When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

MEETING OF THE

PLANNING AND ZONING BOARD

QUASI-JUDICIAL PUBLIC HEARING

May 6, 2014

AGENDA

CALL TO ORDER: Set for 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new multi-family dwelling for "Global Reach Investments, LLC" located at 9290 W. Bay Harbor Drive, Lot 16 of Block 2. The developers are proposing to construct a fourteen (14) dwelling unit mid rise residential development. The proposed units range from 1,812 to 2,550 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned generally east / west on top of a below grade parking structure. The building has 8 stories in height (7 floors of residential over one below grade parking garage floor @ max. 75 feet above BFE. The developer will be required to obtain 5 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)

   * *Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 5 Transfer of Development Rights.

PUBLIC COMMENT - For the purpose of hearing any public comment with respect to an application for site plan approval at 9290 W. Bay Harbor Drive.

2. Request for approval for a new multi-family dwelling for "Beau Rivage LLC" located at 9781 E. Bay Harbor Drive, Lot 28 of Block 4. The developers are proposing to construct a thirteen (13) dwelling unit mid rise residential development. The proposed units range from 1,354 to 3,300 sq. ft. of a/c space. The proposed design incorporates one rectangular shaped building positioned east / west on top of a one story parking garage structure. The building has 8 stories in height (7 floors of residential over one floor of parking garage / common areas @ max. 75 feet above BFE. The developer will be required to obtain 4 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #2A)

   * *Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 4 Transfer of Development Rights.

PUBLIC COMMENT - For the purpose of hearing any public comment with respect to an application for site plan approval at 9781 E. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

3. Request for approval for a new single family home for Matty Oren at 1261 99 Street, Lot 10 of Block 27. The owner is proposing a 2-story home has approximately 6,194 square feet of living space with a two-car garage and a covered open terrace. The residence will have seven (7) bedrooms (one as an office), eight (8) full bathrooms and one (1) half bath. Enclosed please find the site plan, elevations and landscape plan (Item 3A)

ADJOURNMENT: Approximately 8:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT
May 6, 2014

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for "Global Reach Investments, LLC" located at 9290 W. Bay Harbor Drive, Lot 16 of Block 2. The developers are proposing to construct a fourteen (14) dwelling unit mid rise residential development. The proposed units range from 1,812 to 2,550 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned generally east / west on top of a below grade parking structure. The building has 8 stories in height (7 floors of residential over one below grade parking garage floor @ max. 75 feet above BFE. The developer will be required to obtain 5 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:
For the purpose of hearing any public comment with respect to an application for site plan approval at 9290 W. Bay Harbor Drive.

RECOMMENDED ACTION:
Design meets Town Code and was approved by the Development Review Committee pending the approval of 5 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante

ATTACHMENTS

1.	Site Plan & Elevations	9290WBHDrSitePlan.pdf
2.	Staff Review	BHI PZB Staff Report 9290 WBHD Apr 28 2014.pdf

BUILDING & SITE DATA:

LOT SIZE: 11,250 S.F. — 100%

BASEMENT FLOOR:
PARKING: 7,467 S.F.
TENANT STORAGE: 769 S.F.
ELEV. /STAIRS / ELEV. LOBBY 515 S.F.

FIRST FLOOR:
BUIDING FOOTPRINT: 4,466 S.F. — 40%
TERRACES & BREEZEWAY: 1,026 S.F. — 9%
WALKWAYS & DRIVEWAY: 2,268 S.F. — 20%
LANDSCAPE/OPEN SPACE 3,490 S.F. — 31%

SECOND & THIRD FLOORS:	A/C SPACE:	TERRACES:
UNIT A (3-BED):	2,503 S.F.	431 S.F.
UNIT B (3-BED):	2,550 S.F.	431 S.F.
COMMON AREA:	793 S.F.	

ELEV. / CORR./ TRASH / STAIRS / ELEV. LOBBY

FOURTH FLOOR:	A/C SPACE:	TERRACES:
UNIT C (2-BED):	1,812 S.F.	1,028 S.F.
UNIT D (2-BED):	1,896 S.F.	1,028 S.F.
COMMON AREA:	722 S.F.	

ELEV. / CORR./ TRASH / STAIRS / STORAGE

FIFTH THRU EIGHT FLOORS:	A/C SPACE:	TERRACES:
UNIT C (2-BED):	1,812 S.F.	285 S.F.
UNIT D (2-BED):	1,896 S.F.	285 S.F.
COMMON AREA:	722 S.F.	

ELEV. / CORR./ TRASH / STAIRS / STORAGE

ROOF DECK:
POOL DECK: 1,300 S.F.
POOL: 457 S.F.
MECHANICAL ROOF: 443 S.F.
PLANTERS: 986 S.F.
COMMON AREA: 957 S.F.
ELEV. / CORR./ TRASH / STAIRS / GENERATOR

LEGAL DESCRIPTION:

LOT 16, BLOCK 2, BAY HARBOR ISLAND. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

9290 WEST BAY HARBOR DRIVE, BAY HARBOR, FL 33154

UTILITY NOTES:
1. ALL UTILITY POLES AND OVERHEAD POWER LINES AT REAR OF PROPERTY SHALL BE PLACED UNDERGROUND AS PART OF THIS SCOPE OF WORK.

FENCE WALL MAINTAINANCE AGREEMENT NOTE:
OWNER WILL OBTAIN A WRITTEN AGREEMENT FROM ALL ADJOINING OWNERS IN REGARDS TO MAINTANCE OF ANY PROPOSED FENCE WALL, AS REQUIRED BY BAY HARBOR ISLANDS CITY CODE SECTION 23-12(22), TYP.

PARKING DATA:

PARKING REQUIRED: 2 SPACES / UNIT (14 X 2) 28
PARKING PROVIDED: 28
VISITOR/DROP OFF: 1
TOTAL PROVIDED: 29

* NOTE: FULLY VALET BUILDING - DROP-OFF/DELIVERIES AT FRONT NORTHEAST

ZONING DATA:

ZONING DISTRICT: RM-1 - "MEDIUM HIGH DENSITY RESIDENTIAL" WATERFRONT
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL:6-340U/ACRE
DENSITY: ALLOWED=(9 DU @ 34 DUA) - PROP.=14 DU @ 54 W/ 5 TDR (REQUESTED)
BUILDING HEIGHT ALLOWED: 75'-0"
BUILDING HEIGHT PROVIDED: 75'-0"
(8 STORY)

PERVIOUS AND IMPERVIOUS / OPEN SPACE (GROUND FLOOR)
REQUIRED (20% OF LOT AREA): 11,250 X .20= 2,250 S.F.
PROVIDED (31% OF LOT AREA): 11,250 X .31= 3,490 S.F.

OPEN / LANDSCAPE SPACE (ROOF DECK)
REQUIRED (15% OF ROOF DECK AREA): 1,300 X .15= 195 S.F.
PROVIDED (78% OF ROOF DECK AREA): 1,300 X .76= 986 S.F.

FINISH FLOOR ELEVATION NOTE:
ALL FLOOR ELEVATIONS ARE TAKEN ABOVE THE FLOOD ELEVATION WHICH IS SHOWN AS 0'-0" B.F.E. (+8'-0" NGVD).
FLOOD ZONE = AE - ELEV. +8'-0" NGVD

SETBACK CHART:

BASE	REQUIRED	PROVIDED
FRONT	LESS THAN 30' IN HT. = 20'-0" LESS THAN 45' IN HT. = 25'-0" LESS THAN 75' IN HT. = 30'-0"	LESS THAN 30' IN HT. = 20'-0" LESS THAN 45' IN HT. = 30'-0"* LESS THAN 75' IN HT. = 30'-0"* * SEE FLEX-SETBACK
REAR	WATERFRONT = 20'-0"	WATERFRONT = 20'-0"
SIDES	LESS THAN 30' IN HT. = 10'-0" ABOVE 30' IN HT. = FOR EACH ADDL. 3' OF BLDG. HT. (1) ADDL FOOT OF BLDG. SETBACK FOR THAT PORTION OF THE STRUCTURE ABOVE 30' IN HT. SINGLE LOT MAX. = 20'	30 FT. IN HEIGHT = 10'-0" ABOVE 30 FT. = 20'-0"* * SEE FLEX-SETBACK

FLEX	REQUIRED	PROVIDED
SIDES	ENCROACHMENT ALLOWED = 36'-8" @ 10' FROM PROPERTY LINE OR AT (BASE BLDG. SETBACK)	ENCROACHMENT PROVIDED= 36'-0" @ 10' FROM PROPERTY LINE OR AT (BASE BLDG. SETBACK)
FRONT	ENCROACHMENT ALLOWED = 15'-10 1/16" @ 20' FROM PROPERTY LINE OR AT (BASE BLDG. SETBACK)	ENCROACHMENT PROVIDED= 15'-10" @ 20' FROM PROPERTY LINE OR AT (BASE BLDG. SETBACK)

NOTES:
1. ALLOWED BUILDING LENGHT = 110'-0" X 33% = 36'-8"
2. ALLOWED BUILDING WIDTH = 48'-0" X 33% = 15'-10 1/16"

DRAWING INDEX:

ARCHITECTURAL
A-000 — INDEX OF DWGS. / RENDERINGS / LOCATION MAP-LAND USE MAP/ BUILDING DATA
A-001 — CONTEXT PHOTOS
A-002 — AERIAL VIEWS - NORTH, SOUTH, EAST & WEST
A-003 — BALCONY STUDY RENDERINGS - WEST SIDE
A-100 — SITE PLAN - LEVEL 1
A-101 — FLOOR PLAN - LEVEL 0 (BASEMENT)
A-102 — FLOOR PLAN - LEVEL 1
A-103 — FLOOR PLAN - LEVEL 2
A-104 — FLOOR PLAN - LEVEL 3
A-105 — FLOOR PLAN - LEVEL 4
A-106 — FLOOR PLAN - LEVELS 5-8
A-107 — MAIN ROOF PLAN
A-108 — HIGH ROOF PLAN
A-201 — BUILDING ELEVATIONS - EAST (FRONT) & WEST (REAR)
A-202 — BUILDING ELEVATIONS - NORTH (SIDE)
A-203 — BUILDING ELEVATIONS - SOUTH (SIDE)
A-301 — BUILDING SECTION - EAST/WEST
PH-101 — PHOTOMETRIC PLAN

LANDSCAPE
L-1 — LANDSCAPE PLAN - GROUND LEVEL
L-2 — LANDSCAPE PLAN - ROOF TERRACE
L-3 — DETAILS, SPECIFICATIUONS & NOTES.
TD-1 — TREE DISPOSITION PLAN

CIVIL
C-1 — LAYOUT PLAN & LOCATION MAP
C-2 — PAVING, GRADING & DRAINAGE PLAN
C-3 — WATER & SEWER PLAN
C-4 — SITE AND DRAINAGE DETAILS
C-5 — WATER & SEWER DETAILS

RENDERING

FRONT VIEW FROM W. BAY HARBOR DR.

RENDERING

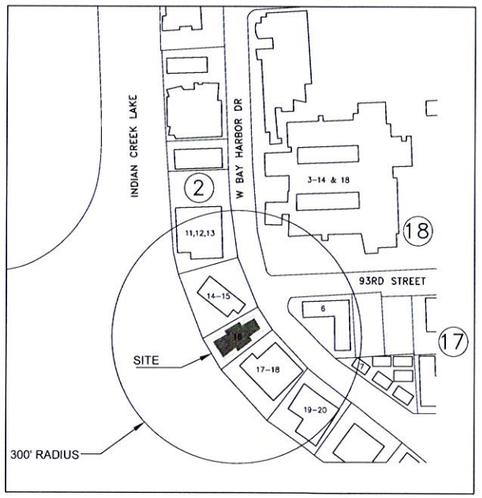
REAR VIEW FROM INDIAN CREEK LAKE

LAND USE MAP LEGEND:

BLOCK # 2
LOTS #11, 12 & 13 — EXISTING (4) STORY MULTI-FAMILY APARTMENTS
LOTS #14 & 15 — EXISTING (7) STORY MULTI-FAMILY APARTMENTS
LOT #16 (SITE) — PROPOSED (8) STORY MULTI-FAMILY - (14) UNITS
LOTS #17 & 18 — EXISTING (5) STORY MULTI-FAMILY APARTMENTS
LOTS #17 & 18 — EXISTING (7) STORY MULTI-FAMILY APARTMENTS

BLOCK # 17
LOT #7 — EXISTING (1) STORY MULTI-FAMILY APARTMENTS
LOT #6 — EXISTING (2) STORY MULTI-FAMILY APARTMENTS

BLOCK # 18
LOT #3-14 & 18 — EXISTING (2) STORY SCHOOL - (RUTH K. BROAD K-8 CENTER)



LOCATION MAP & SITE ADJACENCIES ILLUSTRATION

SCALE: NTS

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9290 CONDOMINIUM
9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Date Of Issue
04/21/2014

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Submittal Type
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Checked By
ARB

Scale
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Job Number
1318
Sheet Number
A-000

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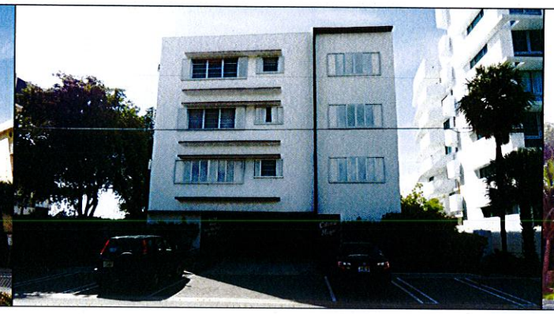

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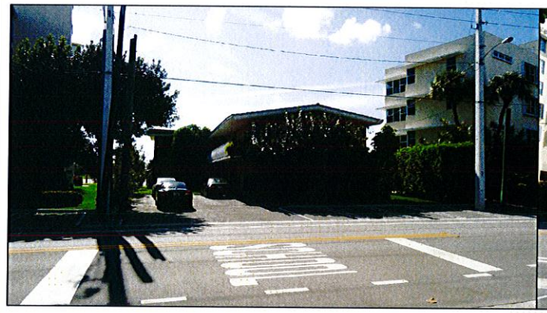

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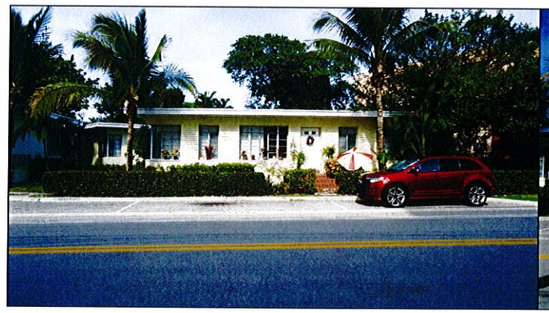
CONTEXT PHOTOS

WEST SIDE OF BAY HARBOR DRIVE



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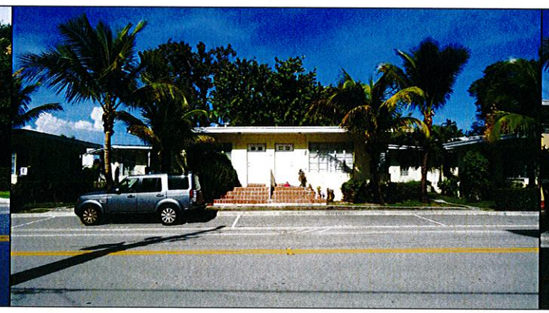

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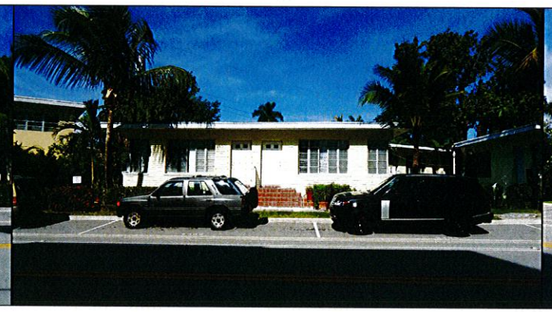

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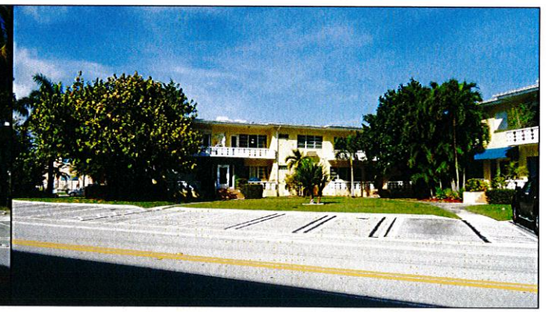

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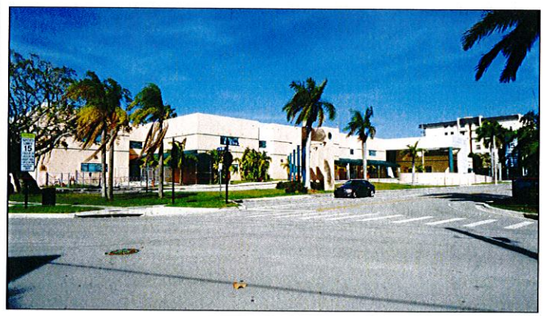

RUTH K. BROAD BAY HARBOR K-8 CENTER

CONTEXT PHOTOS

EAST SIDE OF BAY HARBOR DRIVE

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9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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1 A-002 ARIAL VIEW
NORTHEAST CORNER SCALE: NTS

2 A-002 ARIAL VIEW
SOUTHEAST CORNER SCALE: NTS

3 A-002 ARIAL VIEW
NORTHWEST CORNER SCALE: NTS

4 A-002 ARIAL VIEW
NORTHEAST CORNER SCALE: NTS

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9290 CONDOMINIUM

9290 WEST BAY HARBOR DRIVE
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A-002

1 A-003 CODE ALLOWED - MASSING

LARGER ENVELOPE - SHALLOW BALCONIES

SCALE: NTS

2 A-003 PROPOSED - MASSING

SMALLER ENVELOPE - LARGER TERRACES

SCALE: NTS

BALCONY STUDY

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9290 WEST BAY HARBOR DRIVE
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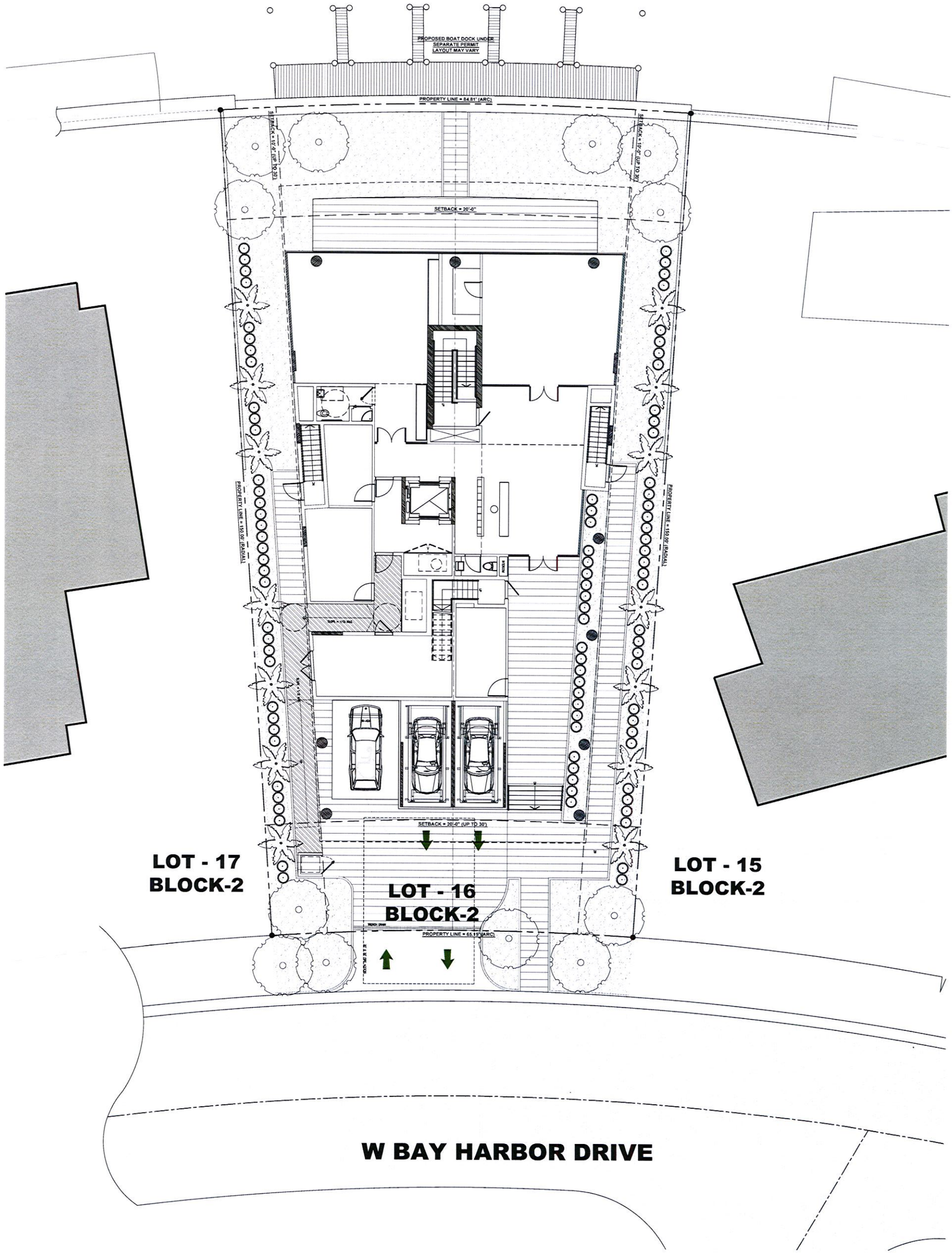
INDIAN CREEK LAKE
(PLAT)



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

A-100	Scale: AS SHOWN Job Number: 1318 Sheet Number	Drawn By: IHC Checked By: ARB	Submittal Type: PLANNING & ZONING BOARD Revisions

Date Of Issue: 04/21/2014

9290 CONDOMINIUM
9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Project Owner: GLOBAL BEACH INVESTMENTS LLC, 9290 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154

MRA+A
MARTIN RAMOS ARCHITECTS ASSOCIATES

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AR 93800
Consultants Design Architect

4/17/14

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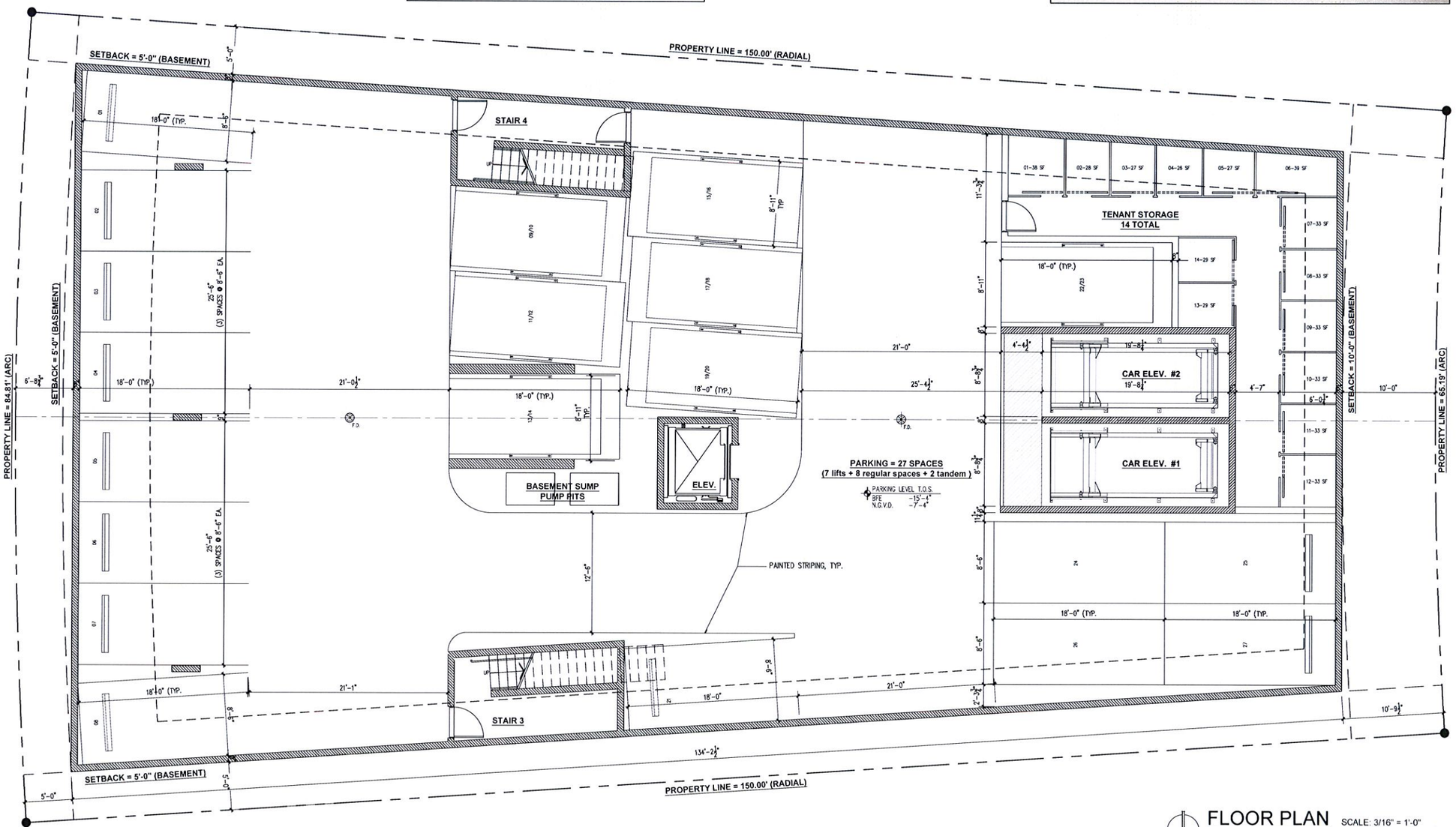
CAR LIFT

BASEMENT PARKING

CAR ELEVATORS

BASEMENT PARKING



FLOOR PLAN

BASEMENT LEVEL

SCALE: 3/16" = 1'-0"

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9290 CONDOMINIUM

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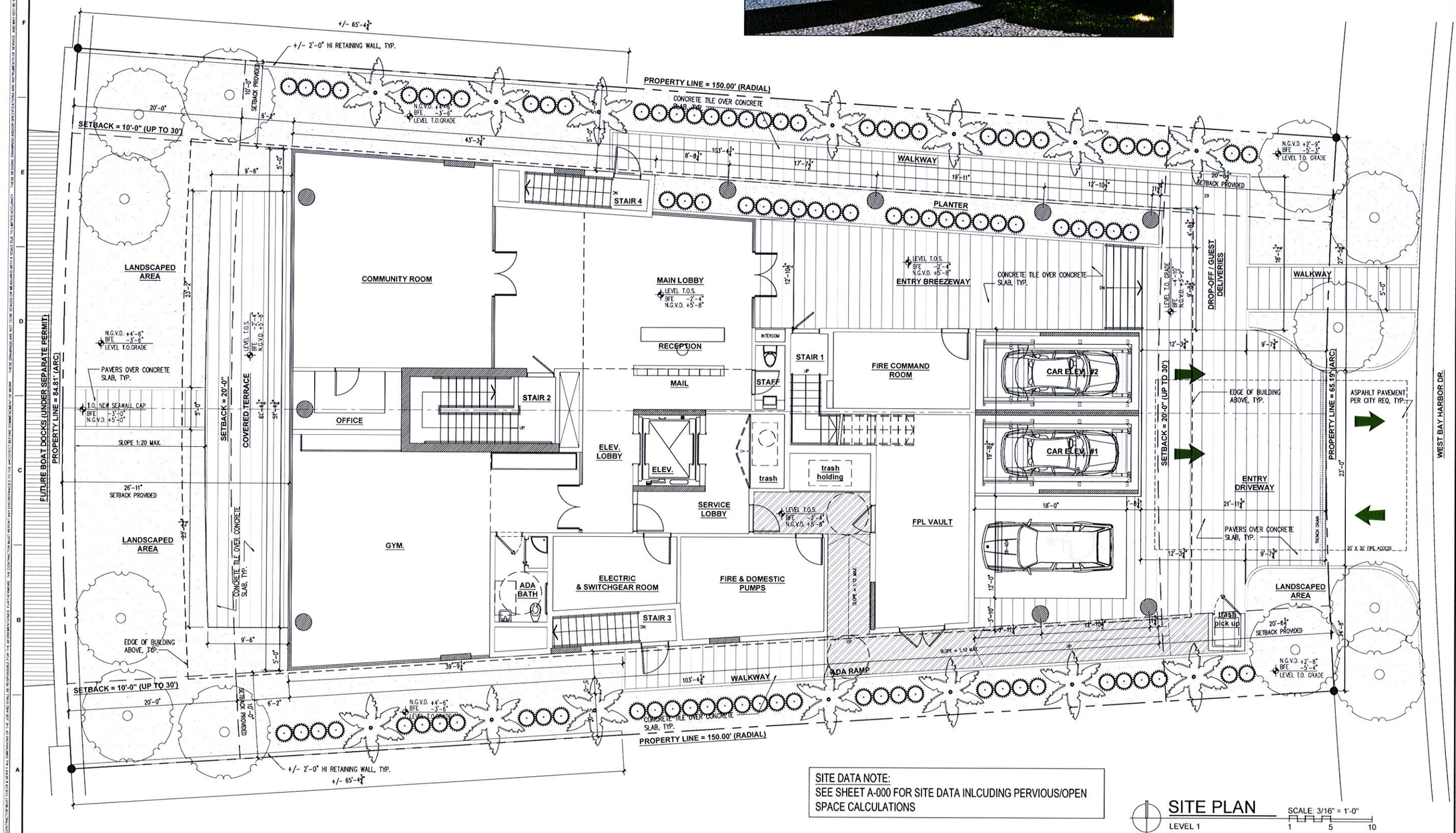
PAVER PATTERN CONCEPT

FRONT DRIVEWAY/MOTOR COURT



SITE DATA NOTE:
SEE SHEET A-000 FOR SITE DATA INLCUDING PERVIOUS/OPEN SPACE CALCULATIONS

SITE PLAN

LEVEL 1

SCALE: 3/16" = 1'-0"

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9290 CONDOMINIUM

9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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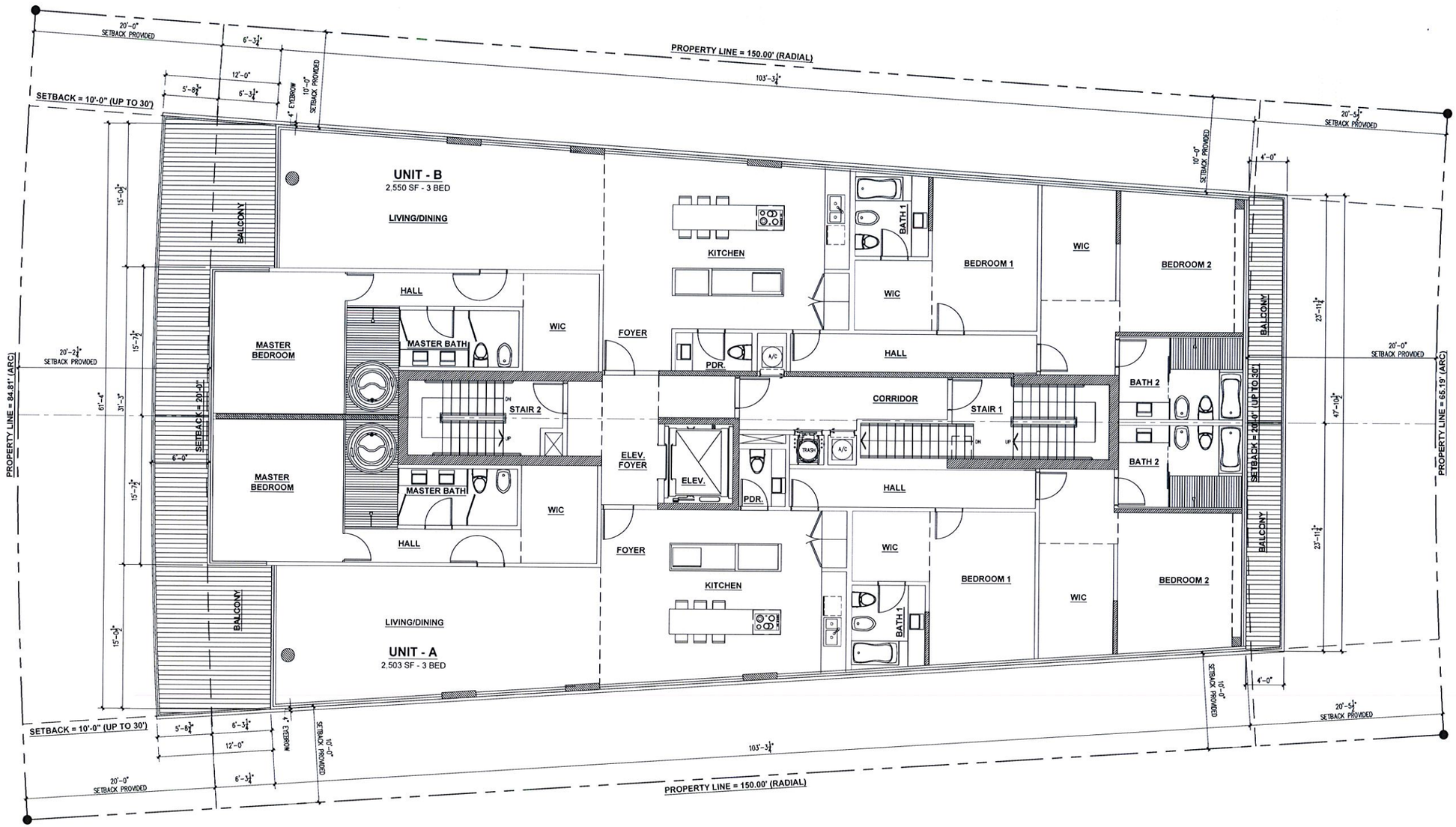
A-102



FLOOR PLAN

LEVELS 2

SCALE: 3/16" = 1'-0"

1 5 10

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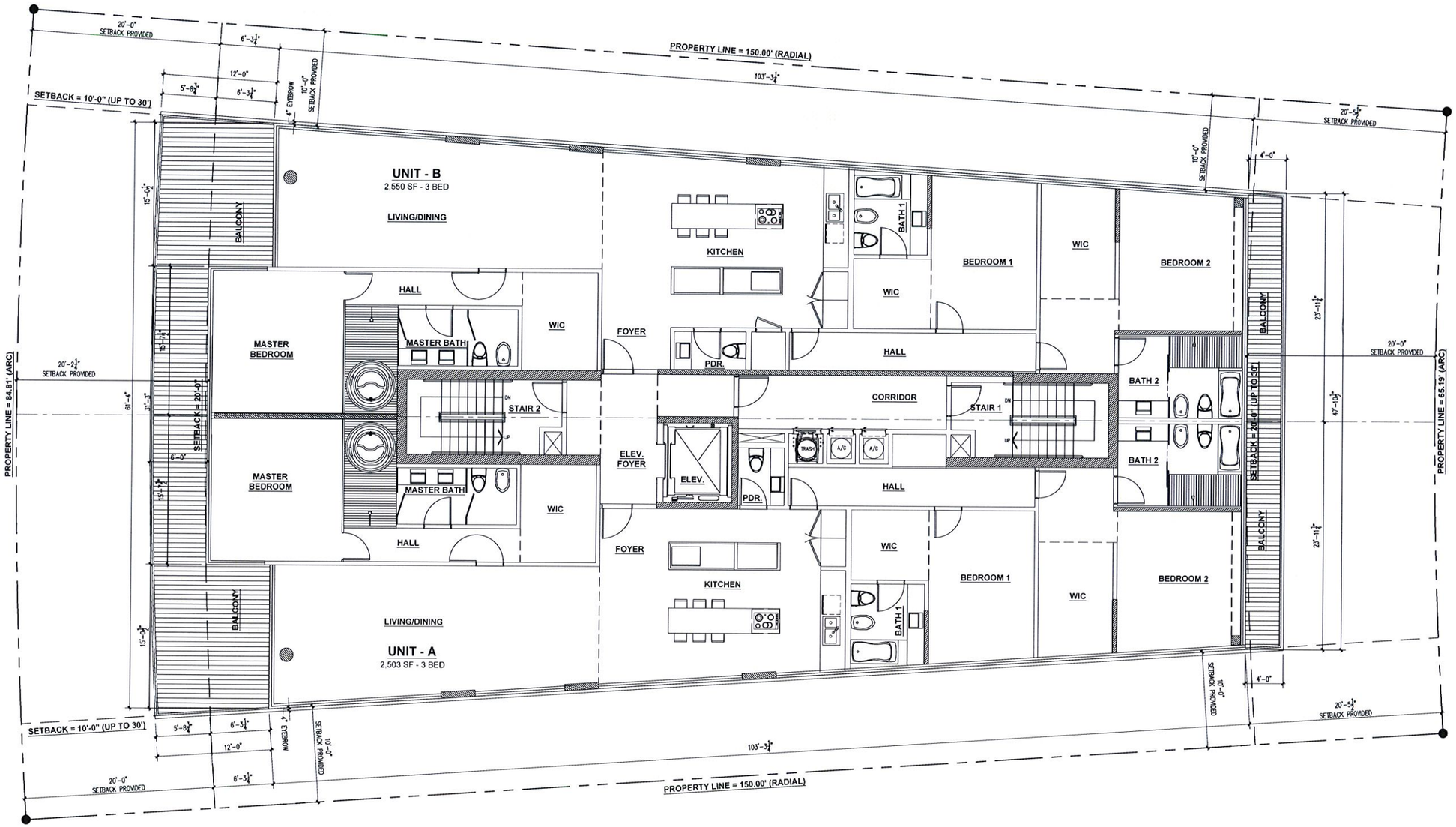

FLOOR PLAN
LEVEL 3

SCALE: 3/16" = 1'-0"

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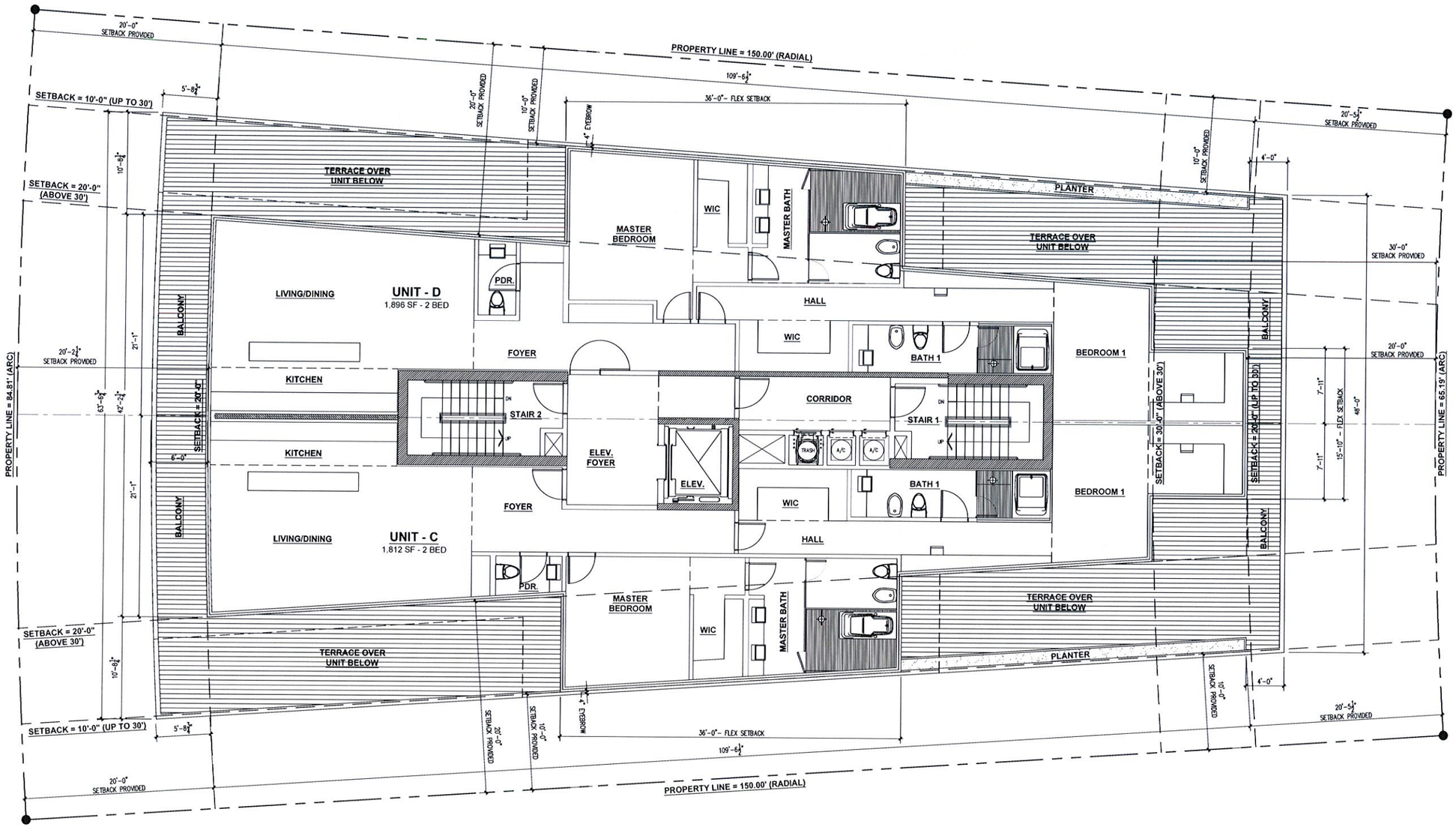
THE CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS AT THE JOB AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE APPLICABLE CODES AND REGULATIONS. DRAWINGS ARE NOT TO BE SCALED OR MEASURED WITH A SCALE RULE. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE NOT TO BE SCALED OR MEASURED WITH A SCALE RULE. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE REPRODUCED WITHOUT SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. © ALAIN R. BARTROLI, AIA ARCHITECT



FLOOR PLAN
LEVEL 4
SCALE: 3/16" = 1'-0"

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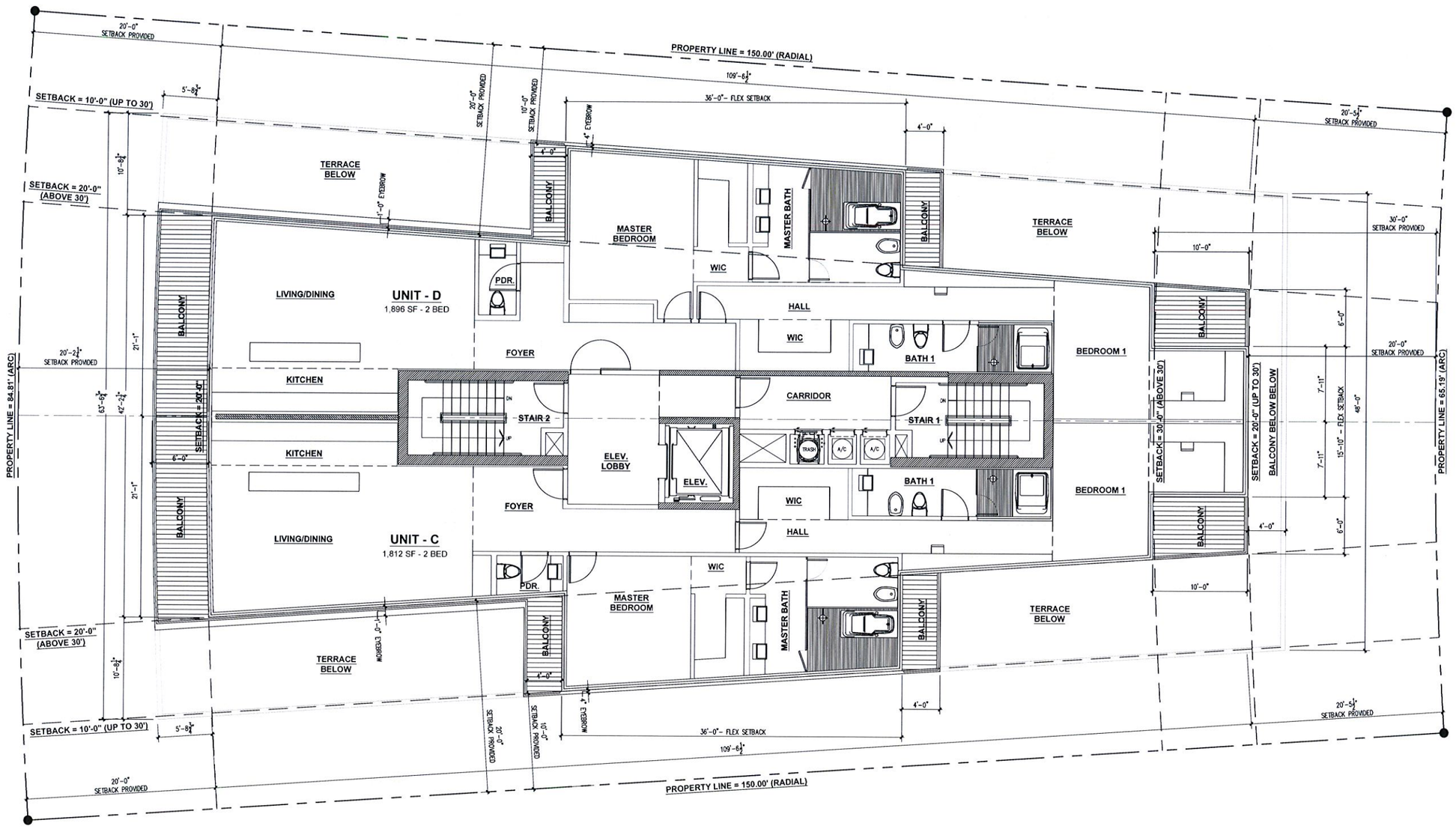

