARK
T.E.....TANGENT
TEL.....TELEPHONE
T.P.....TELEPHONE PEDESTAL
T.S.E.....TEMPORARY SLOPE EASEMENT
TYP.....TYPICAL
U.E.....UTILITY EASEMENT
U.P.....UTILITY POLE
W.M.....WATER METER
W.V.....WATER VALVE

ARBORIST REPORT

Prepared by: Jose Lajares (ISA #FL-9993A)
Company: Arboribus Deluxe LLC
Date: April 15, 2026

Project: Century Builder
Address: 1270 Kane Concourse, Bay Harbor Islands, FL 33154

Tree #	Species	DBH (in)	Height (ft)	Location	Condition	Issues	Recommendation
1	Royal Palm (Roystonea regia)	16	40-50	Rear yard near fence	Good	Under overhead utility lines	Routine pruning for clearance; monitor growth
2	Ponytail Palm (Beaucarnea recurvata)	N/A	12-15	Front yard / driveway	Good	Encroaching into driveway	Relocate preferred or remove; light pruning if ret
3	Hibiscus (Hibiscus rosa-sinensis)	N/A	8-10	Fence line	Good	Overgrown / dense interior	Structural pruning to improve airflow and shape

REVISIONS	DATE	DRAWN BY
BOUNDARY	4/21/21	R.R.R
UPDATE	4/7/26	J.P. IV

BOUNDARY SURVEY

SURVEY NO. 26-0306

PROPERTY ADDRESS:
1270 Kane Concourse, Bay Harbor Islands, FL 33154

SCALE: 1:20

SHEET No. 1 of 1

THOMAS J. KELLY INC.
SURVEYORS-MAPPERS
LAND PLANNERS

L.B. # 8077
9495 SW 99 STREET
MIAMI FLORIDA 33176
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY INC. LAND SURVEYORS

CERTIFY TO:
JOSHUA VOGEL
CHAYA VOGEL

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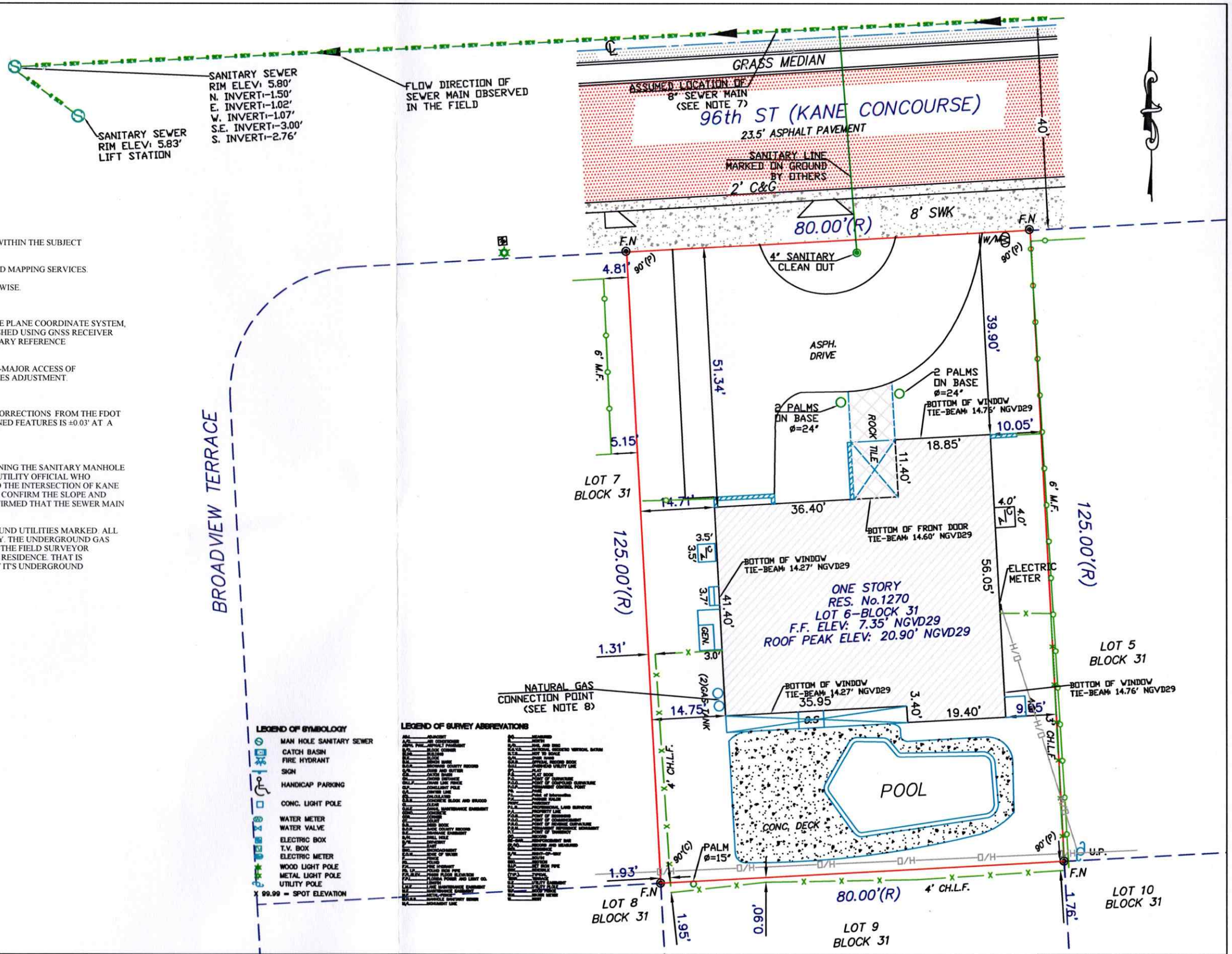
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JOSE A. PEREA, P.S & M #7646
STATE OF FLORIDA
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REVISIONS	DATE	DRAWN BY
BOUNDARY	4/21/21	R.R.R
UPDATE	4/7/26	J.P.IV

BOUNDARY SURVEY

SURVEY NO. 26-0306

PROPERTY ADDRESS:
17740 SW 75 AVENUE,
PALMETTO BAY, FL 33157

SCALE: 1:20

SHEET No. 1 of 1

THOMAS J. KELLY INC.
SURVEYORS-MAPPERS
LAND PLANNERS

L.B. # 8077
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TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
E-MAIL: tjksurveys@gmail.com

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

Address:	1270 KANE CONCOURSE, BAY HARBOUR. FL 33154
Folio number(s):	13-2227-001-5880
Zoning District:	RD (SINGLE FAMILY RESIDENCE)
Lot Area:	10,000 S.F.

SETBACKS DISTRICT REGULATIONS (WATERFRONT OR NOT WATER FRONT):

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
Front (north):	40'	39.9'	40'	complies
Side (east):	10'	10.05'	N/A	complies
Side (west):	10'	14.75'	14.00'	complies
Rear (south):	10'	29.0'	N/A	complies
Building Height limit:	maximum height 30' ; 3 REV# REF#4a	14.8'	24'-9"	complies
Parking spaces:	2 parking spaces	Driveway	Driveway	complies
Min. size of living unit(s):	non-waterfront: min. 1,500 S.F.	2,675 S.F.	4,179 S.F.	complies
Min. size street frontage:	75'	80'	N/A	Existing Legal non conforming Lot 5'
min. Landscaping / pervous area:	40% (4,000S.F.) min.	42% (4,268 S.F.)	40.2% (4,020 S.F.)	complies
min. front yard Land./ pervious area:	50% (1,600S.F.)	50.3% (1,610 S.F.)	50.3% (1,610 S.F.)	complies
Second floor area restrictions :	shall not exceed 80% of the first floor gross. 2,919/ 80% = 2,335 S.F.	N/A	1,260 S.F. (41.7%)	complies

AREAS UNDER A/C:

1st floor under ac: 2,768 S.F

2nd floor under ac: 1,150 S.F

total under ac: 3,918 S.F

2 REV# BLG, #2

2 REV# REF#III, #5

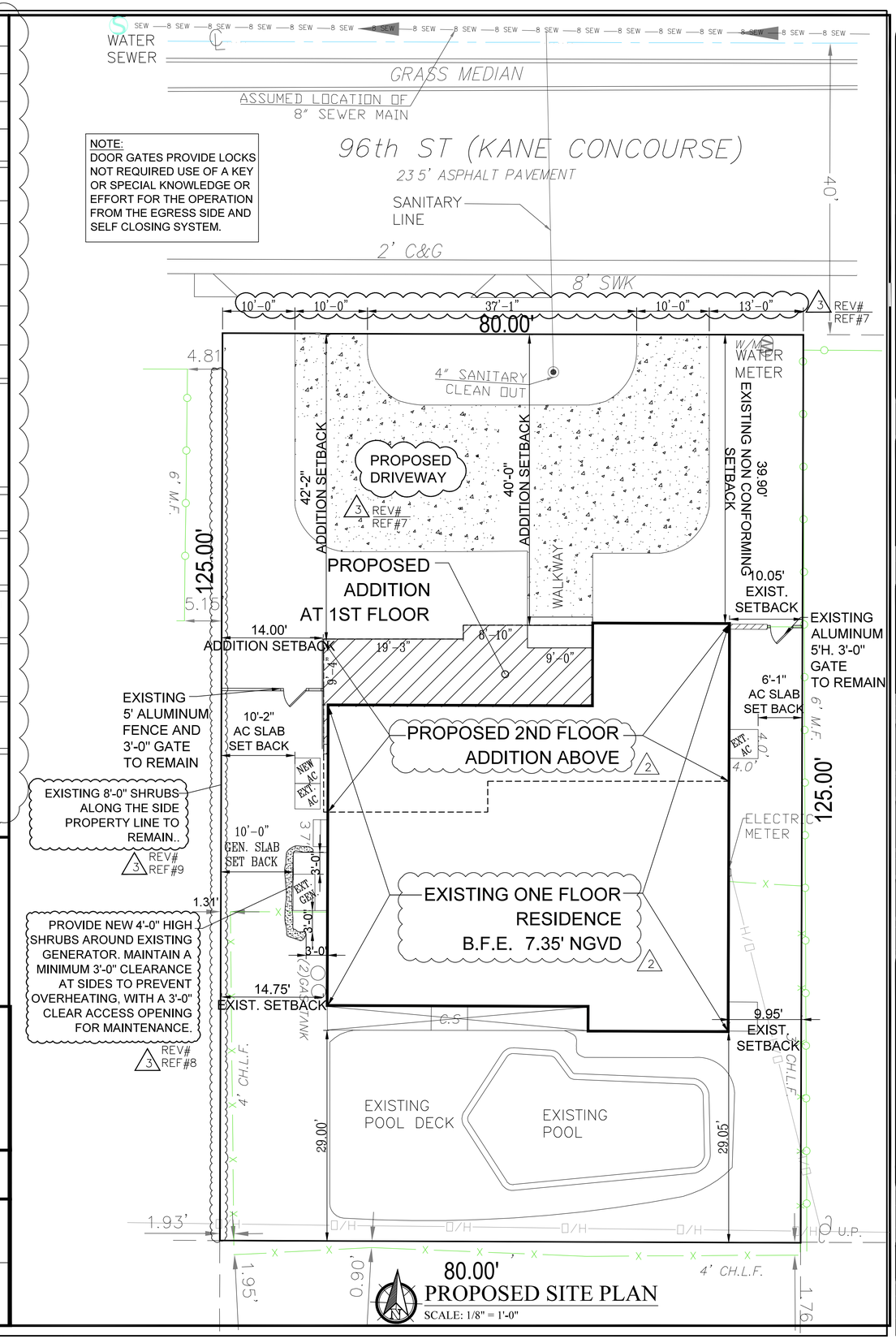
NOTE:
THE PROPERTY SHALL MAINTAIN A MINIMUM OF (INSERT PERCENTAGE)% ON-SITE LANDSCAPING AT ALL TIMES. ANY ALTERATIONS, REDUCTIONS, OR MODIFICATIONS TO THE APPROVED LANDSCAPING PLAN SHALL BE SUBMITTED TO THE PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION OF ANY CHANGES.

2 REV# REF#6c

PROPOSED LEGEND:

DENOTES EXISTING TO REMAIN

DENOTES NEW 1ST FLOOR ADDITION.



OSCAR D. GONZALEZ
LICENCE #AR 102144
9822 NE 2nd AVE SUIT 3B
MIAMI SHORES FL.33138
rdsdraftingplan@yahoo.com
PH (786) 380 0859

SEAL / SIGNATURE
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY OSCAR D.GONZALEZ. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HERNANDEZ STRUCTURAL DESIGN Inc.
Victor Hernandez
P.E. #72387 C.A. 29634
11423 SEA GRASS CIR, BOCA RATON, FL.33498
hsd@consultant.com
754.422.8796

2026
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Interior Renovation, Second Floor Addition:
RESIDENCE

Project # 1311
1270 KANE CONCOURSE
BAY HARBOUR, FL.

Sheet Title:
PROPOSED SITE PLANS

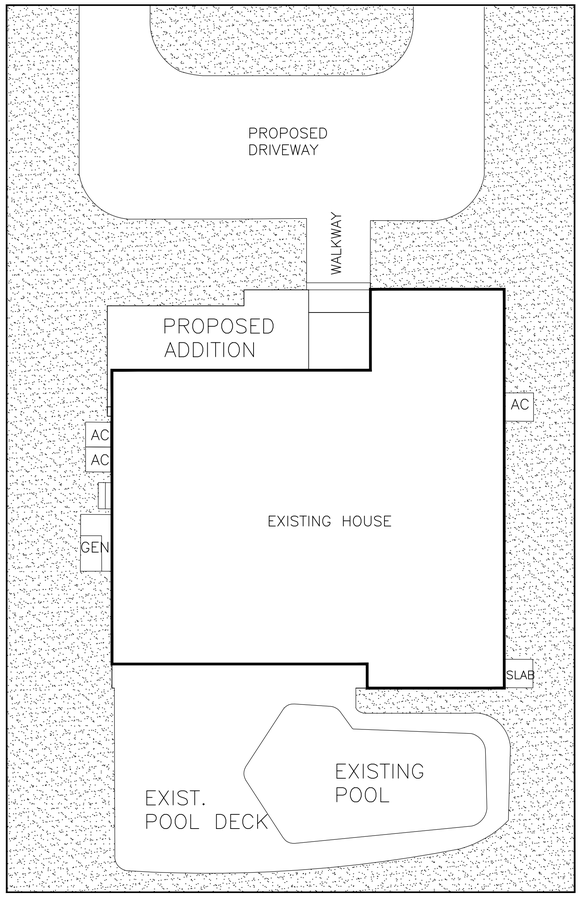
Revisions	Date
1. Rev.	6/8/26
2. Rev.	7/17/26
3. Rev.	10/6/26

Sheet Number : A-0

Scale: As Shown

Drawing : RDS

Date: 03/10/2026



LANDSCAPE/PERVIOUS AREA DIAGRAM

NTS

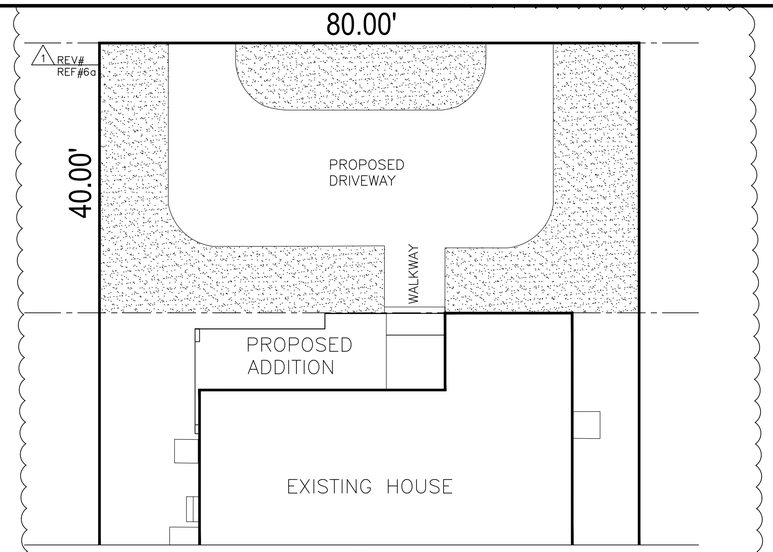
OPEN SPACE LEGEND:	
INPERVIOUS	
PERVIOUS	

PROPOSED PERVIOUS AREA:
4,095 S.F. (40.9%)– REQ. 40% MIN

TOTAL LOT AREA = 10,000 S.F.

2 REV# REF #6b

LANDSCAPE (GREEN) AREA CALC.:	
MAIN HOUSE STRUCTURE AREA = 2,919 SQ.FT.	(29.1%)
SWIMMING POOL AREA = 498 SQ.FT.	(4.9 %)
POOL DECK AREA = 913 SQ.FT.	(9.1 %)
DRIVEWAY AREA = 1,405 SQ.FT.	(14.5 %)
WALKWAY AREA = 88 SQ.FT.	(0.88 %)
MECHANICAL EQUIPMENT AREA = 82 SQ.FT.	(0.82 %)
TOTAL IMPERVIOUS AREA = 5,905 SQ.FT.	(59.1 %)



LEGEND:	
INPERVIOUS	
PERVIOUS	

FRONT YARD IMPERVIOUS AREAS CALC:
DRIVEWAY AREA = 1,355 SQ.FT. (46.9 %)
WALKWAY AREA = 88 SQ.FT. (2.8 %)
TOTAL IMPERVIOUS AREA = 1,443 SQ.FT. (45.1%)

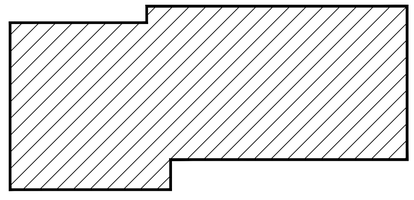
3 REV# REF #3a 2 REV# REF #6a

PROPOSED PERVIOUS AREA:
1,757 S.F. (54.9%) REQ. 50% MIN.

3 REV# REF #2a

TOTAL FRONT YARD AREA 80'X40' = 3,200 S.F.





NEW 2ND FLOOR AREA (F.A.R)= 1,260 S.F

AREA CALCULATION:	
EXISTING FIRST FLOOR:	2,567 S.F.
PROPOSED ADDITION FIRST FLOOR:	352 S.F.
PROPOSED NEW SECOND FLOOR ADDITION:	1,260 S.F.
TOTAL RESIDENCE AREA EXIST. AND NEW:	4,179 S.F.

2 REV# REF #II

TOTAL 1ST FLOOR AREA (F.A.R)= 2,919 S.F.

OPEN SPACE LEGEND:	
NEW ADDITION	

RDS
RODRIGO DIGITAL SERVICES
OSCAR D. GONZALEZ
LICENCE #AR 102144
9822 NE 2nd AVE SUIT 3B
MIAMI SHORES FL.33138
rdsdraftingplan@yahoo.com
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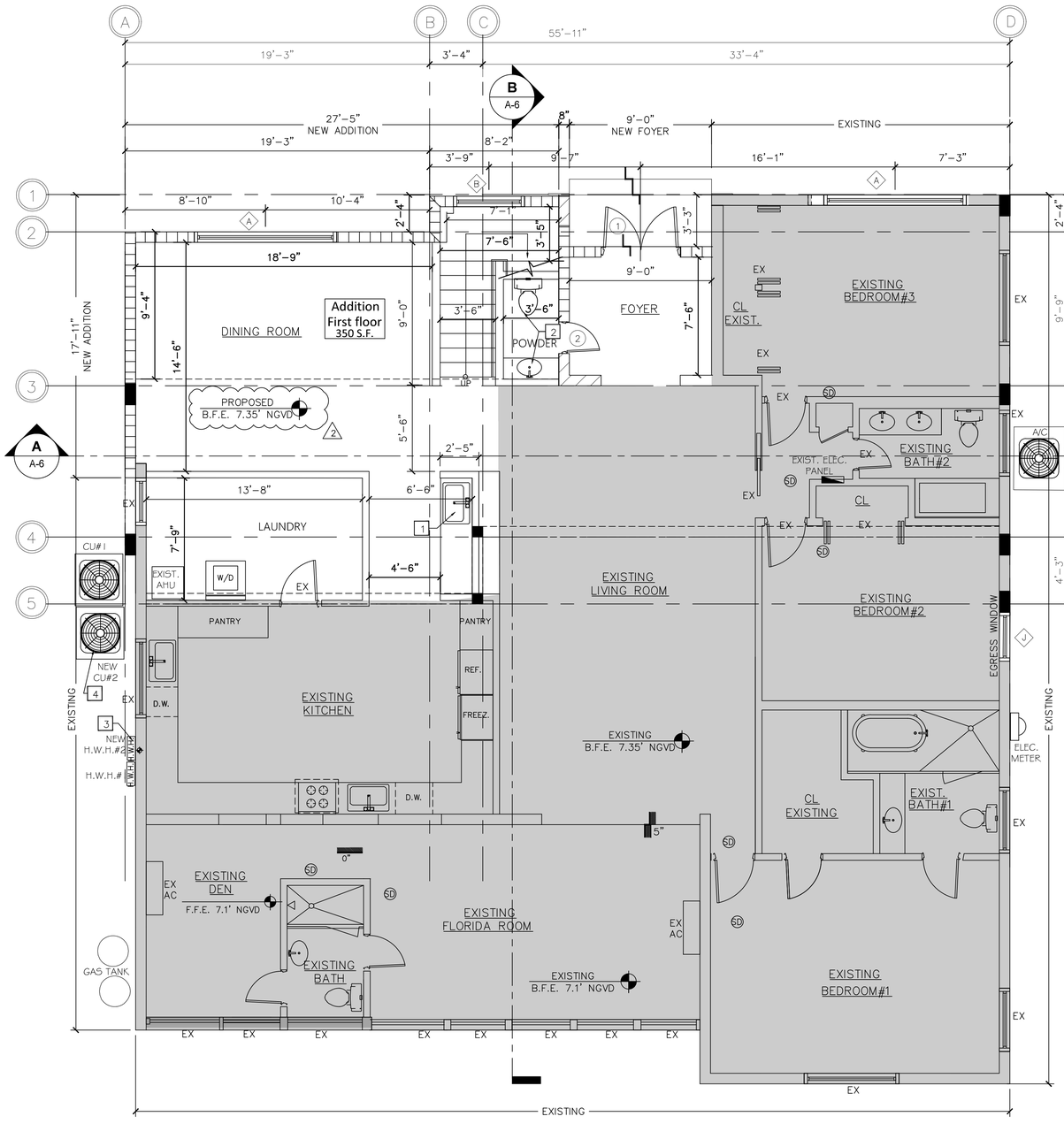
Project # 1311
1270 KANE CONCOURSE
BAY HARBOUR, FL.

Sheet Title:
SHADE DIAGRAMS

Revisions	Date
1. Rev.	6/8/26
2. Rev.	7/17/26
3. Rev.	10/6/26

Sheet Number :
A-0.1

Scale: As Shown
Drawing : RDS
Date: 03/10/2026



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1' - 0"

PLAN LEGEND:

EXISTING WALLS TO REMAIN	
PROPOSED WALLS	
PROPOSED EXTERIOR WALLS	

PLAN LEGEND:

1	PROPOSED NEW SINK.
2	PROPOSED BATH FIXTURES.
3	NEW TANKLESS WATER HEATER.
4	NEW CU UNIT.

RDS
REPRO DIGITAL SERVICES
OSCAR D. GONZALEZ
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9822 NE 2nd AVE SUIT 3B
MIAMI SHORES FL,33138
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Interior Renovation,
Second Floor Addition:

RESIDENCE

Project # 1311

1270 KANE CONCOURSE
BAY HARBOUR, FL.

Sheet Title:

PROPOSED FIRST FLOOR PLANS

Revisions	Date
1. Rev.	6/8/26
2. Rev.	7/17/26
3. Rev.	10/6/26

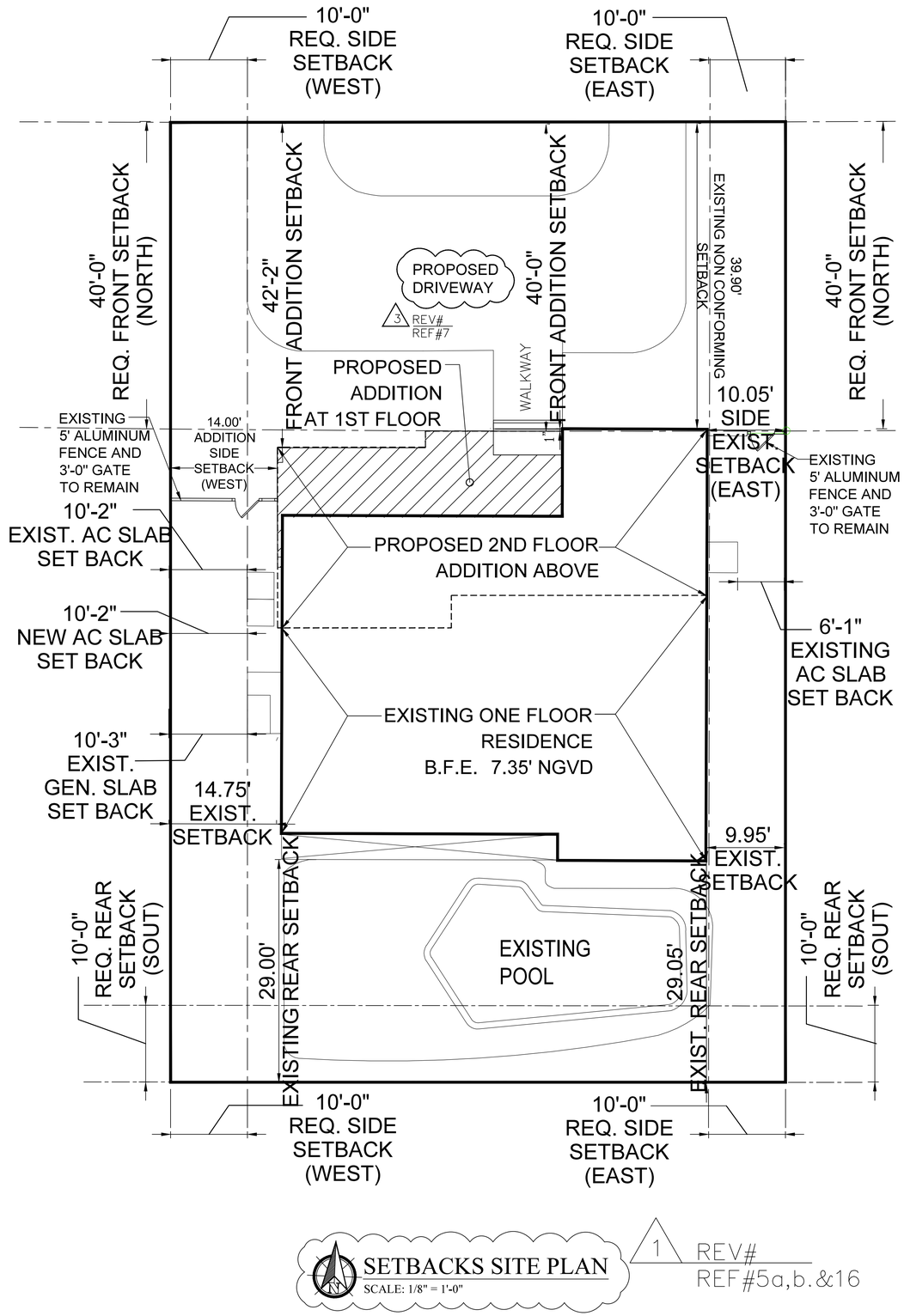
Sheet Number :

A-1

Scale: As Shown

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SETBACKS SITE PLAN

SCALE: 1/8" = 1'-0"

1 REV#
REF#5a,b.&16

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Sheet Title:

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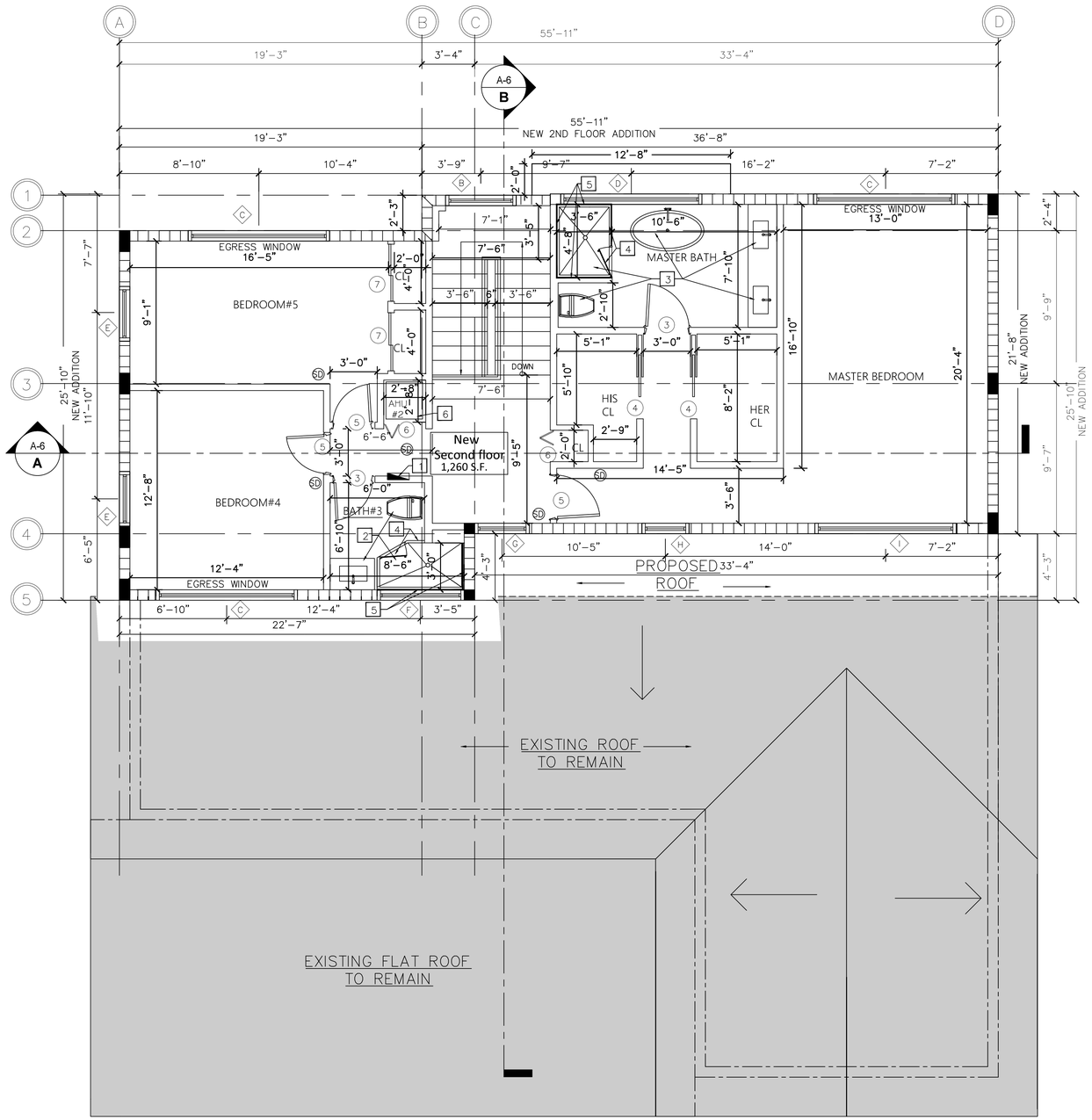
Revisions		Date
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2.	Rev.	7/17/26
3.	Rev.	10/6/26

Sheet Number :
A-0.2

Scale: As Shown

Drawing : RDS

Date: 03/10/2026



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1' - 0"

PLAN LEGEND:

EXISTING WALLS TO REMAIN	
PROPOSED WALLS	
PROPOSED EXTERIOR WALLS	

PLAN LEGEND:

1	NEW ELECTRICAL PANEL
2	PROPOSED NEW BATH FIXTURES.
3	PROPOSED NEW MASTER BATH FIXTURES.
4	SAFETY GLASS CATEGORY II WALL AND DOOR.
5	PROVIDE DUROCK DENSHIELD ON WET AREAS NOTE: TILES IN THE BATHROOM IS PLACED TO A HEIGHT OF 6'-0" (72") ABOVE THE FINISH FLOOR AS PER FBCR 307.2
6	NEW AHU UNIT.

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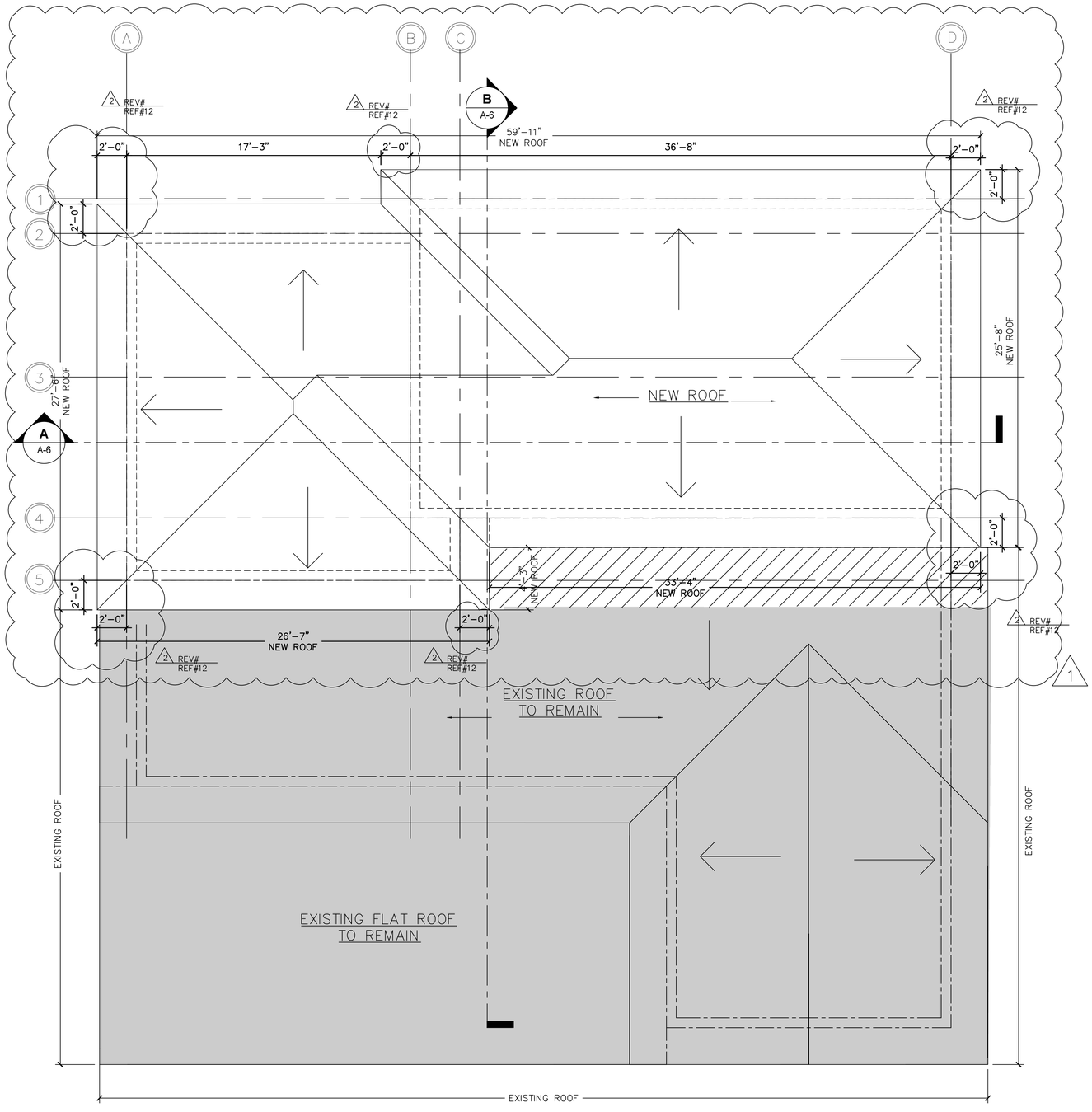
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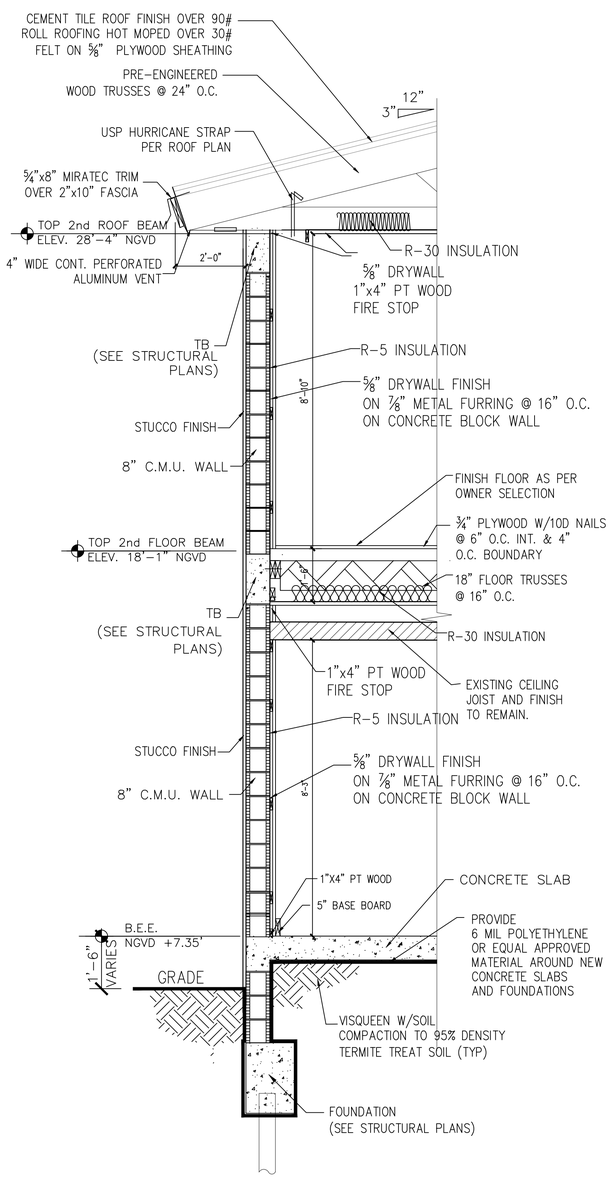
Date: 03/10/2026



PROPOSED ROOF PLAN

SCALE: 1/4" = 1' - 0"

PLAN LEGEND:	
DENOTED EXISTING ROOF	
DENOTES NEW ROOF	



TYP WALL SECTION

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

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BAY HARBOUR, FL.

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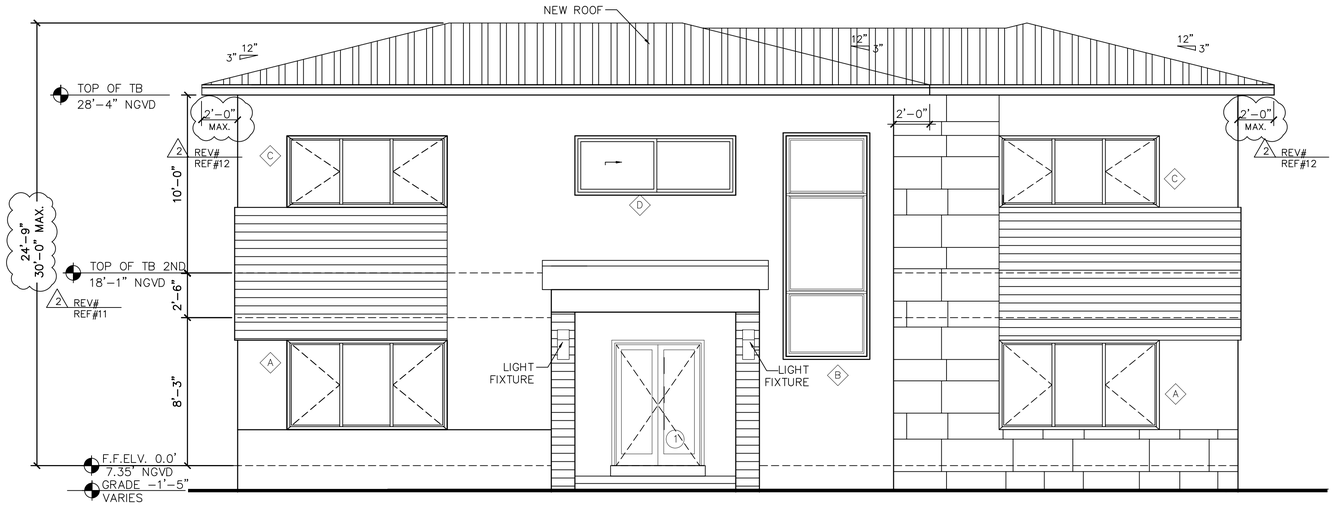
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Sheet Number : A-3

Scale: As Shown

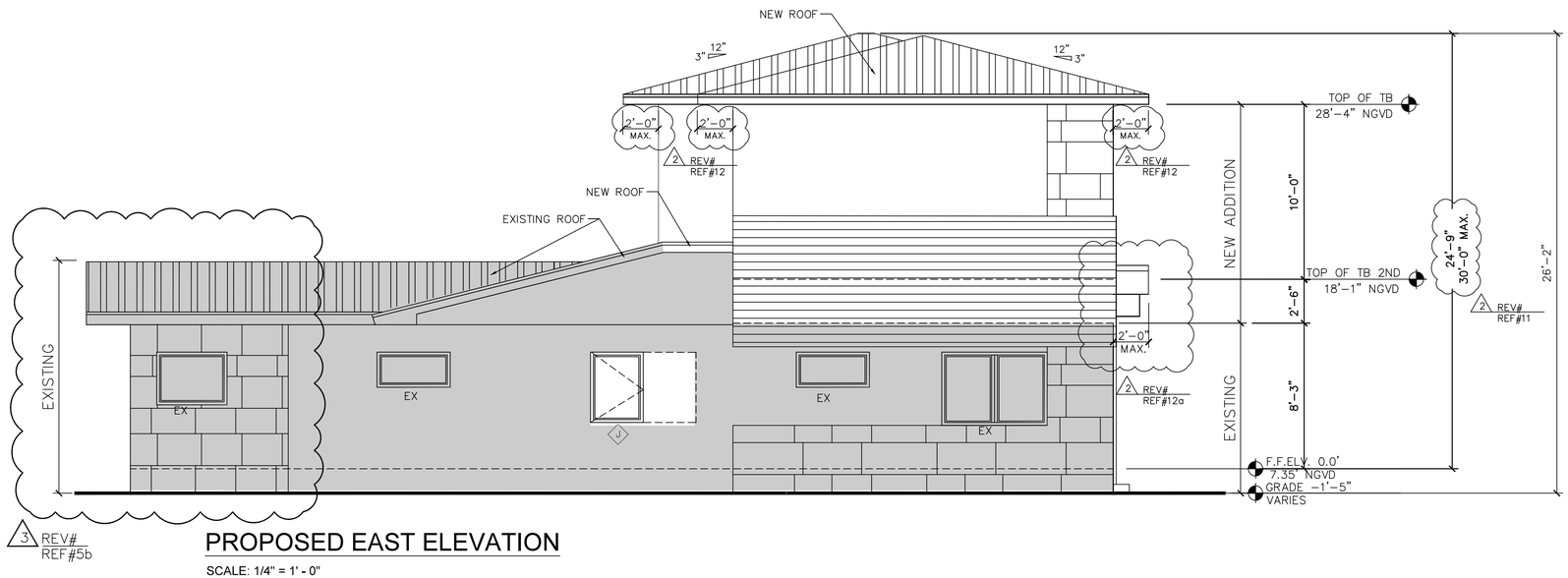
Drawing : RDS

Date: 03/10/2026



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1' - 0"



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1' - 0"

DOOR SCHEDULE

OPG. MARK	SIZE			MATERIAL	TYP.	LOCATION	REMARK
	WIDTH	HEIGHT	THICK				
1	60"	84"	1-1/4"	STEEL/GLASS	FRENCH DOOR	EXTERIOR	HI-IMPACT DOOR
2	24"	80"	1-3/8"	WOOD	SWING	INTERIOR	
3	32"	84"	1-3/8"	WOOD	SWING	INTERIOR	
4	32"	84"	1-3/8"	WOOD	POCKET DOOR	INTERIOR	
5	34"	84"	1-3/8"	WOOD	SWING	INTERIOR	
6	32"	84"	1-3/8"	WOOD/FULL LOUVER	BI-FOLD	INTERIOR	
7	48"	84"	1-3/8"	WOOD	SLIDING	INTERIOR	

PROPOSED WINDOWS SCHEDULE

OPG. MARK	TYPE	SIZE		FRAME		GLASS	U-VALUE	SHGC	REMARK
		W	H	MAT.	FINISH				
A	CASEMENT FIXED	108"	60"	BRONZE/CLEAR	PAINT	H. IMPACT CLEAR			
B	FIXED	54"	148"	BRONZE/CLEAR	PAINT	H. IMPACT CLEAR			
C	CASEMENT FIXED	108"	48"	BRONZE/CLEAR	PAINT	H. IMPACT CLEAR			
D	SLIDING WINDOW	108"	36"	BRONZE/CLEAR	PAINT	H. IMPACT CLEAR			
E	FIXED	42"	48"	BRONZE/CLEAR	PAINT	H. IMPACT CLEAR			
F	SLIDING WINDOW	66"	30"	BRONZE/CLEAR	PAINT	H. IMPACT CLEAR			
G	FIXED	42"	60"	BRONZE/CLEAR	PAINT	H. IMPACT CLEAR			
H	FIXED	36"	60"	BRONZE/CLEAR	PAINT	H. IMPACT CLEAR			
I	CASEMENT FIXED	108"	60"	BRONZE/CLEAR	PAINT	H. IMPACT CLEAR			
J	CASEMENT	36"	48"	BRONZE/CLEAR	PAINT	H. IMPACT CLEAR			
(EX)	EXISTING WINDOWS AND DOORS TO REMAIN								

PLAN LEGEND:

DENOTED EXISTING.	
NEW STUCCO FINISH.	
NEW LIGHT GRAY STONE FINISH.	
NEW LIGHT GRAY ROOF FINISH.	
NEW COMPASITE WALL FINISH.	

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Second Floor Addition:
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1270 KANE CONCOURSE
BAY HARBOUR, FL.

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PROPOSED ELEVATIONS

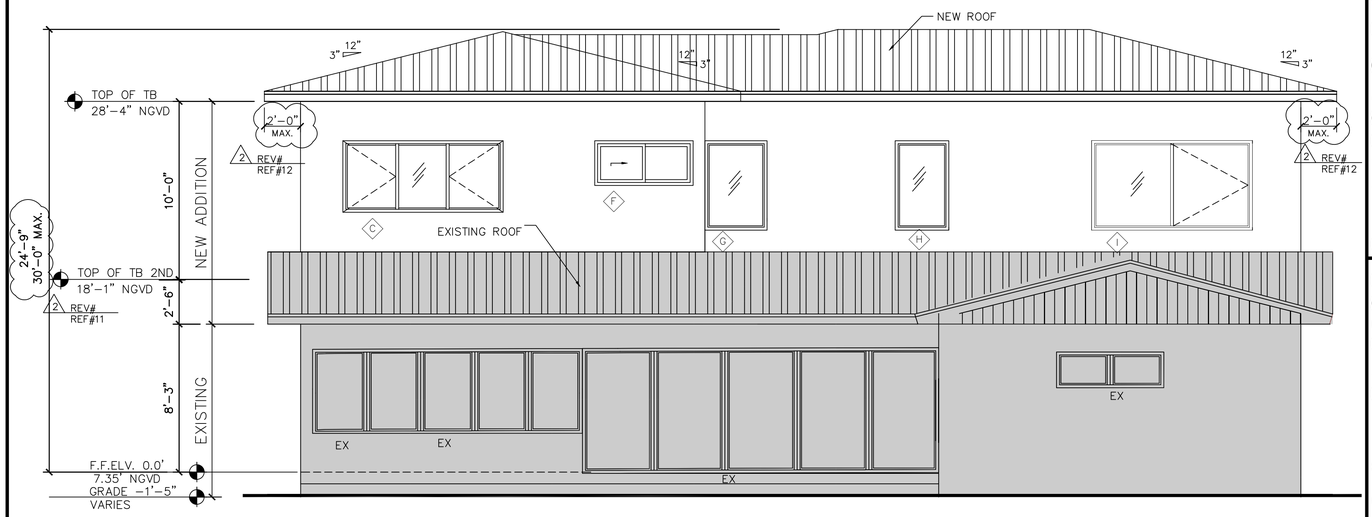
Revisions	Date
1. Rev.	6/8/26
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3. Rev.	10/6/26

Sheet Number :
A-4

Scale: As Shown

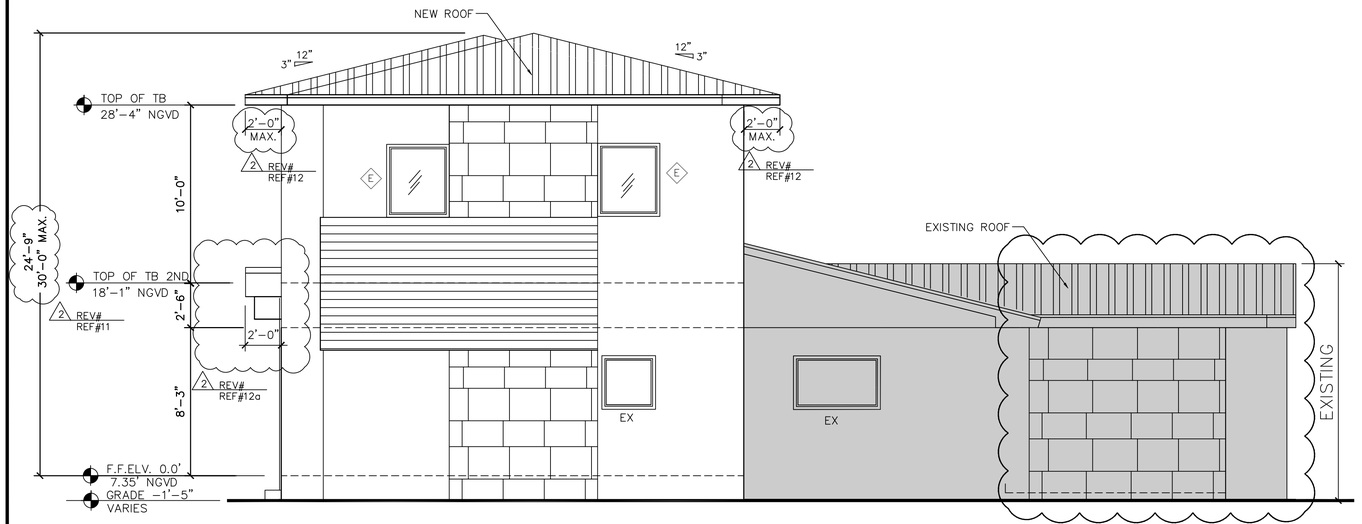
Drawing : RDS

Date: 03/10/2026



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1' - 0"



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1' - 0"

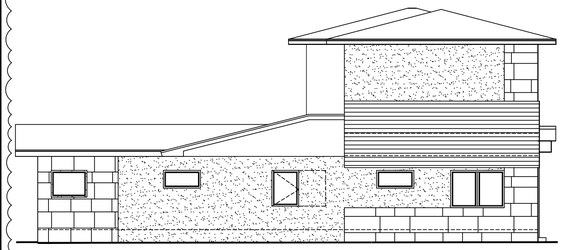
REV# 2 REF#7



MATERIAL DIAGRAM NORTH (FRONT) ELEVATION

SCALE: NTS

MATERIAL AREA LEGEND FRONT (NORTH) ELEVATION:	
NEW STUCCO FINISH. = 548 SQ.F.T. (44.2 %)	
WINDOWS AND DOORS = 300 SQ.F.T. (24.3 %)	
NEW COMPOSITE WOOD CLADDING FINISH. =214 SQ.F.T. (17.3 %)	
NEW LIGHT GRAY STONE FINISH. =176 SQ.F.T. (14.2 %)	

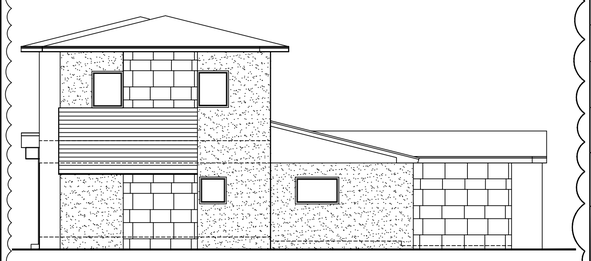


MATERIAL DIAGRAM EAST ELEVATION

SCALE: NTS

MATERIAL AREA LEGEND EAST ELEVATION:	
NEW STUCCO FINISH. = 383 SQ.F.T. (47.4 %)	
WINDOWS AND DOORS = 65 SQ.F.T. (8 %)	
NEW COMPOSITE WOOD CLADDING FINISH. =162 SQ.F.T. (20.1 %)	
NEW LIGHT GRAY STONE FINISH. =198 SQ.F.T. (24.5 %)	

3 REV# REF#5b

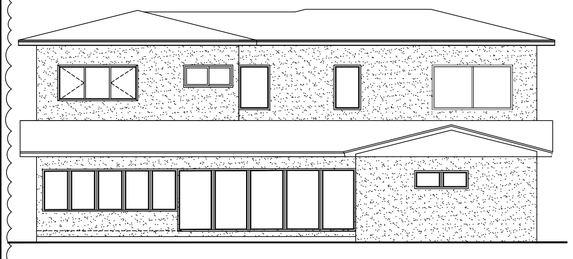


MATERIAL DIAGRAM WEST ELEVATION

SCALE: NTS

MATERIAL AREA LEGEND WEST ELEVATION:	
NEW STUCCO FINISH. = 380 SQ.F.T. (48.7 %)	
WINDOWS AND DOORS = 54 SQ.F.T. (7 %)	
NEW COMPOSITE WOOD CLADDING FINISH. =116 SQ.F.T. (14.8 %)	
NEW LIGHT GRAY STONE FINISH. =230 SQ.F.T. (29.5 %)	

3 REV# REF#5b



MATERIAL DIAGRAM REAR (SOUTH) ELEVATION

SCALE: NTS

MATERIAL AREA LEGEND REAR (SOUTH) ELEVATION:	
NEW STUCCO FINISH. = 650 SQ.F.T. (64.3 %)	
WINDOWS AND DOORS = 360 SQ.F.T. (35.7 %)	

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1270 KANE CONCOURSE
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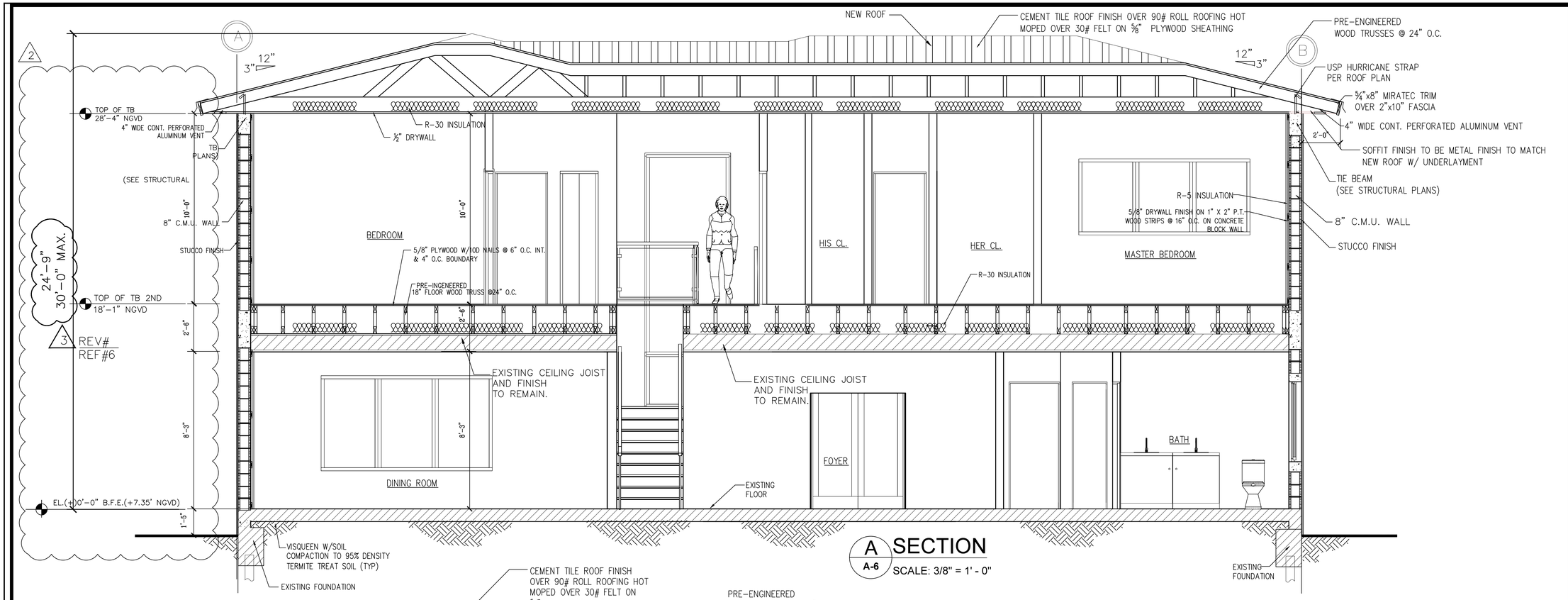
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Sheet Number : A-5

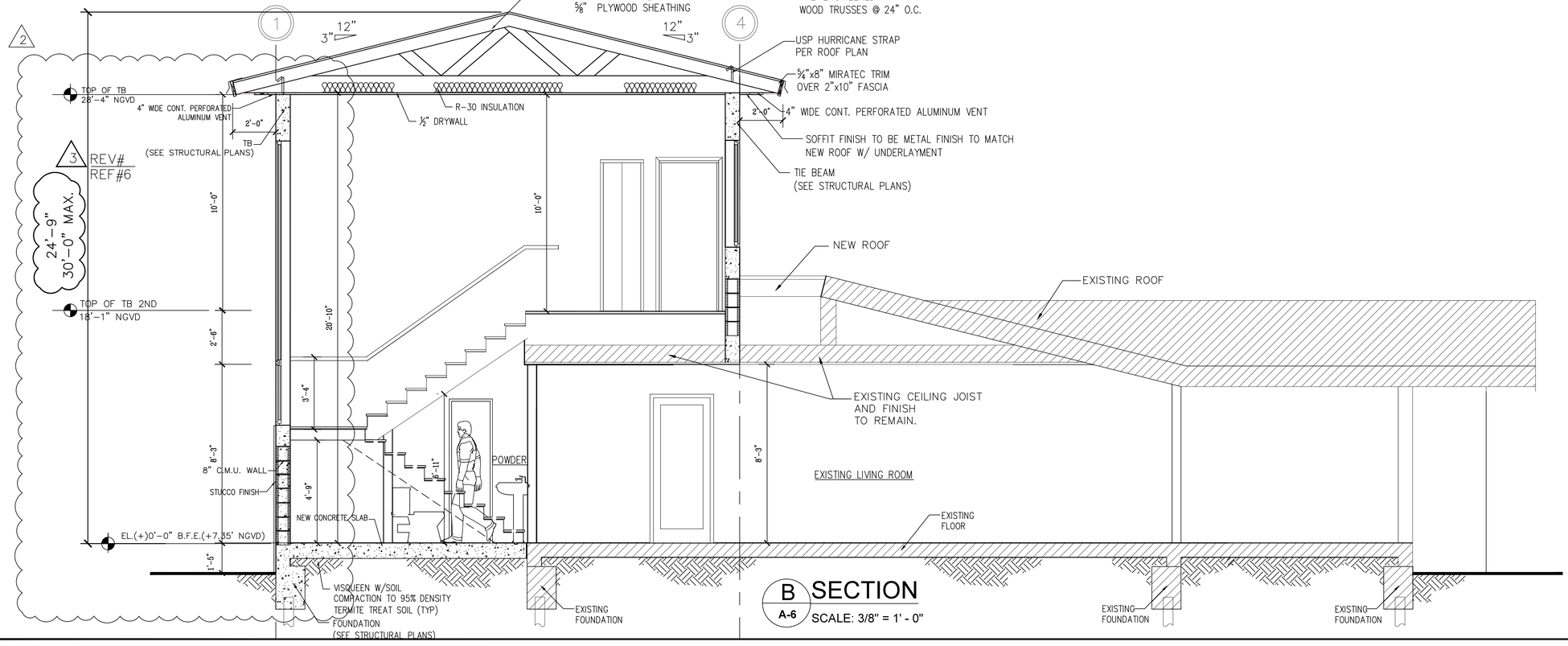
Scale: As Shown

Drawing : RDS

Date: 03/10/2026



A SECTION
A-6
SCALE: 3/8" = 1' - 0"



B SECTION
A-6
SCALE: 3/8" = 1' - 0"

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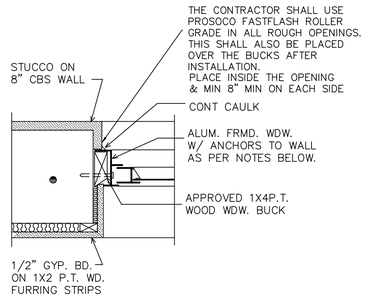
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ADDITIONAL NOTES

– BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL

– IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE,THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOLS, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN 24" IN HEIGHT,5.7 SQ.FT.IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44"ABOVE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54"ABOVE FINISHED FLOOR.
– TOILET ROOMS SHALL COMPLY WITH F.B.C.
– ALL WATER CLOSETS,LAVATORIES, SHOWERHEADS, AND SINKS SHALL COMPLY WITH F.B.C.
– ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.
– DISPOSAL OF STORM WATER WILL COMPLY W/F.B.C.
– EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.
– EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN AN EMERGENCY.
– ALL OUTSIDE FIXED GLASS IS TO COMPLY WITH F.B.C.
– ALL WORK SHALL CONFORM WITH LATEST REQUIREMENT OF FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, NATIONAL FIRE PROTECTION ASSOCIATION, O.S.H.A. AND ALL OTHER CODES HAVING CONTROL OVER THE PROJECT.



