

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.

**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

August 19, 2014

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a primary sign for "Estrel" located at 1160 Kane Concourse, Lot 7 of Block 20. The owner of the business is requesting approval to install a primary. The location and architecture feature of the building does not comply with the size. As per Ordinance # 965 the owner has come before the Planning and Zoning Board for approval. Item #1

** Staff Review:*

Town Code Section: 17-20 (u) / Ordinance #965

Notwithstanding the above provisions, based on the proposed sign design, sign location, building height, architectural features or other unique circumstances, the planning and zoning board may vary the above criteria. If the planning and zoning board varies from the above criteria, copies of the approved sign and written reasons for the modifications shall be forwarded to the town council within 15 days. Upon receipt of the planning and zoning board's action a member of the town council or the town manager may appeal the board's decision. If the board's decision is appealed the matter shall be placed on the next available town council meeting agenda for action.

2. Request for approval for a new single-family home for "1350 BH, LLC" located at 1350 98 Street, Lot 4 of Block 35. The owners are proposing to construct a new two story single family residence with a two car garage under 5,025 sq. ft. of a/c living space. The residence will have 5 bedrooms, 6 bathrooms and 1 half bath. A new pool and pool deck is proposed. Enclosed please find the site plan and elevations.

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

3. Request for approval for revisions for "Bay View 102" located at 1133-45 102 Street, Lots 12 & 13 of Block 5. On July 16, 2013, the Board approved the project. As per the construction plans submitted, the Developers have made some minor revisions to the previously approved plan. Enclosed please find the approved and revised plans. (Item #3)

** Staff Review:* Design meets Town Code and was approved by Michael Miller, Town Planner.

ADJOURNMENT

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.

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**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

August 19, 2014

FINAL AGENDA

ITEM NUMBER: 1.

ITEM:

Request for approval for a primary sign for "Estrel" located at 1160 Kane Concourse, Lot 7 of Block 20. The owner of the business is requesting approval to install a primary. The location and architecture feature of the building does not comply with the size. As per Ordinance # 965 the owner has come before the Planning and Zoning Board for approval. Item #1

DESCRIPTION:

Request for approval for a primary sign for "Estrel" located at 1160 Kane Concourse, Lot 7 of Block 20. The owner of the business is requesting approval to install a primary. The location and architecture feature of the building does not comply with the size. As per Ordinance # 965 the owner has come before the Planning and Zoning Board for approval. Item #1

RECOMMENDED ACTION:

Town Code Section: 17-20 (u) / Ordinance #965

Notwithstanding the above provisions, based on the proposed sign design, sign location, building height, architectural features or other unique circumstances, the planning and zoning board may vary the above criteria. If the planning and zoning board varies from the above criteria, copies of the approved sign and written reasons for the modifications shall be forwarded to the town council within 15 days. Upon receipt of the planning and zoning board's action a member of the town council or the town manager may appeal the board's decision. If the board's decision is appealed the matter shall be placed on the next available town council meeting agenda for action.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