FLOOR PLAN
LEVELS 5-8

SCALE: 3/16" = 1'-0"

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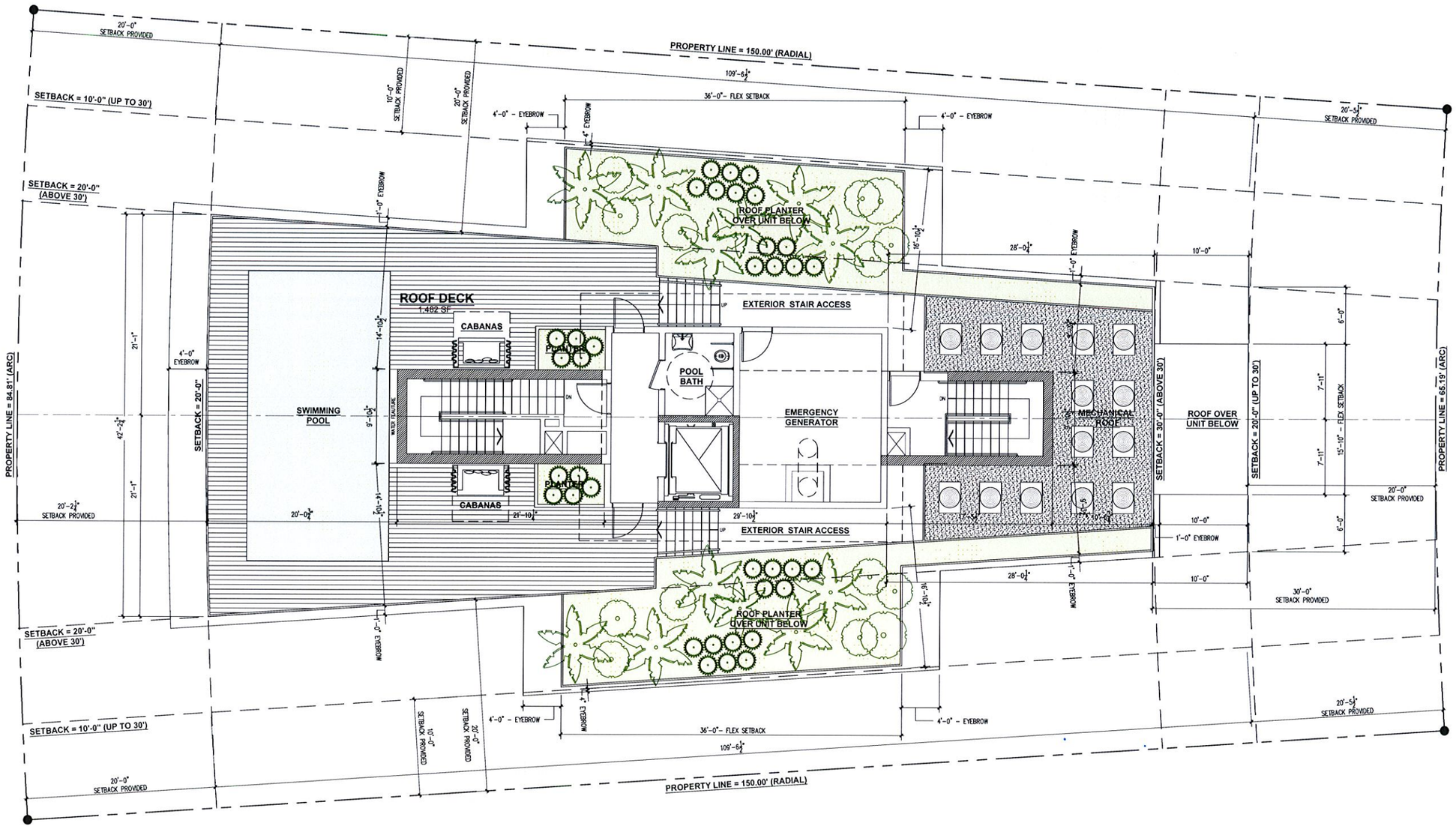

FLOOR PLAN

ROOF DECK LEVEL

SCALE: 3/16" = 1'-0"

1 5 10

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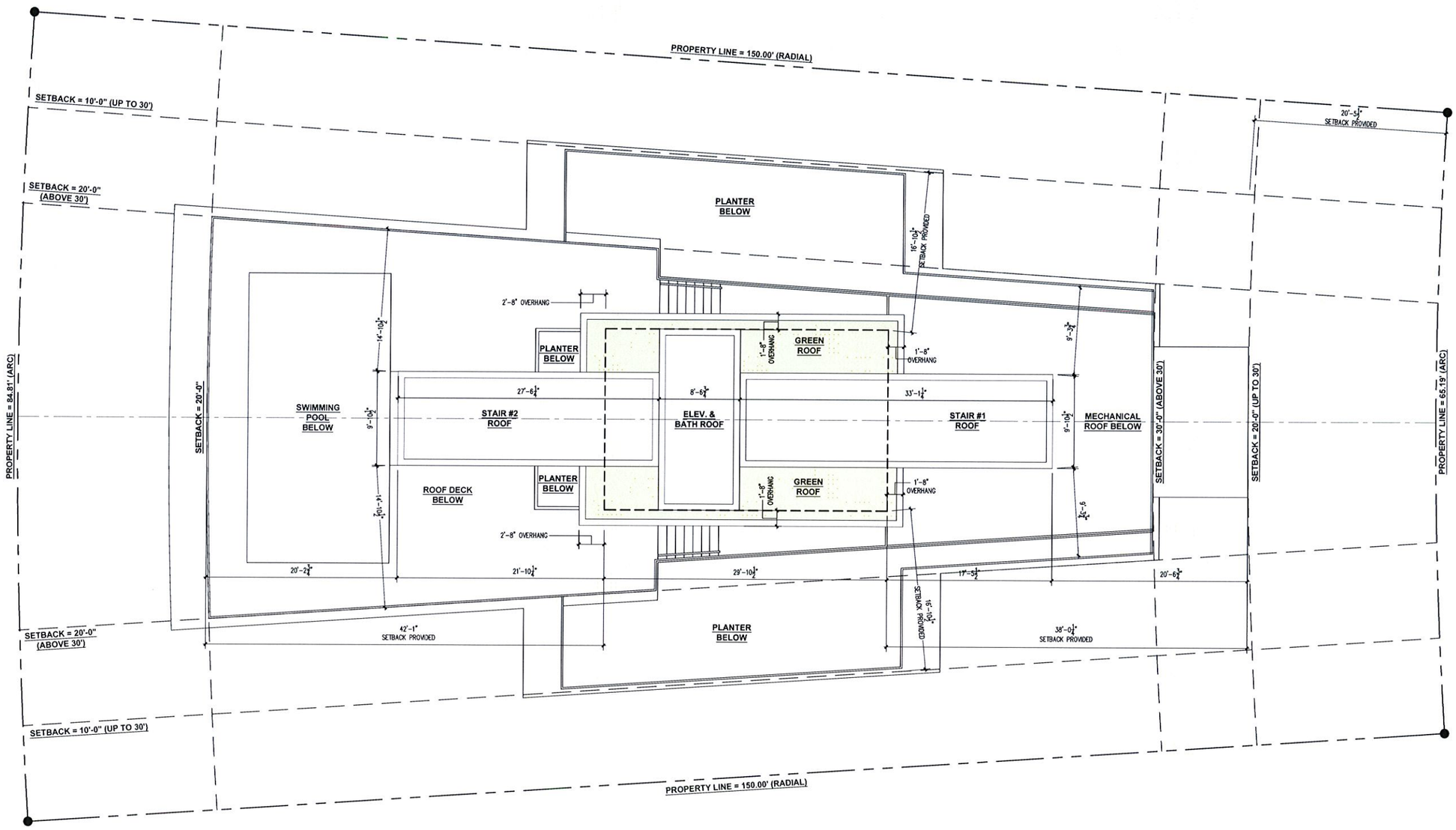

FLOOR PLAN

HIGH ROOF LEVEL

SCALE: 3/16" = 1'-0"

1 5 10

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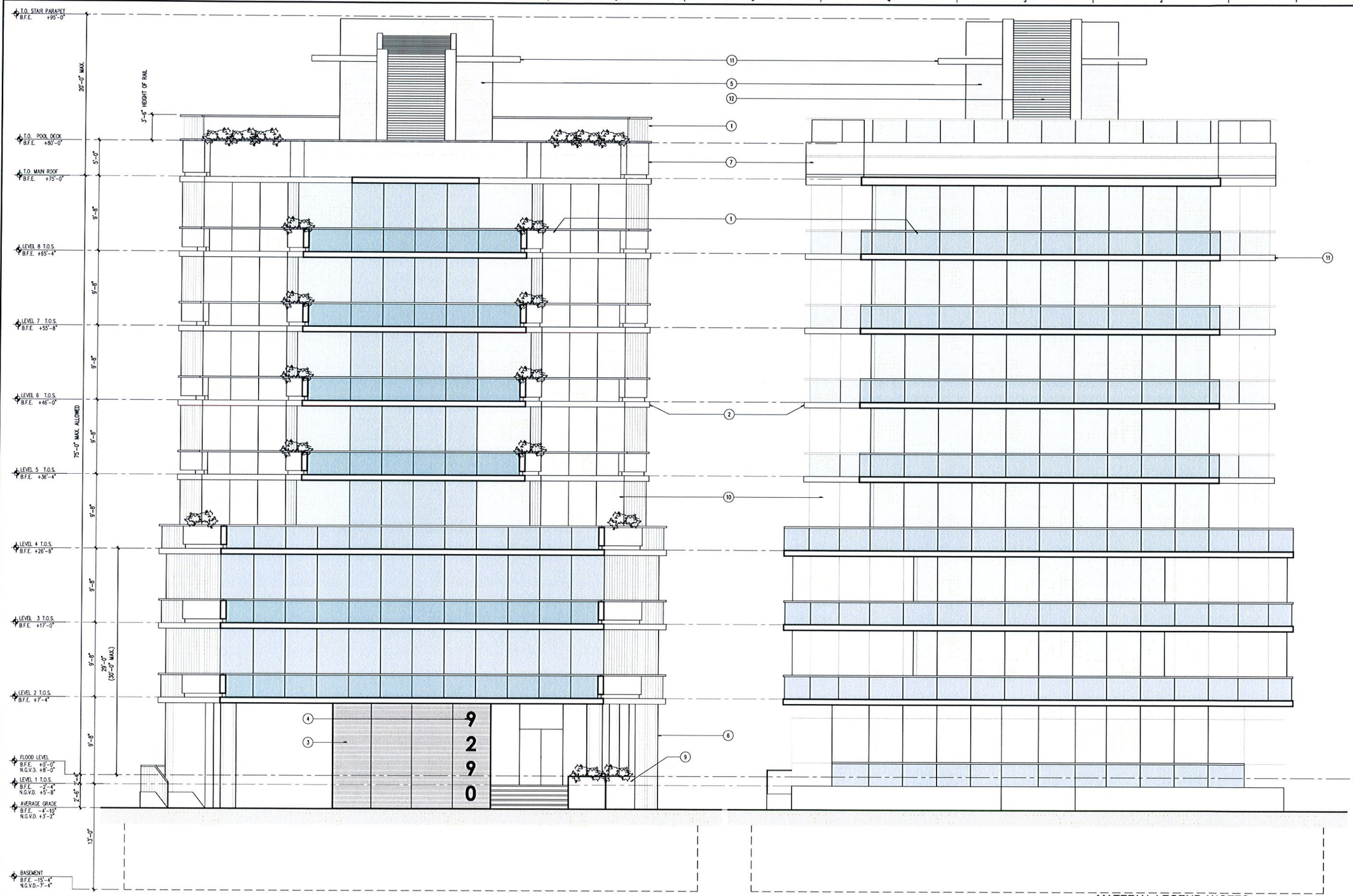

2 A-201 **ELEVATION** EAST - FRONT SCALE: 3/16" = 1'-0"

1 A-201 **ELEVATION** WEST - REAR SCALE: 3/16" = 1'-0"

MATERIAL LEGEND / NOTES:

1. GLASS RAILING, TYP.
2. CONCRETE SLAB WITH SMOOTH STUCCO FINISH, PAINT FINISH, TYP. COLOR WHITE.
3. COMPOSITE WOOD CLADDING, TYP..
4. STAINLESS STEEL PROJECT NAME SIGN, TYP..
5. ALUM. WITH HORIZONTAL SLATS, COLOR SIMILAR TO COMPOSITE WOOD CLADDING..
6. CONCRETE COLUMNS WITH SMOOTH STUCCO FINISH, PAINT FINISH TYP. COLOR WHITE.
7. CONCRETE PARAPET WITH SMOOTH STUCCO FINISH, PAINT FINISH COLOR WHITE, TYP.
8. COMPOSITE WOOD SLATS PRIVACY SCREEN, TYP..
9. CONCRETE PLANTER WITH SMOOTH STUCCO FINISH PAINT COLOR WHITE, TYP.
10. IMPACT RESISTANT GLAZING SYSTEM, TYP.
11. CONCRETE EYEBROWN WITH SMOOTH STUCCO PAINT FINISH COLOR WHITE, TYP.
12. ARCHITECTURAL WATER FEATURE

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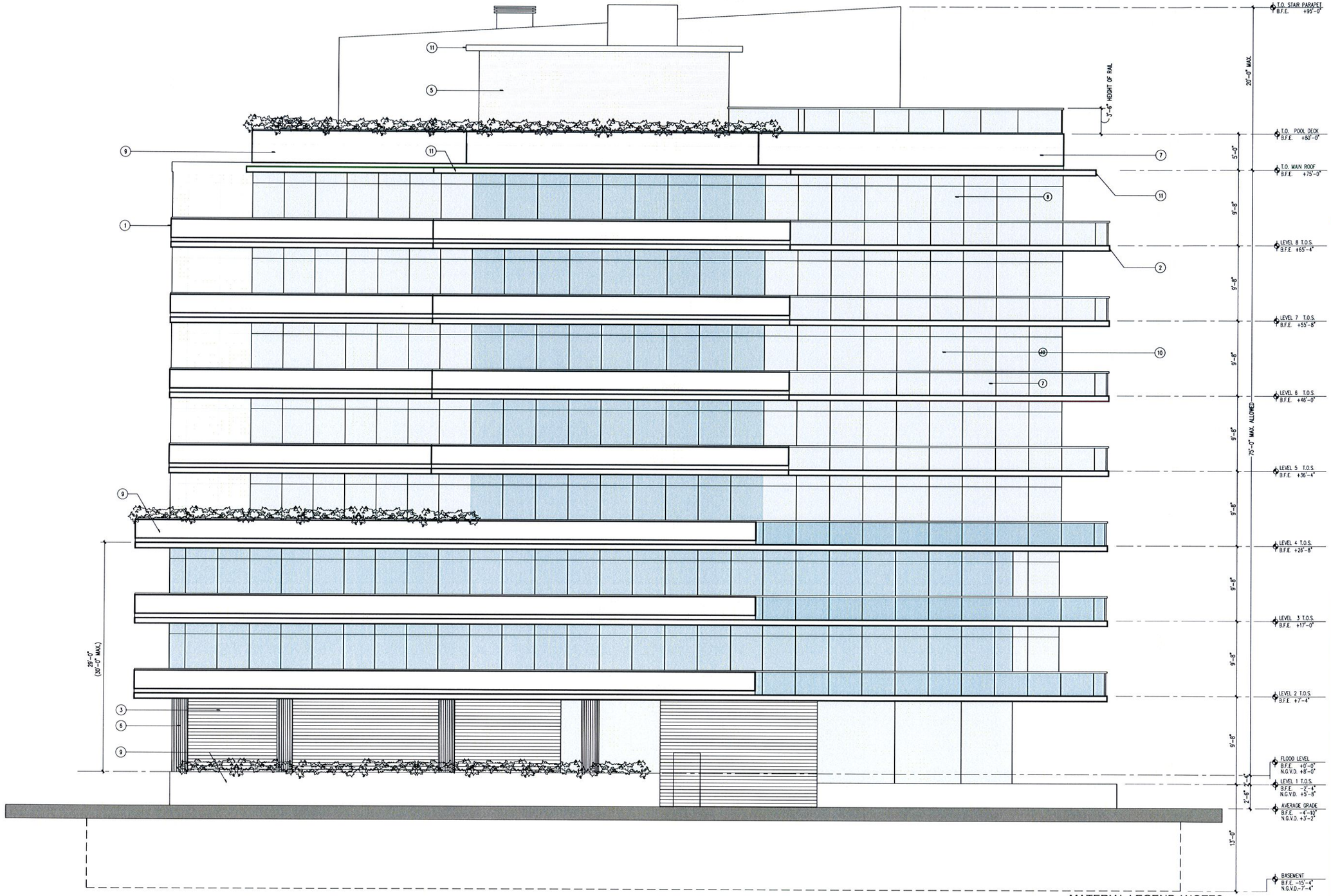

1 A-202 **ELEVATION**
SIDE - NORTH
SCALE: 3/16" = 1'-0"
1 5 10

MATERIAL LEGEND / NOTES:

1. GLASS RAILING, TYP..
2. CONCRETE SLAB WITH SMOOTH STUCCO FINISH, PAINT FINISH, TYP. COLOR WHITE.
3. COMPOSITE WOOD CLADDING, TYP..
4. STAINLESS STEEL PROJECT NAME SIGN, TYP..
5. ALUM. WITH HORIZONTAL SLATS, COLOR SIMILAR TO COMPOSITE WOOD CLADDING..
6. CONCRETE COLUMNS WITH SMOOTH STUCCO FINISH, PAINT FINISH TYP. COLOR WHITE.
7. CONCRETE PARAPET WITH SMOOTH STUCCO FINISH, PAINT FINISH COLOR WHITE, TYP.
8. COMPOSITE WOOD SLATS PRIVACY SCREEN, TYP..
9. CONCRETE PLANTER WITH SMOOTH STUCCO FINISH PAINT COLOR WHITE, TYP..
10. IMPACT RESISTANT GLAZING SYSTEM, TYP.
11. CONCRETE EYEBROWN WITH SMOOTH STUCCO PAINT FINISH COLOR WHITE, TYP.
12. ARCHITECTURAL WATER FEATURE

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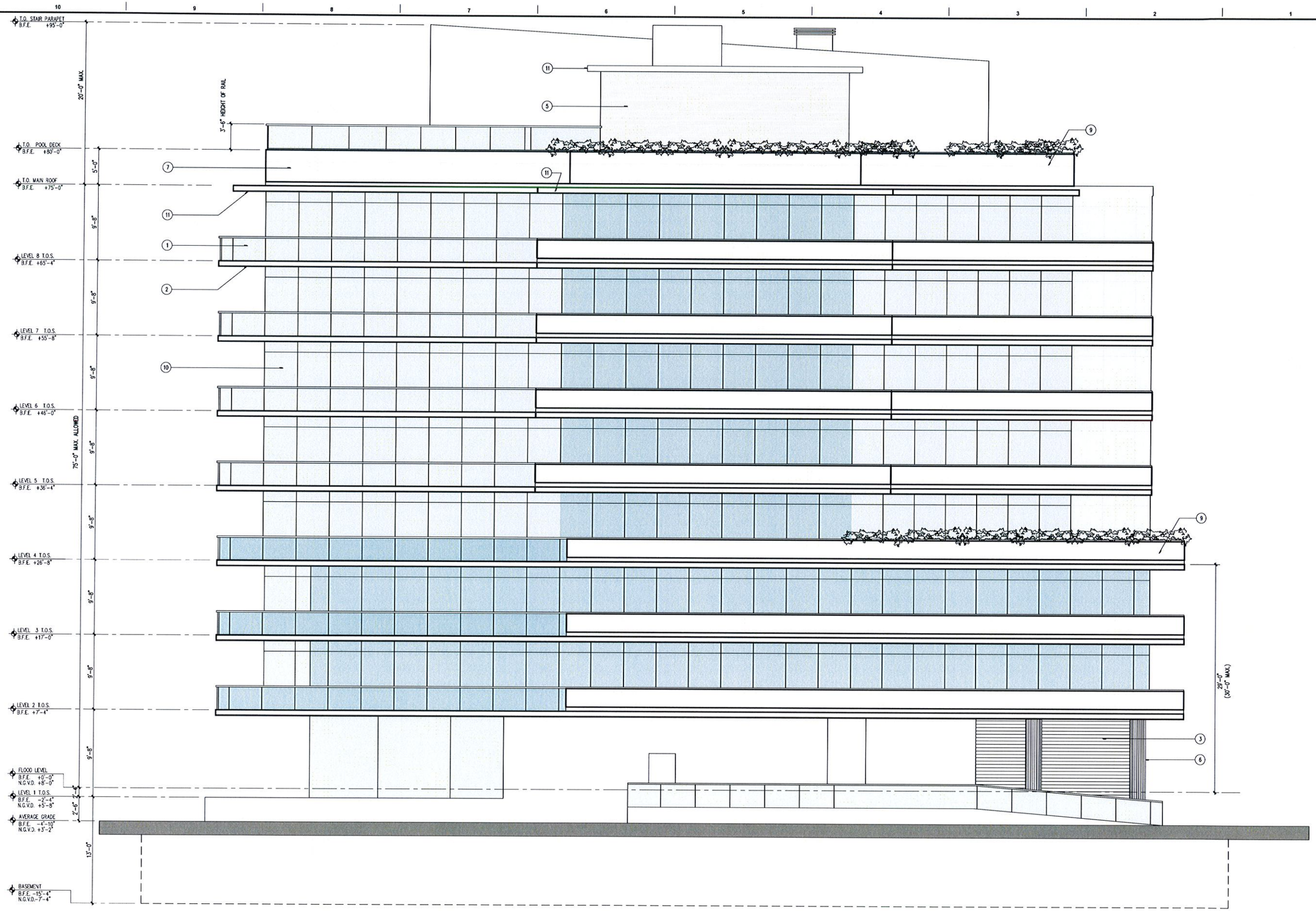

1 A-203 **ELEVATION** SIDE - SOUTH

SCALE: 3/16" = 1'-0"

1 5 10

MATERIAL LEGEND / NOTES:

1. GLASS RAILING, TYP.
2. CONCRETE SLAB WITH SMOOTH STUCCO FINISH, PAINT FINISH, TYP. COLOR WHITE.
3. COMPOSITE WOOD CLADDING, TYP..
4. STAINLESS STEEL PROJECT NAME SIGN, TYP..
5. ALUM. WITH HORIZONTAL SLATS, COLOR SIMILAR TO COMPOSITE WOOD CLADDING..
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8. COMPOSITE WOOD SLATS PRIVACY SCREEN, TYP..
9. CONCRETE PLANTER WITH SMOOTH STUCCO FINISH PAINT COLOR WHITE, TYP.
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12. ARCHITECTURAL WATER FEATURE

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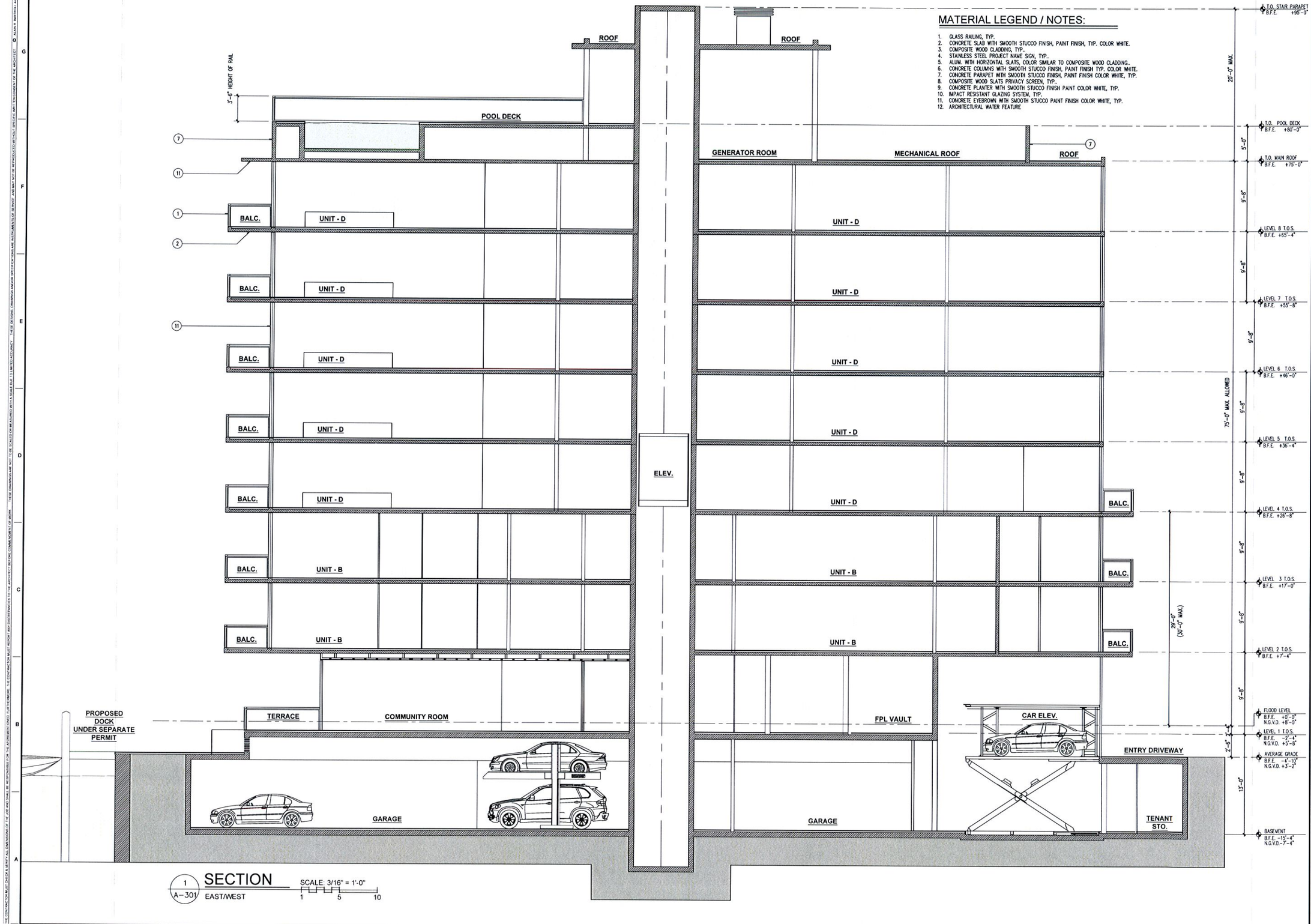

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10. IMPACT RESISTANT GLAZING SYSTEM, TYP.
11. CONCRETE EYEBROWN WITH SMOOTH STUCCO PAINT FINISH COLOR WHITE, TYP.
12. ARCHITECTURAL WATER FEATURE

1 / A-301 **SECTION** EAST/WEST

SCALE: 3/16" = 1'-0"

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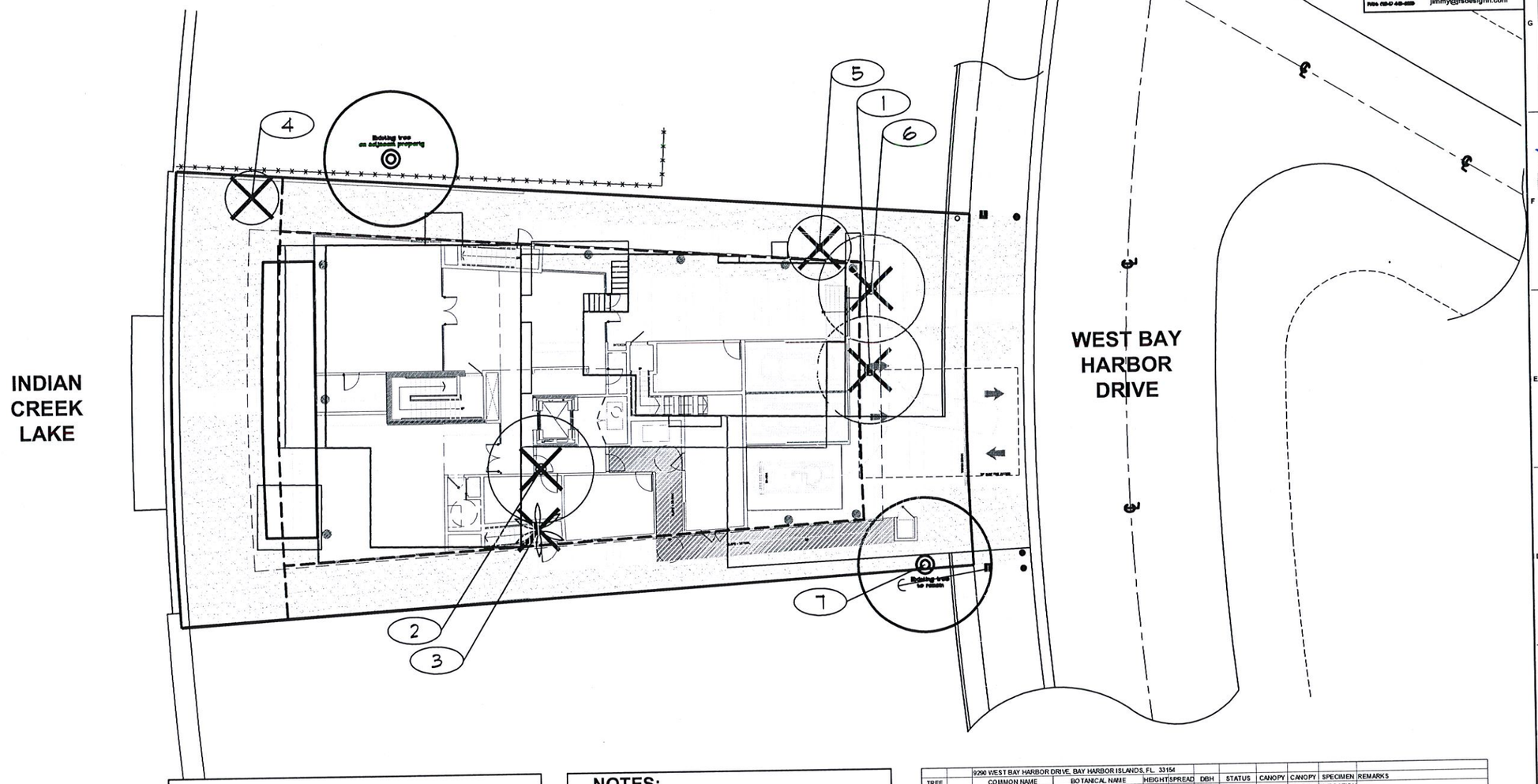

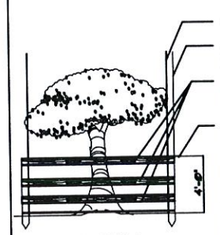

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN- AT THE START OF THE PROJECT- FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

TREE PROTECTION DETAIL

N.T.S.

NOTES:

1. SEE SHEET L-1 FOR PROPOSED TREE AND PALM LOCATIONS.
2. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE CO. DRER). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
3. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.

   ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.
5. EXISTING TREES SHALL BE TRIMMED BY AN ISA CERTIFIED ARBORIST TO CLEAN AND REMOVE ANY DEADWOOD AND LIFT AND THIN PER ACCEPTED ISA, NAA AND LOCAL GOVERNING CODES AND REGULATIONS PRIOR.

9290 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154

TREE NUM	SYM	COMMON NAME 25-Feb-14	BOTANICAL NAME	HEIGHT	SPREAD	DBH inches	STATUS	CANOPY	CANOPY LOSS	SPECIMEN MITIGATION	REMARKS
1	CU	SEAGRAPE	*Coccoloba uvifera*	15	20	multi	REMOVE	314	314		
2	BA	SCHEFFLERA	*Schefflera actinophylla*	22	20	multi	REMOVE	314	314		PROHIBITED SPECIES-MUST REMOVE
3	THR	THATCH PALM	*Thrinax radiata*	10	8	6	REMOVE	50	50		
4	MI	MANGO	*Mangifera indica*	8	10	4	REMOVE	79	79		
5	BA	SCHEFFLERA	*Schefflera actinophylla*	18	10	6	REMOVE	79	79		PROHIBITED SPECIES-MUST REMOVE
6	CU	SEAGRAPE	*Coccoloba uvifera*	15	20	multi	REMOVE	314	314		
7	FA	STRANGLER FIG	*Ficus aurea*	20	25	32	REMAIN	491			
		TOTALS						1,641	1,150	0	

CALCULATIONS ARE APPROXIMATE PER FIELD OBSERVATION AND INVENTORY FROM SITE VISIT ON FEBRUARY 22, 2014.
PROHIBITED SPECIES ARE NOT CALCULATED FOR CANOPY MITIGATION PER MIAMI-DADE CO. TREE PRESERVATION ORDINANCE

A WRITTEN TREE REMOVAL PERMIT FROM MIAMI-DADE COUNTY DRER IS REQUIRED PRIOR TO REMOVAL OF ANY TREES FROM THE SITE.

SEE LANDSCAPE PLAN FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, DETAILS, SPECIFICATIONS, NOTES, ETC.

north

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

TREE DISPOSITION PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
TEL: 786-247-526
FAX: 786-247-526
jimmy@jfsdesignfl.com

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9290 CONDOMINIUM
9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Date Of Issue:
03/27/2014

Revisions:

Submital Type:
DEVELOPMENT REVIEW COMMITTEE

Drawn By:

Checked By:

Scale:

Job Number:

Sheet Number:
TD-1

Sunshine State One Call 811 of Florida, Inc.

THE CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS OF THE JOB AND SHALL BE RESPONSIBLE FOR THE AFOREMENTIONED. FURTHERMORE, THE CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. THESE DRAWINGS ARE NOT TO BE SCALED OR MEASURED WITH A SCALE DUE TO LIMITED ACCURACY. THESE DESIGNS, DRAWINGS AND/OR SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, AND MAY NOT BE REPRODUCED WITHOUT SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. © ALAIN R. BARTROLI, AIA NYRAM

GENERAL NOTES

1. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAMGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
4. REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDING.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.

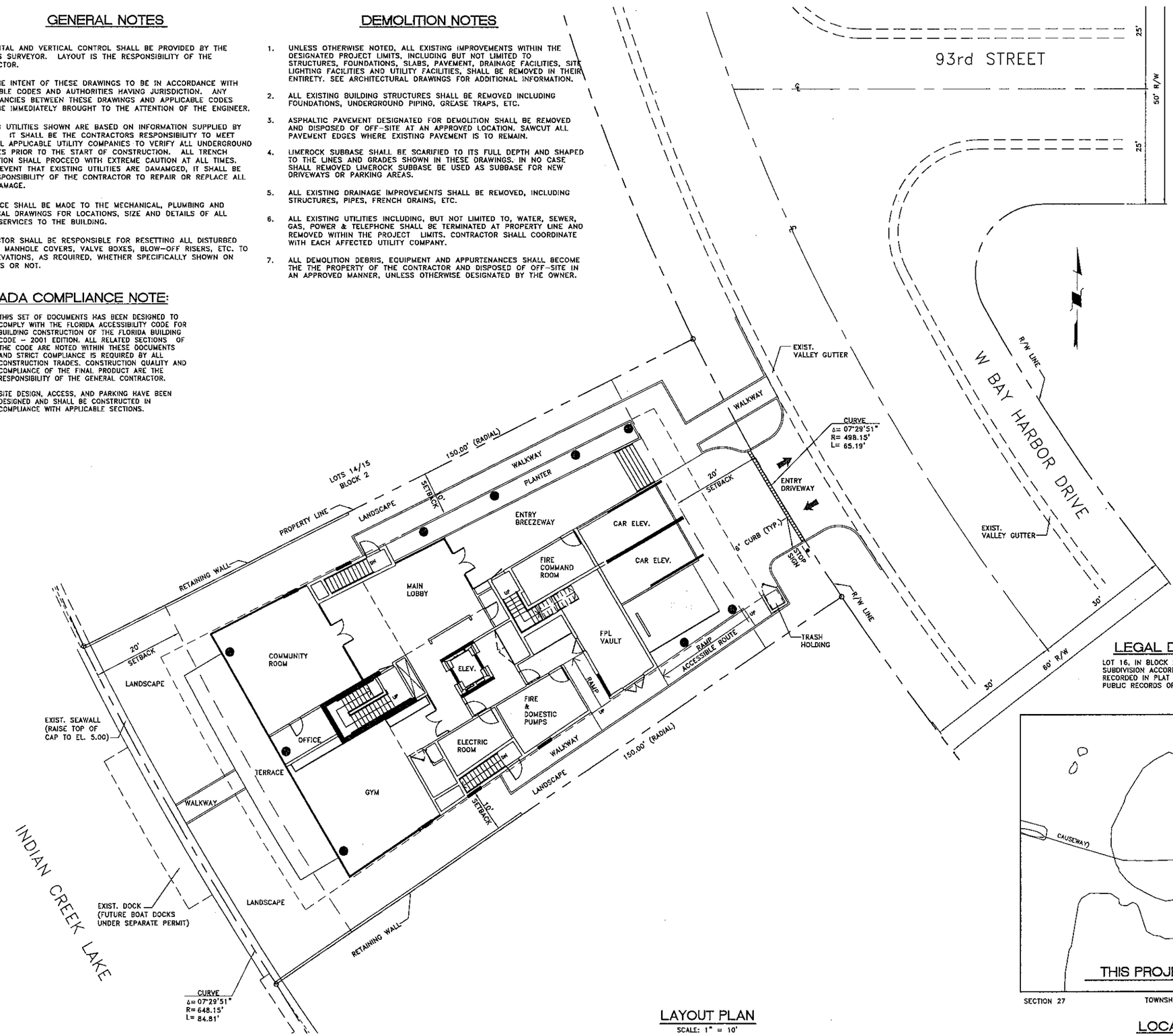
ADA COMPLIANCE NOTE:

THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION OF THE FLORIDA BUILDING CODE – 2001 EDITION. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES. CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

SITE DESIGN, ACCESS, AND PARKING HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH APPLICABLE SECTIONS.

DEMOLITION NOTES

1. UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS WITHIN THE DESIGNATED PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, SLABS, PAVEMENT, DRAINAGE FACILITIES, SITE LIGHTING FACILITIES AND UTILITY FACILITIES, SHALL BE REMOVED IN THEIR ENTIRETY. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXISTING BUILDING STRUCTURES SHALL BE REMOVED INCLUDING FOUNDATIONS, UNDERGROUND PIPING, GREASE TRAPS, ETC.
3. ASPHALTIC PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
4. LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH AND SHAPED TO THE LINES AND GRADES SHOWN IN THESE DRAWINGS. IN NO CASE SHALL REMOVED LIMEROCK SUBBASE BE USED AS SUBBASE FOR NEW DRIVEWAYS OR PARKING AREAS.
5. ALL EXISTING DRAINAGE IMPROVEMENTS SHALL BE REMOVED, INCLUDING STRUCTURES, PIPES, FRENCH DRAINS, ETC.
6. ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, POWER & TELEPHONE SHALL BE TERMINATED AT PROPERTY LINE AND REMOVED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL COORDINATE WITH EACH AFFECTED UTILITY COMPANY.
7. ALL DEMOLITION DEBRIS, EQUIPMENT AND APPURTENANCES SHALL BECOME THE THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF OFF-SITE IN AN APPROVED MANNER, UNLESS OTHERWISE DESIGNATED BY THE OWNER.

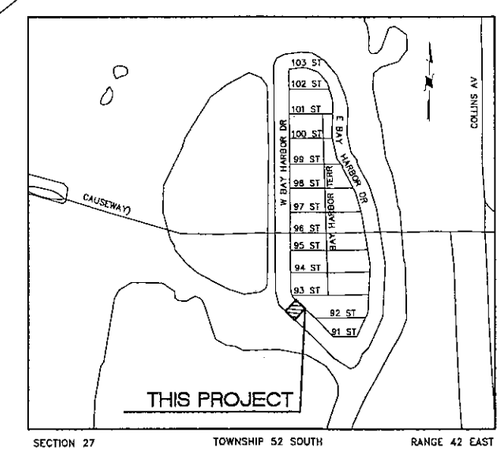


LAYOUT PLAN

SCALE: 1" = 10'

LEGAL DESCRIPTION

LOT 16, IN BLOCK 2, OF BAY HARBOR ISLAND SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



SECTION 27 TOWNSHIP 52 SOUTH RANGE 42 EAST

LOCATION MAP

N.T.S.

CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305)-378-3555
CE-0003255

FOR THE FIRM
RICHARD B. BOCHNOVICH
PE-19833 (CIVIL)

CES PROJECT NO.: 14018

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9290 CONDOMINIUM

9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Date Of Issue:
04/21/2014

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PLANNING & ZONING BOARD

Drawn By: V.G.
Checked By: R.B.B.

Scale: AS SHOWN
Job Number: 1310
Sheet Number: C-1

LAYOUT PLAN

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AT THE JOB WITH ALL TRADES PRIOR TO PURCHASING FOR THE WORK INVOLVED. THE COMPANY MUST NOT SCALE THE DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. THIS DRAWING IS PROPERTY OF THE ARCHITECT
© ALAIN R. BARTROLI, RA. ARCHITECT

PAVING-GRADING-DRAINAGE NOTES

1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
2. GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES SHOULDERS, SLOPES, INTERSECTIONS, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENT AND GRADES SHOWN IN THESE DRAWINGS.
3. DRAINAGE STRUCTURES SHALL BE AS DETAILED IN THESE DRAWINGS. DRAINAGE PIPE TO BE CORRUGATED POLYETHYLENE.
4. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
5. ASPHALTIC PAVEMENTS SHALL CONSIST OF COMPACTED SUBGRADE, COMPACTED LIMEROCK SUBBASE AND TYPE S-3 ASPHALTIC CONCRETE, AS SHOWN IN THESE DRAWINGS.
6. CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS SHOWN IN THESE DRAWINGS.
7. ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
8. ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.
9. TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO VERIFY SPECIFIED COMPACTION DENSITY AND CONCRETE STRENGTH. FAILURE OF ANY TESTING TO MEET SPECIFIED REQUIEMENTS SHALL BE DEEMED NON-COMPLYING.
10. ALL STRIPING SHALL MEET THE REQUIREMENTS OF THE BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENTS.