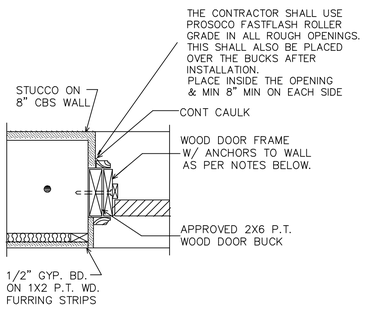
AT MASONRY WALL: 1/4" 'TAPCON' ANCHOR THRU WOOD BUCK WITH MIN. 1–1'2" PENETRATION INTO CONCRETE.

1X4 WDW BUCK TO BE MECHANICALLY NAILED TO MASONRY WALL W/ MIN 1–1/2" T–NAILS STAGGERED AND AT MAX 8" O.C AND MAX 6" FROM EACH END.

CONC BLK ANCHORAGE DTL

WINDOW DETAIL

SCALE: NTS



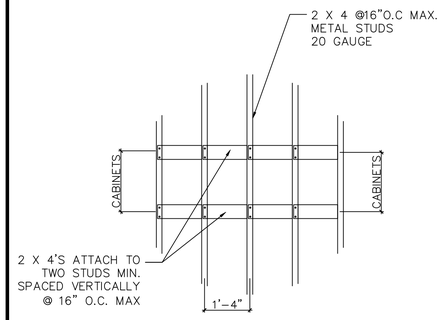
ALL ANCHORAGE TO BE WITHIN 6" FROM EACH CORNER AND AS MAXIMUM 16" BETWEEN CENTERS. SHIMS TO BE USED TO FILL THE VOIDS AT ALL ANCHORAGE POINTS.

2X6 DOOR BUCK TO BE FIXED TO MASONRY WALL W/ 2–3/4" X 1/4" TAPCON SCREWS. SCREWS TO BE STAGGERED AND SPACED AT 16" O.C MAX.

CONC BLK ANCHORAGE DTL

DOOR DETAIL

SCALE: NTS



NOTE:
PARTITION CARRYING LOADS TO BE METAL STUDS 20 GA SPACED AT 16"O.C. TYP

TYPICAL PARTITION REINFORCEMENT FOR WALL-HUNG CABINETS/PLUMBING FIXTURES

SCALE: NTS

NOTE:

SPECIFYING FIBER–CEMENT, FIBER–MAT REINFORCED CEMENTIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER–REINFORCED GYPSUM BACKERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS TO COMPLY WITH FBC 2023 R 702.4.2

NOTE

BATHTUB AND SHOWER FLOORS, WALL ABOVE BATHTUBS WITH SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON–ABSORBENT SURFACE UP TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR TO COMPLY WITH FBC 2023 R 307.2.

NOTE:

–FLAME SPREAD/SMOKE INDEX FOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200. AS PER FBC–R302.9.1.

NOTE

FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. TO COMPLY WITH 450 FBC 2023 R 302.9 AND FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX.

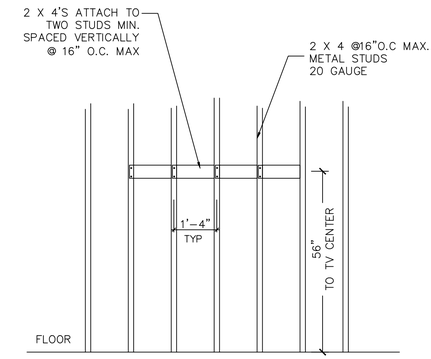
NOTES:

–ANY GLAZING MATERIAL IN ANY WINDOW ADJACENT TO TUB AND SHOWER COMPARTMENTS SHALL BE CATEGORY II SAFETY GLASS TO COMPLY WITH FBC 2023 R 308.

–ANY GLAZING MATERIAL IN SHOWER ENCLOSURES SHALL BE CATEGORY II SAFETY GLASS TO COMPLY WITH FBC 2023 R 308.

SOIL STATEMENT

THE NATURE AND CHARACTER OF THE SOIL CONDITION BENEATH THE STRUCTURAL FOOTING HAS BEEN OBSERVED TO HAVE UNDISTURBED SAND AND ROCK PRESUMED TO HAVE AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF AT THE TIME OF CONSTRUCTION, A FLORIDA REGISTERED ENGINEER SHALL PROVIDE A SIGN AND SEALED WRITTEN REPORT VERIFYING ACTUAL SOIL BEARING VALUES. STATING THAT THE SOIL BEARING ARE AS ASSUMED.



TYPICAL PARTITION REINFORCEMENT FOR FLAT–SCREENS INSTALLATION. AS PER ELECTRICAL PLANS

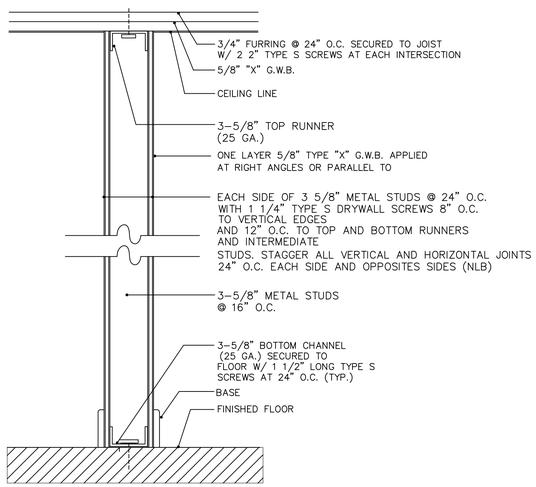
SCALE: NTS

TERMITE PROTECTION STATEMENT.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTES:

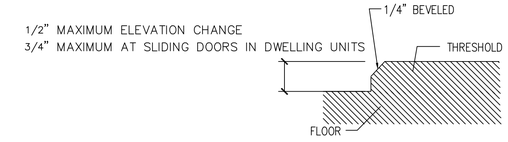
–SAFETY GLASS CATEGORY II FOR SHOWERS/TUB
–SMOKE ALARMS ACCORDING TO FBC R313 AND FBC E 904
–CEMENT BOARD FOR WET AREAS
–SHOWER/TUB HEADS TO RECEIVE ANTI SCALD VALVES



NON–LOAD BEARING PARTITION

NTS

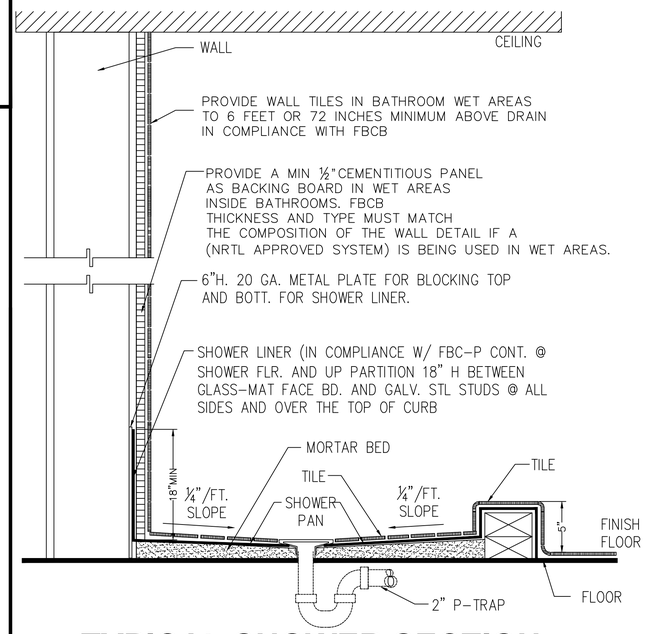
1010.1.7THRESHOLDS.
THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 INCH (19.1 MM) IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2 INCH (12.7 MM) ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH (6.4 MM) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50–PERCENT SLOPE). EXCEPTIONS:
1.IN OCCUPANCY GROUP R–2 OR R–3, THRESHOLD HEIGHTS FOR SLIDING AND SIDE–HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 73/4 INCHES (197 MM) IN HEIGHT IF ALL OF THE FOLLOWING APPLY:
1.1.THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS.
1.2.THE DOOR IS NOT PART OF AN ACCESSIBLE ROUTE AS REQUIRED BY CHAPTER 11.
2.FOR EXTERIOR DOORS SERVING DWELLING UNITS, OR SLEEPING UNITS, THRESHOLDS AT DOORWAYS SHALL NOT EXCEED THE HEIGHT REQUIRED TO PASS THE WATER RESISTANCE TEST OF AAMA/WDMA/CSA 101/I.S.2/A440, OR TAS 202 FOR HIGH–VELOCITY HURRICANE ZONES, OR THE MAXIMUM ALLOWABLE HEIGHT DIFFERENCE BETWEEN INTERIOR FLOOR LEVELS. EXTERIOR FLOOR LEVEL SHALL COMPLY WITH TABLE 1010.1.7.



EXTERIOR DOOR THRESHOLD DETAIL

NTS

NOTE:
EMERGENCY AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITH OUT THE USE OF KEY, TOOLS OR SPECIAL KNOWLEDGE.



TYPICAL SHOWER SECTION

SCALE: N.T.S.

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Interior Renovation,
Second Floor Addition:
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Project # 1311
1270 KANE CONCOURSE
BAY HARBOUR, FL.

Sheet Title:
NOTES / DETAILS

Revisions		Date
1.	Rev.	6/8/26
2.	Rev.	7/17/26
3.	Rev.	10/6/26

Sheet Number : A-7
Scale: As Shown
Drawing : RDS
Date: 03/10/2026

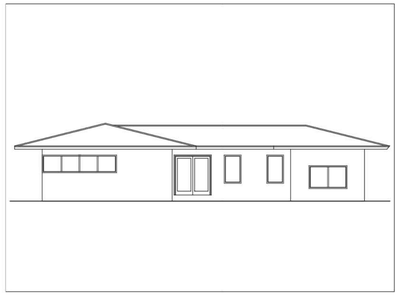
NEIGHBORING CONTEXT ELEVATIONS



9555 BROADVIEW TER



1270 KANE CONCOURSE



1260 KANE CONCOURSE



1250 KANE CONCOURSE



1230 KANE CONCOURSE



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Project # 1311

1270 KANE CONCOURSE
BAY HARBOUR, FL.

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3.	Rev.	10/6/26

Sheet Number :
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NEIGHBORING CONTEXT COLOR ELEVATIONS



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FRONT VIEW

NTS



REAR VIEW

NTS



SIDE VIEW EAST

NTS



SIDE VIEW WEST

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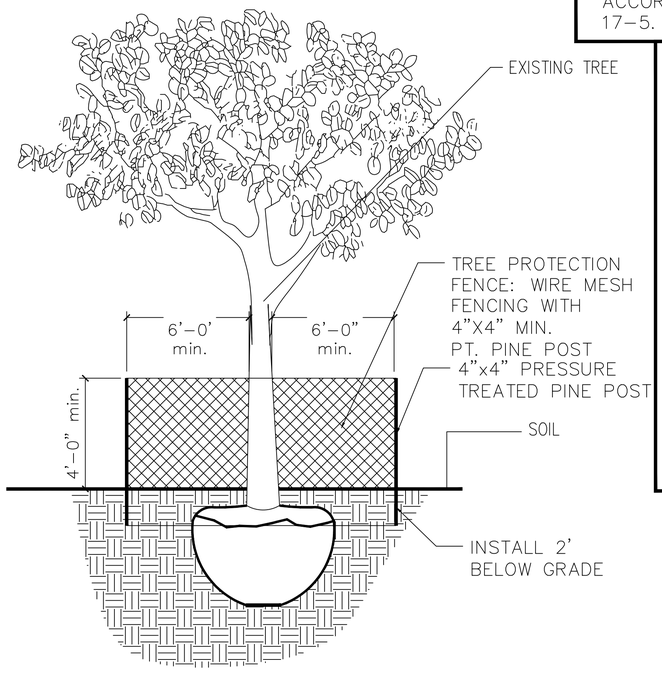
Date: 03/10/2026

DEMOLITION LEGEND:

———	DENOTES EXISTING TO REMAIN.
— — — — —	DENOTES EXISTING TO BE REMOVED.
# # # #	DENOTES TREE PROTECTION.
# #	DENOTES AN 8–FOOT–HIGH CHAIN–LINK CONSTRUCTION FENCE WITH A FIRMLY AFFIXED WINDSCREEN PROVIDING EIGHTY PERCENT (80%) OPACITY.
(1)	EXISTING DRIVEWAY TO BE REMOVED.
(2)	EXISTING PLANTER TO BE REMOVED.

NOTES:
1. EIGHT (8)–FOOT–HIGH CHAIN–LINK FENCE WITH SCREENING MATERIAL PROVIDING EIGHTY (80) PERCENT OPACITY ON ALL FOUR (4) SIDES.
2. SLIDING OR INWARD–SWINGING GATES SHALL BE LOCKED WHEN CONSTRUCTION PERSONNEL ARE NOT PRESENT.
3. POLES SHALL BE DRIVEN AND OF ADEQUATE STRENGTH TO RESIST WIND PRESSURE.
4. FENCE SHALL STAND PLUMB WITH NO GAPS LARGER THAN FOUR (4) INCHES.
5. POSTED CONSTRUCTION SIGN (MUST CONTAIN 24–HOUR CONTACT INFORMATION), SIX (6) SQUARE FEET MAXIMUM, IN ACCORDANCE WITH SIGN REGULATIONS, SEC. 17–5.

2 REV#
REF#2



TYP EXISTING TREE BARRIER DETAIL (SECTION)

SCALE: NTS

ADDITIONAL NOTES:

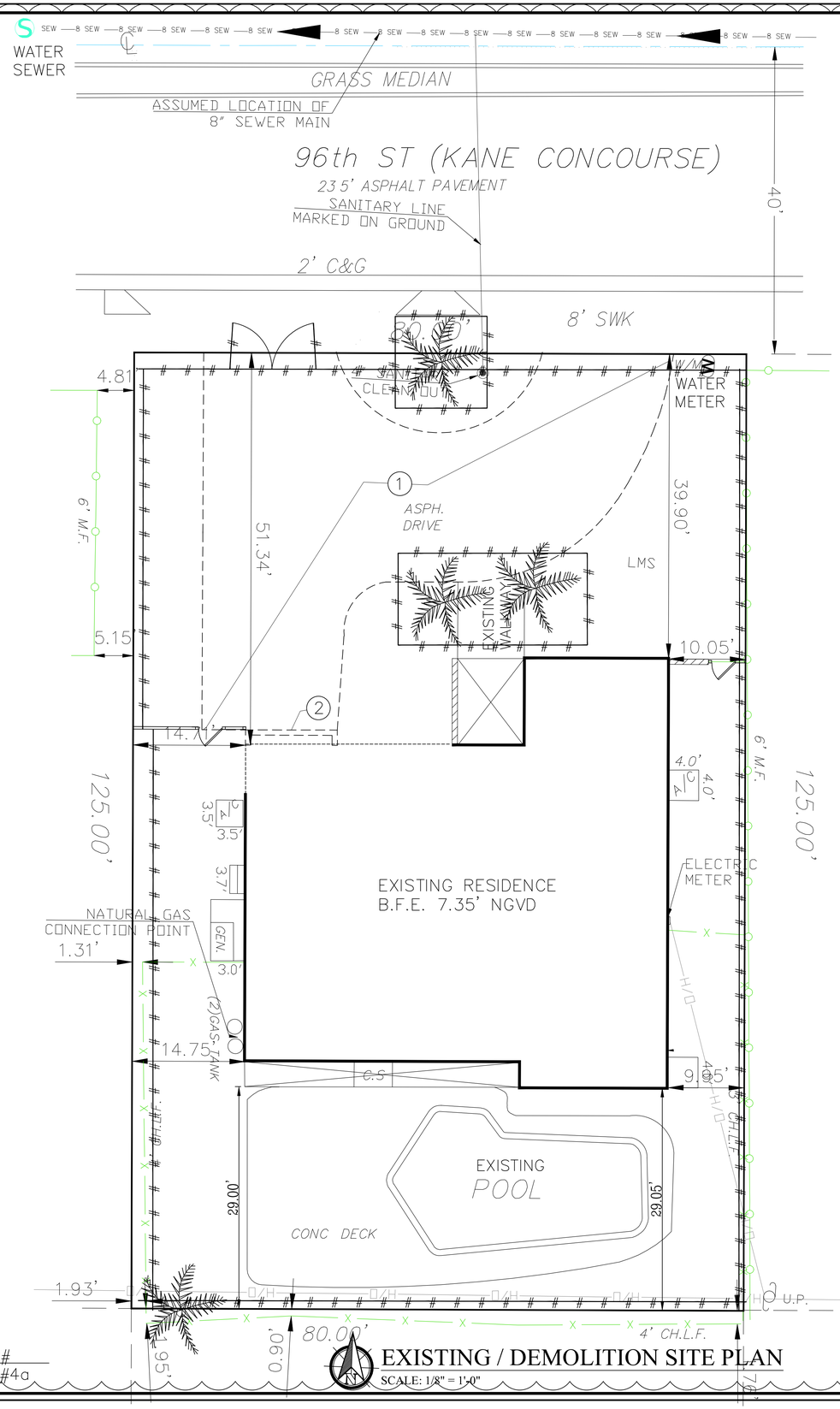
–AT NO TIME SHALL THE PARCEL REMAIN WITHOUT A PROTECTIVE BARRIER.
-CONSTRUCTION FENCING AND SIGNAGE MATERIALS SHALL BE MAINTAINED IN AN ORDERLY AND CLEAN MANNER, FREE FROM GRAFFITI, AS ORIGINALLY PERMITTED.
-ALL CONSTRUCTION OR PRE–CONSTRUCTION SIGNS OTHERWISE PERMITTED BY THIS SECTION SHALL BE REMOVED UPON A 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.

NOTES:
–INSTALL A PROTECTIVE BARRIER AROUND ALL EXISTING TREES TO PREVENT DAMAGE DURING CONSTRUCTION.
–LOCATE THE BARRIER A MINIMUM OF 6 FEET FROM THE FACE OF THE TREE TRUNK IN ALL DIRECTIONS.

NOTE:
PROVIDE SANITARY FACILITIES DURING DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (EXISTING BUILDING), SECTION 1501, AND THE 2023 FLORIDA BUILDING CODE –PLUMBING, SECTION 311.

NOTE:
–NO TREES OR PALMS ARE TO BE REMOVED OR RELOCATED AS PART OF THIS DEMOLITION.

NOTE:
–REMOVE AND DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE –EXISTING BUILDING, SECTION 1501.



1 REV#
REF#4a

EXISTING / DEMOLITION SITE PLAN

SCALE: 1/8" = 1'-0"

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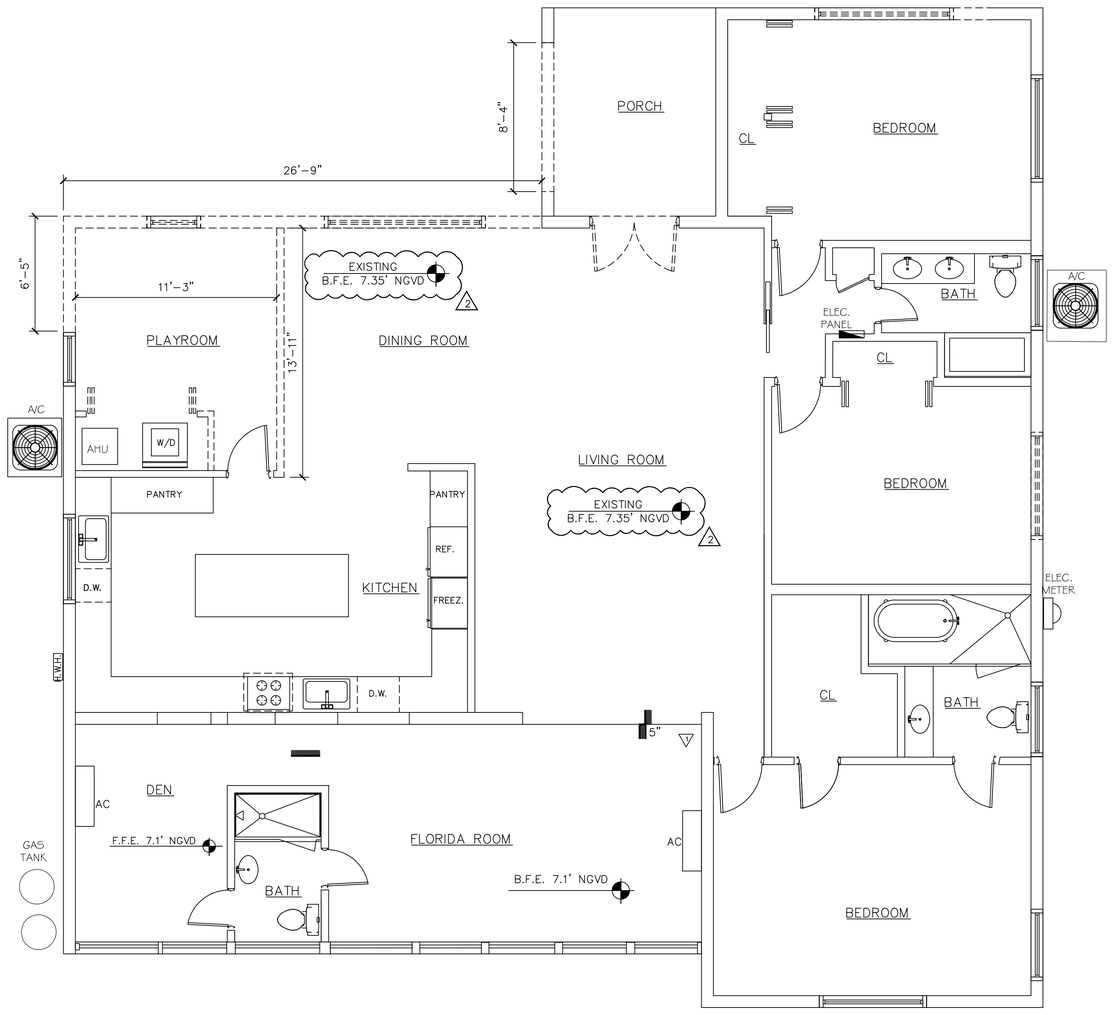
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1270 KANE CONCOURSE
BAY HARBOUR, FL.

Sheet Title:
EXISTING / DEMO SITE PLAN

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Sheet Number: D-1.1
Scale: As Shown
Drawing : RDS
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EXISTING/DEMO FLOOR PLAN

SCALE: 1/4" = 1' - 0"

DEMOLITION NOTES:

THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER, IN CASE THAT A SAFETY ADDITIONAL SHORING SYSTEM TO SECURE STRUCTURE, IS REQUIRED FOR THE REMOVAL OF PARTITION OR BEARING WALLS.

GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXISTING CONDITIONS NOT SHOWN ON THIS PLAN AND SHALL REVIEW THESE PRIOR TO PROCEEDING WITH WORK.

THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVAL PRIOR TO THE EXECUTION OF ANY DEMOLITION, AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA. A SCHEDULE SHALL BE SUBMITTED TO OWNER ALONG WITH THE DEMOLITION BID.

THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE LANDLORD, OWNER, LEASING AGENT AND/OR TENANT AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE LANDLORD, OWNER, AND/OR LEASING AGENT.

THE CONTRACTOR SHALL SUPPLY THE LANDLORD & CLIENT WITH ALL DOCUMENTATION REQUESTED.

THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH LANDLORD PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT THE ARCADE, BUILDING EXTERIOR, ROADWAY, AND LANDSCAPE FROM DAMAGE DURING DEMOLITION.

THE PROJECT AREA SHALL BE MAINTAINED IN A SAFE AND CLEAN CONDITION AT ALL TIMES.

IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE. TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION NOTIFY LANDLORD AND OWNER IMMEDIATELY.

ALL ITEMS OF SALVAGEABLE VALUE AS DETERMINED BY THE CLIENT, LANDLORD, LEASING AGENT AND/OR TENANT SHALL BE CAREFULLY REMOVED, SURFACE CLEANED LABELED, STORED AND TURNED OVER TO THE OWNER AND/OR LANDLORD.

RECONNECT ELECTRICAL OUTLETS AFFECTED BY DEMOLITION TO PANELS AS REQUIRED BY NEW LAYOUT. TERMINATE EXPOSED CONNECTIOS PER N.E.C.

ANY PLUMBING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.

REMOVE EXISTING INTERIOR PARTITIONS AS INDICATED ON THE DEMOLITION PLAN.

CONTRACTOR SHALL COORDINATE DEMOLITION WITH CLIENT SPECIFICATIONS AND TENANT,S DRAWINGS.

COORDINATE WITH CONSTRUCTION DRAWINGS PRIOR TO BEGINNING DEMOLITION.

CONTRACTOR SHALL PATCH AND REPAIR ALL HOLES IN THE SLAB TO AN AS NEW ACCEPTABLE FINISH TO ALLOW FOR A PROPER INSTALLATION OF FLOORING.

CONTRACTOR SHALL PATCH AND REPAIR ALL CURTAIN WALL MULLIONS AFTER REMOVAL OF EXISTING FRAMING.

SEE ELECTRICAL, MECHANICAL & HVAC PLANS FOR FURTHER DEMOLITION NOTES.

PREPARE THE EXISTING CONCRETE SLABS AS REQUIRED TO BE EVEN ELEVATION THROUGHOUT, SMOOTH, CONTINUOUS LEVEL & READY TO ACCEPT NEW FINISHED THIS INCLUDES "FLOATING" AN UNACCEPTABLE EXISTING SLAB AS REQUIRED, OR FILLING A SLAB AT HOLES OR IMPERFECTIONS LEFT BECAUSE OF THE DEMOLITION OF WALLS. THE EXISTING AND NEW SLABS BE AT THE SAME CONTINUOUS ELEVATION.

THE DISPOSAL OF ALL DEMOLITION ITEMS TO BE BY THE CONTRACTOR, HAULED AWAY FROM THE SITE. OWNER RESERVES THE RIGHT OF FIRST REFUSAL.

THE CONTRACTOR TO CAREFULLY REMOVE AND STORE ALL DOORS AND FRAMES THAT ARE INDICATED TO BE REMOVED FOR REUSE. VERIFY ALL SWINGS WITH FLOOR PLANS FOR POSSIBLE REUSE OF EXISTING DOORS AND FRAMES TO REMAIN.

POWER TO BUILDING SHALL BE MAINTAINED AT ALL TIMES. COORDINATE WITH LANDLORD 72 HOURS PRIOR TO PROPOSED INTERRUPTION.

COORDINATE WITH LANDLORD PRIOR TO ANY WORK ON BUILDING SHELL AND ROOF SYSTEM.

REMOVE ALL WIRING FROM DEMOLISHED RECEPTACLES TO SOURCE PANEL. REMOVE ALL ABANDONED WIRING.

DEMOLITION LEGEND:

———— DENOTES EXISTING TO REMAIN

– – – – – – – – – DENOTES EXISTING TO BE REMOVED.

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BAY HARBOUR, FL.

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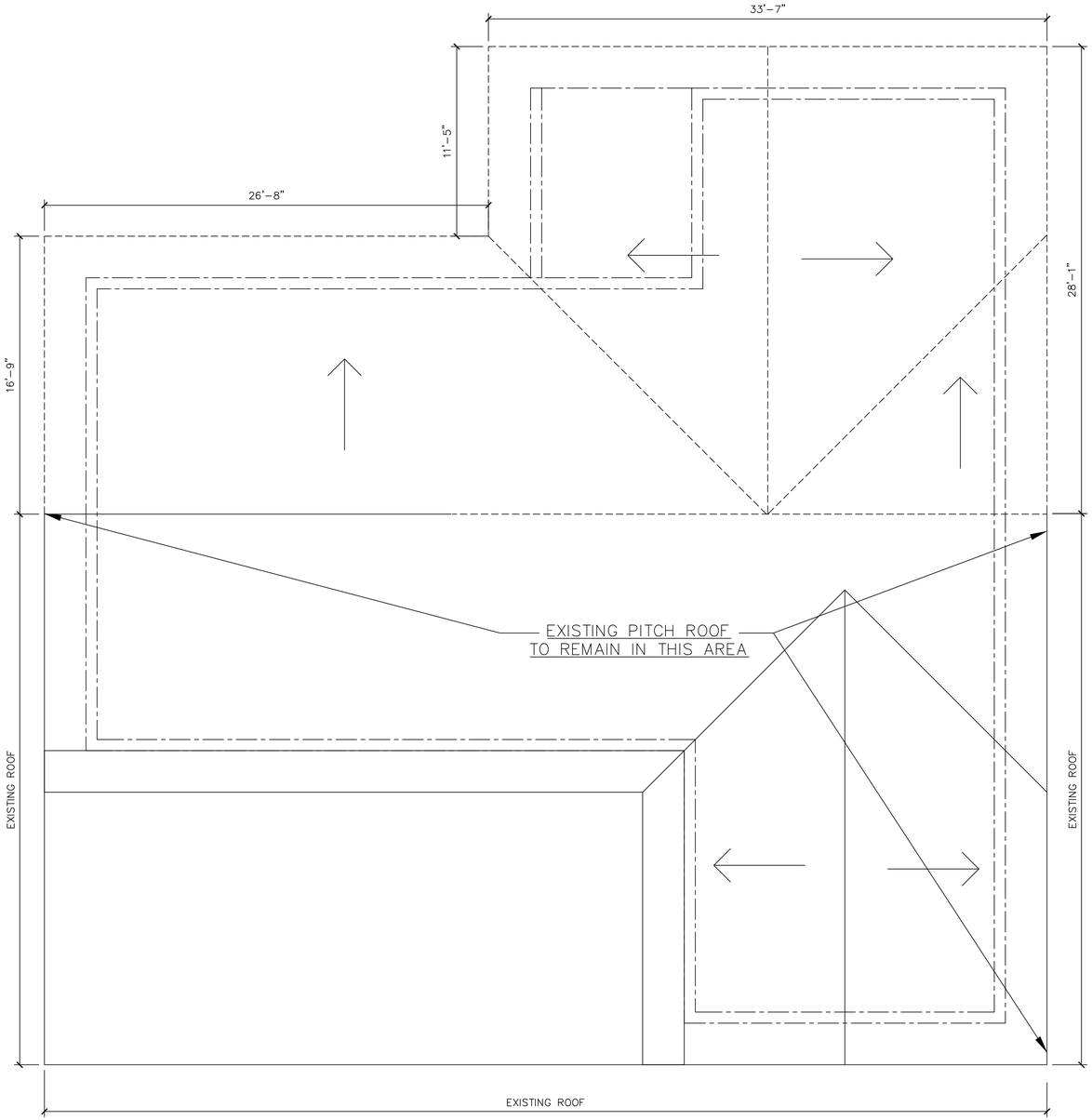
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D-1

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EXISTING/DEMO ROOF PLAN

SCALE: 1/4" = 1' - 0"

DEMOLITION NOTES:

THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVAL PRIOR TO THE EXECUTION OF ANY DEMOLITION, AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA. A SCHEDULE SHALL BE SUBMITTED TO OWNER ALONG WITH THE DEMOLITION BID.
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THE CONTRACTOR SHALL SUPPLY THE LANDLORD & CLIENT WITH ALL DOCUMENTATION REQUESTED.
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THE PROJECT AREA SHALL BE MAINTAINED IN A SAFE AND CLEAN CONDITION AT ALL TIMES.
IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE. TO REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY LANDLORD AND OWNER IMMEDIATELY.

ALL ITEMS OF SALVAGEABLE VALUE AS DETERMINED BY THE CLIENT, LANDLORD, LEASING AGENT AND/OR TENANT SHALL BE CAREFULLY REMOVED, SURFACE CLEANED LABELED, STORED AND TURNED OVER TO THE OWNER AND/OR LANDLORD.

RECONNECT ELECTRICAL OUTLETS AFFECTED BY DEMOLITION TO PANELS AS REQUIRED BY NEW LAYOUT. TERMINATE EXPOSED CONNECTIOS PER N.E.C.

ANY PLUMBING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.

REMOVE EXISTING INTERIOR PARTITIONS AS INDICATED ON THE DEMOLITION PLAN.

REMOVE ALL WIRING FROM DEMOLISHED RECEPTACLES TO SOURCE PANEL. REMOVE ALL ABANDONED WIRING.

DEMOLITION LEGEND:

———— DENOTES EXISTING TO REMAIN.

_ _ _ _ _ _ _ _ DENOTES EXISTING ROOF TO BE REMOVED.

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2026
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Interior Renovation,
Second Floor Addition:
RESIDENCE

Project # 1311

1270 KANE CONCOURSE
BAY HARBOUR, FL.

Sheet Title:
EXISTING /DEMO
ROOF PLAN

Revisions		Date
1.	Rev.	6/8/26
2.	Rev.	7/17/26
3.	Rev.	10/6/26

Sheet Number :
D-2

Scale: As Shown
Drawing : RDS
Date: 03/10/2026

PAVING, GRADING, AND DRAINAGE NOTES

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, ORGANIC MATERIAL, AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 12 INCH LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED, PROVIDED THAT THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTING AND CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.

2. ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON, OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF ONE (1) FOOT. ITEMS DESIGNATED TO REMAIN, TO BE RELOCATED, OR TO BE ADJUSTED SHALL BE DESIGNATED ON THE DRAWINGS.

3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, OR A-2-4 IN ACCORDANCE WITH ASSHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL NOT MORE THAN 5% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

NOTE TO CONTRACTOR:

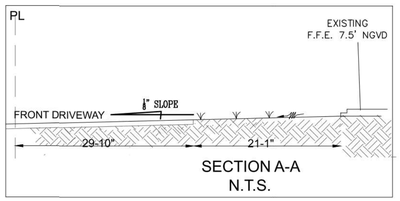
1. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL STRUCTURES AND UTILITIES. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE SUBJECT UTILITY.

2. THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD88 AND BASED ON A BOUNDARY SURVEY PROVIDED BY OTHERS.

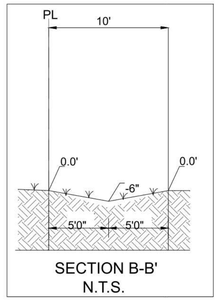
3. GROUND SURFACE MUST BE SLOPED AWAY FROM BUILDING WALLS AND FOUNDATIONS AS TO AVOID WATER ACCUMULATION AND PONDING.

ELEVATION LEGEND

RUNOFF FLOW



SECTION A-A
N.T.S.



SECTION B-B'
N.T.S.

Location information:
Name: Bal Harbour, Florida, USA*
Latitude: 25.8868°
Longitude: −80.1279°
Elevation: 0 ft **

SURFACE STORM WATER DRAINAGE CALC.

LOT AREA: 10,000.00 SF.
LOT COVERAGE HOUSE : 3,025.00 S.F

CONC.SURFACE
DRIVEWAY : 1,155.00 S.F
A/C PAD CONC.SURFACE : 10.00 S.F
POOL AND DECKS : 1,490.00 S.F

IMPERVIOUS SURFACES : 5,680.00 S.F 56.8%
TOT. PERVIOUS SURFACE : 4,320.00 S.F 43.2%

OPTION #1 : 1.25" OVER ENTIRE SITE 10,000 S.F X $\frac{1}{12}$= 833.33 CF

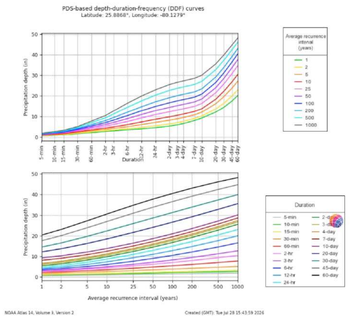
OPTION #2 : 25" IMPERVIOUS = 5,680.00 X 2.5/12= 1,183.18 CF

SWALE # 1 = 73'6 "X14'6 = 1,066 S.F X .5 = 533 CU

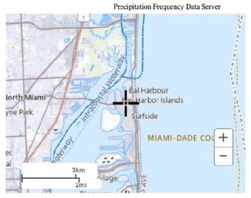
SWALE # 2 = 84'0"X10' = 840 S.F X .5 = 420 CU

FRONT DRAINAGE TO DRIVEWAY 1,620 S.F

PROVIDED SWALES 953 CU.



Precipitation Frequency Data Server



Large scale terrain

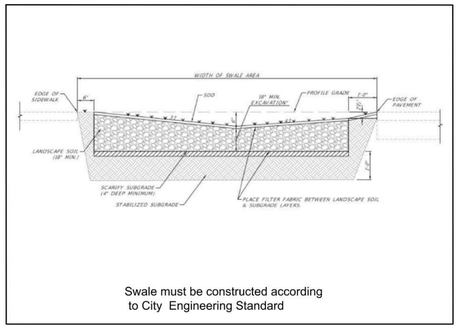


Large scale map



Large scale aerial

Address: 1270 KANE CONCOURSE, BAY HARBOUR. FL 33154
Folio number(s): 13-2227-001-5880
Zoning District: RD (SINGLE FAMILY RESIDENCE)
Lot Area: 10,000 S.F.



Swale must be constructed according to City Engineering Standard

Location information:
Name: Bal Harbour, Florida, USA*
Latitude: 25.8868°
Longitude: −80.1279°
Elevation: 0 ft **

AM

Precipitation Frequency Data Server

NOAA Atlas 14, Volume 9, Version 2
Location name: Bal Harbour, Florida, USA*
Latitude: 25.8868°, Longitude: -80.1279°
Elevation: 0 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

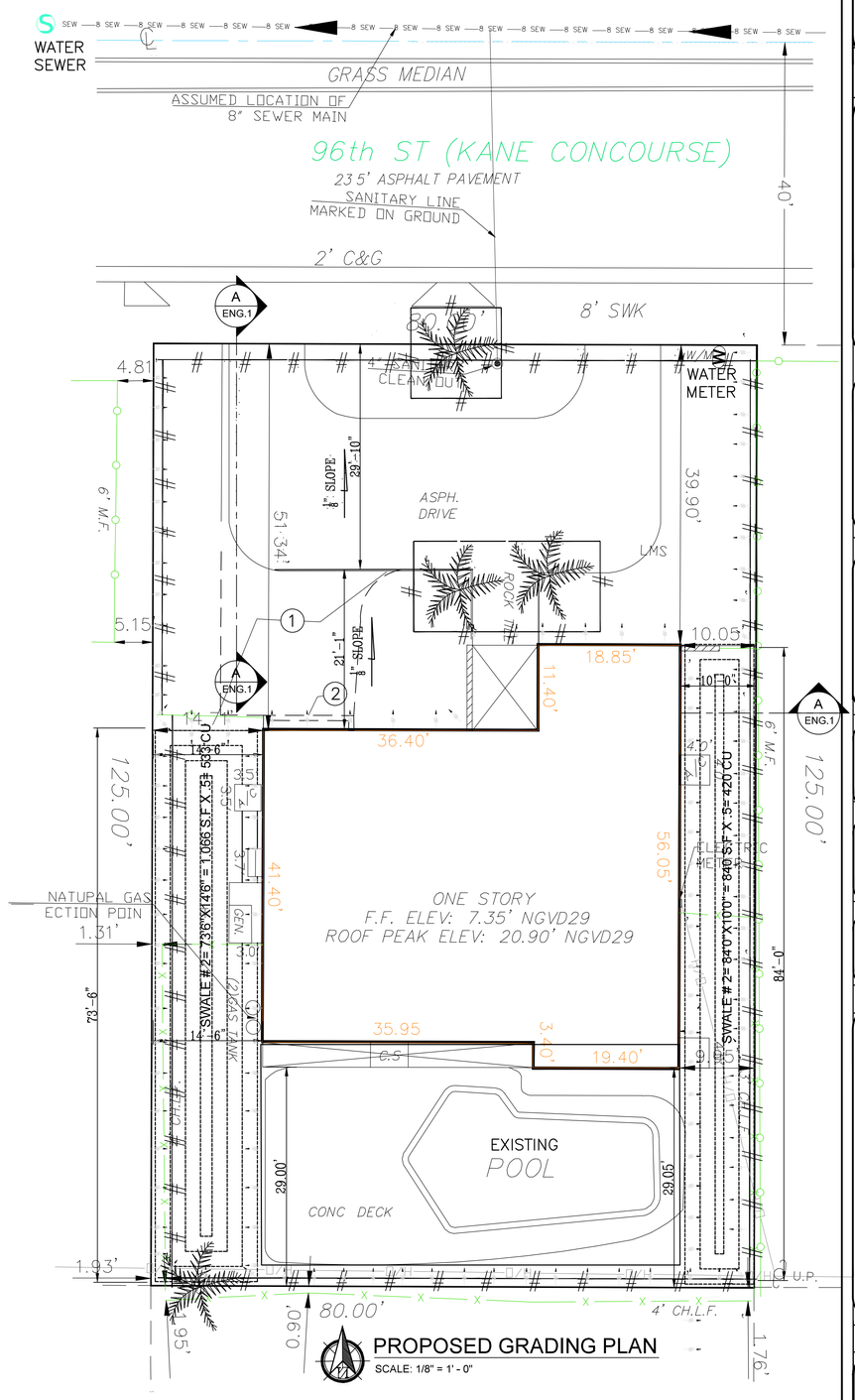
PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

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

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.571 (0.465-0.702)	0.657 (0.534-0.808)	0.798 (0.646-0.984)	0.916 (0.728-1.14)	1.08 (0.842-1.38)	1.21 (0.920-1.57)	1.34 (0.985-1.78)	1.47 (1.04-2.02)	1.65 (1.12-2.33)	1.79 (1.19-2.56)
10-min	0.837 (0.681-1.03)	0.962 (0.782-1.18)	1.17 (0.946-1.44)	1.34 (1.08-1.66)	1.58 (1.23-2.02)	1.77 (1.35-2.30)	1.96 (1.44-2.61)	2.16 (1.52-2.95)	2.42 (1.64-3.41)	2.62 (1.73-3.75)
15-min	1.02 (0.830-1.25)	1.17 (0.953-1.44)	1.42 (1.15-1.76)	1.64 (1.32-2.03)	1.93 (1.50-2.47)	2.16 (1.64-2.80)	2.39 (1.76-3.19)	2.63 (1.86-3.60)	2.95 (2.00-4.16)	3.20 (2.11-4.58)
30-min	1.56 (1.27-1.92)	1.80 (1.46-2.22)	2.20 (1.76-2.72)	2.54 (2.05-3.15)	3.01 (2.34-3.85)	3.38 (2.57-4.38)	3.75 (2.75-4.99)	4.12 (2.91-5.65)	4.63 (3.14-6.52)	5.02 (3.31-7.19)
60-min	2.10 (1.71-2.58)	2.41 (1.96-2.96)	2.95 (2.39-3.64)	3.43 (2.76-4.25)	4.14 (3.25-5.36)	4.73 (3.61-6.19)	5.35 (3.95-7.18)	6.02 (4.26-8.29)	6.94 (4.72-9.84)	7.69 (5.09-11.0)
2-hr	2.64 (2.15-3.22)	3.02 (2.48-3.69)	3.70 (3.01-4.53)	4.32 (3.50-5.32)	5.28 (4.17-6.81)	6.08 (4.69-7.94)	6.96 (5.17-9.30)	7.90 (5.64-10.5)	9.26 (6.35-13.1)	10.4 (6.88-14.7)
3-hr	2.95 (2.42-3.59)	3.36 (2.75-4.09)	4.14 (3.38-5.05)	4.88 (3.96-5.98)	6.04 (4.82-7.62)	7.05 (5.46-9.22)	8.16 (6.10-10.9)	9.39 (6.73-12.9)	11.2 (7.70-15.8)	12.6 (8.42-17.5)
6-hr	3.45 (2.84-4.17)	3.98 (3.28-4.81)	4.99 (4.10-6.05)	5.97 (4.87-7.27)	7.52 (6.04-9.72)	8.86 (6.93-11.6)	10.4 (7.82-13.8)	12.1 (8.70-16.5)	14.5 (10.1-20.3)	16.5 (11.1-23.2)
12-hr	3.93 (3.25-4.71)	4.66 (3.85-5.55)	6.00 (4.95-7.23)	7.27 (5.90-8.79)	9.22 (7.42-11.8)	10.9 (8.52-14.0)	12.7 (9.61-16.8)	14.7 (10.7-19.9)	17.6 (12.3-24.5)	19.9 (13.5-27.5)
24-hr	4.48 (3.73-5.35)	5.40 (4.49-6.45)	7.05 (5.84-8.44)	8.56 (7.06-10.3)	10.9 (8.76-13.7)	12.8 (10.0-16.3)	14.9 (11.3-19.5)	17.1 (12.5-23.0)	20.4 (14.3-28.1)	23.0 (15.6-31.9)
2-day	5.27 (4.41-6.24)	6.28 (5.25-7.44)	8.09 (6.74-9.62)	9.75 (8.08-11.6)	12.3 (9.95-15.4)	14.4 (11.4-18.2)	16.7 (12.7-21.7)	19.1 (14.0-25.6)	22.7 (16.0-31.1)	25.5 (17.5-35.3)
3-day	5.92 (4.97-6.98)	6.96 (5.84-8.22)	8.83 (7.38-10.5)	10.5 (8.76-12.5)	13.1 (10.7-16.4)	15.3 (12.1-19.3)	17.6 (13.5-22.8)	20.2 (14.8-26.8)	23.8 (16.8-32.4)	26.7 (18.3-36.7)
4-day	6.50 (5.49-7.64)	7.54 (6.33-8.88)	9.41 (7.88-11.1)	11.1 (9.26-13.2)	13.7 (11.2-17.1)	15.9 (12.6-20.0)	18.2 (14.0-23.5)	20.8 (15.3-27.5)	24.4 (17.3-33.2)	27.3 (18.8-37.5)
7-day	7.38 (6.74-9.34)	8.36 (7.56-10.5)	10.7 (9.64-12.6)	12.4 (10.4-14.6)	14.9 (12.2-18.5)	17.1 (13.7-21.4)	19.4 (15.0-24.9)	22.0 (16.3-29.0)	25.6 (18.3-34.7)	28.6 (19.8-39.0)
10-day	9.16 (7.76-10.7)	10.2 (8.62-11.9)	12.0 (10.2-14.1)	13.7 (11.5-16.1)	16.3 (13.4-20.1)	18.5 (14.8-23.0)	20.9 (16.2-26.8)	23.5 (17.5-30.7)	27.1 (19.4-36.5)	30.1 (20.9-40.9)
20-day	12.1 (10.3-14.0)	13.6 (11.6-15.8)	16.2 (13.7-18.8)	18.4 (15.5-21.5)	21.5 (17.6-26.0)	24.0 (19.2-29.4)	26.5 (20.6-33.4)	29.2 (21.8-37.7)	33.8 (23.6-43.6)	35.8 (24.9-48.0)
30-day	14.5 (12.3-16.7)	16.4 (14.0-19.0)	19.7 (16.7-22.7)	22.3 (18.8-25.9)	25.8 (21.1-30.9)	28.6 (22.9-34.7)	31.2 (24.2-38.9)	34.5 (25.3-43.4)	39.2 (29.3-49.8)	42.5 (30.6-55.6)	44.8 (31.6-60.0)
45-day	17.5 (15.9-20.1)	20.2 (17.1-23.0)	23.8 (20.3-27.5)	26.9 (22.8-31.1)	30.9 (25.2-36.6)	33.8 (27.1-40.7)	36.5 (28.4-45.1)	39.2 (29.3-49.8)	42.5 (30.6-55.6)	44.8 (31.6-60.0)
60-day	20.3 (17.4-23.2)	23.0 (19.7-26.4)	27.2 (23.3-31.3)	30.5 (25.9-35.2)	34.7 (28.4-40.9)	37.7 (30.3-45.2)	40.5 (31.5-48.8)	43.1 (32.3-54.5)	46.2 (33.4-60.2)	48.3 (34.2-64.4)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
Please refer to NOAA Atlas 14 document for more information.



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Interior Renovation,
Second Floor Addition:

RESIDENCE

Project # 1311

1270 KANE CONCOURSE
BAY HARBOUR, FL.

Sheet Title:

CIVIL

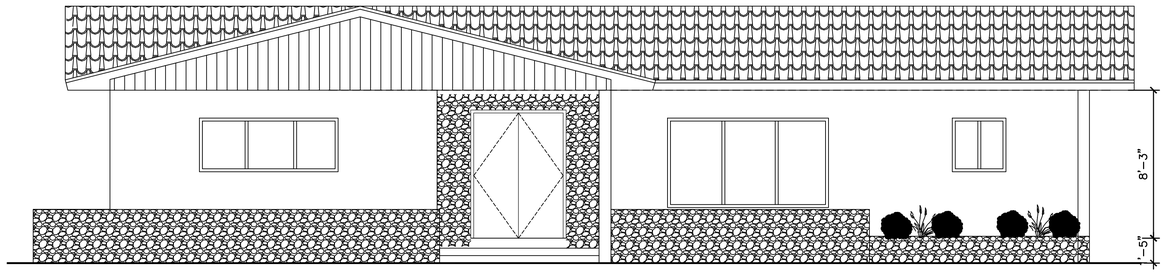
Revisions		Date
1.	Rev.	6/8/26
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3.	Rev.	10/6/26

Sheet Number : ENG-1

Scale: As Shown

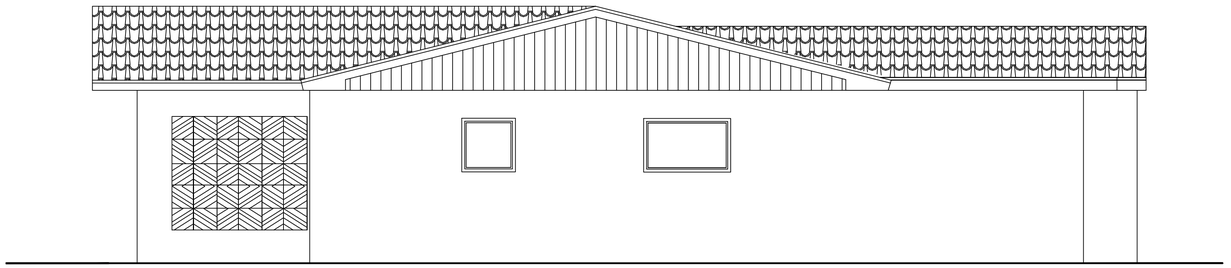
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Date: 03/10/2026



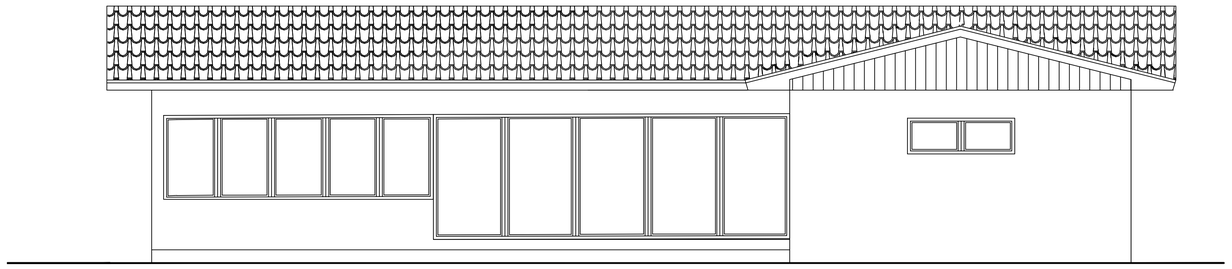
EXISTING FRONT ELEVATION

SCALE: 1/4" = 1' - 0"



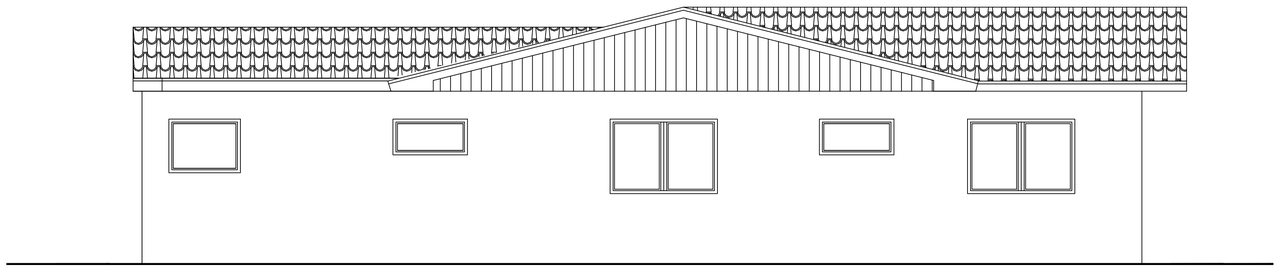
EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1' - 0"



EXISTING REAR ELEVATION

SCALE: 1/4" = 1' - 0"



EXISTING LEFT ELEVATION

SCALE: 1/4" = 1' - 0"

RDS
REPRO DIGITAL SERVICES

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Interior Renovation,
Second Floor Addition:

RESIDENCE

Project # 1311

1270 KANE CONCOURSE
BAY HARBOUR, FL.

Sheet Title:

EXISTING ELEVATIONS

Revisions		Date
1.	Rev.	6/8/26
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3.	Rev.	10/6/26

Sheet Number :
EX-1

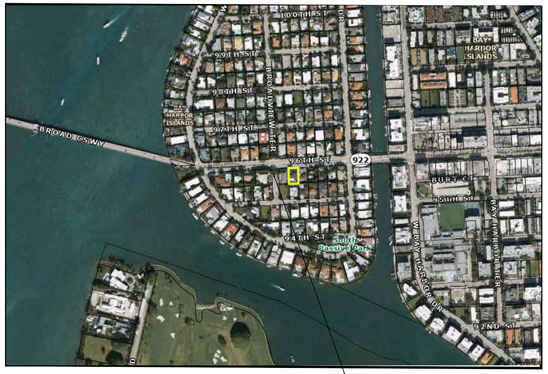
Scale: As Shown

Drawing : RDS

Date: 03/10/2026

RESIDENCE
1270 KANE CONCOURSE
BAY HARBOUR, FL.

(ADDITION)



AREA OF WORK

LOCATION PLAN
N.T.S.



DESIGN CRITERIA:

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP (R-3)
TYPE OF CONSTRUCTION: TYPE IIIA
RISK CATEGORY: CATEGORY II
EXPOSURE CATEGORY: D
LEVEL OF ALTERATION: II (NEW ADDITION)

NOTE:
ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK AND/OR ORDERING ANY EQUIPMENT. CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL AND CODE COMPLIANT INSTALLATION: THESE DRAWINGS MAY OR AMY NOT INCLUDE ALL THE DETAILS, EQUIPMENT, AND ACCESSORIES TO ACCOMPLISH THIS. THE CONTRACTOR SHALL REVIEW THEM IN CONJUNCTION WITH ALL THE OTHERS TRADES/DISCIPLINES AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN FORM OF RFI PRIOR TO BIDDING AND CONSTRUCTION.

NOTE:
THESE RECORD DOCUMENTS REFLECT FIELD CONDITIONS, CONSTRUCTIONS, AND INSTALLATIONS DONE BY CERTIFIED/LICENSED CONTRACTORS, THESE PLANS ARE PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ARCHITECT/ ENGINEER OF RECORD HAS VERIFIED THE ACCURACY AND COMPLETENESS OF THIS INFORMATION ONLY AS MEETING THE DESIGN INTENT AND IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS, ERRORS, OR OMISSIONS AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS OR INSTALLATIONS NOT CODE COMPLIANT.