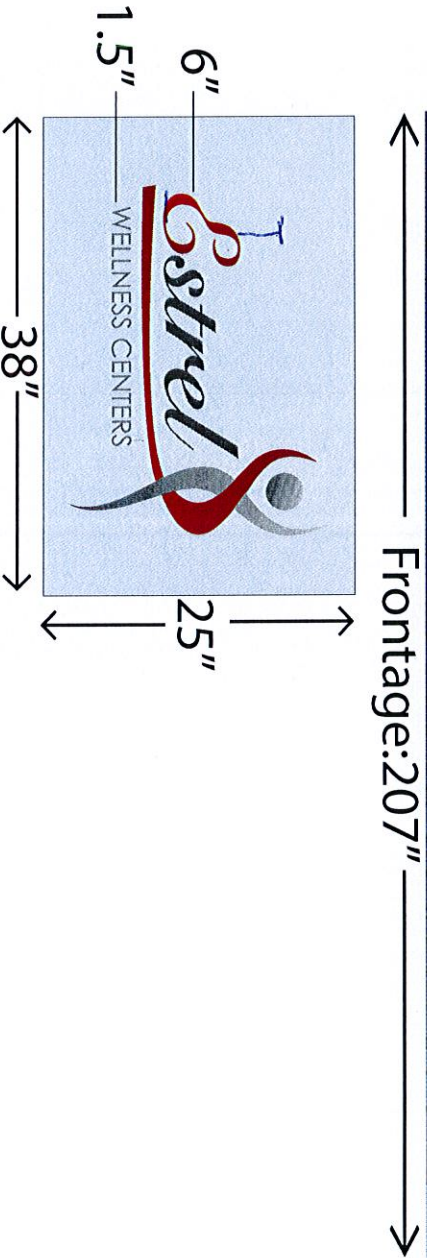
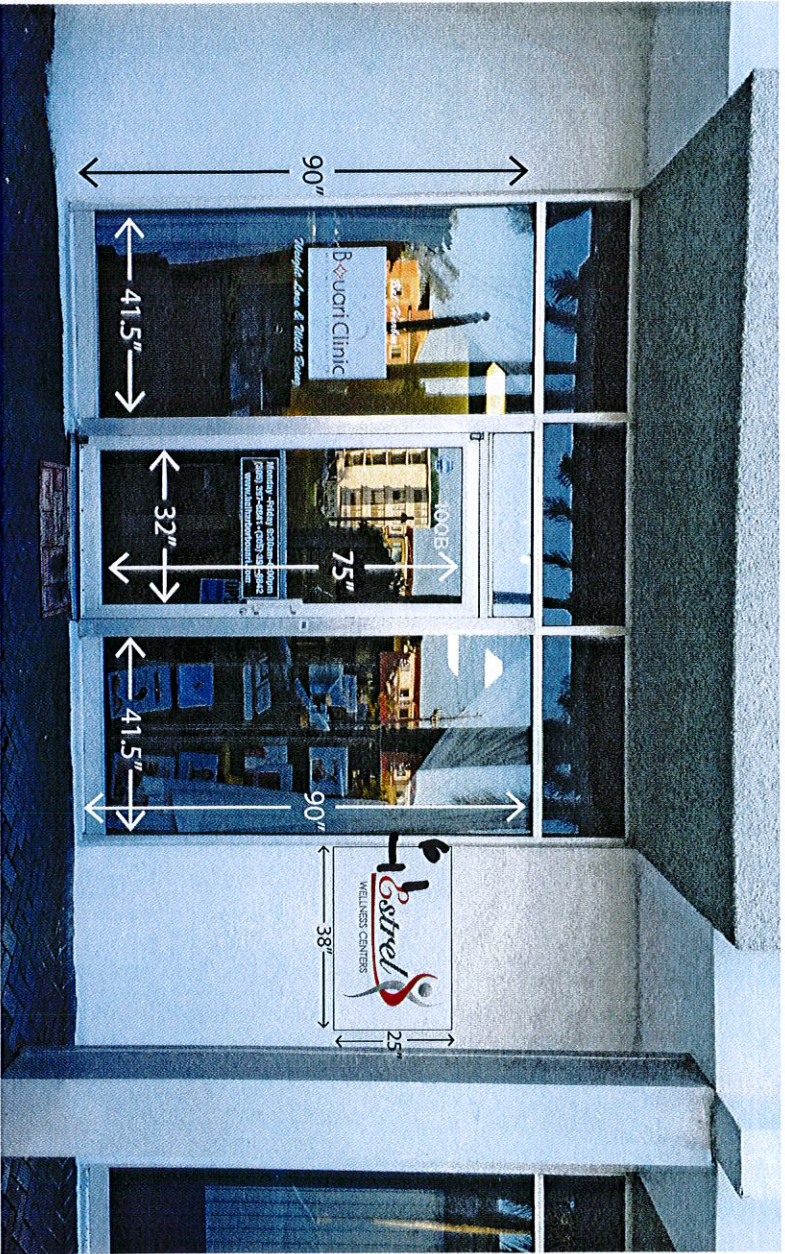
Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Primary Sign	EstrelPlans.pdf
2.	Staff Review	EstrelStaffReport.pdf

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ADDRESS:
1160 Kane Concourse #100,
Bay Harbor Islands, FL 33154



LANDLORD
OR AGENT
SIGNATURE
HERE

Please sign & return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s
X _____ DATE _____

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE
FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

FAST SIGNS. 15405 W. Dixie Hwy. North Miami Bch. Florida 33162	
ACCOUNT: 11510 / Estrel	
11510_Moch REPRESENTATIVE:	
ADDRESS: 1160 Kane Concourse #100, Bay Harbor Islands, FL 33154	
ORIGINAL DRAWING DATE: 10/1/2013	
DRAWING NUMBER 1 of	SCALE: NTS
REV. #1 BY:	REV. DATE
REVISION NOTES	
REV. #2 BY:	REV. DATE
REVISION NOTES	
REV. #3 BY:	REV. DATE
REVISION NOTES	
NOTES:	
DRAWN BY: PG	
REVISED BY:	
THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION.	

Town of Bay Harbor Islands

Business Sign Permit Worksheet (Town Code Section 17-20)



Date: 12/22/13

Applicant: ESTRA

Location (address) of Sign: _____

Each Business is allowed one of each type (Primary/Window/Door). Only complete each section as needed:

Primary (wall) Sign:

Width of Storefront Occupied by Applicant (linear feet): 17' 3"

Width of Storefront 17' 3" x 60% = 10' 3.5" (maximum length of sign)

Size of Sign (allowed 1.5 sqft per linear foot of storefront)(maximum of 30 sqft of sign):

Height: 25" Width: 38" Total: 6.6 sq. in (ft.)

Size of Letters (must be between 12 and 18 inches in height): "E" = 6"

Height of sign above grade (maximum of 14 feet): 48"

How is the sign mounted? STAND OFF HARDWARE

*Business in corner space allowed secondary sign no greater than 50% of measurements above.