FLOODPLAIN MANAGEMENT ANALYSIS

Process # : _____ Folio # : 13-2227-001-1830

Address : 9290 West Bay Harbor Drive, Bay Harbor Islands, Florida Highest Crown/Road Elv.: 3.31

Highest crown of road elevation above was taken from a certified survey prepared by Rene Alguesvives PLS Lic # : 4327

Elevation	Lowest Floor	Adjacent Grade	Lowest Catch Basin
Existing	5.74	5.20	---
Proposed	5.67	5.20	---

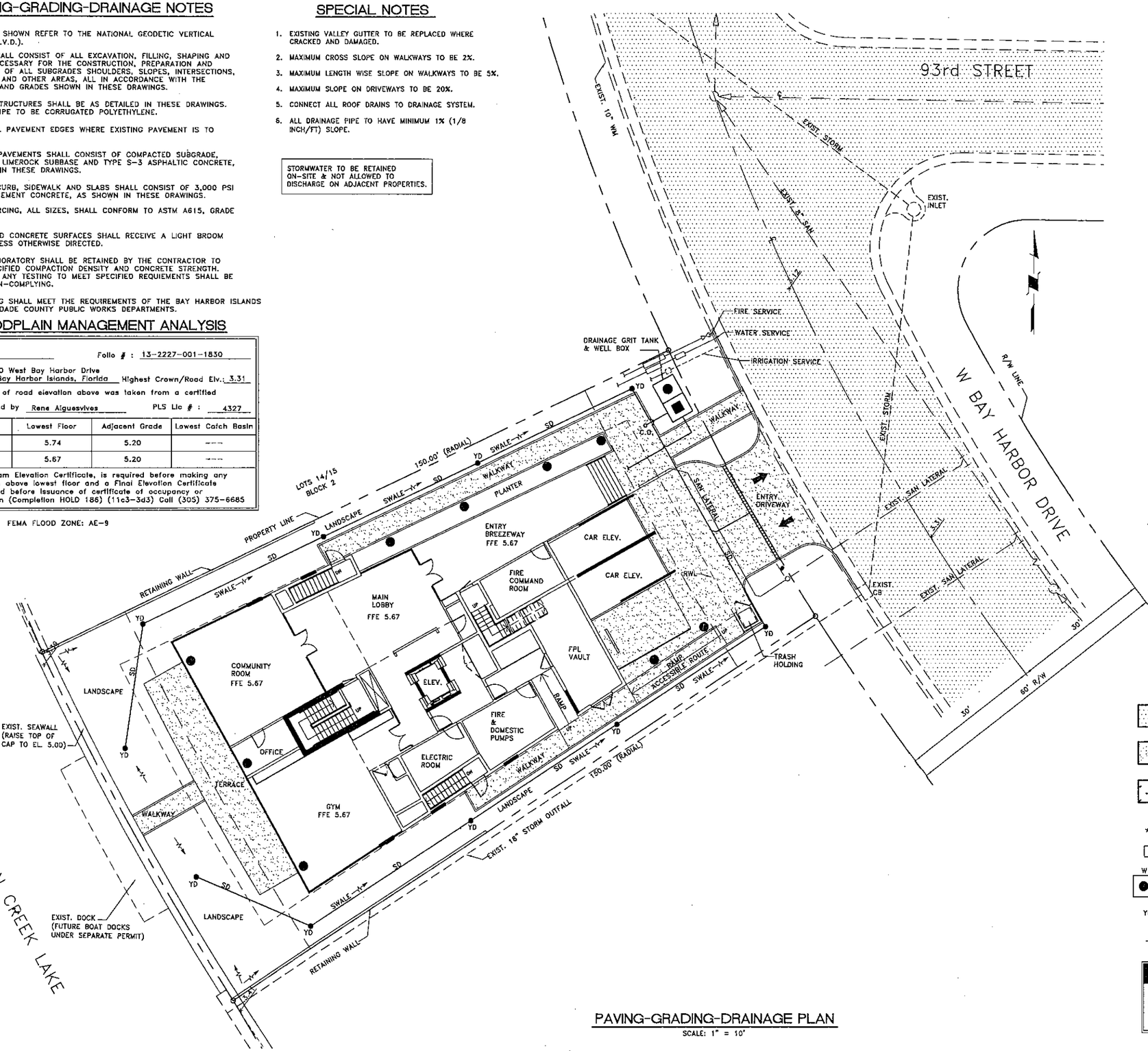
A Tie-Beam Elevation Certificate, is required before making any inspection above lowest floor and a Final Elevation Certificate is required before issuance of certificate of occupancy or completion (Completion HOLD 186) (11c3-3d3) Call (305) 375-6685

FEMA FLOOD ZONE: AE-9

SPECIAL NOTES

1. EXISTING VALLEY GUTTER TO BE REPLACED WHERE CRACKED AND DAMAGED.
2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
4. MAXIMUM SLOPE ON DRIVEWAYS TO BE 20%.
5. CONNECT ALL ROOF DRAINS TO DRAINAGE SYSTEM.
6. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.

STORMWATER TO BE RETAINED ON-SITE & NOT ALLOWED TO DISCHARGE ON ADJACENT PROPERTIES.



PAVING-GRADING-DRAINAGE PLAN

SCALE: 1" = 10'

LEGEND

- EXISTING ASPHALTIC PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK (COORD. W/ ARCH. DWG'S)
- GRASS PAVER (COORD. W/ ARCH. DWG'S)
- 6.75 EXIST. SPOT ELEVATION
- 7.60 PROP. SPOT ELEVATION
- W GRIT TANK & WELL BOX
- YD YARD DRAIN
- DIRECTION OF RUNOFF

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MIAMI, FLORIDA 33176 (305)-378-5555
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FOR THE FIRM:
RICHARD S. SOCHNOVICH
PE-19833 (CIVIL)

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9290 CONDOMINIUM

9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Date Of Issue: 04/21/2014

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Drawn By: V.Q.
Checked By: R.S.S.

Scale: AS SHOWN
Job Number: 1310
Sheet Number: C-2

PAVING-GRADING-DRAINAGE PLAN

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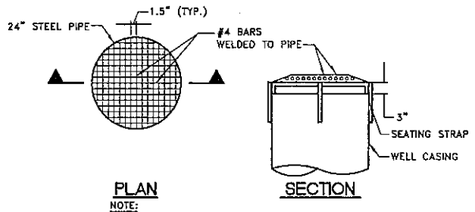
EB-0003255

FOR THE FIRM:
RICHARD B. BOCHNOVICH
PE-19833 (CIVIL)

CES PROJECT NO.: 14018



NOTE:
WELL SCREEN IS NOT WELDED TO WELL CASING.

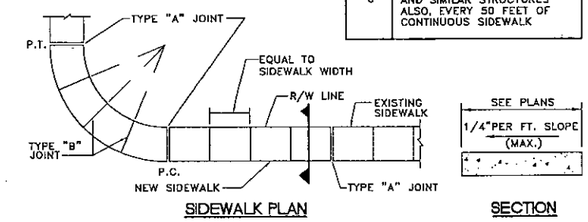
WELL SCREEN DETAIL
SCALE: 1/2" = 1'-0"

DRAINAGE WELL NOTES

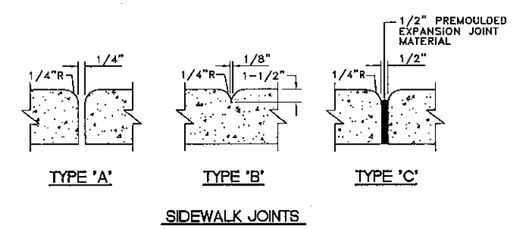
1. DRAINAGE WELLS SHALL BE DRILLED TO AN ESTIMATED TOTAL DEPTH OF 90 FEET TO DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM TOTAL DISSOLVED SOLIDS OF 10,000 PPM (MG/L).
2. WELLS SHALL HAVE AN UPPER CASING OF BLACK STEEL PIPE OF A MINIMUM OF 24 INCHES IN DIAMETER AND 3/8 INCH THICKNESS, WITH DRIVE SHOE, WHICH SHALL BE DRIVEN TO A FIRM SEAT AND GROUT SEALED AT LEAST 3 FEET BELOW THE CAP OF THE UPPERMOST ROCK FORMATION TO BE DEVELOPED. CASING ENDS SHALL BE SQUARE TO THE AXIS OF THE SECTION AND SHALL BE WELDED TOGETHER AS DRIVING PROGRESSES.
3. WELLS SHALL BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP WILL PROVIDE.
4. COMPLETED WELLS SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. CONTRACTOR SHALL SUBMIT THE METHOD OF TESTING OF THE WELLS FOR CAPACITY TO THE ENGINEER FOR APPROVAL DURING THE SHOP DRAWING SUBMITTAL. THE APPROVED TEST SHALL RUN FOR A PERIOD OF A HALF-HOUR. CONTRACTOR SHALL PROVIDE CERTIFIED STATEMENT BY A PROFESSIONAL GEOLOGIST THAT THE WELL WILL COMPLY WITH THE DESIGN DISCHARGE RATE UPON COMPLETION.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST AND SATISFACTORILY DISPOSING OF THE WATER PUMPED FROM THE WELL. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND ENGINEER PRIOR TO THE START OF THE TEST. CONTRACTOR IS TO COORDINATE THE DISPOSAL OF WATER PUMPED FROM THE WELL WITH THE OWNER.
7. TEST SHALL BEGIN AT HIGH TIDE. THE WATER LEVEL IN THE DRAINAGE WELL AND THE BAY SHALL BE RECORDED EVERY 15 MINUTES FROM 30 MINUTES PRIOR TO THE START OF TEST UNTIL PUMPING IS STOPPED, AND EVERY 5 MINUTES THEREAFTER DURING THE RECOVERY UNTIL THE LEVEL IN THE WELL INCREASES BY LESS THAN 0.1 FEET PER HOUR.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY FLORIDA D.E.P. WELL DRILLING PERMITS AND COMPLY WITH ALL THE PROVISIONS THEREOF.
9. DESIGN CAPACITY OF WELLS IS 1600 GPM WITH MAX. DRAWDOWN OF 48 INCHES (400 GPM/FT OF HEAD). CONTRACTOR SHALL PROVIDE ENGINEER WITH WELL TEST REPORTS PRIOR TO DEMOBILIZATION.

TABLE OF SIDEWALK THICKNESS 'T'	
LOCATION	"T"
RESIDENTIAL AND INTERIOR AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES. JUNCTION OF EXISTING AND NEW SIDEWALKS.
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES ALSO, EVERY 50 FEET OF CONTINUOUS SIDEWALK

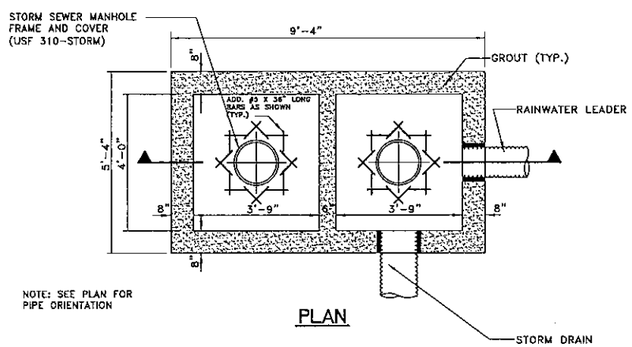


SIDEWALK PLAN — SECTION

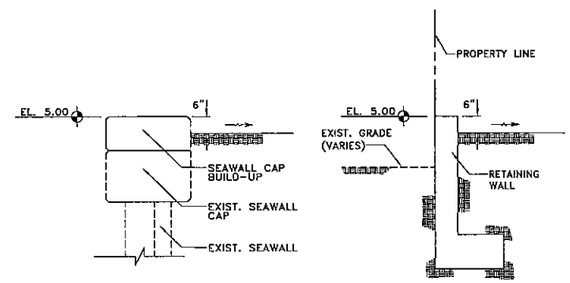


SIDEWALK JOINTS

STANDARD SIDEWALK CONSTRUCTION
N.T.S.

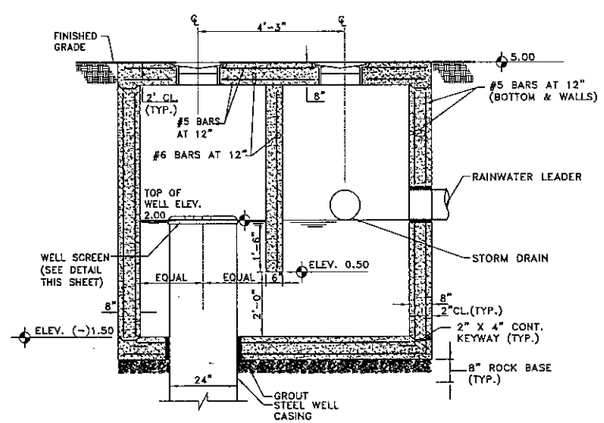


PLAN



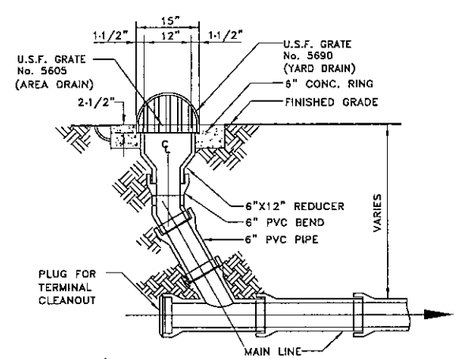
AT SEAWALL — AT RETAINING WALL

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

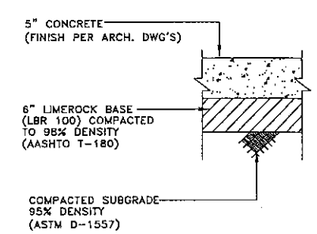


SECTION

GRIT TANK AND WELL BOX DETAIL
SCALE: 1/2" = 1'-0"



AREA DRAIN/ YARD DRAIN DETAIL
SCALE: N.T.S.



VEHICULAR CONCRETE PAVEMENT
N.T.S.

SITE & DRAINAGE DETAILS

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R.B.B.

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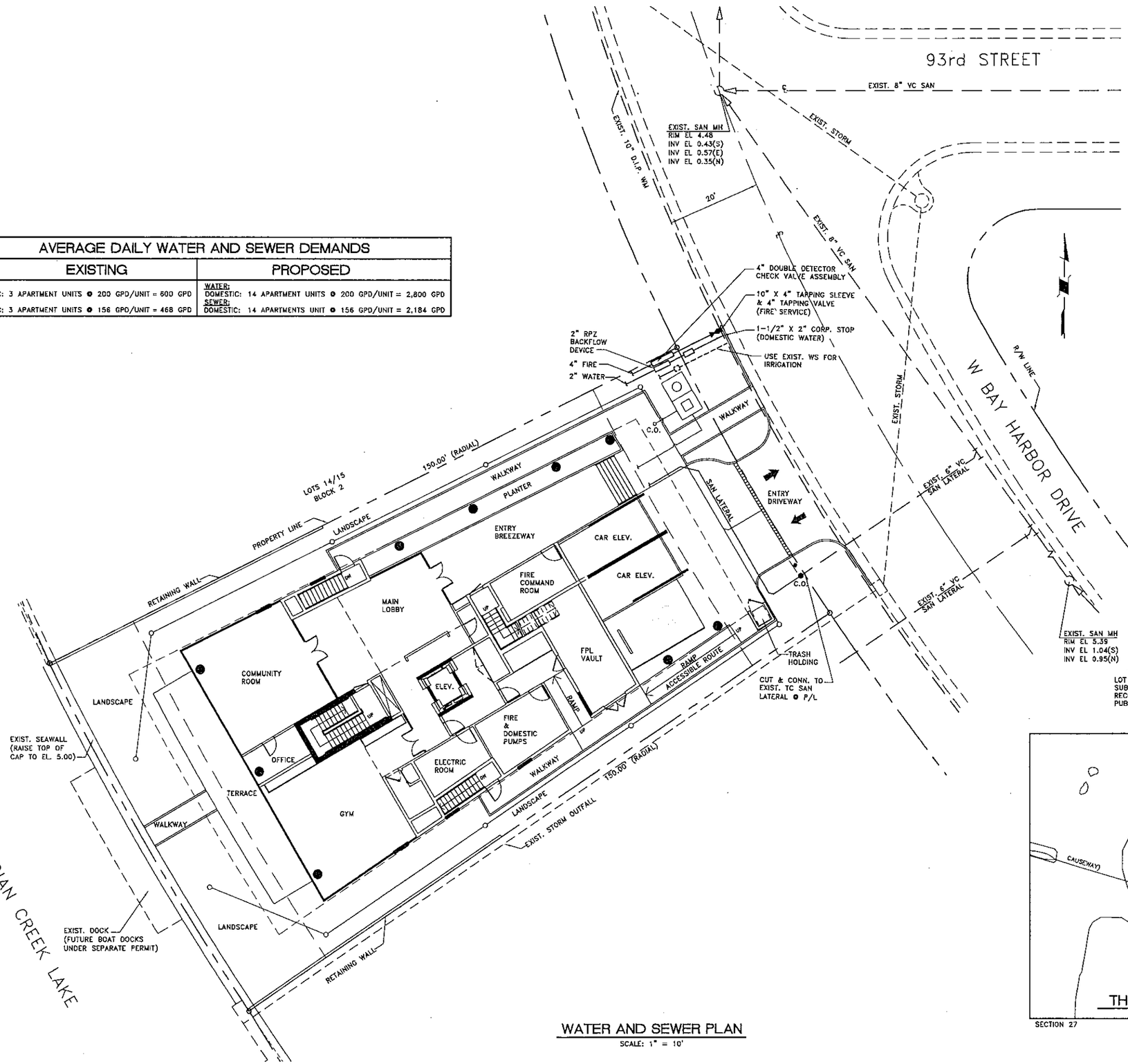
Job Number:
1310

Sheet Number:
C-3

AVERAGE DAILY WATER AND SEWER DEMANDS	
EXISTING	**PROPOSED**
WATER: DOMESTIC: 3 APARTMENT UNITS @ 200 GPD/UNIT = 600 GPD SEWER: DOMESTIC: 3 APARTMENT UNITS @ 156 GPD/UNIT = 468 GPD	WATER: DOMESTIC: 14 APARTMENT UNITS @ 200 GPD/UNIT = 2,800 GPD SEWER: DOMESTIC: 14 APARTMENTS UNIT @ 156 GPD/UNIT = 2,184 GPD



WATER AND SEWER PLAN

SCALE: 1" = 10'

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EB-0003253

FOR THE FIRM:
RICHARD B. BOCHNOVICH
PE-18833 (CIVIL)

CES PROJECT NO.: 14018

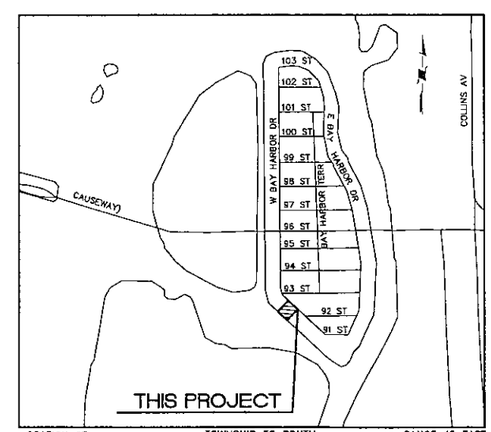
LEGEND

EXISTING		PROPOSED
—WM—	WATER MAIN	—WM—
	GATE VALVE	
	FIRE HYDRANT	
○	SEWER MANHOLE	N/A
—SAN—	SEWER MAIN	—SAN—
N/A	CLEAN-OUT	C.O.
N/A	PAVEMENT RESTORATION	

NOTE: EXIST. WATER METERS TO BE REMOVED BY UTILITY COMPANY.

LEGAL DESCRIPTION

LOT 16, IN BLOCK 2, OF 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.



SECTION 27 TOWNSHIP 52 SOUTH RANGE 42 EAST

LOCATION MAP

N.T.S.

WATER & SEWER PLAN

Alain R. Bartroli Architect
Architecture . Planning . Interiors
2480 TRAPP AVE
Coconut Grove, FL 33133
Tel.: 786.908.3244
alainbartroli@gmail.com

Seal of Project Architect

Alain R. Bartroli, RA, LEEP AP
AR92820

Consultants

Project Owner
GLOBAL REACH INVESTMENTS, LLC
P.O. BOX 398570
MIAMI BEACH, FL 33239

9290 CONDOMINIUM

9290 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Date Of Issue:
04/21/2014

Revisions:

Submittal Type:
PLANNING & ZONING BOARD

Drawn By:
V.Q.
Checked By:
R.S.B.

Scale:
AS SHOWN
Job Number:
1310
Sheet Number:
C-4

WATER AND SEWER NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH BAY HARBOR ISLANDS STANDARD SPECIFICATIONS AND DETAILS. ANY DISCREPANCIES BETWEEN THOSE REQUIREMENTS AND ANYTHING SHOWN IN THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION.
2. ALL WORK LOCATED IN ROADWAY RIGHT-OF-WAY SHALL BE PERFORMED BY CITY OF MIAMI BEACH FORCES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUCH WORK WITH THE CITY AND SHALL PAY ALL CITY IMPOSED FEES.
3. SEE GENERAL NOTES, SHEET C-1.
4. CONTRACTOR'S ATTENTION IS DIRECTED TO GENERAL AND SPECIFIC CONDITIONS AND PERMIT PROVISIONS OF WATER SUPPLY AND SEWAGE SYSTEM PERMITS.
5. CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR ALL ITEMS DETAILED IN
6. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52. WATER MAINS, INCLUDING PIPES, FITTINGS, VALVES AND HYDRANTS SHALL BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA STANDARD C-105.
7. GRAVITY SANITARY SEWER MAIN SHALL BE PVC CONFORMING TO THE REQUIREMENTS OF ASTM D3034, SDR 35, WITH ELASTOMASTIC GASKET JOINTS.
8. CONTRACTOR SHALL PREPARE AND SUBMIT AS-BUILT DRAWINGS INDICATING ALL FINAL RIM ELEVATIONS, INVERT ELEVATIONS, TOP OF PIPE ELEVATIONS, AS APPLICABLE, AND ALL ELEVIATIONS FROM THESE DRAWINGS. AS-BUILT DRAWINGS SHALL BE PREPARED BY, AND SIGNED AND SEALED BY, A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

HEALTH DEPARTMENT NOTES

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.

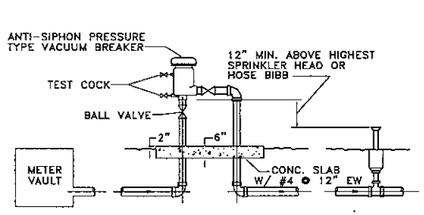
PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.

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

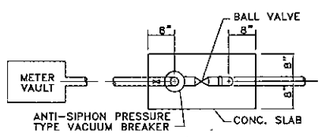
CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305)-378-5555
CA-0603255

FOR THE FIRM:
RICHARD B. BOCHNOVICH
PE-18833 (CIVIL)

CES PROJECT NO.: 14018



ELEVATION



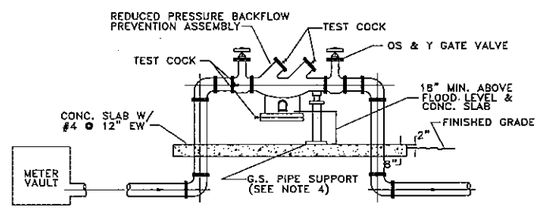
PLAN

NOTES

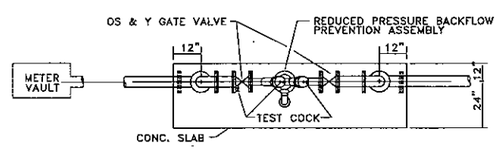
1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POST SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT, OR THE WASD INSPECTOR.
3. THE ASSEMBLY SHALL BE INSTALLED IN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT AND THE WASD INSPECTOR.
4. PIPING SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE WITH GALVANIZED MALLEABLE IRON THREADED FITTINGS IN ACCORDANCE WITH WASD "CONSTRUCTION SPECIFICATIONS FOR DONATION OF WATER MAINS."
5. ALL EXPOSED METALLIC THREADS SHALL BE PAINTED WITH BITUMASTIC PAINT.
6. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.

PRESSURE VACUUM BREAKER ASSEMBLY DETAIL

(IRRIGATION SERVICE) N.T.S.



ELEVATION



PLAN

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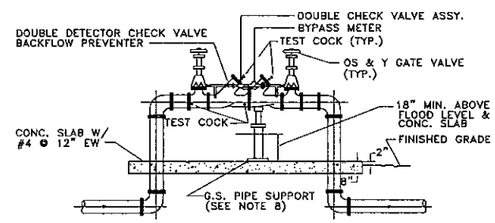
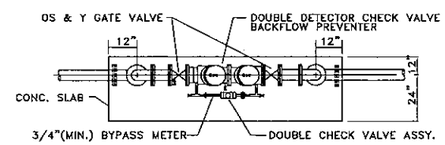
2. GUARD POST SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT, OR THE WASD INSPECTOR.
3. THE ASSEMBLY SHALL BE INSTALLED IN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT AND THE WASD INSPECTOR.
4. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. PIPING 2" AND SMALLER SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE WITH GALVANIZED MALLEABLE IRON THREADED FITTINGS. PIPING 2-1/2" AND LARGER SHALL BE IN ACCORDANCE WITH WASD "CONSTRUCTION SPECIFICATIONS FOR DONATION OF WATER MAINS."
7. ALL EXPOSED METALLIC THREADS SHALL BE PAINTED WITH BITUMASTIC PAINT.

REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY DETAIL

(2" - DOMESTIC SERVICE) N.T.S.



ELEVATION



PLAN

NOTES

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT, OR THE WASD INSPECTOR.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT AND THE WASD INSPECTOR.
4. ALL JOINTS SHALL BE FLANGED OR RESTRAINED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
5. ALL ABOVE GROUND PIPING AND EQUIPMENT SHALL BE FINISHED WITH RED ENAMEL PAINT (KOP-COAT 050B LEAD-FREE), IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. THE DEPARTMENT WILL PROVIDE CHAINS AND LOCKS FOR GATE VALVES.
7. FOR RETROFIT PROJECTS, REPLACE THE EXISTING BACKFLOW PREVENTION DEVICE WITH A SPOOL PIECE, AND INSTALL A NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY INSIDE OF PROPERTY LINE.
8. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
9. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.

DOUBLE DETECTOR CHECK VALVE ASSEMBLY DETAIL

(4" - FIRE SERVICE) N.T.S.

REGULATORY AND ECONOMIC RESOURCES

RER NOTES ON WATER-SEWER INSTALLATION

1. A PREFERRED HORIZONTAL DISTANCE (OUTSIDE TO OUTSIDE) OF 10 FEET OR MINIMUM OF 6 FEET SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE SEWER PIPES AND WATER PIPES. THE HORIZONTAL SEPARATION CAN BE REDUCED TO 3 FEET ONLY FOR GRAVITY SEWERS WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER. WHEN THE ABOVE SPECIFIED HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
   - THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
   - THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
   - THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER PIPE.
2. A VERTICAL DISTANCE OF AT LEAST 12 INCHES (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS WITH SEWER PIPES PREFERABLY CROSSING UNDER WATER MAINS. THE MINIMUM VERTICAL SEPARATION CAN BE REDUCED TO 6 INCHES FOR GRAVITY SEWERS WHERE THE SEWER PIPE IS BELOW THE WATER MAIN. THE CROSSING SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY AND PRESSURE SEWER PIPES. WHEN THE ABOVE SPECIFIED VERTICAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
   - THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
   - THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
3. THE CONTRACTOR SHALL VERIFY NATURE, DEPTH AND CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
4. ALL OTHER PUBLIC OR PRIVATE UTILITY FACILITIES SHALL BE CONSTRUCTED AT LEAST 5 FEET FROM ANYWATER AND SEWER MAIN AS MEASURED FROM THE OUTSIDE BELL OF THE WATER OR THE UTILITY PIPE.
5. WHEN THE 5 FEET SEPARATION BETWEEN PROPOSED AND EXISTING LINE IS NOT POSSIBLE, THE CONTRACTOR SHALL HAND DIG OR EXPOSE THE WATER AND SEWER PIPES BEFORE PROCEEDING WITH POWER EQUIPMENT EXCAVATION.
6. IN NO CASE SHALL A CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLES, ETC. IN THE SAME TRENCH PARALLEL AND ABOVE AN EXISTING WATER OR SEWER PIPES EXCEPT WHERE THEY CROSS. ANY DEVIATION FROM NOTES 3, 4 AND 5 SHALL BE APPROVED IN WRITING BY THE RESPONSIBLE WATER AND SEWER UTILITY.
7. IN HIGHLY CONGESTED AREAS, WHERE EITHER WATER OR SEWER FACILITIES ARE EXISTING OR THE SEPARATION REQUIREMENTS CANNOT BE MET, SPECIAL CONSIDERATION MAY BE GIVEN SUBJECT TO SUBMITTAL OF DOCUMENTATION SHOWING THAT THE PROPOSED ALTERNATIVE WILL RESULT IN AN EQUIVALENT LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION.
8. GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE PVC-900 OR DUCTILE IRON PIPE THE MAXIMUM ALLOWABLE EXFILTRATION, INFILTRATION, OR LEAKEAGE FOR GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE FIFTY (50) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY FOR RESIDENTIAL LAND USE AND TWENTY (20) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY FOR NON-RESIDENTIAL LAND USE WITH NO ALLOWANCES FOR MANHOLES OR LATERALS. THE MAXIMUM ALLOWABLE EXFILTRATION, INFILTRATION, OR LEAKAGE IN GRAVITY SANITARY SEWERS CONSTRUCTED OUTSIDE A PUBLIC WELLFIELD PROTECTION AREA SHALL BE ONE HUNDRED (100) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY. THE DURATION OF ALL TESTS SHALL BE A MINIMUM OF TWO (2) HOURS. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
9. FORCE MAIN SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE EITHER DUCTILE IRON OR REINFORCED CONCRETE PRESSURE SEWER PIPES.
   - FOR DUCTILE IRON PIPE, EXFILTRATION RATE SHALL NOT BE GREATER THAN THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWAS) C600-82 AT A TEST PRESSURE OF 100 PSI.
   - FOR REINFORCED CONCRETE PRESSURE SANITARY SEWER, EXFILTRATION RATE SHALL NOT BE GREATER THAN HALF (1/2) THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AWWA C600-82 AT A TEST PRESSURE OF 100 PSI.
10. A NON-RESETTABLE ELAPSED TIME METER SHALL BE INSTALLED AT EACH PUMP TO RECORD THE TOTAL NUMBER OF OPERATING HOURS OF THE STATION.

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alainbartroli@gmail.com

Seal of Project Architect

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Consultants

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WATER & SEWER DETAILS

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: April 28th, 2014

Subject: Site Development Plan Application
9290 Condominium – 14 DU Multi-Family Residential Complex
9290 West Bay Harbor Drive
Bay Harbor Islands Acct. No. BP2014-66
MMPA Acct. No. 01-0702-0985

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated April 21st, 2014 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

(1) The Board finds the proposed increased density (9 Base DU / 5 TDR Units = 14 DU) "fits" within the building envelope without alterations or variances; and

(2) The Board finds the applicant's request to provide larger balconies than specified in Section 23-15(a)(vi); and

(3) The Board approves the applicant's request to narrower drive isles (valet only in underground garage) than specified in Section 23-30(c); and

(4) Subject to any staff recommended conditions listed herein.

PROJECT REVIEW HISTORY

A formal Site Development Plan submission was made to the Town on March 5th, 2014. The Town's DRC met initially on March 13th, 2014, at which time the application was discussed but action was deferred to allow the applicant's design team time to address the comments / modify the plans. A revised submission was made to the Town on March 27th, 2014 and the DRC met

again on April 10th, 2014, at which time the application was discussed and recommended for approval, subject to the plans being modified by the applicant's design team to address a few remaining minor items. On April 24th, 2014 MMPA received a final revised set of plans addressing the remaining issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 9290 West Bay Harbor Drive

Legal Description: Lot 16, Block 2, "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.

PROJECT DESCRIPTION

The project architect, Alain Bartroli, as agent for the owner, Global Reach Investments, LLC, has submitted a Site Development Plan application to allow for the construction of a fourteen (14) dwelling unit mid-rise residential development located at 9290 West Bay Harbor Drive. The proposed dwelling units range from 1,812 to 2,550 square feet of A/C space plus balconies, etc. This project will replace an existing triplex (3 DU). The development site is comprised of a single lot. The proposed site design incorporates one (1) rectangular-shaped building positioned generally east / west on top of a below grade parking structure. The building floors above the parking garage form a single enclosed structure.

One (1) main driveway connection to West Bay Harbor Drive is proposed. The driveway is a 23-foot wide / two-way design that provides access to a parking court in front of the building. All parking spaces, except one grade level ADA space and a guest / drop-off / loading space will be in the below grade parking garage. Access to the garage is planned from two (2) at-grade vehicle elevators that would take vehicles down to a completely below grade parking garage that is depressed 10'-6" below grade. The plan shows a tentative Fire Department staging area on the driveway apron.

On the building rooftop is a proposed recreational facility with a swimming pool, sun-deck area, and a common (joint men's / women's) restroom. The proposed new building is 8-stories in height with seven (7) floors of residential use over one (1) below grade parking garage floor @ maximum 75-feet above BFE (maximum allowed for this area). The proposed at-grade level includes building common areas and yard areas.

According to the survey provided, the lot is currently developed as a two building / two-story triplex with a total of three (3) DU. The current lot area is 11,250 square feet / 0.26 acres in size. This would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build fourteen (14) residential units (54

DUA) which would require the developer to obtain five (5) TDR units. Since three (3) DU currently exist, the net increase would be eleven (11) DU. The Town's density limit for this property is 70 DUA; therefore, the proposed density of 54 DUA complies with this limit.

The Town's Historic Structure Survey does not include this site, despite the fact the site was apparently built in 1957, according to the Miami-Dade Property Appraiser's website. The Town's survey identifies the architectural styles of older structures that are listed including those with MiMo features – again this site was not identified. We believe the existing building's architectural style has influences typical of that period of time, with prominent "Ranch" features (small-scale / sloped roof / large roof overhangs).

The adjoining / nearby development sites include the four-story "9300 Condo" multi-family complex @ 8 DU / 15.4 DUA to the immediate north. To the immediate south is "The Lexington" multi-family residential complex, a 5-story / 28 DU / 53.8 DUA complex. To the east across West Bay Harbor Drive is the two-story "Harbor Point Condo" @ 14 DU / 35 DUA. To the west is the Indian Creek Lake and the entrance to the Bay Harbor Waterway, which separates the east and west Islands. The community of Indian Creek Village lies directly west of the waterway – a portion of the golf course exists directly across the waterway. This area of the Town is predominated by mid-rise residential complexes (5-7 stories) along the water with a mixture of older low-rise residential complexes (2-3 stories) east of West Bay Harbor Drive. The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. This waterfront lot is zoned RM-1. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. Continued studies / refinements to the Code provisions occur on a regular basis.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build fourteen (14) DU while nine (9) DU are allowed via the base density. Therefore, five (5) additional TDR units must be acquired prior to construction commencing. If the Town Council approves the acquisition of the requested additional TDR units, the proposed development would be consistent with the applicable FLUM designation.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 75 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification; however, unless the Town Council allows the additional TDR units, the density would not be consistent.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. It does not appear (survey) that the 11-foot area for head-in parking was ever deeded to the Town.

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

As stated above, the Site Development Plan depicts access to the site from one (1) main driveway connection to West Bay Harbor Drive. The driveway is a two-way driveway that provides access to two (2) vehicle elevators that would take vehicles, via a full-time valet service, down to a completely below grade parking garage that is depressed 10'-6" below grade. This main driveway also provides access to one (1) ADA space located next to the elevators (to the south) and one (1) drop-off / guest / delivery parking space on the other side of the elevators (to the north). The Town requires at least 23 feet width of pavement for 2-way driveways and 12 feet for one-way driveways. The exterior driveway is shown at 23-feet in width at the property line but widens once inside the site. The plan shows a tentative Fire Department staging area on the driveway apron. The below grade parking garage two-way driveway width does not meet the minimum width requirement (21 feet); however, the applicant has stated only valet staff would park vehicles. MMPA has concerns with this configuration unless a full-time valet is provided (mechanical lifts / narrow drive aisles). The applicant has indicated that a full-time valet will be used. It should be noted that the lot shape is not exactly rectangular, as the lot width narrows toward the street and widens at the waterway. The Planning and Zoning Board can approve variations to the drive aisle widths (not parking stall sizes) if deemed adequate. This issue will be a condition of approval. Obviously if the PZB does not approve the variation the site plan will need to be revised.

Based on 14 DU the Code requires at least twenty-eight (28) parking spaces. The site design includes twenty-seven (27) parking spaces in the below grade parking garage, which includes nine (9) standard parking spaces, seven (7) spaces using vertical lifts (14 spaces total), and four (4) tandem parking spaces. There is also one (1) ADA space and one (1) drop-off / guest / delivery space at grade level on either side of the proposed vehicle elevators for a site total of twenty-nine (29) parking spaces. Because TDR units are being requested at least one (1) guest space is required / accessible – the guest space is a subset of the required spaces but must be designated. Therefore, the site design exceeds the current minimum Code requirements for parking spaces.

The plan shows a tentative Fire Department staging area. If a meeting has not already occurred the applicant should meet with the Miami-Dade Fire Department staff as soon as possible to identify an alternative staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical "South Florida" modern with decorative vertical and horizontal design elements, expansive balconies and abundant use of glass.

The building does not exceed two hundred five (205) feet in length; therefore, a "building break" is not required.

The building does not exceed one hundred twenty (120) feet in length; therefore, a formal "breezeway" is not required.

There remains one minor design detail issue that was discussed at the DRC meeting; however, the plans were not revised to meet this Code requirement. Once the maximum building height is reached, in this instance 75 feet above BFE, the Code allows certain limited structures to be placed on top of the main roof. These accessory structures are listed in Section 23-12(25), as well as limitations on heights and setbacks from the edge of the main building façade. One of the allowable rooftop accessory structures is a raised swimming pool deck, which cannot exceed five (5) feet above the main roof deck. If there is a raised pool deck and a safety railing is provided at the edge of the raised pool deck, the railing cannot be located closer than five (5) feet to the edge of the main roof (Sec. 23-12(25)(e). Otherwise, the appearance would be an eight (8) foot tall parapet wall versus the normally allowed five (5) foot tall parapet wall. This Code provision was intended specifically to address building height appearances – those building features above the main roof must step back. The construction plans must to be revised to address this design detail.

TRANSFER OF DEVELOPMENT RIGHT (TDR) ANALYSIS

The process of TDR allocation is discretionary on the part of the Town. The TDR system was established in 2004 with the consent of the state planning agency, due to problems with existing development characteristics, density calculation errors in the 1989 Comprehensive Plan and desired development scale / types by the community. The TDR system ensures that all sites can be developed to at least the base density (34 DUA) but additional density can be allocated if found to be acceptable in design and compatibility. It was found that when the Comprehensive Plan was updated / TDR system was established in 2004, over 1/3 of the existing multi-family development sites in the Town exceeded the 34 DUA limit. Since 2004 several additional developments have been approved by the Town with TDR units. There is a very limited amount of Town TDR units. Many older underdeveloped sites have many more private TDR units. Since the Planning and Zoning Code establishes the maximum building envelope (height / setbacks / parking spaces / open space) it is incumbent on the developer / designers to keep within the regulatory framework to provide for the number of dwelling units requested and convince the Town Council / Planning and Zoning Board that the building is attractive and not congested. In our opinion, this site design meets all Code requirements, is self-contained, and does not appear to increase the building volume significantly, but it is up to the Town to decide.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated April 21st, 2014 submitted to the Town for consideration:

1) This approval is based on the revised Site Development Plans prepared by Alain Bartroli dated April 21st, 2014. Any substantial changes requested after the PZB approval requires a separate approval from staff / Planning and Zoning Board, as specified in the Code.

2) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.

3) This approval is subject to the Town Council granting the developer / property owner the ability to allocate five (5) additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town Council the development approval shall be deemed null and void and must be re-designed.

4) To comply with Section 23-12(25)(e) the rooftop raised swimming pool deck railing must be setback at least five (5) feet from the edge of the parapet wall / building façade.

5) The Board reviews / approves the applicant's request to provide larger balconies than specified in Section 23-15(a)(vi);

6) The Board reviews / approves the applicant's request to narrower drive isles than specified in Section 23-30(c).

7) If the Miami-Dade Fire Department requires substantial site modifications, such as an alternative staging area, building exiting modifications into yard areas that affect the site design subsequent to the Town's site plan approval this may cause the plans to be resubmitted to the DRC / PZB.

AGENDA ITEM REPORT
May 6, 2014

ITEM NUMBER: 2.

ITEM: Request for approval for a new multi-family dwelling for "Beau Rivage LLC" located at 9781 E. Bay Harbor Drive, Lot 28 of Block 4. The developers are proposing to construct a thirteen (13) dwelling unit mid rise residential development. The proposed units range from 1,354 to 3,300 sq. ft. of a/c space. The proposed design incorporates one rectangular shaped building positioned east / west on top of a one story parking garage structure. The building has 8 stories in height (7 floors of residential over one floor of parking garage / common areas @ max. 75 feet above BFE. The developer will be required to obtain 4 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:
For the purpose of hearing any public comment with respect to an application for site plan approval at 9781 E. Bay Harbor Drive.

RECOMMENDED ACTION:
Design meets Town Code and was approved by the Development Review Committee pending the approval of 4 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante

ATTACHMENTS

1.	Site Plan & Elevations	9781EBHDrSitePlan.pdf
2.	Staff Review	BHI PZB Staff Report Beau Rivage MFR Apr 29 2014.pdf

BEAU RIVAGE CONDOMINIUM

BAY HARBOR RESIDENTIAL DEVELOPMENT

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

INDEX OF SHEETS

	COVER
	SURVEY
	TREE SURVEY
A-0.01	CONTEXT PHOTOS
A-0.02	AERIAL VIEWS
A-0.03	RENDERING VIEWS
A-0.04	RENDERING VIEW
A-1.01	SITE PLAN - LEVEL 1 FLOOR PLAN
A-1.02	LEVEL 2 FLOOR PLAN
A-1.03	LEVEL 3 FLOOR PLAN
A-1.04	LEVEL 4 FLOOR PLAN
A-1.05	LEVELS 5 - 7 FLOOR PLAN
A-1.06	PENTHOUSE FLOOR PLAN
A-1.07	ROOF DECK FLOOR PLAN
A-1.08	HIGH ROOF PLAN
A-2.01	WEST ELEVATION
A-2.02	SOUTH ELEVATION
A-2.03	EAST ELEVATION
A-2.04	NORTH ELEVATION
A-3.01	BUILDING SECTION
A-3.02	WALL SECTION
D-1	SITE MITIGATION PLAN
L-1	SITE PLANTING PLAN
L-2	2ND FLOOR PLANTING PLAN
L-3	3RD FLOOR PLANTING PLAN
L-4	4TH FLOOR PLANTING PLAN
L-5	ROOF - POOL AREA PLANTING PLAN
L-6	PLANTING DETAILS
C-1	PAVING, GRADING & DRAINAGE PLAN
C-2	WATER & SEWER PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
E-1.01	SITE PHOTOMETRIC PLAN

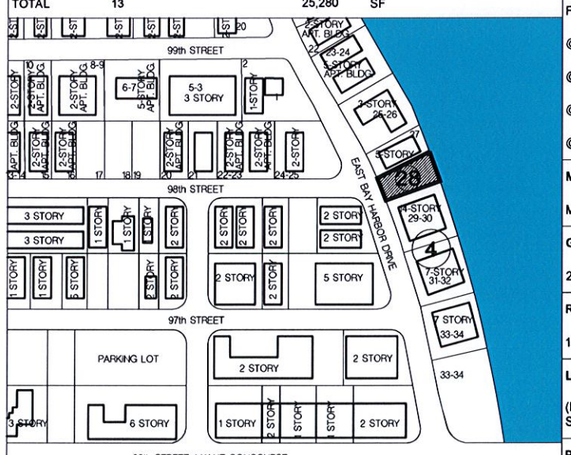
ARCHITECTURAL ANALYSIS

THE EXISTING BUILDING ON SITE (TO BE DEMOLISHED) IS A TWO-STORY APARTMENT BUILDING OF MASONRY & STUCCO CONSTRUCTION, BUILT IN THE 1960s. THE BUILDING IS AN EXAMPLE OF MASONRY VERNACULAR MIMO ARCHITECTURE.

BUILDING OCCUPANCY RESIDENTIAL R1

TYPE OF CONSTRUCTION TYPE I-B

UNIT #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	AREA	SF	# OF BD / # OF BA
UNIT A	2	2,572	2,698	5,396	SF	3 BD / 3.5 BA
UNIT B	1	1,451	1,548	1,548	SF	2 BD / 2.5 BA
UNIT C	1	1,503	1,600	1,600	SF	2 BD / 2.5 BA
UNIT D	4	1,890	2,005	8,020	SF	3 BD / 3 BA
UNIT E	4	1,267	1,354	5,416	SF	2 BD / 2 BA
UNIT PH	1	3,069	3,300	3,300	SF	3 BD / 4.5 BA + DEN
TOTAL	13			25,280	SF	



LOCATION MAP
SCALE: N.T.S.