DRAWING INDEX

G-1 COVER SHEET / SCOPE OF WORK .
A-0 PROPOSED SITE PLANS.
A-0.1 SHADE DIAGRAM
A-0.2 SETBACKS SITE PLAN. 2
ENG.1 GRADING PLAN.
L-1 LANDSCAPE.
L-2 LANDSCAPE PLANS
EX-1 EXISTING ELEVATIONS.
D-1.1. EXISTING/DEMO SITE PLAN.
D-1 EXISTING / DEMO FLOOR PLAN.
D-2 EXISTING / DEMO ROOF.
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A-3 PROPOSED ROOF PLAN.
A-4 PROPOSED ELEVATIONS.
A-5 PROPOSED ELEVATIONS.
A-6 SECTIONS
A-7 DETAILS / NOTES
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1

SCOPE OF WORK
(HOUSE FIRST AND SECOND FLOOR ADDITIONS)

ALTERATION LEVEL II

– ALTERATION INCLUDE: NEW FIRST AND SECOND FLOOR ADDITION. INCLUDING FOUNDATION, WALLS, WINDOWS, DOORS AND ROOF.

–METHOD OF COMPLIANCE SELECTED AS PER FBC EXISTING BUILDING 2023 (8TH EDITION) SEC. 604 901.2 FBC–EXISTING BUILDING. SEC. 801.3, ADDITIONS SEC. 606 FBC–EXISTING BUILDING. SEC. 1101.1 FBC–EXISTING BUILDING. ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

GENERAL:
– PAINT AND REPAIR EXISTING WALLS AND CEILINGS AS REQUIRED AFTER CONSTRUCTION FOR THE EXISTING FIRST FLOOR.

EXISTING FIRST FLOOR:
–EXISTING KITCHEN, LIVING, DEN, FLORIDA ROOM, BEDROOMS#1, #2, & #3 BATH AND BATH'S #1 & #2 TO REMAIN.

PROPOSED FIRST FLOOR ADDITION :
–PROPOSED NEW DINING, LAUNDRY, POWDER AND FOYER.

PROPOSED SECOND FLOOR ADDITION:
–PROPOSED NEW MASTER BED, BEDROOMS #4 & #5, BATH #3, MASTER BATHROOM AND CLOSETS.

STRUCTURAL:
–PROPOSED NEW 1ST FLOOR ADDITION INCLUDING GRADE BEAM, PILES, COLUMNS, CMU WALLS, WINDOWS AND DOORS.
–PROPOSED SECOND ADDITION TO INCLUDE, SECOND FRAMING FLOOR OVER EXISTING CEILING JOIST, CMU WALLS, WINDOWS AND ROOF.

ELECTRICAL:
– NEW ELECTRICAL PANEL FOR ADDITION.
– NEW ELECTRICAL FIXTURES AS PER PLANS
– NEW OUTLETS AND CIRCUITS AS PER PLANS.
– EXISTING SERVICE TO REMAIN.

MECHANICAL:
– NEW AHU AND CU UNITS FOR ADDITION.
– PROPOSED EXHAUSTS FANS IN NEW BATHROOMS.
– PROPOSED DUCTS, FLEX AND GRILLS FOR ADDITIONS AS PER PLANS.

PLUMBING:
– NEW PLUMBING FIXTURES AND PROPOSED NEW BATH'S AS PER PLUMBING PLANS.
– PROPOSED TANKLESS WATER HEATER FOR ADDITION.

PUBLIC WORK GENERAL NOTES:

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.
5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
7. NO TREES IN THE ROW WILL BE PLANTED.
8. ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8"W X 12"D, 3,000–PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10'FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE.
9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
10. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
11. ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 6"THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE –NO SCREW–DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10'FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.
12. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
13. ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.
14. NO PORTION OF THE PUBLIC ROW AND CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.
15. ALL SOD IN THE ROW WILL BE SAND GROWN ,'EMPIRE ZOYSIA'
16. ALL DRIVEWAY APPROACHES WILL MEET ALL ADA REQUIREMENTS FOR OBSTRUCTIONS, BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE, BOTH CROSS SLOPE AND LONGITUDINAL.

FLOOD MANAGEMENT

FLOOD ZONES: AE
BASE FLOOD ELEVATION (BFE): 8.0' NGVD
HOUSE FINISH FLOOD ELEVATION (FFE): 7.35' NGVD
FIRM MAP NUMBER: 12086C0144L / EFFECTIVE ON 9/11/2009

ALL PERMITS ARE REQUIRED TO HAVE SEPARATE PERMITS. PLEASE NOTE THE FOLLOWING REQUIRES A SEPARATE PERMIT:
a. DOORS.
b. WINDOWS/DOORS.
c. FENCES/WALL.
d. DRIVEWAY.
e. TREE REMOVAL.
f. LANDSCAPE PLANS.
g. OTHERS AS REQUIRED BY THE BUILDING DEPARTMENT.

2 REV# REF14

APPLICABLE CODES:

– FLORIDA BUILDING CODE E. BUILDING – 2023 (8TH EDITION)
– FLORIDA BUILDING CODE BUILDING – 2023 (8TH EDITION)
– FLORIDA BUILDING CODE RESIDENTIAL – 2023 (8TH EDITION)
– FLORIDA BUILDING CODE – MECHANICAL –2023 (8TH EDITION)
– FLORIDA BUILDING CODE – PLUMBING – 2023 (8TH EDITION)
– NATIONAL ELECTRICAL CODE (NEC 2020)

3 REV# REF#1a

NOTE:
THE APPLICANT ACKNOWLEDGES THAT THE CURRENT PROJECT COST PROVIDED IS AN ESTIMATE. DURING THE BUILDING PERMIT REVIEW, THE ACTUAL COST OF THE PROPOSED IMPROVEMENTS WILL BE EVALUATED. IF THE TOTAL COST OF THE IMPROVEMENTS MEETS OR EXCEEDS 50 PERCENT OF THE MARKET VALUE OF THE STRUCTURE, THE STRUCTURE WILL BE REQUIRED TO COMPLY WITH THE APPLICABLE FLOODPLAIN REGULATIONS, INCLUDING ELEVATION TO THE CURRENT FEMA BASE FLOOD ELEVATION (BFE) PLUS THE REQUIRED FREEBOARD, AS APPLICABLE.

NOTE:
THE FINISH GRADE IS NOT CHANGING.

3

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SEAL / SIGNATURE
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2026
HEREBY RESERVE THEIR COPYRIGHTS TO THE IDEAS AND DRAWINGS SHOWN. THESE DRAWINGS ARE TO BE USED FOR THE PROJECT STATED ONLY AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

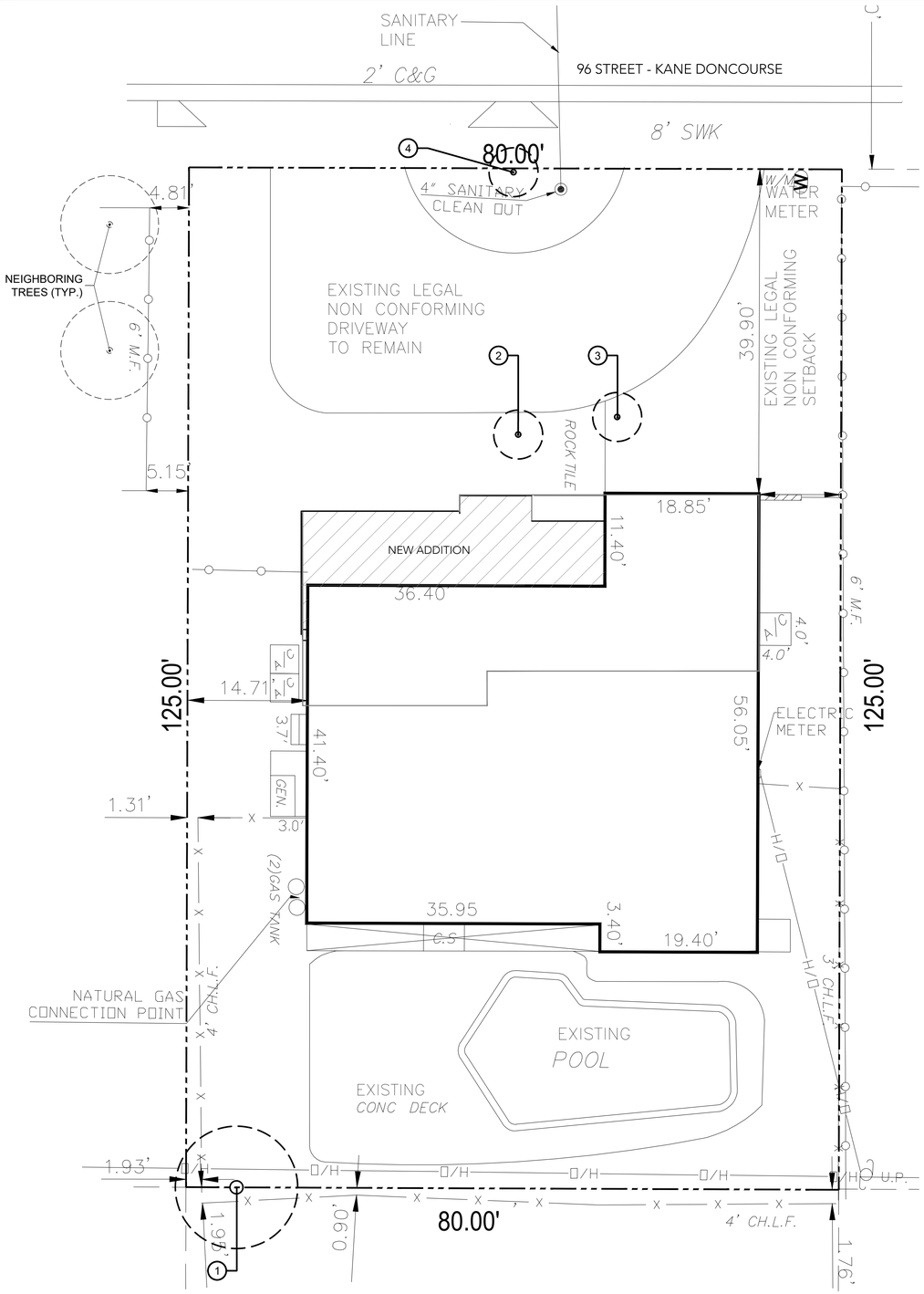
Interior Renovation,
Second Floor Addition:
RESIDENCE

Project # 1311
1270 KANE CONCOURSE
BAY HARBOUR, FL.

Sheet Title:
COVER SHEET

Revisions		Date
1.	Rev.	6/8/26
2.	Rev.	7/17/26
3.	Rev.	10/6/26

Sheet Number: G-1
Scale: As Shown
Drawing : RDS
Date: 03/10/2026



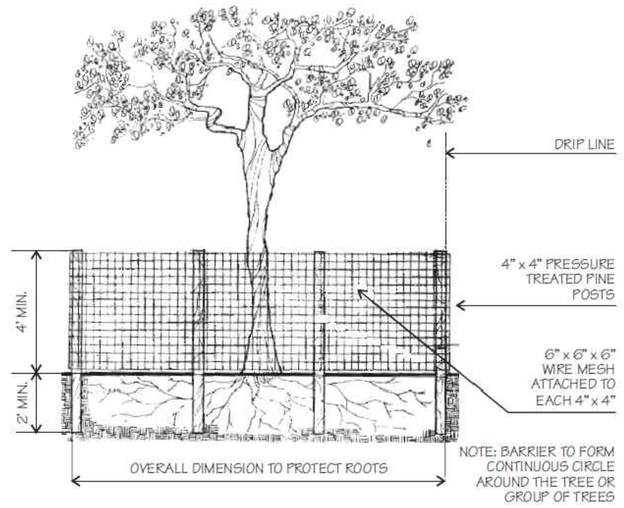
TREE DISPOSITION LEGEND	
	TREE TO REMAIN
	TREE TO BE RELOCATED
	TREE TO BE REMOVED
	TREE PROTECTION BARRIER

TREE DISPOSITION LIST

EXISTING PALMS/TREES

TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (in)	HT. (ft)	SPR (ft)	CONDITION	STATUS	NOTES
1	Roystonea regia	Royal Palm	16	40	15	FAIR	REMAIN	
2	Beaucarnea recurvata	Ponytail	12	12	6	FAIR	REMAIN	double trunk
3	Beaucarnea recurvata	Ponytail	6	12	6	FAIR	REMAIN	
4	Phoenix roebelenii	Pygmy Date Palm	4	10	6	FAIR	REMAIN	

TREE PROTECTION BARRIER DETAIL



GENERAL EXISTING TREE & TREE RELOCATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

2. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.

4. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.

5. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS (SEE NOTE 8).

6. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.

7. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

8. ALL ROOT-PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES; NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%.

9. ROOT-PRUNE ALL TREES FOR THIS SITE A MINIMUM OF (4-6) WEEKS PRIOR TO TRANSPLANTING. PALMS DO NOT REQUIRE ANY ROOT PRUNING & SHALL BE TRANSPLANTED IMMEDIATELY.

10. ANSI A300(PART 6)-2005 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATING/ TRANSPLANTING OF TREES. TRANSPLANTING OBJECTIVES SHALL BE ESTABLISHED PRIOR TO BEGINNING THE OPERATION. THESE OBJECTIVES AS WELL AS A LOG WITH DATES OF ALL ROOT PRUNING & TRANSPLANTATION RELATED ACTIVITIES MUST BE RECORDED IN A REPORT FORMAT & DELIVERED TO THE APPROPRIATE OWNER'S DESIGNEE. THE CONTRACTOR SHALL AT ANY TIME & AT NO COST TO THE OWNER BY ABLE TO FURNISH THE RELOCATION REPORT FOR TREES SPECIFED TO BE RELOCATED UNDER THIS CONTRACT.

11. LIQUIDATED DAMAGES MAY BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE RELOCATED THAT DIE AS A RESULT OF IMPROPER TRANSPLANTING PROCEDURES.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HEALTH OF THE RELOCATED TREES AND SHALL RE-INSTALL THEM IN THE SAME CONDITION AS WHEN REMOVED.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER IRRIGATION OF THE RELOCATED TREES. FINAL TRANSPLANTATION LOCATION SHALL BE ROUGH GRADED & IRRIGATION SYSTEM INSTALLED & FULLY FUNCTIONAL SO AS TO PROVIDE ADEQUATE WATER & ENSURE VIABILITY. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY DURING TRANSPLANTATION OR STORAGE.

14. SUPPLEMENTAL IRRIGATION (IF NECESSARY), SHALL BE APPLIED SO THAT THERE IS A TOTAL OF 3 GALLONS/PER DAY/PER CALIPER INCH OF SUBJECT TREE TO BE TRANSPLANTED.

15. ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.

16. TREES & PALMS TO BE RELOCATED SHALL BE PROTECTED WITH TREE PROTECTION BARRICADES PRIOR TO A CLEARING PERMIT OR ANY DEMOLITION OR CONSTRUCTION WORK TAKING PLACE ON SITE. TRANSPLANTATION SHALL OCCUR FOLLOWING DEMOLITION, ROUGH GRADING, & INSTALLATION OF FUNCTIONAL IRRIGATION SYSTEM, BUT PRIOR TO ANY IMPERVIOUS SURFACES ARE POURED. TREES TO BE RELOCATED SHALL BE MOVED FROM ORIGINAL LOCATION TO FINAL PLANTING LOCATION ONE TIME ONLY.

16. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

17. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH 3' DIAMETER BY 3" MINIMUM DEPTH SHREDDED EUCALYPTUS OR FLORIMULCH GRADE 'B' OR BETTER PLACED NO CLOSER THAN 6" TO THE TRUNK OF ALL EXISTING/RELOCATED & PROPOSED TREES.

19. SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT OR CURB EDGE; ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.

19. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10"-30" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/ LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30".

20. PLANTING SOIL TO BE AS SPECIFIED IN THE LANDSCAPE GENERAL NOTES. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS.

SCALE: 1/8"=1'-0"

0' 10' 20' 30'

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PROJECT NAME: 1270 KANE CONCOURSE

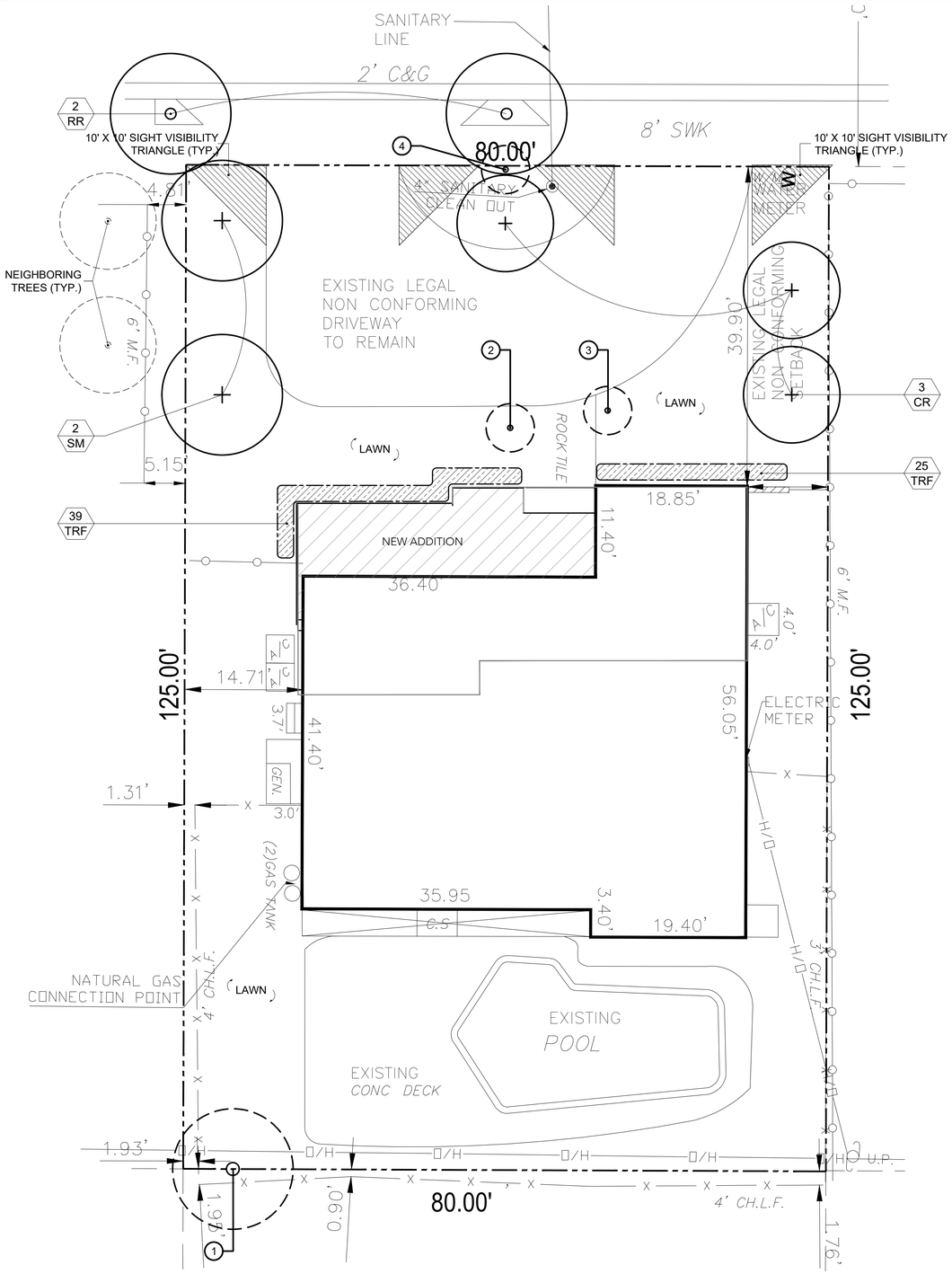
PROJECT ADDRESS: 1270 KANE CONCOURSE, BAY HARBOUR ISLANDS FL, 33154

NO. REVISIONS/ISSUE

DRAWING TITLE: TREE DISPOSITION

PROJECT NO: 26026
DATE: 06/19/2026
DRAWN: CES
CHECKED: SOQ

SHEET NO. L-1



Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

	Required	Provided
1. Single-Family Non-Waterfront Lot	5	5
2. Single-Family Waterfront Lot	6	N/A
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	5
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	5

B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	50	70
2. Single-Family Waterfront Lot	60	N/A
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	70
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	70

C. Maximum Lawn Area Allowed* **50% of Net Lot Area** 5000 SF (Max) 1740 SF

Notes
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

PLANT LIST GROUND LEVEL

PALMS/TREES

SYMBOL	TOTAL	BOTANICAL NAME	COMMON NAME	HEIGHT (ft)	CALIPER (in)	SPREAD (ft)	SPA.	NATIVE	REMARKS
CR	3	Clusia rosea	Dwarf White Trumpet	14	2-3"	6	as shown	Yes	Full canopy
SM	2	Mahogany	Swietenia mahogany	14	2-3"	6	as shown	Yes	Full canopy
RR	2	Royal Palm	Roystonea regia	18-20		5-6	as shown	Yes	6-8' wood, Full head

SHRUBS/GROUNDCOVERS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT (in)		SPREAD (in)	SPA.	NATIVE	REMARKS
TRF	70	Tripsacum floridiana	Fakahatchee Grass	24"		18"	24" o.c.	Yes	Full clump

LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL BE FLORIDA GRADE #1 OR BETTER.
- ALL TREE REMOVAL AND RELOCATED TREES WILL REQUIRE A TREE PERMIT AND BONDING FROM THE TOWN OF BAY HARBOUR PRIOR TO THE COMMENCEMENT OF WORK.
- ALL PRINCIPALS OF FLORIDA-FRIENDLY LANDSCAPING AND DESIGN STANDINGS SHALL BE UTILIZED.
- ALL LANDSCAPING SHALL MEET OR EXCEED CITY OF SOUTHWEST RANCHES CODE SPECIFICATION REQUIREMENTS.
- CALL SUNSHINE ONE CALL SERVICE AT 811 BEFORE YOU DIG.
- A TREE REMOVAL AND/OR RELOCATION PERMIT SHALL BE OBTAINED FROM THE TOWN PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL ACCEPTANCE.
- ALL GROUNDCOVERS SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 6 MONTHS AFTER FINAL ACCEPTANCE.
- ALL LANDSCAPE ISLANDS AND MEDIANS SHALL BE EXCAVATED TO A DEPTH OF 30" AND BACKFILLED WITH THE SPECIFIED PLANTING MIX. ALSO, LANDSCAPE AREAS OR PLANTERS ALONG THE BUILDINGS REQUIRE EXCAVATION TO A DEPTH OF 12" AND BACKFILLED WITH SPECIFIED PLANTING SOIL MIX.
- NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE TOWN OF BAY HARBOUR APPROVAL.
- ALL TREES AND PALMS SHALL BE BRACED OR GUYED, AND ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN ONE YEAR OF FINAL INSPECTION.
- THE PLANTING SOIL MUST BE 50% MUCK AND 50% SAND AND MUST FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS AND PH BETWEEN 6.5 AND 7.0.
- ALL PLANT MATERIAL SHALL RECEIVE AT MINIMUM NPK FERTILIZER WITH MINOR TRACE ELEMENTS AND THAT 50% OF THE NITROGEN MUST BE DERIVED FROM AN ORGANIC SOURCE.
- ALL PLANTS TO BE TOP DRESSED IN 3" DEEP LAYER OF ARSENIC FREE ORGANIC "DARK HYBRID" MULCH
- ALL TREES OR PALMS IN LAWN AREAS SHALL RECEIVE A 2-FOOT DIAMETER MULCH RING AROUND THE TREES AND THE MULCH MUST BE PULLED AWAY 3" FROM THE TRUNKS.
- ALL ABOVE GROUND ELEMENTS, INCLUDING BUT NOT LIMITED TO A/C UNITS, TRANSFORMERS, AND IRRIGATION PUMPS SHALL BE SCREENED WITH LANDSCAPING TO 24" AT INSTALLATION.
- ALL SOD TO BE HEALTHY, WEED/PEST FREE (INCLUDING FUNGUS AND DISEASE) ST. AUGUSTINE FLORATAM; LAID SMOOTH WITH TIGHT ALTERNATING/ABUTTING JOINTS OVER 2" TOPSOIL AND CONFORM TO CURBS AND PLANTERS.
- ALL PLANT ROOT BALLS SHALL BE 10% ABOVE GRADE AND THE WIRE BASKETS, BURLAP, STRING, AND ROPE MUST BE REMOVED.
- ALL FIRE HYDRANTS AND FIRE CHECK VALVES SHALL HAVE A MINIMUM 7.5' CLEARANCE FROM THE FRONT AND SIDES WITH 4' CLEARANCE FROM THE REAR TO ALL LANDSCAPE MATERIAL.
- ALL LIGHTS SHALL HAVE A MINIMUM 15' SEPARATION ON LARGE TREES AND 7.5' ON PALMS.
- ALL PLANTING PITS SHALL BE A MINIMUM OF 3X THE ROOT BALL DIAMETER.
- ALL TREES TRIMMING SHALL BE DONE IN ACCORDANCE WITH TOWN OF BAY HARBOUR REQUIREMENTS.
- ALL EXISTING LANDSCAPING, INCLUDING BUT NOT LIMITED TO TREE, PALMS, SHRUBS, GROUNDCOVER, SOD, IRRIGATION, GRADING, AND CURBING DESTROYED DURING THE CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECTION.
- REMOVE ALL INVASIVE EXOTIC PLANTS FROM THE SITE.
- ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.
- ALL SHRUBS AND GROUNDCOVERS OF DIFFERENT SPECIES PLANTED ADJACENT TO EACH OTHER SHALL BE SEPARATED BY A MINIMUM OF 18".
- ALL PLANTING TO BE DONE IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICES.
- CALL THE CITY OF SOUTHWEST RANCHES LANDSCAPE INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION LANDSCAPE MEETING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE IRRIGATION SYSTEM SHALL BE PROVIDED WITH 100% OVERLAP AND SUBMITTED FOR REVIEW AND PERMITTING AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
- ALL LANDSCAPING MUST BE MAINTAINED TO CODE REQUIREMENTS.

SCALE: 1/8"=1'-0"

0' 10' 20' 30'

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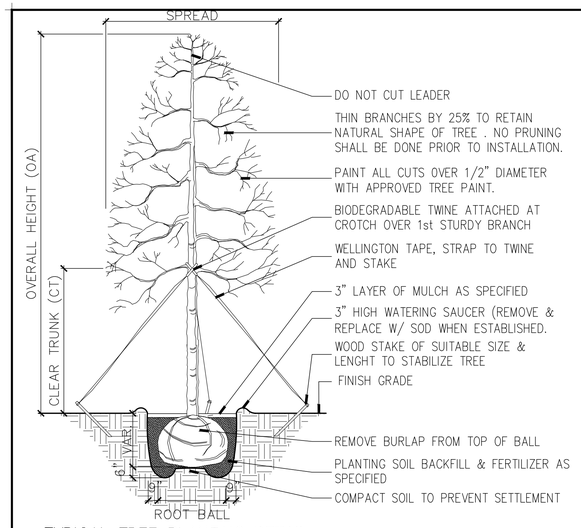
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NO. REVISIONS/ISSUE

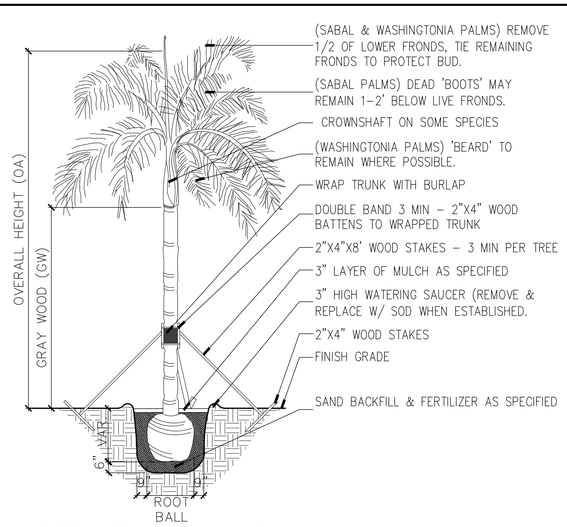
DRAWING TITLE: LANDSCAPE PLAN

PROJECT NO: 26026
DATE: 06/19/2026
DRAWN: CES
CHECKED: SOQ

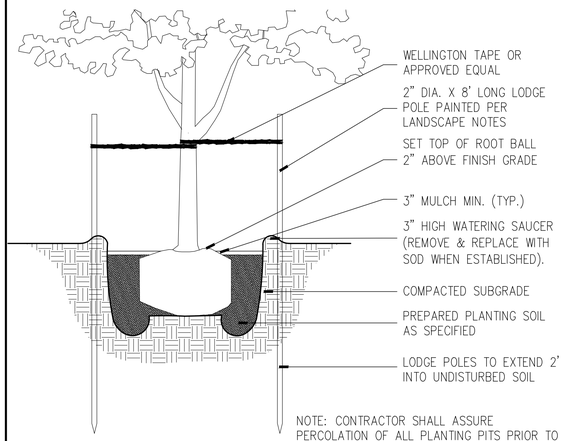
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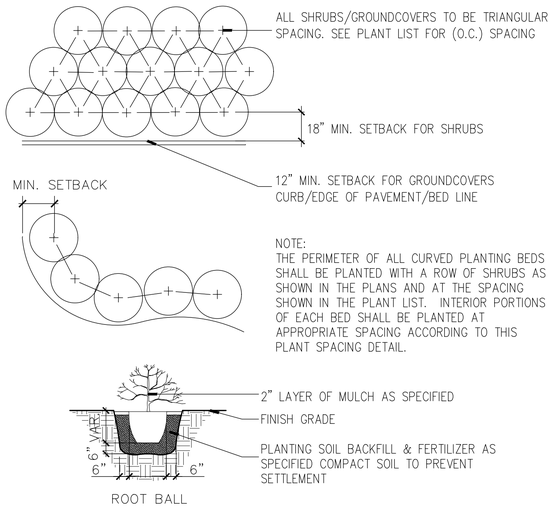
TYPICAL TREE PLANTING DETAIL



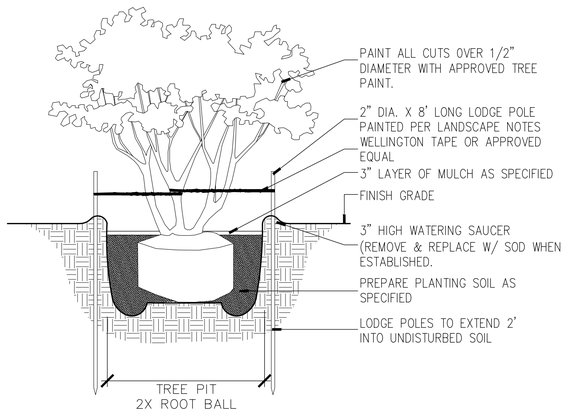
TYPICAL PALM PLANTING DETAIL



SMALL TREE PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



MULTI TRUNK TREE PLANTING DETAIL

GENERAL LANDSCAPE GUIDELINES

1. SITE PREPARATION & GRADING
Final Grading: Contractor is responsible for the finish grading of all areas to be planted.

Site Cleanup: After grading, soil should be raked to a depth of 6 inches to remove rocks, debris, and non-organic materials.

Soil Depth Requirements:

Trees & Shrubs: Minimum of 12" topsoil surrounding the root zone.

Groundcover: Minimum of 6"

Sod: Minimum of 2"

Soil Composition: Use a clean mix: 50% sand, 40% muck, 10% peat. Soil must have 3–5% organic content, free from stones >1.5", and may include 10"–30" of undisturbed or imported soil. This is in addition to excavation for planting pits.

Tree Protection: Existing trees near work zones must be barricaded. A pre-construction inspection is required by the landscape architect or local authority.

2. PLANT MATERIALS & QUALITY
Plant Quality: All materials must meet or exceed Florida No. 1 nursery grade standards.

Plant Sizes: Must match sizes listed in the plant schedule.

Plant Condition: No material showing damage (scars, chains, cables) or root ball disruption will be accepted.

Root Pruning: Trees must be root-pruned at least 90 days prior to planting if being relocated.

Sod Areas: All non-paved or non-planted areas must be sodded with solid St. Augustine 'Floratam' unless otherwise specified. Sod should extend to edges of adjacent pavement or water features.

Mulch Requirements:

Must be sterilized shredded wood from invasive species (e.g., Melaleuca).

Applied at 3" depth, kept 2–3" from stems and 3–6" from trunks.

No red-colored, cypress, or pine bark mulch permitted.

3. PLANTING & INSTALLATION
Planting Elevation: Trees and palms must be installed at or slightly above nursery grade. No "plunging" will be allowed.

Excavation Method: Hand-dig planting holes unless mechanical excavation is deemed safe.

Utility Conflicts: Contractor must identify and avoid utility lines. Any damage must be repaired at no cost to the owner.

Call Before Digging: Contact Sunshine State One Call (1-800-432-4770) at least 2 business days before excavation.

Tree & Palm Staking: Trees and palms must be guyed/staked as per plan details. Supports must be maintained during establishment and removed afterward.

Discrepancies: If differences exist between plan, schedule, or site conditions, report them immediately to the landscape architect or governing body. The planting plan takes priority over plant list data.

Substitutions: Any plant changes or substitutions must receive written approval prior to installation.

4. IRRIGATION & WATERING
System Requirements:

All landscaped areas must be irrigated by an underground, rust-free, automatic system.

System must provide 100% coverage with 50% spray overlap.

Rain sensors are required to pause watering during sufficient rainfall.

Spray must be directed to avoid hardscapes.

Initial Watering: All new plants must be watered thoroughly at the time of planting.

Ongoing Watering: Contractor is responsible for irrigation until substantial completion and for 60 days thereafter.

5. REGULATIONS & SPACING
Regulatory Compliance: Installation must meet all applicable municipal codes and deed restrictions. Jurisdictional rules override all other documents.

Sight Distance Requirements: Plants within visibility triangle zones must allow unobstructed views from 30 inches to 8 feet in height.

Pedestrian Clearance: All trees and palms in pedestrian areas must maintain at least 8 feet of clear vertical space.

Fire Hydrant Setback: All landscaping must be placed a minimum of 10 feet away from any fire hydrant.

Spacing from Light Poles:

Canopy Trees: ≥12 feet from any light pole

Palms: ≥6 feet from any light pole

6. FERTILIZATION & WARRANTY
Fertilizer Requirements: Turf areas must be fertilized with a slow-release blend (16-4-8) at a rate of 12.5 lbs/1,000 sq. ft. (or 545 lbs/acre), including secondary micronutrients.

Warranty:

All new plantings are guaranteed for 12 months from final acceptance.

Failed plants must be replaced within 10 days of notification.

Replacement plantings receive an additional 45-day warranty.

Trees blown over by winds under 75 mph must be reset and re-stabilized at no cost to the owner.

Unit Pricing: Upon contract award, the contractor must submit a full unit price breakdown. Owner may adjust quantities using these prices.

Quantity Verification: Quantities listed in documents are estimates only. Contractor must verify actual material needs.

EXISTING TREE PRESERVATION & TREE RELOCATION GUIDELINES
PHASE 1: SITE PROTECTION & PRE-CONSTRUCTION REQUIREMENTS
Utility Location and Protection
The contractor must locate all underground utilities prior to starting any excavation. Any damage to utility lines or adjacent site improvements caused by the contractor must be fully repaired at no additional cost to the owner.

Notification Before Digging
The contractor must notify Sunshine State One Call of Florida, Inc. at 1-800-432-4770 at least two full business days prior to excavation for utility marking.

Tree Protection Barriers
All existing trees to remain or be relocated must be protected with fencing or barricades installed before any site activity, including demolition or clearing. Tree barricades must be approved by the landscape architect, property owner, or permitting authority prior to construction.

Transplanting Sequence Requirements
Relocated trees shall only be moved once, from their original location directly to their final planting site. Transplantation may only occur after demolition, rough grading, and installation of a fully functional irrigation system—but before any paving or hardscaping begins.

Inspection of Tree Protection Measures
A tree protection inspection must be conducted prior to any site disturbance. The contractor must follow approved tree protection details and fencing layouts.

PHASE 2: TREE PREPARATION & COMPLIANCE STANDARDS
Supervised Pruning Activities
All canopy trimming and root pruning must be conducted under the supervision of an ISA Certified Arborist using industry-standard best practices. No more than 25% of the tree canopy may be pruned.

Root Pruning Timeline
Trees designated for relocation must be root-pruned at least 4 to 6 weeks prior to being moved. Palms do not require root pruning and may be relocated immediately.

Regulatory Compliance for Pruning
All pruning must conform to applicable municipal or jurisdictional codes. Pruning should occur prior to construction work.

ANSI A300 Standards
All tree relocation efforts must comply with ANSI A300 (Part 6)-2005. Relocation objectives must be defined in advance, and a log of all transplant-related activities, including root pruning dates and procedures, must be compiled and available upon request by the owner or governing agency.

PHASE 3: TREE RELOCATION PROCESS
Relocation Procedure
Trees must be relocated directly to their final location with no interim storage or secondary planting. Trees must be handled and moved carefully to maintain their structural and root integrity.

Irrigation Requirements During Relocation
The final tree planting location must be rough graded, and irrigation must be fully operational before the tree is transplanted. Supplemental irrigation may be needed during the move or if trees are temporarily stored.

Supplemental Irrigation Rate
If supplemental watering is needed, apply water at a rate of 3 gallons per caliper inch per day for each tree being transplanted.

PHASE 4: POST-TRANSPLANT MAINTENANCE & WARRANTY
Post-Relocation Tree Condition
Relocated trees must be maintained in the same healthy condition as they were prior to being moved. The contractor is responsible for their care and health post-installation.

Staking & Support
All relocated trees and palms must be properly staked and guyed at the time of planting per project details. Supports must be maintained during the establishment period and removed once no longer necessary.

Liability for Failure
Should any relocated trees die due to improper handling or transplanting procedures, liquidated damages may be assessed. The contractor is fully responsible for ensuring proper relocation practices.

PHASE 5: FINISHING DETAILS
Mulch Application
Each relocated or existing tree shall receive a 3-foot diameter mulch ring made of Grade B shredded eucalyptus or Florimulch applied to a minimum depth of 3 inches. Mulch should be kept at least 6 inches away from the trunk to prevent rot.

Sodding Requirements
All disturbed areas not occupied by structures, pavement, or planting beds must be fully sodded. Sod should extend to adjacent street curbs or pavement edges. Any bare soil not planted with shrubs or groundcover as per plan must be sodded.

Soil Preparation
Topsoil must be placed around all trees and shrubs with the following minimum depths:

Trees & Shrubs: 12 inches

Groundcover: 6 inches

Sod: 2 inches

This is in addition to 10"–30" of stockpiled or imported clean planting soil with 3–5% organic matter and no stones larger than 1.5". Soil depth requirements are separate from excavation depths and limerock subgrade requirements.

Planting Soil Mix
Planting soil shall match the specifications outlined in the general landscape notes and must be used per planting details provided in the project documentation.

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SANTIAGO OLARTE
Registered Landscape Architect
LA2003

PROJECT NAME: 1270 KANE CONCOURSE
PROJECT ADDRESS: 1270 KANE CONCOURSE, BAY HARBOUR ISLANDS FL, 33154

NO. REVISIONS/ISSUE

DRAWING TITLE:
PLANTING NOTES AND DETAILS

PROJECT NO:	26026
DATE:	06/19/2026
DRAWN:	CES
CHECKED:	SOQ

SHEET NO.
L-3

Bay Harbor Island
Design Review Board Meeting
November 4, 2026

MEMORANDUM

Agenda #:
Date: November 4, 2026
From: Lorrainia Belle, Town Planner
Subject: 9481 East Bay Harbor Drive

Suggested Action: – Request for approval for revisions for "Bay Harbor Islands Property Owner II LLC" located at 9481 East Bay Harbor Drive, Lots 6-8 of Block 1. This site plan has been brought before the Board on multiple occasions for consideration and approval. On December 18, 2012 the Board approved the original site plan. The applicant submitted the final permit plans, and staff identified revisions to the originally approved site development plan. The principal revisions include the reconfiguration of the mechanical room; modifications to the ground-level entry plaza, drop-off area, and driveway layout; revisions to the mechanical roof and deck configuration; and changes to the louvers.
Enclosed please find the site plan and elevations. (Item #4).

BHI-DRB Staff Report- 9481.pdf
La Baia North - DRB LOI.pdf
La Baia North - Narrative Response to Town Planner Comment.pdf
La Baia North - Proposed Modified Engineer Conditions.pdf
9481 EBH Drive DRB Set 11.4.2026.pdf

Town of Bay Harbor Islands, FLORIDA
Design Review Board
ADVISORY BOARD AGENDA ITEM REPORT

AGENDA ITEM NO. 4

MEETING DATE: 11/04/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:
Project # SPR26-000026
A public hearing to consider an application by Matthew Armster of Bercow Radell Fernandez Larkin & Tapanes, on behalf of the applicant (La Baia North / Royal House), requesting re-approval of the Site Development Plan for the construction of a multi-family residential complex (57 dwelling units) located at 9431 / 9461 / 9481 E. Bay Harbor Drive, identified by parcel identification number 13-2227-001-0050.

This item is brought back to the Design Review Board (DRB) for review due to variations between the approved Site Development Plan package and the final permit plans (through Revision #9). Staff identified these changes and, in accordance with Section 5-23.1(c), the project must return to the full Board for review and approval.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, La Baia North (Royal House), represented by Matthew Armster, is requesting DRB re-approval of the Site Development Plan for a 57-unit multi-family residential complex at 9431 / 9461 / 9481 E. Bay Harbor Drive. The project was previously approved by the DRB (and its predecessor boards), and the applicant has since proceeded through the building permit review process. The current permit documents (Revision #9) contain revisions and refinements that deviate from the previously approved DRB site plan package. The DRB submission originally represented a preliminary design approval set and was not intended to constitute a fully coordinated construction document package.

Recommended Action: Staff recommends that the Design Review Board review the proposed changes, determine if they are acceptable and do not diminish the architectural quality of the approved design, and if found acceptable, approve the revised Site

Development Plan subject to the staff recommended conditions listed herein, or any additional conditions felt necessary by the DRB.

Previous DRB/DRC Review & Action:

- **December 18, 2012:** Initial Site Development Plan approval was granted by the Town's Planning and Zoning Board (now DRB) for a 72-DU multiple-family complex (Res. No. 1147-B).
- **August 20, 2013:** A revised Site Development Plan approval was granted for a 72-DU multiple-family complex (Res. No. 1175).
- **May 17, 2021:** The development site was sold to a new developer (The Continuum Co.). The new developer revisited the original design plans with the architect (Revuelta International) and sought permission for Site Development Plan modifications to construct a 57-DU condo complex.
- **May 6, 2022:** The Development Review Committee (DRC) reviewed the revised Site Development Plan (Revision #2) for the 57-DU complex. The DRC recommended approval subject to conditions, or deferral to allow the applicant to address comments related to parking, landscaping, and building design.

Summary of Revisions (Approved Site Plan vs. Permit Plans through Revision #9):
The applicant has submitted a narrative detailing the variations between the approved Site Plan Package and the current permit plans. The principal revisions include:

1. **Mechanical Roof Reconfiguration:** Reconfiguration and enlargement of the approved mechanical roof to accommodate final mechanical and aquatic equipment, MEP distribution, and required service clearances. This resulted in related adjustments to the pool deck, accessible ramps, planters, egress connections, and equipment screening.
2. **Ground Level Revisions:**
    - **Entry Plaza:** Revised to reflect final coordination with structural systems, accessibility, and grading. The glass canopy design was further developed to incorporate required structural support columns.
    - **Drop-Off Area:** The previously approved drop-off/pull-off lane located within the landscape buffer was eliminated to preserve the full required landscape buffer width (in coordination with Town staff and zoning interpretations).
    - **Driveway Configuration:** Revised to improve vehicular circulation and safety (raised curb at stair egress, adjusted radii, backflow preventer pad coordination).
3. **Mechanical Roof / Deck Reconfiguration:**
    - Pool deck and mechanical roof area reconfigured to improve usable space and accommodate MEP systems.
    - North and south accessible ramps consolidated into a single central accessible ramp.
    - Elevator control room and restroom locations inverted.
    - Planter areas adjusted; additional stair connections incorporated for egress.

- Pool barrier and gate assembly incorporated between the water feature and pool area.
- Additional architectural screening elements incorporated to conceal stair pressurization equipment.

4. **Louvres:** Additional louvers and ventilation openings were incorporated for code compliance, mechanical exhaust, and building systems coordination (including garage storage rooms, unit wall exhaust vents, and interstitial ventilation). A decorative spandrel panel was revised to a required interstitial ventilation louver.

Property Description: The subject property consists of Lots 6, 7, and 8 of Block 1, "Bay Harbor Island" Subdivision, located at 9431 / 9461 / 9481 E. Bay Harbor Drive. The combined lot area is 33,750 square feet (0.775 acres). The property is zoned RM-1 (Multiple Family District) with a Future Land Use Map designation of Medium-High Density Residential.

- Dwelling Units: 57 units (26 base + 31 TDR units). Unit sizes range from 1,434 to 2,109 square feet of A/C space plus balconies.
- Building Height: 8 stories (7 floors of residential over 1st floor lobby/common areas/parking garage) @ max. 75 feet above BFE + 1' FBC freeboard.
- Parking: The project proposes 47 permanent parking spaces on-site, with a 24/7 valet service plan indicating up to 75 parking spaces could be provided at the site. (Note: The Town Code requires 114 parking spaces for 57 DU; the applicant anticipates participating in the Town's Parking Trust to address the deficiency).
- Amenities: Rooftop recreational facility with swimming pool, expansive sundeck areas, fitness gym, lobby/lounges.
- Site Design: One rectangular-shaped building positioned north/south on top of a one-story grade-level parking garage structure. Two driveway connections to E. Bay Harbor Drive.

2. ANALYSIS

Project Overview:
This is a re-review of an application for a 57-unit multi-family residential development on a 33,750 square-foot site. The proposed building features a modern South Florida Tropical Modern design with clean vertical and horizontal design elements, abundant glass, and extensive balconies. The applicant returned to the DRB because staff identified material changes made during the permit review process that deviate from the approved site plan.

Post-Approval/Permit Review Changes:
The applicant submitted permit plans that include revisions to the approved design. While minor adjustments are typical during permit review, the narrative provided by the applicant explains that the DRB submission was a preliminary design set, and the revisions were necessary for final coordination of structural, mechanical, plumbing, and life safety systems. The changes include:

1. **Mechanical Roof:** Enlarged and reconfigured to accommodate final equipment and service clearances.
2. **Pool Deck/Accessibility:** Consolidated ramps, inverted elevator control rooms, added egress stairs, and added pool barriers.
3. **Ground Level:** Eliminated the drop-off lane in the landscape buffer to maintain compliance; adjusted driveway radii and entry plaza.
4. **Screening/Louvers:** Added louvers and architectural screening for mechanical equipment and stair pressurization.

Staff have reviewed these changes and finds that they are generally consistent with the intent of the approved design and are necessary to meet Building, Fire, and Life Safety Codes. The elimination of the drop-off lane is a positive change that improves landscape buffer compliance.

Breezeway Design:
The original 2013 Site Development Plans included a 3-story open breezeway centered on the site. The revised 2022 Site Development Plan proposed to partially enclose the bottom 2 levels but keep the 3rd floor open breezeway. The DRB will need to review this and determine if the proposed revision meets the intent of the Code (break up massing of larger buildings) and includes sufficient enhanced architectural features to serve as an alternative to the normally required open breezeway.

Parking Considerations:
Based on 57 DU, the Code requires 114 parking spaces (2 per DU). The revised development plans provide 47 permanent parking spaces on-site, with a valet parking plan indicating up to 75 parking spaces could be provided at the site. The Town Code does not technically allow parking reductions for valet/ridesharing alternatives; therefore, the Code required quantity of parking spaces is still required. The developer anticipates participating in the Town's Parking Trust to address the deficiency. The net deficiency would be 39 spaces (114 required - 75 provided = 39), which would require a payment of $780,000 into the Town's Parking Trust (39 spaces x $20,000 each).

Zoning and Land Use:
The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential" and is zoned RM-1 (Multiple Family District). The maximum allowable base density is 34 DUA. The proposed density of 57 units on a 0.775-acre lot (26 base + 31 TDR) is consistent with the maximum allowable base density, provided the applicant acquires the necessary 31 TDR units. The proposed use and density comply with the Comprehensive Plan and Zoning Code, subject to TDR acquisition.

TDR (Transfer of Development Rights) Status:
The applicant is required to acquire 31 TDR units to proceed with the 57-DU development. A developer may only acquire those TDR units necessary to build an "approved" Site Development Plan (may not "bank" excess TDR units). The applicant has

previously acquired TDR units (the 2013 approval was for 46 TDR units). The applicant must demonstrate that they have acquired the necessary TDR units prior to development.

Landscaping:
The revised plans must comply with the Town's Landscape Code (Sec. 24-16) and Miami-Dade County Chapter 18A/18B. Staff notes that the elimination of the drop-off lane helps preserve the required landscape buffer. The applicant must ensure that Street Trees are provided in the roadway swales and that the landscape plan complies with the minimum requirements for shade trees, shrubs, and buffers.

Platting:
The property is currently platted. No re-platting is required for this project.

Neighborhood Compatibility:
The area is predominantly a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for multi-family residential complexes (up to 7 stories). The proposed development is deemed generally consistent with the Town's future vision for this area.

Future Land Use Map Designation:
The property is designated Medium-High Density Residential on the Town's Future Land Use Map (FLUM). The maximum allowable base density under this designation is 34 dwelling units per acre (DUA). The proposed 57-unit development exceeds the base density and requires the acquisition of Transfer of Development Rights (TDR) units. With the acquisition of the necessary TDR units, the proposed development would be consistent with the applicable FLUM designation and the objectives outlined for medium-high density residential areas.

Conclusion: The applicant, La Baia North, made revisions to a previously approved design during permit review. The narrative provided by the applicant explains that these revisions were necessary for final coordination and code compliance. Staff finds that the changes do not diminish the architectural quality of the approved design and are generally consistent with the intent of the DRB approval. Staff recommends approval of the revised Site Development Plan subject to the conditions outlined below.

Applicable Code Sections:

The following sections of the Town’s Land Development and Zoning Code are applicable to this proposal:

- Section 23-3 (Use Regulations for RD Single-Family District)
- Section 23-9 (Minimum Size of Living Units)
- Section 23-10 (Minimum Size of Building Lot)
- Section 23-11(A) (Land Development Regulations for RD Single-Family Areas)
- Section 23-12 (Land Development Regulations - General Provisions)

- Section 23-16 (Minimum Landscape Standards)

All proposed developments must comply with the Town's current codes and applicable ordinances.

Design Review Board Review Criteria (Section 5-23.1):

In accordance with Section 5-23.1, the Design Review Board shall review and approve projects based on the following:

1. Conformance with good design principles and the aesthetic vision of the Town.
2. Avoidance of inferior design that may diminish the neighborhood's visual appeal.
3. Use of quality architectural features and materials with cohesive character.
4. Compatibility with surrounding properties and respect for existing view corridors.
5. Cohesive landscaping and hardscaping that enhance the property and streetscape.
6. Adequate buffering from public views, adjacent properties, and sidewalks.
7. Compliance with applicable Town Code standards.
8. Harmony with surrounding development in terms of:
   a. Site layout and orientation
   b. Relationship to open space and adjacent buildings
   c. Massing, height, and architectural style
   d. Material durability and coastal environment resilience
   e. Landscape sustainability and irrigation
   f. Appropriate lighting, signage, and architectural graphics.

3. RECOMMENDATION

Staff recommends that the Design Review Board review the application and evaluate the proposed revised Site Development Plan for the 57-unit multi-family building located at 9431 / 9461 / 9481 E. Bay Harbor Drive, as shown in the submitted plans through Revision #9 and the applicant's narrative dated 09/11/2026.

Staff recommend approval with the following conditions:

1. Existing Conditions: All conditions of approval from the prior DRB/DRC actions and Town Council approvals for this project shall remain in full force and effect, unless explicitly amended or superseded by the conditions listed herein.
2. Parking Trust / Valet Parking: The applicant must address the parking deficiency (39 spaces) through participation in the Town's Parking Trust or an approved valet parking plan, subject to DRB approval of the valet arrangement pursuant to §23-30(f). If the DRB does not approve the valet request, the plans must be modified to provide an acceptable design layout.
3. Breezeway Approval: The DRB finds the applicant's proposed revised "breezeway" design is adequate pursuant to §23-11(B1)(6). If the Board does not approve this request, the project must be redesigned to gain approval.

4. Landscape Compliance: The applicant shall revise the Landscape Plan to comply with the Town's Supplemental Landscape Code (Sec. 24-16) and Miami-Dade County Chapter 18A/18B, including the provision of Street Trees in the roadway swales, required shade trees, and shrubs. Taller trees shall be provided to screen the building from adjoining residential complexes.
5. Rooftop Structures: The applicant shall revise the rooftop shade structures to comply with Sec. 23-12(25)(f), which limits the height of roof-mounted trellis/pergola/similar accessory structures to no more than 10 feet above the main roof deck.
6. Photometric Plan: The applicant shall provide a preliminary Photometric Lighting Plan meeting the Code criteria (Sec. 23-19) with the revised Site Development Plan.
7. FPL Transformer Screening: All FPL transformers, backflow preventers, and exposed utility facilities must be substantially screened/hidden with landscaping or fences and placement is prohibited in the 10-foot landscape buffer.
8. Changes Require Further Review: Any changes to the proposed architectural design, site layout, or approved materials must be returned to the DRB for further review and approval.
9. Separate permits are required for the structural additions, electrical, mechanical, and plumbing work as outlined in the scope. Please contact the Building Department to confirm if any additional permits are necessary.

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VIA HAND-DELIVERY & ELECTRONIC MAIL

September 10, 2026
Lorrainia Belle, Town Planner
Town of Bay Harbor Islands
1045 95 Street
Bay Harbor Islands, FL 33154

Re: Proposed Revision to the Previously Approved Site Development Plan for La Baia North Located at 9481 East Bay Harbor Drive, Bay Harbor, Islands, FL

Dear Ms. Belle,

Our law firm represents Bay Harbor Islands Property Owner II, LLC (the "Applicant"). The Applicant owns the property located at 9481 East Bay Harbor Drive, Bay Harbor Islands (the "Property"). The Property contains 3 waterfront lots located on the east side of East Bay Harbor Drive between 94th and 95th Streets unified per Unity of Title recorded in Official Records Book 33191 at Page 4491 of Public Records of Miami-Dade County. The Property is zoned Multiple Family Residential (RM-1) District.

Approval History. On August 20, 2013, for the Applicant's predecessor, the Town's Planning and Zoning Board (since renamed the Design Review Board) approved an amended site development plan known as Royal House consisting of a 72-unit condominium building, with 7 stories of residential units above 2-levels of partial subterranean parking. See Exhibit A, Resolution No. 1175. In 2022, the Applicant as new owner rebranded the project as La Baia North and sought modifications to reduce the project from 72 to 57 residential units, eliminate the subterranean parking level, reconfigure the ground-level building and parking areas, and revise the exterior design (the "Project"). After the Design Review Board's motion to approve failed, the Applicant appealed the decision, and the Town Council granted the appeal and approved the modified plans on June 29, 2022, subject to the conditions contained in Resolution No. 2262A. See Exhibit B, Resolution No. 2262A.

Proposed Modifications. Through Master Building Permit number B24-000228 (note: original Project number BP2016-35), the Applicant has substantially built the Project and it is near full completion. The Applicant is presently processing modest revisions necessary to complete the Project through Building Permit number B26-000172. The proposed modifications include the following:

(1) Remove the previously approved drop-off lane in accordance with staff's request;

(2) Make minor adjustments to the driveway entry and egress radii;

(3) Add a raised curb at the stair egress for pedestrian protection;

(4) Set back the backflow preventer equipment two feet (2'-0") from the property line in accordance with staff's request;

(5) Relocate the FPL transformer equipment to the 10-foot (10'-0") setback;

(6) Revise the entry plaza and stairs to accommodate the canopy support columns and lift requirements;

(7) Reconfigure the switchgear and pump rooms to place the switchgear directly adjacent to the emergency generator room;

(8) Relocate the bicycle parking adjacent to the egress door;

(9) Add and/or relocate storage rooms in accordance with MEP requirements;

(10) Reorganize the lobby support spaces;

(11) Enlarge and reconfigure the mechanical areas to accommodate final mechanical and aquatic equipment requirements;

(12) Consolidate the north and south switchback ramps into a single central ramp to facilitate the expanded mechanical and aquatic equipment areas;

(13) Relocate the elevator control rooms and restrooms to position the control rooms adjacent to the elevators;

(14) Add new steps as a secondary means of egress in accordance with life-safety requirements;

(15) Add a new interactive water feature with the required pool barrier;

(16) Add screens for the roof-mounted mechanical equipment;

(17) Replace the spandrel glass with aluminum louvers required for interstitial ventilation, finished in Duranar Arcadia Silver and Sunstorm with Kynar 500; and

(18) Add the required mechanical exhaust vents.

Since some of these modifications require review and approval by the Design Review Board, the Applicant requests modification of the previously approved 2022 site development plan in order to complete the Project.

Summary. La Baia North is a well-designed project that is compatible with the surrounding development in both scale and appearance. The submitted revisions are consistent with the RM-1 regulations and satisfy the Town Code criteria for site development plan modification without the need for any variances.

Based on the above, we respectfully request that the Design Review Board approve the modifications to the Project. Should you have any questions or wish to discuss further you can reach me at 305-377-6236.

Sincerely,

Matthew Amster

Attachments

cc: Zakary Benjelloun, Esq.

EXHIBIT A

RESOLUTION NO. 1175

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING THE AMENDED SITE DEVELOPMENT PLAN APPLICATION FOR THE ROYAL HOUSE PROJECT.

WHEREAS, on November 20, 2012, Royale Club Towers, LLC ("Applicant"), filed an application for Site Plan approval for a 72-unit condominium building, with one (1) story of below grade parking, and seven (7) stories of habitable units (the "Royal House Project") located at 9431/9461/9481 East Bay Harbor Drive, Bay Harbor Islands, Florida, and legally described as:

> Lots 6, 7 and 8 of Block 1, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County; and

WHEREAS, a site plan for new construction requires approval by the Planning and Zoning Board pursuant to Section 5-23.1(a) of the Town of Bay Harbor Islands' Code of Ordinances; and

WHEREAS, on December 18, 2012, the Town's Planning and Zoning Board approved the Site Plan for the Royal House Project, pursuant to Sections 5-23.1(a) and 23-11(B1)(6) of the Town's Code of Ordinances with certain conditions.

WHEREAS, The Town's Planning and Zoning Board's December 18, 2012 approval with conditions was codified as Resolution No. 1147-B;

WHEREAS, on or about August 13, 2013, the Applicant submitted an amended site plan for the Royal House Project ("Amended Site Plan");

WHEREAS, on August 20, 2013, the Town's Planning and Zoning Board approved the Amended Site Plan for the Royal House Project pursuant to Sections 5-23.1(a) and 23-11(B1) (6) of the Town's Code of Ordinances with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. Recitals. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. Finding. The Planning and Zoning Board finds that the Amended Site Plan for the Royal House Project is consistent with the criteria in Sections of 5-23.1 and 23-11(B1)(6) and approves the Amended Site Plan titled Royal House, dated August 13, 2013, subject to the below conditions for approval.