*Allowed one additional sign under covered walkway or canopy positioned 90 degrees to the street with minimum vertical clearance of 8 feet. May include business name and nature of goods or service.

Window Sign:

Window glass size: Height: 90" x Width: 41.5" = 25.94 sq. in (ft.) x 2 = 51.88

Size of window sign: Height: 18" x Width: 24" = 3 sq. in (ft.)

Window glass size: 51.88 x 0.25 = 12.97 maximum allowable size of window sign

- Window Letters : maximum of 8" for primary line and maximum of 4" for secondary line
- May only include: business name, type of business, address, telephone number, either email address or website address, and related logos.
- Businesses with street frontage greater than 50 feet are allowed a second window sign

N/A Door Sign:

Door glass size: Height: _____ x Width: _____ = _____ sq. in (ft.)

Size of door sign: Height: _____ x Width: _____ = _____ sq. in (ft.)

Door glass size: _____ x 0.25 = _____ maximum allowable size of door sign

- Door Letters: maximum of 4" in height
- May only include: business hours, address number, telephone number, either email address or website address, and the name of the members/agents/etc. of business and licensing #'s. If no windows-door may include business name

N/A Awning Sign:

- only permitted when no other primary sign on the same side of the building
- follows the regulations for primary signs

Style of Font and Letters (block, script, channel, format, etc.): _____

Color of the sign (selected by property owner): Burgundy and grey

Description of Sign Material: _____

*Primary and window signs permitted to include logos that are trademarked and registered.

*For tenant directory sign, see Code Section 17-20(h)(i)



TOWN PLANNER REVIEW WORKSHEET

9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154
Tel: 305-993-1786 Fax: 305-861-1130

ORIGINAL

Date: 1/8/2014

Permit #: MB2014-5

Property Owner/Address:

Bay Harbor Professional Center

1160 Kane Concourse

Bay Harbor Islands, FL 33154

Lot(s): 8-9 Block: 20

Total Hours of Review: 1 hr

Plans Must Be Resubmitted: X Yes No

Special Notes:

See comments attached

Scope of Work: Primary/Window/Door Sign (#100B)

Date Charged: 2/14/2014 Amount Due: \$90.00

Please make check payable to:

*Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154*

The attached comment sheet will list any corrections to be made. If corrections are required, the information must be re-submitted to the engineer for further review. Further review may necessitate in additional fees being charged.

If you have any questions, contact the Building Department at (305) 993-1786.



TOWN PLANNER REVIEW WORKSHEET

Date: 2/14/14

Property owner and address:

1160 Kore Concourse
Suite 100-B

Lot _____ / Block _____

Permit Number MB 2014-5

Total Review Time 1.0

Plans must be resubmitted: X YES _____ NO _____

Special Notes:

- Sec. 17-20(a)(1) - lettering for primary sign must be between 12 and 18 inches in height.
 - Sec. 17-20(t)(9) - no logo to exceed 18 inches in height.
 - make a note on the plans that the existing door sign is to remain.
- _____

SDM

Robert Collins, ACIP

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**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

August 19, 2014

FINAL AGENDA

ITEM NUMBER: 2.

ITEM: Request for approval for a new single-family home for "1350 BH, LLC" located at 1350 98 Street, Lot 4 of Block 35. The owners are proposing to construct a new two story single family residence with a two car garage under 5,025 sq. ft. of a/c living space. The residence will have 5 bedrooms, 6 bathrooms and 1 half bath. A new pool and pool deck is proposed. Enclosed please find the site plan and elevations.

DESCRIPTION:

Enclosed please find the site plan and elevations. Request for approval for a new single-family home for "1350 BH, LLC" located at 1350 98 Street, Lot 4 of Block 35. The owners are proposing to construct a new two story single family residence with a two car garage under 5,025 sq. ft. of a/c living space. The residence will have 5 bedrooms, 6 bathrooms and 1 half bath. A new pool and pool deck is proposed. Enclosed please find the site plan and elevations.

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
Ayanidys Marante

ATTACHMENTS

1.	Staff Report	BHI SFR Staff Report 1350 98 St July 31 2014.pdf
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2.	Site Plan	1350.98stPlans.pdf
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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.

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Town of Bay Harbor Islands
Planning and Zoning Board

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

Date: July 31st, 2014

Subject: Proposed Single-Family Residence
Applicant – 1350 BH, LLC
1350 98th Street
Bay Harbor Islands Acct. No.: BP2014-202
MMPA Acct. No.: 01-0702-0991

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 07/31/14) 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 1350 98th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1350 98th Street
Legal Description: Lot 4, Block 35, "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, Rosa Balsera, as agent for the property owner, 1350 BH, LLC, has submitted an application for the construction of a new single-family residence on an interior lot located at 1350 98th Street. The proposed 2-story home has approximately 5,025 square feet of A/C living space with a two-car garage. The residence will have five (5) bedrooms, six (6) full

bathrooms and one (1) half bathroom. The overall height of the structure will be 23 feet above Base Flood Elevation which is under the maximum height allowed for a flat-roofed interior lot residence within the RD Single-Family District. The application proposes two (2) driveway connections to 98th street (circular driveway). A new pool and pool deck is proposed. 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 list the existing structure as a masonry vernacular design that was built in 1953. 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 the construction of a new house at 1350 98th 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.