NOTE: FLUM LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE IS MEDIUM-HIGH DENSITY RESIDENTIAL.

ZONING SUMMARY

9781 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

	SF	ACRES
LOT AREA	11,286	0.26 +/-

LEGAL DESCRIPTION

LOT 28, BLOCK 4, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 10.0' NGVD.

CROWN OF THE ROAD 4.815' NGVD

ZONING CLASSIFICATION

RM1 - WATERFRONT MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL	
FLR	**ALLOWABLE**	**PROPOSED**
(DETERMINED BY THE SETBACKS)	N/A	
MAXIMUM DENSITY		
34 UNITS PER NET ACRE	9	13 (4 TDRs REQ.)
SETBACKS	**REQUIRED**	**PROPOSED**
FRONT:		
UP TO 30'-0" HIGH	20'-0"	20'-0"
UP TO 45'-0" HIGH	25'-0"	30'-0"
UP TO 65'-0" HIGH	30'-0"	30'-0"
REAR:		
	20'-0"	20'-0"
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"	21'-8" (MAX)	21'-8" (MAX)
SIDE:		
UP TO 30'-0" HIGH	10'-0"	10'-0"
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"	20'-0" (MAX)	20'-0" (MAX)
FLEX: 1/3 OF BUILDING LENGTH		
@ NORTH [0.33 X 110'-1"]	36'-8"	36'-8"
@ WEST [0.33 X 53'-4"]	17'-9"	17'-9"
@ SOUTH [0.33 X 110'-1"]	36'-8"	36'-8"
@ EAST [0.33 X 57'-9"]	19'-3"	0'-0"
MAXIMUM HEIGHT	**ALLOWABLE**	**PROPOSED**
MAXIMUM BUILDING HEIGHT	75'-0" above BFE	75'-0" above BFE
GROUND LANDSCAPE AREA	**REQUIRED**	**PROPOSED**
20% OF LOT AREA MINIMUM 11,286 X .20	2,257 SF	2,904 SF = 26%
ROOF DECK LANDSCAPE REQUIREMENTS	**REQUIRED**	**PROPOSED**
15% OF ROOF AREA MINIMUM 2,128 X .15	319 SF	625 SF = 29 %
LOT COVERAGE	**ALLOWABLE**	**PROPOSED**
(PERIMETER DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	6,076 SF = 54%
PARKING SPACE REQUIREMENTS	**REQUIRED**	**PROPOSED**
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA	26	27

OWNER / DEVELOPER:
BEAU RIVAGE, LLC
9781 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154
P: 561.994.3434

DESIGN CONSULTANTS:

CIVIL ENGINEER:
HOLLAND ENGINEERING
111 SOUTH 21ST AVENUE
HOLLYWOOD, FLORIDA, 33020
P: 954.367.0371

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800 S.W. 81ST STREET
MIAMI, FLORIDA, 33143
P: 305.665.9688

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL. LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN. LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

P&Z BOARD SUBMITTAL **MAY 6, 2014**

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 5312-05

CLIENT :
BEAU RIVAGE, LLC.

SKETCH OF SURVEY

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
WM	WATER METER
-X-	CHAIN LINK/ WOOD FENCE
ELEV	ELEVATION
CBS	CONCRETE BLOCK STRUCTURE
WPP	WOOD POWER POLE
A/C	AIR CONDITIONER
STY	STORY
-E-	OVERHEAD UTILITY LINES
5.90'	ELEVATION

LAND DESCRIPTION:

LOT 28, BLOCK 4 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.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLEY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK NO. S-243 ELEVATION = 11.77'
8. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BLOCK 23, BAY HARBOR ISLAND", P.B. 46, PG. 5, M/D.C.R. SAID LINE BEARS N02°38'50"W.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2014.
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 02/05/14

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	05/31/05	116/16	AV	
UPDATE SURVEY	02/05/14	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0092 J
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	07/17/95

PROPERTY ADDRESS :
9781 EAST BAY HARBOR DRIVE

SCALE: 1"= 20'

SHEET 1 OF 2

CIVIL ENGINEER
HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3800 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021
(954)967-1211 - (954)967-0127 FAX
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE
ROBERT FARLEY A.S.L.A.
JEFFREY STUDDARD B.L.A.
FRANK SANCHEZ B.S. ECOLOGY

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS - PLANNERS - INTERIOR DESIGN
MIAMI, FLORIDA 33154
TEL: (305) 576-1000
FAX: (305) 576-1000
E-MAIL: FBA@FRANKELBENAYOUN.COM

BAY HARBOR RESIDENTIAL DEVELOPMENT
BEAU RIVAGE CONDOMINIUM
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER/DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE
DATE

NO.	REVISION	DATE	BY

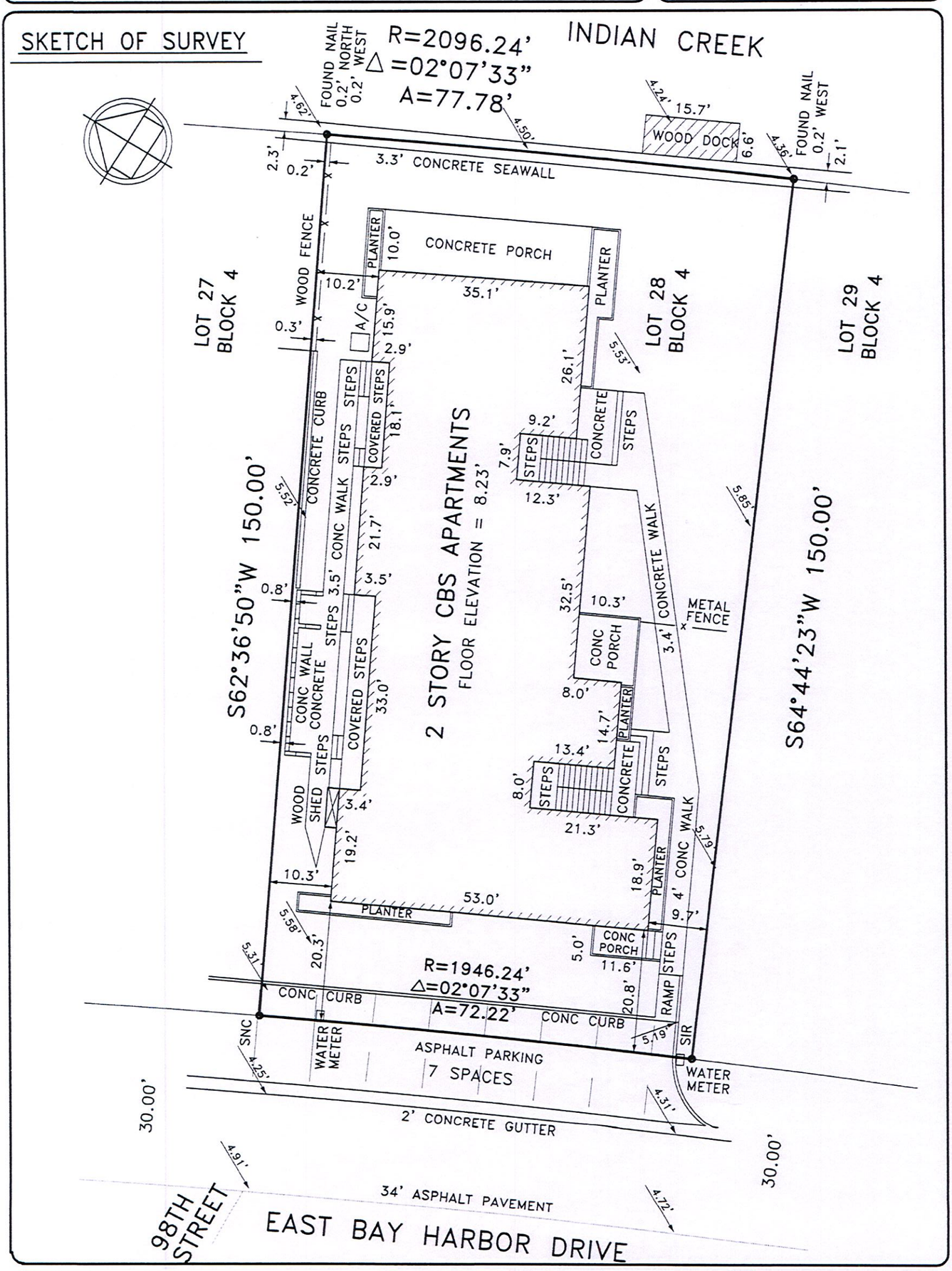
DRAWING TITLE
SURVEY
SCALE
DATE
APRIL 30, 2014
SHEET NUMBER
PLOTTED
P&Z SUBMITTAL 06/05/14

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 5312-05

CLIENT :
BEAU RIVAGE, LLC.

SKETCH OF SURVEY



REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	05/31/05	116/16	AV	REC
UPDATE SURVEY	02/05/14	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0092 J
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	07/17/95

PROPERTY ADDRESS :
9781 EAST BAY HARBOR DRIVE

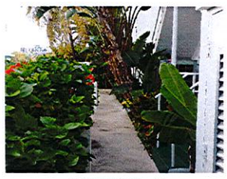
SCALE: 1"= 20'

SHEET 2 OF 2

SKETCH OF BOUNDARY SURVEY OF: 9781 E. BAY HARBOR DRIVE, MIAMI BEACH, FL.

LEGEND:

- L.B. . . . . LICENSED BUSINESS
- M.D.C.R. . . . . MIAMI–DADE COUNTY RECORDS
- ID. . . . . IDENTIFICATION
- A/C . . . . . AIR CONDITIONING UNIT(S)
- (P) . . . . . DENOTES BEARING AND DISTANCE BASED ON PLATS OF RECORD
- (C) . . . . . CALCULATED
- –OHW:– . . . . . OVERHEAD WIRE
- . . . . . WATER VALVE
- . . . . . CONCRETE POWER POLE
- . . . . . WATER METER
- . . . . . METAL LIGHT POLE
- C1 . . . . . CURVE No. 1
- . . . . . VIEW 1
- TR 2001. . . . TREE NUMBER 2001

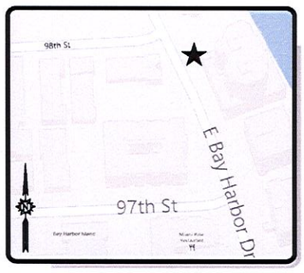


VIEW 1
NOT TO SCALE

VIEW 2
NOT TO SCALE

SCALE: 1" = 20'

0 5 10 20 40
GRAPHIC SCALE



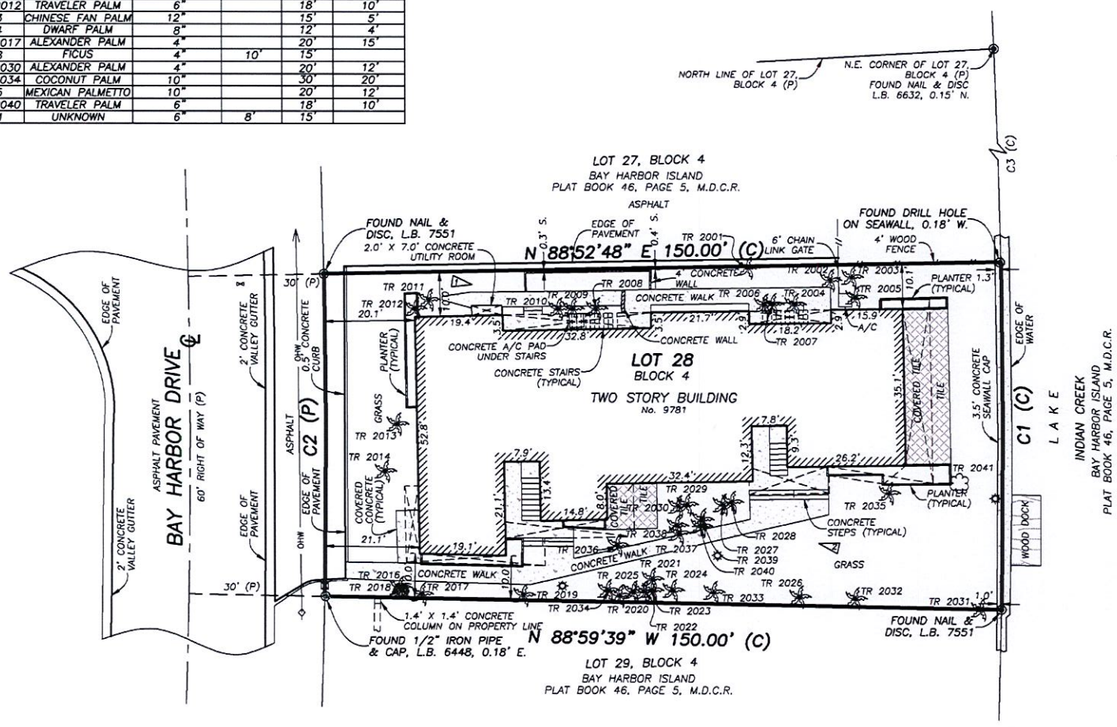
LOCATION MAP
NOT TO SCALE

CURVE TABLE (C)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.78'	2096.24'	2°07'33"	N 10°42'01" W	77.78'
C2	72.21'	1946.24'	2°07'33"	N 10°42'01" W	72.21'
C3	77.78'	2096.24'	2°07'33"	N 02°10'59" W	77.78'

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
2001	COCONUT PALM	8"		30'	8'
2002–2012	TRAVELER PALM	6"		18'	10'
2013	CHINESE FAN PALM	12"		15'	5'
2014	DWARF PALM	8"		12'	4'
2016–2017	ALEXANDER PALM	4"		20'	15'
2018	FICUS	4"	10'	15'	
2019–2030	ALEXANDER PALM	4"		20'	12'
2031–2034	COCONUT PALM	10"		30'	20'
2035	MEXICAN PALMETTO	10"		20'	12'
2036–2040	TRAVELER PALM	6"		18'	10'
2041	UNKNOWN	6"	8'	15'	



LEGAL DESCRIPTION:

LOT 28, BLOCK 4, 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.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING, CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE PROPERTY SHOWN HEREON CONTAINS 0.26 ACRES (11,250 SQUARE FEET), MORE OR LESS.

3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

4. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

5. THE BEARINGS SHOWN HEREON ARE BASED ON A AN ASSUMED BEARING OF N.88°59'39"W.., ALONG THE SOUTH LINE OF LOT 28, BLOCK 4, OF BAY HARBOR ISLAND, PLAT BOOK 46, PAGE 5, O THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. IRRIGATION EQUIPMENT, TREES AND LANDSCAPING NOT LOCATED OR SHOWN HEREON.FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.

7. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

9. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION 9' AND 10' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP 12086C 0144 L, COMMUNITY NUMBER 120637, TOWN OF BAY HARBOR ISLANDS, MIAMI–DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.

SURVEY NOTES (CONT.):

10. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.

11. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

12. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

BEAU RIVAGE, LLC.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
EXACTA
COMMERCIAL LAND SURVEYORS
LB 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SKETCH OF BOUNDARY SURVEY
LOT 28, BLOCK 4
BAY HARBOR ISLAND
PLAT BOOK 46, PAGE 5, M.D.C.R.
9781 E. BAY HARBOR DRIVE, MIAMI BEACH, FL. 33154

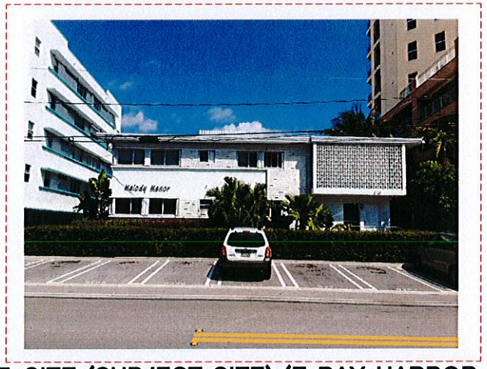
CLIENT: BEAU RIVAGE, LLC.
DATE 03/18/14
DRWN BY J.E.C.
CHK'D BY JDLR
LAST FIELD DATE: 03/17/14

REVISIONS

01	BOUNDARY SURVEY	06/25/12
02	ADD TREES	03/17/14

JOB NO. FL1403-1739
SHEET NO. 01 OF 01

NORTH PROPERTY NEIGHBOR



EXIST. SITE (SUBJECT SITE) (E BAY HARBOR DR)

SOUTH PROPERTY NEIGHBOR

SUBJECT SITE DESIGN

CIVIL ENGINEER

HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BOULEVARD– HOLLYWOOD, FL – 33021
(954)367–0371 . (954)367–0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT:

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

6800 E.W. 11 STREET MIAMI, FL 33143
PH: 305-665-9448 FAX 305-665-8476

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001484
2327 BISCAYNE BOULEVARD, SUITE 120
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BAY HARBOR RESIDENTIAL DEVELOPMENT
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9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

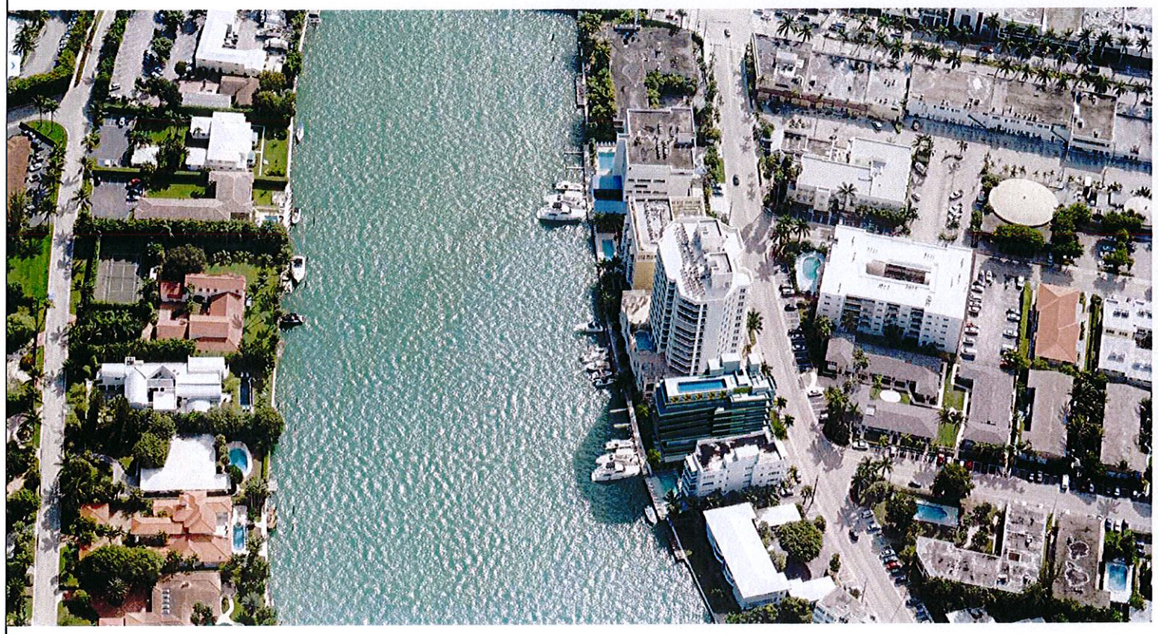
NO.	REVISION	DATE	BY

DRAWING TITLE
CONTEXT PHOTOS

SCALE 1/8" = 1-0 | DATE APRIL 30, 2014

SHEET NUMBER
A-0.01

PLOTTED P&Z SUBMITTAL 05/06/14



AERIAL VIEW FROM NE

AERIAL VIEW FROM NW

CIVIL ENGINEER

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civil engineers

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BAY HARBOR ISLANDS, FLORIDA 33154

OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
AERIAL PHOTOS

SCALE 1/8" = 1'-0" DATE APRIL 30, 2014

SHEET NUMBER
A-0.02

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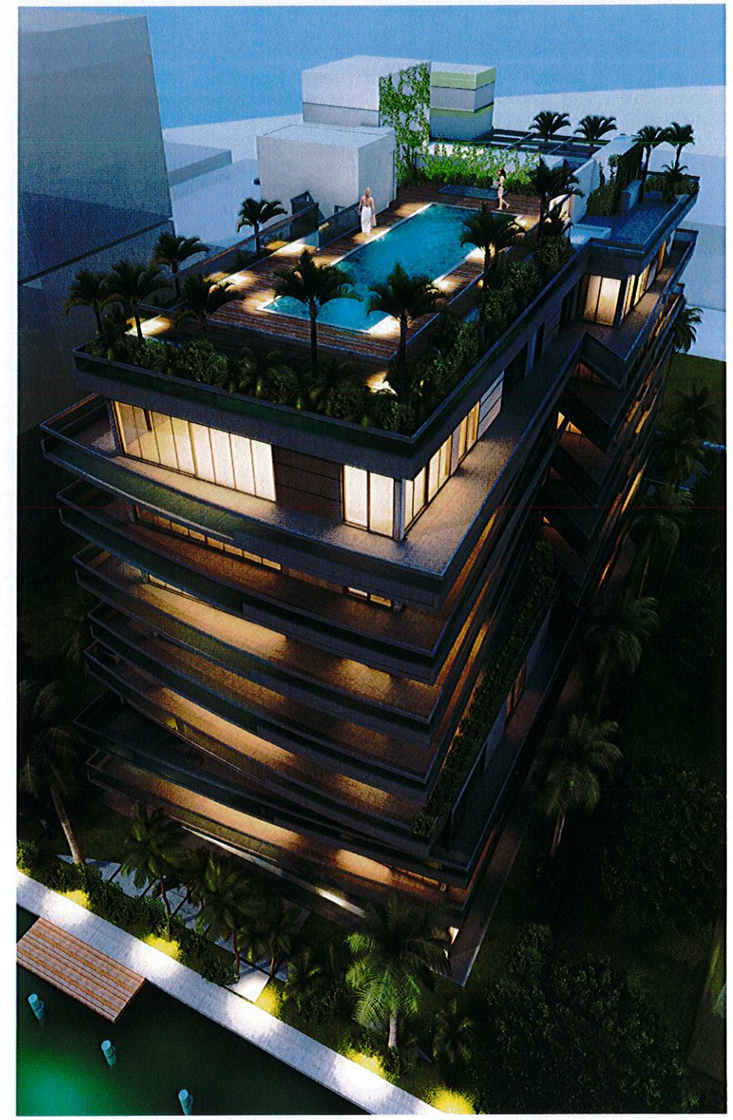
PERSPECTIVE VIEW FROM NW



PERSPECTIVE VIEW FROM NE

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OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
RENDERING

SCALE: 1/8" = 1'-0 DATE: APRIL 30, 2014

SHEET NUMBER
A-0.03

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CONTEXT PERSPECTIVE VIEW FROM NW

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FB.OR 665-6463-9438 FAX 305-665-8676

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OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
RENDERING

SCALE 1/8" = 1'-0 DATE APRIL 30, 2014

SHEET NUMBER
A-0.04

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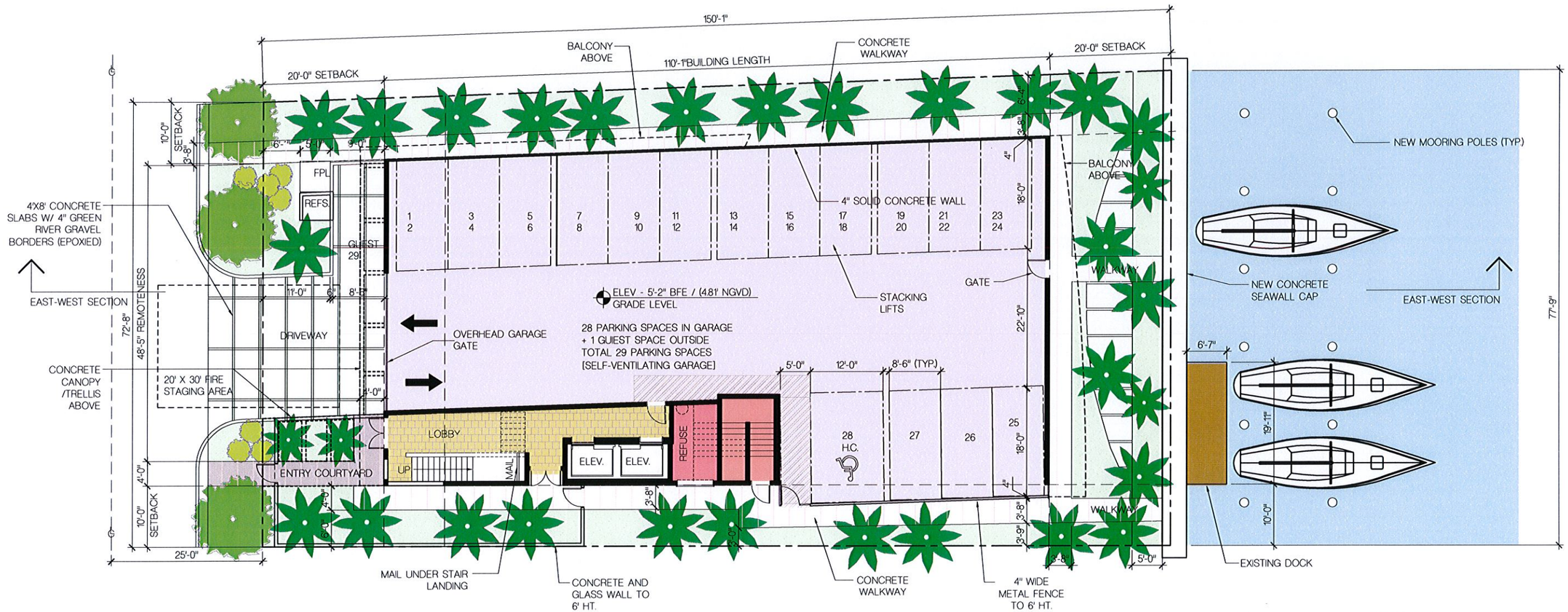

LEVEL ONE FLOOR PLAN

1/8" = 1'-0"

STORAGE UNITS:

LEVEL 2-3	4 UNITS
LEVEL 4	2 UNITS
LEVEL 5-7	6 UNITS
LEVEL 8	1 UNIT
TOTAL:	13 UNITS PROVIDED (13 REQUIRED)

PARKING SPACES:

LEVEL 1	28 PARKING SPACES 1 GUEST / LOADING
TOTAL:	29 SPACES 26 REQUIRED

LANDSCAPING:

TOTAL SITE AREA:	= 11,286 SF
LANDSCAPE AREA REQUIRED (20% OF LOT AREA):	= 2,257 SF
LANDSCAPED AREA PROVIDED (26% OF LOT AREA):	= 2,904 SF

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DRAWING TITLE
LEVEL ONE FLOOR PLAN
SCALE: DATE: APRIL 30, 2014
SHEET NUMBER
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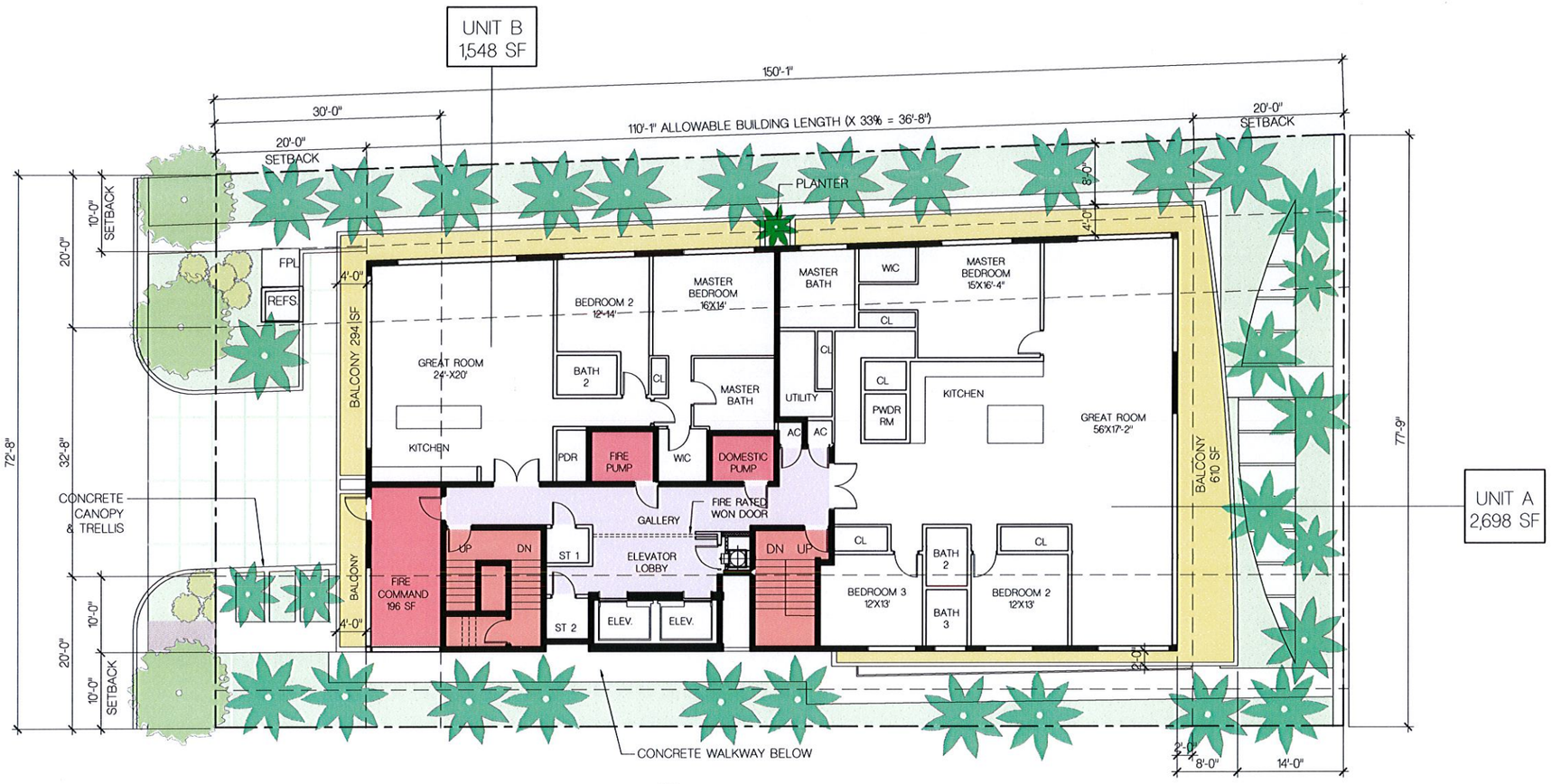

LEVEL 2 FLOOR PLAN [4,246 SF]

1/8" = 1'-0"

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OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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DRAWING TITLE
LEVEL TWO FLOOR PLAN

SCALE DATE
APRIL 30, 2014

SHEET NUMBER
A-1.02

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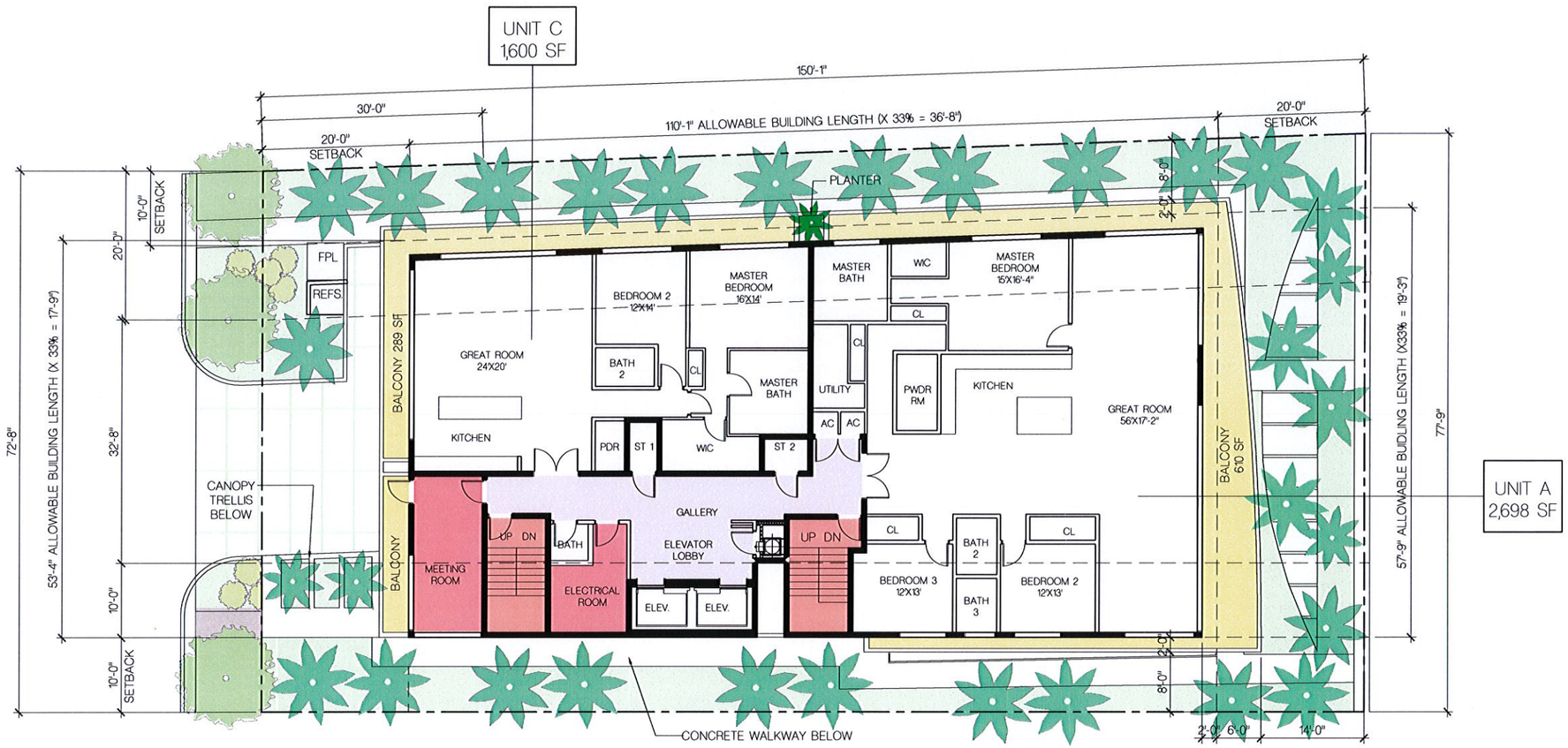

LEVEL 3 FLOOR PLAN [4,298 SF]

1/8" = 1'-0"

CIVIL ENGINEER

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BAY HARBOR ISLANDS, FLORIDA 33154

OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL THREE FLOOR PLAN

SCALE: DATE: APRIL 30, 2014

SHEET NUMBER
A-1.03

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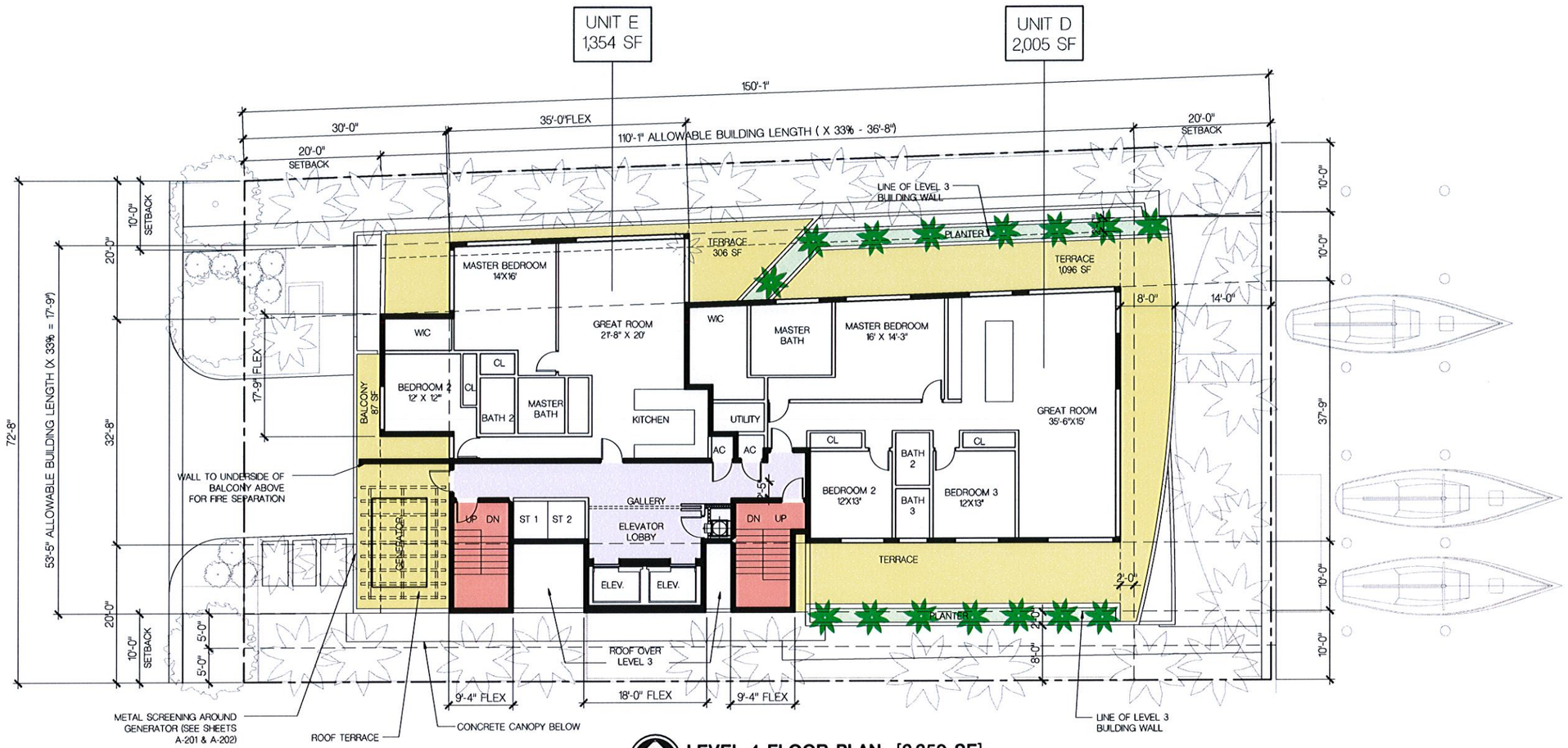

LEVEL 4 FLOOR PLAN [3,359 SF]

1/8" = 1'-0"

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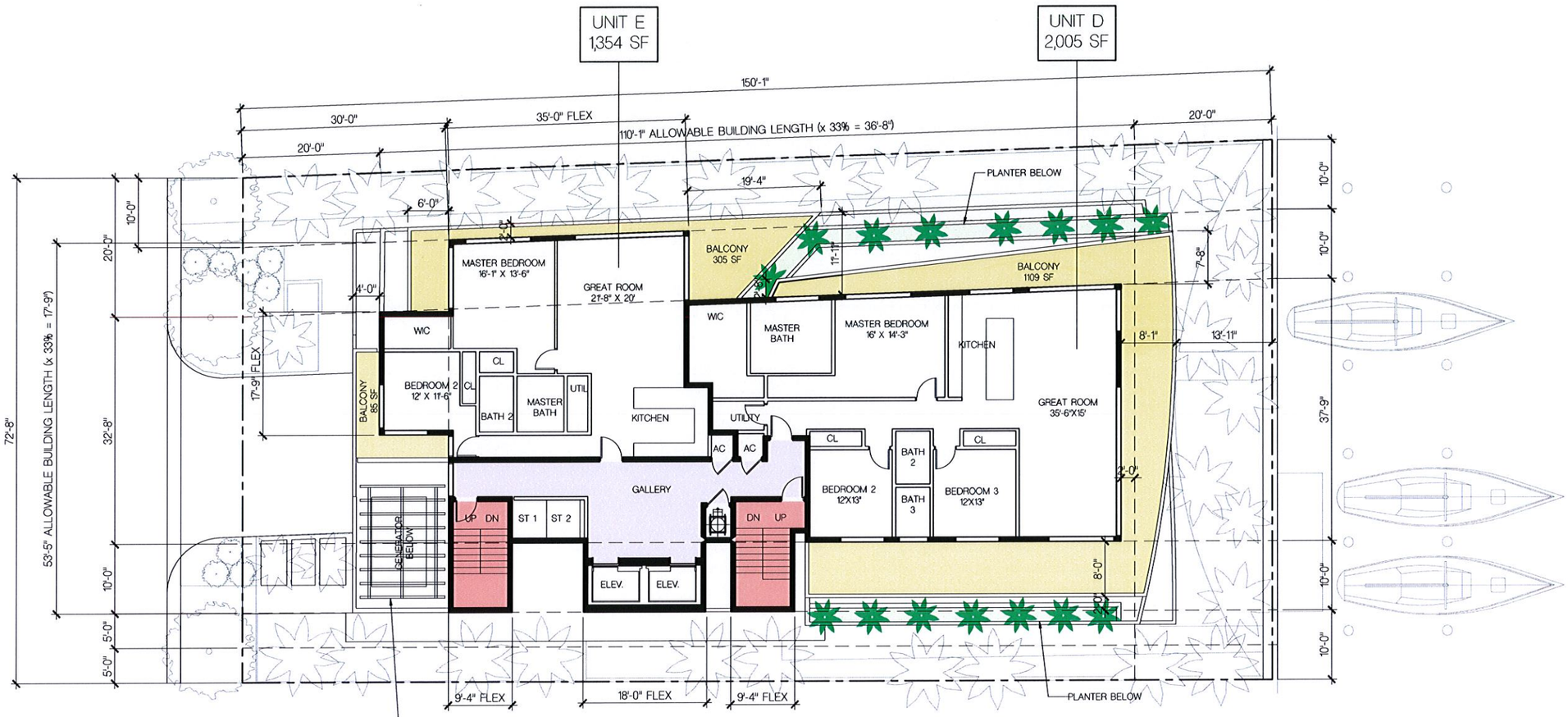
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 4 FLOOR PLAN
SCALE
DATE APRIL 30, 2014
SHEET NUMBER
A-1.04
PLOTTED P&Z SUBMITTAL 05/06/14



LEVELS 5-7 FLOOR PLAN [3,369 SF X 3 = 10,107 SF]

1/8" = 1'-0"

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civil engineers

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OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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NO.	REVISION	DATE	BY