3. Effective Date. This Resolution shall take effect upon the date of its adoption (the "Effective Date").

4. Conditions of Approval.

   A. This approval is based on the revised Site Development Plans dated August 13th, 2013. Any changes thereto shall require separate approvals from either staff or the Planning and Zoning Board, as specified in the code.

   B. Prior to the issuance of a building permit, the Applicant shall obtain and present a concurrency determination demonstrating that the Royal House Project meets school concurrency requirements. Applicant shall coordinate with Miami-Dade County School Board staff through the Town staff (Building Dept.) to provide calculations and address any deficiencies at the public schools that serve the. If mitigation is required an agreement/payment must be finalized prior to the issuance of building permits.

C. The Royal House Project is required to obtain 46 TDR dwelling units prior to the issuance of a building permit, and the TDR's must be approved by the Town Council.

D. Prior to the issuance of a building permit, approval by the Town Manager and recordation by the Applicant in the Public Records of Miami-Dade County of a Unity of Title, or Covenant in Lieu of Unity of Title, binding the Property together as one plot of land.

E. The Applicant shall submit final working plans within 180 days after the Effective date of this Resolution, unless extended by the Town Manager, or his designee, for up to 180 days. The Applicant shall obtain a building permit within 90 days after the approval of final working plans, unless extended by the Town Manager, or his designee, for up to 90 days. Failure to obtain a building permit within the prescribed time shall result in the invalidation of the site plan, except and unless this Resolution is extended pursuant to the Town's Code of Ordinances or other valid extension as prescribed by Florida law.

F. The existing overhead power lines adjoining the site shall be relocated underground during the redevelopment of the site at the sole expense of the Applicant.

G. The plans show pedestrian walkways on both the north and south sides of the building from the front yard parking area to the area near the Indian Creek Waterway. The pedestrian walkways shall be restricted to only residents and their guests.

5. Severability. If any provision, section, phrase or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

6. This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED and ADOPTED this 20th day of August, 2013.

PLANNING AND ZONING BOARD
TOWN OF BAY HARBOR ISLANDS

By: _____
Chair Person

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

EXHIBIT B

RESOLUTION NO. 2262A

A RESOLUTION OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING THE SITE DEVELOPMENT PLAN APPLICATION FOR THE PROPOSED LA BAIA NORTH PROJECT TO BE LOCATED AT 9431, 9461, AND 9481 EAST BAY HARBOR DRIVE.

WHEREAS, on December 18, 2012, through Resolution No. 1147-B the Town's Planning & Zoning Board (P&ZB) approved a Site Development Plan for a 7-story building with 72 units over two levels of a partial subterranean parking garage (the "Royal House Project") for the property located at 9431, 9461 and 9481 East Bay Harbor Drive, Bay Harbor Islands, Florida (the "Property"), and legally described as:

Lots 6, 7, and 8 of Block 1, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida; and

WHEREAS, on or about August 20, 2013, through Resolution No. 1175 the P&ZB approved a modified Site Development Plan for a 7-story building with 72 units over two levels of a partial subterranean parking garage; and

WHEREAS, on April 28, 2022, Bay Harbor Islands Property Owner II, LLC, filed a Site Development Plan modification application (the "2022 Modification Plans") for the La Baia North Project (formerly the Royal House Project) with the Town of Bay Harbor Islands, Florida (the "Town"); and

WHEREAS, a Design Review Board ("DRB") hearing was held on June 7, 2022, on the 2022 Modification Plans by Revuelta Architecture International entitled "Revision to the Currently Approved Site Plan – April 28, 2022" including the following:

Reducing the unit count from 72 to 57; elimination of basement parking due to FEMA and Florida Building Code regulations prohibiting subterranean parking for residential only buildings; reconfiguration of the ground level building areas, including vehicular ingress/egress lobby and alternate breezeway, to accommodate 47 regular spaces and 28 additional spaces via a valet parking plan with 24/7 valet operation for a total of 75 parking spaces where 114 spaces are required (66% of required spaces); and revising the exterior design to account for changes at ground level and reduced unit count; and

WHEREAS, the motion to approve the requests failed by a 2-4 vote of the DRB as the revised alternative breezeway design did not meet supplemental design criteria as specified in the first paragraph of Chapter 5, Section 5-23.1(a), and concerns were expressed with the revised off-street parking arrangement; and

WHEREAS, on June 17, 2022, Bay Harbor Islands Property Owner II, LLC filed an application to the Town Council appealing the decision of the DRB on the 2022 Modification Plans for the Property.

WHEREAS, on June 29, 2022 the Town Council granted the appeal and reversed the DRB's decision and approved the 2022 Modification Plans submitted on April 28, 2022, pursuant to Sections 5-23.1(a) and 23-11(B1) (6) of the Town Code, with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. Recitals. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. Findings. The Town Council finds that the 2022 Modification Plans are consistent with the criteria set forth in Section of 5-23.1 and 23-11(B1) (6) of the Code and grants the appeal and approves the 2022 Modification Plans subject to the below conditions for approval.

3. Conditions of Approval:

a) This approval is based on the revised 2022 Modification Plans prepared by Revuelta International Architecture received by the Town signed and sealed June 17, 2022. Any substantial changes may require separate approvals from either staff and/or the Planning and Zoning Board as specified in the Code.

b) All of the original conditions of approval listed in the Town's 2013 Site Development Plan approval (Resolution No. 1175) shall remain in full force and affect, unless modified herein.

c) The Town Council previously approved 46 TDR units for this site (all 46 public DU) which would allow up to 72 DU. Since 57 total DU are now proposed, the Town Planner has suggested that only 31 of the Town TDR units be sold (15 public TDR units returned).

d) No parking from La Baia North project shall park in any perpendicular parking spaces along the streets, other complex parking lots without an analysis of the impacts and consent of the Town. Further, there shall be no queuing, stacking of vehicles within East Bay Harbor Drive that would block through traffic flows on that *roadway.* If this occurs, the Town Manager may request modifications to the project parking operations and agreements to address the issue.

4. Severability. If any provision, section, phrase, or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases, or words of this Resolution shall remain in full force and effect.

5. Effective Date. This Resolution shall become effective immediately upon its adoption.

Passed and adopted this 29th day of June 2022.

By: _____
Joshua Fuller, Mayor

ATTEST:

_____
Yvonne P. Hamilton, Town Clerk

APPROVED AS TO FORM:

_____
Greenspoon Marder, LLC
Town Attorneys
By: Joseph S. Geller, Esq.

Project # SPR26-000026
9481 East Bay Harbor Drive
Town of Bay Harbor Islands, Florida 33154
57 Unit Apartment Building

RESPONSE TO TOWN PLANNER COMMENT

1. REQUEST FOR REVISIONS TO OUTDOOR STORAGE PLAN: PLEASE PROVIDE A CHART, THIS WILL BE NEED TO BE ADDRESS BEFORE STAFF SIGNS OFF THE DRB AFTER THE MEETING. A. DIMENSIONS: SUBMIT A SCHEDULE LISTING ALL DIMENSIONS FOR EACH REQUIRED OUTDOOR STORAGE AREA. B. SEC.23-9(4): A MINIMUM OF 25 SQUARE FEET OF AREA WITH AT LEAST SEVEN FEET OF HEADROOM MUST BE ADDED FOR EACH APARTMENT FOR OUTSIDE STORAGE PURPOSES, WHICH SPACE SHALL BE LOCATED OUTSIDE THE APARTMENT.

Response: Acknowledged. As seen on Sheet A-001 submitted on October 12, 2026, the Applicant has provided a table identifying the total square footage of each required outdoor storage area, demonstrating compliance with the minimum area requirements of Sec. 23-9(4). The Applicant notes that certain storage areas are irregularly shaped, making the provision of simple length and width dimensions impractical. The Applicant will continue to work with Staff following DRB approval to address and provide any additional dimensions or information necessary through the associated building permit review process.

Project # SPR26-000026
9481 East Bay Harbor Drive
Town of Bay Harbor Islands, Florida 33154
57 Unit Apartment Building

RESPONSE TO TRAFFIC AND SEWER COMMENTS AND CONDITIONS

The history of this project is important in addressing the comments. The prior owner obtained site plan approval in 2013 for a 72-unit multifamily building and applied for building permit in 2016 (Permit No. BP2016-35). The new owner obtained a modification of the site plan in 2022 to reduce the density to 57 units. The original permit is now also known through Permit No. B24-000228, which was approved on 6/11/2024. All reviewing disciplines signed off to approve construction. It remains valid with an expiration date of 2/26/2027. Substantial construction has been completed and documented through approved inspections and the building is nearly finished. The applicant anticipates obtaining TCO in December 2026 or January 2027.

Based on this history and all associated reviews and approvals, the Applicant believes that all impact analyses have been addressed before. The modifications currently under review are minor in nature and do not increase density, wastewater demand, traffic generation, building footprint, or site access from those previously reviewed and approved by the Town.

In order to achieve the goal of timely finishing the project, the Applicant agrees to work with the Town on the traffic and sewer system related requests and conditions. For traffic analysis, the Applicant will engage a traffic consultant and work to address the specific concerns raised.

Regarding the sewer system, 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 this project is nearly complete and on-line and prior reviews and approvals should suffice for any impact on capacity of the system. The model is to help the Town for the future so we believe that this should only apply to new projects.

If ultimately determined that this project's impact needs to be addressed, to fairly analyze that impact, 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:

PROPOSED MODIFIED CONDITIONS

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

1. PROVIDE A**N ADDENDUM TO THE PRIOR TRAFFIC STATEMENT DATED APRIL 27, 2022** ~~TRAFFIC STUDY~~ THAT IS SIGNED AND SEALED BY A FLORIDA REGISTERD ENGINEER. ~~AMONG OTHER THINGS~~, THE **ADDENDUM** ~~STUDY~~ SHALL **CONFIRM** ~~ILLUSTRATE~~ THE NUMBER OF **PROJECTED NET** NEW TRIPS GENERATED BY THE DEVELOPMENT AND HOW THESE ADDITIONAL TRIPS **MAY** ~~WILL~~ IMPACT EXISTING SIGNALIZED INTERSECTIONS IN BAY HARBOR ISLANDS.

2. THE DEVELOPER WILL **WORK WITH THE TOWN'S CONSULTANT TO ANALYZE ONLY THE NET IMPACT OF THE PROPOSED DEVELOPMENT USING** ~~BE RESPONSIBLE FOR RUNNING~~ THE TOWN'S WASTEWATER HYDRAULIC MODEL TO DETERMINE IF UPGRADES TO THE SANITARY COLLECTION SYSTEM ARE REQUIRED AS DELINEATED IN ITEMS (3). (4), (5), and (6). **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.**

3. THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO 8" OR 10" 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.**

4. THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO SEWER PUMP STATION F **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 WILL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO THE 6" CI SEWER FORCE MAIN FROM PUMP STATION F TO MH # 75 **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.**

~~6. THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR ANY AND ALL UPGRADES TO THE MAIN SEWER PUMP STATION.~~ [NOTE: THIS SEEMS DUPLICATIVE OF NO. 2 ABOVE; if not please clarify]

LA BAIA NORTH

INDEX

ARCHITECTURAL

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A-101.2 -SITE PLAN - NEW PROPOSAL
A-103.1 -FIRST LEVEL - PREVIOUSLY APPROVED
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A-405 -3D VIEW - STREET FRONT
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C-2 WATER & SEWER PLAN
C-3 PAVEMENT MARKING & SIGNAGE PLAN
C-4 SECTIONS & DETAILS
C-5 DRAINAGE DETAILS
C-6 UTILITY DETAILS
C-7 CIVIL DETAILS
C-8 STORMWATER POLLUTION PREVENTION PLAN

LANDSCAPE

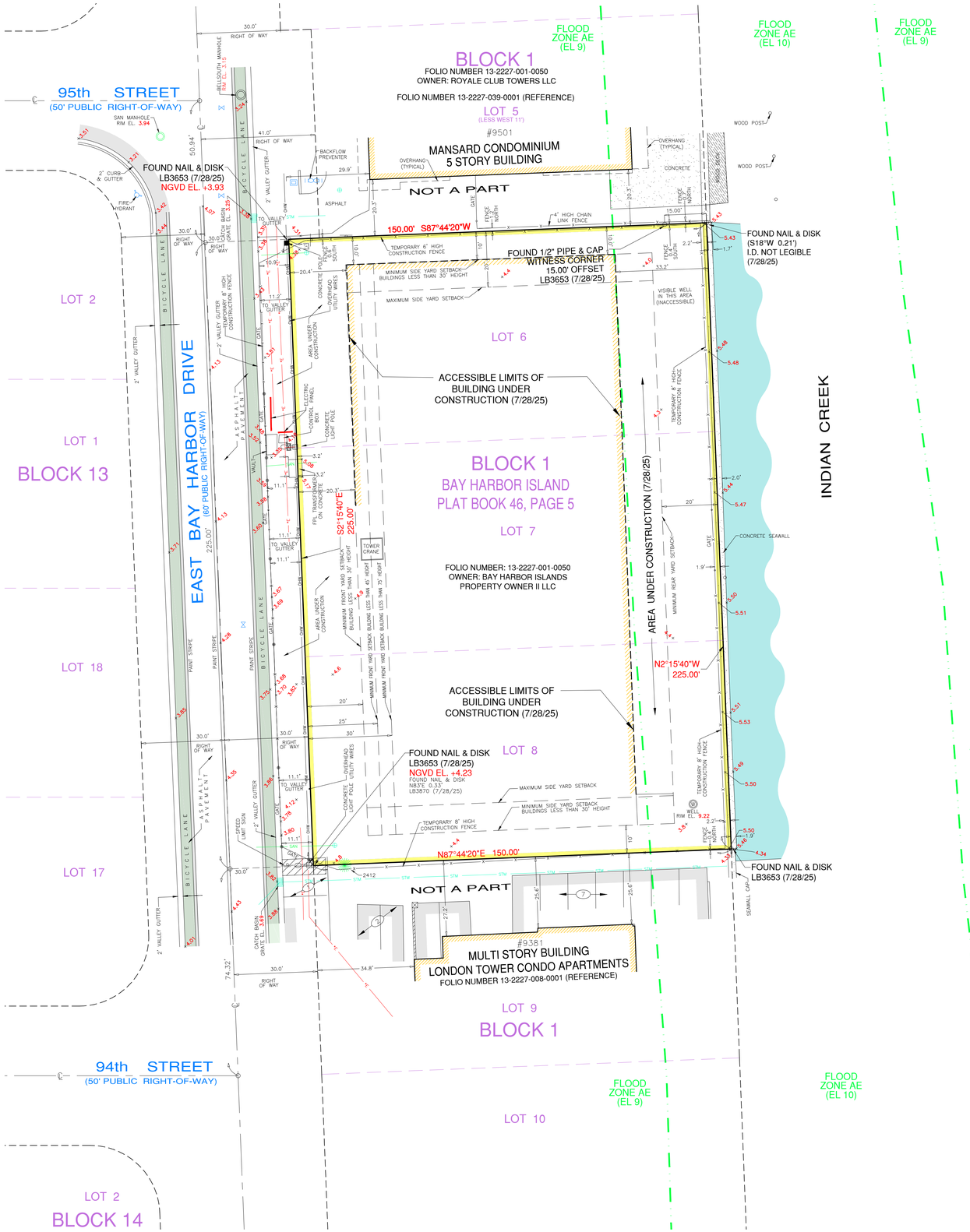
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L-110 ELEVATION WEST
L-111 PA PREVIOUSLY APPROVED ELEVATION EAST
L-111 ELEVATION EAST

DEVELOPED BY
CONTINUUM LLC
9201 EAST BAY HARBOUR DR.
BAY HARBOUR ISLANDS, FL. 33154

ARCHITECT
REVUELTA ARCHITECTURE INTERNATIONAL
2950 SW 27TH AVENUE
SUITE No 110
MIAMI, FLORIDA 33133

REVISION TO CURRENTLY APPROVED SITE PLAN
OCTOBER 06, 2026

9481 EAST BAY HARBOR DR.



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LEGEND

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

TREE TABLE

TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
2412	CABBAGE PALM	15	30	18



LOCATION SKETCH
NOT TO SCALE

TITLE COMMITMENT

– Lands shown hereon were abstracted for restrictions, easements and/or rights–of–way of records issued by Stewart Title Guaranty Company, as Agent on behalf of Stewart Title Guaranty Company File No. 54647A with a commitment date of July 6, 2025. Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

SCHEDULE B-II
1 – 4 Standard Exceptions not addressed.

5. Building Setback Lines and Parking Requirements shown on the plat of Bay Harbor Island recorded in Plat Book 46, Page 5.
Encumbers Parcel.

6. Unity of Title recorded in O.R.B. 33191, Page 4491.
Encumbers Parcel blanket in nature..

7. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands accreted to such lands.
Standard exception.

8. The rights, if any, including but not limited to easements or implied dedications of the public to use as a public beach or recreational area any part of the land lying between the body of water abutting the subject property, and the natural line of vegetation, bluff, extreme high water line or other apparent boundary line separating the publicly used area from the upland private area.
Standard exception.

9. Riparian rights, rights f accretion, reliction, submerged lands or any other water rights of any nature whatsoever, are neither guaranteed nor inured, or the rights or interests of the State of Florida, or the public generally, in the area extending from the line of mean low tide to the line of vegetation, or rights of access thereto, or rights of easement along and across the same.
Standard exception.

10. Rights of tenants under any unrecorded leases.
Not a survey matter.

11. Survey made by Fortin, Leavy, Skiles, Inc., dated 4/28/2023 shows no encroachments or variations with record lines except:
A) Temporary construction fence lies up to 10.3 feet east of westerly line.
B) Vaults encroach onto East Bay Harbor Drive.
C) Temporary construction fence varies with northerly line.
D) Temporary construction fence lies up to 2.2 feet west of easterly line.
E) Concrete seawall lies up to 2.0 feet east of easterly line.
F) Temporary construction fence lies up to 1.9 feet south of southerly line.
G) Utility appurtenances on premises.
Subject to any changes since the date thereof.
As shown on survey.

12. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 33847 Page 3762.
Encumbers Lot 6 only. Blanket in Nature.

13. Warranty Deed for Thirty–One (31) Transfer of Development Rights and Declaration of Restrictions recorded 5/22/2024 in Official Records Book 34237, Page 3915.
Encumbers Parcel. Blanket in Nature.

– – End of TITLE COMMITMENT – –

LEGAL DESCRIPTION:

Lots 6, 7 and 8, Block 1, BAY HARBOR ISLAND, a subdivision according to the plat thereof recorded in Plat Book 46, Page 5, of the Public Records of Miami–Dade County, Florida.
For Information Only: Said premises also known as 9481 East Bay Harbor Drive, Miami FL and designated as Tax ID No. 13–2227–001–0050 on the Tax Map of Miami–Dade County.

SURVEYOR'S NOTES:

– This site lies in Section 27, Township 52 South, Range 42 East, Town of Bay Harbor Islands, Miami–Dade County, Florida.

– All documents are recorded in the Public Records of Miami–Dade County, Florida unless otherwise noted.

– Bearings hereon are referred to an assumed value of S02°15'40"E for the East Right of Way line of East Bay Harbor Drive and evidenced by two (2) found nails & disks (LB3653).

– Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami–Dade County Benchmark No. S–243, Elevation +11.77 Located in at 96th Street and Bal Bay Drive.

– Lands shown hereon are located within an area having a Zone Designation AE (EL 9 & 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.

– Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.

– Lands shown hereon containing 33,750 square feet, or 0.775 acres, more or less.

– All horizontal control measurements are within a precision of 1:10,000.

– This map is intended to be displayed at the graphic scale shown hereon or smaller.

– Roof overhang not located unless otherwise shown.

– Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.

– Underground improvements and/or underground encroachments not shown unless otherwise indicated.

– The approximate location of all utilities shown hereon were determined from As–Built plans and/or on–site locations and should be verified before construction.

– The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be field verified prior to any new construction.

– Legal description shown hereon based on Title Commitment furnished by client and no claims as to ownership are made or implied.

– The following information has been taken from Section 23–11, Zoning, of the Code of Bay Harbor Islands, Florida.

Zoning: RM–1 = Multiple Family Residential district

1) Front yard setback (street frontage). All lots in the RM–1 Multiple Family zoning district shall have a minimum front yard (street) setback as follows:
a) Buildings less than 30 feet in height. Twenty feet.
b) Buildings less than 45 feet in height. Twenty–five feet.
c) Buildings less than 75 feet in height. Thirty feet.
2) Rear yard (waterfront) setback. All lots in the RM–1 Multiple Family zoning district shall have a minimum rear yard(waterfront) setback of 20 feet.
3) Side yard setbacks. All lots in the RM–1 Multiple Family zoning district shall have minimum side yard setbacks as follows:
a) Buildings less than 30 feet in height. Ten feet.
b) For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height. Notwithstanding the above provision, for developments located on single lots, the maximum setback shall be 20 feet.
c) Notwithstanding the above provisions 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.

The following are optional Table A items to meet ALTA/NSPS Land Title Survey standards:
9. Total striped parking spaces within legal description: 0 Regular and 0 Handicap.
Parking spaces were not verified for any applicable requirements.
11. Location of utilities existing on or serving the surveyed property as determined by:
observed evidence collected pursuant to Section 5.E.iv. PER ALTA/NSPS.
Client has not provided surveyor underground records to plot.
16. There is evidence of earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. To the best of our knowledge there are no proposed changes in street right–of–way lines and there is no visible evidence of recent road construction work.
18. Offsite plottable easements were not surveyed, pursuant to Sections 5 and 6, or additional Table A, item 1, during the process of conducting the fieldwork.
19. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of $2,000,000. to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.
20. There is no Evidence of site used as a solid waste dump, sump or sanitary landfill observed in the process of conducting the fieldwork.

SURVEYOR'S CERTIFICATION to:
To: Bay Harbor Islands Property Owner II LLC
S3 RE LA BAIA FUNDING LLC, together with its successors and/or assigns, as their respective interests may appear
Royal Abstract National LLC
Stewart Title Guaranty Company

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on August 17, 2021 and updated on July 28, 2025, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(b)1, 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
The fieldwork was completed on July 28, 2025.

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

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, Jr. For The Firm

NORTH

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

Use of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same

7	250465	UPDATE SURVEY (7/28/25)	JJB
6	250435	SHOW VALLEY GUTTER DIMENSIONS 7/7/25	JJB
5	250134	UPDATE SURVEY (3/10/25) PP	JJB
4	240223	AMEND CERTIFICATION TO (1/19/24)	GEM
3	230301	AMEND TO SHOW TITLE COMMITMENT (6/15/23)	BLR

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
(305) 653-4493 FAX (305) 653-2233

ALTA/NSPS LAND TITLE SURVEY
9481 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE, FLORIDA

Original Date	8/17/21
Scale	1" = 20'
Drawn By	KTF
CAD No.	210611
Plotted	3/24/25
Ref. Dwg.	2021-036
Field Book	FIELD SHEET RL
Job No.	210611
Dwg. No.	2021-088



REQUIRED STORAGE PER UNIT			
HOME STORY	ROOM NAME	ROOM NUMBER	AREA (SF)
FIRST LEVEL			
	STORAGE	1-001 S	31
	STORAGE	1-002 S	28
	STORAGE	1-003 S	29
	STORAGE	1-004 S	30
	STORAGE	1-005 S	30
	STORAGE	1-006 S	54
	STORAGE	1-007 S	56
SECOND LEVEL			
	STORAGE	2-008 S	26
	STORAGE	2-009 S	26
	STORAGE	2-010 S	26
	STORAGE	2-011 S	26
	STORAGE	2-012 S	43
THIRD LEVEL			
	STORAGE	3-013 S	26
	STORAGE	3-014 S	26
	STORAGE	3-015 S	26
	STORAGE	3-016 S	26
	STORAGE	3-017 S	42
	STORAGE	3-018 S	47
FOURTH LEVEL			
	STORAGE	4-019 S	26
	STORAGE	4-020 S	26
	STORAGE	4-021 S	26
	STORAGE	4-022 S	26
	STORAGE	4-023 S	26
	STORAGE	4-024 S	26
	STORAGE	4-025 S	26
FIFTH LEVEL			
	STORAGE	5-026 S	25
	STORAGE	5-027 S	27
	STORAGE	5-028 S	26
	STORAGE	5-029 S	26
	STORAGE	5-030 S	26
	STORAGE	5-031 S	26
	STORAGE	5-032 S	25

REQUIRED STORAGE PER UNIT			
HOME STORY	ROOM NAME	ROOM NUMBER	AREA (SF)
SIXTH LEVEL			
	STORAGE	6-033 S	25
	STORAGE	6-034 S	27
	STORAGE	6-035 S	26
	STORAGE	6-036 S	26
	STORAGE	6-037 S	26
	STORAGE	6-038 S	26
	STORAGE	6-039 S	25
SEVENTH LEVEL			
	STORAGE	7-040 S	25
	STORAGE	7-041 S	27
	STORAGE	7-042 S	26
	STORAGE	7-043 S	26
	STORAGE	7-044 S	26
	STORAGE	7-045 S	26
	STORAGE	7-046 S	25
	STORAGE	7-047 S	27
	STORAGE	7-048 S	27
EIGHTH LEVEL			
	STORAGE	8-049 S	25
	STORAGE	8-050 S	27
	STORAGE	8-051 S	26
	STORAGE	8-052 S	26
	STORAGE	8-053 S	26
	STORAGE	8-054 S	26
	STORAGE	8-055 S	25
	STORAGE	8-056 S	27
	STORAGE	8-057 S	27

2 STORAGES TABLE

ZONING & SHORELINE SUMMARY - ROYAL HOUSE

revuelta architecture international p.a.

9461 EAST BAY HARBOR DRIVE

04.05.2023

	SF	Acres
Lot Area	**33,750**	0.77

LEGAL DESCRIPTION
Lot 6, 7 and 8, Block 1 of "Bay Harbor Island", According to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Dade County, Florida.

FLOOD INFORMATION

Flood Zone AE	**10'**	**Base Flood Elevation**	**10.0' FT NGVD**	**Design Flood Elevation**	**11.0' FT NGVD**
FIRM Map Number	12086C0144L	Lowest Floor Top of Slab Elevation	5.0 FT NGVD	Lowest Elev. of Equip. Servicing Building	11.0 FT NGVD
Next Lower Floor Elevation	4'-4" FT NGVD	Next Higher Floor Elevation	4'-11 1/2" FT NGVD	Crown of Road Elevation	4'-4" NGVD
Garage Top Elevation	5.0 FT NGVD	Lowest Floor Top of Habitable Space	11.0 FT NGVD	Risk Category per FBC	II
Lowest Elevation of Equipment Servicing the Building (sump pit pumps)	-2.0 FT NGVD				

Zoning Classification **RM1 - MULTIPLE FAMILY RESIDENTIAL DISTRICT (WATERFRONT LOTS)**

FLR			**Allowable**	**Proposed**
(Determined by the setbacks)			N/A	N/A
Maximum Density			**Allowable**	**Proposed**
34 units per net Acre	34	0.77	**26**	**57**
Proposed Density				**74.02 (units/acre)**
Setbacks			**Required**	**Proposed**
Principal Frontage (E. Bay Harbor Dr.)			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	20'-0" Below 30 feet.30'-0" Above 30 feet.
Side Setback			Buildings less than 30 feet in height. 10 feet maximum setback shall be 25 feet	10'-0" Below 30 feet.25'-0" Above 30 feet.
Rear Setback (Waterfront)			20'-0"	20'-0"
Flex Setback (side only)		side building length	**Allowable (Feet)**	**Proposed (Feet)**
maximum allowed 1/3 of length of building		110	36.67	36.5
Maximum Height			**Allowable**	**Proposed**
Maximum Building Height			75 feet above BFE + 1ft FBC Freeboard	**75'-0" above BFE**
Open Space Requirements			**Required**	**Proposed**
20% of Lot Area Minimum	33,750	0.20	6,750 SF	**6,798 SF (20%)**
Roof Deck Landscape Requirements			**Required**	**Proposed**
15% of Roof Area Minimum	16,752	0.15	**2,513 SF (15%)**	**2,515 SF (15%)**
Lot Coverage			**Allowable**	**Proposed**
(Perimiter determined by the setbacks)			Determined by Setbacks	**22,380 SF**
Building Length The maximum overall length of any single building in a linea shape with no breaks or angles greater than 15 degrees shall not exceed 205 feet			≤ 205 feet without breaks	205 feet in length
Breezeway A building may exceed 120 feet in length if breezeways divide such building. Such breezeways shall have a minimum unobstructed width, completely through the building, of 20 feet.				205'-0" with a 20'-0" breezeway
Parking Space Requirements			**Required**	**Proposed**
Residential - 2 per Dwelling Unit Minimum	57	2.0	114	47
Guest Parking - (included in parking count)			4	3
Total Parking Spaces	**(including 2 handicap spaces)**			**47**
Valet Parking - (All parking will be Valet)				28
Parking Trust - (TC Approval required due to loss underground parking)				39
Total Parking Spaces	**(including 2 handicap spaces)**			**114**
Storage Requirements			**Required**	**Proposed**
A minimum of 25 SF of area with at least seven feet of headroom must be added for each apartment and shall be located outside the apartment			57	57
Loading Zone				
Residential Loading Berths (660 SF)	1 per 1st 100 Units	100 Units	N/A	N/A
Commercial Loading Berths (420 SF)	1 for 25k-50k commercial		N/A	N/A

1 ZONING SUMMARY

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Project

LA BAIA NORTH
9461 EAST BAY HARBOR DR.
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Revision 1	10/09/2026

Owner Information

CONTINUUM LLC
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Luis O. Revuelta
AR-0007972

SITE PLAN REVISION

Date
09.11.26

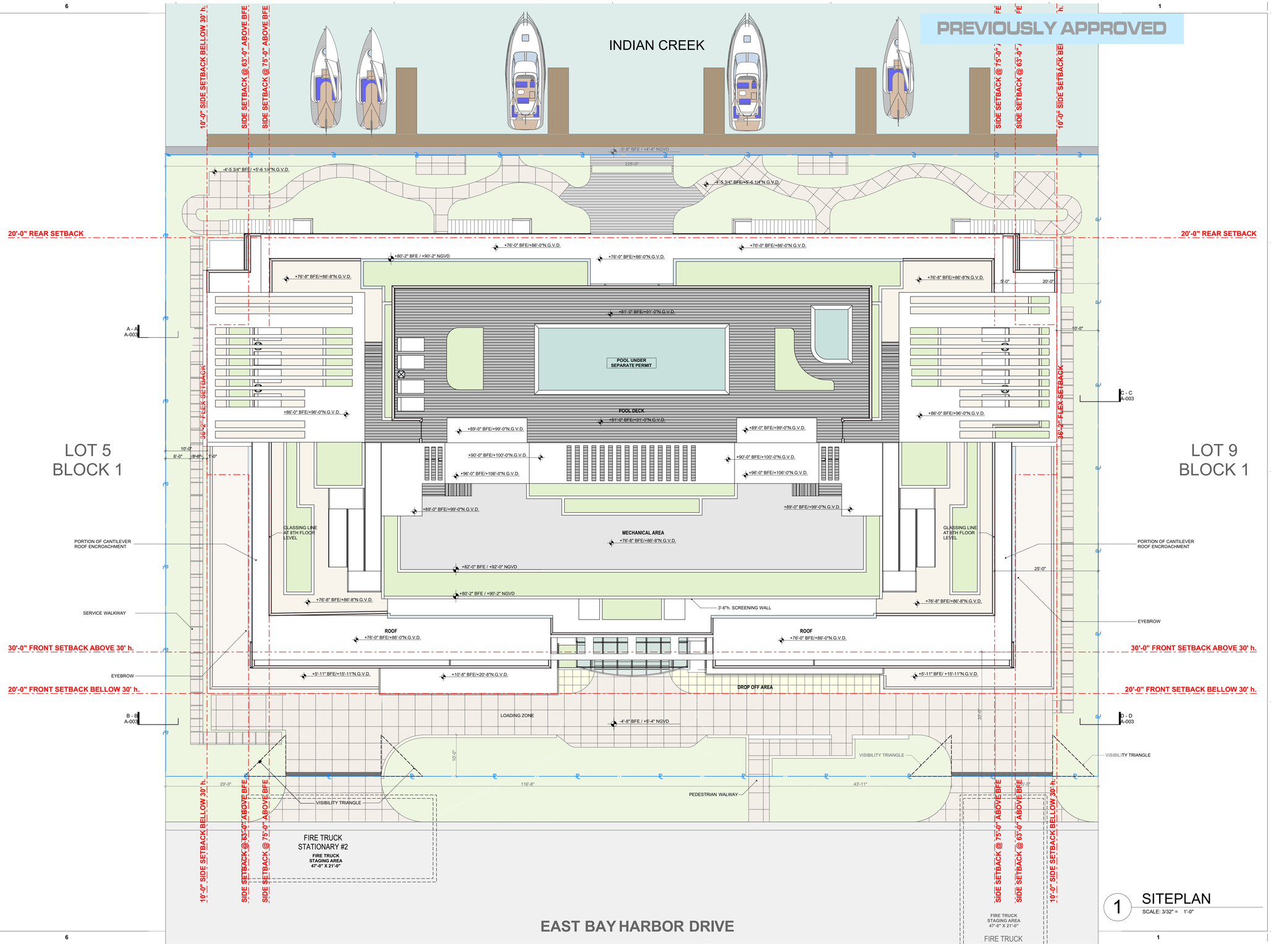
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1 SITEPLAN
SCALE: 3/32" = 1'-0"

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Sheet Name
SITE PLAN

Sheet No.
A-101.1

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NEW PROPOSAL

INDIAN CREEK

INDIAN CREEK WATERWAY

10'-0" SIDE SETBACK BELOW 30' BFE

225'-0"

LOT 5
BLOCK 1

LOT 9
BLOCK 1

150'-0"

LANDSCAPED AREA

TERRACE BELOW

BALCONY BELOW

ARCHITECTURAL FEATURE ABOVE

COVERED TERRACE

ARCHITECTURAL FEATURE

PLANTER

PLTR

MECHANICAL AREA

POOL (BY OTHERS & (UNDER SEPARATE PERMIT))

POOL DECK

SUN SHELF

SPA (BY OTHERS & (UNDER SEPARATE PERMIT))

MIF (BY OTHERS & (UNDER SEPARATE PERMIT))

UPPER ROOF

STAIR ROOF

ARCHITECTURAL FEATURE

AQUATIC EQUIPMENT 2 S-015

AQUATIC EQUIPMENT 1 S-011

RAMP UP

LANDING

OVERLOOK WEST

SUNSET DECK AND FIRE FEATURE

ROOF BELOW

ACCESSIBLE PATH SLOPE 6.88%

+85'-10 3/4" N.G.V.D. T.O.S.

+96'-0" N.G.V.D. T.O.S.

+100'-0" N.G.V.D. T.O.S.

+106'-0" N.G.V.D. T.O.S.

+91'-0" N.G.V.D.

+86'-7" N.G.V.D.

+95'-7" N.G.V.D.

+20'-2" N.G.V.D.

+15'-7" N.G.V.D.

+6'-6" N.G.V.D.

EL. +5'-11" N.G.V.D.

EL. +5'-9" N.G.V.D.

EL. +3'-2" N.G.V.D.

EL. +3'-5" N.G.V.D.

20'-0" FRONT SETBACK BELOW 30' BFE

10'-0" FRONT PARKING SETBACK

36'-2" FLEX SETBACK

GUEST PARKING

ENTRY & EXIT PARKING

BACKFLOW PREVENTERS

UTILITIES / BACKFLOW PREVENTER AREA

PROPOSED NEW FDC @ 63'FT FROM EXISTING FH (SEE CIVIL DWGS)

VISIBILITY TRIANGLE

FIRE TRUCK STAGING AREA 47'-0" x 21'-0"

AREA FOR FIRE TRUCK

21'-0"

SLOPE 2.78 %

SLOPE 3.89 %

TO DROP-OFF

VEHICULAR ENTRY TO DROP-OFF

ENTRY DROP OFF

FPL TRANSFORMER PAD

PROPOSED NEW FDC (SEE CIVIL DWGS)

EAST BAY HARBOR DRIVE

10'-0" SIDE SETBACK BELOW 30' h.

MAIN SCOPE OF WORK

RECONFIGURATION OF MECHANICAL ROOF TO ACCOMMODATE FINAL MEP/AQUATIC EQUIPMENT, INCLUDING RELATED MODIFICATIONS TO POOL DECK, PLANTERS, RAMPS.

SUMMARY OF PROPOSED ARCHITECTURAL MODIFICATIONS

1. PREVIOUSLY APPROVED DROP-OFF LANE REMOVED PER STAFF REQUEST.
2. MINOR DRIVEWAY ADJUSTMENTS TO DRIVEWAY ENTRY/EGRESS RADII
3. NEW RAISED CURB AT STAIR EGRESS FOR PEDESTRIAN PROTECTION.
4. BACKFLOW PREVENTER EQUIP SETBACK 2'-0" FROM PROPERTY LINE PER STAFF REQUEST.
5. FPL TRANSFORMER EQUIP RELOCATED TO 10'-0" SETBACK.
6. REVISED ENTRY PLAZA AND STAIR TO ACCOMODATE CANOPY SUPPORT COLUMNS &\ LIFT REQS
7. SWITCHGEAR AND PUMP ROOM SWITCHED FOR DIRECT ADJACENCY OF SWITCHGEAR TO EMERGENCY GENERATOR ROOM.
8. BICYCLE PARKING RELOCATED ADJACENT TO EGRESS DOOR.
9. STORAGE ROOMS ADDED AND/OR RELOCATED PER MEP REQ
10. LOBBY SUPPORT SPACES REORGANIZED.
11. MECHANICAL AREAS ENLARGED / RECONFIGURED PER FINAL MECH AND AQUATIC EQUIP REQS.
12. NORTH AND SOUTH SWITCHBACK RAMPS CONSOLIDATED INTO A SINGLE CENTRAL RAMP TO FACILITATE EXPANDED MECHANICAL AND AQUATIC EQUIPMENT AREAS.
13. ELEVATOR CONTROL ROOMS AND RESTROOMS RELOCATED TO POSITION CONTROL ROOMS ADJACENT TO ELEVATOR
14. NEW STEPS ADDED AS SECONDARY MEANS OF EGRESS PER LIFE SAFETY REQUIREMENTS
15. NEW INTERACTIVE WATER FEATURE WITH REQUIRED POOL BARRIER ADDED.
16. ROOF-MOUNTED MECHANICAL EQUIPMENT SCREENS ADDED.
17. SPANDREL GLASS REPLACED WITH REQUIRED INTERSTITIAL VENTILATION ALUMINUM LOUVERS, DURANAR- ARCADIA SILVER COLOR AND SUNSTORM FINISH WITH KYNAR 500.
18. REQUIRED MECHANICAL EXHAUST VENTS ADDED.

1 SITE PLAN

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

NOTE: REFER TO LANDSCAPE SET FOR ACTUAL LANDSCAPE DESIGN INCLUDING EXTERIOR WALKWAY FINISHES AND PROPOSED PLANTING.

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Consultant

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AR-0007972

SITE PLAN REVISION

Date
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Scale
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2202

Sheet Name
SITE PLAN

Sheet No.
A-101.2

PREVIOUSLY APPROVED

N

10'-0" SIDE SETBACK BELOW 30' BFE

10'-0" SIDE SETBACK BELOW 3

DOCKED BOAT (TYP.)

DOCK UNDER SEPARATE PERMIT

-4'-0" BFE/ +8'-0"N.G.V.D.

225'-0"

9'-1 1/4" BFE/ +5'-4 3/4"N.G.V.D.

20'-0" REAR SETBACK

STORAGE 1-020

EXIT DOOR

A - A A-003

TRENCH DRAIN, SEE CIVIL DWGS

PRECAST CONCRETE WHEELSTOP (TYP)

2 ACCESIBLE PARKING
41 REGULAR PARKINGS INSIDE
4 REGULAR PARKING SPACES OUTSIDE
47 TOTAL OF PARKING SPACES

-5'-0" BFE/ +5'-0"N.G.V.D.

PARKING 1-009

C - C A-003

PIT-4 1-004 | PIT-3 1-003 | PIT-2 1-002 | PIT-1 1-001

+5'-0" N.G.V.D.

TRASH ROOM 1-019

UP

NORTH ELEV. LOBBY 1-001 +11'-0" N.G.V.D.

SOUTH ELEV. LOBBY 1-001

UNISEX BATH 1-003

MAIL ROOM 1-001

PARCEL STORAGE 1-008

OWNER'S MEETING ROOM 1-006

LOBBY 1-001 +11'-0" BFE/ +11'-0" N.G.V.D.

RECEPTION 1-001

OFFICE 1-001

JANITOR 1-052

GALLERY 1-001

36 DOUBLE BICYCLE RACKS = 72 BICYCLES

PRECAST CONCRETE WHEELSTOP (TYP)

+5'-0" BFE/+5'-0" N.G.V.D.

-5'-0" BFE/ +5'-0" N.G.V.D.

DN

TRASH PICK UP 1-026

ELEVATOR 1-027

DOMESTIC/ FIRE PUMP 1-011

EMERGENCY GENERATOR 1-024

FIRE COMMAND CENTER 1-010

SWITCH GEAR ROOM 1-025

STAIR #1 1-028

EXIT DOOR

GUEST PARKING

ROLL-UP ALUMINUM GATE - GRILL 50% OPENESS

TRENCH

-3'-6" BFE/ +6'-4" N.G.V.D.

-5'-0" BFE/ +5'-0"N.G.V.D.

TO DROP-OFF

20'-0" FRONT SETBACK BELOW 30' BFE

20'-0" FRONT

10'-0" FRONT PARKING SETBACK

10'-0" FRONT PARKING SETBACK

B - B A-003

D - D A-003

BACKFLOW PREVENTERS

UTILITIES / BACKFLOW PREVENTER AREA

VEHICULAR ENTRY AND EXIT TO GARAGE

TRENCH DRAIN, SEE CIVIL DWGS.

VISIBILITY TRIANGLE

-6'-0" BFE/ +6'-0"N.G.V.D.

5.00 %

-5'-3" BFE/ +5'-9"N.G.V.D.

LANDSCAPE

VEHICULAR ENTRY TO DROP-OFF

FPL TRANSF. PAD

STABILIZED SOLID AREA FOR FIRE TRUCK

-6'-3" BFE/ +5'-9"N.G.V.D.

150'-0"

88'-0"

62'-0"

13'-0"

47'-0"

10'-0" SIDE SETBACK BELOW 30' BFE

10'-0" SIDE SETBACK BELOW 30' BFE

1 A-401

3 A-401

1 FIRST LEVEL

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

0 8' 16' 24'

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Consultant

Luis O. Revuelta

AR-0007972

SITE PLAN REVISION

Date
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Sheet Name
FIRST LEVEL

Sheet No.
A-103.1

NEW PROPOSAL

N

10'-0" SIDE SETBACK BELOW 30' BFE

DOCK UNDER SEPARATE PERMIT

225'-0"

20'-0" REAR SETBACK

20'-0" FRONT SETBACK BELOW 30' BFE

10'-0" FRONT PARKING SETBACK

150'-0"

10'-0" SIDE SETBACK BELOW 30' ft.

2 ACCESSIBLE PARKING
41 REGULAR PARKINGS INSIDE
4 REGULAR PARKING SPACES OUTSIDE
47 TOTAL OF PARKING SPACES

GARAGE VALET ONLY

PARKING 1-019

LOBBY 1-001

RECEPTION 1-001

NORTH ELEV. LOBBY 1-001

SOUTH ELEV. LOBBY 1-001

PRKG. ELEVATOR LOBBY

TRASH ROOM 1-019

MAIL ROOM 1-001

OFFICE 1-001

IT ROOM 1-008

UNISEX BATH 1-002

JANITOR 1-012

GALLERY 1-001

ENTRY TERRACE

STORAGE 1-020

AQUATICS STORAGE 1-020

SWITCH GEAR ROOM 1-011

EMERGENCY GENERATOR 1-024

TRASH PICK UP 1-026

FIRE COMMAND CENTER 1-010

DOM. & FIRE PUMP ROOM 1-025

STAIR G

STAIR H

STAIR I

STAIR J

EXIT DOOR

GUEST PARKING

TO DROP-OFF

DOUBLE BICYCLE RACKS (57 BIKES MIN.)

PRECAST CONCRETE WHEELSTOP (TYP.)

BACKFLOW PREVENTERS

VISIBILITY TRIANGLE

AREA FOR FIRE TRUCK

LANDSCAPE AREA

ACCESSIBLE PATH SLOPE 6.88%

SLOPE 3.89 %

SLOPE 2.71 %

FPL TRANSFORMER PAD

+5'-0" BFE/ +5'-0" N.G.V.D.

+1'-0" BFE/ +11'-0" N.G.V.D.

+11'-2"N.G.V.D.

+8'-0" N.G.V.D. F.F.E.

+5'-3" N.G.V.D. F.F.E.

+5'-0" N.G.V.D. F.F.E.

+8'-6 1/2" N.G.V.D.

+3.69' N.G.V.D.

MAIN SCOPE OF WORK

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18. REQUIRED MECHANICAL EXHAUST VENTS ADDED.

1 FIRST LEVEL

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

0 8' 16' 24'

NOTE: REFER TO LANDSCAPE SET FOR ACTUAL LANDSCAPE DESIGN INCLUDING EXTERIOR WALKWAY FINISHES AND PROPOSED PLANTING

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SITE PLAN REVISION

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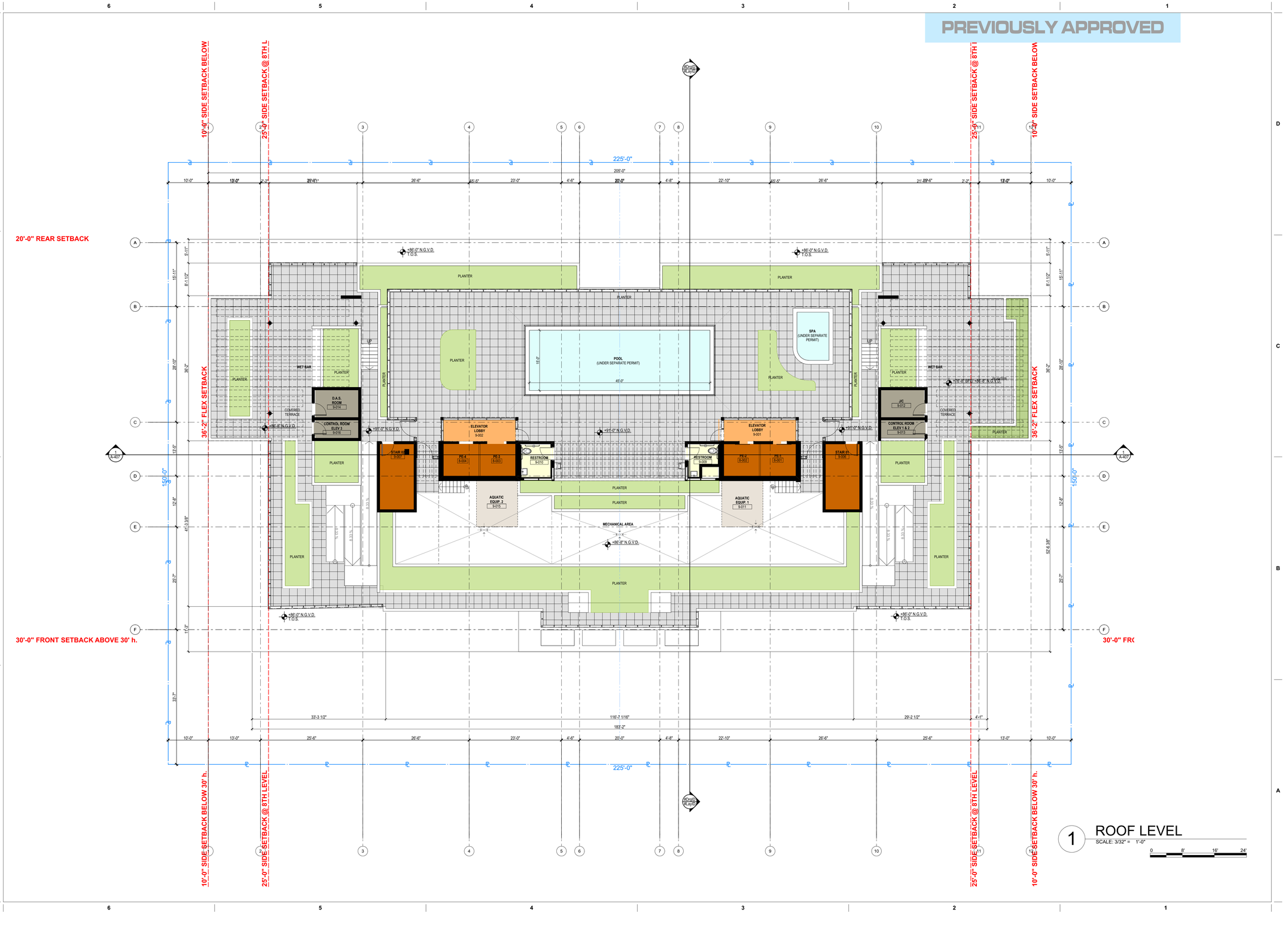
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Sheet Name
FIRST LEVEL_ NEW PROPOSAL

Sheet No.

A-103.2

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1 ROOF LEVEL
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

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Project

LA BAIA NORTH

9481 EAST BAY HARBOR DR.
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Consultant

Luis O. Revuelta
AR-0007972

SITE PLAN REVISION

Date
09.11.26

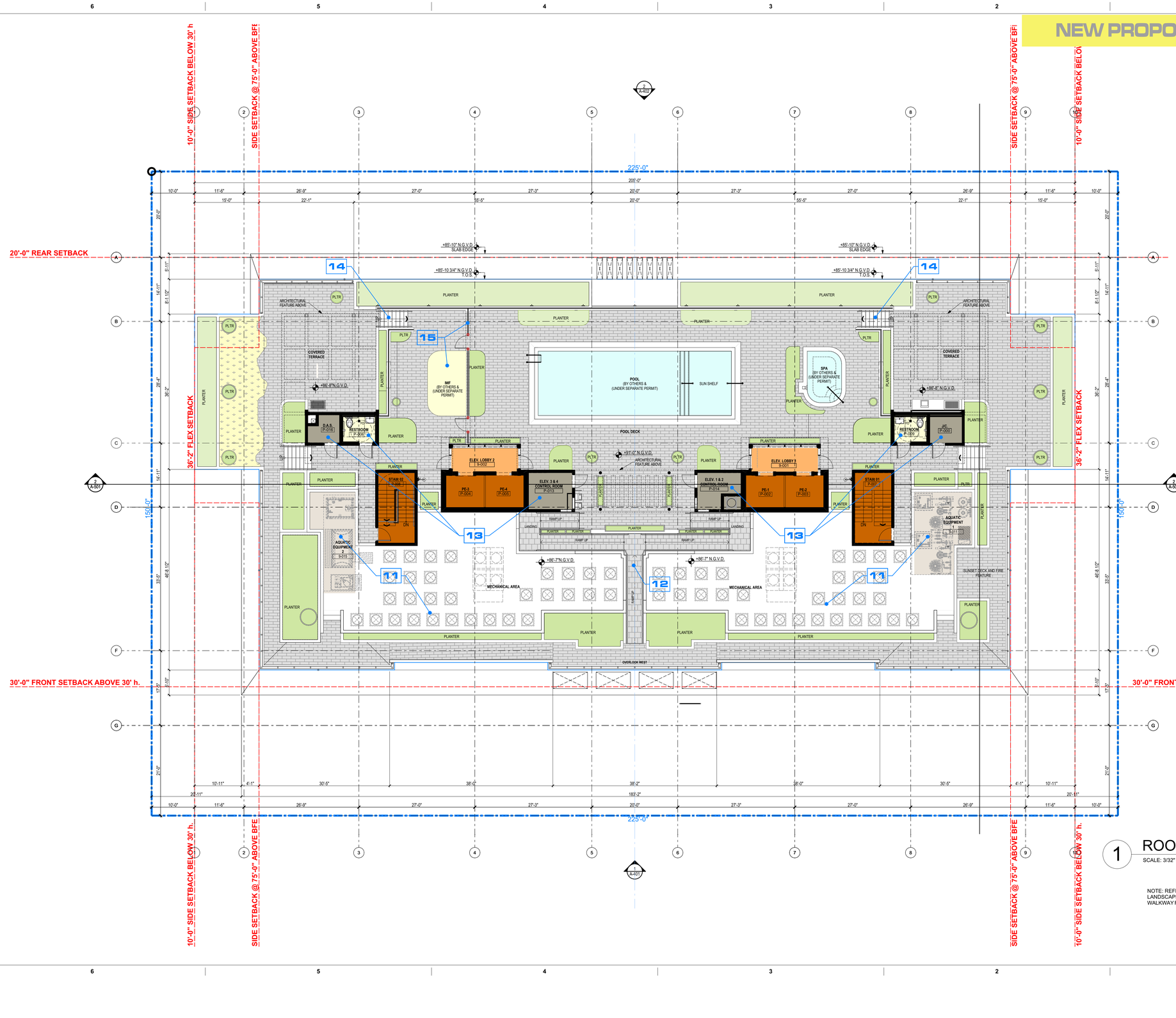
Scale
AS SHOWN

Project No.
2202

Sheet Name
ROOF LEVEL

Sheet No.
A-109.1

NOT FOR CONSTRUCTION



MAIN SCOPE OF WORK

RECONFIGURATION OF MECHANICAL ROOF TO ACCOMMODATE FINAL MEP/AQUATIC EQUIPMENT, INCLUDING RELATED MODIFICATIONS TO POOL DECK, PLANTERS, RAMPS.

SUMMARY OF PROPOSED ARCHITECTURAL MODIFICATIONS

1. PREVIOUSLY APPROVED DROP-OFF LANE REMOVED PER STAFF REQUEST.
2. MINOR DRIVEWAY ADJUSTMENTS TO DRIVEWAY ENTRY/EGRESS RADII
3. NEW RAISED CURB AT STAIR EGRESS FOR PEDESTRIAN PROTECTION.
4. BACKFLOW PREVENTER EQUIP SETBACK 2'-0" FROM PROPERTY LINE PER STAFF REQUEST.
5. FPL TRANSFORMER EQUIP RELOCATED TO 10'-0" SETBACK.
6. REVISED ENTRY PLAZA AND STAIR TO ACCOMODATE CANOPY SUPPORT COLUMNS &\ LIFT REQS
7. SWITCHGEAR AND PUMP ROOM SWITCHED FOR DIRECT ADJACENCY OF SWITCHGEAR TO EMERGENCY GENERATOR ROOM.
8. BICYCLE PARKING RELOCATED ADJACENT TO EGRESS DOOR.
9. STORAGE ROOMS ADDED AND/OR RELOCATED PER MEP REQ
10. LOBBY SUPPORT SPACES REORGANIZED.
11. MECHANICAL AREAS ENLARGED / RECONFIGURED PER FINAL MECH AND AQUATIC EQUIP REQS.
12. NORTH AND SOUTH SWITCHBACK RAMPS CONSOLIDATED INTO A SINGLE CENTRAL RAMP TO FACILITATE EXPANDED MECHANICAL AND AQUATIC EQUIPMENT AREAS.
13. ELEVATOR CONTROL ROOMS AND RESTROOMS RELOCATED TO POSITION CONTROL ROOMS ADJACENT TO ELEVATOR
14. NEW STEPS ADDED AS SECONDARY MEANS OF EGRESS PER LIFE SAFETY REQUIREMENTS
15. NEW INTERACTIVE WATER FEATURE WITH REQUIRED POOL BARRIER ADDED.
16. ROOF-MOUNTED MECHANICAL EQUIPMENT SCREENS ADDED.
17. SPANDREL GLASS REPLACED WITH REQUIRED INTERSTITIAL VENTILATION ALUMINUM LOUVERS, DURANAR- ARCADIA SILVER COLOR AND SUNSTORM FINISH WITH KYNAR 500.
18. REQUIRED MECHANICAL EXHAUST VENTS ADDED.

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Luis O. Revuelta
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Project No.
2202

Sheet Name
ROOF LEVEL_ NEW PROPOSAL

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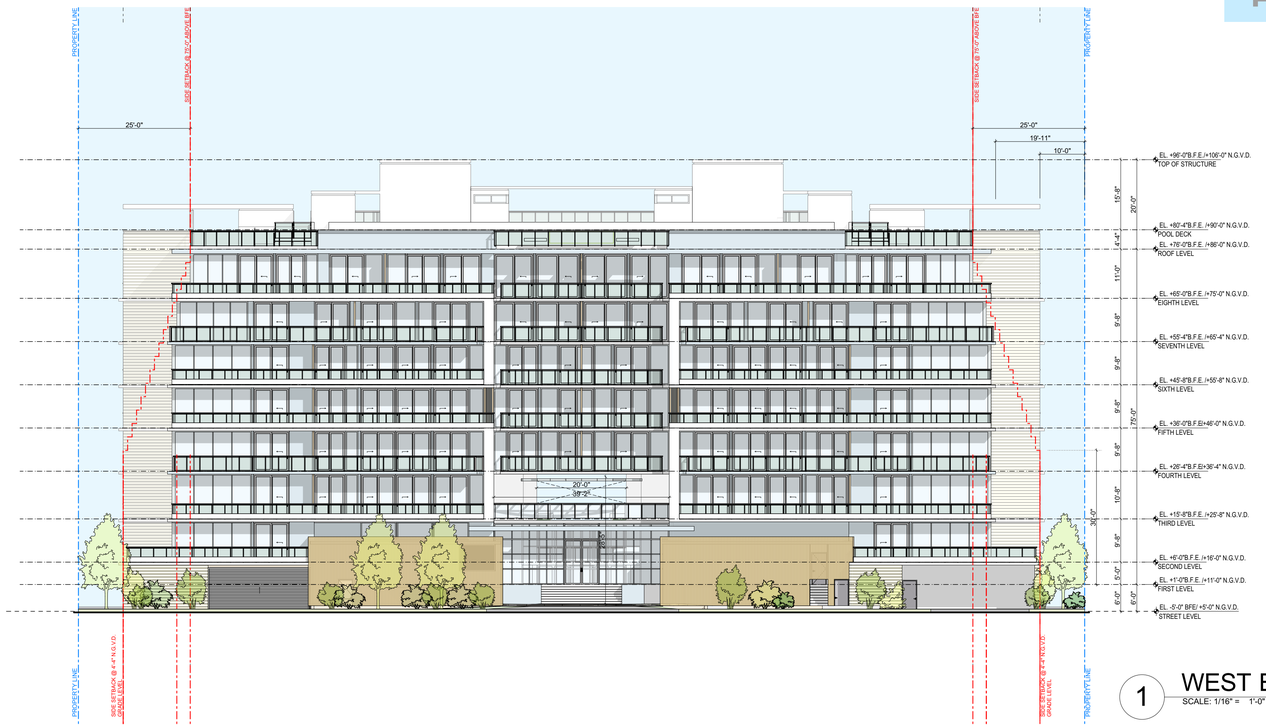
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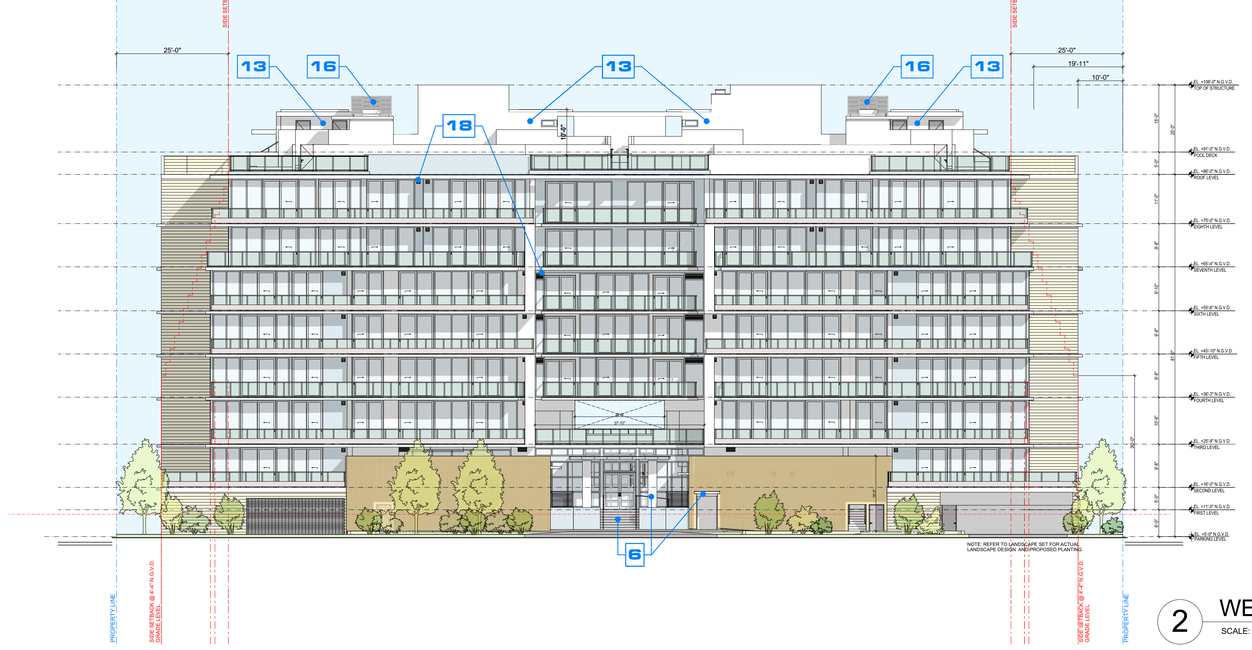
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18. REQUIRED MECHANICAL EXHAUST VENTS ADDED.