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE, THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS, SHALL BE 1-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.

19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND/OR ENGINEER.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC.
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR "BY OTHER" ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 10 MIL. POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.

1350 RESIDENCE

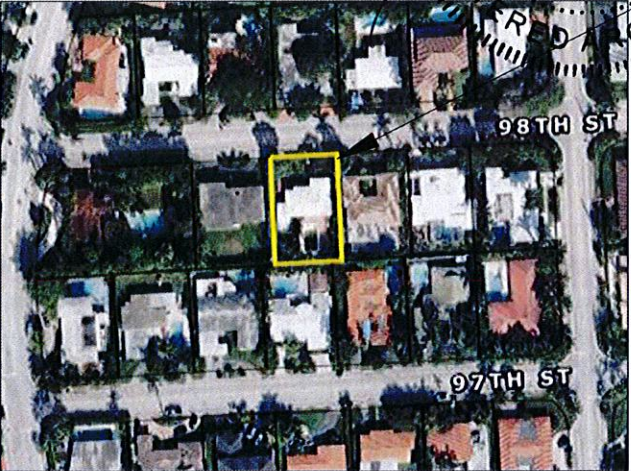
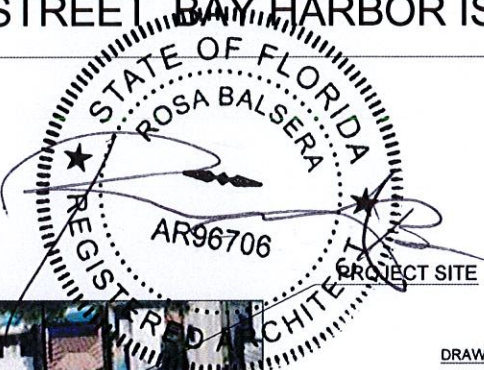
1350-98TH STREET, BAY HARBOR ISLANDS, FL 33154

DATE: JULY - 31- 2014

s d h studio
architecture | design
AA26002883

18901 NE 28th Ave, Suite 101
Aventura, FL 33160
(305) 501.5613
info@sdhstudio.com

ROSA BALSERA
ARCHITECT P.A.
ARCH. REG. # 96706

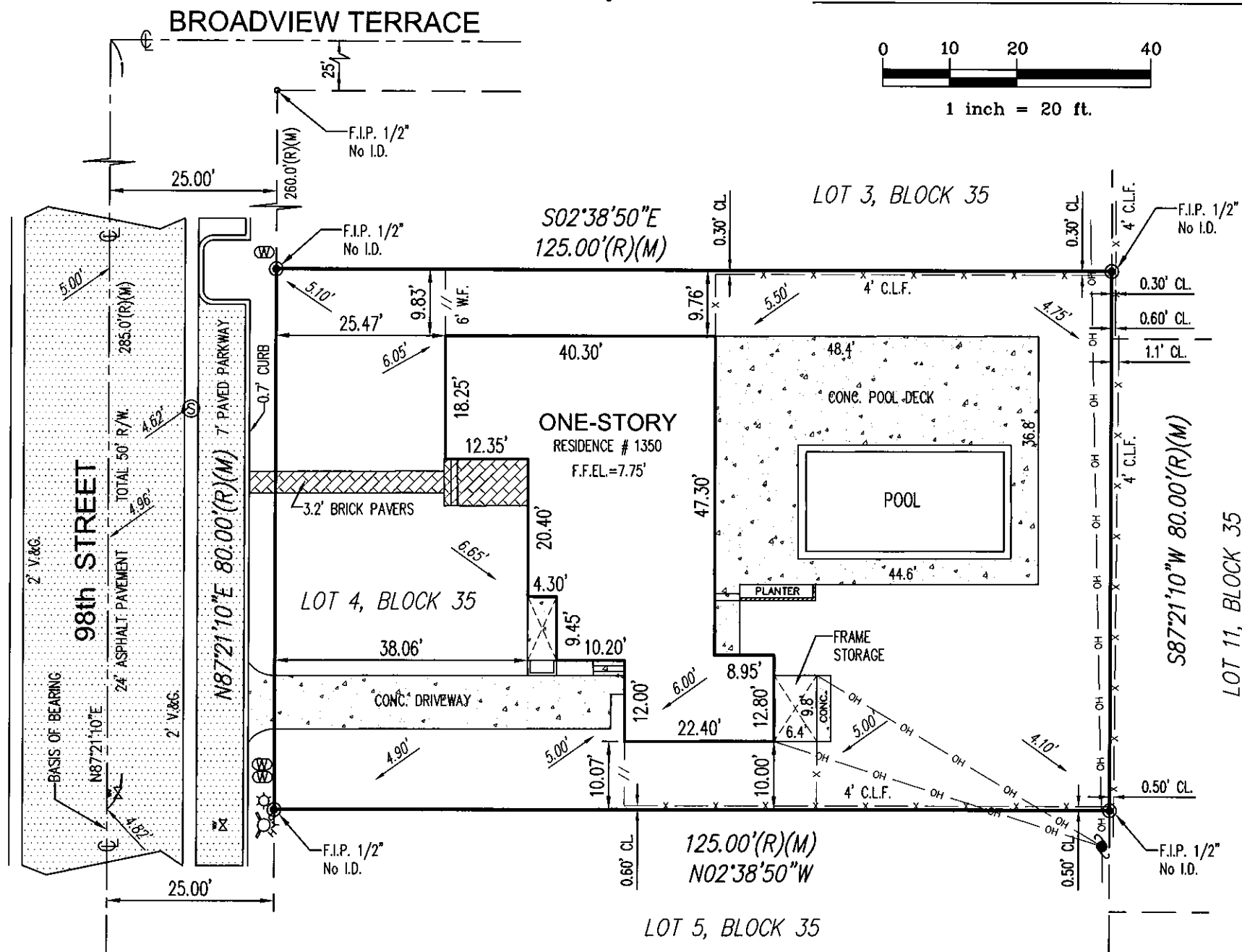
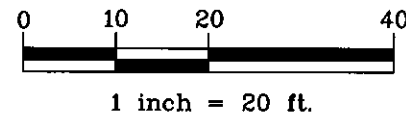