DRAWING TITLE
LEVELS 5-7 FLOOR PLAN

SCALE
DATE
APRIL 30, 2014

SHEET NUMBER
A-1.05

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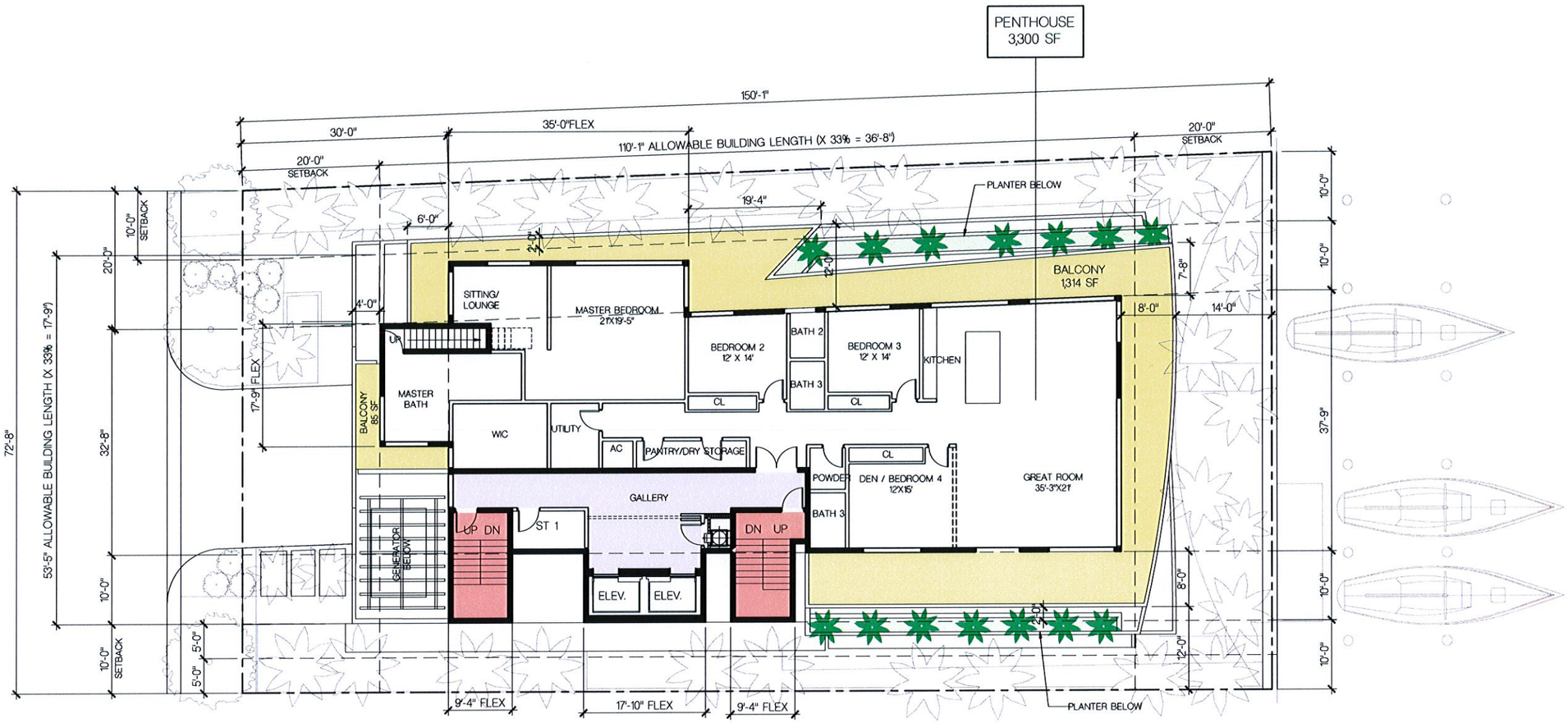

PENTHOUSE FLOOR PLAN [3,300 SF]

1/8" = 1'-0"

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OWNER DEVELOPER
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BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO	REVISION	DATE	BY

DRAWING TITLE
PENTHOUSE FLOOR PLAN

SCALE
DATE APRIL 30, 2014

SHEET NUMBER
A-1.06

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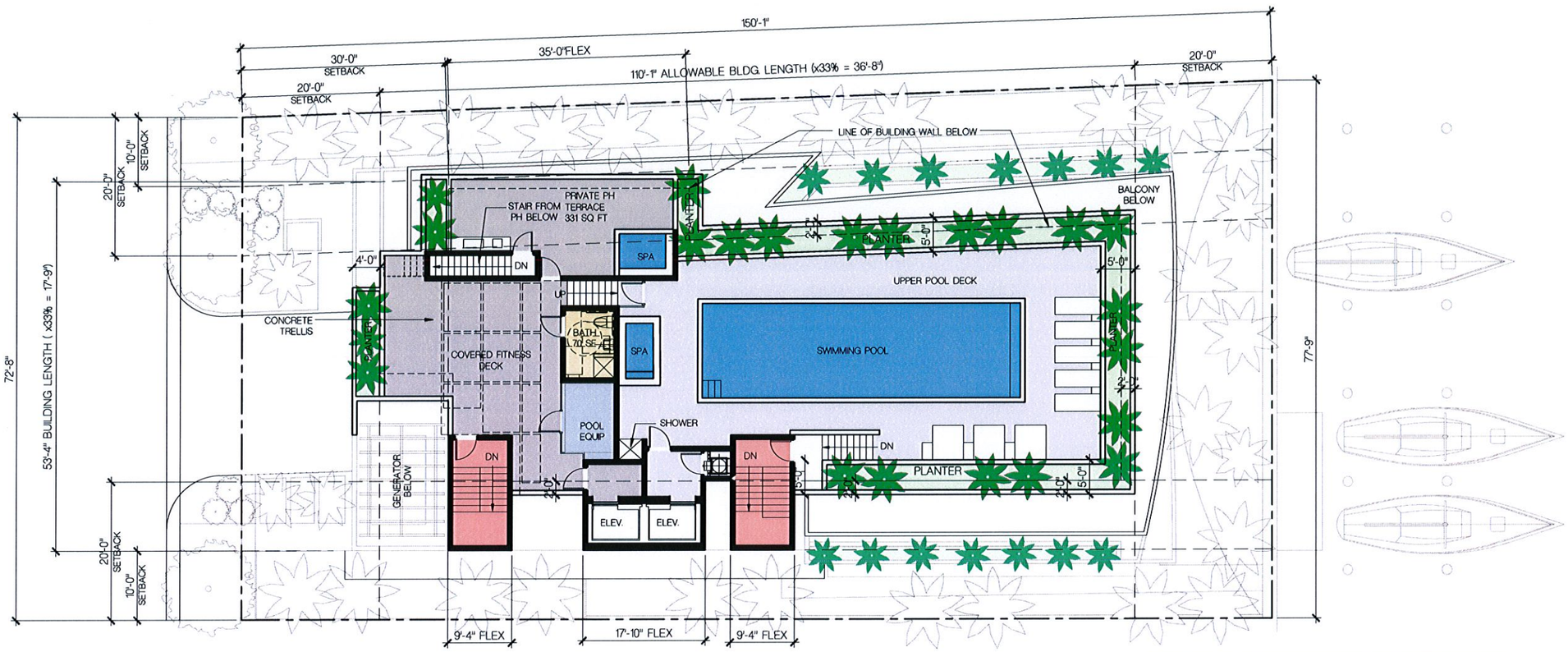

ROOF DECK FLOOR PLAN

1/8" = 1'-0"

LANDSCAPE REQUIREMENTS:	
PRIVATE PH TERRACE	331 SF
COMMON AREA DECK	644 SF
POOL DECK	1,153 SF
TOTAL RECREATION DECK AREA	2,128 SF
REQUIRED LANDSCAPE = 15% OF TOTAL RECREATION DECK = 319 SF	
TOTAL LANDSCAPE AREA PROVIDED =625 SF = 29%	

OCCUPANT LOAD CALCULATIONS:			
PRIVATE PH TERRACE	331 SF	/200	= 2 OCCUPANTS
COMMON AREA DECK	644 SF	/30	= 21 OCCUPANTS
POOL DECK	1,153 SF	/30	= 38 OCCUPANTS
PRIVATE SPA	57 SF	/50	= 1 OCCUPANT
COMMON SPA	59 SF	/50	= 1 OCCUPANT
POOL	715 SF	/50	= 14 OCCUPANTS
TOTAL			77 OCCUPANTS

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OWNER DEVELOPER
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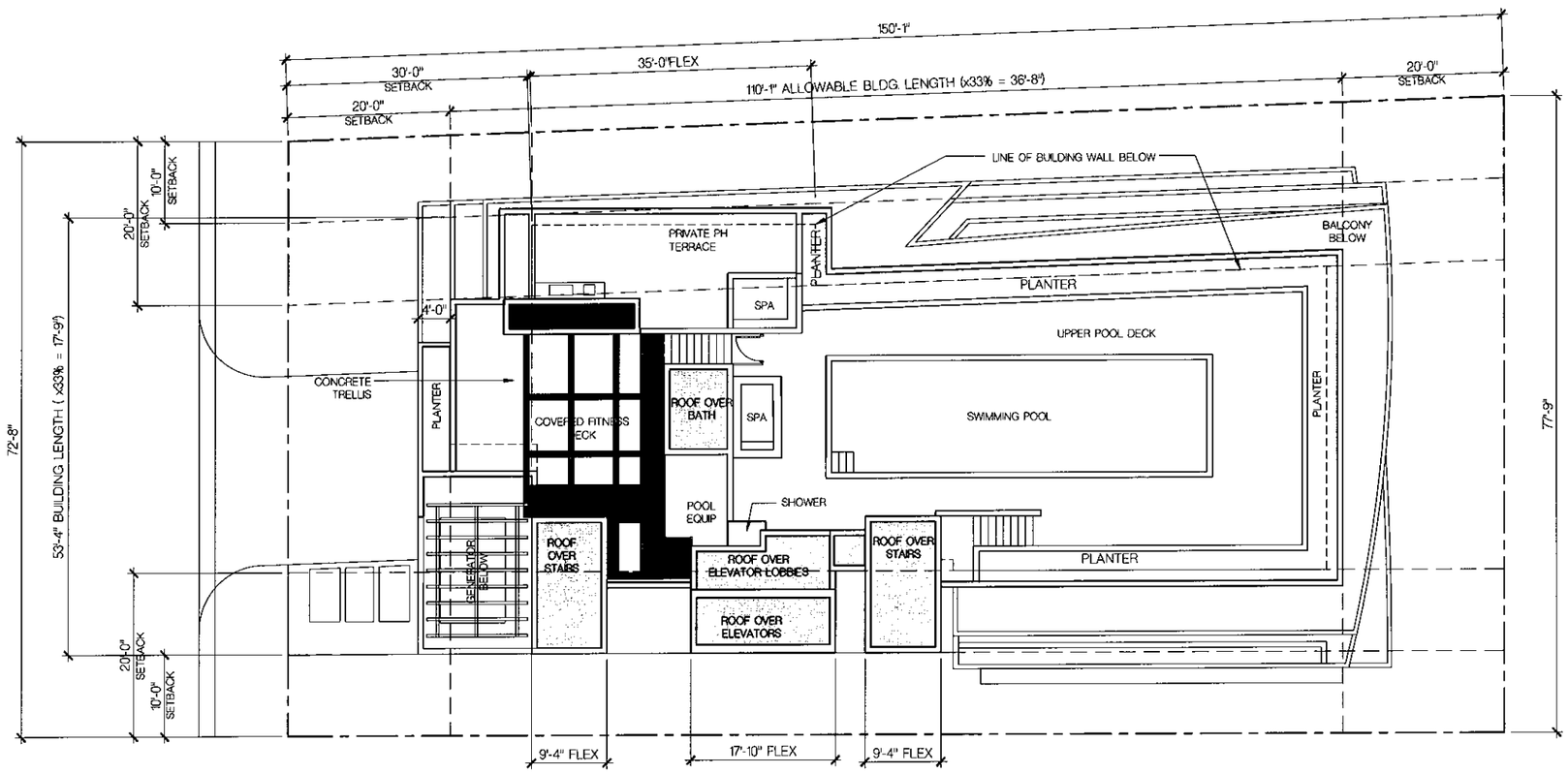
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
ROOF DECK FLOOR PLAN
SCALE
DATE APRIL 30, 2014
SHEET NUMBER
A-1.07
PLOTTED P&Z SUBMITTAL 05/06/14



HIGH ROOF PLAN

1/8" = 1'-0"

CIVIL ENGINEER

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LANDSCAPE ARCHITECTURE

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OWNER DEVELOPER
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BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

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DRAWING TITLE
HIGH ROOF PLAN

SCALE
DATE
APRIL 30, 2014

SHEET NUMBER
A-1.08

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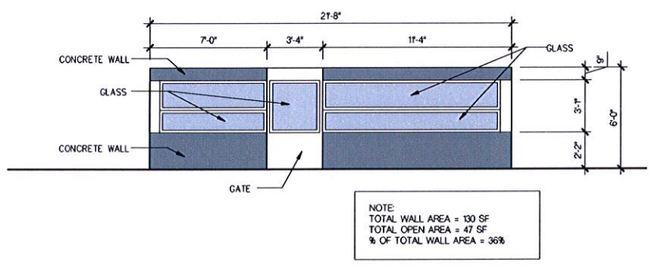
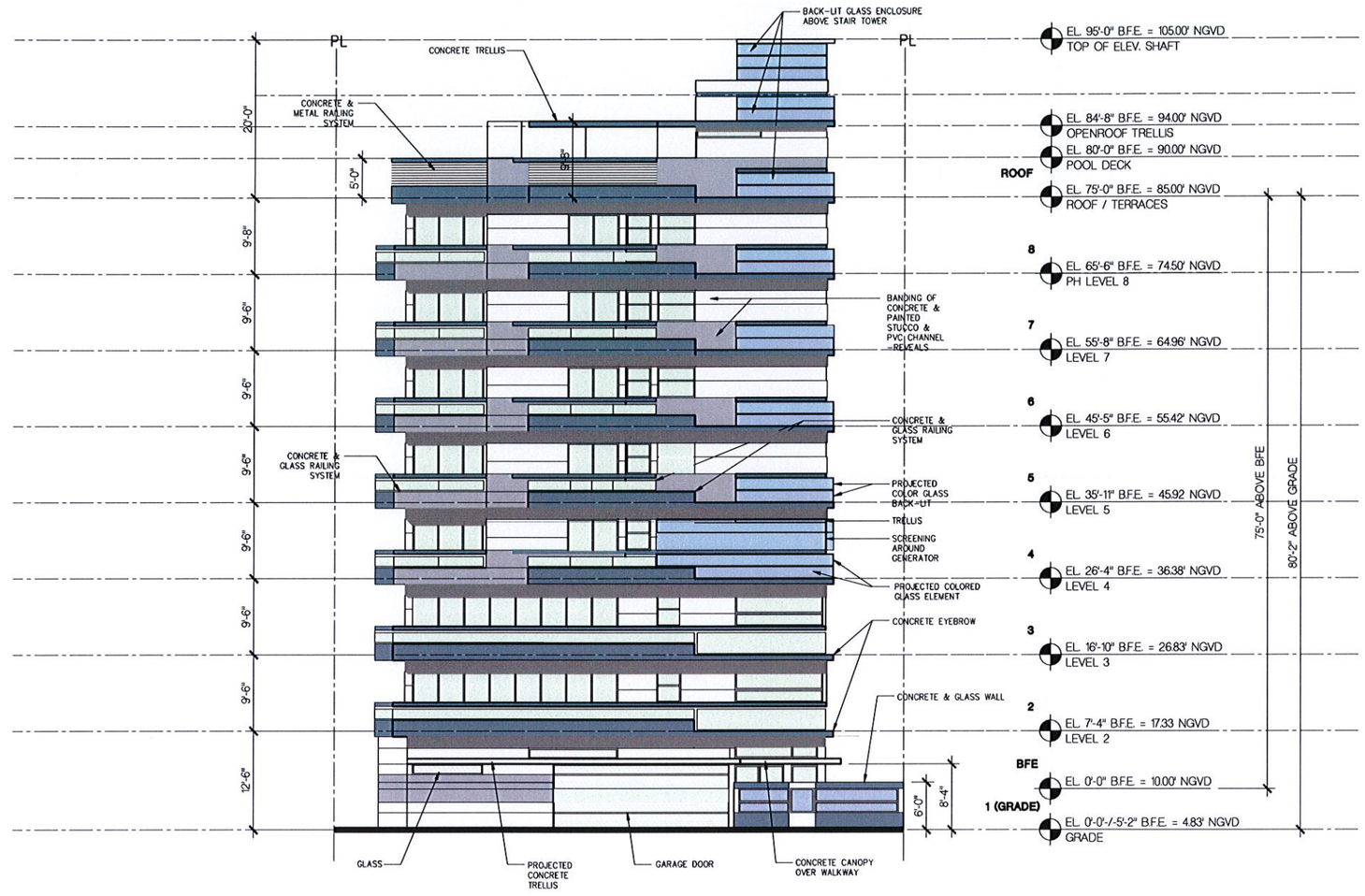


CONCRETE & GLASS WALL ENCLOSURE DETAIL

1/4" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

CIVIL ENGINEER

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Reg. no. 41831

LANDSCAPE ARCHITECT:

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
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PH: (305) 665-9468 FAX: 305-665-8476

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BAY HARBOR RESIDENTIAL DEVELOPMENT
BEAU RIVAGE CONDOMINIUM
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BAY HARBOR ISLANDS, FLORIDA 33154

OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
WEST ELEVATION

SCALE
DATE APRIL 30, 2014

SHEET NUMBER
A-2.01

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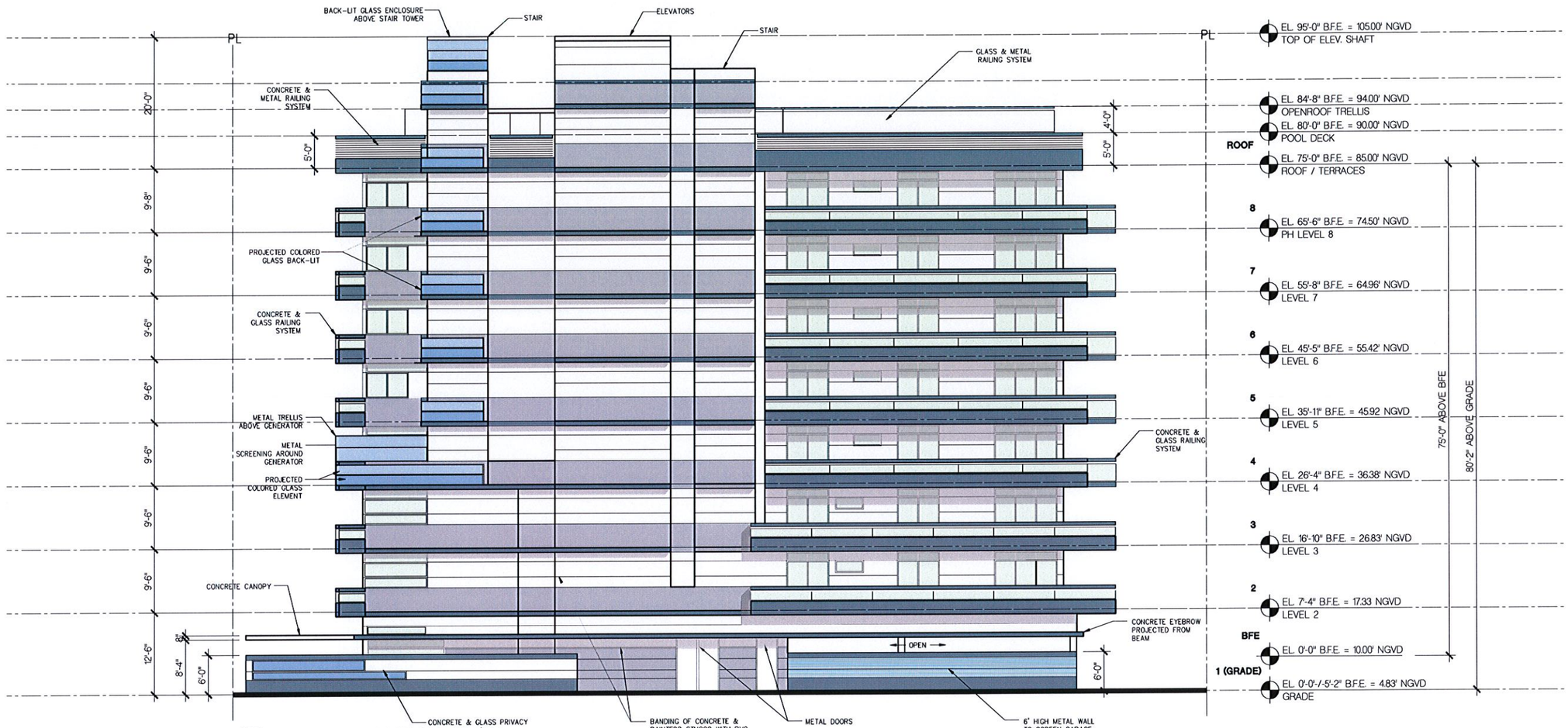

SOUTH ELEVATION

1/8" = 1'-0"

CIVIL ENGINEER

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OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
SOUTH ELEVATION

SCALE
DATE APRIL 30, 2014

SHEET NUMBER
A-2.02

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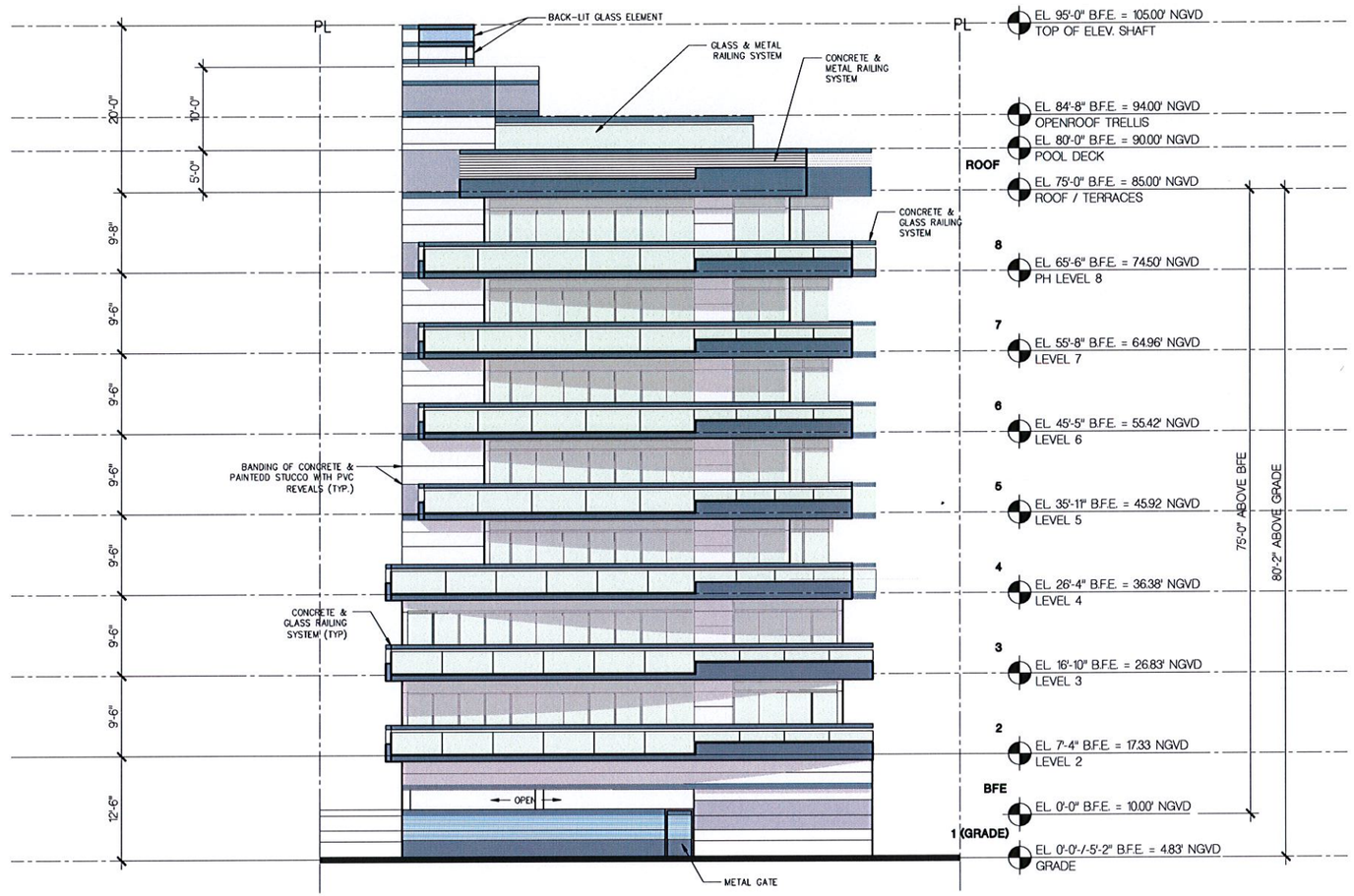

EAST ELEVATION

1/8" = 1'-0"

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BEAU RIVAGE CONDOMINIUM

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BAY HARBOR ISLANDS, FLORIDA 33154

OWNER DEVELOPER
BEAU RIVAGE LLC

9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO	REVISION	DATE	BY

DRAWING TITLE
EAST ELEVATION

SCALE
DATE APRIL 30, 2014

SHEET NUMBER
A-2.03

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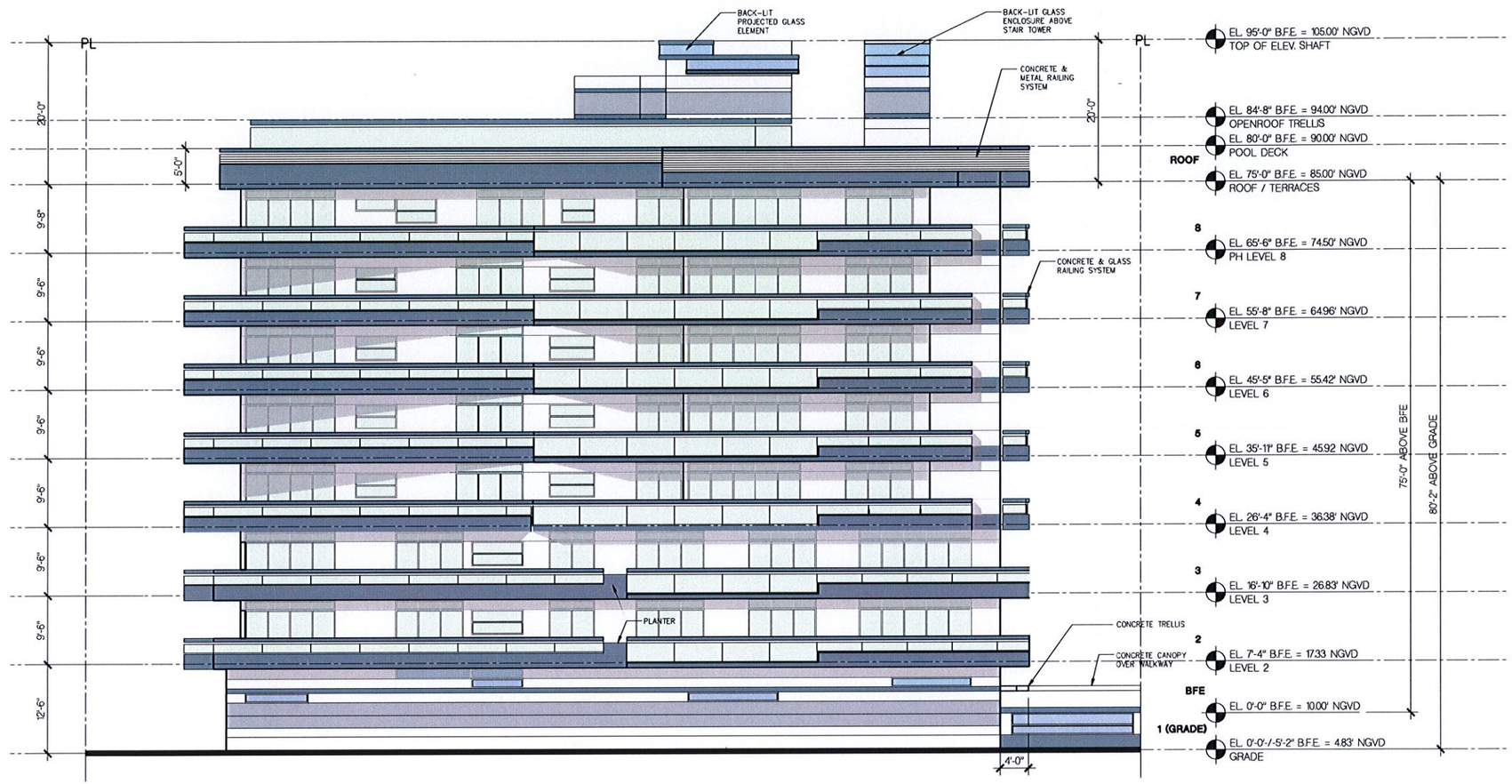

NORTH ELEVATION

1/8" = 1'-0"

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LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

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ARCHITECTS PLANNERS INTERIOR DESIGN

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BAY HARBOR ISLANDS, FLORIDA 33154

OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

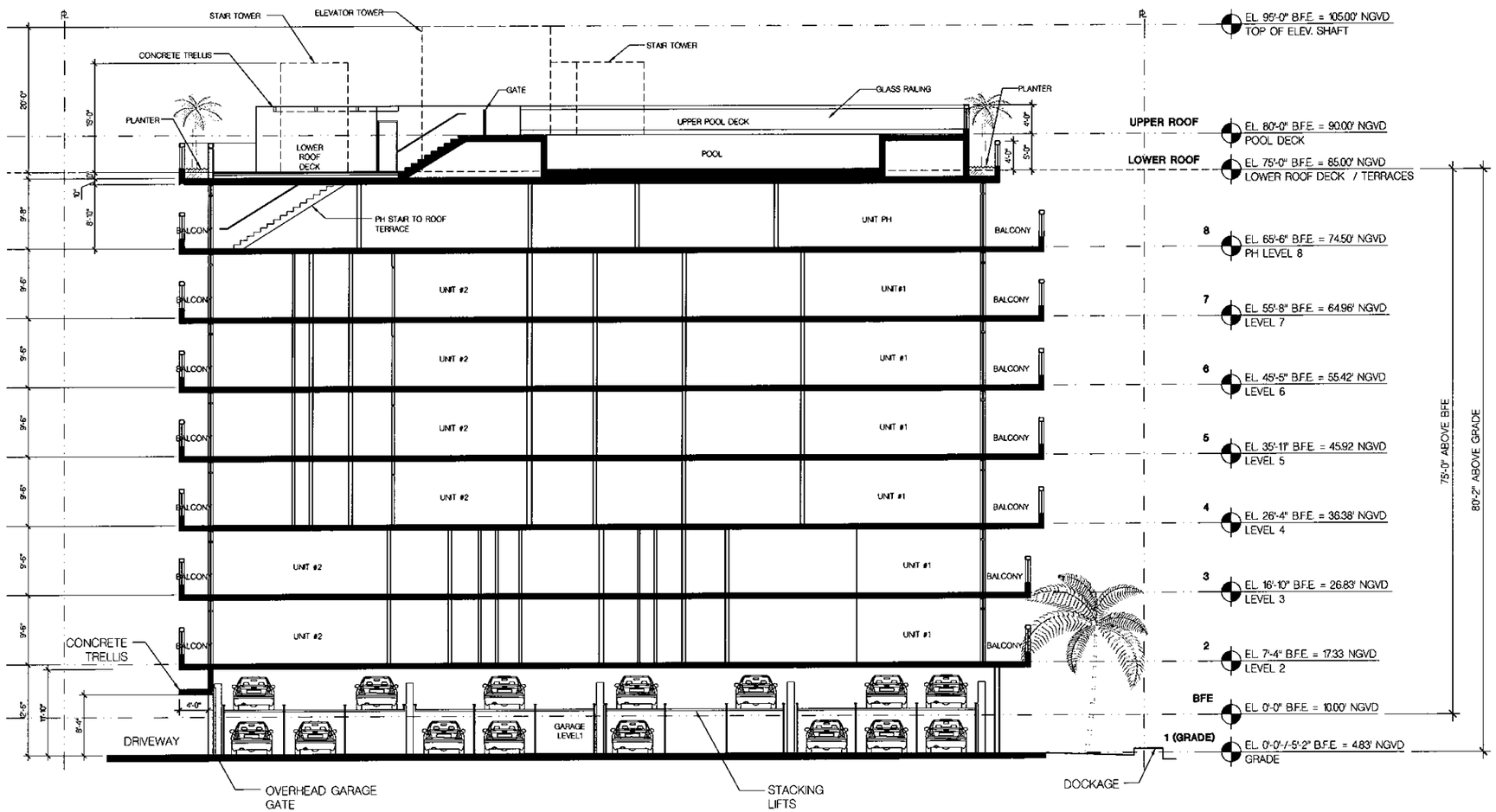
NO.	REVISION	DATE	BY

DRAWING TITLE: **NORTH ELEVATION**

SCALE: DATE: APRIL 30, 2014

SHEET NUMBER: **A-2.04**

PLOTTED: P&Z SUBMITTAL 05/06/14



BUILDING SECTION

1/8" = 1'-0"

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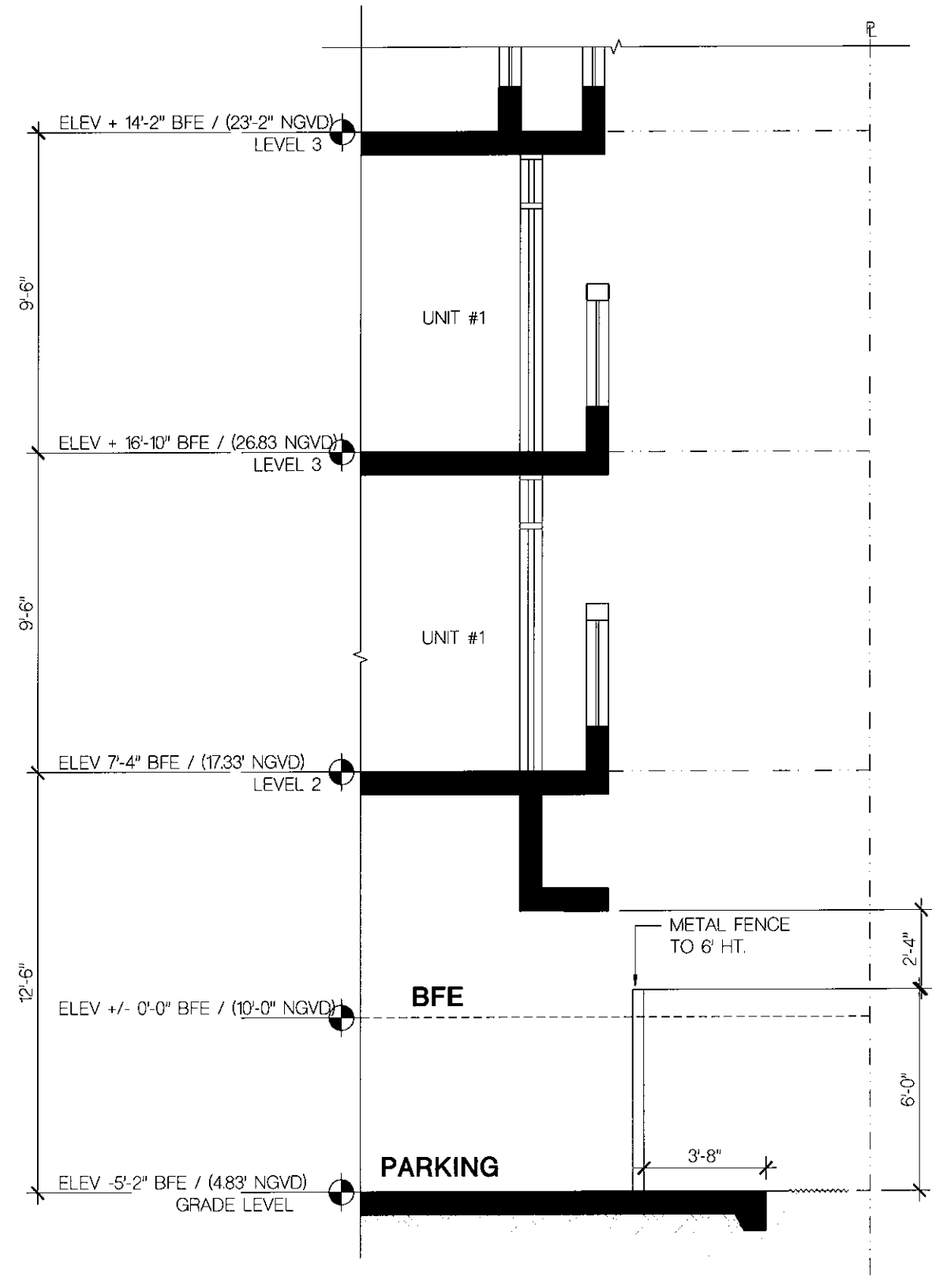
OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
BUILDING SECTION
SCALE
DATE: APRIL 30, 2014
SHEET NUMBER
A-3.01
PLOTTED P&Z SUBMITTAL 05/06/14



WALL SECTION
1/8" = 1'-0"

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OWNER/DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO	REVISION	DATE	BY

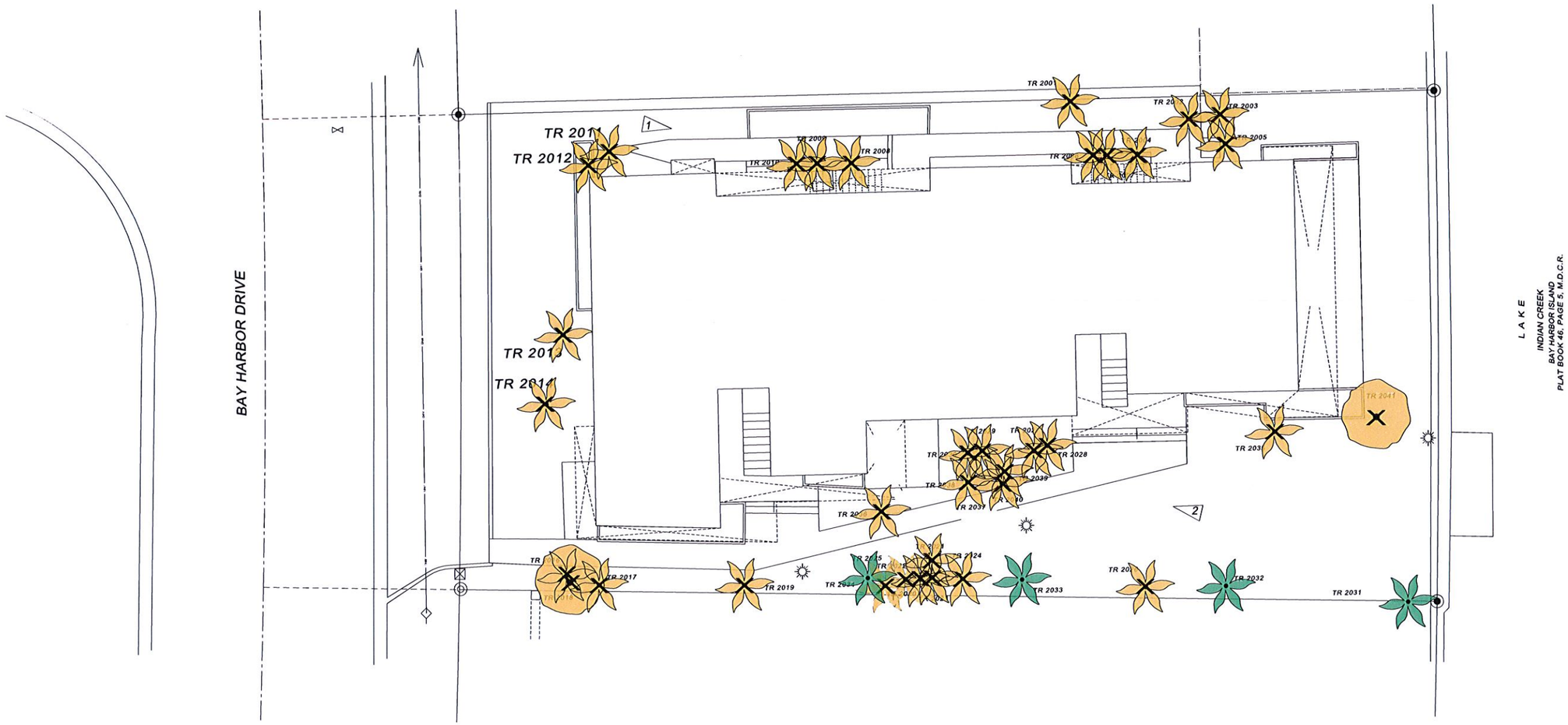
DRAWING TITLE
PARTIAL WALL SECTION
SCALE: DATE: APRIL 30, 2014
SHEET NUMBER
A-3.02
PLOTTED P&Z SUBMITTAL 05/06/14

LEGEND

-TRANSPLANT -REMOVE

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD	DISPOSITION	REASON
2001	COCONUT PALM	8"		30'	8'	REMOVE	CONSTRUCTION
2002-2012	TRAVELER PALM	6"		18'	10'	REMOVE	CONSTRUCTION
2013	CHINESE FAN PALM	12"		15'	5'	REMOVE	CONSTRUCTION
2014	DWARF PALM	8"		12'	4'	REMOVE	CONSTRUCTION
2016-2017	ALEXANDER PALM	4"		20'	15'	REMOVE	CONSTRUCTION
2018	FICUS	4"	10'	15'		REMOVE	CONSTRUCTION
2019-2030	ALEXANDER PALM	4"		20'	12'	REMOVE	CONSTRUCTION
2031-2034	COCONUT PALM	10"		30'	20'	RELOCATE	GOOD
2035	MEXICAN PALMETTO	10"		20'	12'	REMOVE	CONSTRUCTION
2036-2040	TRAVELER PALM	6"		18'	10'	REMOVE	CONSTRUCTION
2041	UNKNOWN	6"	8'	15'		REMOVE	CONSTRUCTION



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ROBERT PARSLEY A.S.L.A.