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

NEW PROPOSAL



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

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Consultant

Luis O. Revuelta
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SITE PLAN REVISION

Date
09.11.26

Scale
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Project No.
2202

Sheet Name
WEST ELEVATION

Sheet No.
A-401

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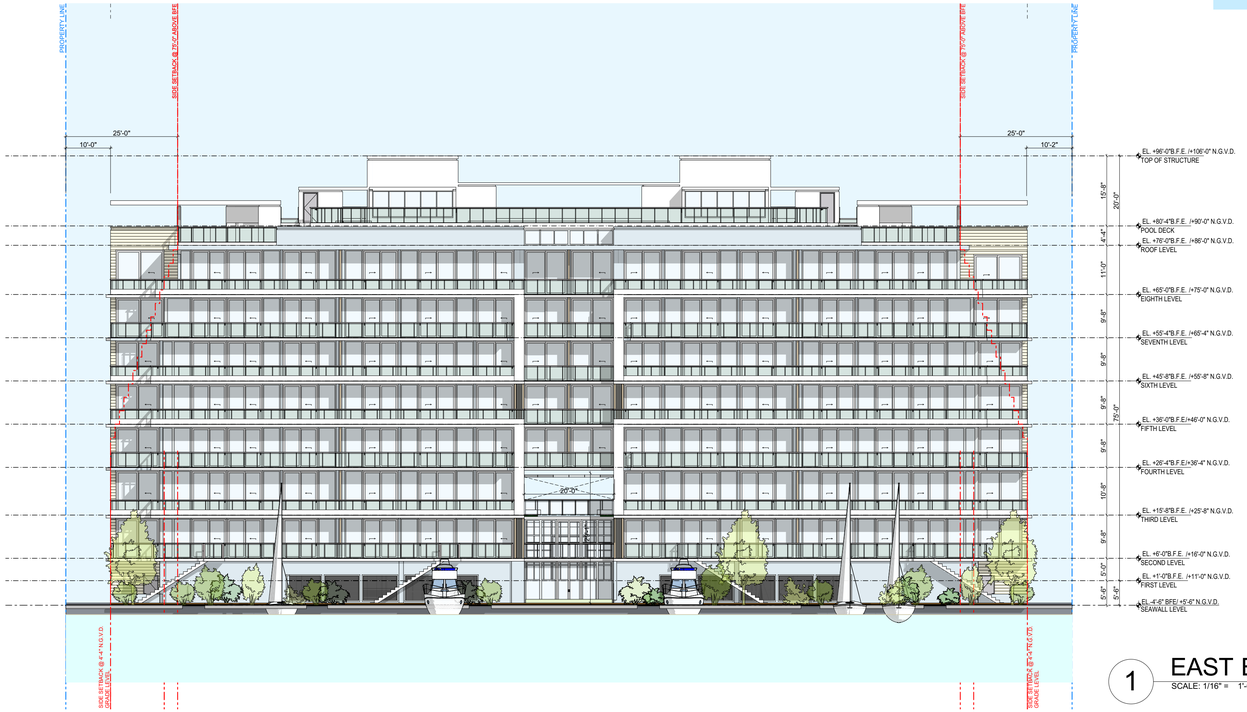
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MAIN SCOPE OF WORK

RECONFIGURATION OF MECHANICAL ROOF TO ACCOMMODATE FINAL MEP/AQUATIC EQUIPMENT, INCLUDING RELATED MODIFICATIONS TO POOL DECK, PLANTERS, RAMPS.

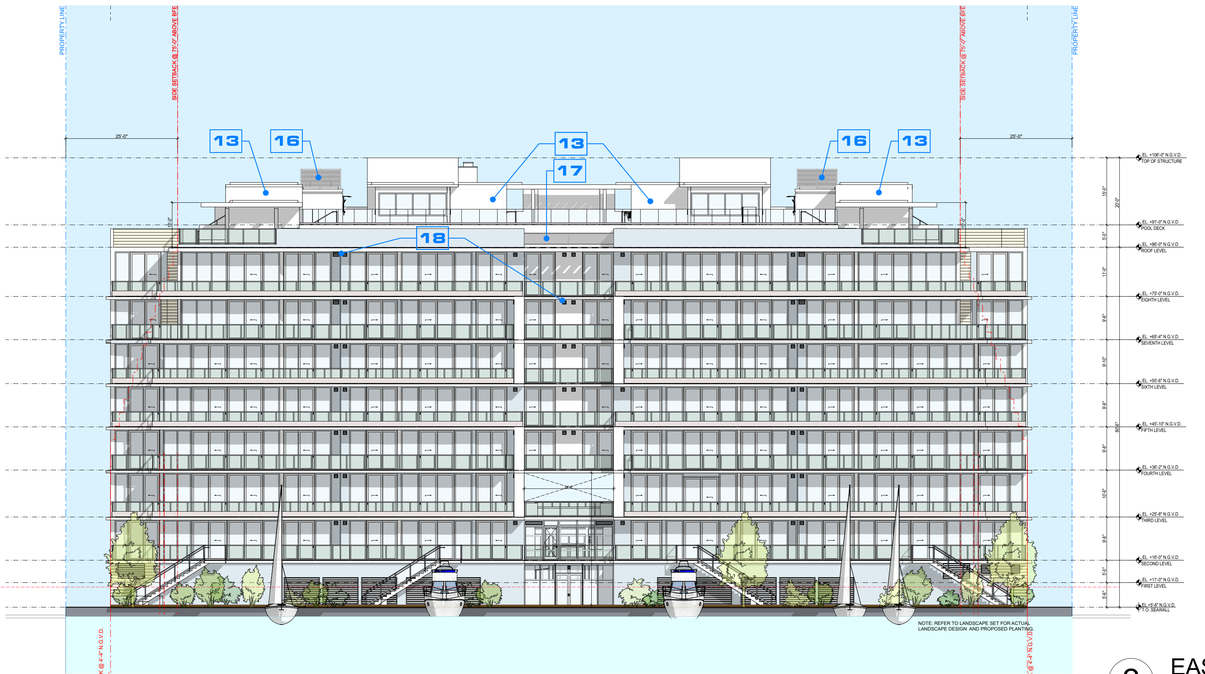
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18. REQUIRED MECHANICAL EXHAUST VENTS ADDED.



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

NEW PROPOSAL



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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Consultant

Luis O. Revuelta
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SITE PLAN REVISION

Date
09.11.26

Scale
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Project No.
2202

Sheet Name
EAST ELEVATION

Sheet No.
A-402

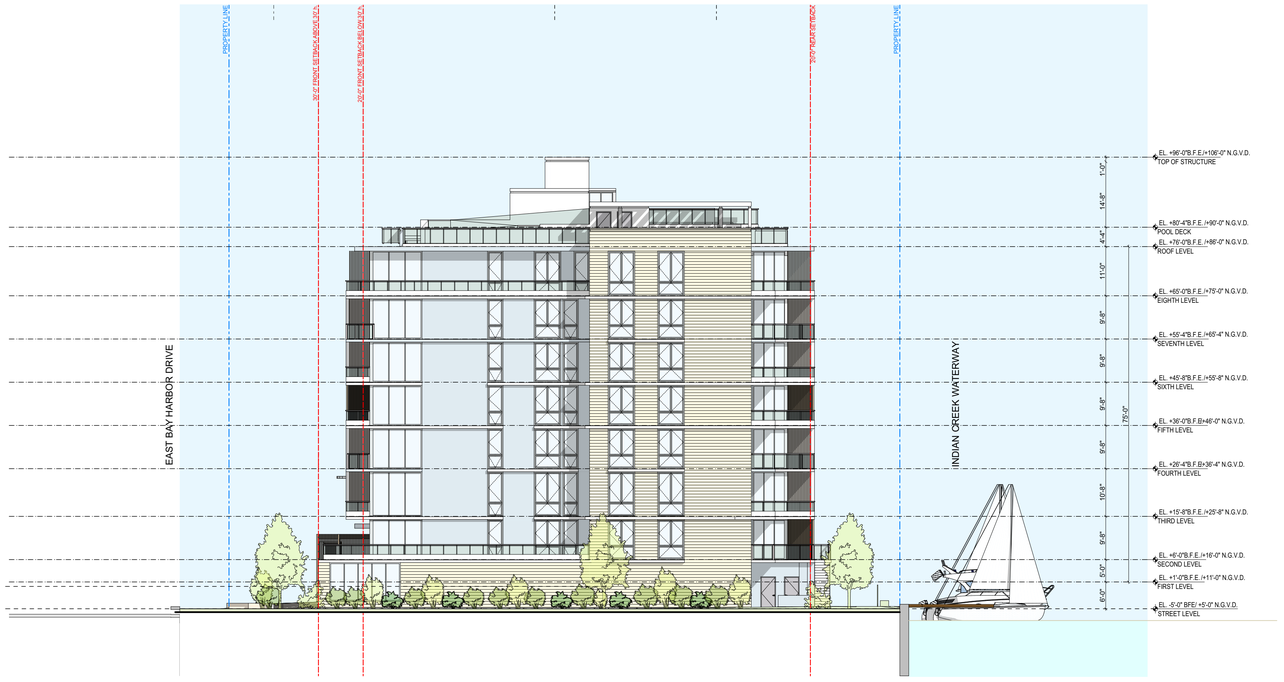
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MAIN SCOPE OF WORK

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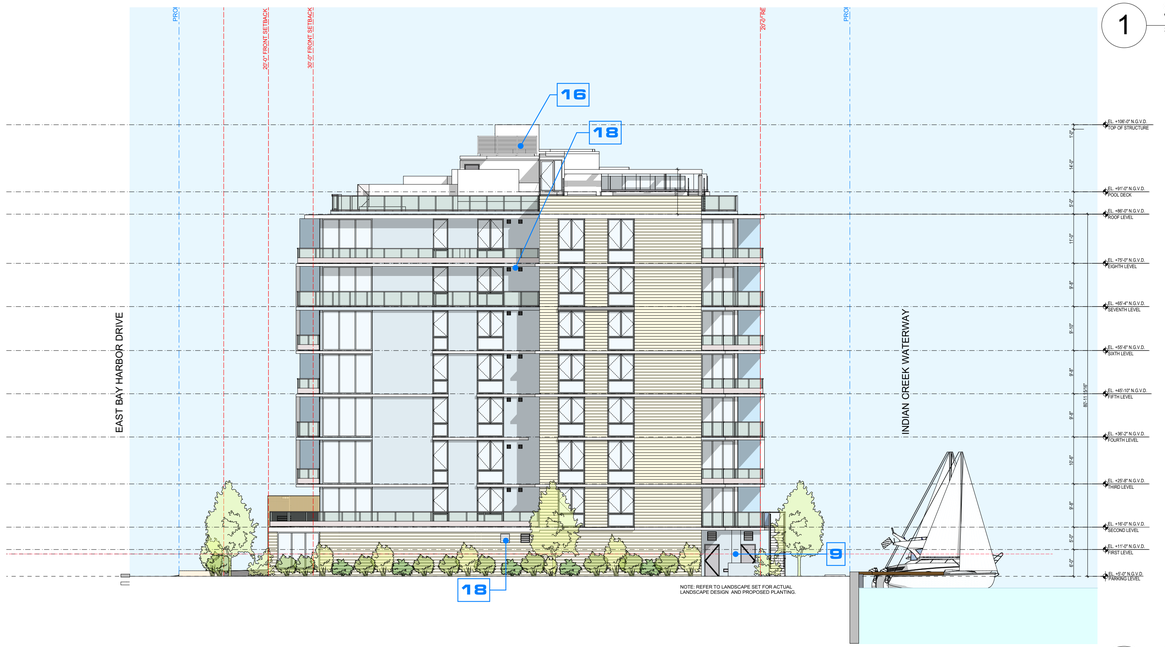
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1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

NEW PROPOSAL



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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SITE PLAN REVISION

Date
09.11.26

Scale
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Project No.
2202

Sheet Name
SOUTH ELEVATION

Sheet No.
A-403

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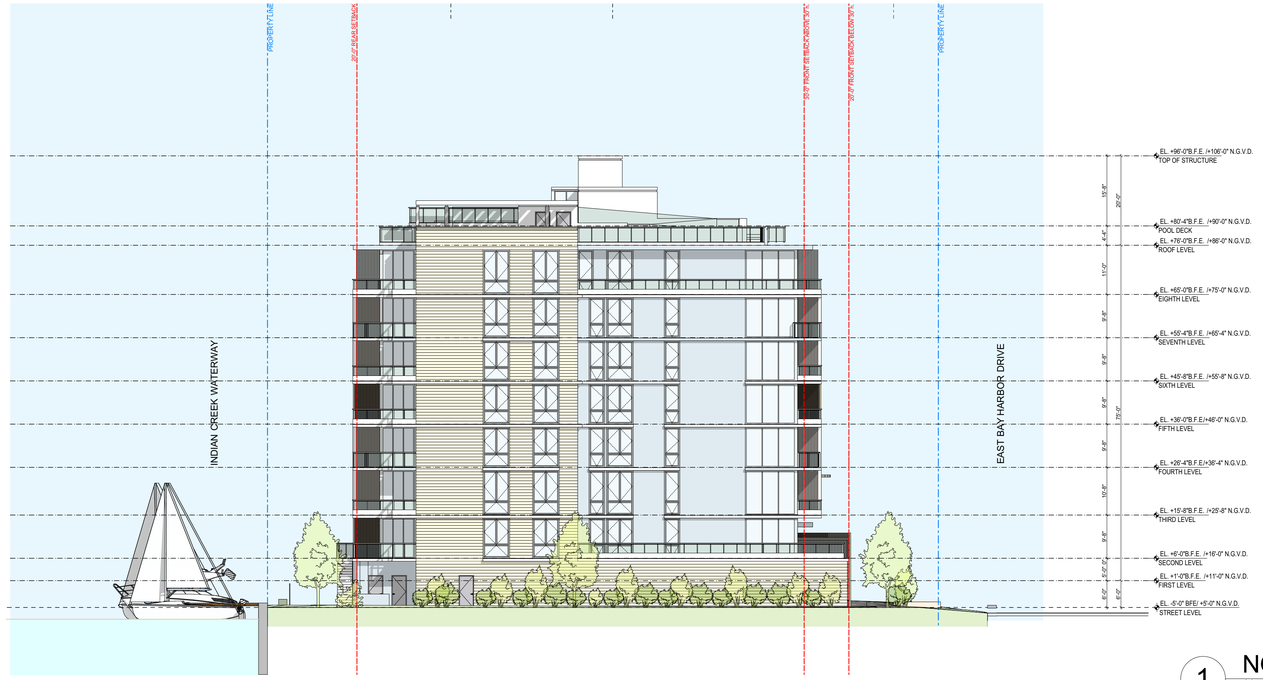
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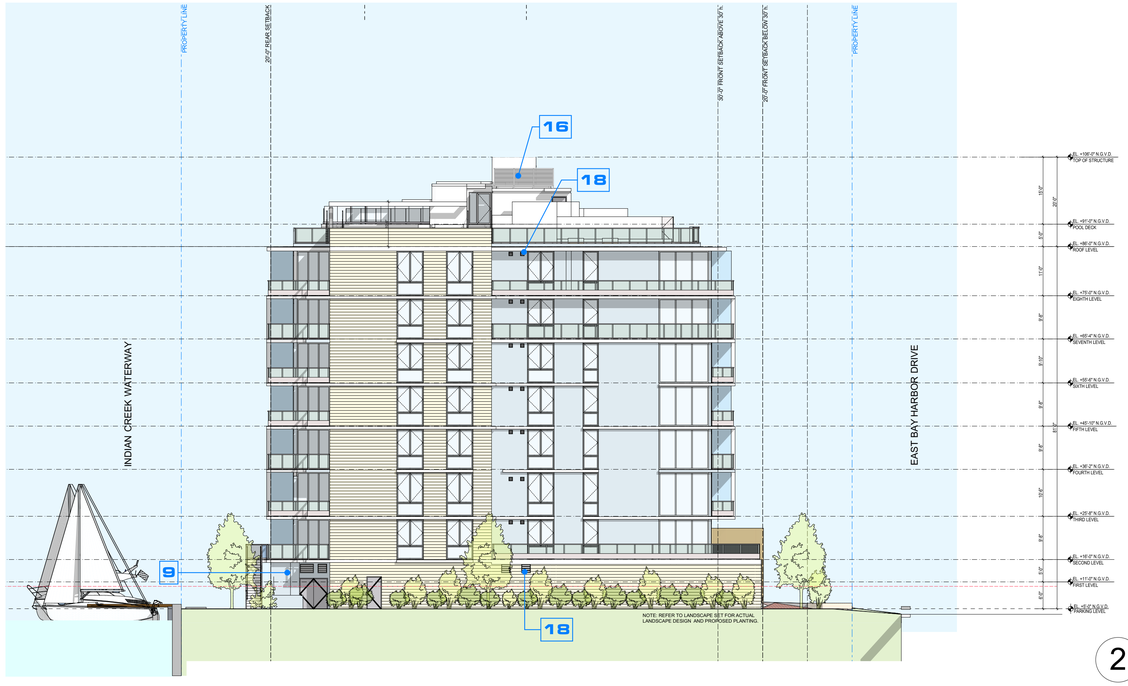
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1 NORTH ELEVATION

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

NEW PROPOSAL



2 NORTH ELEVATION

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

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

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Consultant

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AR-0007972

SITE PLAN REVISION

Date
09.11.26

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Sheet Name
NORTH ELEVATION

Sheet No.
A-404

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1 3D VIEW - STREET FRONT

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Sheet Name
3D VIEW - STREET FRONT

Sheet No.
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1 3D VIEW - WATER FRONT

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Sheet Name

3D VIEW - WATER FRONT

Sheet No.

A-406



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1 PROJECT AERIAL PHOTOS (Sep 24, 2026)

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File: G:\Projects\2202_LA BAIA NORTH\21. BIM\ARCHIVE\2026\m08 DBR\2202_LA BAIA - NORTH DRB.pln - By: egomila - Date: 10/12/2026

NOT FOR CONSTRUCTION

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architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27th AVE.
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Project

LA BAIA NORTH

9461 EAST BAY HARBOR DR.
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Revision 1	10/09/2026

Owner Information

CONTINUUM LLC

9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Luis O. Revuelta
AR-0007972

SITE PLAN REVISION

Date
09.11.26

Scale
AS SHOWN

Project No.
2202

Sheet Name
AERIAL PHOTOS

Sheet No.
A-407

APPENDIX A - VALET PARKING LAYOUT

PREVIOUSLY APPROVED

NOT FOR CONSTRUCTION

20'-0" REAR SETBACK

20'-0" FRONT SETBACK BELOW 30' BFE

10'-0" FRONT PARKING SETBACK

225'-0"

150'-0"

EAST BAY HARBOR DRIVE

LANDSCAPED AREA

PLANTER

PRECAST CONCRETE WHEELSTOP (TYP)

TERRACE

STORAGE 1-020

GUEST PARKING

ENTRY & EXIT PARKING

ENTRY DROP OFF

TRENCH DRAIN, SEE CIVIL DWGS.

BACK-FLOW PREVENTERS

UTILITIES / BACKFLOW PREVENTER AREA

VISIBILITY TRIANGLE

TRANSFORMER PAD

FPL TRANSF. PAD

LOADING ZONE

PASSENGER LOADING AREA

STABILIZED SOLID AREA FOR FIRE TRUCK

FIRE TRUCK STAGING AREA 47'-0" x 21'-0"

ROLL-UP ALUMINUM GATE - GRILL 50% OPENESS

2 ACCESIBLE PARKING
41 REGULAR PARKINGS INSIDE
4 REGULAR PARKING SPACES OUTSIDE

47 TOTAL OF PARKING SPACES

PARKING 25-1028

TRASH ROOM 1-019

PE-1 1-004 | PE-2 1-003 | PE-3 1-003 | PE-4 1-004

NORTH ELEV. LOBBY 1-001

SOUTH ELEV. LOBBY 1-001

LOBBY 1-001

UNISEX BATH 1-002

36 DOUBLE BICYCLE RACKS = 72 BICYCLES

MAIL ROOM 1-002

PARCEL STORAGE 1-008

RECEPTION 1-001

OFFICE 1-001

OWNER'S MEETING ROOM 1-008

JANITOR 1-012

GALLERY 1-001

FIRE COMMAND CENTER 1-010

SWITCH GEAR ROOM 1-025

TRASH PICK UP 1-026

STORAGE 1-027

DOMESTIC/ FIRE PUMP 1-011

EMERGENCY GENERATOR 1-024

STAIR 01 1-015

TRENCH DRAIN SEE CIVIL DWG

ADA LIFT

VALET STAND

GUEST PARKING

-4'-0" BFE/ +8'-0"N.G.V.D.

-4'-7 1/8" BFE/ +5'-4 7/8"N.G.V.D.

-5'-0" BFE/ +5'-0"N.G.V.D.

+5'-0" N.G.V.D.

+11'-0" N.G.V.D.

+1'-0" BFE/ +11'-0" N.G.V.D.

-3'-8 3/4" BFE/ +6'-3 1/4"N.G.V.D.

-4'-11 7/8" BFE/ +5'-0"N.G.V.D.

-6'-0" BFE/ +4'-0"N.G.V.D.

EL. +4'-0" N.G.V.D.

-5'3" BFE/ +4'-9"N.G.V.D.

+3'9 7/8"

-6'-3" BFE/ +3'-9"N.G.V.D.

+6'-7 1/8"

+6'-2 1/2"

+5'-0" BFE/+5'-0" N.G.V.D.

-3'-8 3/4" BFE/ +6'-3 1/4" N.G.V.D.

A - A A-003

B - B A-003

C - C A-003

D - D A-003

PARKING CALCULATIONS
57 UNITS x 2 = **114 UN**

REGULAR PARKING PROVIDED = 47 UN
VALET PARKING CALCULATED = 28 UN

BALANCE PARKING TRUST = 39 UN

PARKING BREAKDOWN:
PARKING INTERIOR PROVIDED = 43 UN
PARKING EXTERIOR PROVIDED = 4 UN
SUB-TOTAL PARKING PROVIDED = 47 UN
VALET PARKING CALCULATED = 28 UN

TOTAL PARKING PROVIDED = 75 UN

LEGEND:
REGULAR PARKING PROVIDED - **BLUE**
VALET PARKING PROPOSED - **RED**

VALET PARKING LAYOUT

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

EL.+11'-0" N.G.V.D

N

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Revisions

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305.861.8181

Consultant

Luis O. Revuelta
AR-0007972

SITE PLAN REVISION

Date
09.11.26

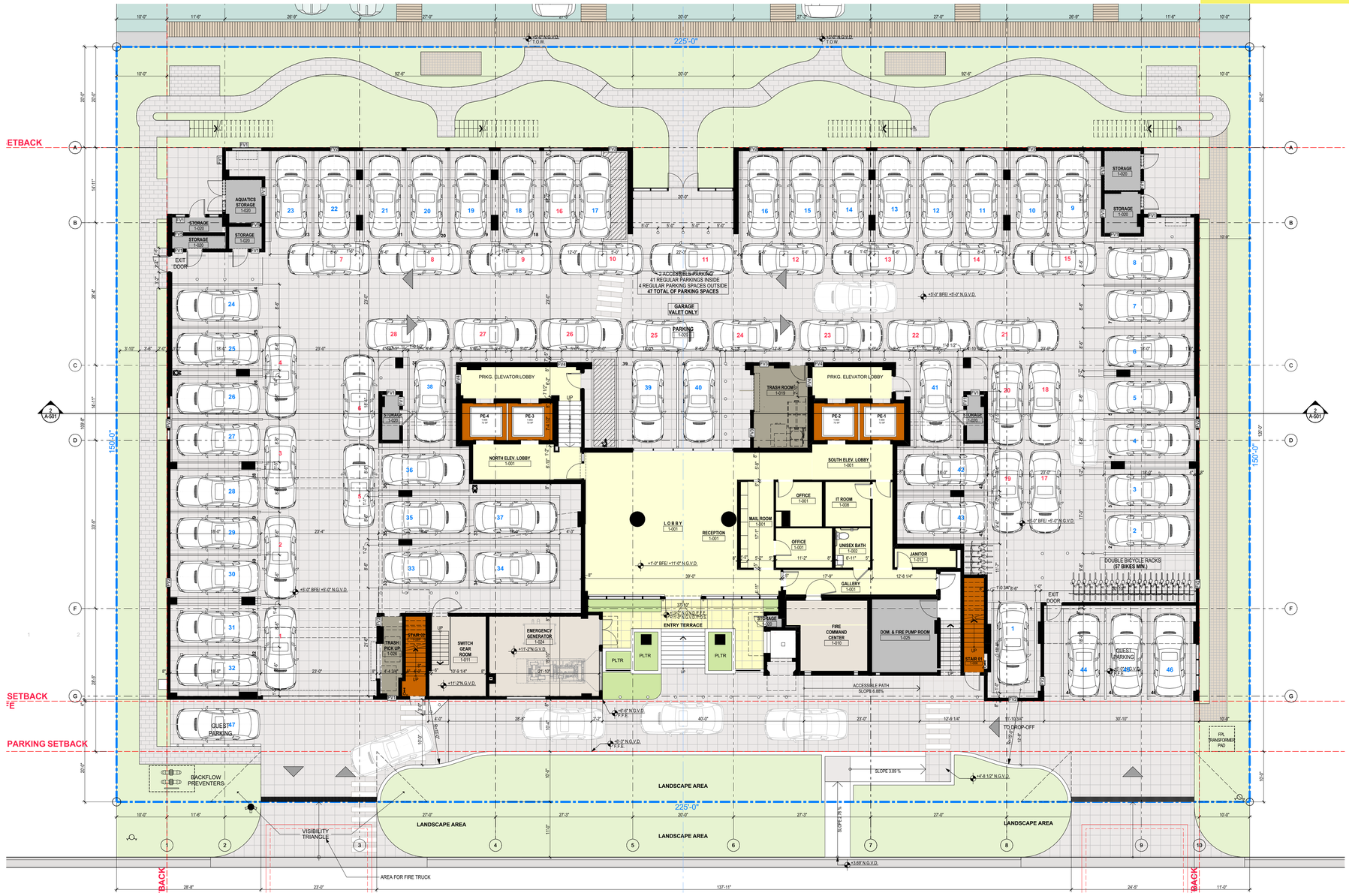
Scale
AS SHOWN

Project No.
2202

Sheet Name
LOBBY LEVEL - FLOOR PLAN

Sheet No.
A-601

NEW PROPOSAL



PARKING CALCULATIONS
57 UNITS x 2 = **114 UN**

REGULAR PARKING PROVIDED = 47 UN
VALET PARKING CALCULATED = 28 UN

BALANCE PARKING TRUST = 39 UN

PARKING BREAKDOWN:
PARKING INTERIOR PROVIDED = 43 UN
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VALET PARKING LAYOUT

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

EL.+11'-0" N.G.V.D

N

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SITE PLAN REVISION

Date
09.11.26

Scale
AS SHOWN

Project No.
2202

Sheet Name
LOBBY LEVEL - VALET
NEW PROPOSAL

Sheet No.
A-602

LEGAL DESCRIPTION:

FOLIO NUMBER 13-2227-001-0050

Lot 6, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0060

Lot 7, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0070

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NOTES:

1. EXISTING GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (⅛ INCH/FT) SLOPE.
9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.

GENERAL NOTES:

1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED; MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED CONTRACTOR PER THE FLORIDA BUILDING CODE. ALL MATERIALS MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
5. ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
6. RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

FLOOD INFORMATION:

Control panel number: 12086C0144L
Flood zone: "AE"
Base flood elevation: 8.00' NGVD

REFER TO LANDSCAPE PLANS FOR WALKWAY AND DRIVEWAY MATERIALS AND FINISHES

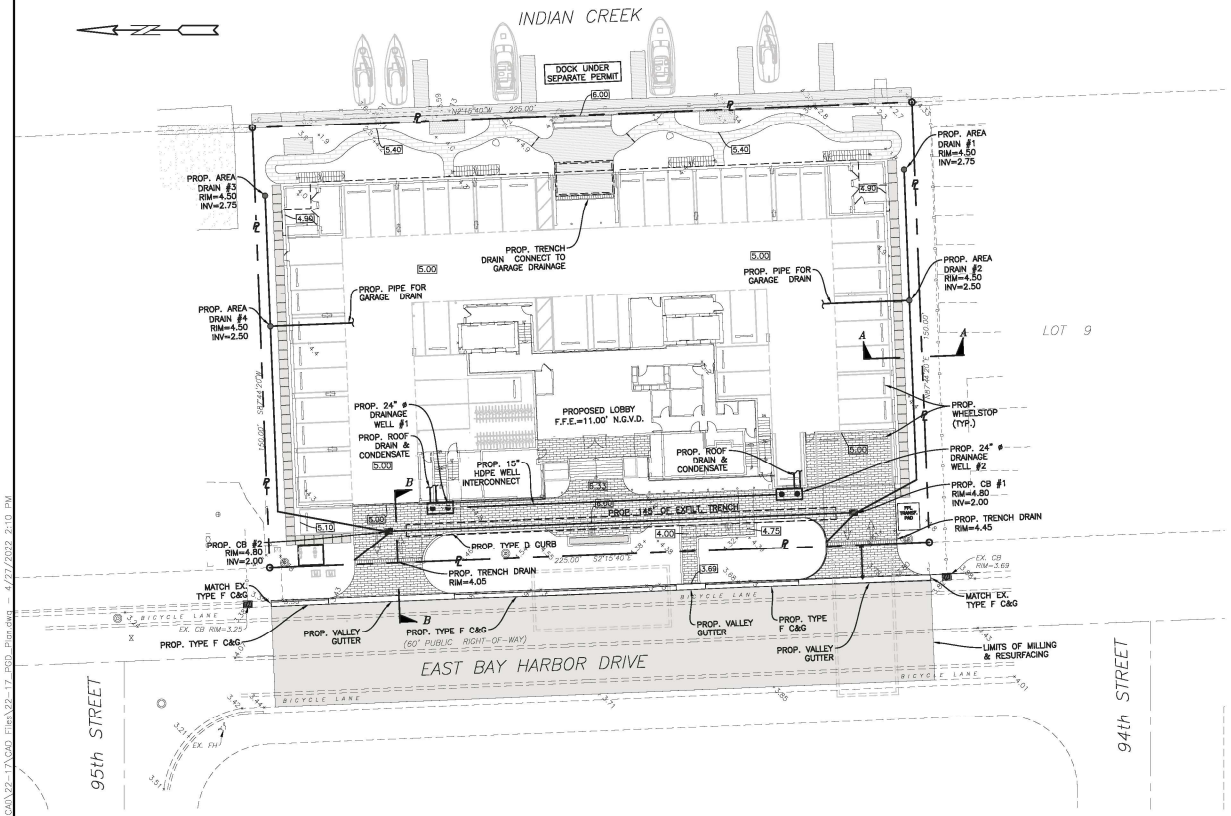
ALL STORMWATER IS TO BE RETAINED ONSITE



LOCATION MAP
N.T.S.
SEC 35, TWSP 52S, RNG 42E

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

PREVIOUSLY APPROVED



LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

SUSAN C HOLLAND LICENSE No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Susan C Holland
Digitally signed by Susan C Holland
Date: 2022.04.27 16:07:21 -04'00'

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

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STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=20'

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Miami
Santiago, Chile
revuelta-architecture.com
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MIAMI, FL. 33133
305.590.5000

Project
LA BAIA NORTH
9461 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information
CONTINUUM LLC
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Luis O. Revuelta
AR-0007972

NEW PROPOSAL

Date
04.21.22

Scale
1"=20'

Project No.
2202

Sheet Name
PAVING, GRADING & DRAINAGE PLAN

Sheet No.
C-1

22-17

J:\CAD\22-17\CAD Files\22-17_PGD_Plan.dwg - 4/27/2022 2:10 PM

LEGAL DESCRIPTION:

FOLIO NUMBER 13-2227-001-0050

Lot 6, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0060

Lot 7, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0070

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NOTES:

1. EXISTING GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (⅛ INCH/FT) SLOPE.
9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.

GENERAL NOTES:

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3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
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6. RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

WALKWAY NOTES:
MAXIMUM CROSS-SLOPE TO BE 2%.
MAXIMUM LENGTHWISE SLOPE TO BE 5%.

FLOOD INFORMATION:
Control panel number: 12086C0144L
Flood zone: "AE"
Base flood elevation: 8.00' NGVD

REFER TO LANDSCAPE PLANS FOR WALKWAY AND DRIVEWAY MATERIALS AND FINISHES

ALL STORMWATER IS TO BE RETAINED ONSITE



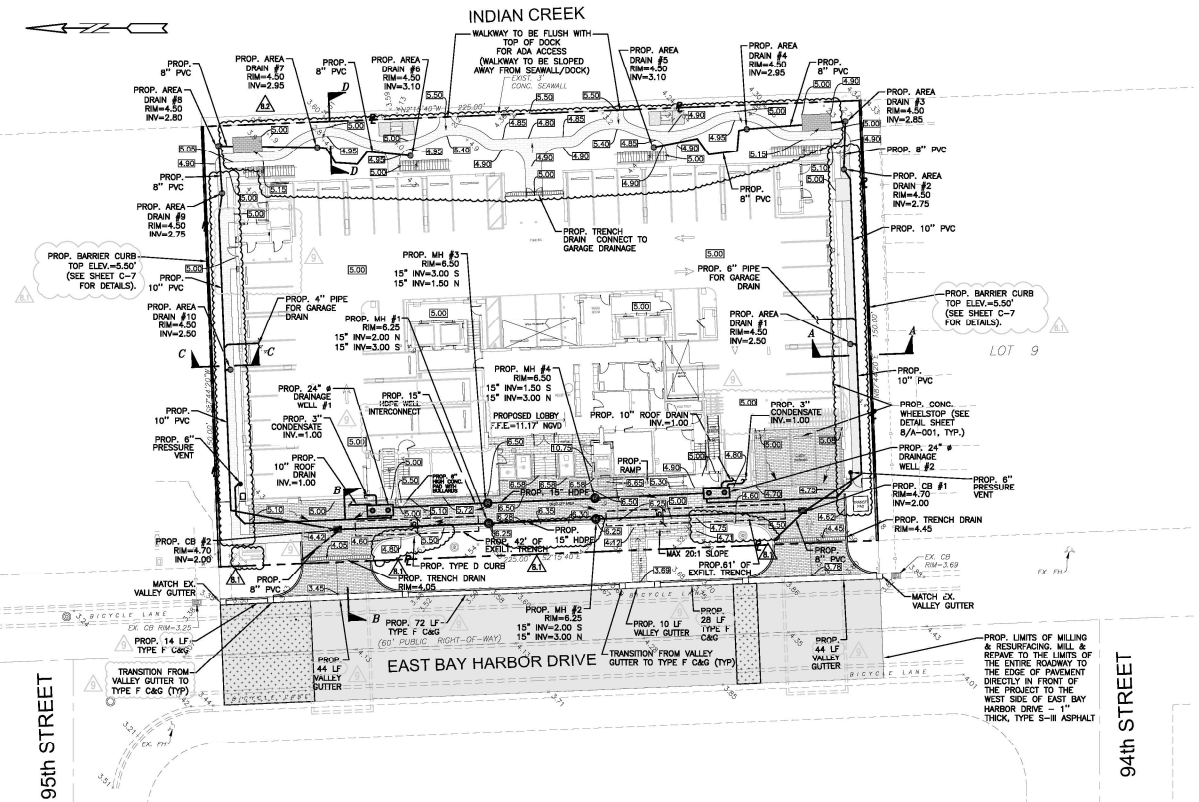
LOCATION MAP
N.T.S.
SEC 35, TWSP 52S, RNG 42E

NEW PROPOSAL

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

DRAINAGE STRUCTURE TABLE

	STRUCTURE	RIM	INVERT
1	CB #1	4.80	2.00
2	CB #2	4.80	2.00
3	MH #1	6.25	2.00 N, 3.00 S
4	MH #2	6.25	2.00 S, 3.00 N
5	MH #3	6.50	3.00 S, 1.50 N
6	MH #4	6.50	1.50 S, 3.00 N
7	DRAINAGE WELL #1	5.00	10" ROOF DRAIN=N/A 3" CONDENSATE=N/A
8	DRAINAGE WELL #2	5.00	10" ROOF DRAIN=N/A 3" CONDENSATE=N/A
9	AREA DRAIN #1	4.50	2.50
10	AREA DRAIN #2	4.50	2.75
11	AREA DRAIN #3	4.50	2.85
12	AREA DRAIN #4	4.50	2.95
12	AREA DRAIN #5	4.50	3.10
13	AREA DRAIN #6	4.50	3.10
14	AREA DRAIN #7	4.50	2.95
15	AREA DRAIN #8	4.50	2.80
16	AREA DRAIN #9	4.50	2.75
17	AREA DRAIN #10	4.50	2.50



LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- 5.55 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

HOLLAND ENGINEERING
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Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
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LICENSE No. 41831

SUSAN C HOLLAND No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Susan C Holland
Digitally signed by Susan C Holland
Date: 2026.10.09 15:12:11 -04'00'

PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=20'

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Check positive response codes before you dig!

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2550 SW 27th AVE, SUITE 110
MIAMI, FL. 33133
305.590.5000

PERMIT SET

Project

LA BAIA NORTH
9481 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154
(PRIOR TO UNITY OF TITLE, ADDRESS WAS 9435/9445/9481)

Permit Revisions

01	Permit Revision	08/21/2023
02	Cloth Revision	02/09/2024
03	Coordination	03/21/2024
04	Building Comments	06/26/2026
05	Coordination	06/26/2026
06	RFI #403	08/04/2026
07	Building Comments	09/16/2026

CONTINUUM LLC
Owner Information
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Design by

Luis O. Revuelta
AR-0007972

Consultant

08.11.2023

Scale
1"=20'

Project No.
22-17

Sheet Name
PAVING, GRADING & DRAINAGE PLAN

Sheet No.
C-1

22-17_PGD_Plan.dwg – 9/16/2026 2:49 PM

LEGAL DESCRIPTION:

FOLIO NUMBER 13-2227-001-0050

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GENERAL NOTES:

1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
3. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR TO EXPOSE SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
5. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
6. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
7. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
8. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
9. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
5. ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS.
6. SEWER LATERAL TO BE CAPPED, IS TO BE INSPECTED BY CITY INSPECTOR

SEWAGE VOLUME

57 UNITS AT 300 GPD PER UNIT= 17,100 GPD

FLOOD INFORMATION:

Control panel number: 12086C0144L
Flood zone: "AE"
Base flood elevation: 8.00' NGVD

WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.



LOCATION MAP
N.T.S.
SEC 35, TWSP 52S, RNG 42E

PREVIOUSLY APPROVED

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

WATER MAIN NOTES

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI. 2. ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
3. MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
4. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
5. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:

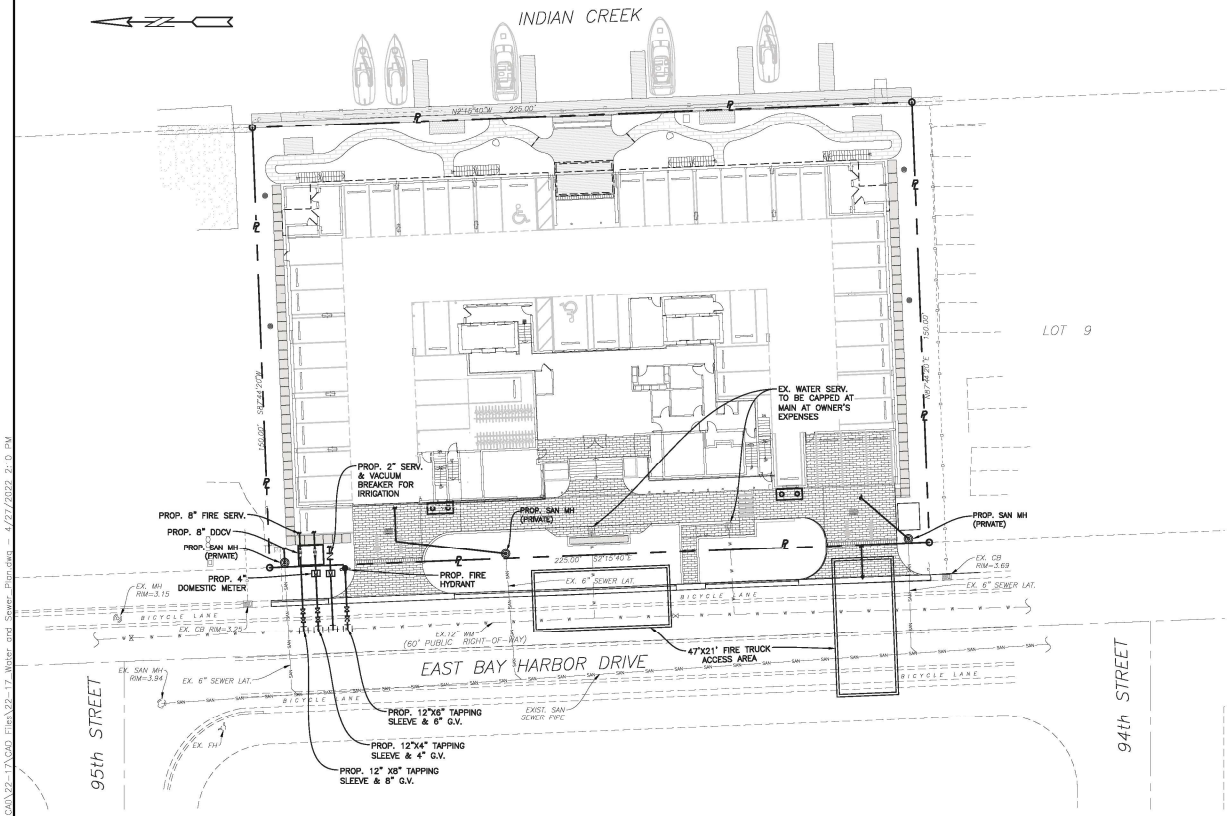
$$L\ (\text{GALLONS PER HOUR}) = \frac{S\ D\ (P)^{0.5}}{148{,}000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
8. ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BULE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED INTO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE. THAT ARE LOCATED AT NO GREATER THAN 90' INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ADOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE).
9. ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 8.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- 5.23 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE



HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

WATER & SEWER PLAN

SCALE: 1"=20'

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

revuelta
architecture international
Miami
Santiago, Chile
revuelta-architecture.com
2500 SW 27th AVE, SUITE 110
MIAMI, FL. 33133
305.590.5000

Project
LA BAIA NORTH
9461 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information
CONTINUUM LLC
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Luis O. Revuelta
AR-0007972

NEW PROPOSAL

Date
04.21.22

Scale
1"=20'

Project No.
2202

Sheet Name
WATER & SEWER PLAN

Sheet No.
C-2

22-17

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LEGAL DESCRIPTION:

FOLIO NUMBER 13-2227-001-0050

Lot 6, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0060

Lot 7, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0070

Lot 8, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

GENERAL NOTES:

1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
3. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR TO EXPOSE SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
5. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
6. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
7. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE DETWCEN THIC CLAY AND THIC NEW CONNECTION AS TO NOT COMPROMISE THIC NEW CONNECTION.
8. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
9. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.
10. AS PER THE FLORIDA STATUTE CHAPTER 566(811); 556.105 PROCEDURE PARAGRAPH 5 (C), WHEN EXCAVATION IS TO TAKE PLACE WITHIN A TOLERANCE ZONE, AN EXCAVATOR SHALL USE INCREASED CAUTION TO PROTECT UNDERGROUND FACILITIES. THE PROTECTION REQUIRES HAND DIGGING, POT HOLING, SOFT DIGGING, VACUUM EXCAVATION METHODS, OR OTHER SIMILAR PROCEDURES TO IDENTIFY UNDERGROUND FACILITIES. ANY USE OF MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE MUST BE SUPERVISED BY THE EXCAVATOR.
11. FULL LANE RESTORATION IS REQUIRED FOR ANY EXCAVATIONS IN THE PUBLIC ROADWAY

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
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5. ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS.
6. SEWER LATERAL TO BE CAPPED, IS TO BE INSPECTED BY CITY INSPECTOR

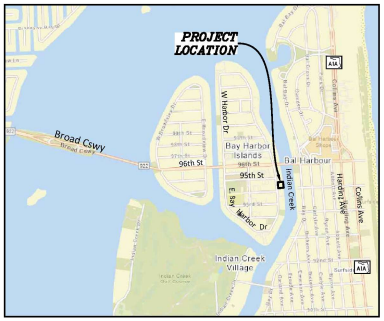
SEWAGE VOLUME

57 UNITS AT 300 GPD PER UNIT= 17,100 GPD

FLOOD INFORMATION:

Control panel number: 12086C0144L
Flood zone: "AE"
Base flood elevation: 8.00' NGVD

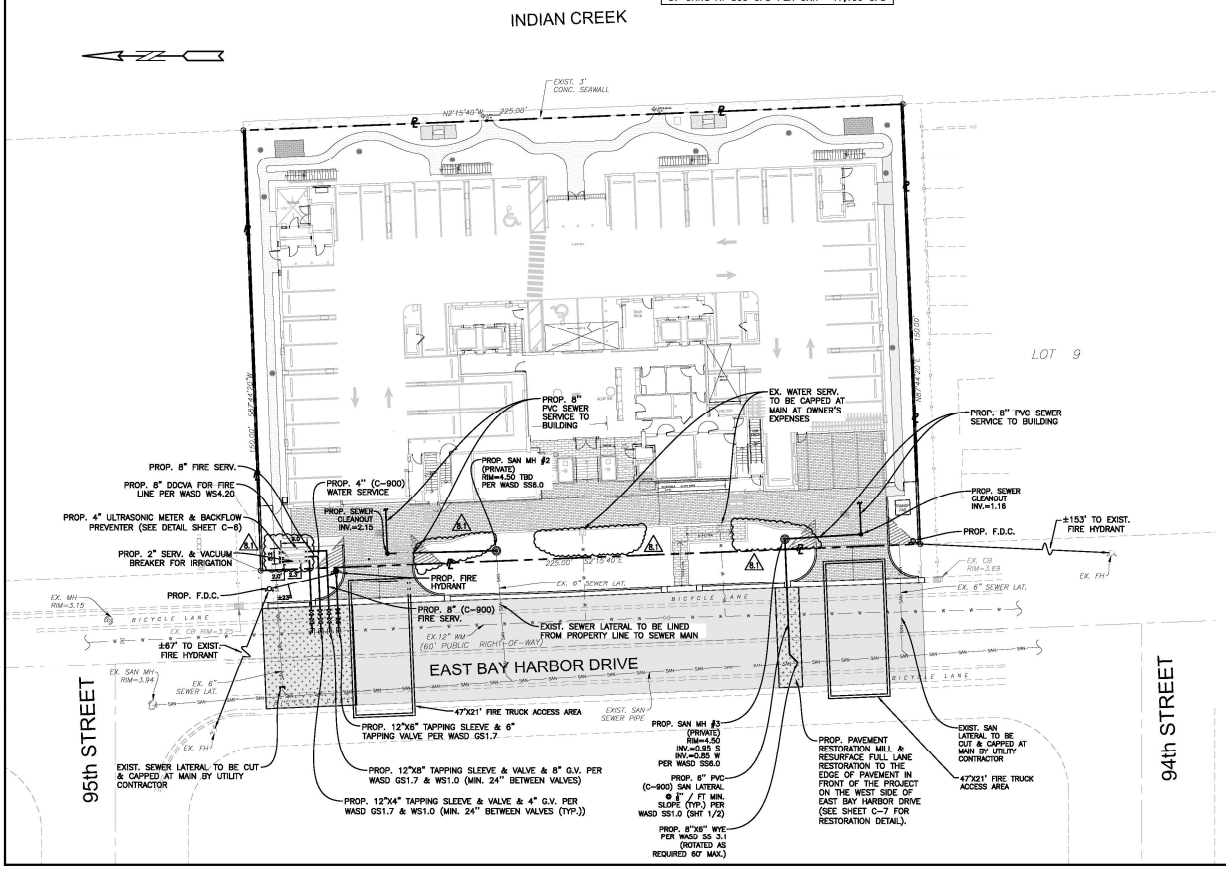
WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.



LOCATION MAP
N.T.S.
SEC 35, TWSP 52S, RNG 42E

NEW PROPOSAL

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929



WATER MAIN NOTES

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI. 2. ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
3. MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
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5. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:

$$L\ (\text{GALLONS PER HOUR}) = \frac{S\ D\ (P)^{0.5}}{148{,}000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
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9. ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- 5.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

Susan C Holland
Digitally signed by Susan C Holland
Date: 2026.09.09 14:47:16 -04'00'

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

WATER & SEWER PLAN
SCALE: 1"=20'

revuelta architecture international
Miami
Santiago, Chile
revuelta-architecture.com
2950 SW 27th AVE, SUITE 110
MIAMI, FL. 33133
305.590.5000

PERMIT SET

Project
LA BAIA NORTH
9481 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154
(PRIOR TO UNITY OF TITLE, ADDRESS WAS 9435/9445/9481)

Permit Revisions
1 Permit Revision 08/21/2023
2
3 Coordination 03/21/2024
4
5 Building Comments 06/26/2026

CONTINUUM LLC
Owner Information
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Design by
Luis O. Revuelta
AR-0007972

Consultant

08.11.2023
Scale 1"=20'
Project No. 22-17
Sheet Name WATER & SEWER PLAN
Sheet No. C-2

22-17_Water and Sewer_Plan.dwg - 9/9/2026 1:33 PM

LEGAL DESCRIPTION:

FOLIO NUMBER 13-2227-001-0050

Lot 6, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0060

Lot 7, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0070

Lot 8, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

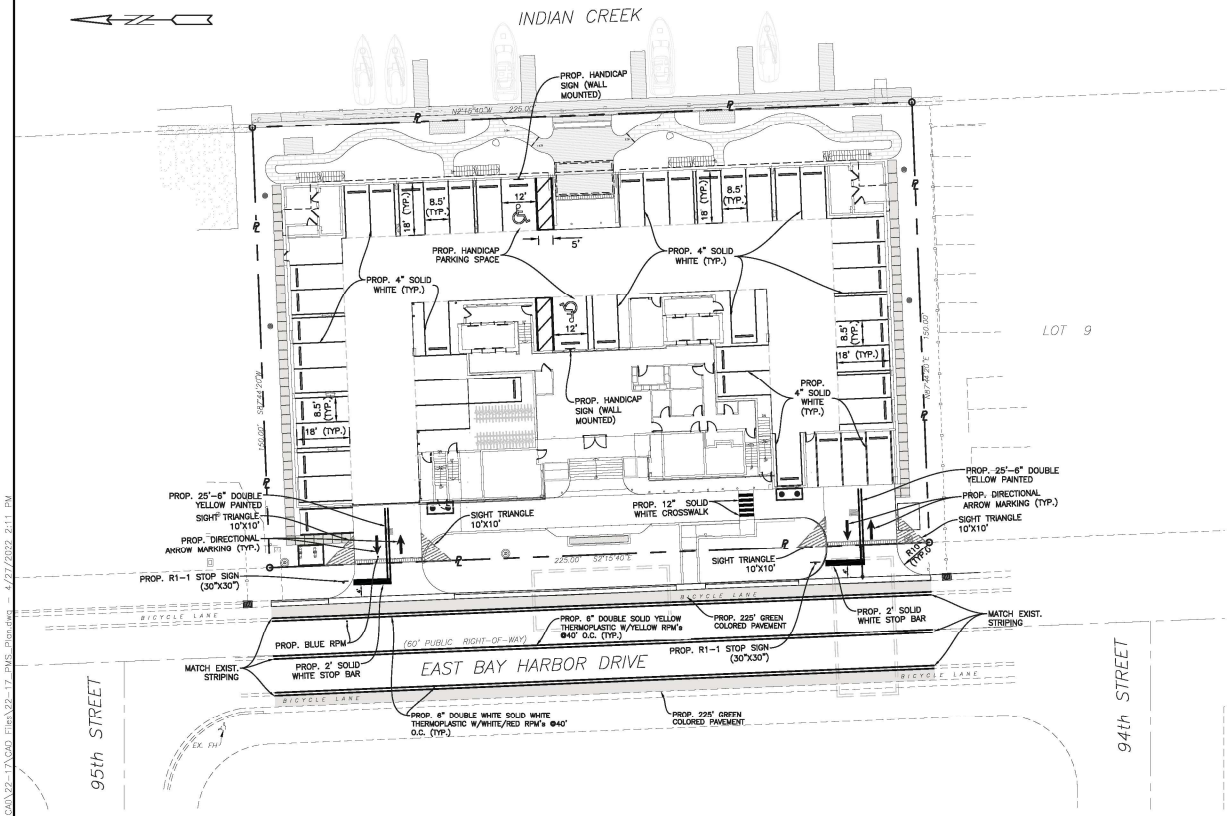
FLOOD INFORMATION:

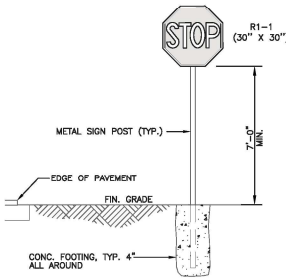
Control panel number: 12086C0144L
Flood zone: "AE"
Base flood elevation: 8.00' NGVD



LOCATION MAP
SEC 35, TWSP 52S, RNG 42E
N.T.S.

PREVIOUSLY APPROVED





STOP SIGN DETAIL
N.T.S.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED GREEN COLORED PAVEMENT
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- 5.50 EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

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Check positive response codes before you dig!

PAVEMENT MARKING & SIGNAGE PLAN
SCALE: 1"=20'

revuelta
architecture international
Miami
Santiago, Chile
revuelta-architecture.com
2500 SW 27TH AVE, SUITE 110
MIAMI, FL. 33133
305.590.5000

Project
LA BAIA NORTH
9461 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information
CONTINUUM LLC
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Luis O. Revuelta
AR-0007972

NEW PROPOSAL

Date
04.21.22

Scale
1"=20'

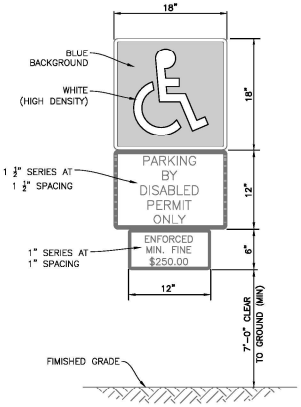
Project No.
2202

Sheet Name
PAVEMENT MARKING & SIGNAGE PLAN

Sheet No.
C-3

22-17

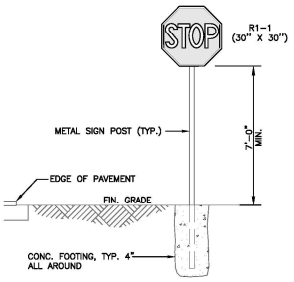
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FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

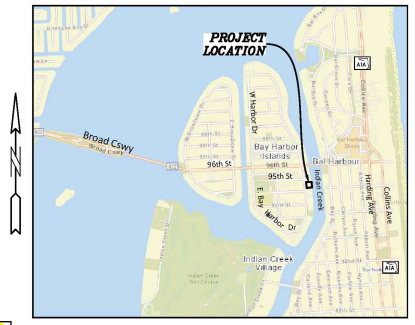
HANDICAP PARKING SIGN (WALL MOUNTED)

N.T.S.



STOP SIGN DETAIL

N.T.S.



LOCATION MAP

SEC 35, TWSP 52S, RNG 42E

N.T.S.