DRAWING INDEX

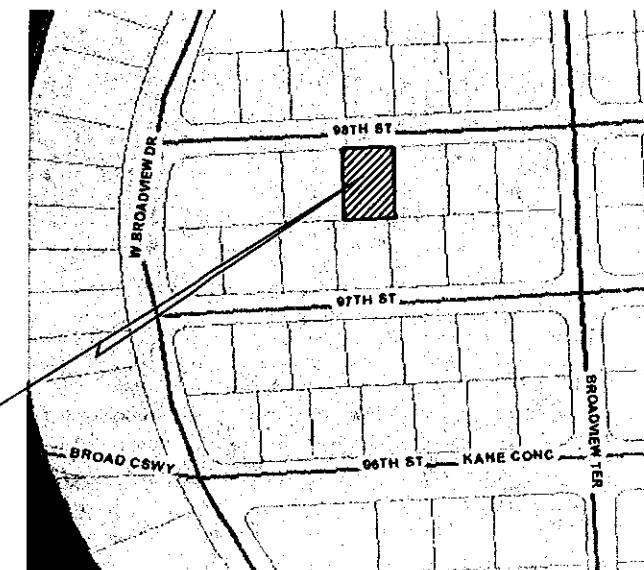
SV-100	SURVEY
SV-101	TREE SURVEY
L-1	LANDSCAPE PLAN
TD-1	TREE DISPOSITION PLAN
A-100	SITE PLAN
A-101	1ST FLOOR PLAN
A-102	2ND FLOOR PLAN
A-103	ROOF FLOOR PLAN
A-200	ELEVATIONS
A-201	ELEVATIONS
A-300	SECTIONS
A-400	GENERAL DETAILS
A-500	WINDOW & DOOR ELEVATIONS
A-501	WINDOW & DOOR ELEVATIONS



BOUNDARY SURVEY



PROJECT SITE



LOCATION MAP
SCALE: (N.T.S.)

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 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
- 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.
- 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.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. Underground encroachments not located.
- 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.
- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 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.
- Area of the Property: 10,000 Sq.Ft.
- This survey does not reflect or determine ownership. Ownership subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The survey depicted here is not covered by professional liability insurance. The liability of this survey is limited to the cost of the survey.
- North arrow direction and bearings are based on Recorded Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.
- Elevations are based on the National Geodetic Vertical Datum of 1929.
- Bench Mark Used: A-17, Elev.= 7.67' (N.G.V.D.) of Miami-Dade County, Florida.
- Flood Zone "AE" Base Flood Elev.: 8.00' as per Town of Bay Harbor Island, Florida. FEMA Community: 120637 and Panel Number: 12086C0144-L September 11, 2009.
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

a) 1350 BH LLC.

LEGEND

CL. = Clear
 C = Center Line
 CONC. = Concrete
 ENC. = Encroachment
 F.F.E.L. = Finish Floor Elevation
 F.I.P. = Found Iron Pipe
 F.I.R. = Found Iron Rod
 I.D. = Identification
 (M) = Measured
 N/A = Not Applicable
 N.G.V.D. = National Geodetic Vertical Datum
 O/L = On Line
 P.B. = Plat Book
 PG. = Page
 (R) = Record
 R/W = Right of Way
 V.&G. = Valley & Gutter

SYMBOLS

⊙ MANHOLE
 W WATER METER
 WV WATER VALVE
 WOOD POLE
 0.00' EXISTING ELEVATION
 COVERED AREA
 CHAIN LINK FENCE (C.L.F.)
 OVERHEAD LINES
 WOOD FENCE (W.F.)