STRUCTURAL ENGINEER

MEP ENGINEER

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SIGNATURE

DATE

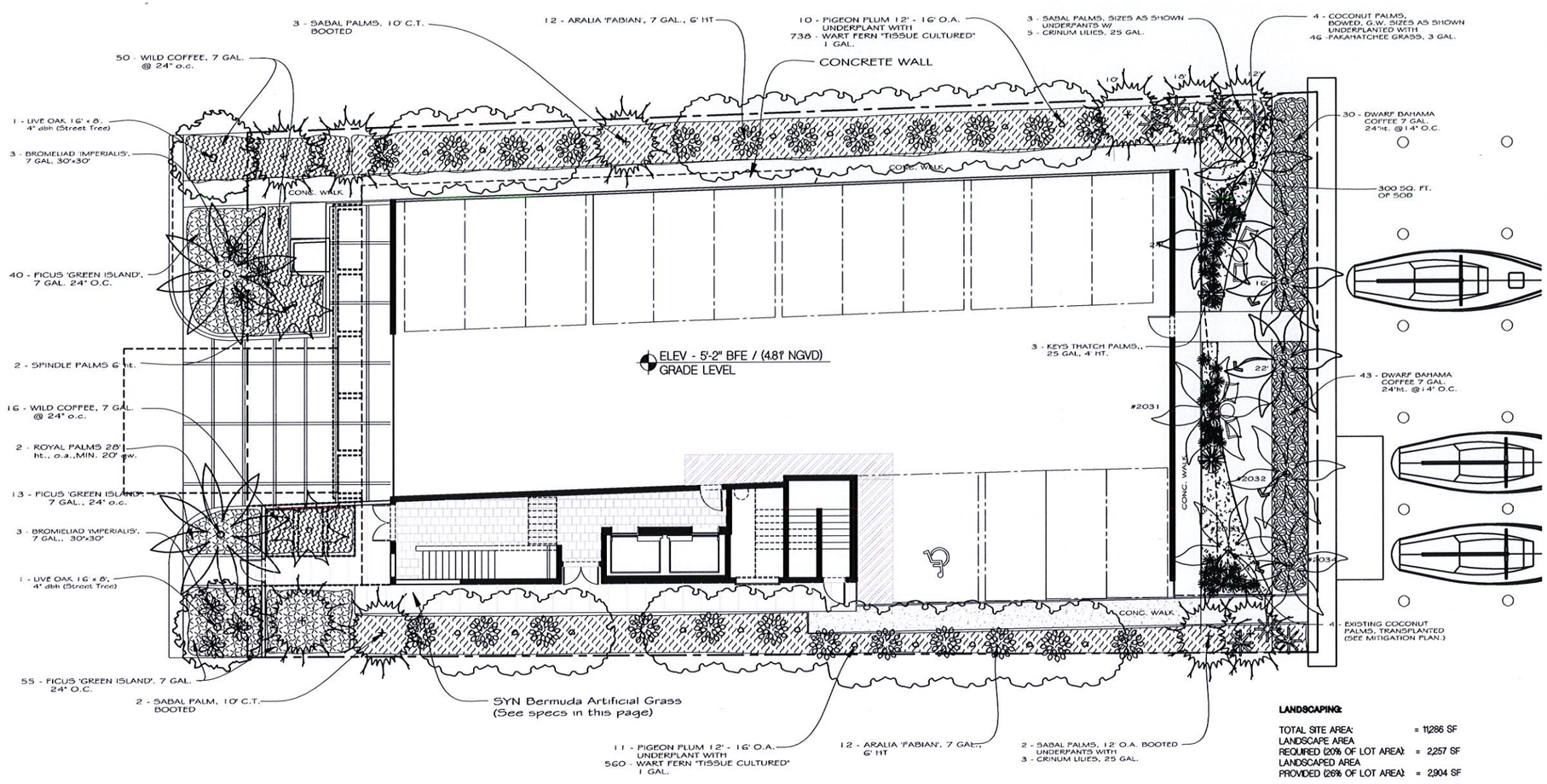
NO.	REVISION	DATE	BY

DRAWING TITLE
SITE MITIGATION PLAN

SCALE 1/8" = 1'-0" DATE MARCH 19, 2014

SHEET NUMBER
D-1

PLOTTED P&Z BOARD SUBMITTAL



LANDSCAPING:

TOTAL SITE AREA:	= 11,286 SF
LANDSCAPE AREA REQUIRED (20% OF LOT AREA):	= 2,257 SF
LANDSCAPED AREA PROVIDED (26% OF LOT AREA):	= 2,904 SF

LANDSCAPE LEGEND

Chapter 18 A - Ordinance 98-13

Miami -Dade Code and Bay Harbor Code Sec. 24-16

Gross Land (Acre) 0.259 — Net Lot Area: (Sq. Ft) 11,286

Zoning: RM-1 (Multi Family Residential)

Street Frontage Footage 77

TREES: 28	REQUIRED	PROVIDED
Trees per Net Acre (28 x 0.258) (NOTE: 50% of required trees and / or palms shall be native)	8	70
Native Trees Required	4	47
Street Trees (1 per 35' of frontage) Live Oaks or Mahogany	2	4
Native Trees: (Minimum of 50%) 8 Sabal + 2 Royal + 5 Florida Thatch +2 Spindle Palms (16) 21 Pigeon Plum, 2 Live Oaks (24)	4	47
Drough Tolerent Trees: (Minimum 50%) 5 Florida Thatch Palm + 2 Oak Street Trees, 8 Sabal palms, 9 Key Thatch Palms, 8 Coconut Palms, 21 Pigeon Plum	4	32
Tree Species: 30% Sabal Palm, Royal Palm, Ponytail Palm, Coconut Palm Live Oak Tree, Thatch Palm, Pigeon Plum, Gumbo Limbo Key Thatch Palm	2	9
Total Number of Trees 8 Pigeon Plum + 4 Street Trees + 1 Gumbo Limbo Tree + (25) palms	8	70
Minimum Tree Height - 5 Plus bldg.		
14' min. ht. trees & 14' min. ht. palms (25%), 5' min. spread	2	10
16' min. ht. trees & 22' min. ht. palms (25%), 7' min. spread	2	15
18' min. ht. trees & 22' min. ht. palms (25%), 8' min. spread	2	8
Shrubs (10 per Req. Tree)	83	1,890
Native Shrubs: (Minimum of 50%)	41	303
Drough Tolerent Shrubs: (Minimum 50%)	21	227

MASTER PLANT LIST

QTY	COMMON NAME		BOTANICAL NAME	Drought Tolerent	SIZE / REMARKS
Trees and Palms					
8	Coconut Palms		*Cocos nucifera*	8	18' ht. B&B
5	Florida Thatch Palm	Native	*Trinax radiata*	5	4' - 8' o.t.
9	Key Thatch Palms	Native	*Leucothrinax morrisii*	9	15 gal. 4' o.a.
21	Pigeon Plum	Native	*Coccoloba diversifolia*		12' - 16' ht x 5' spr. 45 gal
2	Live Oak	Native	*Quercus virginiana*	2	16' x 8', 4" dbh min.
13	Ponytail Palm		*Beaucarnea recurvata*		4' o.a. ht., 15 gal.
2	Royal Palm	Native	*Roystonea elata*		28' o.a. 20' g.w.
2	Spindle Palms		*Hyophorbe verschaffeltii*		6' o.a., 15 gal.
8	Sabal Palm	Native	*Sabal palmetto*	8	18' o.a. Booted
70	Total	47		32	
Shrubs and Groundcovers					
30	Bromeliad		*Alcantarea imperialis*		15 gal., 24" - 36" ht.
15	Crinum Lilies		*Crinum asiaticum*		15 gal., 36" ht.
73	Dwarf wild Bahama Coffee		*Psychotria ligustrifolia*		7 gal., 24" o.c
10	Aralia 'Fabian'		*Polyscias scutellaria 'Fabian'*		7 gal., 6'ht.
76	Pakahatchee Grass	Native	*Tripsacum dactyloides*		3 gal.
89	Ficus 'Green Island'		*Ficus microcarpa 'Green Island'*		7 gal. 24" ht. 24" o.c
72	Ficus 'Green Island'		*Ficus microcarpa 'Green Island'*		3 gal. 18" o.c.
227	Golden Creeper	Native	*Variegated petiosporum*	227	3 gal., 18" o.c
1298	Wart Fern		*Microsorum scolopedrium*		1 gal. 12" o.c
1,890	Total	303		227	

PLANTING NOTES

1. IF THERE ARE ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN VERSUS QUANTITIES FROM PLANT LIST, THE PLANS TAKE PRECEDENCE.
2. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS.
3. LANDSCAPE BEDS IN SOD AREAS MUST BE GRADED SO WATER IS SAND / TOPSOIL MIX.
4. ALL SOD AREAS TO RECEIVE 2" OF 80/20 LAKE WALES 'FLORATAM
5. MULCH ALL PLANTING BEDS WITH 3" OF CYPRESS OR EUCALYPTUS MULCH.
6. PLANTING BEDS SHOULD RECEIVE 4" OF 'QUARTERS MIX' PLANTING SOIL.
7. ALL SOD AREAS TO BE ST. AUGUSTINE 'PALMETTO', SOLID SOD.
8. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.

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SIGNATURE

DATE

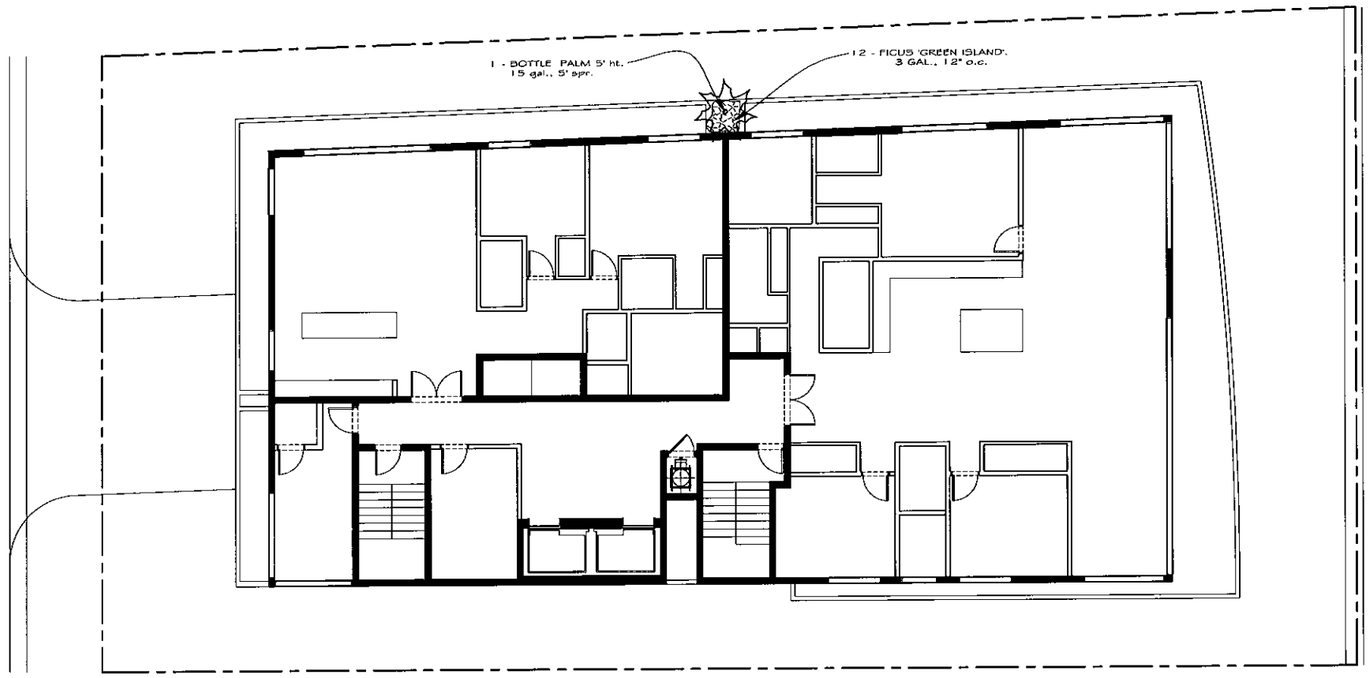
NO.	REVISION	DATE	BY

DRAWING TITLE
SITE PLANTING PLAN

SCALE 1/8" = 1'-0" DATE MARCH 19, 2014

SHEET NUMBER
L - 1

PLOTTED P&Z BOARD SUBMITTAL



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SIGNATURE

DATE

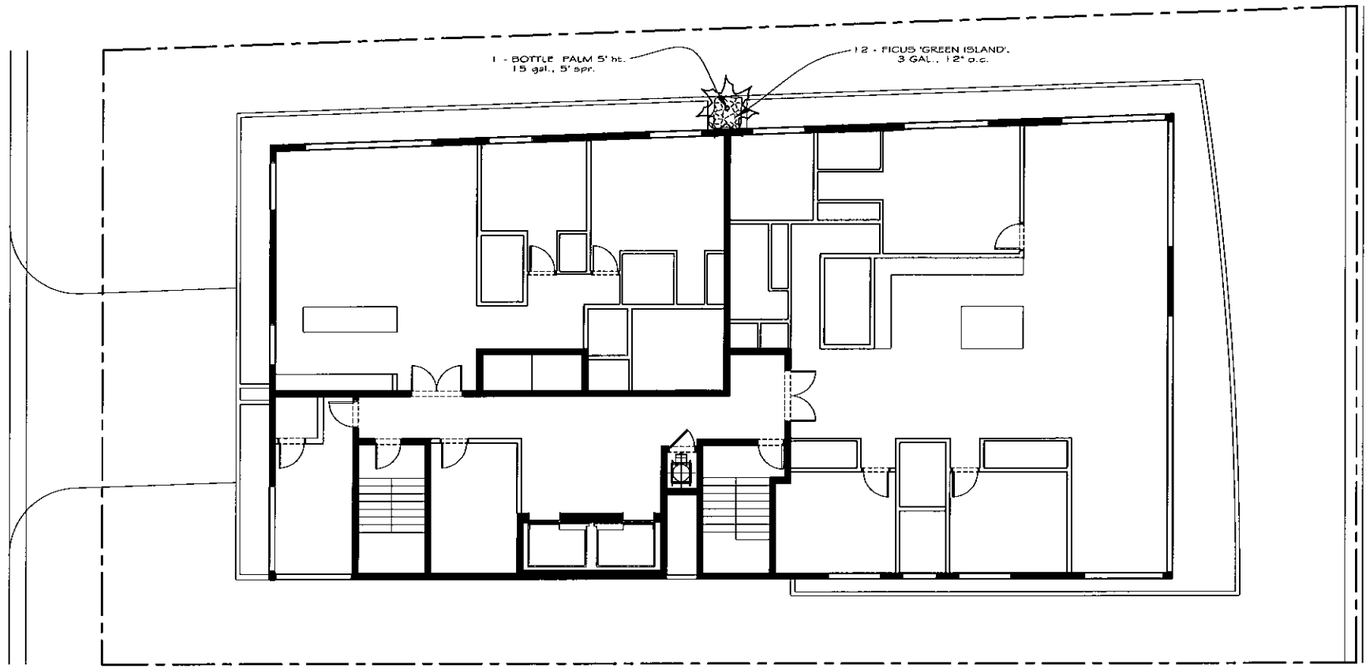
NO.	REVISION	DATE	BY

DRAWING TITLE:
2nd FLOOR PLANTING PLAN

SCALE: 1/8" = 1'-0" DATE: MARCH 19, 2014

SHEET NUMBER
L - 2

PLOTTED: P&Z BOARD SUBMITTAL



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SIGNATURE

DATE

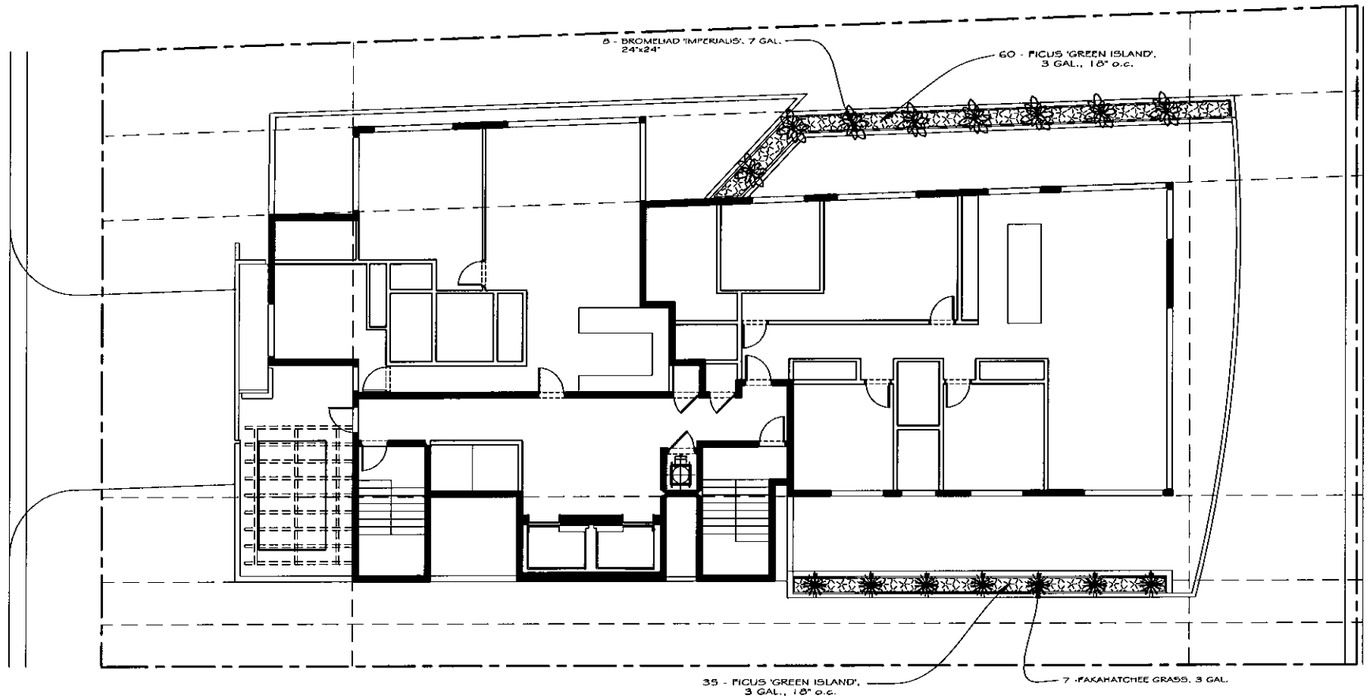
NO	REVISION	DATE	BY

DRAWING TITLE
3rd FLOOR PLANTING PLAN

SCALE 1/8" = 1'-0" DATE MARCH 19, 2014

SHEET NUMBER
L - 3

PLOTTED P&Z BOARD SUBMITTAL



CIVIL ENGINEER

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
490 S.E. 1st STREET MIAMI, FL 33131
PHONE 305-403-9411 FAX 305-403-9412

STRUCTURAL ENGINEER

MEP ENGINEER

OWNER / DEVELOPER

BEAU RIVAGE, LLC.
10205 COLLINS AVE., SUITE 608
BAY HARBOR ISLANDS, FL 33154

BAY HARBOR RESIDENTIAL DEVELOPMENT
BEAU RIVAGE CONDOMINIUM
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001484
8177 NE CONSOURSE, SUITE 120
MIAMI LAKES, FLORIDA 33154
PH. (305) 818-2445
FAX (305) 818-2450
E MAIL: INFO@FBCHLEBCHAYOUN.COM

SIGNATURE

DATE

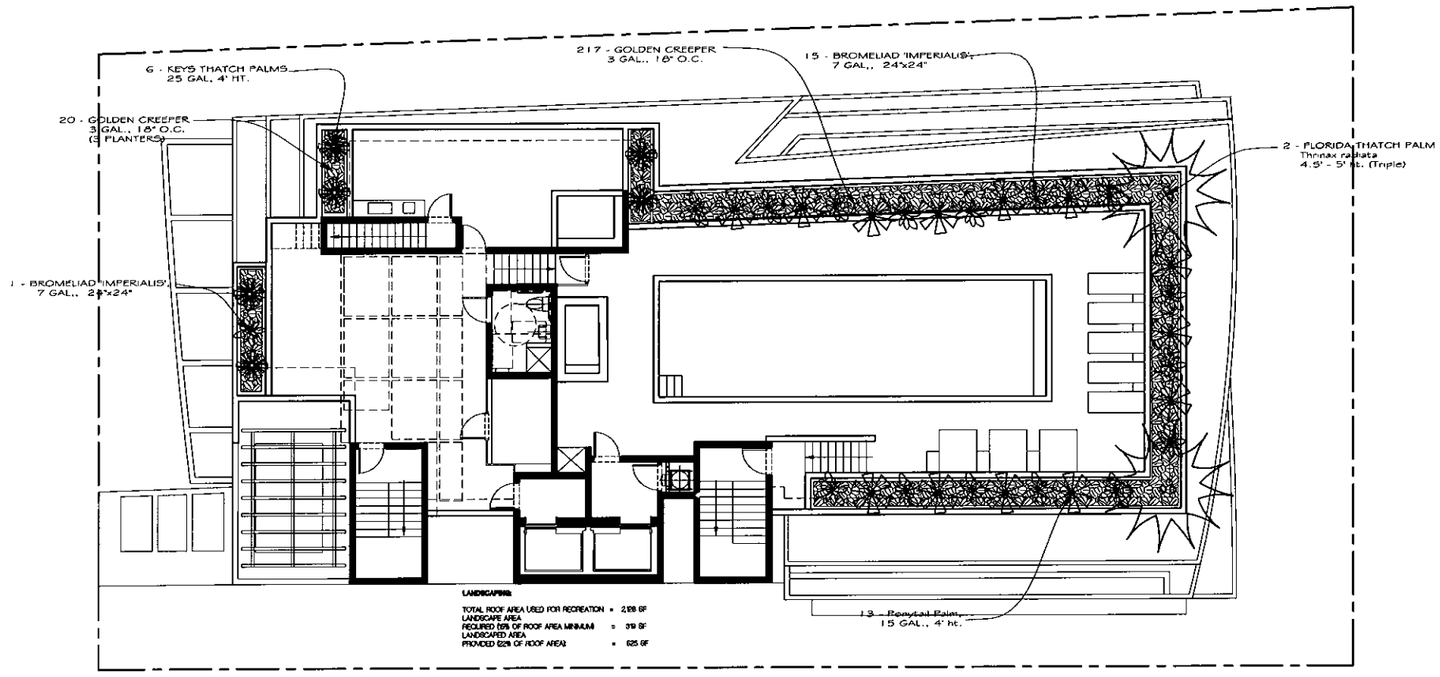
NO.	REVISION	DATE	BY

DRAWING TITLE
4th FLOOR PLANTING PLAN

SCALE 1/8" = 1'-0" DATE MARCH 19, 2014

SHEET NUMBER
L - 4

PLOTTED P&Z BOARD SUBMITTAL



CIVIL ENGINEER

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civil engineers

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Reg. no. 41831

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

STRUCTURAL ENGINEER

MEP ENGINEER

OWNER / DEVELOPER

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BEAU RIVAGE CONDOMINIUM
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 866.3845
FAX:(305) 866-8402
E MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE

DATE

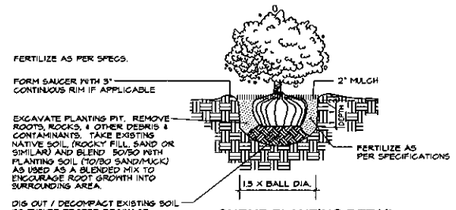
NO.	REVISION	DATE	BY

DRAWING TITLE
ROOF- POOL AREA PLANTING PLAN

SCALE 1/8" = 1'-0" DATE MARCH 19, 2014

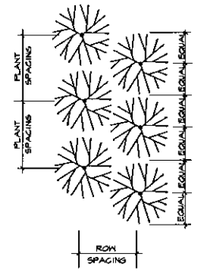
SHEET NUMBER
L - 5

PLOTTED P&Z BOARD SUBMITTAL



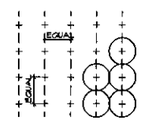
SHRUB PLANTING DETAIL

NOT TO SCALE



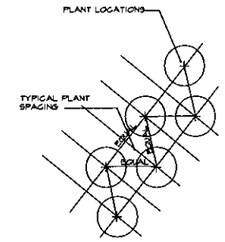
PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

NOTE:
IN MOST CASES TRIANGULAR SPACING IS PREFERRED USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



TYPICAL PLANT SPACING

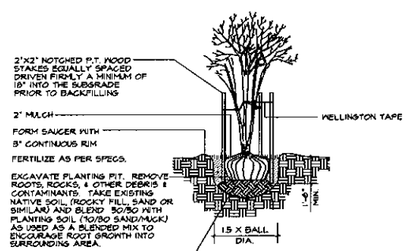
SQUARE SPACING PLAN



TRIANGULAR SPACING PLAN

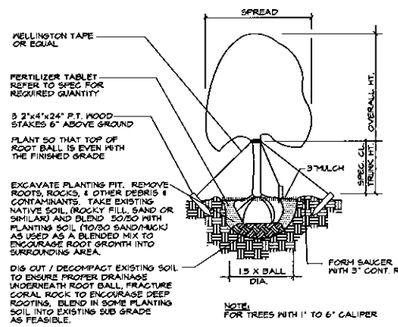
PLANTING SPECIFICATIONS AND WARRANTEES

1. The demolition of existing plant material must be marked with spray paint by Landscape Architect (L.A.)
2. All trees and palms to be laid out by Landscape contractor in the field with stakes and spray paint. To be reviewed and approved by (L.A.)
3. Plant list is for information only. If there are any discrepancies between "plant quantities" on plan versus "plant list", "the plans" will take priority. Please notify L.A. of any discrepancies
4. Only unit price installed planting bids based on Landscape Architect's planting plans and plant List will be accepted. Owner retains the right to remove portions of the work from the contract and / or create separate contracts for phasing of the project. Landscape Architect reserves the right to deny any and all bids when such rejections are in the best interest of the owner.
5. All plant material must be Florida #1 or better, unless specified as "character" or with written approval from L.A.
6. All planting beds must be free of surface rock over ½ diameter, prior to mulching.
7. Planting beds should receive 6" of " Geomantic Mix " planting soil. See soil specification.
6. Planting soil specification: Geomantic Mix (20% Florida Peat, 20% Compost, 20% Lake Wales Silica sand, 20% local "screening sand" or "beach sand" and 20% Cypress Shavings). Landscape contractor to submit sample to be approved by L.A.
7. Fertilize all plants with Osmocote "Sierra Blend" (8-7-12): ½ hand full for 1 - 3 gallons, 1 hand full for 7-20 gallon, and 4 hands full for ball and burlapped (B & B) material.
8. Fertilize all B&B material with 10 "Agriform" tablets or equal.
9. Mulch all landscape areas with 2 ½" - 3" of Eucalyptus or Melaleuca mulch "Eco mulch". (No cypress or red color mulch)
9. All sod areas laid with St. Augustine 'Palmetto' to be hand raked prior to installing the sod.
10. All sod areas to be top dressed with 2" of 80/20 Lake Wales silica sand/ Florida peat moss prior to sodding
11. All Plant material, excluding Sod, to be warranted as follows: Shrubs and Ground covers for 90 days, large shrubs (over 10 gal.) and small palms for 180 days, and B&B material for 360 days provided that plant material is receiving proper maintenance prescribed by Landscape contractor.
    Note: Hurricanes and other causes beyond the control of the Landscape contractor are not covered.
12. All warrantees to run concurrently, beginning upon Landscape architect's final acceptance of the installation, unless owner or general contractor (G.C.) requires construction phasing beyond control of the installer.
13. Installer to notify Owner, G.C. and / or L.A. of any partial completion due to phasing.
14. All materials stored on site are the property of the installer until accepted by owner. Owner is not responsible for theft, unless notified in writing prior to installation and security arrangement agreed to.
15. Watering is the responsibility of the installer during the installation and until final acceptance.
16. Landscape contractor is responsible for coordinating their work with Irrigation contractor.
17. Landscape contractor is responsible to ensure irrigation installation is properly progressing, and in the end adequate for good growth. The owner or G.C. must be notified in writing of any problems with irrigation phasing or performance.
18. Any existing irrigation to be brought to a good functioning standard to ensure proper watering of new material.
19. All landscape areas to be on an automatic sprinkler system, 100% coverage, 100% overlaps, with rain sensor per city codes.
20. Landscape contractor to exercise extreme care when digging and performing other work so not to damage any existing work such as underground and overhead utilities, (electrical, sewage, irrigation, & plumbing). In the event of planting conflicts the L.A. or Owner's authorized representative to be notified to provide alternate locations of planting or utility / obstruction conflicts.
21. Landscape contractor is responsible for immediate repair of any damage caused by their installation. Landscape contractor is responsible for working with the general contractor to ensure that all cementitious contaminants and other construction debris are removed from all soils.
22. In planting beds, particularly by buildings, Landscape contractor to excavate existing soils to a minimum depth of 12" and backfilled with planting soil. In sod areas, Landscape contractor to decompact soil with back hoe teeth to a depth of 6" and add 2"min. of top soil for sodding.
23. All circular pits to be excavated with vertical sides for all plants, except for hedges & planting beds. The diameter of these pits for trees and shrubs to be 1/3 larger than the diameter of the root ball.
24. All Tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the tree and replaced with approved specified soil.
25. All Palm tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the palm and replaced with clean yellow sand.
26. All Tree & Palm pits to be excavated with a backhoe only. Absolutely no use of augers.



MULTI-TRUNK TREE STAKING

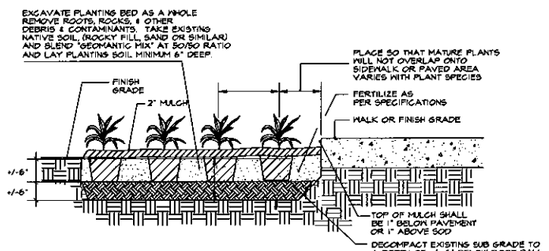
NOT TO SCALE



NOTE:
FOR TREES WITH 1" TO 6" CALIPER

TREE PLANTING - GUY WIRES or WELLINGTON TAPE

NOT TO SCALE



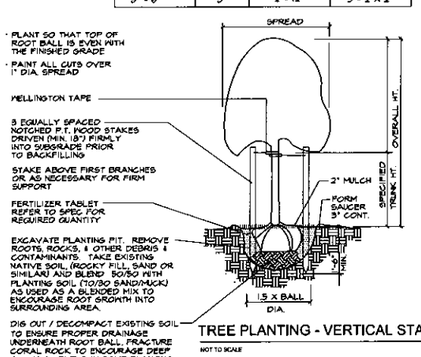
GROUND COVER PLANTING DETAIL

NOT TO SCALE

TRANSPLANTING SPECIFICATIONS

1. Root prune all trees and palms to a minimum depth of 24" for the palms and 48" for the trees.
2. Trim frayed roots with clippers saw or similar and leave clean cuts.
3. Wrap balls with shrink wrap plastic, back filling with Shredded peat moss, fill up voids between plastic & ball, covering all cut roots.
4. Backfill with existing soil to hold plastic firmly against newly wrapped ball. Keep 2" deep trench exposed so as to find root ball when harvesting.
5. Water three times per week for next 2 months or until trees are ready to move.
6. Harvest palms after 5 weeks minimum and trees after 8 to 10 weeks depending on size. Consult with LA prior to moving on schedule.
7. Re-dig holes well outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
8. When digging trees, break off large piece of existing coral rock, +/- 36" deep as feasible, by under cutting ball. Do Not Peel Ball off Rock. If necessary, the horizontal chipping or drilling may be required to break off specimen Oak ball at a minimum 30" depth
9. Replant transplanted trees and palms at correct height in new location, keeping original ball top exposed.
10. Properly wrap and hook-up trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
11. Plants that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and Sub-contractor at a rate of 150% per caliper inch.
12. Remove plastic, backfill with 50% existing soil blended with 50% planting soil plus ½ bale of Canadian peat moss for palms and ½ bale for trees.
13. Backfill, sink, place in Agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed. Brace per specification.
14. Water daily for duration of overall job will be required. Having bubblers as part of automatic irrigation system for post construction can supplement additional drenching, but are not a sustitution.

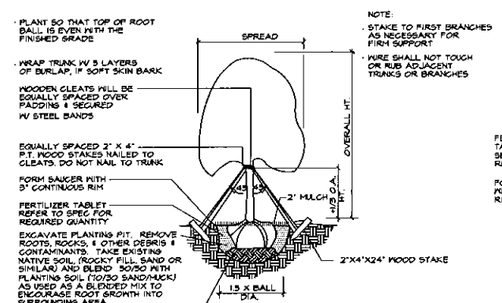
CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2
3" - 6"	3	2 # 12	3 - 2 X 2



TREE PLANTING - VERTICAL STAKES

NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



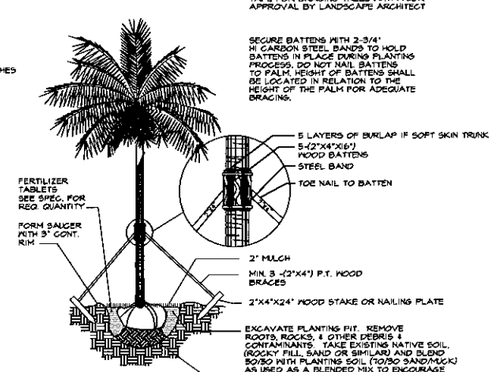
NOTE:
STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

NOTE:
USE FOR 6" TO 12" SINGLE STEM TREES

TREE BRACING DETAIL

NOT TO SCALE

NOTE:
GUYING WIRES OR RUBBER TUBING CAN BE SUBSTITUTED FOR WELLINGTON TAPE FOR BRACING TREES WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT



PALM STAKING DETAIL

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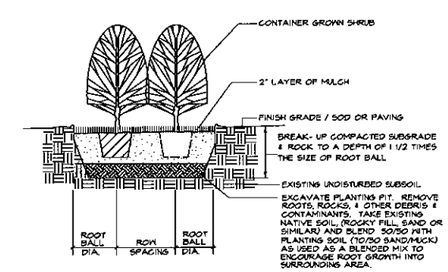

HEDGE & MASS PLANTING DETAIL

NOT TO SCALE

CIVIL ENGINEER
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
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FAX (305) 868-2053
E-MAIL: BAYHARBOR@FRANKELBENAYOUN.COM

SIGNATURE

DATE

NO.	REVISION	DATE	BY

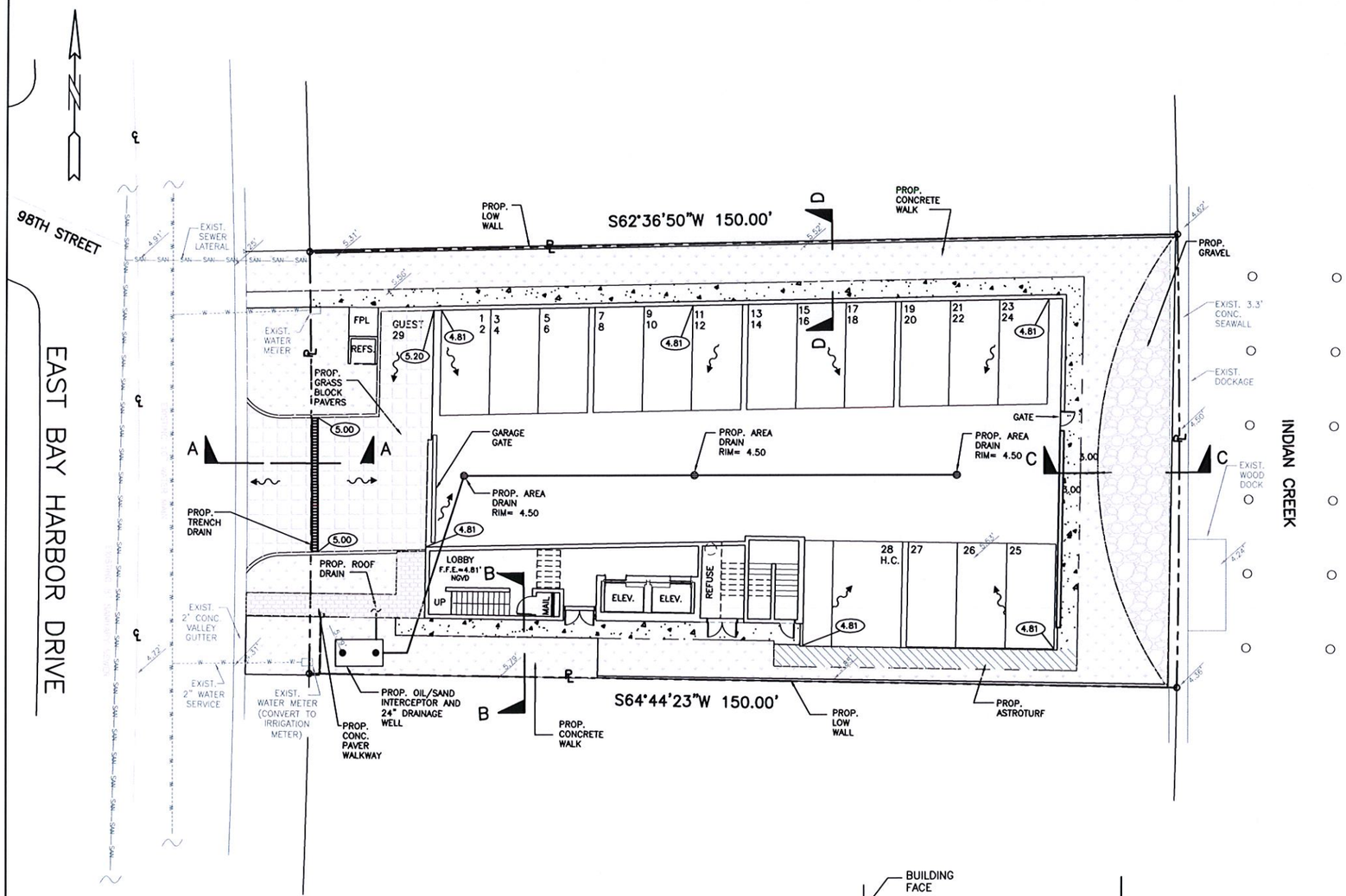
DRAWING TITLE: **PLANTING DETAILS**

SCALE 1/8" = 1'-0" DATE MARCH 19, 2014

SHEET NUMBER **L - 6**

PLOTTED P&Z BOARD SUBMITTAL

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.

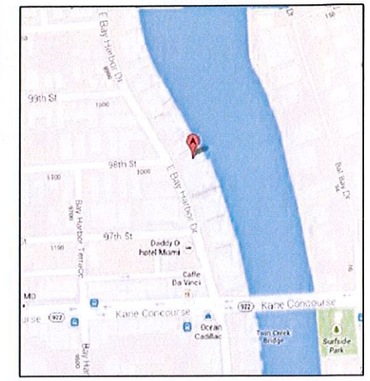


FLOOD ZONE: "AE" BASE FLOOD ELEVATION =9.00

SITE ELEVATIONS ARE REFERENCED TO NGVD 1929

NOTES:

1. EXISTING CURB & GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
2. EXISTING OVERHEAD POWER LINES TO BE REMOVED AND INSTALLED UNDERGROUND. GENERAL CONTRACTOR TO PROVIDE SEPARATE LINE ITEM FOR BID.
3. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
4. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
5. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL #2.
6. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
7. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
8. MAXIMUM SLOPE ON GARAGE RAMPS TO BE 20%.
9. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (⅛ INCH/FT) SLOPE.
10. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.
11. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON CONCRETE PAVERS.
12. FLOOD BARRIER TO BE PROVIDED AT ALL OPENINGS BELOW 9.0 FT NGVD.

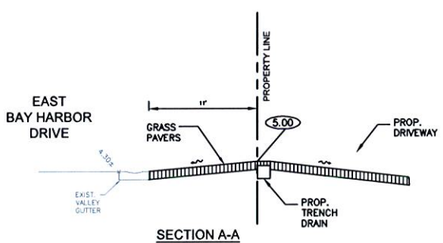


LEGAL DESCRIPTION:

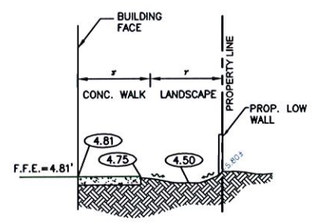
LOT 28, BLOCK 4 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

Property Address: 9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA 33154
MIAMI-DADE COUNTY, FLORIDA.

Tax Folio # 13-2227-048-0050



SECTION A-A
N.T.S.



SECTION B-B
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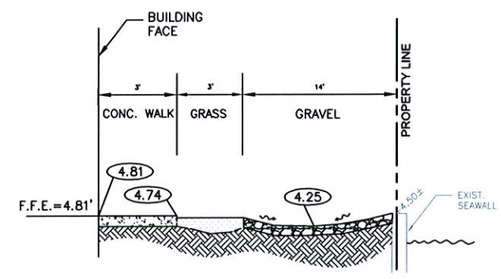

SECTION C-C
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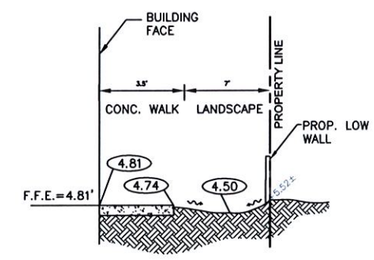

SECTION D-D
N.T.S.

LEGEND

- PROPOSED ASTROTURF
- PROPOSED CONCRETE
- PROPOSED CONCRETE PAVERS
- PROPOSED GRASS PAVER
- 8.60 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- CB EXISTING CATCH BASIN
- + 7.10 EXISTING ELEVATION
- WPP EXISTING WOOD POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- WM EXISTING WATER METER
- W EXISTING WATER

PAVING, GRADING AND DRAINAGE PLAN

SCALE 1" = 10'-0"

CIVIL ENGINEER:
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3900 HOLLYWOOD BOULEVARD- HOLLYWOOD, FL - 33021
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LANDSCAPE ARCHITECTS RA
ROBERT PARSLEY A.S.L.A.

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

OWNER / DEVELOPER:
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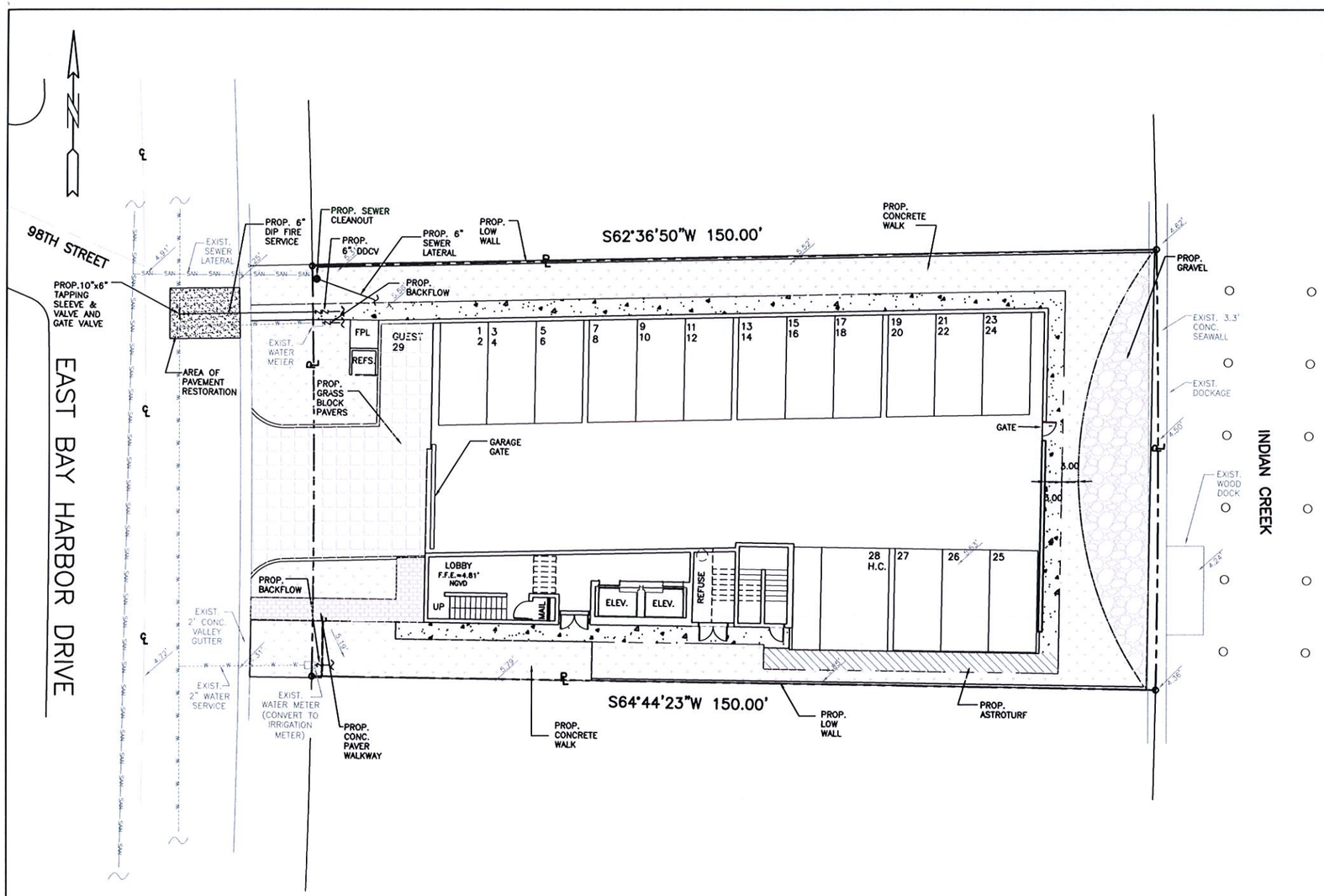
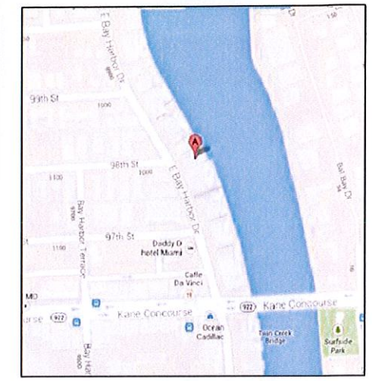
SIGNATURE:
DATE:

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVING, GRADING AND DRAINAGE PLAN
SCALE: 1"=10'
DATE: FEBRUARY 28, 2014
SHEET NUMBER:
C-1
PLOTTED: DRC SUBMITTAL FEB. 28, 2014



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.



LEGAL DESCRIPTION:

LOT 28, BLOCK 4 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

Property Address: 9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA 33154
MIAMI-DADE COUNTY, FLORIDA.
Tax Folio # 13-2227-046-0050

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.

2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERALS 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

LEGEND

- PROPOSED ASTROTURF
- PROPOSED CONCRETE
- PROPOSED CONCRETE PAVERS
- PROPOSED GRASS PAVER
- 8.60 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- CB EXISTING CATCH BASIN
- + 7.10 EXISTING ELEVATION
- WPP EXISTING WOOD POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- WM EXISTING WATER METER
- W EXISTING WATER

WATER AND SEWER PLAN

SCALE 1" = 10'-0"

CIVIL ENGINEER:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD- HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6810 S.W. 81 STREET MIAMI FL. 33143
PROJECT 305-665-6611 FAX 305-665-8176

STRUCTURAL ENGINEER

M.E.P. ENGINEER

OWNER / DEVELOPER:
BEAU RIVAGE, LLC.
10205 COLLINS AVE. , SUITE 808
BAY HARBOR ISLANDS, FL 33154

BAY HARBOR RESIDENTIAL DEVELOPMENT
BEAU RIVAGE CONDOMINIUM
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

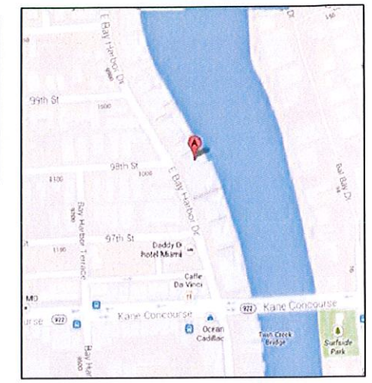
FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
1779 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3663
FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE:
DATE:

NO.	REVISION	DATE	BY

DRAWING TITLE:
WATER AND SEWER PLAN
SCALE: 1"=10'
DATE: FEBRUARY 28, 2014
SHEET NUMBER:
C-2
PLOTTED: DRC SUBMITTAL FEB. 28, 2014

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.