NEW PROPOSAL

LEGAL DESCRIPTION:

FOLIO NUMBER 13-2227-001-0050

Lot 6, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0060

Lot 7, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER 13-2227-001-0070

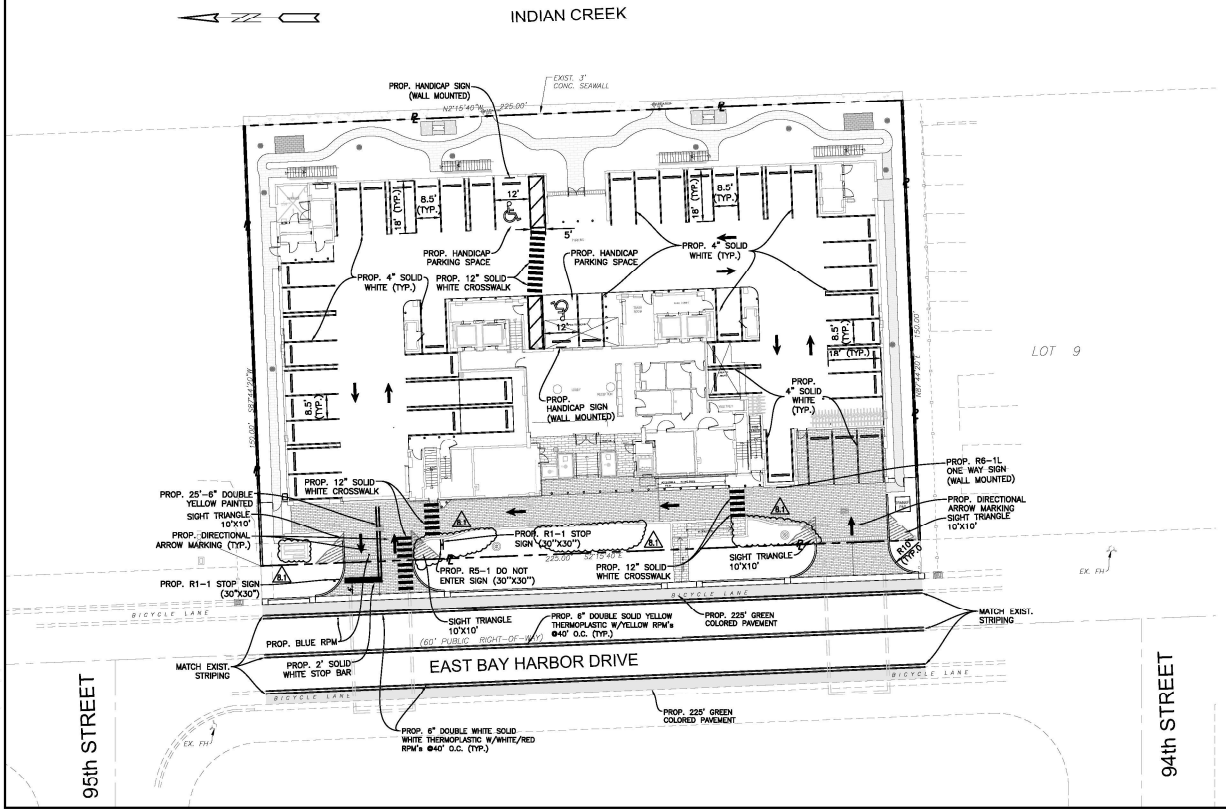
Lot 8, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL WHERE APPLICABLE.
4. ROADWAY PAVEMENT MARKERS AND ROADWAY THERMAL STRIPING SHALL BE COMPLETELY RESTORED TO THEIR ORIGINAL CONDITIONS

STRIPING SHALL BE IN COMPLIANCE WITH FDOT STANDARDS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED GREEN COLORED PAVEMENT
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

Susan C Holland
Digitally signed by Susan C Holland
Date: 2026.09.09 14:46:50 -04'00'

SUSAN C HOLLAND LICENSE No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. 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 visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=20'

revuelta architecture international
Miami
Santiago, Chile
revuelta-architecture.com
2950 SW 27th AVE, SUITE 110
MIAMI, FL. 33133
305.590.5000

PERMIT SET

Project

LA BAIA NORTH
9481 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154
(PRIOR TO UNITY OF TITLE, ADDRESS WAS 9435/9445/9481)

Permit Revisions

01	Permit Revision	08/21/2023
02	Coordination	03/19/2024
03	Coordination	03/21/2024
04	Building Comments	06/26/2026

CONTINUUM LLC
Owner Information
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Design by
Luis O. Revuelta
AR-0007972

Consultant

08.11.2023

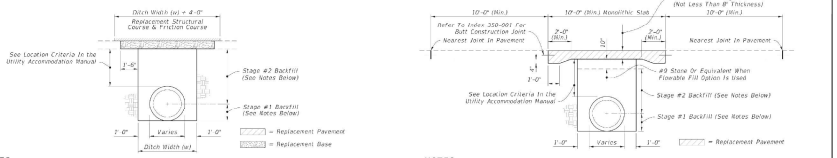
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Project No. 22-17

Sheet Name
PAVEMENT MARKING & SIGNAGE PLAN

Sheet No.
C-3

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NOTES:
PAVEMENT REMOVAL AND REPLACEMENT

1. Pavement shall be mechanically sawed.
2. The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
3. The new base materials shall be either of the same type and composition as the materials removed or of equal or greater structural adequacy.

BACKFILL OPTION

1. COMPACTED AND STABILIZED FILL
   - A. Place backfill material in accordance with Specification 125.
   - B. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
   - C. In Stage #2, construct compacted fill along the sides of the pipe and up to the bottom of the base, with the upper 12" receiving Type B Stabilization. In lieu of Type B Stabilization, the Contractor may construct using Optional Base Group 3.
2. FLOWABLE FILL
   - A. If compaction can not be achieved through normal mechanical methods then flowable fill may be used.
   - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
   - C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
   - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
   - E. In Stage #2, place flowable fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT

NOTES:
PAVEMENT REMOVAL AND REPLACEMENT

1. High early strength cement concrete (3000 psi) meeting the requirements of Specification 346 shall be used for rigid pavement replacement.
2. Pavement shall be mechanically sawed and restored to conform with existing pavement joints within 12 hours. (See Index 350-001)

BACKFILL OPTION

1. GRANULAR BACKFILL
   - A. Any edgedrain system that is removed shall be replaced with the same type materials. Any edgedrain system that is damaged shall be repaired with methods approved by the Engineer.
   - B. Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 350-001.
   - C. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
   - D. In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.
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   - E. In Stage #2, place flowable fill to the bottom of the stone layer.

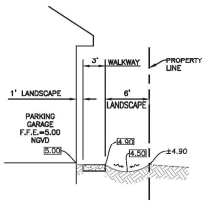
RIGID PAVEMENT CUT

GENERAL NOTES

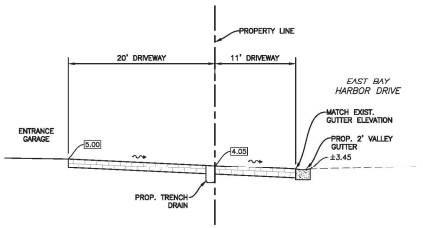
1. The details provided in this Index apply to cases in which jack and bore or directional boring methods are not required by the Engineer.
2. Flowable fill shall not be placed directly over loose, or high plastic, or muck material (see Notes 120-001) which will cause settlement due to fill weight. Where highly compressible material exists, the amount, shape and depth of flowable fill must be engineered to prevent pavement settlement.
3. These details do not apply to utility cuts longitudinal to the centerline of the roadway which may require the additional use of geotextiles, special bedding and backfill, or other special requirements.
4. Method of construction must be approved by the Engineer.
5. Some jobs may require special granular backfill up to 6' above top of pipe. Geotextiles may be required to encapsulate the special granular material.
6. Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall match the existing friction course, except structural course may be used in lieu of dense graded friction course.
7. All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
8. The use of flowable fill to reduce the time traffic is taken off a facility is acceptable but must have prior approval by the Engineer. Flowable fill use is allowed only when properly engineered for pavement crossings, whether straight or diagonal, and shall not be installed for significant depths or lengths. The maximum length shall be fifty (50) feet and a maximum depth of six (6) feet unless supported by an engineering document prepared by a registered professional engineer that specializes in soils engineering. The engineering document shall address the evaluation of local groundwater flow interruption and settlement potential.
9. Excavatable Flowable fill is to be used when the Flowable fill option is selected.

TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS

LAST REVISION 11/01/17	REVISION DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	UTILITY ADJUSTMENTS THRU EXISTING PAVEMENT	INDEX 125-001	SHEET 1 of 2



SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

PREVIOUSLY APPROVED

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SECTIONS & DETAILS

SCALE: N.T.S.

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2500 SW 27th AVE, SUITE 110
MIAMI, FL. 33133

305.590.5000

Project

LA BAIA NORTH
9461 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information
CONTINUUM LLC
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Luis O. Revuelta
AR-0007972

NEW PROPOSAL

Date
04.21.22

Scale
1"=20'

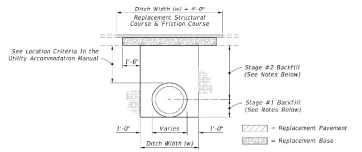
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2202

Sheet Name
SECTIONS & DETAILS

Sheet No.
C-4

22-17

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NOTES:
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C. In Stage #2, construct compacted fill along the sides of the pipe and up to the bottom of the base, with the upper 12" receiving Type B Stabilization. In lieu of Type B Stabilization, the Contractor may construct using Optional Base Group 9.

2. FLOWABLE FILL

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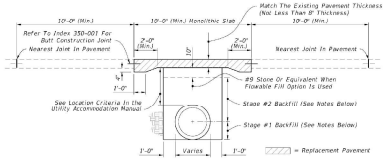
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C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.

D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.

E. In Stage #2, place flowable fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT



NOTES:
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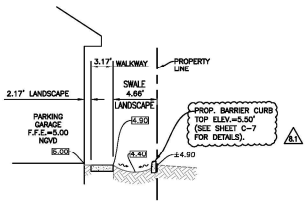
RIGID PAVEMENT CUT

GENERAL NOTES

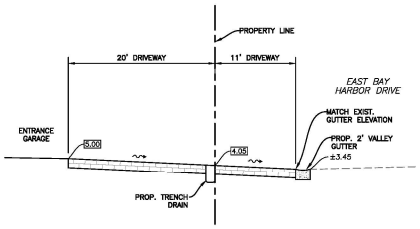
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TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS

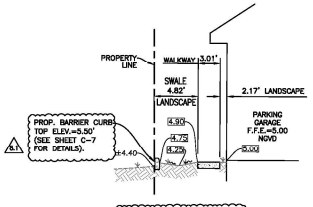
LAST REVISION 11/01/17	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	UTILITY ADJUSTMENTS THRU EXISTING PAVEMENT	INDEX 125-001	SHEET 1 of 2



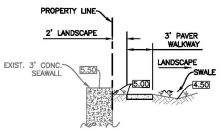
SECTION A–A
N.T.S.



SECTION B–B
N.T.S.



SECTION C–C
N.T.S.
6.1



SECTION D–D
N.T.S.
6.2

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NEW PROPOSAL

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41801

SECTIONS & DETAILS

SCALE: N.T.S.

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27th AVE.
SUITE 110
MIAMI, FL. 33133

305.590.5000

PERMIT SET

Project

LA BAIA NORTH
9461 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154
(PRIOR TO UNITY OF TITLE, ADDRESS WAS 9435/9445/9451)

Permit Revisions

6.1	Curb Revision	02/09/2024
6.1	Building Comments	06/26/2026
6.2	Building Comments	09/16/2026

CONTINUUM LLC
Owner Information
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154

305.861.8181

Design by

Luis O. Revuelta
AR-0007972

Consultant

08.11.2023

Scale
N.T.S.

Project No.
22-17

Sheet Name
SECTIONS & DETAILS

Sheet No.
C-4

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GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   SOUTHERN BELL TELEPHONE & TEL. CO.
   CABLE CONSTRUCTION BUREAU
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

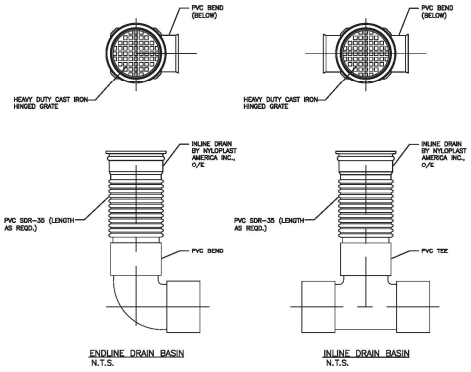
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC.
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
8. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180.
9. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 50% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
10. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.
11. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
12. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
13. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.

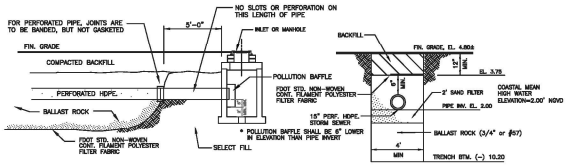
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



ENDLINE DRAIN BASIN
N.T.S.

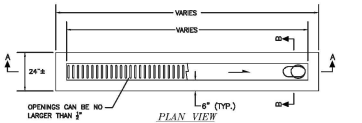
INLINE DRAIN BASIN
N.T.S.

AREA DRAIN
N.T.S.

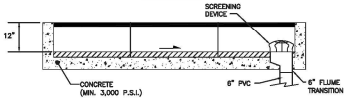


EXFILTRATION NOTES:
1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. (BALLAST ROCK – 3/4" or #57)

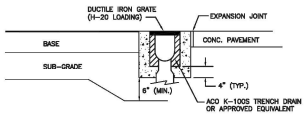
EXFILTRATION TRENCH WITH SAND FILTER
N.T.S.



PLAN VIEW



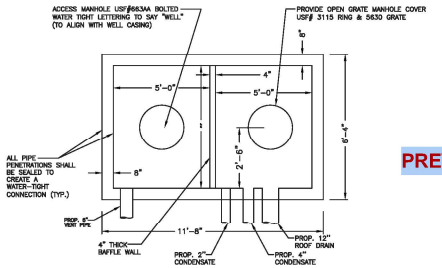
SECTION A–A



SECTION B–B

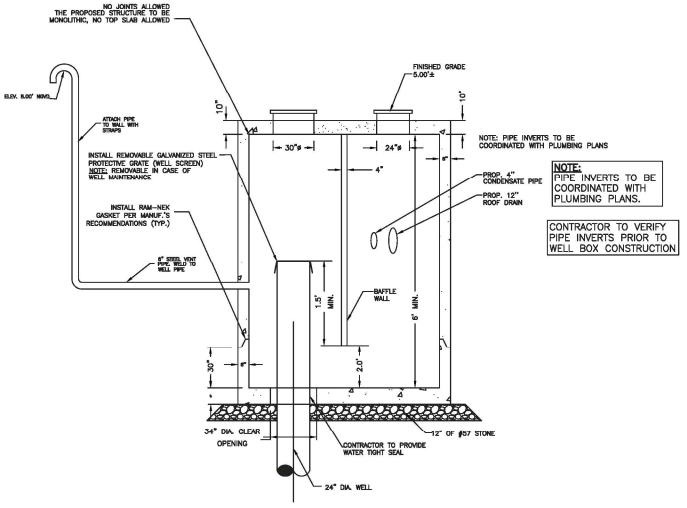
TRENCH DRAIN
NTS

DRAINAGE WELLS
NTS



TOP VIEW
NTS

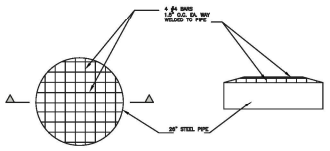
PREVIOUSLY APPROVED



SECTION VIEW
NTS

NOTES:

1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.
3. VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.
4. WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.
5. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.
6. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS



PLAN *SECTION*

WELL SCREEN DETAIL
NTS

DRAINAGE DETAILS
SCALE: N.T.S.

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2500 SW 27th AVE.
SUITE 110
MIAMI, FL. 33133

305.590.5000

Project
LA BAIA NORTH
9461 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information
CONTINUUM LLC
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Luis O. Revuelta
AR-0007972

NEW PROPOSAL

Date
04.21.22

Scale
1"=20'

Project No.
2202

Sheet Name
SECTIONS & DETAILS

Sheet No.
C-5

22-17

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GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.

2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   SOUTHERN BELL TELEPHONE & TEL. CO.
   CABLE CONSTRUCTION BUREAU
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.

2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUCH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.

3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC.

5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.

6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.

7. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.

8. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.

9. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.

10. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.

11 PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.

12. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75', CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.

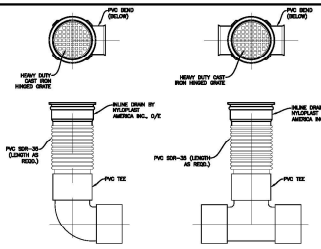
13. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 5' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.

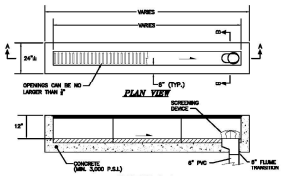
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ENDLINE DRAIN BASIN N.T.S.

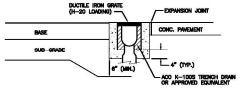
INLINE DRAIN BASIN N.T.S.

AREA DRAIN N.T.S.



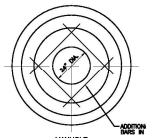
PLAN VIEW

SECTION A-A

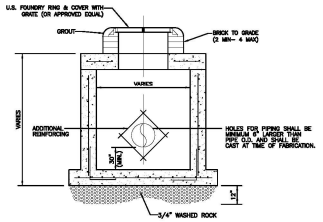


SECTION B-B

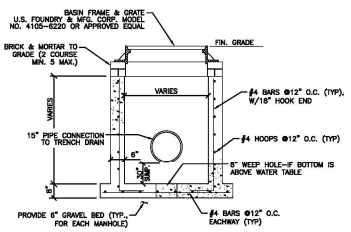
TRENCH DRAIN NTS



MANHOLE TOP SLAB PLAN



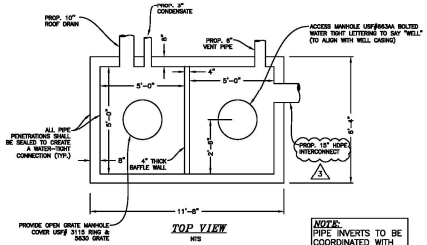
TYPICAL DRAINAGE MANHOLE N.T.S. A1



TYPICAL CATCH BASIN DETAIL N.T.S. A1

DRAINAGE WELLS

NTS

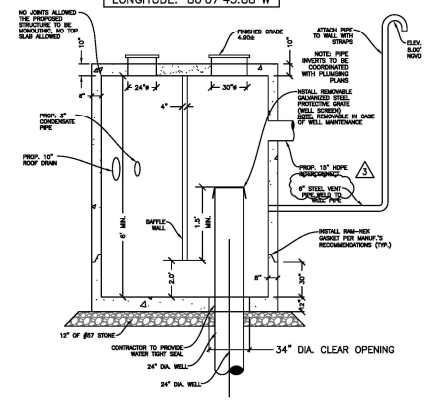


TOP VIEW NTS

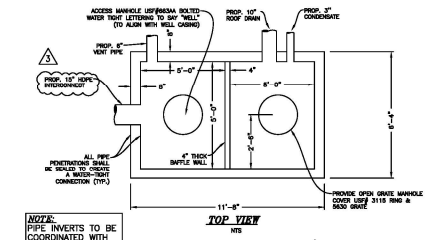
NOTE: PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

WELL #1 LOCATION
LATITUDE: 25°53'07.94"N
LONGITUDE: 80°07'43.88"W



SECTION VIEW NTS

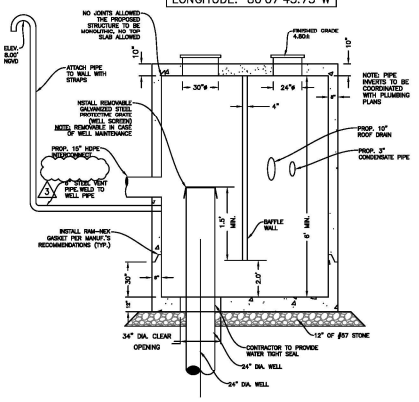


TOP VIEW NTS

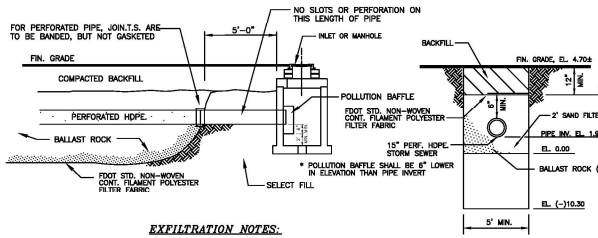
NOTE: PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

WELL #2 LOCATION
LATITUDE: 25°53'06.72"N
LONGITUDE: 80°07'43.73"W



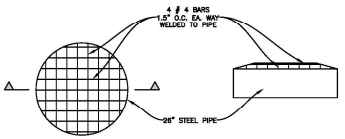
SECTION VIEW NTS



EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. (BALLAST ROCK – 3/4" or #57)

EXFILTRATION TRENCH WITH SAND FILTER N.T.S. A1



PLAN SECTION

WELL SCREEN DETAIL NTS

NEW PROPOSAL

Susan C Holland
Digitally signed by Susan C Holland
Date: 2026.09.09 14:45:30 -04'00'

SUSAN C HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

NOTES:

1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.
3. VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.
4. WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.
5. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.
6. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS

DRAINAGE DETAILS

SCALE: N.T.S.

revuelta architecture international
Miami
Santiago, Chile
revuelta-architecture.com
2550 SW 27th AVE, SUITE 110
MIAMI, FL. 33133
305.590.5000

PERMIT SET

Project

LA BAIA NORTH
9461 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154
(PRIOR TO UNITY OF TITLE, ADDRESS WAS 9435/9445/9461)

Permit Revisions

A1	Permit Revision	08/21/2023
A1	County Comments	10/09/2023
A1	Coordination	03/21/2024

CONTINUUM LLC
Owner Information
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Design by

Luis O. Revuelta
AR-0007972

Consultant

08.11.2023

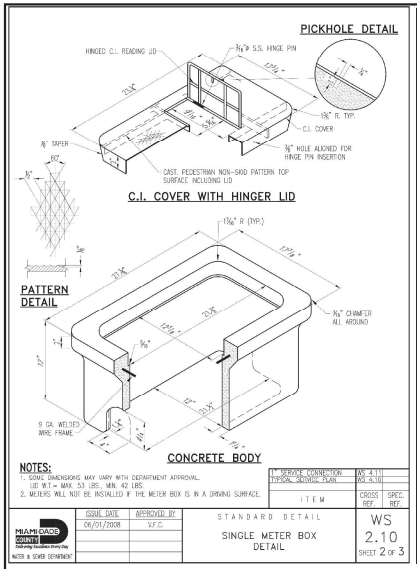
Scale
N.T.S.

Project No.
22-17

Sheet Name
DRAINAGE DETAILS

Sheet No.
C-5

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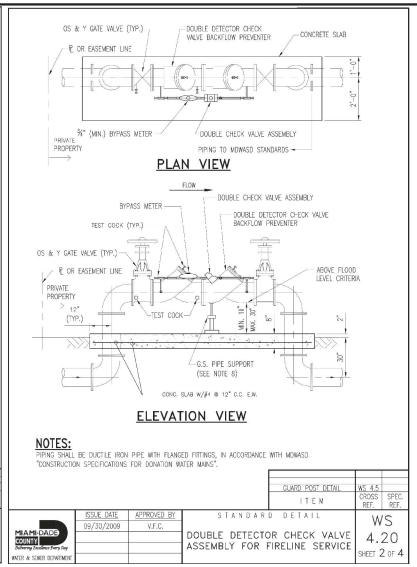


NOTES:
1. SCALE DIMENSIONS MAY VARY WITH DEPARTMENT APPROVAL.
2. LID WT.= MAX. 53 LBS., MIN. 42 LBS.
3. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.

ITEM	CROSS REF.	SPEC. REF.
1" SERVICE CONNECTION TYPICAL SCHEMIC PLAN	WS 4.11	
	WS 4.10	

ISSUE DATE	APPROVED BY
06/01/2008	V.F.C.

STANDARD DETAIL
SINGLE METER BOX DETAIL
WS 2.10
SHEET 2 OF 3

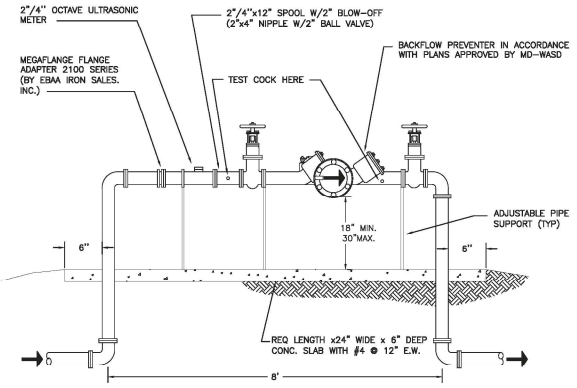


NOTES:
PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS".

ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL	WS 4.5	

ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

STANDARD DETAIL
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE
WS 4.20
SHEET 2 OF 4

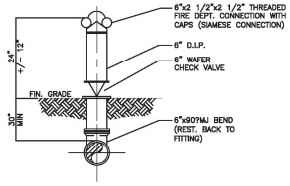


NOTE:
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
6. IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE-GROUND PIPING TO BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

NOTE:
2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL TO BE USED FOR WATER METER INSTALLATION.

2'' & 4'' WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL

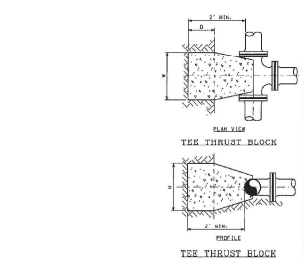
N.T.S.

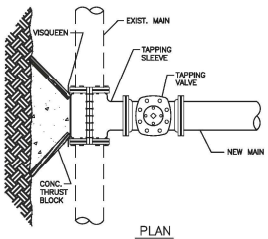


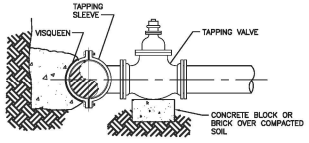
FIRE DEPARTMENT CONNECTION

NTS

PREVIOUSLY APPROVED







NOTES:
1. NOTIFY THE CITY 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

WATER MAIN TIE-IN

NTS

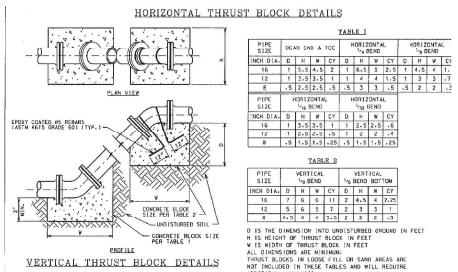


TABLE 1

PIPE SIZE	DEAD END & TEE				HORIZONTAL 1/4 BEND				HORIZONTAL 1/8 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY	D	H	W	CY
16	1	3.5	4.5	2	1	6.5	5	2.5	1	4.5	4	1.5
12	1	3.5	3.5	1	1	4	4	1.5	1	3	3	1
8	.5	2.5	2.5	.5	.5	3	3	.5	.5	2	2	.5

PIPE SIZE	HORIZONTAL 1/16 BEND				HORIZONTAL 1/32 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	1	3.5	3.5	1	1	2.5	2.5	.5
12	1	2.5	2.5	.5	1	2	2	.5
8	.5	1.5	1.5	.25	.5	1.5	1.5	.25

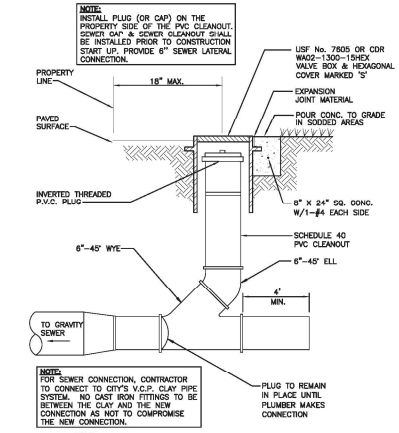
TABLE 2

PIPE SIZE	VERTICAL 1/4 BEND				VERTICAL 1/4 BEND BOTTOM			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	7	6	6	11	2	4.5	4	2.25
12	5	6	5	7	2	3	3	1
8	4.5	4	4	3.5	2	2	2	.5

D IS THE DIMENSION INTO UNDISTURBED GROUND IN FEET
H IS HEIGHT OF THRUST BLOCK IN FEET
W IS WIDTH OF THRUST BLOCK IN FEET
ALL DIMENSIONS ARE MINIMUM.
THRUST BLOCKS IN LOOSE FILL OR SAND AREAS ARE NOT INCLUDED IN THESE TABLES AND WILL REQUIRE ADDITIONAL ANALYSIS.

NOTES:
1. FILL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAIN IS NOT PROVIDED BY OTHER MEANS SUCH AS RESTRAINED JOINT PIPE.
2. WHEN THRUST RESTRAINT GLANDS ARE INSTALLED FOR THE CONNECTIONS, CONCRETE THRUST BLOCKS SHALL BE PROVIDED UP TO THE THE DOTTED LINE AS SHOWN.
3. ALL BOLTS, NUTS, THRUST RESTRAINT GLANDS AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TUBING TO PREVENT CORROSION AND CONCRETE ADHESION.
4. CONCRETE FOR THRUST BLOCKS MUST NOT CONTAIN FLY ASH.

THRUST RESTRAINT
CONCRETE THRUST BLOCK DETAILS
D-11



TYPICAL CLEANOUT DETAIL

NTS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

HOLLAND ENGINEERING
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301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

UTILITY DETAILS

SCALE: N.T.S.

revuelta architecture international
Miami
Santiago, Chile
revuelta-architecture.com
2500 SW 27TH AVE, SUITE 110
MIAMI, FL. 33133
305.590.5000

Project
LA BAIA NORTH
9461 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information
CONTINUUM LLC
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

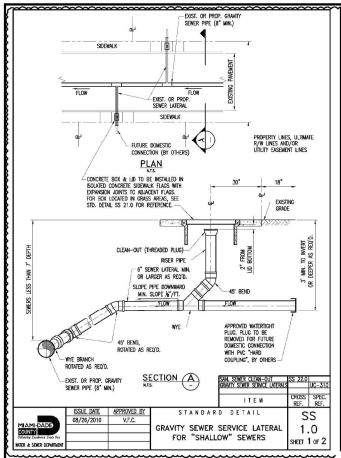
Luis O. Revuelta
AR-0007972

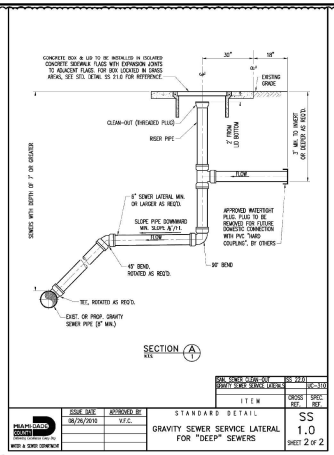
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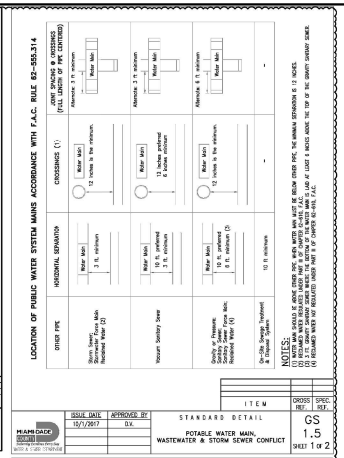
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Sheet Name SECTIONS & DETAILS
Sheet No. C-6

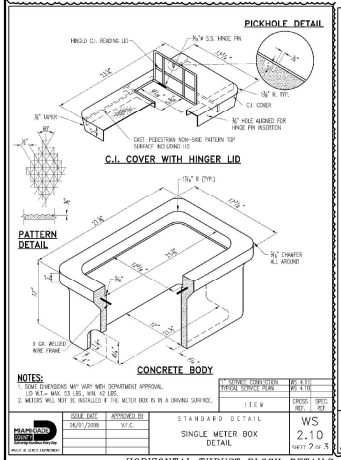
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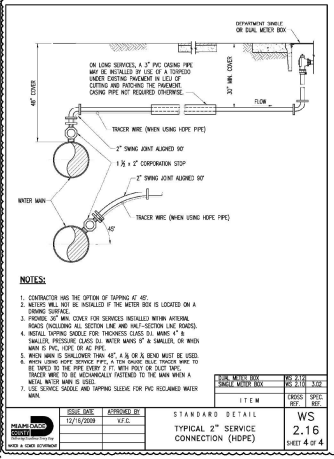
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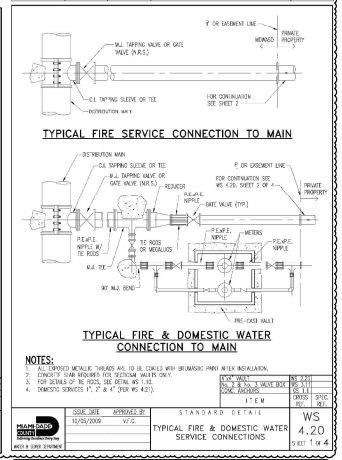


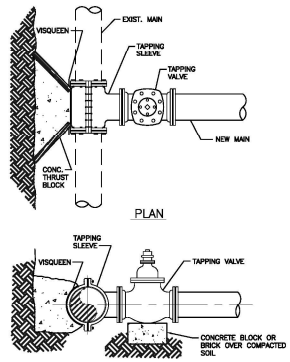




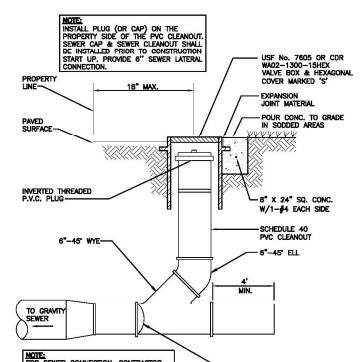




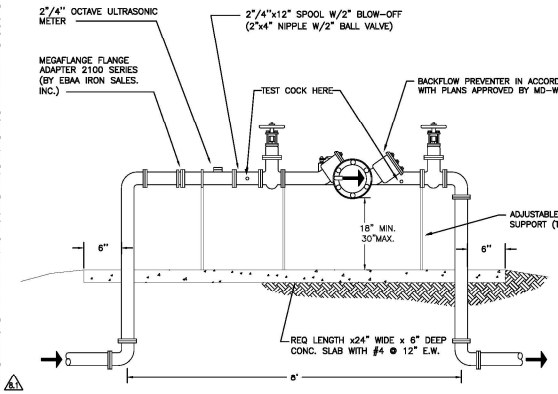


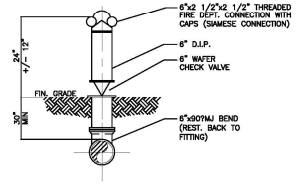


WATER MAIN TIE-IN
NTS



TYPICAL CLEANOUT DETAIL
NTS



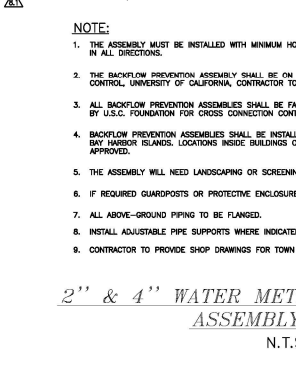


FIRE DEPARTMENT CONNECTION
NTS

NOTE:
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18', FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
6. IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE-GROUND PIPING TO BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

NOTE:
2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL TO BE USED FOR WATER METER INSTALLATION.

2'' & 4'' WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL
N.T.S.



HORIZONTAL THRUST BLOCK DETAILS

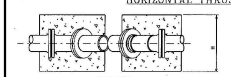


TABLE 1

PIPE SIZE	DEAD END & TEE				HORIZONTAL 1/4 BEND				HORIZONTAL 1/8 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY	D	H	W	CY
16	1	5.5	4.5	2	1	6.5	5	2.5	1	4.5	4	1.5
12	1	3.5	3.5	1	1	4	4	1.5	1	3	3	.75
8	.5	2.5	2.5	.5	.5	3	3	1	.5	2	2	.5

PIPE SIZE	HORIZONTAL 1/16 BEND				HORIZONTAL 1/32 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	1	3.5	3.5	1	1	2.5	2.5	.6
12	1	2.5	2.5	.5	1	2	2	.4
8	.5	1.5	1.5	.25	.5	1.5	1.5	.25

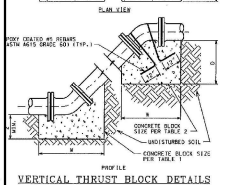


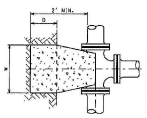
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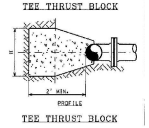
PIPE SIZE	VERTICAL 1/4 BEND			VERTICAL 1/8 BEND BOTTOM		
INCH DIA.	D	H	W	D	H	W
16	1	6	6	1	2	4.5
12	1	5	6	1	2	3
8	1	4.5	4	1	2	3

VERTICAL THRUST BLOCK DETAILS

NOTES:
1. F.D.I. CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAIN IS NOT PROVIDED BY OTHER MEANS SUCH AS RESTRAINED JOINT PIPE.
2. WHEN THRUST RESTRAINT GLANDS ARE INSTALLED FOR THE CONNECTIONS, CONCRETE THRUST BLOCKS SHALL BE PROVIDED UP TO THE THE DOTTED LINE AS SHOWN.
3. ALL BOLTS, NUTS, THRUST RESTRAINT GLANDS AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TUBING TO PREVENT CORROSION AND CONCRETE ADHESION.
4. CONCRETE FOR THRUST BLOCKS MUST BE CLASS FLY ASH.

D IS THE DIMENSION INTO UNDISTURBED GROUND IN FEET
H IS HEIGHT OF THRUST BLOCK IN FEET
W IS WIDTH OF THRUST BLOCK IN FEET
ALL DIMENSIONS ARE MINIMUMS.
THRUST BLOCKS IN LOOSE FILL OR SAND AREAS ARE NOT INCLUDED IN THESE TABLES AND WILL REQUIRE ADDITIONAL ANALYSIS.





THRUST RESTRAINT CONCRETE THRUST BLOCK DETAILS
D-11

REV:04.07

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTE:
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18', FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
6. IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE-GROUND PIPING TO BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

NOTE:
2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL TO BE USED FOR WATER METER INSTALLATION.

SUSAN C HOLLAND LICENSE No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

Susan C Holland
Digitally signed by Susan C Holland
Date: 2026.09.09 14:45:09 -04'00'

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NEW PROPOSAL

UTILITY DETAILS
SCALE: N.T.S.

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

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Santiago, Chile
revuelta-architecture.com
2950 SW 27th AVE, SUITE 110
MIAMI, FL. 33133
305.590.5000

PERMIT SET

Project

LA BAIA NORTH
9481 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154
(PRIOR TO UNITY OF TITLE, ADDRESS WAS 9435/9445/9481)

Permit Revisions

#	Permit Revision	09/21/2023

CONTINUUM LLC
Owner Information
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Design by

Luis O. Revuelta
AR-0007972

Consultant

08.11.2023

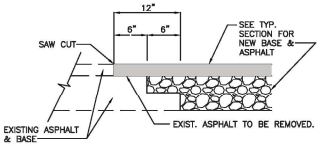
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N.T.S.

Project No.
22-17

Sheet Name
UTILITY DETAILS

Sheet No.
C-6

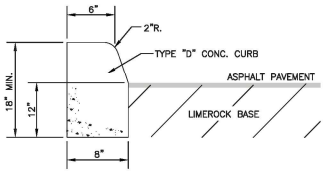
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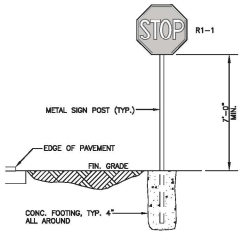
NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

PAVEMENT JOINT DETAIL
NTS



TYPE "D" CONCRETE CURB
NTS

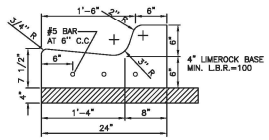


TYPICAL SIGN INSTALLATION
NTS

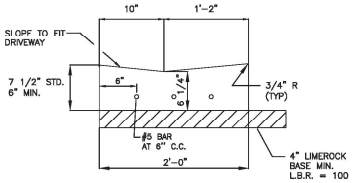
PREVIOUSLY APPROVED

CURB NOTE:
1. DOWELS SHALL BE DRILLED & EXPOXIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

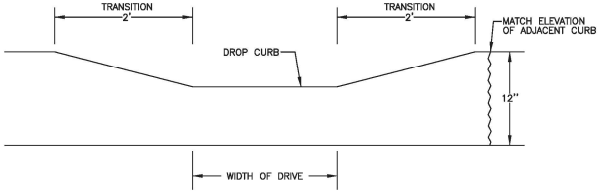
CURB NOTE:
PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXITING CURB.



TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300 DETAIL
NTS



STANDARD DROP CURB (VALLEY GUTTER) PER FDOT STANDARD INDEX 300 DETAIL
NTS



TRANSITION FROM DROP CURB TO TYPE "F" CURB DETAIL
NTS

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HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
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Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

CIVIL DETAILS
SCALE: N.T.S.

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architecture
international

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Santiago, Chile

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SUITE 110
MIAMI, FL. 33133

305.590.5000

Project

LA BAIA NORTH
9461 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information
CONTINUUM LLC
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Luis O. Revuelta
AR-0007972

NEW PROPOSAL

Date
04.21.22

Scale
1"=20'

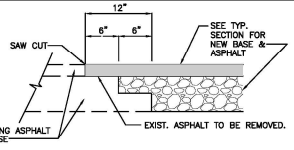
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C-7

22-17

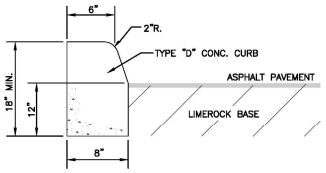
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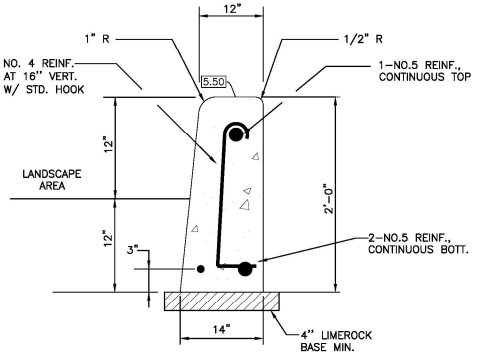
NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

PAVEMENT JOINT DETAIL
NTS



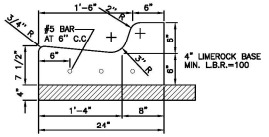
TYPE "D" CONCRETE CURB
NTS



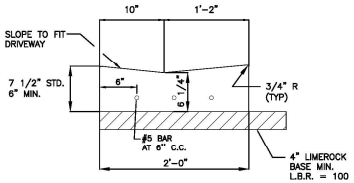
BARRIER CURB DETAIL
N.T.S.

CURB NOTE:
1. DOWELS SHALL BE DRILLED & EXPOXIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

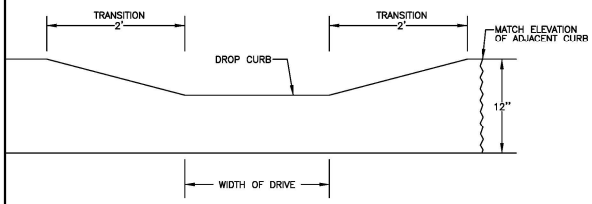
CURB NOTE:
PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXITING CURB.



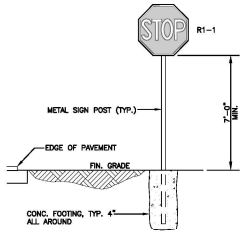
TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300 DETAIL
NTS



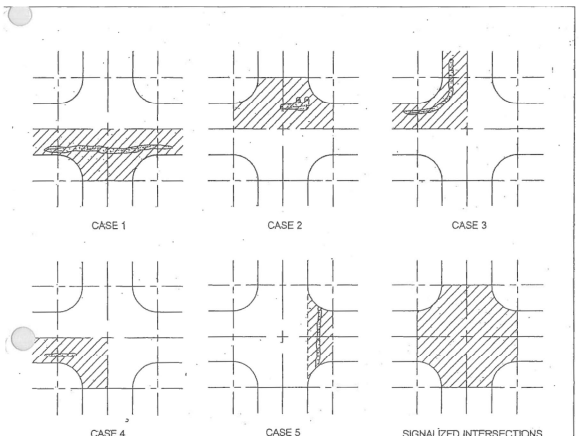
STANDARD DROP CURB (VALLEY GUTTER) PER FDOT STANDARD INDEX 300 DETAIL
NTS



TRANSITION FROM DROP CURB TO TYPE "F" CURB DETAIL
NTS



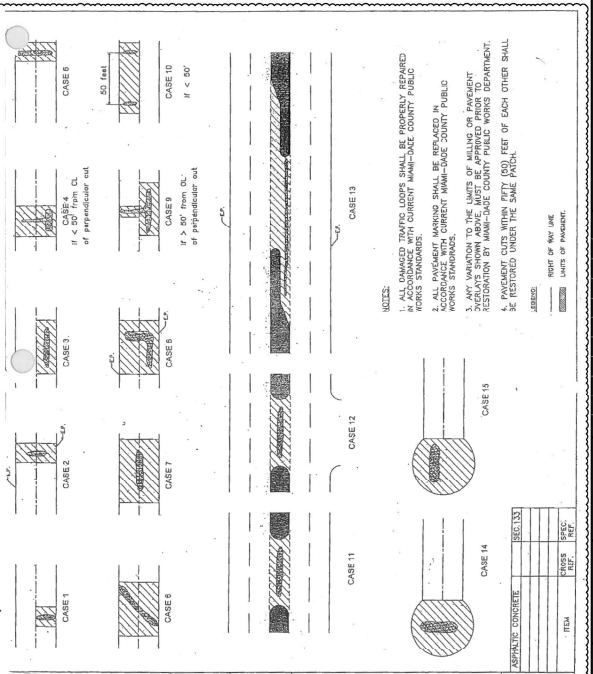
TYPICAL SIGN INSTALLATION
NTS



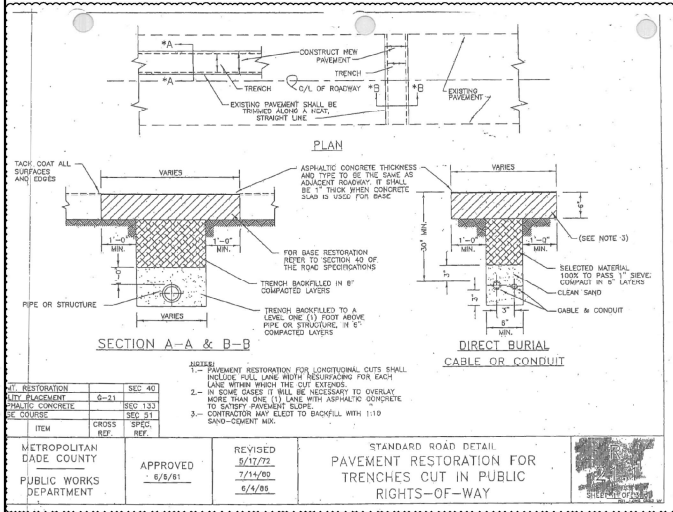
NOTES:
1.—PLEASE NOTE THAT FOR CASES 1-5 NOTED ABOVE, FULL INTERSECTION OVERLAY WILL BE REQUIRED FOR ALL SIGNALIZED INTERSECTIONS WITHOUT EXCEPTIONS.
2.—RESTORE ALL PAVEMENT MARKINGS AS PER DADE COUNTY PUBLIC WORKS STANDARD.
3.—ANY VARIATION OF THE LIMITS OF PAVEMENT OVERLAYS SHOWN ABOVE, MUST BE APPROVED PRIOR TO REPLACEMENT BY DADE COUNTY PUBLIC WORKS DEPARTMENT
4.—ANY DAMAGE ENTERING AN ADJACENT INTERSECTION QUADRANT WILL REQUIRE THE REPAIR OF SAID QUADRANT

LEGEND:
RIGHT OF WAY LINE
LIMITS OF PAVEMENT.

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 5/20/2009	REVISED	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS	SHEET 2 OF 3



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 5/20/2009	REVISED	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR TRENCH CUTS	SHEET 3 OF 3



ITEM	CROSS REF.	SPEC. REF.
ASPHALTIC CONCRETE FRICTION COURSE		SEC 331
ASPHALTIC CONCRETE		SEC 133
PRIME COAT		SEC 300
LIMEROCK BASE		SEC 911

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

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED - 6/6/61	REVISED 5/17/73 7/14/80 6/4/85	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR TRENCHES CUT IN PUBLIC RIGHTS-OF-WAY	SHEET 1 OF 3

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NEW PROPOSAL

Susan C Holland
Digitally signed by Susan C Holland
Date: 2026.09.24 11:50:20 -04'00'

CIVIL DETAILS
SCALE: N.T.S.

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

revuelta architecture international
Miami
Santiago, Chile
revuelta-architecture.com
2550 SW 27th AVE, SUITE 110
MIAMI, FL. 33133
305.590.5000

PERMIT SET

Project

LA BAIA NORTH
9481 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154
(PRIOR TO UNITY OF TITLE, ADDRESS WAS 9435/9445/9481)

Permit Revisions

1	Coordination	05/06/2026
2	Building Comments	06/26/2026
3	Building Comments	09/24/2026

CONTINUUM LLC
Owner Information
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Design by
Luis O. Revuelta
AR-0007972

Consultant

08.11.2023

Scale
N.T.S.

Project No.
22-17

Sheet Name
CIVIL DETAILS

Sheet No.
C-7

22-17_Sections and Details.dwg — 9/24/2026 10:49 AM

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

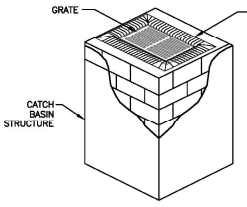
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

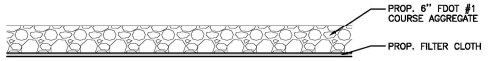
THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



NOTES:
1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.

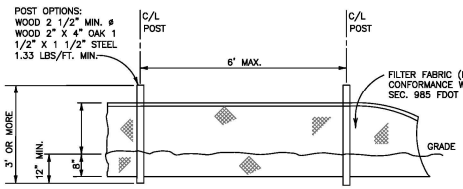


GRAVEL ENTRANCE/EXIT – DURING CONSTRUCTION DETAIL
N.T.S.

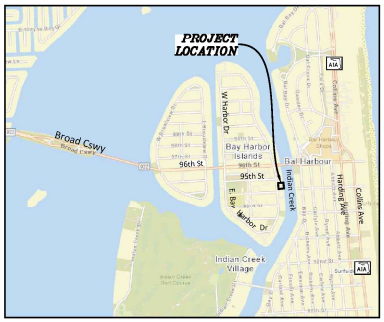
CONTRACTOR SHALL OBTAIN A CCP FROM FDEP BEFORE START OF CONSTRUCTION

GUTTER BUDDIES SHALL BE PROVIDED IN DRAINAGE PATH LEADING TO THE STORM INLET. GUTTER BUDDIES SHALL NOT BE PLACED TO BLOCK THE STORM INLET.

NOTE:
1. CONTRACTOR TO COORDINATE THE CLEAN-UP OF LITTER AND DEBRIS DAILY.
2. CONTRACTOR TO COORDINATE THE CLEANING OF VALLEY GUTTER DAILY.
3. CONTRACTOR TO COORDINATE CLEANING OF THE ROADWAY DAILY.
4. CONTRACTOR TO MINIMIZE DISTURBED AREAS FOR THE SITE.



TYPE III SILT FENCE
N.T.S.



LOCATION MAP
N.T.S.
SEC 35, TWSP 52S, RNG 42E

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

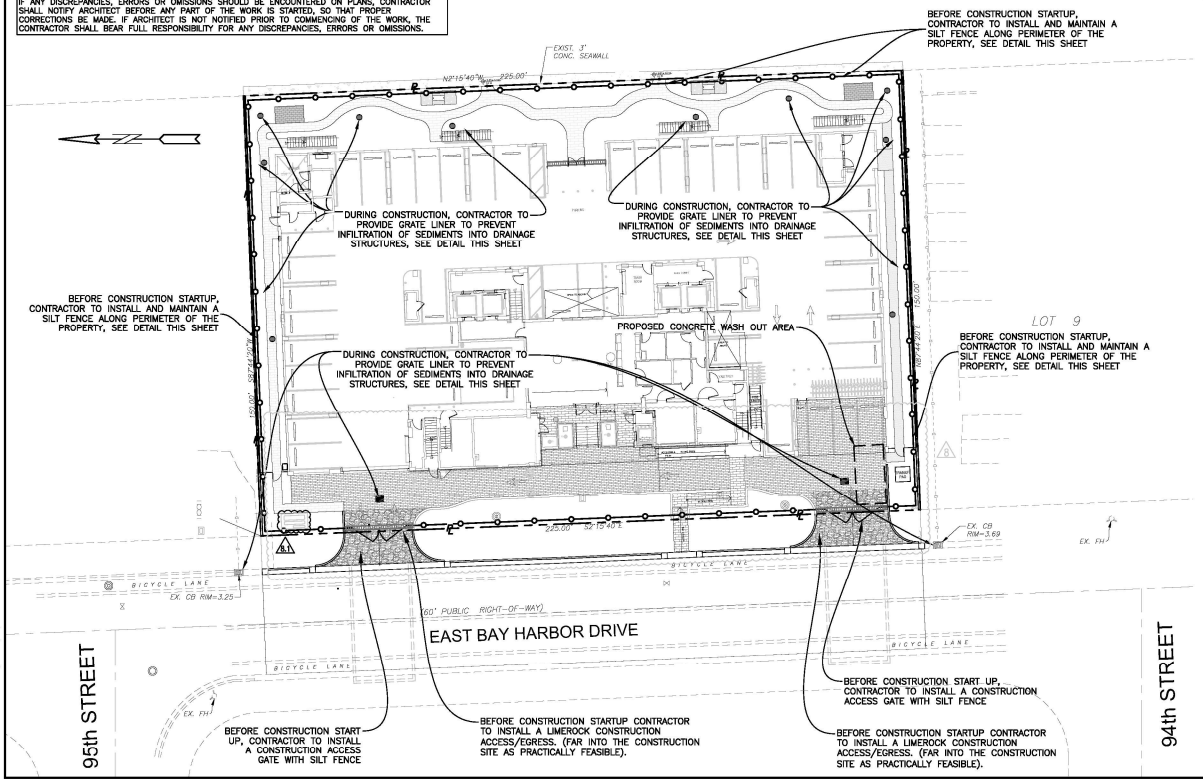
LEGAL DESCRIPTION:
FOLIO NUMBER 13-2227-001-0050
Lot 6, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.
FOLIO NUMBER 13-2227-001-0060
Lot 7, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.
FOLIO NUMBER 13-2227-001-0070
Lot 8, Block 1, BAY HARBOR ISLAND, a subdivision according to the map or Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

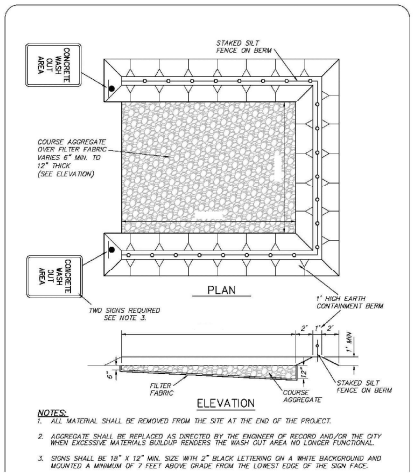
NEW PROPOSAL

NOTES:
CONTRACTOR SHALL MAINTAIN/REPLACE ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER RAIN EVENTS OR MORE FREQUENTLY AS REQUIRED.

CONTRACTOR SHALL REMOVE AND DISPOSE OF SILTED GRATE LINERS AFTER EVERY RAIN EVENT AND REPLACE WITH NEW.

NOTES:
1. CONCRETE WASHOUT AREAS, SHALL BE CONSTRUCTED SIMILAR TO TEMPORARY GRAVEL CONSTRUCTION ENTRANCES WITH A WIDTH OF 15 TO 20-FEET (CONTRACTOR'S DISCRETION, HE/SHE MAY NEED TO FIT MORE THAN ONE TRUCK AT A TIME) AND A DEPTH OF 20-FEET. SIX INCHES OF AGGREGATE OVER FILTER FABRIC IS REQUIRED ON THE BOTTOM OF THE WASHOUT AREA. THIS AREA SHALL BE SURROUNDED ON THREE SIDES BY A SILT FENCE OR EARTHEN DAM WITH THE BACK END A MINIMUM OF 12-INCHES LOWER TO ALLOW FOR WATER TO POOL AT THE BACK AREA. A SIGN STATING "CONCRETE WASHOUT AREA" SHALL BE PLACED AT THE SITE.
2. SPILL KIT MUST BE PROVIDED ONSITE DURING ENTIRE DURATION OF THE PROJECT OR UNTIL REMOVAL IS APPROVED BY THE CITY. SPILL KIT MUST BE APPROPRIATE FOR SCOPE OF WORK & EQUIPMENT ONSITE.





NOTES:
1. ALL MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF THE PROJECT.
2. AGGREGATE SHALL BE REPLACED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR THE CITY WHEN EXCESSIVE MATERIALS BUILDUP RENDERS THE WASH OUT AREA NO LONGER FUNCTIONAL.
3. SIGNS SHALL BE 18" X 12" MIN. SIZE WITH 2" BLACK LETTERING ON A WHITE BACKGROUND AND MOUNTED A MINIMUM OF 7 FEET ABOVE GRADE FROM THE LOWEST EDGE OF THE SIGN FACE.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- 3.52 EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

Susan C Holland
Digitally signed by Susan C Holland
Date: 2026.09.09 14:44:14 -04'00'

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. 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 visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

STORMWATER POLLUTION PREVENTION PLAN
SCALE: 1"=20'

revuelta architecture international
Miami
Santiago, Chile
revuelta-architecture.com
2950 SW 27th AVE, SUITE 110
MIAMI, FL. 33133
305.590.5000

PERMIT SET

Project
LA BAIA NORTH
9481 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154
(PRIOR TO UNITY OF TITLE, ADDRESS WAS 9435/9445/9481)

Permit Revisions
1 Permit Revision
1 Building Comments

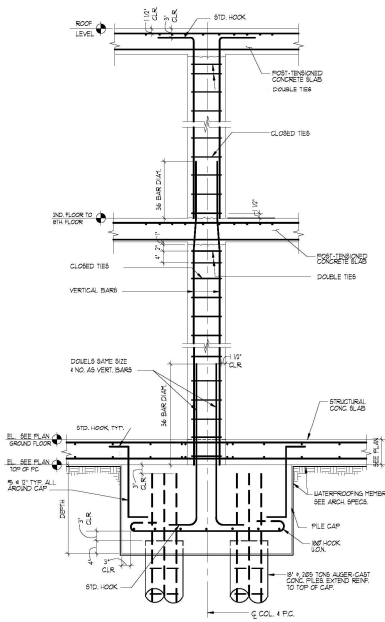
CONTINUUM LLC
Owner Information
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Design by
Luis O. Revuelta
AR-0007972

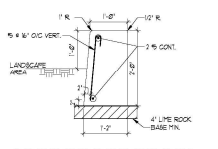
Consultant

08.11.2023
Scale 1"=20'
Project No. 22-17
Sheet Name
STORMWATER POLLUTION PREVENTION PLAN
Sheet No.
C-8

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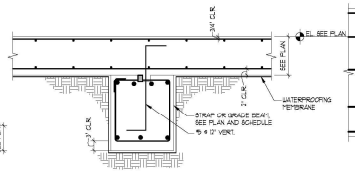
TYPICAL COL. - PILE CAP DETAIL-BASEMENT
N.T.S.