SURVEY FOR:

1350 - 98th STREET
 Bay Harbor Islands, FL. 33154

LEGAL DESCRIPTION:

Lot 4, Block 35 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.

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.

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

2/17/2014
 DATE

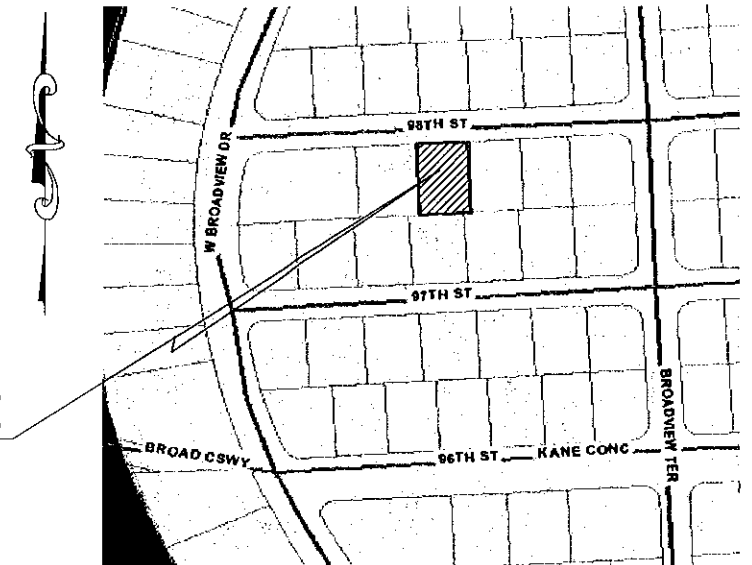
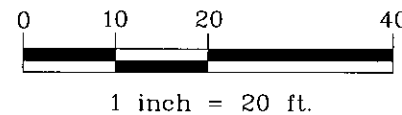
VIZCAYA SURVEYING & MAPPING, INC.

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.
2/16/2014	2/17/2014	1" = 20'	ELF.	

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

BOUNDARY SURVEY



LOCATION MAP
SCALE: (N.T.S.)

PROJECT SITE

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
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SYMBOLS

⊙ MANHOLE
 Ⓢ WATER METER
 Ⓢ WATER VALVE
 Ⓢ WOOD POLE
 Ⓢ FIRE HYDRANT
 Ⓢ LIGHT POLE
 0.00' EXISTING ELEVATION
 [X] COVERED AREA
 x CHAIN LINK FENCE (C.L.F.)
 OH OVERHEAD LINES
 // WOOD FENCE (W.F.)

SURVEY FOR:

1350 - 98th STREET
 Bay Harbor Islands, FL. 33154

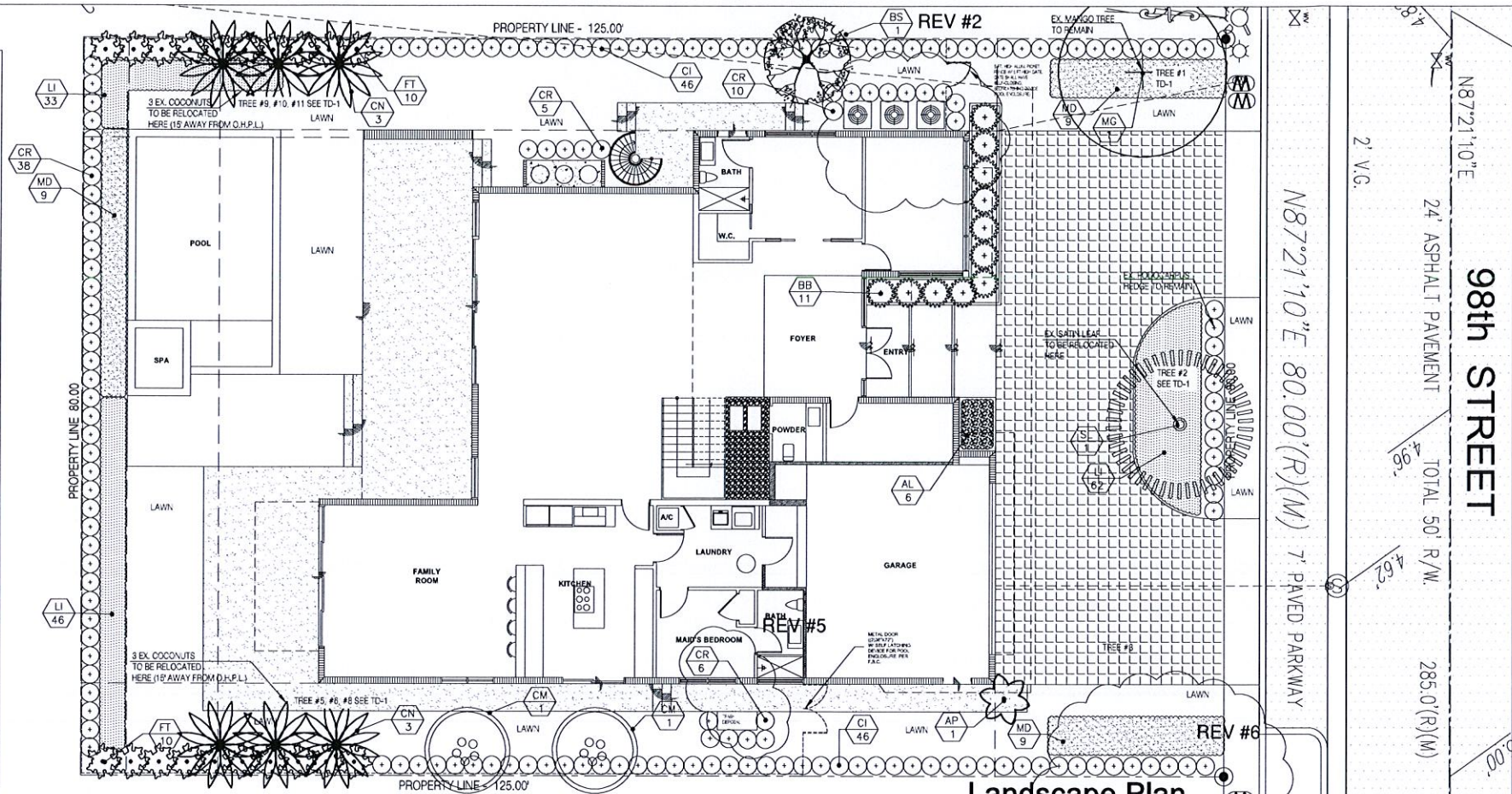
LEGAL DESCRIPTION:

Lot 4, Block 35 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.

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 54-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.		VIZCAYA SURVEYING & MAPPING, INC. 13217 S.W. 46th LANE MIAMI, FLORIDA 33175 PHONE: (305) 223-6060 E-Mail: RVIZCAYA.13@GMAIL.COM LB.# 8000			
ARTURO R. TOIRAC P.L.S. PROFESSIONAL SURVEYOR AND MAPPER # 3102 STATE OF FLORIDA	DATE 6/24/2014	FIELD DATE: 6/20/2014	DATE: 6/24/2014	SCALE: 1" = 20'	DRAWN BY: ELF.
				JOB No.	

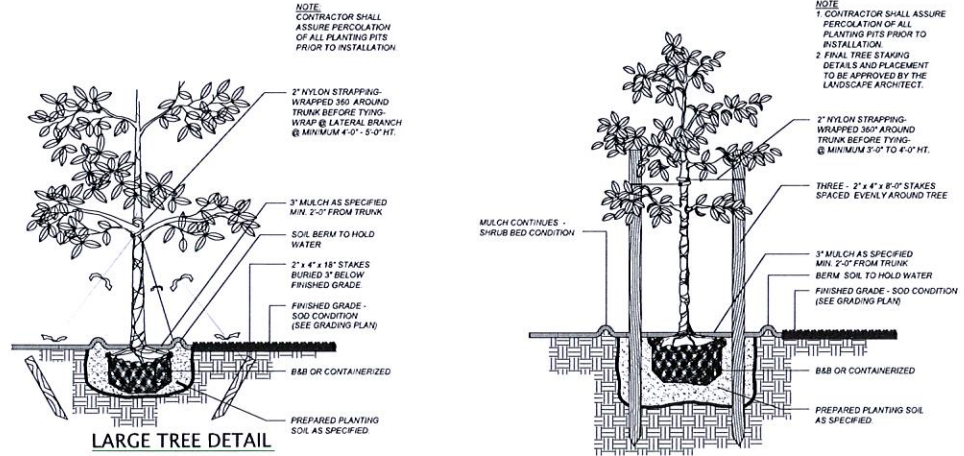
LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Florida No.1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepis Indica to be planted 30" from edge of walkways.
04. All trees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocos, Acoelorrhaphe, Rapis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work. This preliminary plan shall not be used for bidding purposes. Bidding shall be based on final working drawings.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, Ordinance #98-13, and any other municipal landscape ordinance in effect at the project's location.
10. Street trees, if part of this contract and shall conform to Miami-Dade County's or municipal requirements.
11. Landscape Contractor is required to procure and obtain any necessary permits applicable for the sucesful completion of this project, including tree removal permits, if applicable.
12. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
13. Landscape contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
14. Landscape contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into agreement or contract with owner. Landscape contractor shall coordinate his work with the general contractor or construction manager in such a manner as to allow for a speedy and orderly completion of all work on the site, and special attention to location of all underground wires, pipes, footings, etc.
15. Any excess soil, landscape materials and debris from the landscape contractor's work shall be removed from the site immediately upon completion of his works.
16. Should landscape contractor find any discrepancies, unavailability of material or any question regarding the adherence to this plan no decision shall be taken without specific consultation with the landscape architect, including substitutions when required.