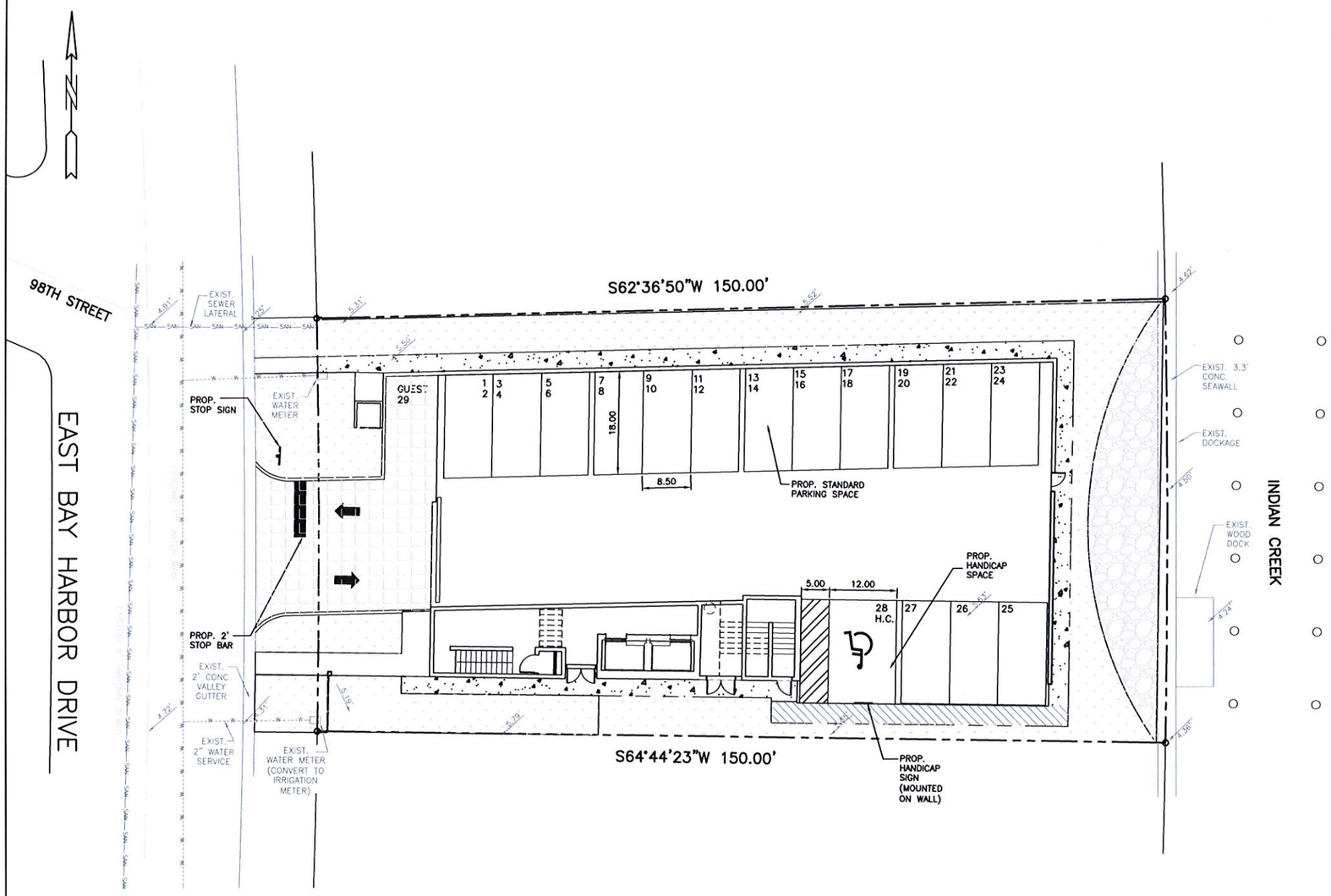


LEGAL DESCRIPTION:

LOT 28, BLOCK 4 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

Property Address: 9781 EAST BAY HARBOR DRIVE
BAY HABOR ISLAND, FLORIDA 33154
MIAMI-DADE COUNTY, FLORIDA.

Tax Folio # 13-2227-048-0050



LEGEND

- PROPOSED ASTROTURF
- PROPOSED CONCRETE
- PROPOSED CONCRETE PAVERS
- PROPOSED GRASS PAVER
- 8.60 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- CB EXISTING CATCH BASIN
- + 7.10 EXISTING ELEVATION
- WPP EXISTING WOOD POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- WM EXISTING WATER METER
- W EXISTING WATER

PAVEMENT MARKING AND SIGNAGE PLAN

SCALE 1" = 10'-0"

CIVIL ENGINEER
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD- HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
[illegible] S.W. 1st STREET MIAMI, FL 33131
PHONE [illegible] FAX [illegible]

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

OWNER / DEVELOPER
BEAU RIVAGE, LLC.
10205 COLLINS AVE. , SUITE 808
BAY HARBOR ISLANDS, FL 33154

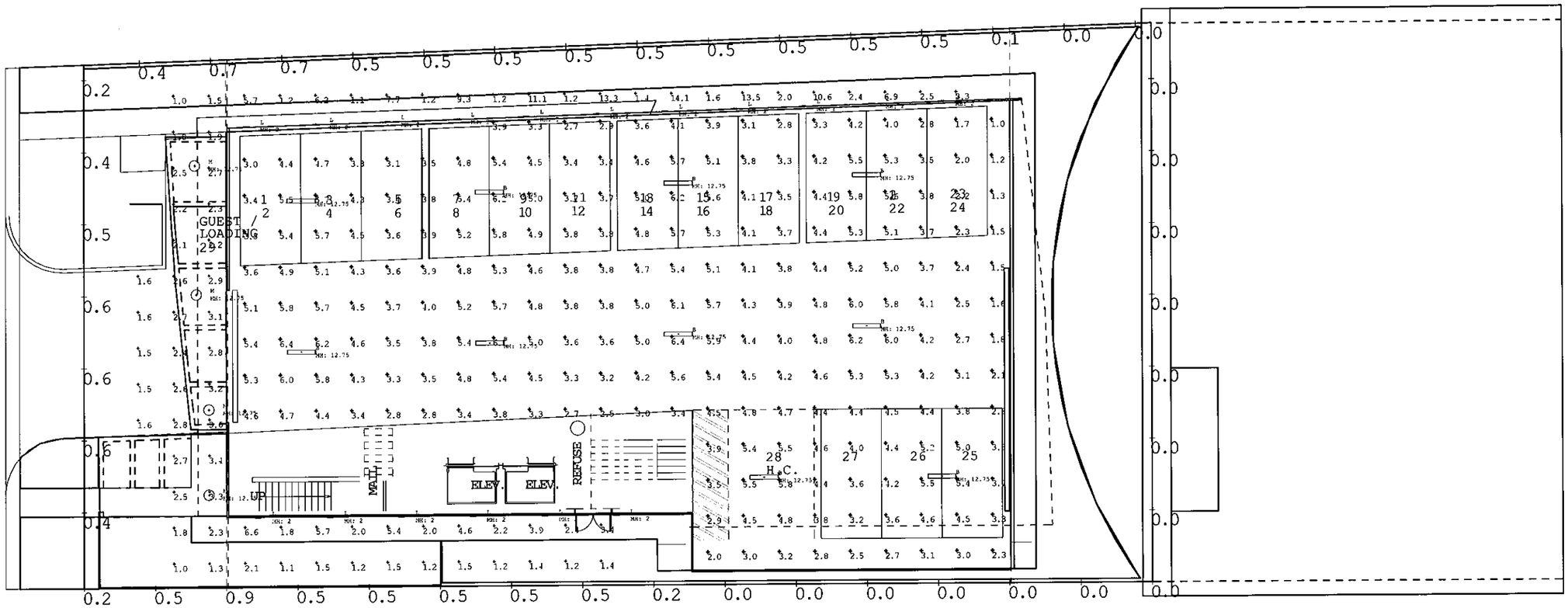
BAY HARBOR RESIDENTIAL DEVELOPMENT
BEAU RIVAGE CONDOMINIUM
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001484
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3445
FAX:(305) 868-3446
E MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE:
DATE:

NO	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING AND SIGNAGE PLAN
SCALE: 1"=10'
DATE: FEBRUARY 28, 2014
SHEET NUMBER: C-3
PLOTTED: DRC SUBMITTAL FEB. 28, 2014



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	10	B	SINGLE	[illegible]	[illegible]	LITHONIA [illegible]
	17	L	SINGLE	N.A.	[illegible]	BEGA [illegible]
	1	H	SINGLE	N/A	[illegible]	BEGA [illegible]

Calculation Summary							
Label	Calculation	Units	Avg	Max	Min	Avg/Min	Max/Min
Entire	Illuminance	Fc	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Grade_Floor	Illuminance	Fc	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Exterior_Building	Illuminance	Fc	[illegible]	[illegible]	[illegible]	N.A.	N.A.

LEVEL ONE PHOTOMETRIC PLAN

3/16" = 1'-0"

CIVIL ENGINEER
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD- HOLLYWOOD, FL - 33021
(954)967-0371 . (954)967-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARKLEY A.S.L.A.
[illegible]

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001484
[illegible] BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3555
FAX:(954) 868-5660
E MAIL: INFO@FRANKELBENAYOUN.COM

BAY HARBOR RESIDENTIAL DEVELOPMENT
BEAU RIVAGE CONDOMINIUM
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER DEVELOPER
BEAU RIVAGE LLC
9781 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
SITE PHOTOMETRIC PLAN

SCALE
DATE APRIL 30, 2014

SHEET NUMBER
E-1.01

PLOTTED P&Z SUBMITTAL 05/06/14

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: April 29th, 2014

Subject: Site Development Plan Application
Beau Rivage Condominium
9781 East Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2014-XXX
MMPA Acct. No. 01-0702-0906B

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated April 25th, 2014 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

(1) The Board finds the proposed increased density (9 Base DU / 4 TDR Units = 13 DU) "fits" within the building envelope without alterations or variances; and

(2) The Board finds the location, size, materials, design and overall appearance of the proposed "covered pedestrian walkway" is desirable and meets the vision of the Town (PZB has sole approval discretion – no Code criteria); and

(3) The Board reviews / approves the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in Section 23-24(d)(4) by providing a "green screen" in lieu thereof; and

(4) The Board approves the applicant's request to narrow the drive isles (22'-10" in rear of garage) than specified in Section 23-30(c); and

(5) Subject to any staff recommended conditions listed herein.

7522 Wiles Road Suite B-203 Coral Springs, Florida 33067 Telephone: 954-757-9909

PROJECT HISTORY

In 2005 the Town received a Site Development Plan application to allow for the construction of a proposed twelve (12) unit mid-rise development located on the subject site. The proposed dwelling units at that time ranged in size from about 1,354 - 3,300 square feet of A/C space. The proposed building at that time was 7-stories in height with one level of partially recessed parking. That project was reviewed and approved by the Town in July 2005; however, building permits were never requested within the prescribed Code timeframe and the Site Development Plan approval expired. In 2007 an updated / revised Site Development Plan application was submitted to allow for the construction of a proposed thirteen (13) unit mid-rise development. The proposed dwelling units at that time ranged in size from about 1,560 - 3,342 square feet of A/C space. Again, that proposed building was 7-stories in height with one level of parking in a garage beneath the building. Our office records indicate that this project was reviewed twice by the Town's DRC but it never went before the Planning and Zoning Board. If it had, any approval would have expired long ago. On March 3rd, 2014 the Town / MMPA received a new application for the same site. Following are comments based on the most recent plan submittal.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	9781 East Bay Harbor Drive
Legal Description:	Lot 28, Block 4, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION

The same project architect, Frankel Benayoun Architects, Inc., as agent for the owner, Beau Rivage, LLC, has submitted a new Site Development Plan application to allow for the construction of a proposed thirteen (13) unit mid-rise development located at 9781 East Bay Harbor Drive. The proposed dwelling units will range from 1,354 to 3,300 square feet of A/C space plus balconies, etc. The proposed site design incorporates one (1) rectangular-shaped building positioned east / west on top of a one-story parking garage structure at grade. One (1) two-way driveway connection to East Bay Harbor Drive is proposed. The driveway provides access to the parking garage / guest parking space / main entrance / common areas. On the building rooftop is a recreational facility with a swimming pool / spa, sun-deck, covered fitness area, a joint men's / women's restroom, and a private terrace with spa for the penthouse unit. The proposed new building is 8-stories in height - seven (7) floors of residential over a one (1) story parking garage / common areas @ max. 75-feet above BFE (measured to main roof deck). The survey submitted, indicates there is currently a two-story apartment building on the site with a total of 6 DU. Therefore, the net increase in DU would be seven (7) DU.

The Town's Historic Structure Survey refers to the site as the "Melody Manor" site and lists it as being built in 1950. The architectural style is listed as Miami Modern. The current lot area is 11,286+/- sq. ft. / 0.26 acres in size. This would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The developer is proposing to build thirteen (13) residential units (50 DUA) which would require the developer to obtain four (4) TDR units.

The current site is deemed legal non-conforming, as it was developed with no on-site parking spaces. Seven (7) perpendicular parking spaces exist today adjoining the site in the Town's roadway swale area. Under the current Town Code requirement twelve (12) parking spaces are required (6 DU x 2 per DU = 12). Therefore, the existing site is five (5) parking spaces short of meeting current day Zoning Code requirements. The redevelopment of the site will remove all of the existing on-street parking spaces as required by Town Code and place all required parking spaces within the building site. All existing asphalt in the roadway swales will be removed with landscaping added for improved storm-water management and aesthetics. Based on 13 DU at least 26 parking spaces are required. A total of twenty-nine (29) parking spaces are shown on the latest plans, which exceeds the minimum Town Code requirements.

The adjoining development sites include the 5-story Elegant Eight Condo to the immediate north @ 8 DU / 30.1 DUA. To the immediate south is the Carroll Walk 15-story PRD complex @ 42 DU / 80.8 DUA. To the west across East Bay Harbor Drive on both sides of 98th Street are two multifamily complexes owned by this same developer (Bay Harbour Holdings, LLC). The site to the north of 98th Street is a 2-story apartment complex @ 16 DU / 26.7 DUA while the site to the south of 98th Street is a 1-story apartment complex @ 17 DU / 34 DUA. To the east of the subject site is the Indian Creek Waterway. This waterfront area of the Town is predominated by older low-rise (1-3 story), newer mid-rise (4-7 story) and two high-rise (14-15 story) PRD residential complexes. The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes of 7+/- stories in height. Therefore, the proposed development is deemed generally consistent with the Town's future vision.

BACKGROUND INFORMATION

The Town completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots are now zoned RM-1, while interior (non-waterfront lots) are zoned RM-2. Also, the Town adopted numerous other modifications to several Code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions as well as other building design standards. The plans generally adhere to the adopted Code provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase density if approved by the Town Commission. Since the developer is seeking to build 13 DU, and only 9 DU are allowed by right, 4 additional TDR units must be acquired by the developer prior to construction commencing. If the Town Council

approves the acquisition of the requested 4 additional TDR units the proposed development would be consistent with the applicable FLUM designation.

Land Development Regulations / Zoning Code –The subject property has a Zoning classification of RM-1 Multiple Family Zoning District. The proposed use of the property is consistent with this zoning classification; however, unless the Town Council allows the additional TDR units, the density would not be consistent.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. It does not appear (survey) that the 11-foot area for head-in parking was ever deeded to the Town.

RIGHT-OF-WAY / ACCESS DESCRIPTION / PARKING

As stated above, the Site Development Plan depicts access to the site from East Bay Harbor Drive via one (1) two-way driveway connection to East Bay Harbor Drive is proposed. The driveway provides access to the parking garage / guest parking space / main entrance / common areas. The Town requires at least 23 feet width pavement for 2-way driveways and 12 feet width pavement for one-way driveways. The driveway is 23 feet in width at the street and through most of the building narrowing slightly to 22'-10" at the rear of the site in the garage (MMPA does not oppose). The Code requires at least 26 parking spaces (2 spaces per DU), which the plan exceeds (29). Twenty-eight (28) parking spaces are provided in the parking garage (3 standard, 1 ADA spaces, and 12 parking lifts (24 total spaces)) and one (1) guest parking space in the front yard area.

TRANSFER OF DEVELOPMENT RIGHT (TDR) ANALYSIS

The process of TDR allocation is discretionary on the part of the Town. The TDR system was established in 2004 with the consent of the state planning agency, due to problems with existing development characteristics, density calculation errors in the 1989 Comprehensive Plan and desired development scale / types by the community. The TDR system ensures that all sites can be developed to at least the base density (34 DUA) but additional density can be allocated if found to be acceptable in design and compatibility. It was found that when the Comprehensive Plan was updated / TDR system was established in 2004, over 1/3 of the existing multi-family development sites in the Town exceeded the 34 DUA limit. Since 2004 several additional developments have been approved by the Town with TDR units. There is a very limited amount of Town TDR units. Many older underdeveloped sites have many more private TDR units. Since the Planning and Zoning Code establishes the maximum building envelope (height / setbacks / parking spaces / open space) it is incumbent on the developer / designers to keep within the regulatory framework to provide for the number of dwelling units requested and convince the Town Council / Planning and Zoning Board that the building is attractive and not congested. In our opinion, this site design meets all Code requirements, is self-contained, and does not appear to increase the building volume significantly, but it is up to the Town to decide.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical "South Florida" retro modern with prominent horizontal design elements and abundant use of concrete and painted stucco banding as well as backlit colored glass.

The building does not exceed two hundred five (205) feet in length; therefore, a "building break" is not required.

The building does not exceed one hundred twenty (120) feet in length (110'+/-); therefore, a formal "breezeway" is not required.

There remains one minor design detail issue that was noted on the latest plan submission. Once the maximum building height is reached, in this instance 75 feet above BFE, the Code allows certain limited structures to be placed on top of the main roof. These accessory structures are listed in Section 23-12(25), as well as limitations on heights and setbacks from the edge of the main building façade. One of the allowable rooftop accessory structures is a raised swimming pool deck, which cannot exceed five (5) feet above the main roof deck. If there is a raised pool deck and a safety railing is provided at the edge of the raised pool deck, the railing cannot be located closer than five (5) feet to the edge of the main roof (Sec. 23-12(25)(e). Otherwise, the appearance could be a taller parapet wall versus the normally allowed five (5) foot tall parapet wall. This Code provision was intended specifically to address building height appearances – those building features above the main roof must step back. The construction plans must to be revised to address this design detail.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated April 25th, 2014 submitted to the Town for consideration:

1) This approval is based on the revised Site Development Plans prepared by Frankel Benayoun Architects, Inc. dated April 25th, 2014. Any substantial changes requested after the PZB approval requires a separate approval from staff / Planning and Zoning Board, as specified in the Code.

2) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.

3) This approval is subject to the Town Council granting the developer / property owner the ability to allocate four (4) additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town Council the development approval shall be deemed null and void and must be re-designed.

4) The Board approves the applicant's request for a "covered pedestrian walkway" (no design criteria in Code). MMPA believes the structure appears as more of a trellis - as it is open. The Code states a "covered" pedestrian walkway is allowed in the front yard area. MMPA believes the purpose of such a structure is to cover a pedestrian walkway from sun light / rain. MMPA believes as the structure is currently designed it does not meet the Code intent. Planning and Zoning Board approval is required.

5) The Board reviews / approves the applicant's request to not completely close in the sides / rear facades of the parking garage. Per Section 23-24(d)(4), the sides / rear facades of all parking garages must be completely closed-in, unless otherwise approved by the PZB. Open sides or "green screens" are not acceptable without other substantial screening (completely closed-in / louvers / decorative block / etc.). Planning and Zoning Board approval is required.

6) The Board reviews / approves the applicant's request for a slightly narrower drive isle than specified in Section 23-30(c).

7) To comply with Section 23-12(25)(e) the rooftop raised swimming pool deck railing must be setback at least five (5) feet from the edge of the parapet wall / building façade.

8) If the Miami-Dade Fire Department requires substantial site modifications, such as an alternative staging area, building exiting modifications into yard areas that affect the site design subsequent to the Town's site plan approval this may cause the plans to be re-submitted to the DRC / PZB.

AGENDA ITEM REPORT
May 6, 2014

ITEM NUMBER: 3.

ITEM: Request for approval for a new single family home for Matty Oren at 1261 99 Street, Lot 10 of Block 27. The owner is proposing a 2-story home has approximately 6,194 square feet of living space with a two-car garage and a covered open terrace. The residence will have seven (7) bedrooms (one as an office), eight (8) full bathrooms and one (1) half bath. Enclosed please find the site plan, elevations and landscape plan (Item 3A)

DESCRIPTION:

RECOMMENDED ACTION:
Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

FINANCIAL ANALYSIS:

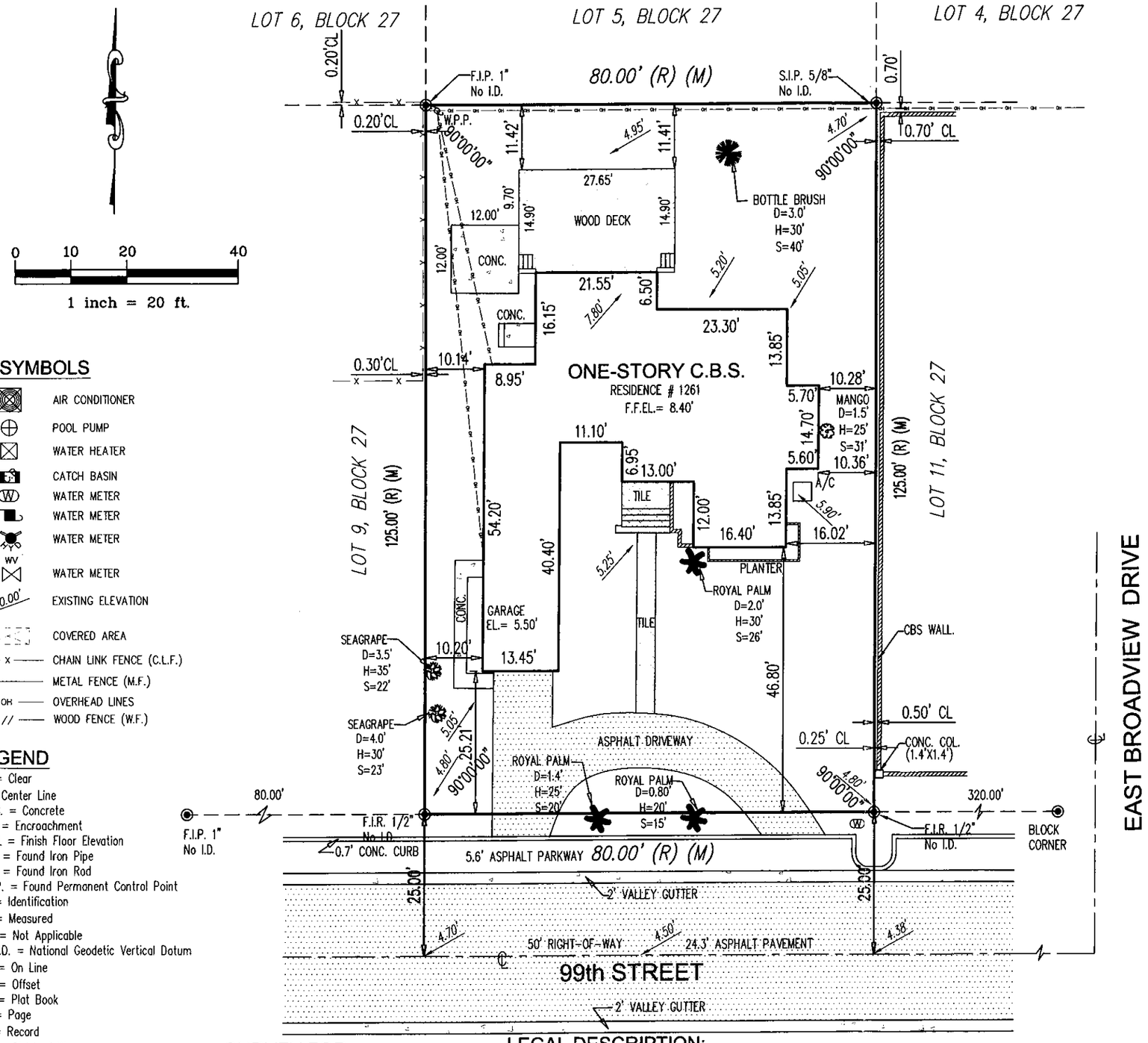
BUDGET IMPACT:

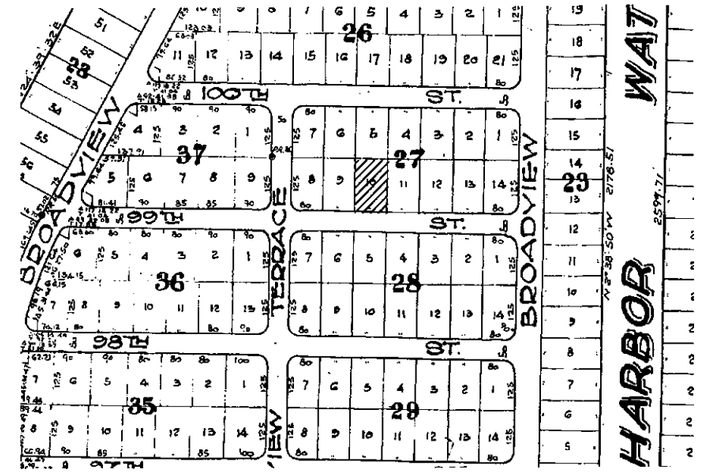
Submitted By: Ayanidys Marante

ATTACHMENTS

1.	Site Plan & Elevations	1261.99stOren.pdf
2.	Staff Review	BHI PZB Staff Report Oren SFR Apr 28 2014.pdf

BOUNDARY SURVEY





LOCATION MAP
NOT TO SCALE

SYMBOLS

- AIR CONDITIONER
- POOL PUMP
- WATER HEATER
- CATCH BASIN
- WATER METER
- WATER METER
- WATER METER
- WATER METER
- EXISTING ELEVATION
- COVERED AREA
- CHAIN LINK FENCE (C.L.F.)
- METAL FENCE (M.F.)
- OVERHEAD LINES
- WOOD FENCE (W.F.)

LEGEND

CL. = Clear
℄ = Center Line
CONC. = Concrete
ENC. = Encroachment
F.F.EL = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.PCP. = Found Permanent Control Point
I.D. = Identification
(M) = Measured
N/A = Not Applicable
N.G.V.D. = National Geodetic Vertical Datum
O/L = On Line
O/S = Offset
P.B. = Plat Book
PG. = Page
(R) = Record
R/W = Right of Way
S.N.&D. = Set Nail & Disc.
U.E. = Utility Easement

SURVEYOR'S NOTES:

1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
2) 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
3) There may be additional Restrictions not shown on this survey that. may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4) Accuracy.
The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. Underground encroachments not located.
6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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.
7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
8) 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.
9) Area of the Property: 10,000.0 Sq.Ft.
10) This survey does not reflect or determine ownership. Ownership subject to opinion of title.
11) Type of Survey: BOUNDARY SURVEY
12) The survey depicted here is not covered by professional liability insurance. The liability of this survey is limited to the cost of the survey.
13) North arrow direction and bearings are based on Recorded Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.
14) Elevations are based on the National Geodetic Vertical Datum of 1929.
15) Bench Mark Used: A-17, Elev.=7.67' of Miami-Dade County, Florida.
16) Flood Zone "AE" Base Food Elev.: 8.00' as per Town of Bay Harbor Islands, Florida. FEMA Community: 120637 and Panel Number: 12086C0144-L September 11, 2009.
17) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extended to any unnamed party:

a) Matty Oren

SURVEY FOR:

1261_99th Street,
BAY HARBOR ISLAND, FL. 33154

LEGAL DESCRIPTION:

Lot 10, Block 27 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.

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

I Hereby certify: That the attached survey was made under my responsible charge and substantially meets the minimum technical standards as set forth by the FLORIDA BOARD OF LAND SURVEYORS in Chapter 5J-17, Florida administrative Code, pursuant to Section 472.027, Florida Statutes.

3/13/2014

ARTURO R. TOIRAC P.L.S. — DATE
PROFESSIONAL SURVEYOR AND MAPPER # 3102
STATE OF FLORIDA

VIZCAYA SURVEYING & MAPPING, INC.
13217 S.W. 46th LANE
MIAMI, FLORIDA 33175
PHONE: (305) 223-6060
E-Mail. RVIZCAYA.13@GMAIL.COM LB.# 8000

FIELD DATE:	DATE:	SCALE:	DRAWN BY:	JOB No.
3/10/2014	3/13/2014	1" = 20'	M.M.	14061

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL NOT BE RELISED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. THE REPRODUCTION OF ANY OF THESE DRAWINGS OR OTHER DOCUMENTS BY ANY METHOD WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS ARCHITECT, THE TEN SOO DONG WILL BE HOBBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.

PROPOSED RESIDENCE FOR MR. & MRS. OREN

1261 99th St Bay Harbor Islands, FL 33154

ZONING DATA

ZONING: RD-SINGLE FAMILY DISTRICT
LOT AREA: 10,000 S.F.
LOT FRONTAGE: 80'-0"

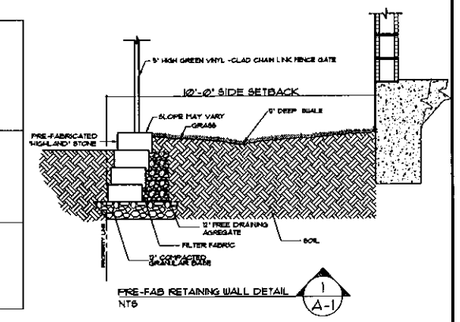
SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH)	25'	25'-0"
REAR (NORTH)	15'	20'-0"
SIDE (EAST)	10'	10'-0"
SIDE (WEST)	10'	10'-0"
BUILDING HEIGHT	25' MAX. ABOVE BFE.	25'-0"

AREA CALCULATIONS:

LOT AREA:	10,000 SF
MINIMUM FLOOR AREA	1,500 SF
PERVIOUS	34.5% = 3,450 S.F.
IMPERVIOUS	65.5% = 6,550 S.F.

BUILDING AREAS UNDER A/C:	
GROUND FLOOR A/C AREA	2,985 SF
SECOND FLOOR A/C AREA	3,209 SF
TOTAL A/C AREA	6,194 SF

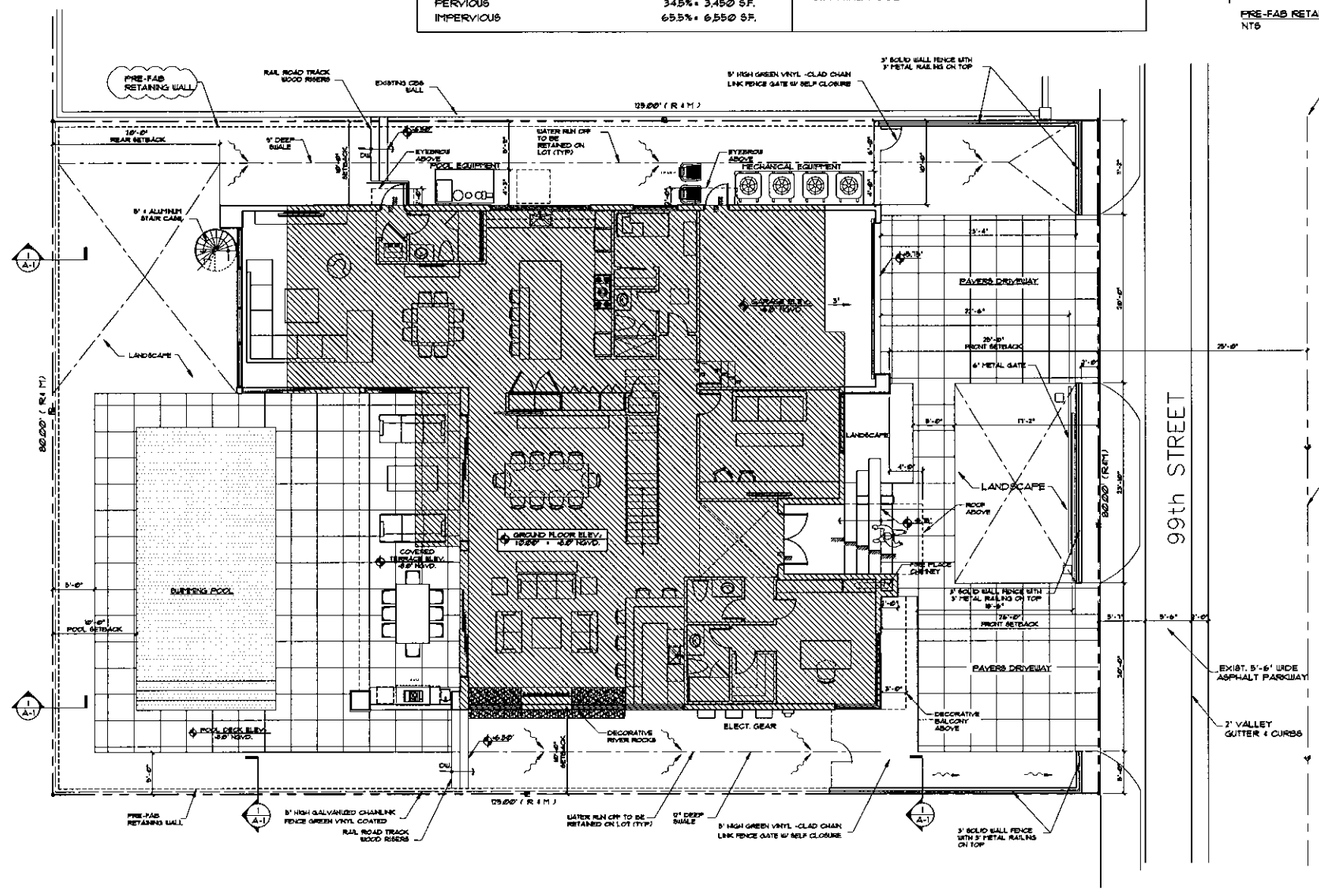
GENERAL AREAS	
GARAGE	477 SF
COVERED ENTRANCE	60 SF
GROUND FL. TERRACES	425 SF
SECOND FL. TERRACE & BALCONY	140 SF
POOL DECK	923 SF
DRIVEWAY	1,125 SF
SWIMMING POOL	561 SF



PRE-FAB RETAINING WALL DETAIL 1/A-1
NTS

GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
   A. THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.)
   B. THE FLORIDA BUILDING CODE, LATEST EDITION.
   C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
   D. NATIONAL ELECTRICAL CODE, OSHA & NATIONAL BOARD OF FIRE UNDERWRITERS.
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE.
3. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
4. ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND OWNER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
5. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE OR DETAIL, ITEMIZATION OR IMPLICATIONS HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
6. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR IN ALL FIELDS OF HIS WORK, AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTION AND APPROVAL OF HIS WORK. PRIME BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
7. ALL WORK COMPLETED OF OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
8. DISCREPANCIES: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THOROUGHLY. INSPECTED THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OF REPAIRED WITH THE COST OF THE SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
9. BEFORE COMMENCING WITH THE WORK, THE CONTRACTOR SHALL FILE WITH OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMEN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. IT IS THE INTENTION OF THE PARTIES THAT THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND ARCHITECT FOR ANY AND ALL COSTS, CLAIMS, SUITS, AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY (INCLUDING DENTAL), ARISING OUT OF THE WORK OF THE CONTRACTOR.
10. OMISSION. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
11. ALTERING STRUCTURAL MEMBERS: NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITH OUT PRIOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
12. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS.
13. ALL COLORS SHALL BY AS SELECTED BY THE ARCHITECT.
14. THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES, OR OPENING TRUE AND OF PROPER SIZE IN HIS OWN WORK OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTORS WORK, CONSULTING WITH OTHER CONTRACTORS CONCERNED REGARDING PROPER LOCATION AND SIZE OF SAME. IN CASE OF HIS FAILURE TO LEAVE OR CUT SAME IN THE PROPER PLACE, HE SHALL CUT THEM AFTERWARDS AT HIS OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBER BY CUT WITHOUT THE CONSENT OF THE ARCHITECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
15. ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DINT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATIONS. ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
16. THE CONTRACTOR SHALL GUARANTEE IN WRITING IN FORM AS ACCEPTABLE TO THE OWNER ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD NO LESS THAN (1) ONE YEAR AFTER DATE OF ACCEPTANCE OF WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL
17. ALL WORK AND/OR MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES OR INDUSTRIES RECOMMENDATIONS OF SPECIFICATIONS.
18. SHOP DRAWINGS AND SAMPLES FOR ITEMS DESIGNATED BY THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
19. NO CLAIMS FOR EXTRAS OR CHANGE ORDERS WILL BY GIVEN CONSIDERATION UNLESS THEY ARE IN WRITING AND SIGNED BY THE ARCHITECT, THE CONTRACTOR AND THE OWNER.
20. "THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS" OF THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT A-201, LATEST ADDITIONS, ARE HEREBY MADE PART OF CONTRACT DOCUMENTS. THESE GENERAL NOTES, SPECIFICATIONS AND CONTRACT BETWEEN THE OWNER AND CONTRACTOR SHALL TAKE PRECEDENCE OVER THE "GENERAL CONDITIONS" IN THE EVENT OF A CONFLICT.
21. AIR CONDITIONING & VENTILATION PERMIT BY MECHANICAL CONTRACTOR.
22. LANDSCAPING NOTES
    ALL PLANTS TO BE GUARANTEED FOR 60 DAYS TO COMMENCE AT CERTIFICATED OF OCCUPANCY. ALL LANDSCAPE AREAS SHALL BY CONTINUOUSLY MAINTAINED IN A GOOD HEALTHY CONDITION AND SPRINKLER SYSTEMS OF SUFFICIENT SIZE AN SPACING SHALL BE INSTALLED TO SERVE ALL REQUIRED LANDSCAPE AREAS OR WATER OUTLET WITHIN 100 FEET OF LANDSCAPED AREA. INSTALLATION ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. PLANT MATERIALS USED IN CONFORMANCE TO STANDARDS FOR FLORIDA NO1 OR BETTER IN "GRADES & STANDARDS FOR NURSERY PLANTS" PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
23. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR THE APPROVAL OF TRUSSES AND PRE CAST JOISTS SHOP DRAWINGS.



SITE PLAN

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

0 10 20 30

LEGAL DESCRIPTION:

LOT 10, BLOCK 21 OF " BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOCK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUTY, FLORIDA.

HATCHED AREA INDICATES SECOND FLOOR ABOVE

EXISTING HOUSE TO BE DEMOLISHED UNDER SEPARATE PERMIT.

4/24 12/25/14

REVISIONS	BY:
1	
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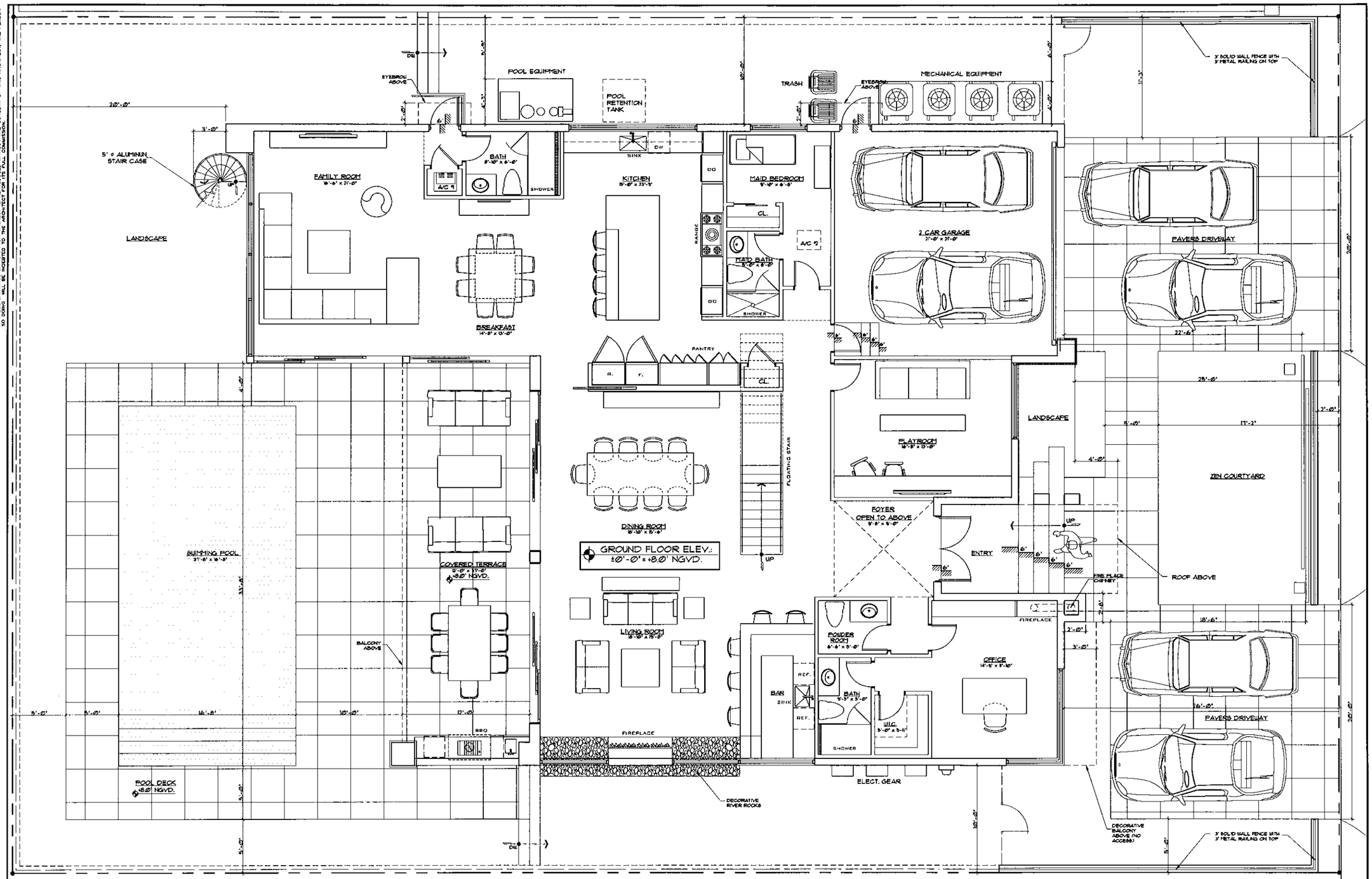
PROPOSED RESIDENCE FOR:
MR. & MRS. OREN
PROPERTY ADDRESS: 1261 99TH ST BAY HARBOR ISLANDS, FL 33154

florida architectural services inc.
AR 0010418
daniel sonogon architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN	CB
CHECKED	DS
DATE	APRIL 25, 2014
SCALE	1/8"
JOB NO.	1261 99TH ST -OREN
SHEET NO.	A-1 OF 7 SHEETS

COLOR ORIGINAL



GROUND FLOOR PLAN

SCALE 1/4" = 1' - 0"

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND ARE NOT TO BE REPRODUCED OR ASSIGNED TO ANY PROPRIETARY USE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE DESIGNS AND IDEAS HEREIN SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WHERE EXPRESSLY DESIGNED, SO DOING WILL BE HOLDED TO THE ARCHITECT FOR ITS FULL COMMISSION.

REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS. OREN
PROPERTY ADDRESS: 1261 96TH ST BAY HARBOR ISLANDS, FL 33154

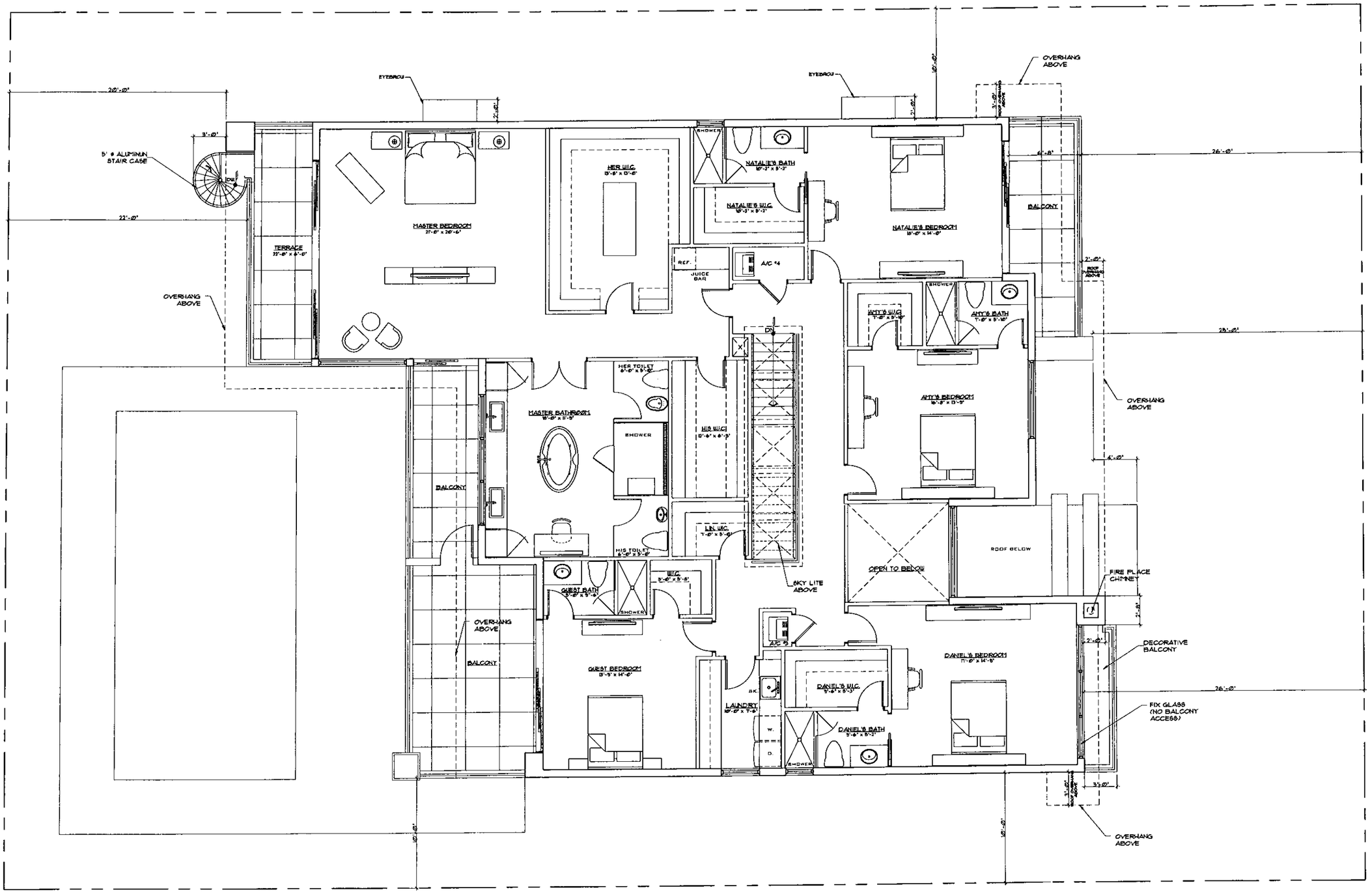
florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN: CB
CHECKED: DS
DATE: APRIL 29, 2014
SCALE: 1/8"
JOB NO.: 1261 96TH ST -OREN

SHEET NO. A-2 OF 1 SHEETS

COLOR ORIGINAL

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND PURCHASER HAS NO RIGHT TO USE THEM FOR ANY PURPOSE OTHER THAN THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THEREOF ARE USED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.



SECOND FLOOR PLAN

SCALE 1/4" = 1' - 0"

REVISIONS	BY:
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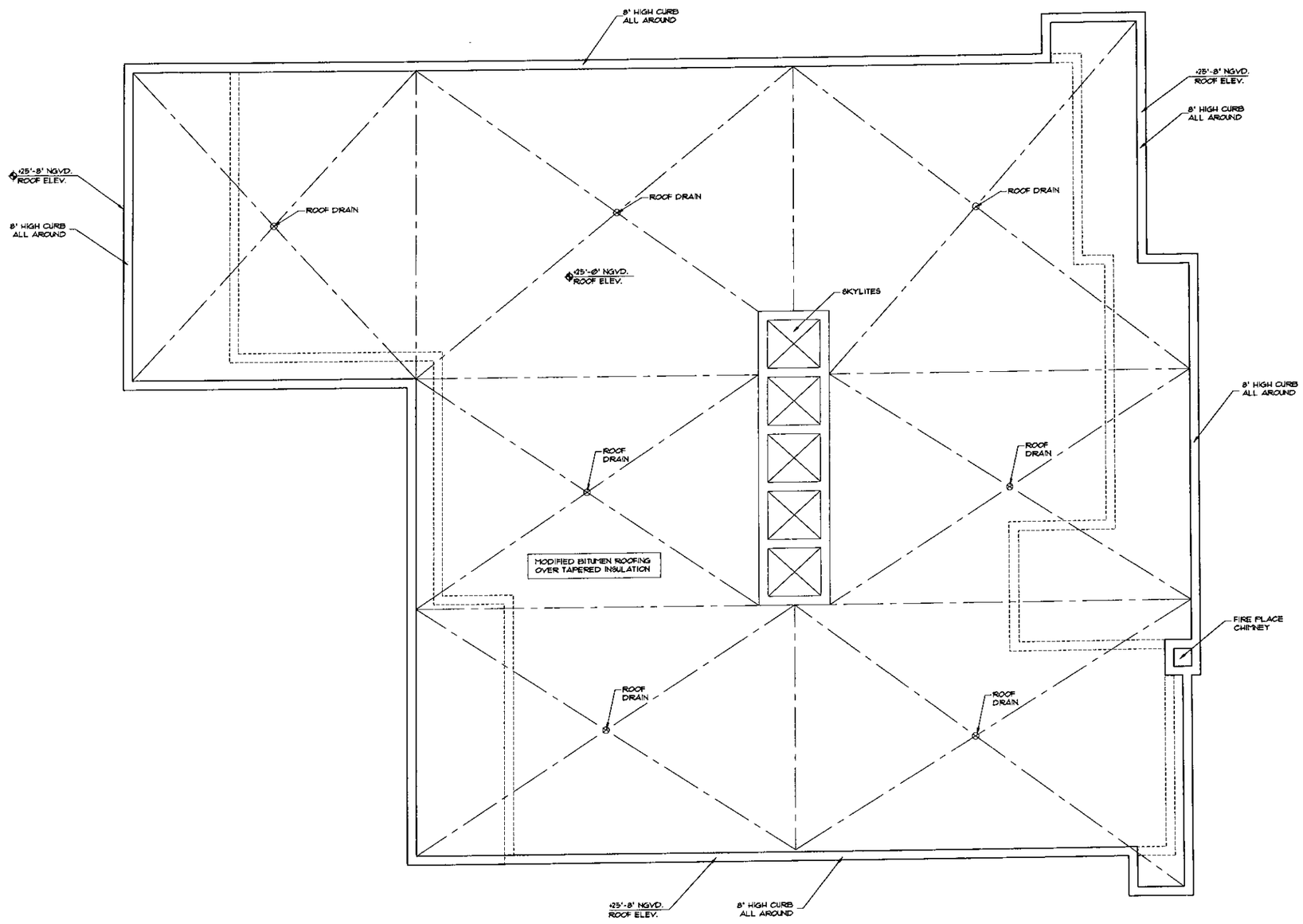
PROPOSED RESIDENCE FOR:
MR. & MRS. OREN
PROPERTY ADDRESS: 1261 99TH ST BAY HARBOR ISLANDS, FL 33154

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN: CB
CHECKED: DS
DATE: APRIL 29, 2014
SCALE: 1/8"
JOB NO.: 1261 99TH ST -OREN
SHEET NO.: A-3 OF 7 SHEETS
COLOR ORIGINAL

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL REMAIN HIS PROPERTY. THEY ARE TO BE RETURNED UPON REQUEST. THEY ARE TO BE USED ONLY FOR THE ONE FOR WHICH THE WORK IS EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THEREOF ARE PROVIDED TO ANY OTHER PERSON OR ORGANIZATION, THE PROPERTY OF THIS ARCHITECT, THE PERSON SO DOING WILL BE REPORTED TO THE ARCHITECT FOR ITS FULL COMMISSION.



ROOF PLAN

SCALE 1/4" = 1' - 0"

REVISIONS	BY:
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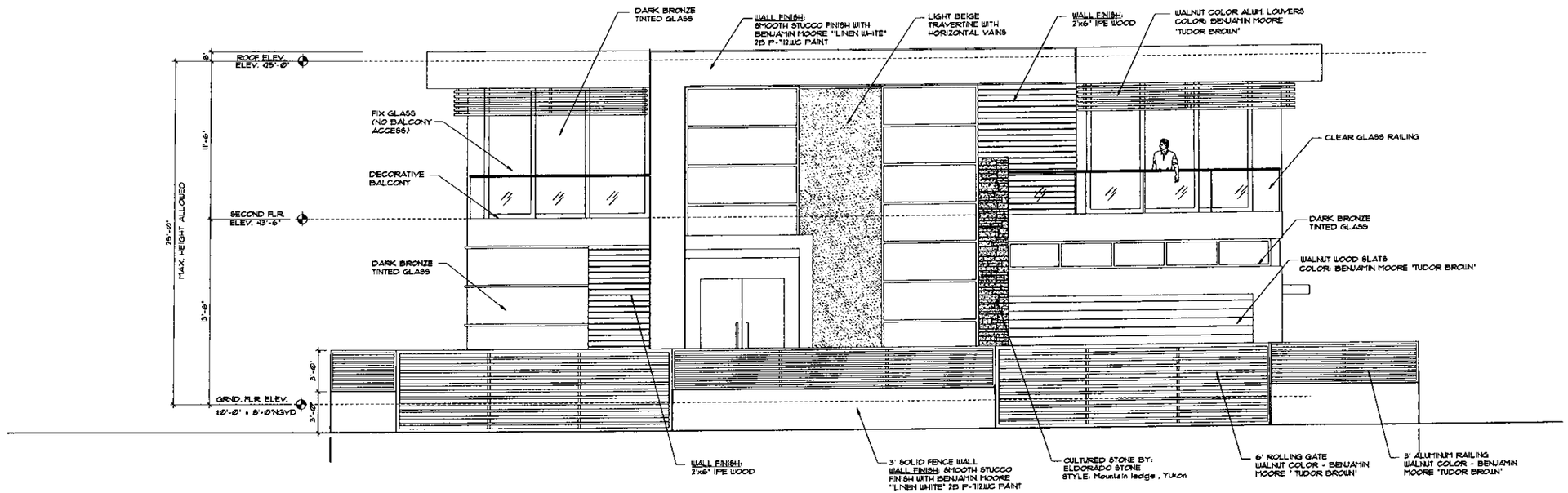
PROPOSED RESIDENCE FOR:
MR. & MRS. OREN
PROPERTY ADDRESS: 1261 99TH ST BAY HARBOR ISLANDS, FL. 33154

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

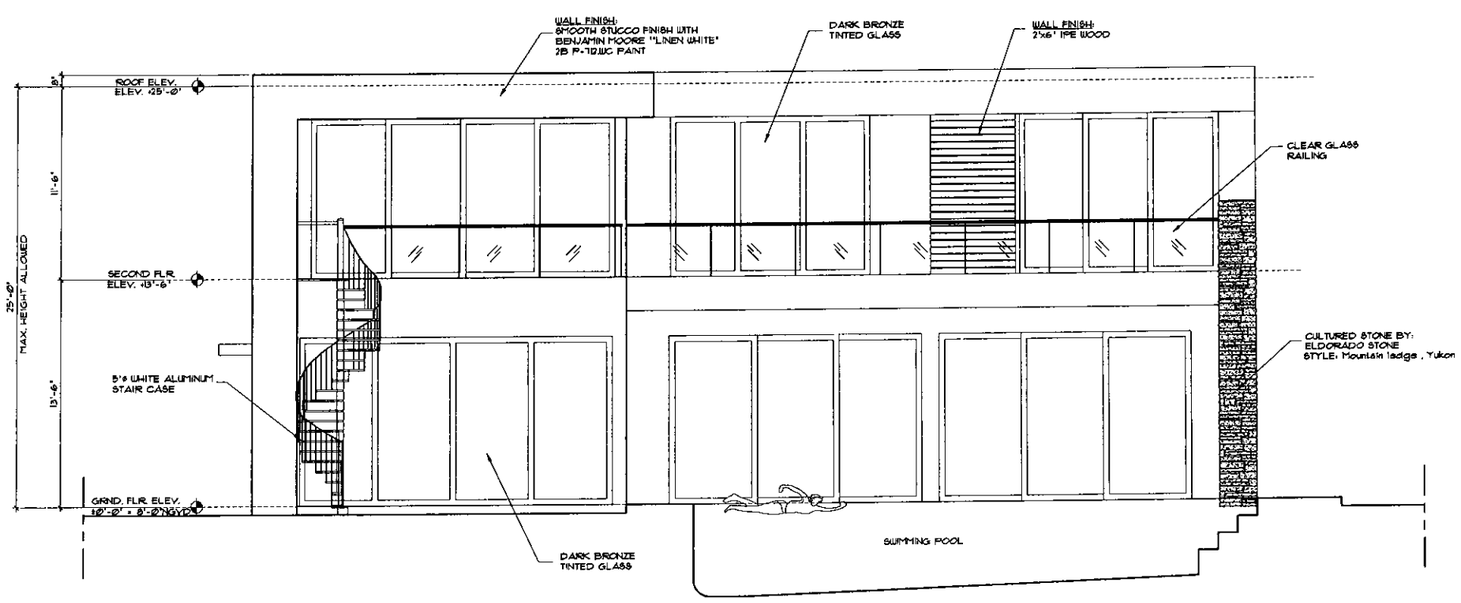
DRAWN CB
CHECKED DS
DATE APRIL 25, 2014
SCALE 1/8"
JOB NO. 1261 99TH ST -OREN
SHEET NO. A-4
OF 7 SHEETS
COLOR ORIGINAL

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. ALL DESIGNS, DRAWINGS OR ANY PORTION THEREOF MUST HAVE THE CONSENT OF THIS ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.



FRONT GATE ELEVATION

SCALE 1/4" = 1' - 0"



REAR ELEVATION

SCALE 1/4" = 1' - 0"

REVISIONS	BY:
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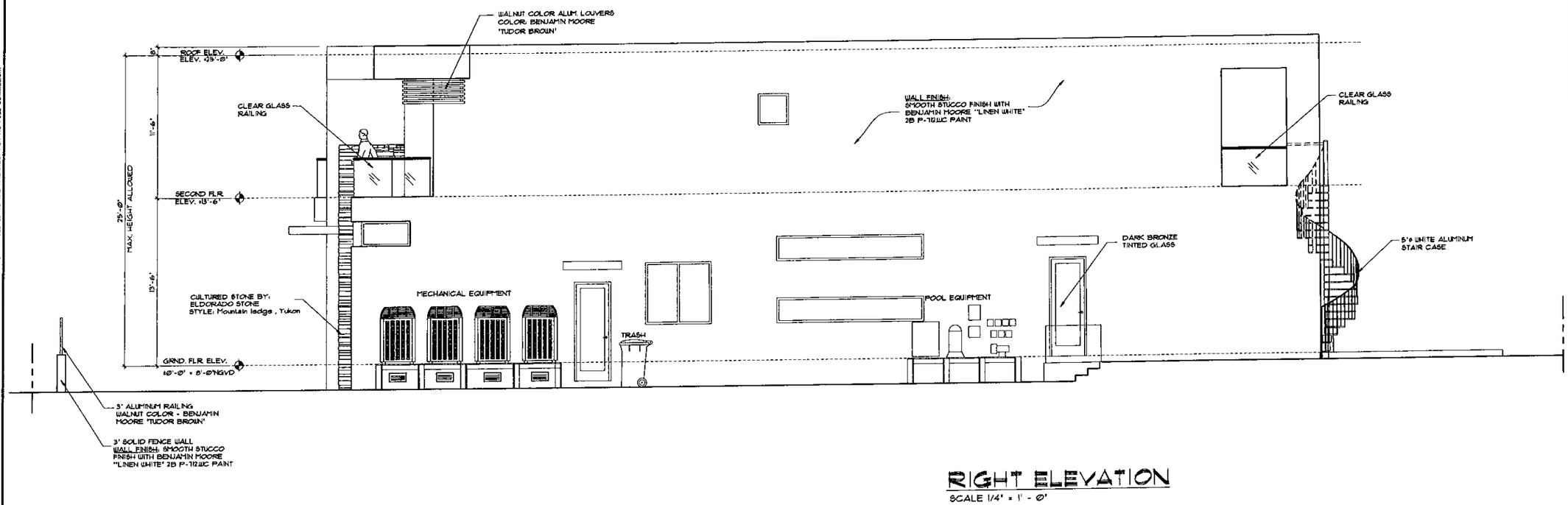
PROPOSED RESIDENCE FOR:
MR. & MRS. OREN
PROPERTY ADDRESS: 1261 99TH ST BAY HARBOR ISLANDS, FL. 33154

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

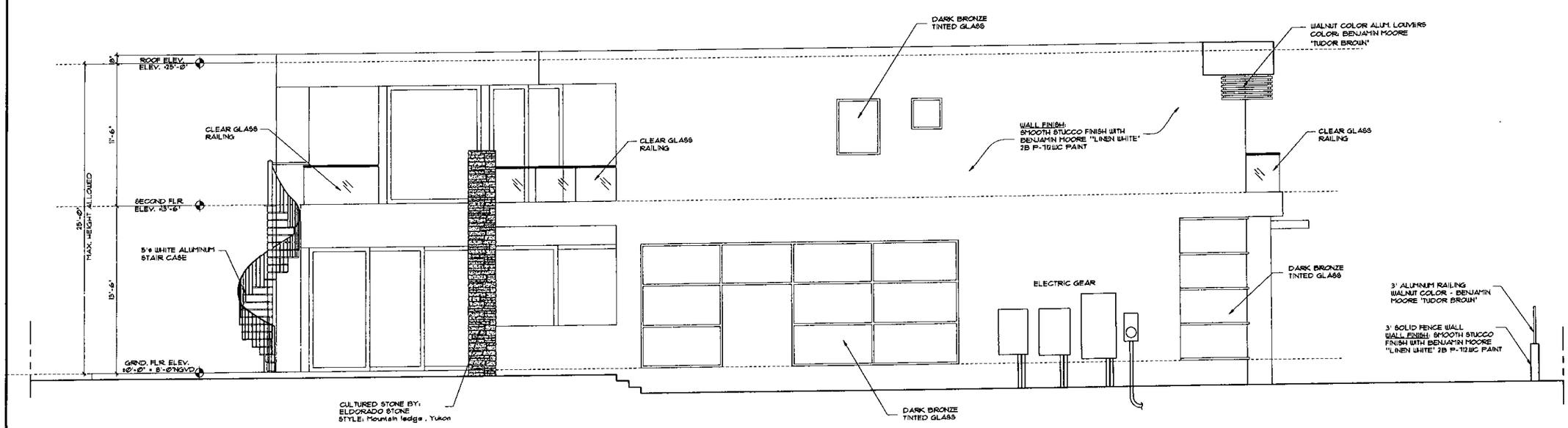
DRAWN	CB
CHECKED	DS
DATE	APRIL 25, 2014
SCALE	1/8"
JOB NO.	1261 99TH ST - OREN
SHEET NO.	A-5
OF 7 SHEETS	
COLOR ORIGINAL	

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND MUST BE RETURNED ON REQUEST. NO PART THEREOF MAY BE USED ON ANY OTHER LOCATION, PROJECT OR FOR ANY OTHER PURPOSE EXCEPTING THE PROJECT FOR WHICH THEY WERE EXPRESSLY DESIGNED. ANY REPRODUCTION OF THESE DRAWINGS OR ANY PART THEREOF, OR THE USE OF THE DESIGNS, IN ANY MANNER WHATSOEVER, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE HOLD TO THE ARCHITECT FOR ITS FULL COMMISSION.



RIGHT ELEVATION

SCALE 1/4" = 1' - 0"



REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS. OREN
PROPERTY ADDRESS: 1261 93TH ST BAY HARBOR ISLANDS, FL. 33154

florida architectural services inc.
daniel sonogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN	CB
CHECKED	DS
DATE	APRIL 25, 2014
SCALE	1/8'
JOB NO.	1261 93TH ST -OREN
SHEET NO.	A-6 OF 1 SHEETS

COLOR ORIGINAL

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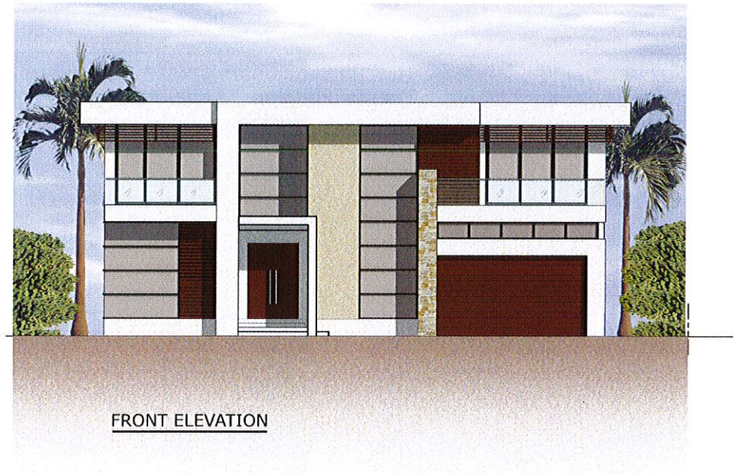
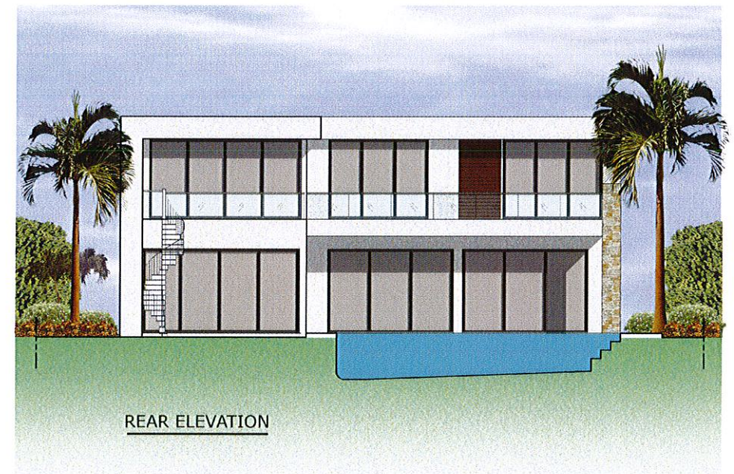
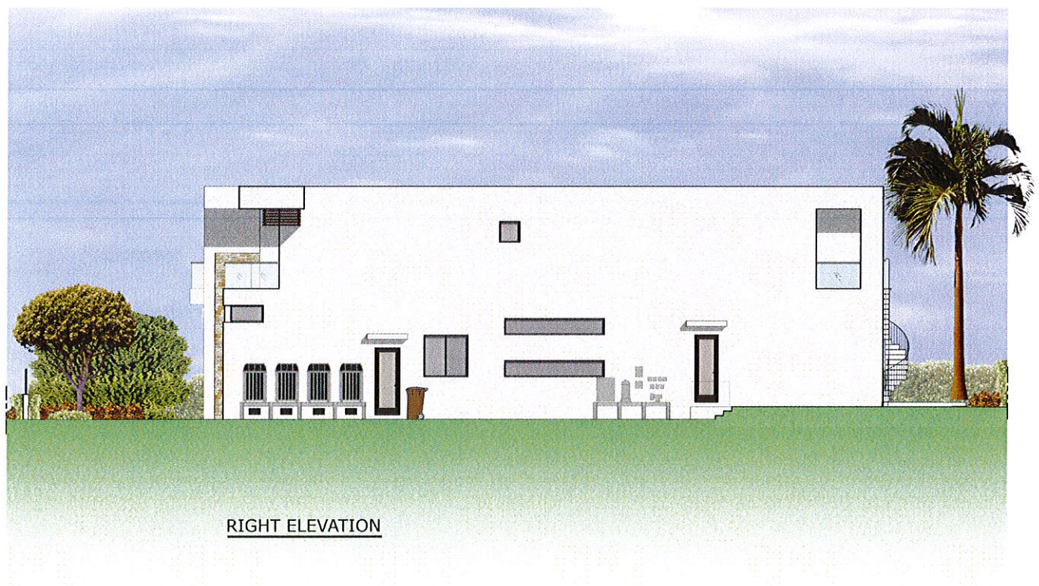


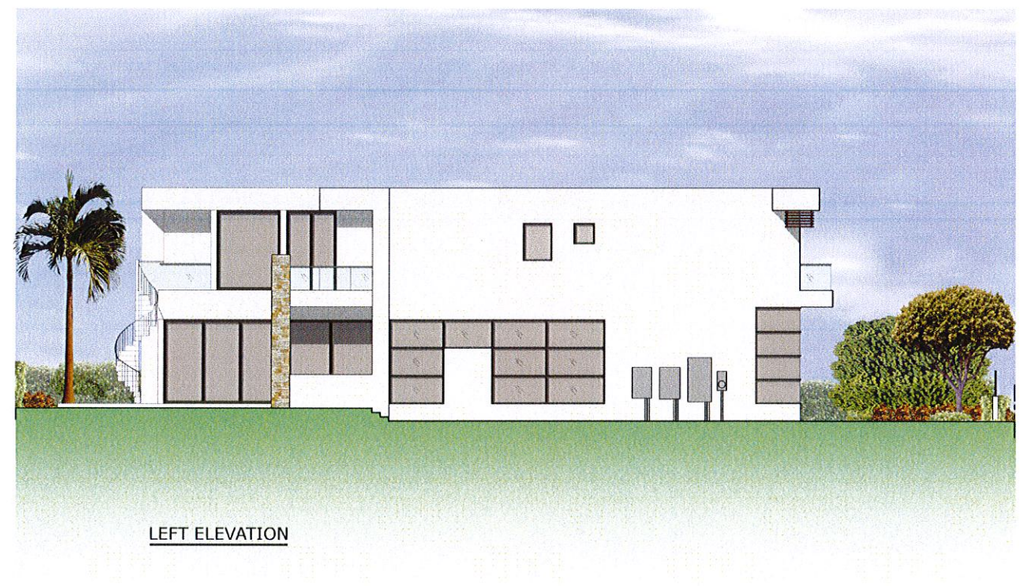
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

MR. & MRS. OREN RESIDENCE

1261 99TH ST. BAY HARBOR ISLANDS, FL.

REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS. OREN
PROPERTY ADDRESS: 1261 99TH ST. BAY HARBOR ISLANDS, FL. 33154

florida architectural services inc.
daniel sonogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN: CB
CHECKED: DS
DATE: APRIL 9, 2014
SCALE: 1/8'
JOB NO.: 1261 99TH ST -OREN

SHEET NO.
A-7
OF 7 SHEETS

COLOR ORIGINAL

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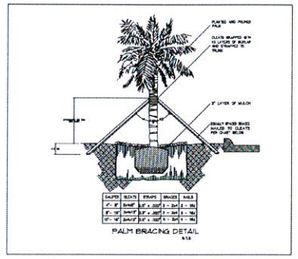
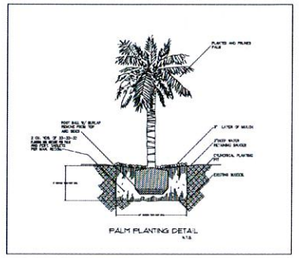
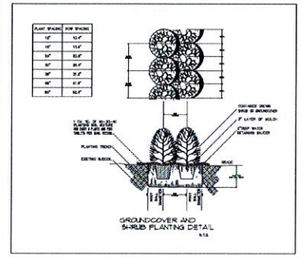
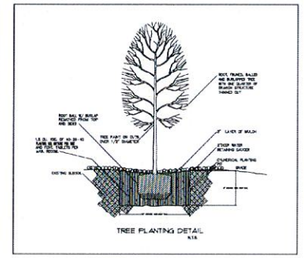
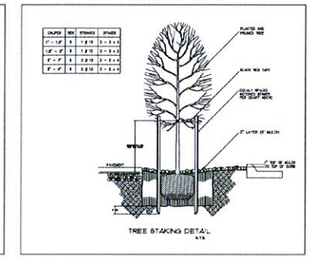




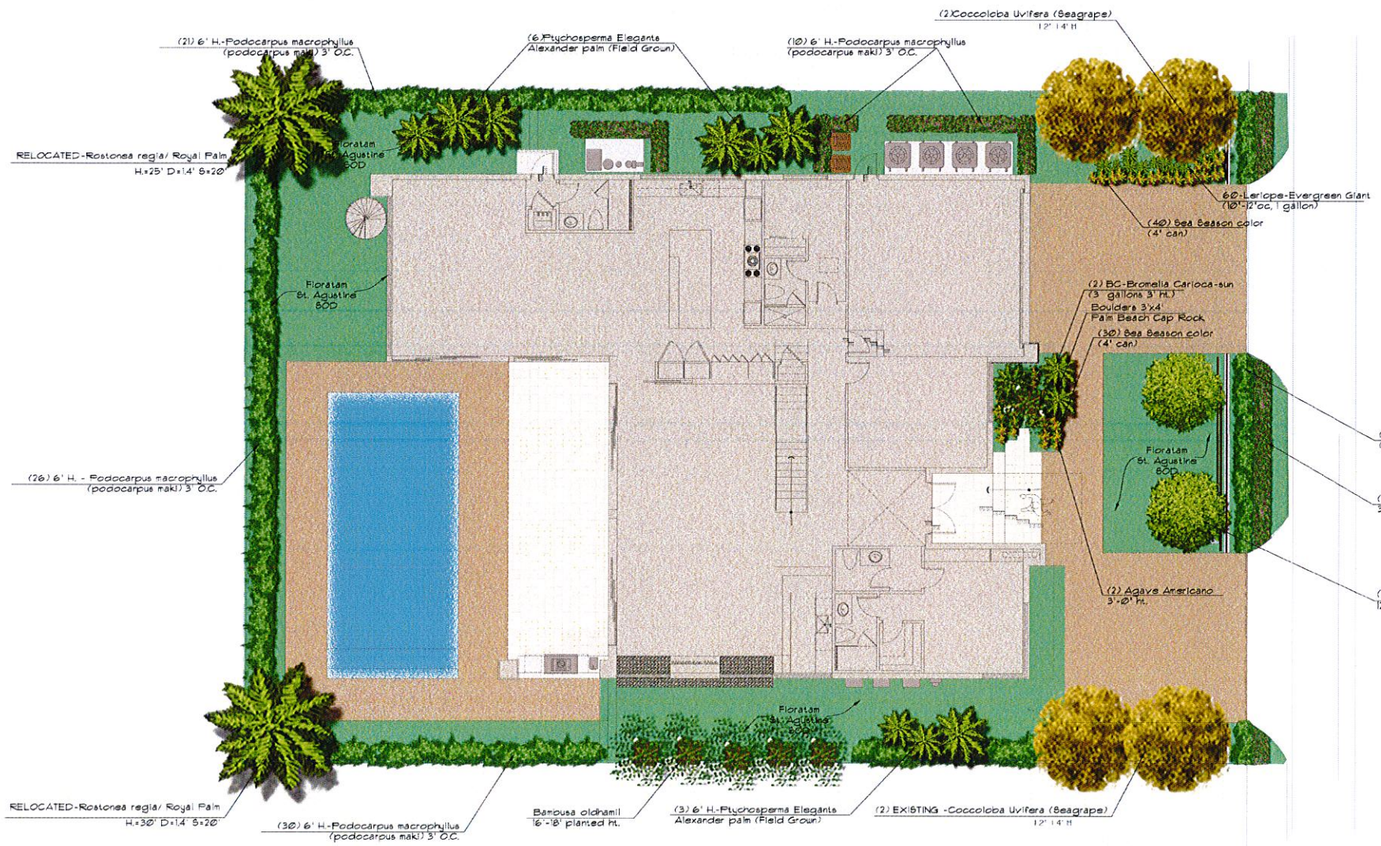






GENERAL NOTES:

1. ALL PLANT MATERIAL TO BE FL. NO 1 OR BETTER.
2. ALL PLANTING SOIL TO BE EVENLY MIX OF MULCH, LAKE SIALES SAND, AND PEAT MOSS.
3. ALL PLANTED AREAS TO RECEIVE 2" OF CYPRESS GRADE "A" MULCH.
4. ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS.
5. PROVIDE AUTOMATED LAWN SPRINKLERS AT ALL LANDSCAPED AREAS (100% COVERAGE WITH 50% OVERLAP).
6. * DENOTES NATIVE PLANT MATERIAL.



LANDSCAPE PLAN

1/8"=1'-0"

LANDSCAPE LIST

TREES &PALMS

QUANTITY PROVIDED	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANT	ORIGIN
4 (2 new, 2 existing)	Coccoloba uvifera Seagrape	12' 14' HT. 4' of clear wood before branching and a minimum caliper of two and one-half inches at the time of planting.	HIGH	NATIVE
2	Ligustrum japonicum Japanese Privet	12'-14' HT. 6 STR.	MODERATED	NOT NATIVE
9	Ptychosperma elegans Alexander Palm	15'-18' FIELD GROWN	HIGH	NOT NATIVE
2	Roystonea spp. Royal Palm	25'30' FIELD GROWN	MODERATED	NATIVE

SHRUBS

QUANTITY PROVIDED	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANT	ORIGIN
100	Podocarpus macrophyllus Podocarpus (EDGE)	3' O.C. 15 GAL.	HIGH	NOT NATIVE
37	Duranta Erecta Gold Mound (EDGE)	3' O.C. 3 GAL.	HIGH	NATIVE
16	Bambusa oldhamii Oldham bamboo	7' O.C. 16'-18' PLANTED HT.	HIGH	NOT NATIVE

GROUNDCOVERS

QUANTITY PROVIDED	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANT	ORIGIN
60	Liriope muscari Evergreen Giant Lilyturf	10' 12' O.C. 1 GAL.	MODERATE	NOT NATIVE
2	Agave americana 'marginata' Variegated Century Plant	3' HT.	HIGH	NATIVE
40	Sea season color	10' 12' O.C. 4 cups	MODERATE	NATIVE
2	BROMELIA SUN	2' X 2' 3 GAL	HIGH	NATIVE

SINGLE-FAMILY RESIDENTIAL LANDSCAPE REQUIREMENTS DATA

NON-WATERFRONT	REQUIRED	PROVIDED
REAR YARD	-	2
FRONT YARD	2	6
TOTAL TREE	5	8
MINIMUN STANDARDS AT TIME OF PLANTING	**REQUIRED**	**PROVIDED**
SHADE TREES	50% NATIVES	(4)-50% NATIVES
PALM TREE		9
REQUIRED SHRUBS (10 per req. tree)	80	253
NATIVE SHRUBS	30% (24)	46% 37
DROUGHT TOLERANT		± 80%

REVISIONS	BY:
1	
2	
3	
4	
5	

PROPOSED RESIDENCE FOR:
MR. & MRS. OREN
PROPERTY ADDRESS: 1261 95TH ST BAY HARBOR ISLANDS, FL 33154

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN CB
CHECKED DS
DATE APRIL 9, 2014
SCALE 1/8'
JOB NO. 1261 95TH ST -OREN
SHEET NO. L-1 OF 2 SHEETS
COLOR ORIGINAL

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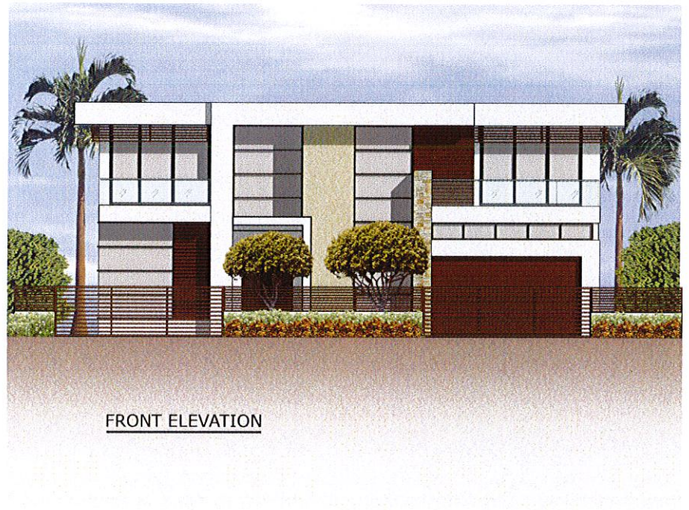
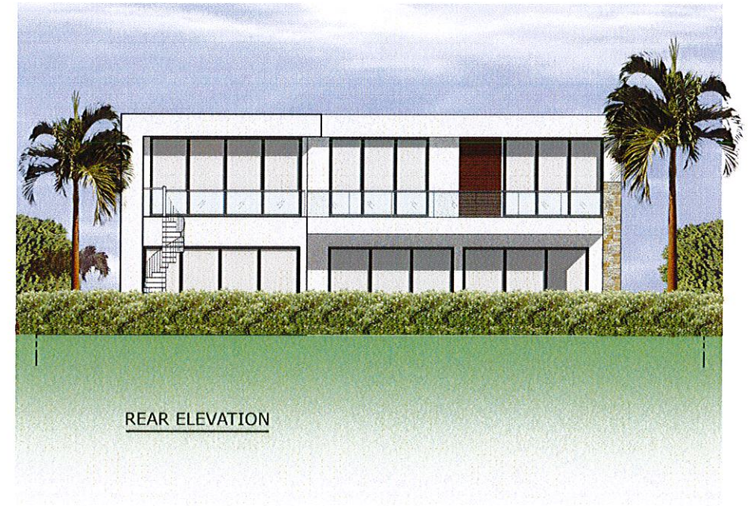
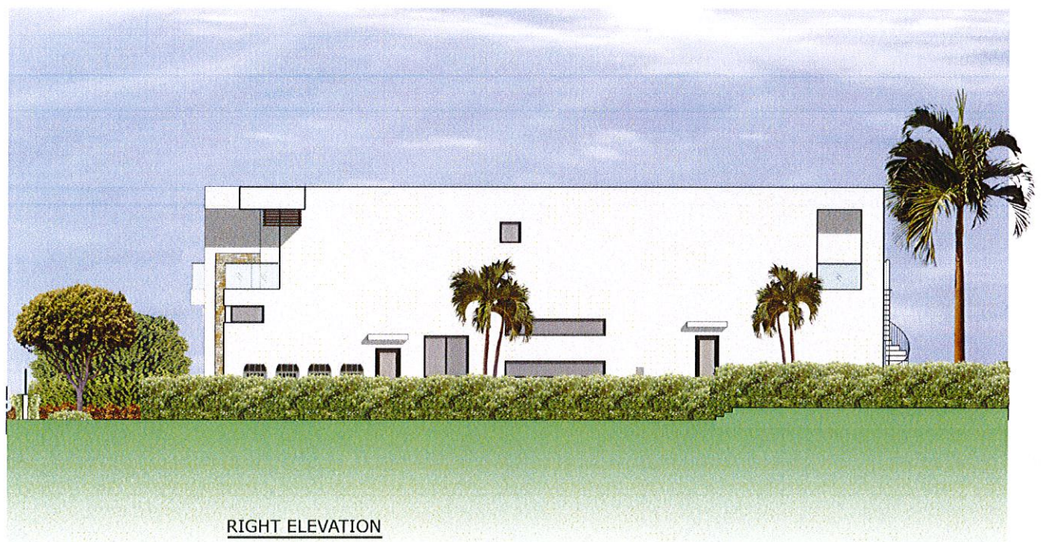


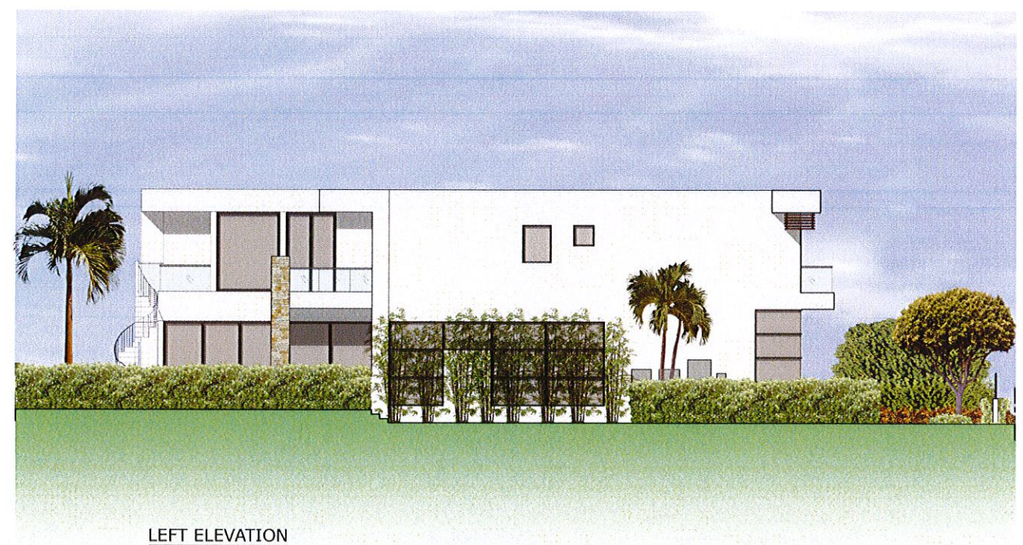
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

MR. & MRS. OREN RESIDENCE

1261 99TH ST. BAY HARBOR ISLANDS, FL.

REVISIONS	BY:
1	
2	
3	
4	
5	

PROPOSED RESIDENCE FOR:
MR. & MRS. OREN
PROPERTY ADDRESS: 1261 99TH ST BAY HARBOR ISLANDS, FL 33154

florida architectural services inc.
daniel sorogon AR 0010418
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
architect / planner
(305) 653-0212

DRAWN: CB
CHECKED: DS
DATE: APRIL 9, 2014
SCALE: 1/8"
JOB NO.: 1261 99TH ST -OREN

SHEET NO.
L-2
OF 2 SHEETS

COLOR ORIGINAL

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Town of Bay Harbor Islands
Ayanidys J. Martinez, Building and Zoning Supervisor

From: Scott D. Marks SDM
Community Planner
MMPA-Consultant Town Planner

Date: April 28th, 2014

Subject: Proposed Single-Family Residence
Applicant – Matty Oren
1261 99th Street
Bay Harbor Islands Acct. No.: BP2014-123
MMPA Acct. No.: 01-0702-0988

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 04/25/14) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family house at 1261 99th Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1261 99th Street
Legal Description:	Lot 10, Block 27, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Daniel Sorogon, as agent for the property owner, Matty Oren, has submitted an application for the construction of a new single-family residence on an interior lot located at 1261 99th Street. The proposed 2-story home has approximately 6,194 square feet of A/C living space with a two-car garage and a covered open terrace. The residence will have

seven (7) bedrooms (one shown as an office), eight (8) full bathrooms and one (1) half bathroom. The overall height of the structure will be 25 feet above Base Flood Elevation which is the maximum height allowed for a flat-roofed interior residence within the RD Single-Family District. The application proposes two (2) gated driveway connections to 99th street connected internally by a walkway leading to the entrance, and a pool with pool deck in the rear of the property. Extensive landscaping is proposed that meets and exceeds the Town Landscape Code and Miami-Dade County Landscape Code requirements including the use of native and drought tolerant plant materials.

The Historical Structure Survey for the Town of Bay Harbor Islands indicates that the existing structure was built in 1955 and is a "Ranch" design. The existing structure is to be demolished. The new single-family residence is a modern architectural design.

PROJECT HISTORY

The applicant previously submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Low Density Residential". The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations 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 RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above under the legal description.

SITE PLAN COMMENTS

The current site and architectural plans submitted for a new house at 1261 99th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

It should be noted that the finished grade in the rear of the property is being requested to be raised to BFE (8'-0" for this area). Per Sec. 23-12(12) of the Town's Code, BFE is the maximum height allowed for finished grades within the Town. Raising the lot will make the finished grades at the adjoining lots unequal. Section 23-12(12) also states that all finished grades at adjoining lots shall be equal unless the Planning and Zoning Board approves a retaining wall system. Therefore, Planning and Zoning Board approval is required for the retaining wall system proposed.