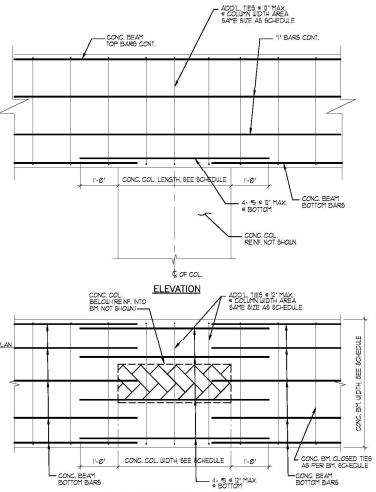
TYPICAL BARRIER CURB DETAIL
3/4" = 1'-0"

OMITTED

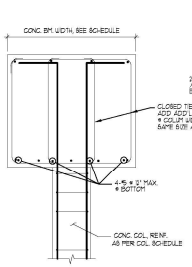
TYPICAL RETAINING/PRIVACY WALL DETAIL
3/4" = 1'-0"



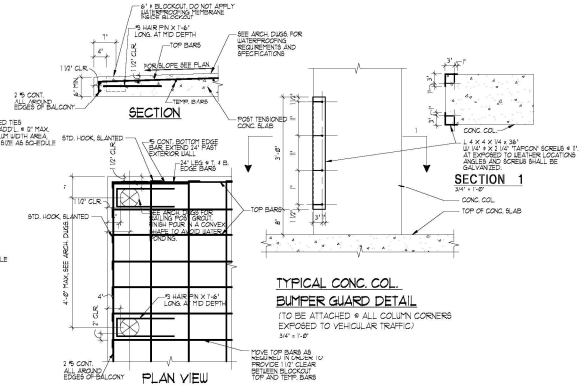
TYPICAL CONNECTION BETWEEN STRUCTURAL GROUND FLOOR SLAB AND STRAP OR GRADE BEAM
3/4" = 1'-0"



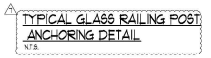
TYPICAL COLUMN-TRANSFER BEAM JOINT DETAIL



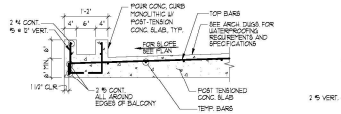
SECTION AT COLUMN CENTER LINE



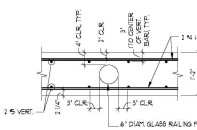
TYPICAL CONC. COL. BUMPER GUARD DETAIL
(TO BE ATTACHED @ ALL COLUMN CORNERS EXPOSED TO VEHICULAR TRAFFIC)
3/4" = 1'-0"



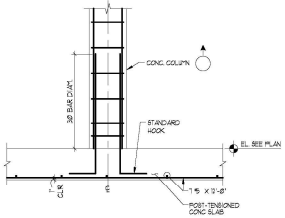
TYPICAL GLASS RAILING POST ANCHORING DETAIL
N.T.S.



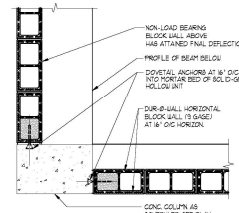
TYPICAL DETAIL-GLASS RAILING POCKET IN CURBS
3/4" = 1'-0"



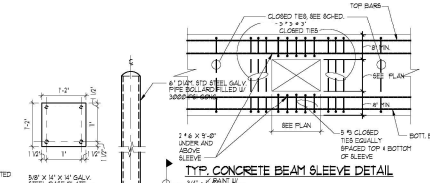
PLAN VIEW: CURB REINF.



TYPICAL DETAIL OF CONC. COLUMN SUPPORTED BY POST-TENSIOND CONC. SLAB
3/4" = 1'-0"



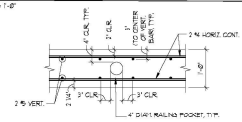
TYPICAL DETAIL NON-LOAD BEARING BLOCK WALL CONNECTION
3/4" = 1'-0"



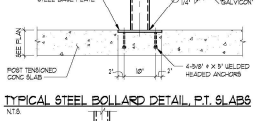
TYP. CONCRETE BEAM SLEEVE DETAIL



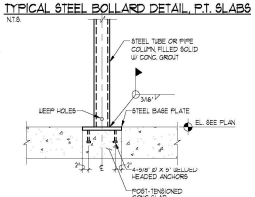
TYPICAL DETAIL-RAILING POCKET IN CURBS
3/4" = 1'-0"



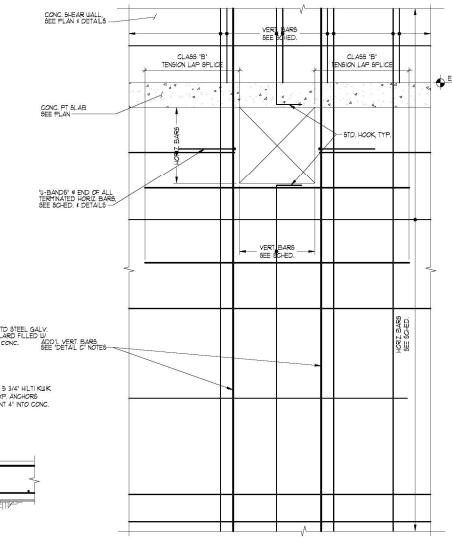
PLAN VIEW: CURB REINF.



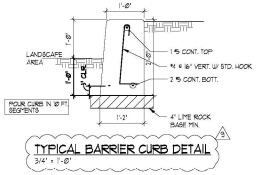
TYPICAL STEEL BOLLARD DETAIL, P.T. SLABS
N.T.S.



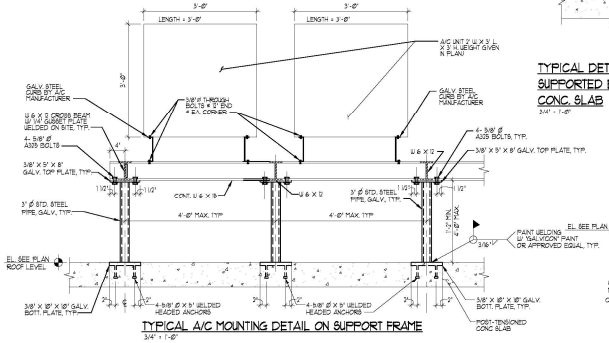
TYPICAL DETAIL OF STEEL COLUMN SUPPORTED BY POST-TENSIONED CONC. SLAB
3/4" = 1'-0"



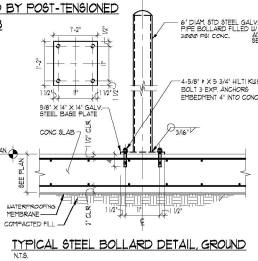
TYPICAL DETAILS OF "BLOCK-OUTS" IN SHEAR WALLS
3/4" = 1'-0"



TYPICAL BARRIER CURB DETAIL
3/4" = 1'-0"



TYPICAL A/C MOUNTING DETAIL ON SUPPORT FRAME
3/4" = 1'-0"
NOTE:
1. SPACING OF FRAMES AS REQUIRED BY A/C UNITS MANUF.



TYPICAL STEEL BOLLARD DETAIL, GROUND
N.T.S.

revuelta
architecture international
revuelta-architecture.com
2200 SW 32Th. AVE. SUITE 702 MIAMI, FL. 33145
T. 305.856.8000

PERMIT SET

Project

LA BAIA NORTH
9481 EAST BAY HARBOR DR.
BAY HARBOR ISLANDS, FLORIDA 33154
(PRIOR TO HMPB/TP (TITLE) ADDRESS WAS 9481 HARBOR DRIVE)

Permit Revisions

1 REV.5 Coordination
2 REV.7 Coordination 05/02/2025
3 REV.8 Coordination 01/20/2026
4 REV.9.1 BLDG DEPT 06/26/2026
5 COORDINATION 08-26-2026

CONTINUUM LLC
Owner Information
5201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8161

Design by

Luis O. Revuelta
AR-0007972
Consultant

Date
06.07.2023
Scale
AS SHOWN
Project No.
2202
Sheet Name
TYPICAL DETAILS
Sheet No.
S-21

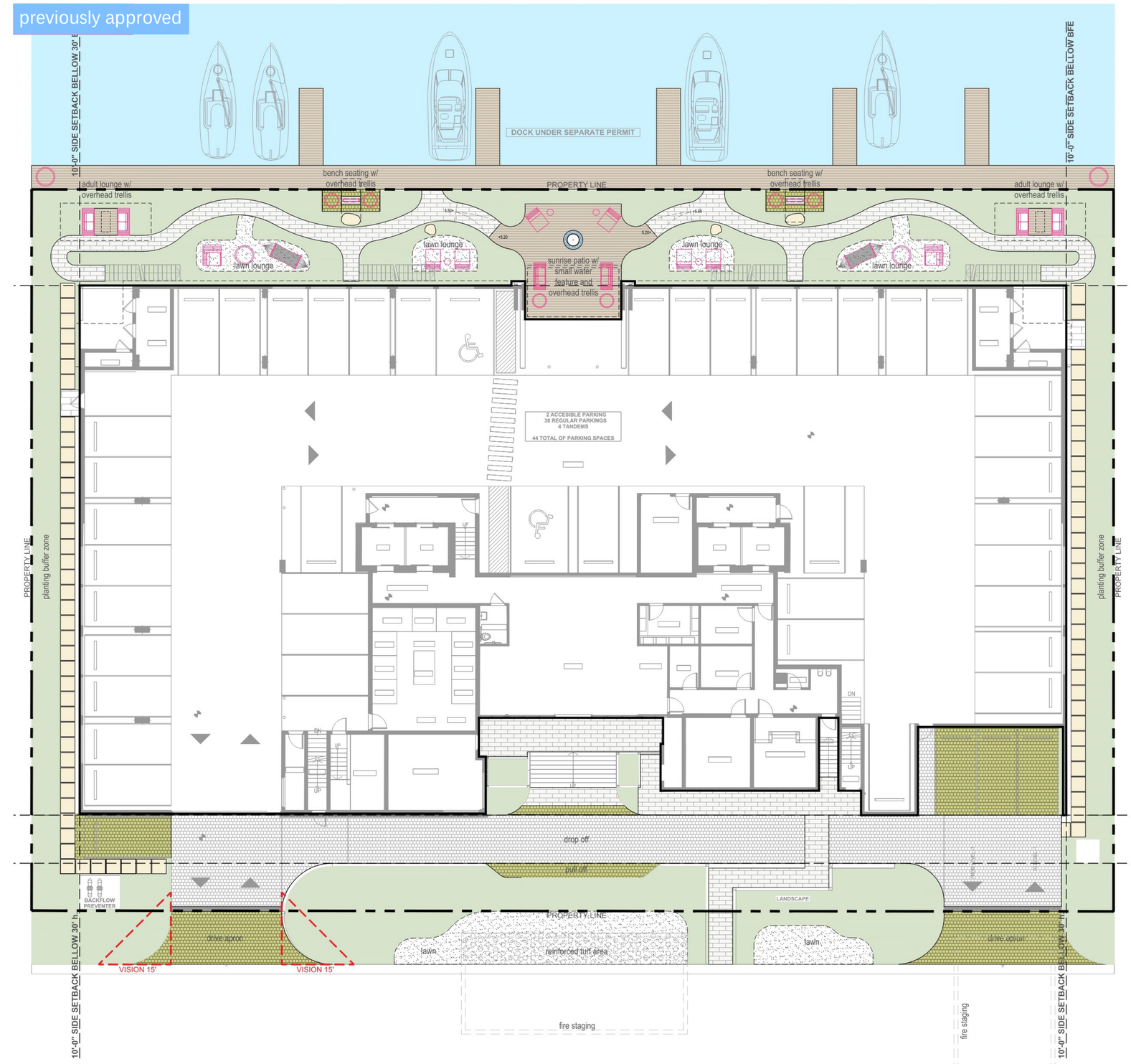
HECTOR DE LOS REYES LICENSE NO. 33112 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HECTOR DE LOS REYES, P.E., LICENSE NO. 33112 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.

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CONSULTING STRUCTURAL ENGINEERS
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9130 S.W. 77th Ct., Suite 3-L, Miami, FL. 33173
TEL: (305) 477-9559 FAX: (305) 477-8814
E-MAIL: delosreyes@bellsouth.net

NOT FOR CONSTRUCTION

previously approved



MATERIAL LEGEND

Porcelain Tile on Slab

(1,747 sf)



Concrete Step Finish (non-pervious surface)

(726 sf)



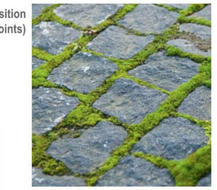
Granite Cobbles w/ Sand Joints

(2,294 sf)



Permeable Paver Type / Detectable Warning Transition (darker tone cobble w/ moss or lawn joints)

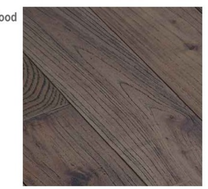
(1,384 sf)



Aged Teak Wood

(506 sf) - on site

(1,525 sf) - on dock- off site



lawn areas (1,268 sf)

landscape areas (6,381 sf)

LANDSCAPE SITE CALCULATIONS:

total site	33,750 sf	
required landscape area	6,750 sf	20%
provided landscape area	7,649 sf	22.6%

NOTE: Refer to sheet L-101 for landscape calculations. For additional materials above ground level refer to subsequent sheets

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

revuelta
architecture
international

C. Right Studios
by Corey Seltenright

corey@crightstudios.com
2831 E Oakland Park Blvd
Ste 9 #3034
Fort Lauderdale, FL 33306

Ph. 954.591.6864

Project

LA BAIA NORTH
9481 EAST BAY HARBOR DR.
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information

CONTINUUM LLC
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Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Landscape Architect

LANDSCAPE ARCHITECT COREY SELTENRIGHT A2047 STATE OF FLORIDA

Corey Seltenright

LA-2047

CURRENT CHECK SET

Date
11.03.26

Scale
AS SHOWN

Project No.
2202

Sheet Name
Previously Approved First Floor Site & Hardscape Plan

Sheet No.

L-100-PA

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NOT FOR CONSTRUCTION

new proposal

10'-0" SIDE SETBACK BELLOW 30' BFE

10'-0" SIDE SETBACK BELLOW BFE

20'-0" REAR SETBACK

20'-0" FRONT SETBACK BELLOW 30' BFE

10'-0" FRONT PARKING SETBACK

10'-0" SIDE SETBACK BELLOW 30' BFE

10'-0" SIDE SETBACK BELLOW BFE

PROPERTY LINE

PROPERTY LINE

lawn lounge

lawn lounge

lawn lounge

lawn lounge

AQUATICS STO.

STORAGE 1,081 S

STORAGE 1,000 S

STORAGE 1,000 S

STORAGE 1,007 S

STORAGE 1,006 S

PARKING (VALET ONLY)

parking garage

parking garage

STORAGE 1,004 S

STORAGE 1,005 S

ELEV. LOBBY

PIT 1 1,000

NORTH ELE LOBBY

LOBBY

PIT 2 1,000

TH ELEV. LOBBY

RECEPTION

PACKAGE ROOM

UNISEX REST.

VALET KEY

GALLERY

EMERGENCY GENERATOR

TRASH PICK-UP

SWITCH GEAR ROOM

STAIR 2 1,000

STAIR 3L 1,001

STO

LIFT 1,000 L

F.C.C.

DOM. & FIRE PUMP ROOM

STAIR 4 1,000

STAIR 1 1,000

ACCESSIBLE PATH SLOPE 6.80%

guest parking

guest parking

drop off area

TRANSF. PAD

RAMP SLOPE 1.59 %

RAMP SLOPE 5.00 %

VISION 10'

VISION 10'

VISION 10'

VISION 10'

PROPERTY LINE

field measurement of overhead lines - (9' from edge of roadway)

lawn / r.o.w. swale

drive apron

lawn / r.o.w. swale

lawn / r.o.w. swale

drive apron

lawn / r.o.w. swale

fire staging

fire staging

SITE CALCULATIONS TABLE

category	code required	provided sf	percentage
lot total site (within property line only)		33,750 sf (.77 ac)	100%
total open space available		12,888 sf	38%
building coverage (main structure / garage)		20,862 sf	62%
driveway / patios		3,161 sf	9.5%
pavers (front / side / rear)		2,358 sf	7%
mechanical equip. / structures (pads / site walls)		571 sf	1.5%
total impervious site improvements		26,952 sf	80%
total available " green " landscape area / open space		6,798 sf	20%
loose gravel finish		392 sf	1%
exposed mulch finish (at bench seating only)		49 sf	.1% (zero)
lawn area (on-site only)		756 sf	2.5%
landscape "green" areas (planting beds)		5,601 sf	16.5%

MATERIAL LEGEND

Patio and Path - Concrete Pavers 1

(1,452 sf)



Patio and Path - Concrete Pavers 2

(906 sf - on site)
(55 sf - off site)



Drive and Patios - Concrete Pavers 3

(3,125 sf - on site)
(610 sf - off site)



Parking Stripe Pavers

(36 sf)



(392 sf) loose gravel *(pervious landscape area)*

(571 sf) mechanical / utility pads / site walls (*also refer to civil dwgs.)

(49 sf) exposed mulch *(pervious landscape area)*

(756 sf - on site)
(1,780 sf - off site) lawn areas / swale

(5,601 sf) - pervious landscape areas

NOTE: Refer to sheet L-103 for landscape calculations. For additional materials above ground level refer to subsequent sheets

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

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architecture international

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Ph. 954.591.6864

Project

LA BAIA NORTH
9481 EAST BAY HARBOR DR.
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information

CONTINUUM LLC
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Landscape Architect

Corey Seltenright
LA-2047

CURRENT CHECK SET

Date
11.03.26

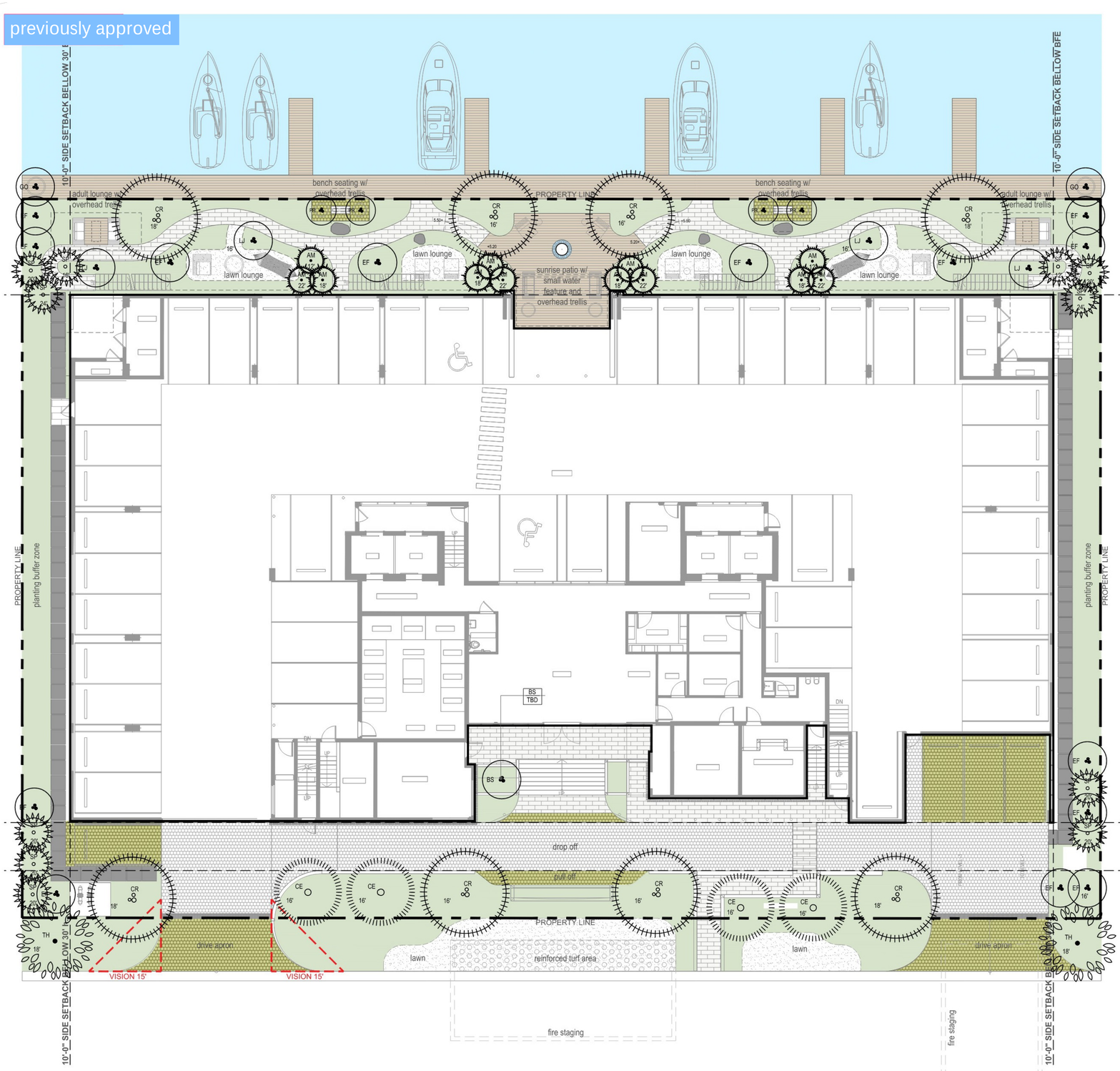
Scale
AS SHOWN

Project No.
2202

Sheet Name
First Floor Site & Hardscape Plan

Sheet No.
L-100

NOT FOR CONSTRUCTION



PLANT SCHEDULE

TREES

	QTY	SYM	Botanical Name	Common Name
	4	CE	Conocarpus erectus	Green Buttonwood
	8	CR	Clusia rosea	Autograph Tree
b	29	EF	Myrcianthes fragrans	Simpson's Stopper
	TBD	GO	Guaiacum officinale	Lignum Vitae (option)
	4	LJ	Ligustrum japonicum	Japanese Privet
	4	PP	Plumeria 'Pink' frangipani	Pink Frangipani Tree
	2	TH	Tabebuia heterophylla	Pink Trumpet Tree

PALMS

	QTY	SYM	Botanical Name	Common Name
	12	AM	Adonidia Merrillii	Christmas Palm
	20	SP	Sabal palmetto	Sabal Palm
a				

TREE and PALMS ALTERNATES

	QTY	SYM	Botanical Name	Common Name
	12	VM	Veitchia Montgomeryana	Montgomery Palm
	4	QV	Quercus virginiana	Live Oak (columnar shape)
a	4	BS	Bucida spinosa	Thornless Spiny Black Olive
b				

SHRUBS

Alternate suggestions shall be approved by city of Bay Harbor prior to permit and installation. Alternate symbols above are placed next to options for alternates with corresponding letter tag

LANDSCAPE LEGEND

CITY OF BAY HARBOR

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RM-1 Lot Area 33,750 SF Acres .77

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 33,750 s.f. x 20 % = 6,750 s.f.	6,750 SF	7,649 SF
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	6,750 SF	7,649 SF
LAWN AREA CALCULATION		
A. Total Square feet of landscaped open space required by Chapter 33	6,750 SF	7,649 SF
B. Maximum lawn area (sod) permitted= 20% % = 1,350 s.f.	1,350 SF	1,268 SF
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x .77 net lot acres - number of existing trees=	22	39
B. Street Trees (maximum average spacing of 35' o.c.) 225 linear feet along street divided by 35'=	7	10
Palms allowed as street trees (3:1 ratio)	6	0
Street tree species allowed directly beneath power lines: (maximum average spacing of 25' o.c.): 225 linear feet along street divided by 25'=	9	4
TOTAL STREET TREES REQUIRED	7	10
TOTAL TREES REQUIRED	29	39
TOTAL NEW TREES REQUIRED	29	39
C. 25% Palm species allowed (three palms = one tree) Palms provided:	10	8
D. % Natives required: Number of trees provided x 50% =	15	24
E. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	15	24
SHRUBS		
A. Total number of trees required x 10 = the number of shrubs required:	346	521
B. The total number of trees required x 30% = the number of native shrubs required:	104	383

IRRIGATION

REFER TO PERFORMANCE SPECIFICATIONS REQUIRED BY LANDSCAPE ARCHITECT ON PLANTING SCHEDULE, NOTES AND DETAILS SHEET WITHIN THIS SET

NOTE: refer to L103 for complete tree specifications and L104 for comparison to previously approved submission.

LANDSCAPE SITE CALCULATIONS:

total site	33,750 sf	
required landscape area	6,750 sf	20%
provided landscape area	7,649.2 sf	22.6%

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

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Project

LA BAIA NORTH
9481 EAST BAY HARBOR DR.
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information
CONTINUUM LLC
9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Landscape Architect

LANDSCAPE ARCHITECT COREY SELTENRIGHT A2047 STATE OF FLORIDA

Corey Seltenright
LA-2047

CURRENT CHECK SET

Date
11.03.26

Scale
AS SHOWN

Project No.
2202

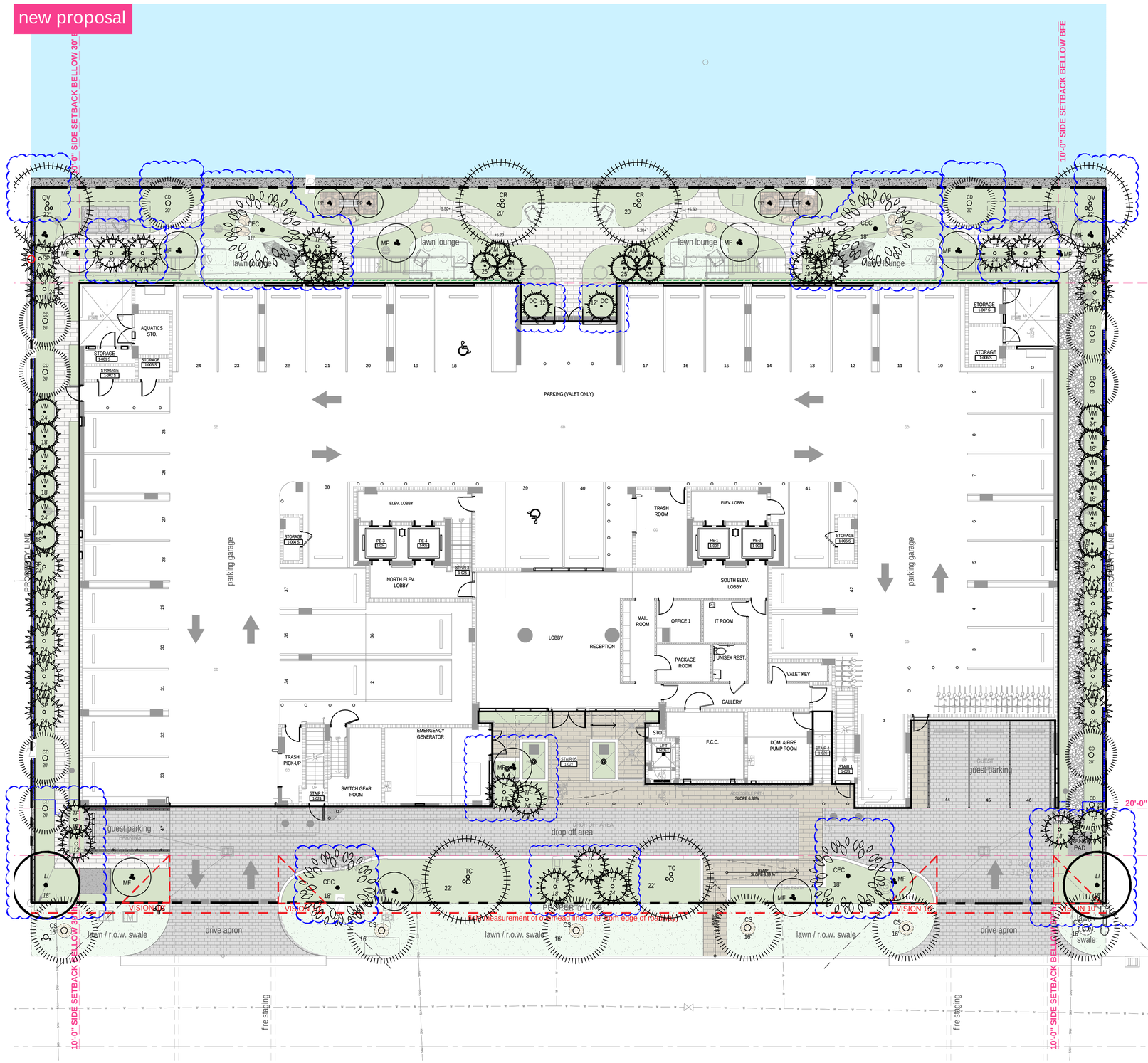
Sheet Name
Previously Approved
First Floor Canopy
Planting Plan

Sheet No.
L-101-PA

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NOT FOR CONSTRUCTION

new proposal



PLANT SCHEDULE

TREES			
QTY	SYM	Botanical Name	Common Name
4	CEC	Conocarpus erectus var. sericeus	Silver Buttonwood
2	QV	Quercus virginiana	Live Oak
2	CR	Clusia rosea	Autograph Tree
6	CS	Cordia sebestena	Orange Gieger Tree
13	MF	Myrcianthes fragrans	Simpson's Stopper
10	CD	Coccoloba diversifolia	Pigeon Plum
2	LI	Lagerstroemia indica	Pink Crepe Myrtle
4	PP	Plumeria 'Pink' frangipani	Pink Frangipani Tree
2	TC	Tabebuia chrysotricha	Golden Trumpet Tree
PALMS			
QTY	SYM	Botanical Name	Common Name
6	AM	Adonidia Merrillii	Christmas Palm
2	DC	Dypsis cabadae	Cabada Palm
33	SP	Sabal palmetto	Sabal Palm
12	VM	Veitchia montgomeryana	Montgomery Palm

NOTES: REFER TO SHEET L-103 FOR FULL SPECIFICATIONS AND SHEET L-104 FOR LANDSCAPE LEGEND AND PLANT CALCULATIONS

Per town code; 22 required trees, requires 6 variable tree species on site which is provided above and in plan. Street trees shall have 3' diameter of mulch around base of tree. No sod shall be allowed over tree roots until the roots have been established as to maximize growth rate and ensure survival for guarantee period

SHRUBS

REFER TO SHEETS L-102 AND L-104

IRRIGATION

REFER TO PERFORMANCE SPECIFICATIONS REQUIRED BY LANDSCAPE ARCHITECT ON PLANTING SCHEDULE, NOTES AND DETAILS SHEET WITHIN THIS SET

NOTE: refer to L103 for complete tree specifications and L104 for comparison to previously approved submission.

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Project

LA BAIA NORTH
9481 EAST BAY HARBOR DR.
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information

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Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Landscape Architect

LANDSCAPE ARCHITECT
COREY SELTENRIGHT
LA2047
STATE OF FLORIDA

Corey Seltenright
LA-2047

CURRENT CHECK SET

Date
11.03.26

Scale
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Project No.
2202

Sheet Name
First Floor Canopy Planting Plan

Sheet No.
L-101

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NOT FOR CONSTRUCTION

new proposal


pigeon plum


live oak


autograph tree (leaf , fruit)


autograph tree


simpson stopper


southern wax myrtle


pink plumeria (flower)


pink plumeria


pink trumpet tree


christmas palm


sabal palm


montgomary palm


pink crepe myrtle


cabada palm


silver buttonwood


lignum vitae (GO) - potential potted plant


orange geiger (street tree)

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LANDSCAPE ARCHITECT COREY SELTENRIGHT A2047 STATE OF FLORIDA

Corey Seltenright

LA-2047

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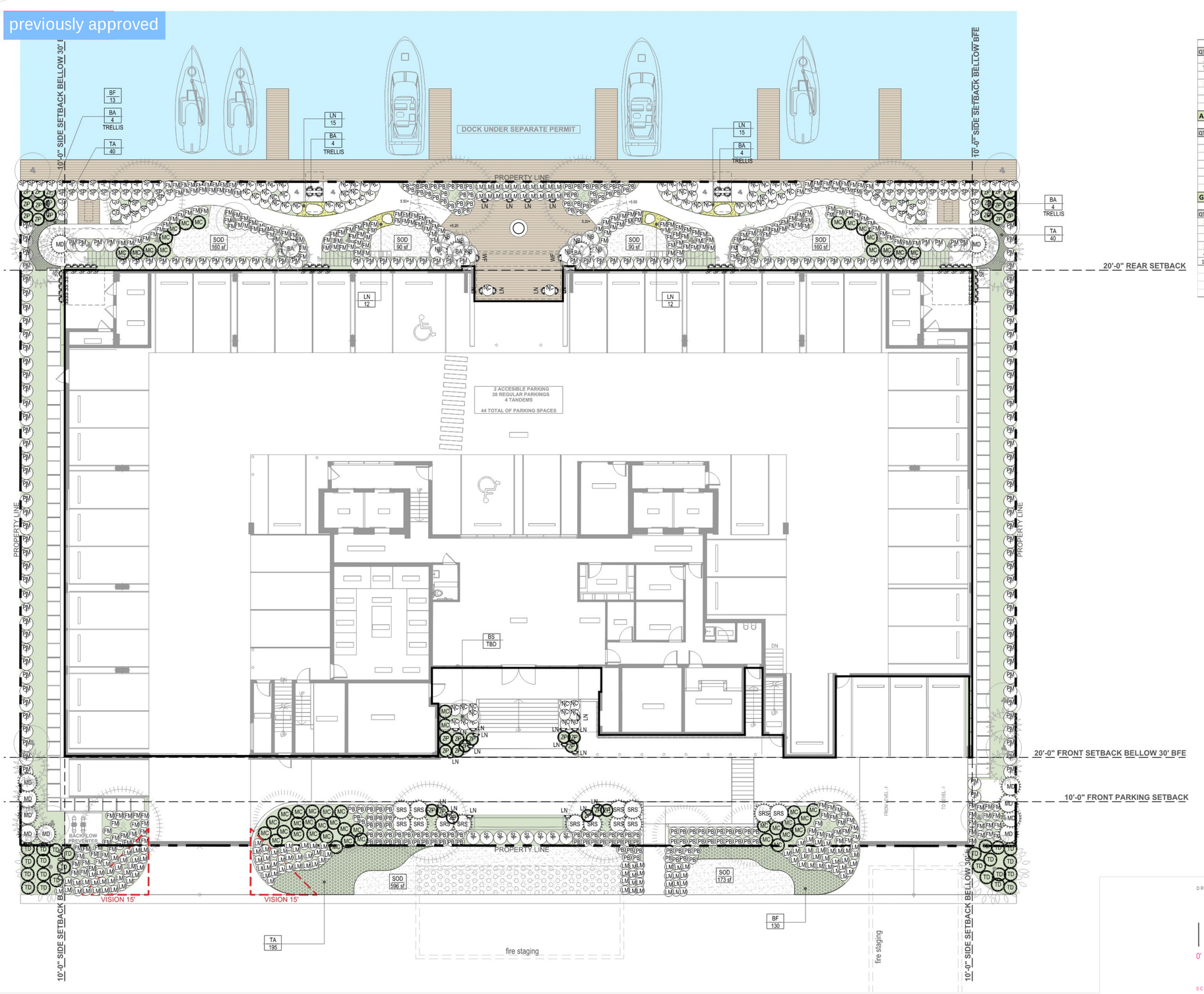
Project No.
2202

Sheet Name
First Floor Canopy
Plant Image Board

Sheet No.
L-101 p

NOT FOR CONSTRUCTION

previously approved



PLANT SCHEDULE

QTY	SYM	Botanical Name	Common Name
233	FM	Ficus microcarpa	Green Island Ficus
TBD	LJT	Ligustrum japonicum 'Texanum'	Waxleaf Privet
8	NB	Nephrolepis biserrata	Macho Fern
138	PM	Podocarpus macrophyllus	Japanese Yew
14	SRS	Serenoa repens 'silver'	Silver Saw Palmetto
33	ZP	Zamia pumila	Coontie
ACCENTS, VINES and GRASSES			
QTY	SYM	Botanical Name	Common Name
14	BA	Bougainvillea 'Afterglow'	After Glow Bougainvillea
49	MC	Muhlenbergia capillaris	Pink Muhly Grass
11	MD	Monstera deliciosa	Swiss Cheese Plant
8	SL	Salvia leucantha	Mexican Sage
64	SP	Spartina patens	Saltmeadow Cordgrass
24	TD	Tripsacum dactyloides	Fakahatchee Grass
GROUNDCOVERS			
QTY	SYM	Botanical Name	Common Name
134	LM	Liriope muscari	Big Blue Lilyturf
73	LN	Lysimachia nummularia	Creeping Jenny
65	NC	Neomarica caerulea 'Regina'	Giant Apostle Iris
126	PB	Philodendron Burle Marx	Burle Marx Philodendron
405	TA	Trachelospermum asiaticum	Asiatic Jasmine
1,268	SOD	Zoysia japonica empire	Empire Zoysia Grass

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

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Project

LA BAIA NORTH
9481 EAST BAY HARBOR DR.
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Revisions

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Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Landscape Architect

LANDSCAPE SELTENRIGHT A2047 STATE OF FLORIDA

Corey Seltenright
LA-2047

CURRENT CHECK SET

Date
11.03.26

Scale
AS SHOWN

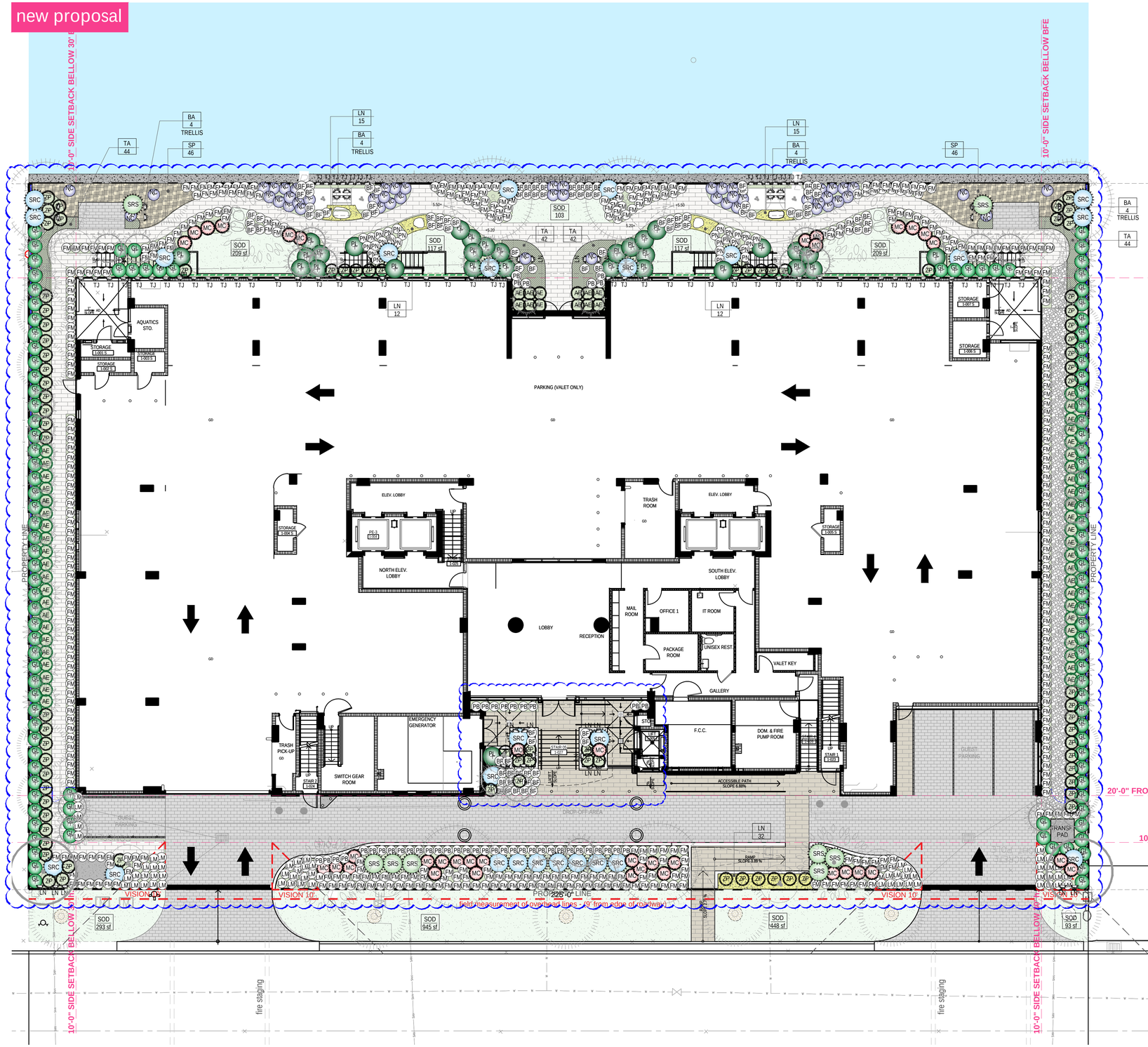
Project No.
2202

Sheet Name
Previously Approved
First Floor Understory
Planting Plan

Sheet No.
L-102-PA

new proposal

NOT FOR CONSTRUCTION



PLANT SCHEDULE

QTY	SYM	Botanical Name	Common Name
SHRUBS			
386	FM	Ficus microcarpa	Green Island Ficus
113	GL	Gymnanthes lucida	Crabwood
30	PL	Psychotria ligustrifolia	Wild Coffee
27	PN	Psychotria nervosa 'Little Psycho'	Dwarf Wild Coffee
25	SRC	Serenoa repens 'silver'	Silver Saw Palmetto
8	SRS	Serenoa repens	Green Saw Palmetto
80	ZP	Zamia pumila	Coontie
ACCENTS, VINES and GRASSES			
QTY	SYM	Botanical Name	Common Name
57	AE	Aspidistra elatior	Cast Iron Plant
14	BA	Bougainvillea 'Afterglow'	After Glow Bougainvillea
38	MC	Muhlenbergia capillaris	Pink Muhly Grass
92	SP	Spartina patens	Saltmeadow Cordgrass
50	NC	Neomarica caerulea 'Regina'	Giant Apostle Iris
64	TJ	Trachelospermum jasminoides	Confederate Jasmine
GROUNDCOVERS			
QTY	SYM	Botanical Name	Common Name
60	LM	Liriope muscari	Big Blue Lilyturf
110	LN	Lysimachia nummularia	Creeping Jenny
48	PB	Philodendron Burle Marx	Burle Marx Philodendron
209	TA	Trachelospermum asiaticum	Asiatic Jasmine
92	BF	Bulbine frutescens	Peach Bulbine
2,534	SOD	Stenotaphrum secundatum	St. Agustine

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

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Date
11.03.26

Scale
AS SHOWN

Project No.
2202

Sheet Name
First Floor Understory Planting Plan

Sheet No.
L-102

NOT FOR CONSTRUCTION

new proposal


green island ficus


wild coffee


crabwood (hedge)


silver saw palmetto


green saw palmetto


coontie


bougainvillea


pink muhly grass


saltmeadow cordgrass


giant iris


big blue liriope


creeping jenny


cast iron plant


peach bulbine


dwarf wild coffee


philodendron burle marx


asiatic jasmine

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Date
11.03.26

Scale
AS SHOWN

Project No.
2202

Sheet Name
First Floor Understory
Plant Image Board

Sheet No.
L-102 p

NOT FOR CONSTRUCTION

GENERAL NOTES AND REQUIREMENTS

1. The contractor is responsible for obtaining any permits or approvals from the federal, state or local government required for the work included in this contract and on these drawings.
2. Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, etc., prior to landscape or irrigation installation
3. Stake out all tree & large shrub locations for la and owner review and approval prior to excavation or planting. Plan locations are subject to field adjustment by the la.
4. The contractor shall install an irrigation system as needed to provide a complete working system and as required to ensure 100% coverage of all new planting and sodded lawn areas. See irrigation plan by the landscape architect.
5. Install only plants graded florida no.1 or better as set forth in the florida department of agriculture 'grades and standards for nursery plants" second edition feb. 1998 including revisions and which meet or exceed the sizes indicated in the planting schedule and details.
6. Plant shrubs in circular pits with a diameter 16" greater than rootball or container. Plant trees in circular pits with a diameter 36" greater than rootball or container,. Place plants with best "face" forward.
7. Fertilize all trees with agriform 21 gram tablets, slow-release 20-10-5 analysis with one tablet per 1/2" of trunk diameter.
8. Backfill all planting pits with the following mixture ; 1/2 onsite soil, 1/2 clean friable topsoil. Submit topsoil sample and soil test analysis for approval by landscape architect, (see planting details). Remove excess soil excavated from plant pit from the site or distribute on-site as directed by l.a.
9. Apply "diehard transplant" mycorrhizal inoculant and 100% organic starter fertilizer to each new tree planted and shrub/groundcover beds in accordance with the manufacturer's recommendations i.e. 8 oz. Per 2" caliper, 3 lbs/100 s.f. area, etc... Contact horticultural alliance, inc. Sarasota, fl. 34277 800-628-6373
10. Fertilize all planting beds with osmocote 14-14-14 slow-release fertilizer at the rate of 16 pounds per 1,000 square feet. Furnish receipts for material used.
11. Treat all planting beds with pre-emergent and post-emergent herbicides according to the manufacturer's specifications. Submit receipts for materials used.
12. Mulch planting beds to a minimum 2 1/2" compacted thickness with pine straw, free of weeds.
13. Sod all disturbed areas which do not have shrub or groundcover plantings indicated with solid sod laid with closely abutting joints. Fertilize after installation with a slow-release formula.
14. Contractor shall verify all plant quantities based on the quantities in place as indicated on the plans and provide composite unit prices for each plant including all costs for materials and installation; i.e., labor, mulch, fertilzer, watering, staking, herbicides, mowing, weeding, site preparation, etc.
15. Fertilize palms with palmgain 8-2-12 formula as manufactured by bgi www.bgi-usa.com per manufacturer recommened rate.
16. Notify the owner and landscape architect of any unforeseen conditions, i.e., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, utility conflicts, excessive sun or shade, etc., prior to proceeding with landscape installation.
17. Guarantee all plants for one year.
18. All plants, materials and workmanship are subject to the approval of the landscape architect and owner.
19. Do not make substitutions or revisions, any revision or modifications to the landscape plan must have prior approval by the landscape architect & owner
20. Maintain all planting including watering, mowing, mulching, weed, pest control, etc. Until final acceptance by the owner.
23. Non-woven geo-textile product installation per manufacturers specifications. Any alternates to the specified products shall be submitted to landscape architect for approval prior to procurement.

IRRIGATION

IRRIGATION SYSTEM NOTES AND REQUIREMENTS:

the contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with sprayheads to ensure 100% coverage of all planting bed areas and rotors for complete coverage of all sodded lawn areas within the limits of work for this project (refer to plan provied by landscape architect).

the contractor shall submit shop drawings of the irrigation system for review and approval by the landscape architect and owner prior to the award of the landscape and irrigation contract.

the shop drawings for the irrigation system shall include a backflow preventer, lightning protection, a "smart" controller, moisture-sensing devices, piping, heads, valves and all other equipment required by local codes and as necessary for a complete working system.

the contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate and instruct the owner's maintenance provider in the complete operation of the system.

PLANT SCHEDULE

TREES				N = Native Species	Note: (Florida #1) indicates required for code minimums
QTY.	SYM.	Botanical Name	Common Name		Specifications
4	CEC	Conocarpus erectus var. sericeus	Silver Buttonwood	N	FG, 6" min. cal, 18' ht min. 8' sp min. (Florida #1)
2	QV	Quercus virginiana	Live Oak	N	FG, 6" min. cal, 22' ht min. 10' sp min. (Florida #1)
2	CR	Clusia rosea	Autograph Tree	N	FG, 6" min. cal, 20' ht min. 10' sp min. (Florida #1)
6	CS	Cordia sebestena	Orange Gieger Tree	N	FG, 3" min. cal, 12'-14' ht min. 6' min. sp (street tree) (Florida #1)
13	MF	Myrcianthes fragrans	Simpson's Stopper	N	45, Multi-trunk, 8'-10' ht, 4'-6' sp (accent non-tree count)
10	CD	Coccoloba diversifolia	Pigeon Plum	N	FG, 4" min. cal, 20' ht min. 8' sp (Florida #1)
2	LI	Lagerstroemia indica	Pink Crape Myrtle		FG, Multi-trunk, 18' ht min. 8' sp, 6' min CT (Florida #1)
4	PP	Plumeria 'Pink' frangipani	Pink Frangipani Tree		65 gal, 8' ht, 6' spr (accent non-tree count)
2	TC	Tabebuia chrysotricha	Golden Trumpet Tree		FG, Grade #1, 6" min. cal, 22' ht x 10' sp, 6' min. CT (Florida #1)
PALMS					
QTY	SYM	Botanical Name	Common Name		Specification
6	AM	Adonidia Merrillii	Christmas Palm		FG, singles 14'-20' hts (see plan) 4" min. cal
2	DC	Dypsis cabadae	Cabada Palm		FG, multi 3-5 trunks, 12' hts
33	SP	Sabal palmetto	Sabal Palm		FG, 14'-24' hts (see plan) 12" min. cal (booted) (Florida #1)
12	VM	Veitchia montgomeryana	Montgomery Palm	N	FG, singles 18'-24' hts (see plan) 4" min. cal
SHRUBS					
QTY	SYM	Botanical Name	Common Name		Specification
386	FM	Ficus microcarpa	Green Island Ficus		7 gal 24"x24" full
113	GL	Gymnanthes lucida	Crabwood	N	15 gal, 5'-6' ht, 24" min. spr (36" o.c. spacing max.)
30	PL	Psychotria ligustrifolia	Wild Coffee	N	7 gal 30"x 30" full
27	PN	Psychotria nervosa 'Little Psycho'	Dwarf Wild Coffee	N	3 gal, 14" x 14" full
25	SRC	Serenoa repens 'silver'	Silver Saw Palmetto	N	25 gal, 3'x3' full
8	SRS	Serenoa repens	Green Saw Palmetto	N	25 gal, 3'x3' full
80	ZP	Zamia pumila	Coontie	N	7 gal, 30"x30" full
ACCENTS, VINES and GRASSES					
QTY	SYM	Botanical Name	Common Name		Specifications
57	AE	Aspidistra elatior	Cast Iron Plant		7 gal 24" x 24"
14	BA	Bougainvillea 'Afterglow'	After Glow Bougainvillea		15 gal, 7'-8' ht trellis
38	MC	Muhlenbergia capillaris	Pink Muhly Grass	N	7 gal 30"x30" full
92	SP	Spartina patens	Saltmeadow Cordgrass	N	7 gal 24" x 24"
50	NC	Neomarica caerulea 'Regina'	Giant Apostle Iris		7 gal 24"x24" full
64	TJ	Trachelospermum jasminoides	Confederate Jasmine		3 gal, 4' ht min. trellis, FULL to top
GROUNDCOVERS					
QTY	SYM	Botanical Name	Common Name		Specifications
60	LM	Liriope muscari	Big Blue Lilyturf		7 gal 24"x24" full
110	LN	Lysimachia nummularia	Creeping Jenny		1 gal 12"x12" full
48	PB	Philodendron Burle Marx	Burle Marx Philodendron		7 gal 24"x24" full
209	TA	Trachelospermum asiaticum	Asiatic Jasmine		1 gal 12"x12" full
92	BF	Bulbine frutescens	Peach Bulbine		1 gal 12"x12" full
2,534	SOD	Stenotaphrum secundatum	St. Augustine		ROW - solid sod, butt jointed, no gaps, not within 3' dia of tree trunks

N = Native Species

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Project

LA BAIA NORTH
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BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information

CONTINUUM LLC

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Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Landscape Architect



Corey Seltenright

LA-2047

CURRENT CHECK SET

Date
11.03.26

Scale
AS SHOWN

Project No.
2202

Sheet Name
Planting Schedule, Notes & Specifications

Sheet No.

L-103

NOT FOR CONSTRUCTION

previously approved

LANDSCAPE LEGEND

TOWN OF BAY HARBOR ISLAND

LANDSCAPE CODE (SEC. 24-16) REQUIREMENTS LEGEND (WORKSHEET)
Multi-Family Residential - Townhouse Sites (RM-1, RM-2, RM-3)

Site Address 9461 East Bay Harbor Drive

Net Lot Area 33,750 SF Acres .77

	REQUIRED	PROVIDED
A. Open Space Requirement: Lot Area = 33,750 SF sf x 20 % = 6,750 sf	6,750 SF	8,851 SF
B. Maximum Lawn Area Allowed allowed open space _____ sf x 60%= _____ sf	5,310 SF	500 SF
C. Shade Trees Required 1. 28 trees / acre x .77 acers = 22	22	12 palms = (4 trees) + 20 trees (24 total)
2. Native Species Required - 50% # of Trees req. 22 x 50% = 11	11	20
3. Drought Tolerant and Low Maintenance Species Required - 50% # of Trees req. 22 x 50% = 11	11	20
D. Street Trees Required Measured @ 1:35 lineal feet of frontage Width of lot 225 / 35' = 6 Note: Street trees do not count towards required on-site lot trees Note: Street tree species determined by Town Street Tree Master Plan.	6	6
E. Shrubs Required		
1. 10 shrubs x required trees	220	456
2. Native Species Required - 30%	66	211
3. Drought Tolerant and Low Maintenance Species Required - 50%	110	456
F. Parking Lot Landscaping (N/A)		

REQUIRED TREE SIZES FOR 5+ STORY BUILDING		(per provided trees required above in C-1)
25% Trees @ 18' x 8' or Palms @ 15'-18':	6	6
50% Trees @ 20'-22' x 8' or Palms @ 22'-28':	12	12
25% Trees @ 22'-24' x 9' or Palms @ 22'-28':	6	6

new proposal

LANDSCAPE LEGEND

TOWN OF BAY HARBOR ISLAND

LANDSCAPE CODE (SEC. 24-16) REQUIREMENTS LEGEND (WORKSHEET)
Multi-Family Residential - Townhouse Sites (RM-1, RM-2, RM-3)

Site Address 9481 East Bay Harbor Drive

Net Lot Area 33,750 SF Acres .77

	REQUIRED	PROVIDED
A. Open Space Requirement: Lot Area = 33,750 SF sf x 20 % = 6,750 sf	6,750 SF	6,798 SF
B. Maximum Lawn Area Allowed allowed open space _____ sf x 60%= _____ sf	4,050 SF	756 SF
C. Shade Trees Required 1. 28 trees / acre x .77 acers = 22	22	12 palms = (4 trees) + 20 trees (24 total)
2. Native Species Required - 50% # of Trees req. 22 x 50% = 11	11	18
3. Drought Tolerant and Low Maintenance Species Required - 50% # of Trees req. 22 x 50% = 11	11	20
D. Street Trees Required Measured @ 1:35 lineal feet of frontage Width of lot 225 / 35' = 6 Note: Street trees do not count towards required on-site lot trees Note: Street tree species determined by Town Street Tree Master Plan.	6	6
E. Shrubs Required		
1. 10 shrubs x required trees	220	669
2. Native Species Required - 30%	335	283
3. Drought Tolerant and Low Maintenance Species Required - 50%	291	669
F. Parking Lot Landscaping (N/A)		

REQUIRED TREE SIZES FOR 5+ STORY BUILDING		(per provided trees required above in C-1)
25% Trees @ 18' x 8' or Palms @ 15'-18':	6	6 - (4CEC, 2LI)
50% Trees @ 20'-22' x 8' or Palms @ 22'-28':	12	12 - (10CD, 2CR)
25% Trees @ 22'-24' x 9' or Palms @ 22'-28':	6	6 - (2QV, 2 TC, 2 palms of choice)

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Consultant

Landscape Architect



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LA-2047

CURRENT CHECK SET

Date
11.03.26

Scale
AS SHOWN

Project No.
2202

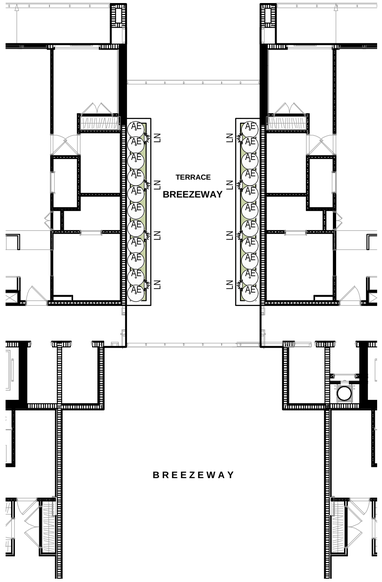
Sheet Name
Plant Legend Comparison

Sheet No.
L-104

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PLANT SCHEDULE





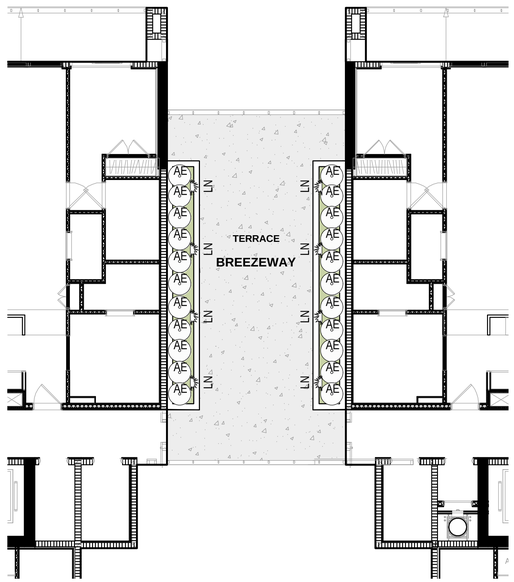
DAS / 8 - dichondra silver falls



AE / 22 - cast iron plant

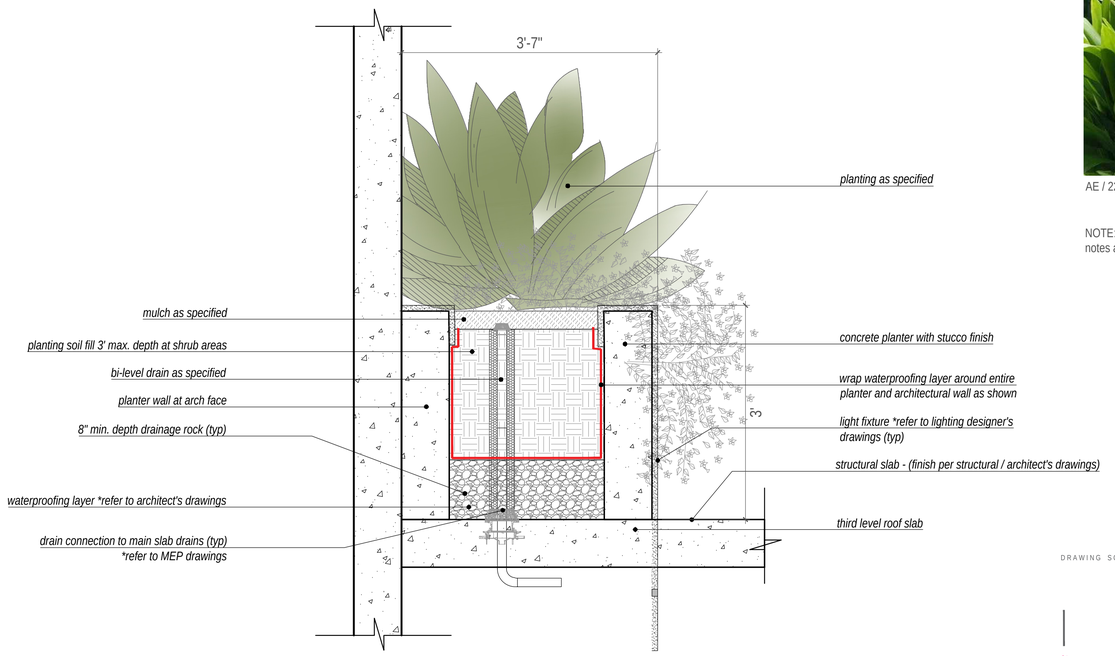
NOTE: refer to plant specifications, notes and details on sheet L-XXX

new proposal



[A] *BUILT-IN PLANTER PLAN at LEVEL THREE BREEZEWAY*

SCALE: 1" = 1'-0"



[C] *BUILT-IN PLANTER at LEVEL THREE BREEZEWAY*

SCALE: 1" = 1'-0"

MATERIAL LEGEND

Structural Slab - (finish per structural / architect's drawings)

PLANT SCHEDULE



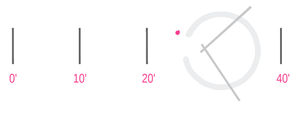
LN / 8 - creeping jenny



AE / 22 - cast iron plant

NOTE: refer to plant specifications, notes and details on sheet L9-302

DRAWING SCALE AND NORTH ARROW:



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

NORTH

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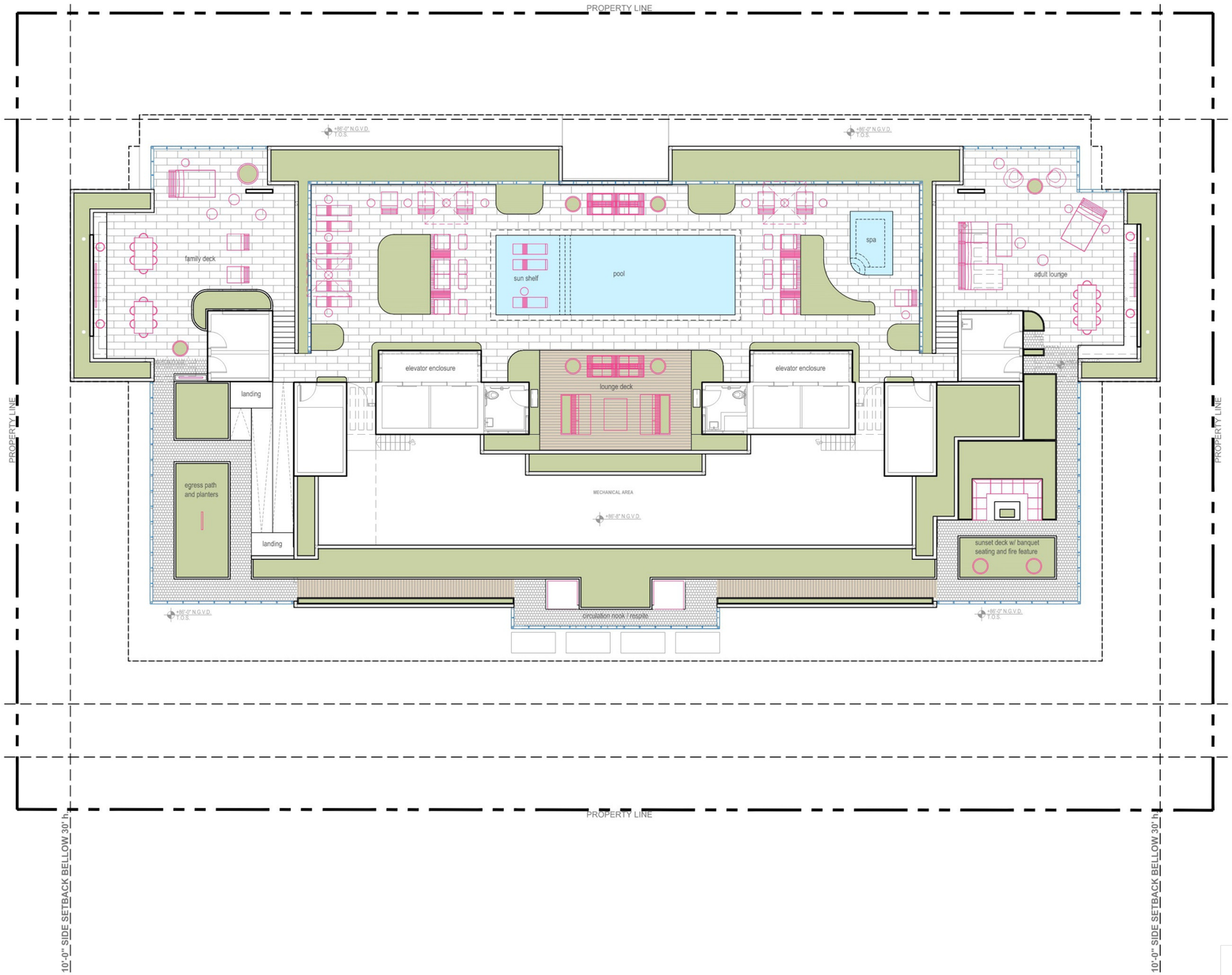
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Third Floor Understory Planting Plan

Sheet No.

L-105

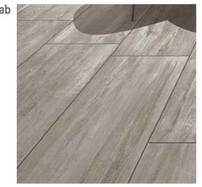
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MATERIAL LEGEND

Porcelain Tile on Slab



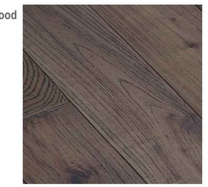
(4,685 sf)

Permeable Paver Type
(w/ moss or lawn joints)



(1,049 sf)

Aged Teak Wood



(780 sf)

water surface

(770 sf)

landscape areas

(3,767 sf)

LANDSCAPE SITE CALCULATIONS:

total roof	16,125 sf	
required landscape area	2,419 sf	15%
provided landscape area	3,767 sf	23.3%

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

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LANDSCAPE ARCHITECT
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STATE OF FLORIDA

Corey Seltenright
LA-2047

CURRENT CHECK SET

Date
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Scale
AS SHOWN

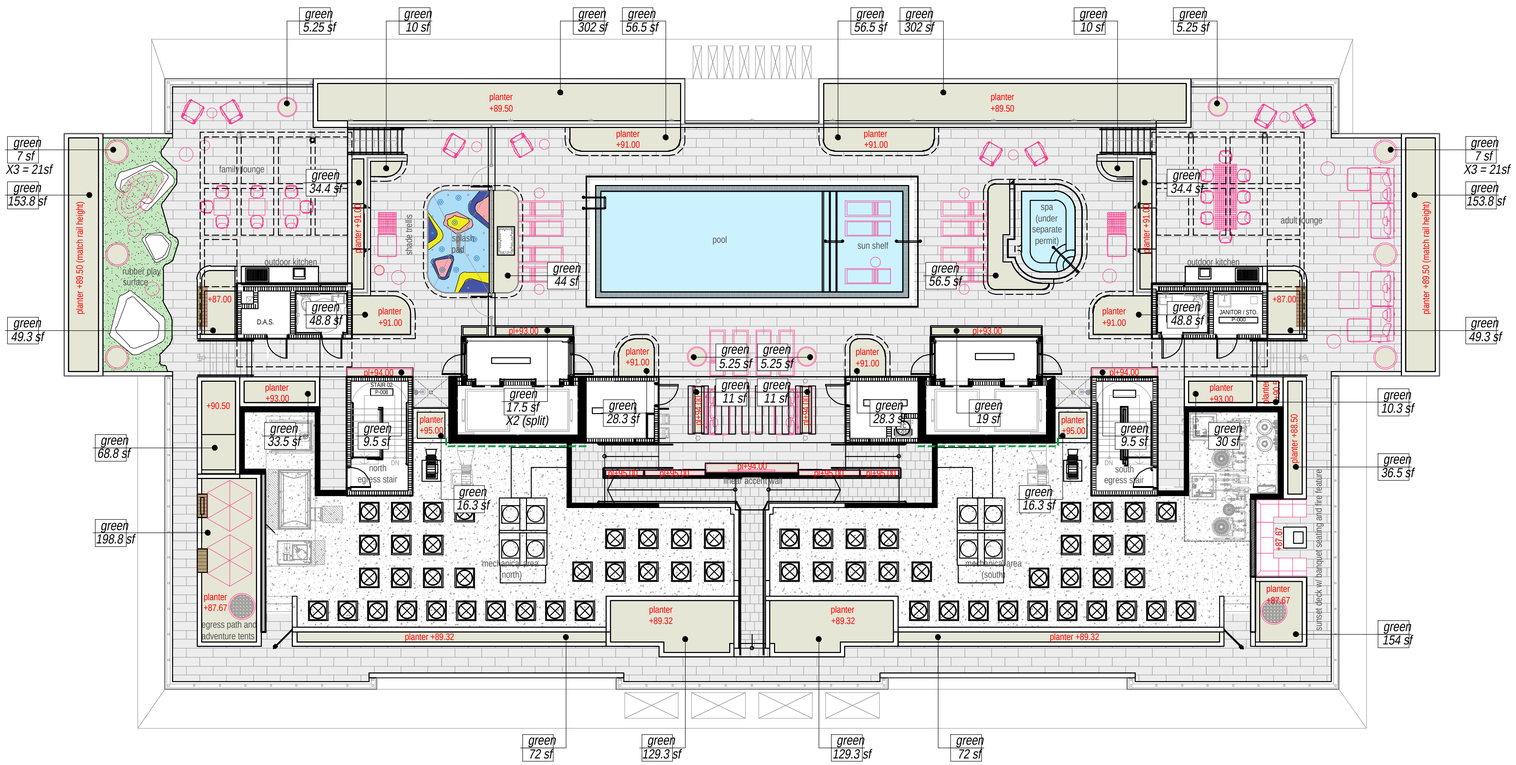
Project No.
2202

Sheet Name
Previously Approved Roof Site & Hardscape Plan

Sheet No.
L-106-PA

NOT FOR CONSTRUCTION

new proposal



SITE CALCULATIONS TABLE

category	code required	provided sf	percentage
lot total site (within property line only)		16,752 sf	100%
building coverage (main structure / garage)		1,445 sf	8.6%
pool & spa		765 sf	4.4%
pavers (front / side / rear)		6,731 sf	40%
rubber play surface		392 sf	2%
mechanical equip. / structures (pads/ civil walls)		3,340 sf	20%
site walls		1,564 sf	10%
total impervious site improvements		14,237 sf	85%
total available " green " landscape area / open space		2,515 sf	15%

MATERIAL LEGEND

Patio and Path - Concrete Pavers 1

source: Artistic Paver
spec: Shellock
size: 12"x24"x 1 5/8" thick (patio & paths)
tread size: 12"x24"x 1 5/8" thick (stair treads)
color: Ivory
finish: per manufacturer

joints: standard mortar (white)
mortar: 1/2" min. mortar set
contact: 1.305.653.7283
web: https://www.artisticpavers.com/shellock#Tan

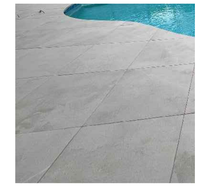


(6,307 sf)

Ramp / Path - Porcelain Pavers 2

source: Hardscape.com
spec: Shellstone
size: 24"x24"x 3/4" thick (ramp / path)
color: cream
finish: per manufacturer

joints: standard mortar (white)
mortar: 1/2" min. mortar set
contact: per contractor



(424 sf)

(304 sf) Synthetic Rubber Play Surface

(38 sf)

(50 sf)

SHOP DRAWINGS & SUBMITTAL REQUIREMENTS

1. the contractor shall provide shop drawings detailing the method and materials used to secure the synthetic rubber to the hardscape edges that define its perimeters.

2. the contractor shall submit samples of the synthetic rubber as specified to the owners and the landscape architect prior to procurement or installation.

3. the contractor shall submit shop drawings of the typical section if there are deviations from the typical section provided on the plans

(2,515 sf) landscape areas (typ)

(765 sf) water surface

LANDSCAPE SITE CALCULATIONS:

total roof	16,752 sf	
required landscape area	2,513 sf	15%
provided landscape area	2,515 sf	15%

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

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Project

LA BAIA NORTH
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Revisions

Owner Information

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Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Landscape Architect

Corey Seltenright
LA-2047

CURRENT CHECK SET

Date
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Project No.
2202

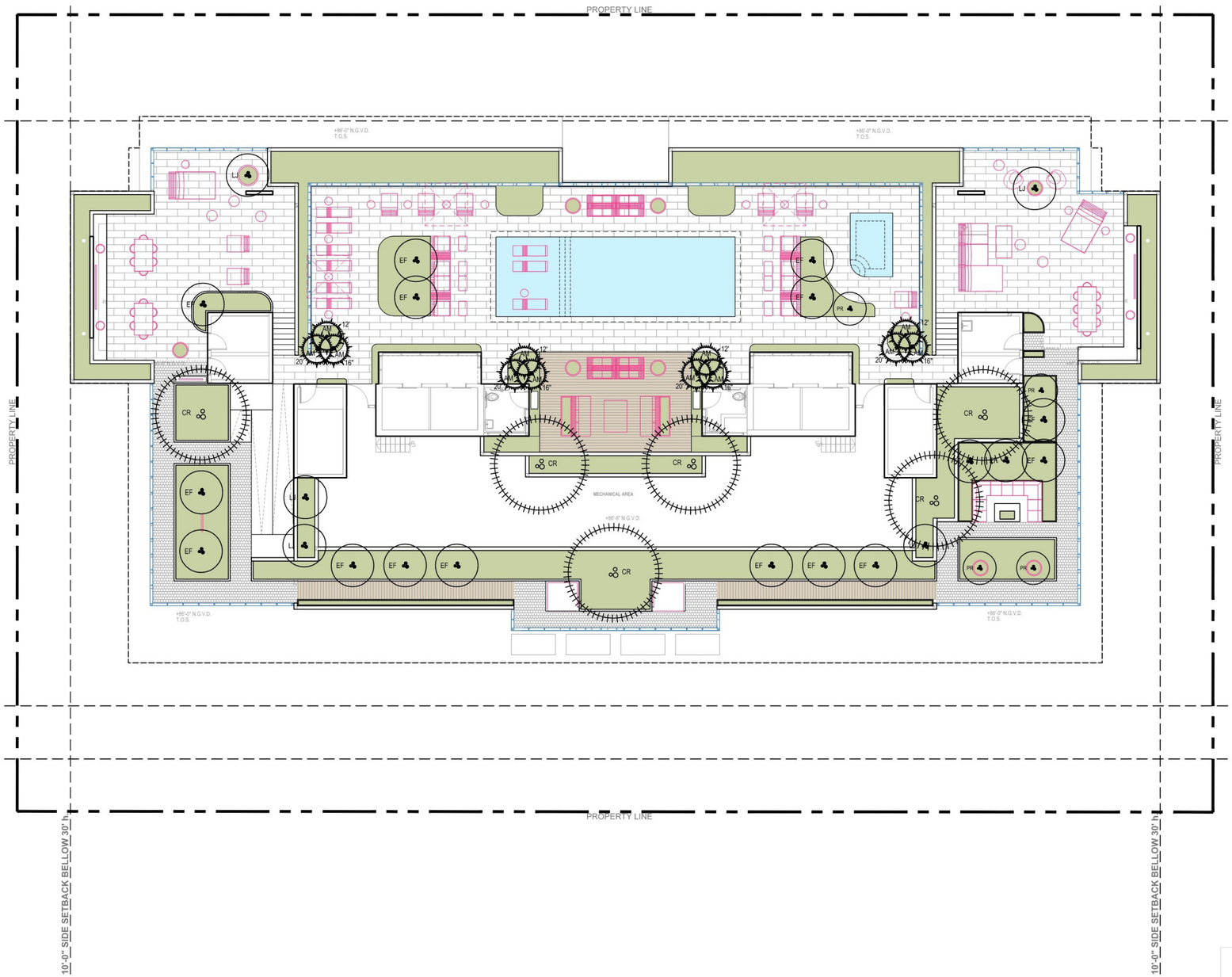
Sheet Name
Roof Site & Hardscape Plan

Sheet No.
L-106

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previously approved

PLANT SCHEDULE



TREES				
	QTY	SYM	Botanical Name	Common Name
	6	CR	Clusia rosea	Autograph Tree
	17	EF	Myrcianthes fragrans	Simpson's Stopper
b'	5	LJ	Ligustrum japonicum	Japanese Privet
b'	4	PP	Plumeria 'Pink' frangipani	Pink Frangipani Tree
PALMS				
	QTY	SYM	Botanical Name	Common Name
a	12	AM	Adonidia Merrillii	Christmas Palm
TREE and PALMS ALTERNATES				
	QTY	SYM	Botanical Name	Common Name
a	12	VM	Veitchia Montgomeryana	Montgomery Palm
b	TBD	GO	Guaiacum officinale	Lignum Vitae (option)

Alternate suggestions shall be approved by city of Bay Harbor prior to permit and installation. Alternate symbols above are placed next to options for alternates with corresponding letter tag

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

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LANDSCAPE ARCHITECT COREY SELTENRIGHT LA2047 STATE OF FLORIDA

Corey Seltenright

LA-2047

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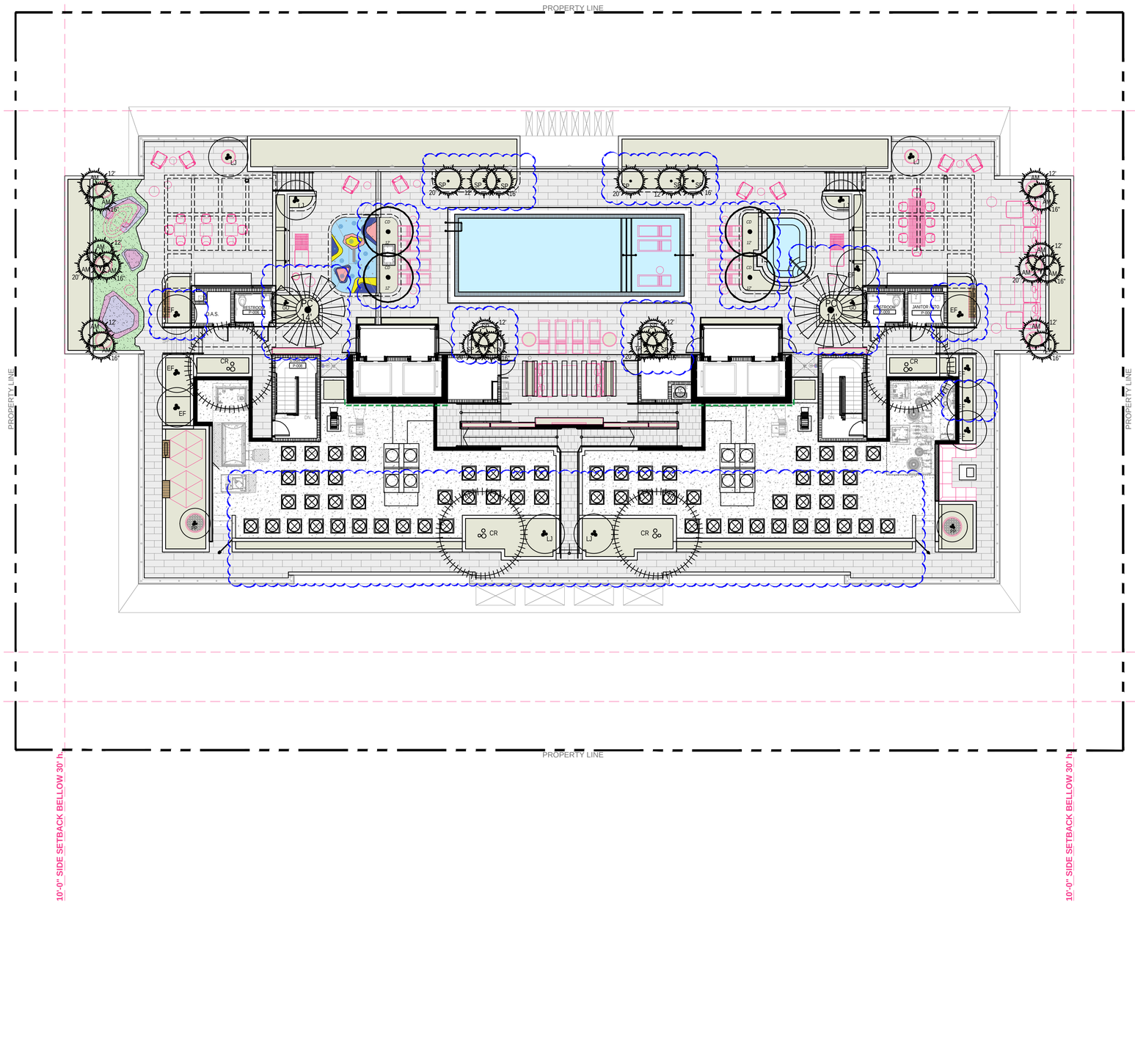
Sheet Name
Previously Approved
Roof Level Canopy Plan

Sheet No.

L-107-PA

new proposal

PLANT SCHEDULE



TREES			
QTY	SYM	Botanical Name	Common Name
4	CR	Clusia rosea	Autograph Tree
4	CD	Coccoloba diversifolia	Pigeon Plum
10	EF	Myrcianthes fragrans	Simpson's Stopper
6	LJ	Ligustrum japonicum	Japanese Privet
2	PP	Plumeria 'Pink' frangipani	Pink Frangipani Tree
PALMS			
QTY	SYM	Botanical Name	Common Name
10	SP	Sabal palmetto	Sabal Palm
6	AM	Adonidia Merrillii	Christmas Palm
2	PC	Phoenix canariensis	Canary Island Date Palm
2	TR	Thrinax radiata	Florida Thatch Palm
TREE and PALMS ALTERNATES			
QTY	SYM	Botanical Name	Common Name
TBD	VM	Veitchia Montgomeryana	Montgomery Palm
2	GO	Guaiacum officinale	Lignum Vitae (option 1)

DRAWING SCALE AND NORTH ARROW

0' 10' 20' 40'

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

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LANDSCAPE ARCHITECT
COREY SELTENRIGHT
LA2047
STATE OF FLORIDA

Corey Seltenright

LA-2047

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11.03.26

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Sheet Name
Roof Level Canopy
Planting Plan

Sheet No.

L-107

NOT FOR CONSTRUCTION

new proposal


windmill palm


autograph tree (leaf , fruit)


autograph tree


simpson stopper


lignum vitae


canary island date palm


ligustrum


pink plumeria (flower)


pink plumeria


christmas palm


montgomery palm (alternate option as needed only)

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Corey Seltenright

LA-2047

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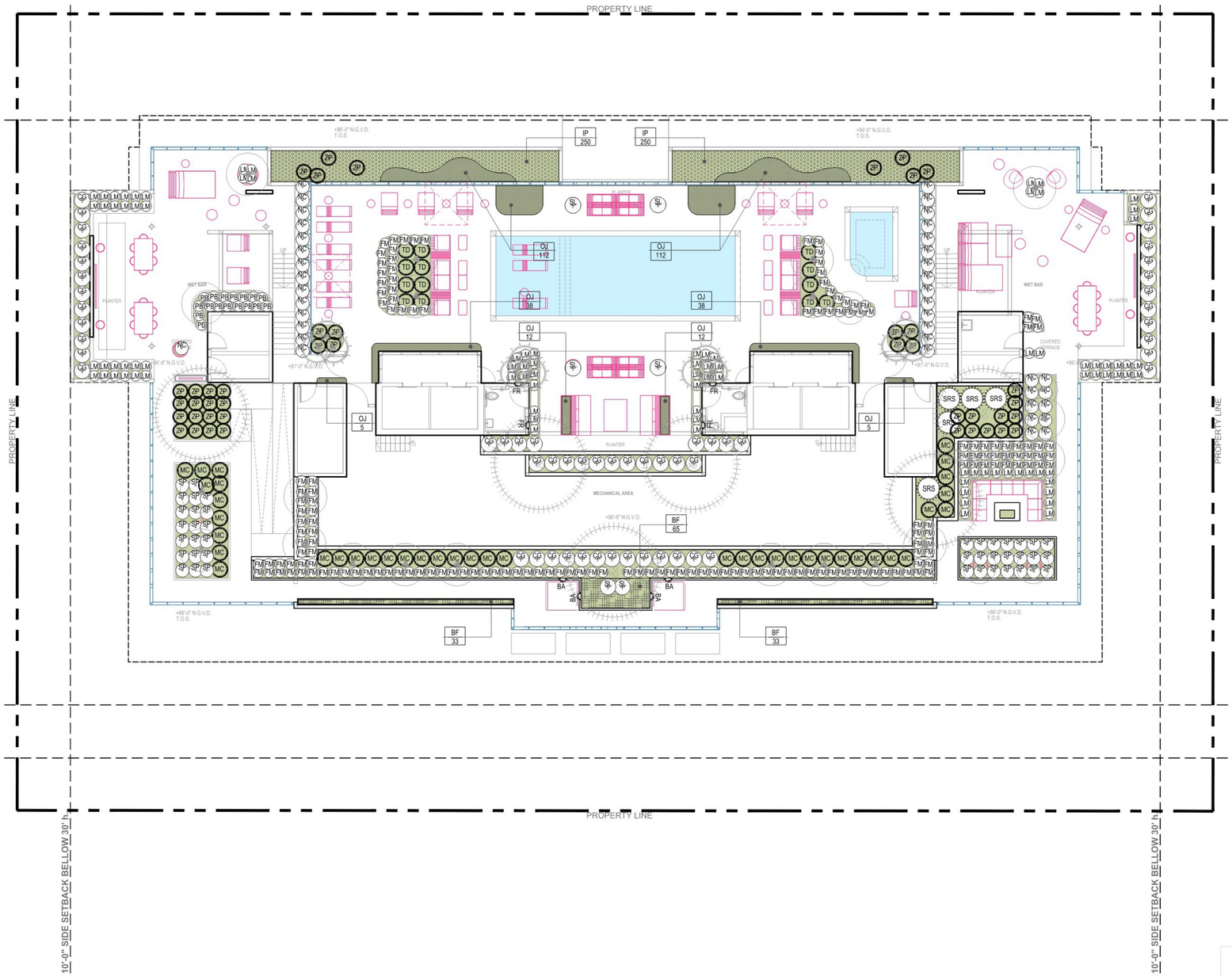
Project No.
2202

Sheet Name
Roof Level Canopy
Plant Image Board

Sheet No.
L-107 p

previously approved

PLANT SCHEDULE



SHRUBS

QTY	SYM	Botanical Name	Common Name
56	CG	Clusia Guttifera	Clusia hedge
164	FM	Ficus microcarpa	Green Island Ficus
5	SRS	Serenoa repens 'silver'	Silver Saw Palmetto
43	ZP	Zamia pumila	Coontie

ACCENTS, VINES and GRASSES

QTY	SYM	Botanical Name	Common Name
4	BA	Bougainvillea 'Afterglow'	After Glow Bougainvillea
500	IP	Ipomoea Pes-caprae	Rail Road Vine
49	MC	Muhlenbergia capillaris	Pink Muhly Grass
6	SL	Salvia leucantha	Mexican Sage
41	SP	Spartina patens	Saltmeadow Cordgrass
13	TD	Tripsacum dactyloides	Fakahatchee Grass

GROUNDCOVERS

QTY	SYM	Botanical Name	Common Name
135	BF	Bulbine frutescens 'orange'	Orange Bulbine
92	LM	Liriope muscari	Big Blue Lilyturf
10	LN	Lysimachia nummularia	Creeping Jenny
39	NC	Neomarica caerulea 'Regina'	Giant Apostle Iris
334	OJ	Ophiopogon japonicus	Mondo Grass
17	PB	Philodendron Burle Marx	Burle Marx Philodendron

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

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STATE OF FLORIDA

Corey Seltenright
LA-2047

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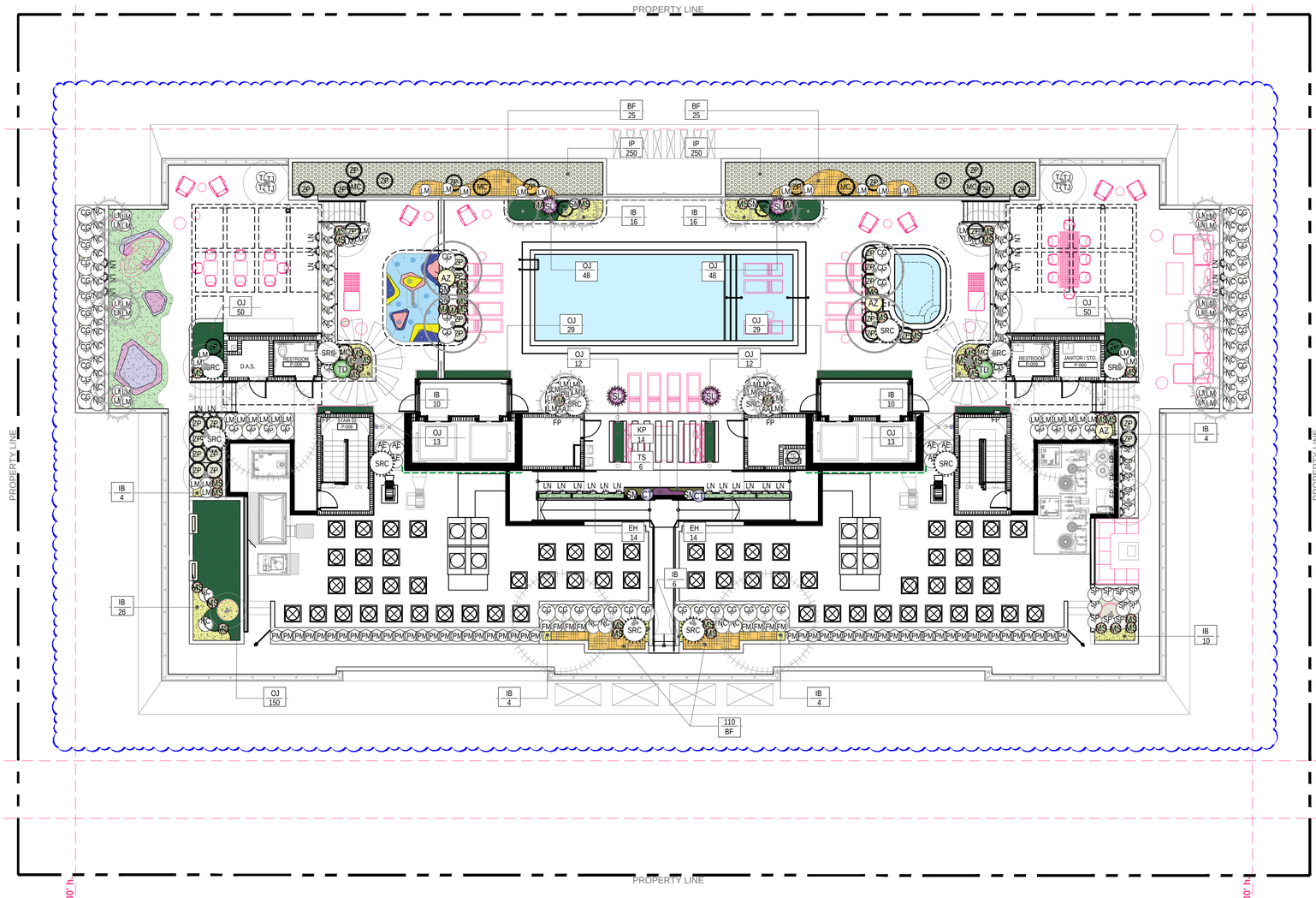
Project No.
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Sheet Name
Previously Approved Roof Level Understory Plan

Sheet No.
L-108-PA

new proposal

PLANT SCHEDULE



SHRUBS			
QTY	SYM	Botanical Name	Common Name
54	CG	Clusia Guttifera	Clusia hedge
40	MS	Mandevilla sanderii	Pink Dipladenia Bush
8	FM	Ficus microcarpa	Green Island Ficus
49	PM	Podocarpus Dwarf 'Pringles'	Pringles Dwarf Podocarpus
12	SRC	Serenoa repens 'silver'	Silver Saw Palmetto
35	ZP	Zamia pumila	Coontie
ACCENTS, VINES and GRASSES			
QTY	SYM	Botanical Name	Common Name
4	AA	Alocasia macrorrhiza	Elephant Ear
3	AZ	Alpinia zerumbet 'Variegata'	Varigated Shell Ginger
2	CT	Curio talinoides var. mandraliscae	Blue Chalksticks
9	FP	Ficus pumila	Creeping Fig
28	EH	Equisetum hyemale	Horsetail Grass
110	IB	Ipomoea batatas	Sweet Potato Vine
504	IP	Ipomoea Pes-caprae	Rail Road Vine
6	MC	Muhlenbergia capillaris	Pink Muhly Grass
4	SL	Salvia leucantha	Mexican Sage
6	SM	Sansevieria moonshine	Moonshine Snake Plant
15	SP	Spartina patens	Saltmeadow Cordgrass
2	TD	Tripsacum dactyloides	Fakahatchee Grass
GROUNDCOVERS			
QTY	SYM	Botanical Name	Common Name
102	BF	Bulbine frutescens 'orange'	Orange Bulbine
14	KP	Kleinia petraea	Creeping Jade
6	MA	Mandevilla amabilis	Pink Dipladenia
71	LM	Liriope muscari	Big Blue Lilyturf
26	LN	Lysimachia nummularia	Creeping Jenny
54	NC	Neomarica caerulea 'Regina'	Giant Apostle Iris
454	OJ	Ophiopogon japonicus	Mondo Grass
2	PB	Philodendron Burle Marx	Burle Marx Philodendron
6	TS	Tradescantia spathacea	Oyster Plant
8	TJ	Trachelospermum jasminoides	Confederate Jasmine

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

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LANDSCAPE ARCHITECT CORY SELTENRIGHT LA2047 STATE OF FLORIDA

Corey Seltenright

LA-2047

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Project No.
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Sheet Name
Roof Level Understory Planting Plan

Sheet No.

L-108

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new proposal


clusia hedge


green island ficus


silver saw palmetto


coontie


creeping jenny


pink dipladenia bush


moonshine snake plant


night scented lily / elephant ear


pink muhly grass


mexican sage


saltmeadow cordgrass


fakahatchee grass


variegated shell ginger


oyster plant


confederate jasmine


liriope


purple iris

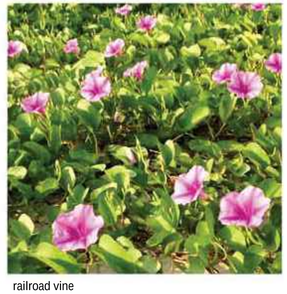

orange bulbine


mondo grass


blue matchsticks


trailing jade


dwarf podocarpus


railroad vine


variegated mondo grass (tbd option)


sweet potato vine


creeping fig


horsetail grass


pink dipladenia vine

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LANDSCAPE ARCHITECT
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LA2047
STATE OF FLORIDA

Corey Seltenright

LA-2047

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Project No.
2202

Sheet Name
Roof Level Understory
Plant Image Board

Sheet No.

L-108 p

NOT FOR CONSTRUCTION

new proposal

GENERAL NOTES AND REQUIREMENTS

1. The contractor is responsible for obtaining any permits or approvals from the federal, state or local government required for the work included in this contract and on these drawings.
2. Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, etc., prior to landscape or irrigation installation
3. Stake out all tree & large shrub locations for la and owner review and approval prior to excavation or planting. Plan locations are subject to field adjustment by the la.
4. The contractor shall install an irrigation system as needed to provide a complete working system and as required to ensure 100% coverage of all new planting and sodded lawn areas. See irrigation plan by the landscape architect.
5. Install only plants graded florida no.1 or better as set forth in the florida department of agriculture 'grades and standards for nursery plants" second edition feb. 1998 including revisions and which meet or exceed the sizes indicated in the planting schedule and details.
6. Plant shrubs in circular pits with a diameter 16" greater than rootball or container. Plant trees in circular pits with a diameter 36" greater than rootball or container,. Place plants with best "face" forward.
7. Fertilize all trees with agriform 21 gram tablets, slow-release 20-10-5 analysis with one tablet per 1/2" of trunk diameter.
8. Backfill all planting pits with the following mixture ; 1/2 onsite soil, 1/2 clean friable topsoil. Submit topsoil sample and soil test analysis for approval by landscape architect, (see planting details). Remove excess soil excavated from plant pit from the site or distribute on-site as directed by l.a.
9. Apply "diehard transplant" mycorrhizal inoculant and 100% organic starter fertilizer to each new tree planted and shrub/groundcover beds in accordance with the manufacturer's recommendations i.e. 8 oz. Per 2" caliper, 3 lbs/100 s.f. area, etc... Contact horticultural alliance, inc. Sarasota, fl. 34277 800-628-6373
10. Fertilize all planting beds with osmocote 14-14-14 slow-release fertilizer at the rate of 16 pounds per 1,000 square feet. Furnish receipts for material used.
11. Treat all planting beds with pre-emergent and post-emergent herbicides according to the manufacturer's specifications. Submit receipts for materials used.
12. Mulch planting beds to a minimum 2 1/2" compacted thickness with pine straw, free of weeds.
13. Sod all disturbed areas which do not have shrub or groundcover plantings indicated with solid sod laid with closely abutting joints. Fertilize after installation with a slow-release formula.
14. Contractor shall verify all plant quantities based on the quantities in place as indicated on the plans and provide composite unit prices for each plant including all costs for materials and installation; i.e., labor, mulch, fertilzer, watering, staking, herbicides, mowing, weeding, site preparation, etc.
15. Fertilize palms with palmgain 8-2-12 formula as manufactured by bgi www.bgi-usa.com per manufacturer recommened rate.
16. Notify the owner and landscape architect of any unforeseen conditions, i.e., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, utility conflicts, excessive sun or shade, etc., prior to proceeding with landscape installation.
17. Guarantee all plants for one year.
18. All plants, materials and workmanship are subject to the approval of the landscape architect and owner.
19. Do not make substitutions or revisions, any revision or modifications to the landscape plan must have prior approval by the landscape architect & owner
20. Maintain all planting including watering, mowing, mulching, weed, pest control, etc. Until final acceptance by the owner.
23. Non-woven geo-textile product installation per manufacturers specifications. Any alternates to the specified products shall be submitted to landscape architect for approval prior to procurement.

IRRIGATION

IRRIGATION SYSTEM NOTES AND REQUIREMENTS:

the contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with sprayheads to ensure 100% coverage of all planting bed areas and rotors for complete coverage of all sodded lawn areas within the limits of work for this project (refer to plan provied by landscape architect).

the contractor shall submit shop drawings of the irrigation system for review and approval by the landscape architect and owner prior to the award of the landscape and irrigation contract.

the shop drawings for the irrigation system shall include a backflow preventer, lightning protection, a "smart" controller, moisture-sensing devices, piping, heads, valves and all other equipment required by local codes and as necessary for a complete working system.

the contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate and instruct the owner's maintenance provider in the complete operation of the system.

PLANT SCHEDULE

QTY	SYM	Botanical Name	Common Name		Specifications
TREES					
4	CR	Clusia rosea	Autograph Tree		100 gal, 14'-16' ht, 10' sp, 4" min. cal
4	CD	Coccoloba diversifolia	Pigeon Plum		65 gal, 2" dbh x 12'-14' ht x 6' sp (seedless male)
10	EF	Myrcianthes fragrans	Simpson's Stopper		30 gal, Multi-trunk, 6-8 ft ht, 4'-6" sp
6	LJ	Ligustrum japonicum	Japanese Privet		65 gal, 8' ht, 6' spr
2	PP	Plumeria 'Pink' frangipani	Pink Frangipani Tree		65 gal, 8' ht, 6' spr
PALMS					
QTY	SYM	Botanical Name	Common Name		Specification
10	SP	Sabal palmetto	Sabal Palm		FG, singles 12'-20' hts (full booted) (see plan) 4" min. cal
6	AM	Adonidia Merrillii	Christmas Palm		FG, 2-3 trunks (per plan) 12'-20' hts (see plan) 4" min. cal
2	PC	Phoenix canariensis	Canary Island Date Palm		FG, 12-14' ct ht
2	TR	Thrinax radiata	Florida Thatch Palm		FG, 16'-20' ht (minimal rootball required 18" dia.)
TREE and PALMS ALTERNATES					*refer to inclusions per plan
QTY	SYM	Botanical Name	Common Name		Specification
TBD	VM	Veitchia Montgomeryana	Montgomery Palm		FG, singles 12'-20' hts (see plan) 4" min. cal
2	GO	Guaiacum officinale	Lignum Vitae (option 1)		30 gal, 4'-6' ht x 4'-6' sp (included per plan)
SHRUBS					
QTY	SYM	Botanical Name	Common Name		Specification
54	CG	Clusia Guttifera	Clusia hedge		15 gal 3x3 full
40	MS	Mandevilla sanderii	Pink Dipladenia Bush		15 gal 3x3 full
8	FM	Ficus microcarpa	Green Island Ficus		7 gal, 18"x18" full
49	PM	Podocarpus Dwarf 'Pringles'	Pringles Dwarf Podocarpus		7 gal, 18"x18" full
12	SRC	Serenoa repens 'silver'	Silver Saw Palmetto		25 gal, 3x3 full
35	ZP	Zamia pumila	Coontie		3 gal, 2x2
ACCENTS, VINES and GRASSES					
QTY	SYM	Botanical Name	Common Name		Specifications
4	AA	Alocasia macrorrhiza	Elephant Ear		7 gal
2	CT	Curio talinoides var. mandraliscae	Blue chalksticks		7 gal
9	FP	Ficus pumila	Creeping Fig		1 gal
28	EH	Equisetum hyemale	Horsetail Grass		1 gal
68	IB	Ipomoea batatas	Sweet Potato Vine		3 gal
504	IP	Ipomoea Pes-caprae	Rail Road Vine		1 gal
6	MC	Muhlenbergia capillaris	Pink Muhly Grass		3 gal
4	SL	Salvia leucantha	Mexican Sage		7 gal
6	SM	Sansevieria moonshine	Moonshine Snake Plant		3 gal
15	SP	Spartina patens	Saltmeadow Cordgrass		3 gal
2	TD	Tripsacum dactyloides	Fakahatchee Grass		3 gal
GROUNDCOVERS					
QTY	SYM	Botanical Name	Common Name		Specifications
102	BF	Bulbine frutescens 'orange'	Orange Bulbine		1 gal
14	KP	Kleinia petraea	creeping jade		1 gal
6	MA	Mandevilla amabilis	Pink Dipladenia		3 gal
71	LM	Liriope muscari	Big Blue Lilyturf		3 gal
26	LN	Lysimachia nummularia	Creeping Jenny		1 gal
54	NC	Neomarica caerulea 'Regina'	Giant Apostle Iris		7 gal
454	OJ	Ophiopogon japonicus	Mondo Grass		3 gal
2	PB	Philodendron Burle Marx	Burle Marx Philodendron		7 gal
6	TS	Tradescantia spathacea	Oyster Plant		1 gal
8	TJ	Trachelospermum jasminoides	Confederate Jasmine		1 gal

Alternate suggestions shall be approved by city of Bay Harbor prior to permit and installation. Alternate symbols above are placed next to options for alternates with corresponding letter tag

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Project

LA BAIA NORTH
9481 EAST BAY HARBOR DR.
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions

Owner Information

CONTINUUM LLC

9201 East Bay Harbour Dr
Bay Harbour Islands, Fl 33154
305.861.8181

Consultant

Landscape Architect

LANDSCAPE ARCHITECT COREY SELTENRIGHT A2047 STATE OF FLORIDA

Corey Seltenright

LA-2047

CURRENT CHECK SET

Date
11.03.26

Scale
AS SHOWN

Project No.
2202

Sheet Name
Roof Level Plant Schedule, Notes and Specifications

Sheet No.

L-109

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previously approved

FRONT ELEVATION



DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

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Corey Seltenright

LA-2047

CURRENT CHECK SET

Date
11.03.26

Scale
AS SHOWN

Project No.
2202

Sheet Name
Previously Approved
Elevation West

Sheet No.

L-110-PA

new proposal

FRONT ELEVATION



DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

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BAY HARBOR ISLANDS, FLORIDA 33154

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Bay Harbour Islands, Fl 33154
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Landscape Architect

Corey Seltenright

LA-2047

CURRENT CHECK SET

Date
11.03.26

Scale
AS SHOWN

Project No.
2202

Sheet Name
Illustrative
Elevation West

Sheet No.

L-110

previously approved

REAR ELEVATION



DRAWING SCALE AND NORTH ARROW:

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NORTH

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Project

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COREY SELTENRIGHT
A2047
STATE OF FLORIDA

Corey Seltenright

LA-2047

CURRENT CHECK SET

Date
11.03.26

Scale
AS SHOWN

Project No.
2202

Sheet Name
Previously Approved
Elevation East

Sheet No.

L-111-PA

new proposal

REAR ELEVATION



DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

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

NORTH

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Landscape Architect

LANDSCAPE ARCHITECT
COREY SELTENRIGHT
LA2047
STATE OF FLORIDA

Corey Seltenright

LA-2047

CURRENT CHECK SET

Date
11.03.26

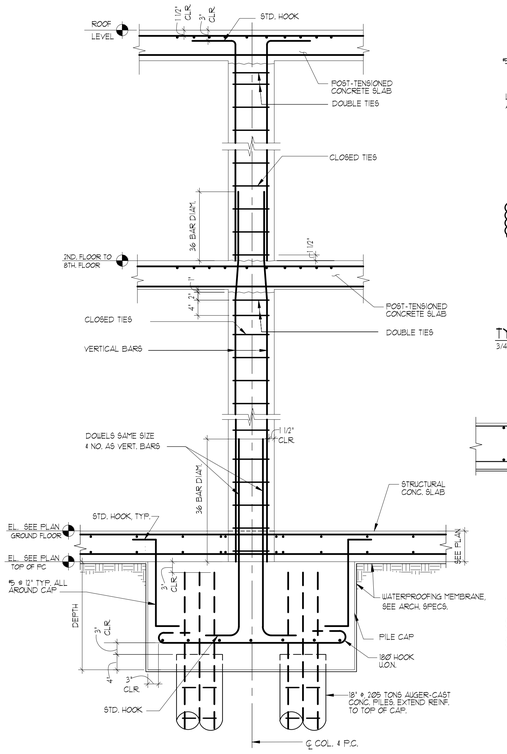
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AS SHOWN

Project No.
2202

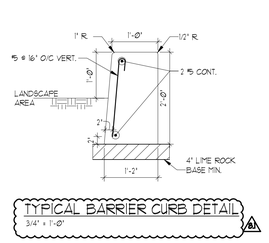
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Illustrative
East Elevation

Sheet No.

L-111



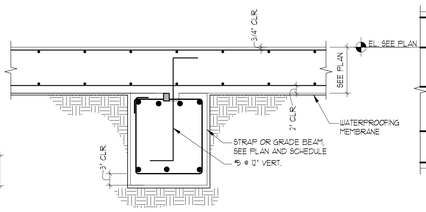
TYPICAL COL. - PILE CAP DETAIL-BASEMENT
N.T.S.



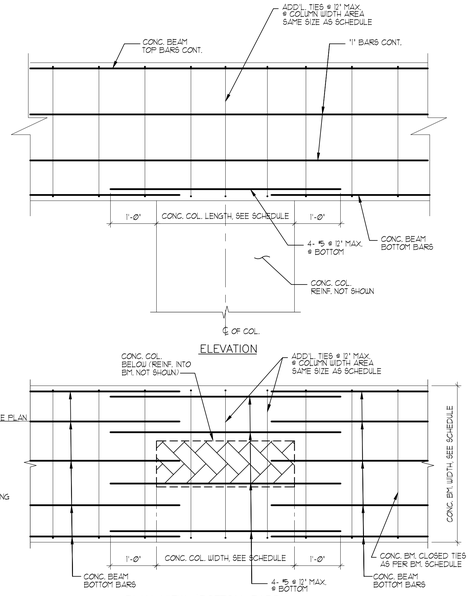
TYPICAL BARRIER CURB DETAIL
3/4" = 1'-0"

OMMITED

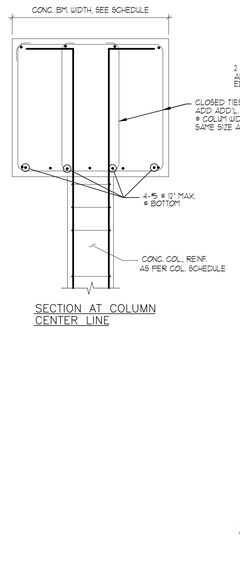
TYPICAL RETAINING/PRIVACY WALL DETAIL
3/4" = 1'-0"



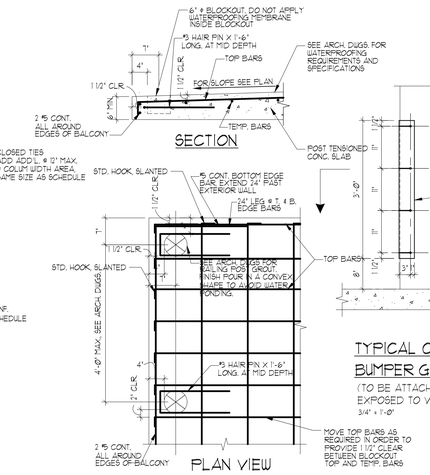
TYPICAL CONNECTION BETWEEN STRUCTURAL GROUND FLOOR SLAB AND STRAP OR GRADE BEAM
3/4" = 1'-0"



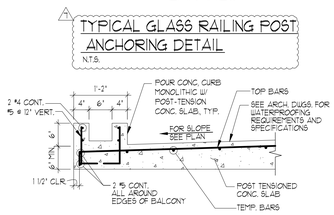
TYPICAL COLUMN–TRANSFER BEAM JOINT DETAIL



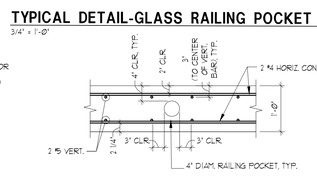
SECTION AT COLUMN CENTER LINE



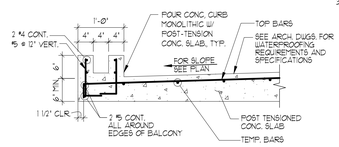
TYPICAL CONC. COL. BUMPER GUARD DETAIL
(TO BE ATTACHED @ ALL COLUMN CORNERS EXPOSED TO VEHICULAR TRAFFIC)
3/4" = 1'-0"



PLAN VIEW: CURB REINF.

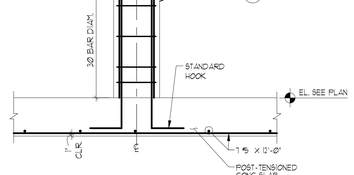


TYPICAL DETAIL-GLASS RAILING POCKET IN CURBS
3/4" = 1'-0"

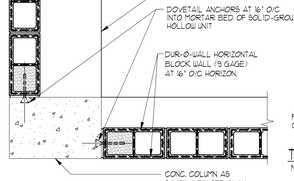


TYPICAL DETAIL-RAILING POCKET IN CURBS
3/4" = 1'-0"

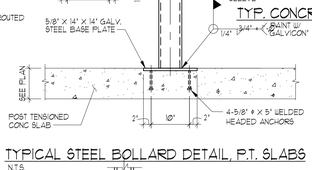
PLAN VIEW: CURB REINF.



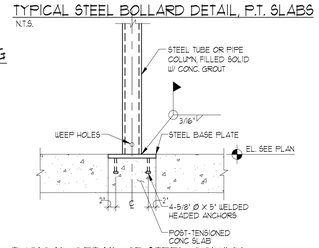
TYPICAL DETAIL OF CONC. COLUMN SUPPORTED BY POST-TENSIOND CONC. SLAB
3/4" = 1'-0"



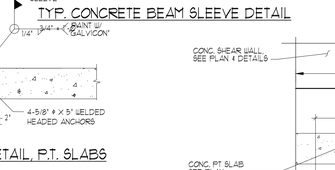
TYPICAL DETAIL NON-LOAD BEARING BLOCK WALL CONNECTION
3/4" = 1'-0"



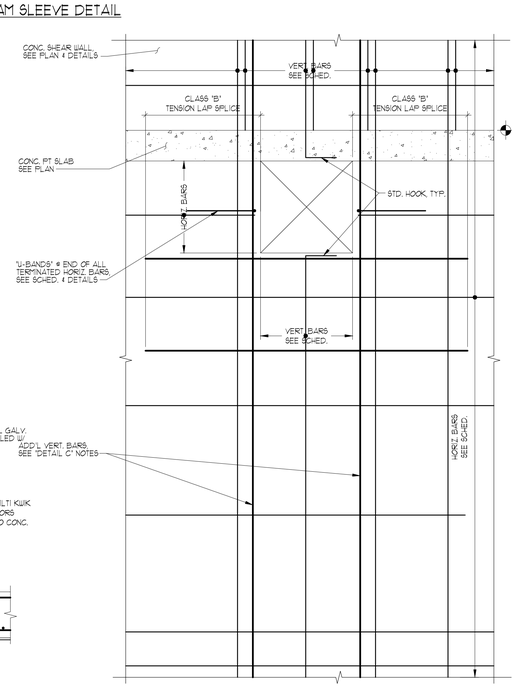
TYPICAL STEEL BOLLARD DETAIL, P.T. SLABS
N.T.S.



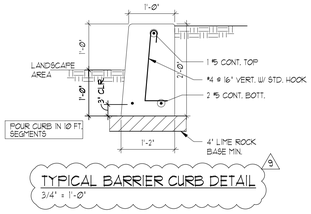
TYPICAL DETAIL OF STEEL COLUMN SUPPORTED BY POST-TENSIONED CONC. SLAB
3/4" = 1'-0"



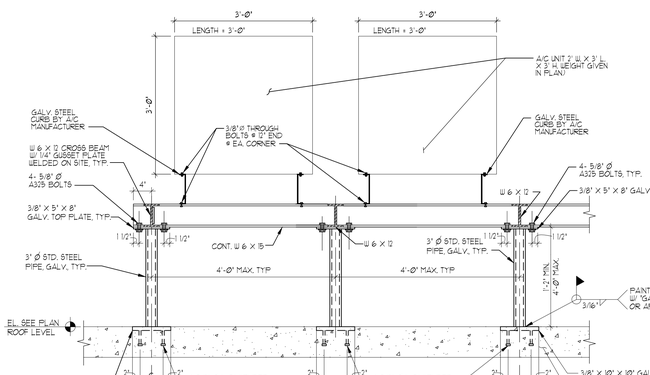
TYP. CONCRETE BEAM SLEEVE DETAIL



TYPICAL DETAILS OF "BLOCK-OUTS" IN SHEAR WALLS
3/4" = 1'-0"

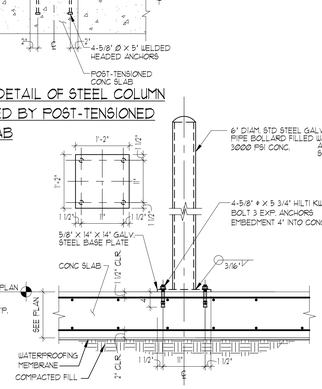


TYPICAL BARRIER CURB DETAIL
3/4" = 1'-0"



TYPICAL A/C MOUNTING DETAIL ON SUPPORT FRAME
3/4" = 1'-0"

NOTE:
1. SPACING OF FRAMES AS REQUIRED BY A/C UNITS MANUF.



TYPICAL STEEL BOLLARD DETAIL, GROUND
N.T.S.

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File: 6Revised Re-Submittal Notes for Architect 2.DWG, LA BAIA - NORTH - Rhy 6 last saved by - Date: 7/7/2023

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MIAMI, FL. 33133
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PERMIT SET

Project

LA BAIA NORTH
9481 EAST BAY HARBOR DR.
BAY HARBOR ISLANDS, FLORIDA 33154
(PRIOR TO UNITY OF TITLE, ADDRESS WAS 9431/9481)

Permit Revisions

3 REV.3 Coordination

1 REV.7 Coordination 05/02/2025

2 REV.8 Coordination 01/20/2026

3 REV.8.1 BLDG DEPT 06/26/2026

3 COORDINATION 06-26-2026

CONTINUUM LLC
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Bay Harbour Islands, Fl 33154

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Design by

Luis O. Revuelta
AR-0007972

Consultant

Date
06.07.2023

Scale
AS SHOWN

Project No.
2202

Sheet Name
TYPICAL DETAILS

Sheet No.
S-2.1

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TEL: (305) 477-8826 FAX: (305) 477-8814
E-MAIL: delosreyes@dlreng.com

Bay Harbor Island
Design Review Board Meeting
November 4, 2026

MEMORANDUM

Agenda #:
Date: November 4, 2026
From: Evelyn Herbello, Town Clerk
Subject: Consideration and Approval of the Design Review Board Meeting dates for the 2027 calendar year.

Suggested Action: – Staff recommends that the Design Review Board review and approve the proposed schedule of the Design Review Board Meetings for the 2027 calendar year. (See attached).

Background/Analysis: – Pursuant to the Town's standard practice, the Design Review Board establishes its regular meeting dates on an annual basis to provide consistency and allow adequate public notice. Approval of the calendar ensures that both board members and the public can plan accordingly for meetings throughout the year.

Budget Impact: – N/A
2027 Design Review Board Meeting Calendar.pdf

REGULAR DESIGN REVIEW BOARD MEETING DATES
2027 MEETING DATES

First Tuesday of the Month
***(except for the months of July and December)**

Deadline to have all items finalized in Granicus	DRB Meeting Dates
Monday, December 21, 2026	Tuesday, January 5, 2027
Monday , January 18, 2027	Tuesday , February 2, 2027
Monday , February 15, 2027	Tuesday, March 2, 2027
Monday , March 22, 2027	Tuesday, April 6, 2027
Monday , April 19, 2027	Tuesday , May 4, 2027
Monday , May 17, 2027	Tuesday , June 1, 2027
Monday , July 19, 2027	Tuesday , August 3, 2027
Monday , August 23, 2027	Tuesday , September 7, 2027
Monday , September 20, 2027	Tuesday , October 5, 2027
Monday , October 18, 2027	Tuesday , November 2, 2027

* Purim – March 22-23, 2027
* Ta'anit Esther – March 22, 2027
* Shushan Purim – March 24, 2027
* Passover – April 21 – 29, 2027
* Shavuot – June 10-12, 2027
* Rosh Hashanah – October 1-3, 2027
* Yom Kippur – October 10-11, 2027
* Sukkot – October 15-22, 2027
* Shemini Atzeret & Simchat Torah – October 22-24, 2027
* Veteran's Day – November 11, 2027