Landscape Plan

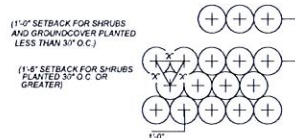
SCALE 1/8" = 1'-0"



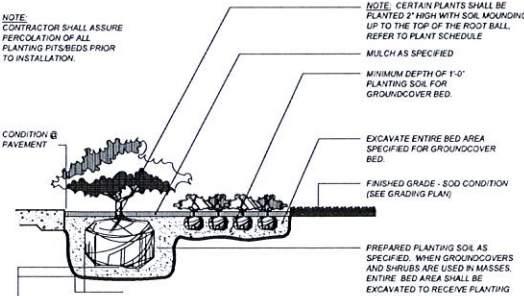
LARGE TREE DETAIL

SMALL TREE DETAIL

TREE PROTECTION DETAIL



TYPICAL PLANT SPACING



SHRUB/GROUNDCOVER DETAIL

Town of Bay Harbor Islands Landscape Code (Sec. 24-16) Requirements Legend Residential - Single-Family and Two-Family Home Sites

	Required	Provided
A. Shade Trees Required*		
1. Single-Family Non-Waterfront Lot	5	5
2. Single-Family Waterfront Lot	6	N/A
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	3
6. Drought Tolerant and Low Maintenance Species Required - 50%	3	3
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	303
2. Single-Family Waterfront Lot	60	N/A
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 (30%)	130 (60%)
5. Drought Tolerant and Low Maintenance Species Require - 50%	25	249 (82%)
C. Maximum Lawn Area Allowed***		
50% of Net Lot Area	50% (Max)	50%

* Required Shade Trees at time of planting must be a minimum of 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.

** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.

*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

LEGENDS OF LANDSCAPE KEYS AND SYMBOLS

SHRUBS & GROUNDCOVERS			
KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AL	6	ALOCASIA ODORATA/ EARLEAF ALOCASIA	18" HT. x 18" SPR. / 3 GALLONS/ 2' O.C.
LI	157	LIRIOPE MUSCARI EVERGREEN GIANT/ GIANT LIRIOPE	12" HT. x 12" SPR. / 3 GALLONS/ 2' O.C.
CR	71	*CLUSIA ROSEA/ PITCH APPLE	36" HT. x 24" SPR. / 7 GALLONS/ 2' O.C.
CI	92	*CHRYSOLANOS ICACO/ COCOPULM	36" HT. x 24" SPR. / 7 GALLONS/ 2' O.C.
MD	92	MONSTERA DELICIOSA/ SWISS CHEESE PLANT	36" HT. x 24" SPR. / 7 GALLONS/ 2' O.C.
LAWN	AS REQ.	ST. AUGUSTINE FLORATAM	SOLID EVEN SOD PIECES
TREES & PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
☆	AP/1	PTYCHOSPERMA ALEXANDRAE	15' O.A. HT., TRIPLE TRUNK
+	SL/1	ALEXANDER PALM	FG, BB, FF
+	MG/1	*EXISTING SATIN LEAF	25' HT. X 23" SPR., 8" CAL.
+	MG/1	*EXISTING CHRYSOPHYLLUM OLIVIFORME	EXISTING TO BE RELOCATED (TD-1)
+	MG/1	EXISTING MANGO	35' HT. X 32" SPR., 19" CAL.
+	MG/1	EXISTING MANGO	EXISTING TO REMAIN (TD-1)
✿	CN/6	EXISTING COCONUT PALM	12' O.A. HT. X 10'-14" SPR.
✿	CN/6	EXISTING COCOS NUCIFERA	EXISTING TO BE RELOCATED (TD-1)
✿	CM/2	CRAPE MYRTLE 'MUSKOGEE'	12' C.T. HT. X 7' SPR. SINGLE MAIN L.
✿	CM/2	LAGERSTROEMIA INDICA 'MUSKOGEE'	FG, BB, FF
✿	FT/20	FISHTAIL PALM	8' HT. X 5' SPR/ 3 TRUNKS MIN P.P.
✿	BS/1	CARYOTA MITIS	FG, BB, FF
✿	BS/1	*SILVER BUTTWOOD	12' HT. X 7' SPR/ 2' CAL., SINGLE
✿	BS/1	*CONOCARPUS ERECTUS SERICEUS	MAIN LEADER, FG, BB, FF
✿	BB/11	BAMBUSA CHUNGII	6' HT. X 3' SPR., 5 SHOOTS MIN. P.P.
✿	BB/11	TROPICAL BLUE BAMBOO	FG, BB, FF

* DENOTES NATIVE SPECIES

REV #4
NOTE: FOR EXISTING TREE SCHEDULE SEE TREE DISPOSITION PLAN SHEET TD-1

Manuel C. Alonso
landscape architect of record
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mcalonso@aol.com

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jane@ecopacheco.com

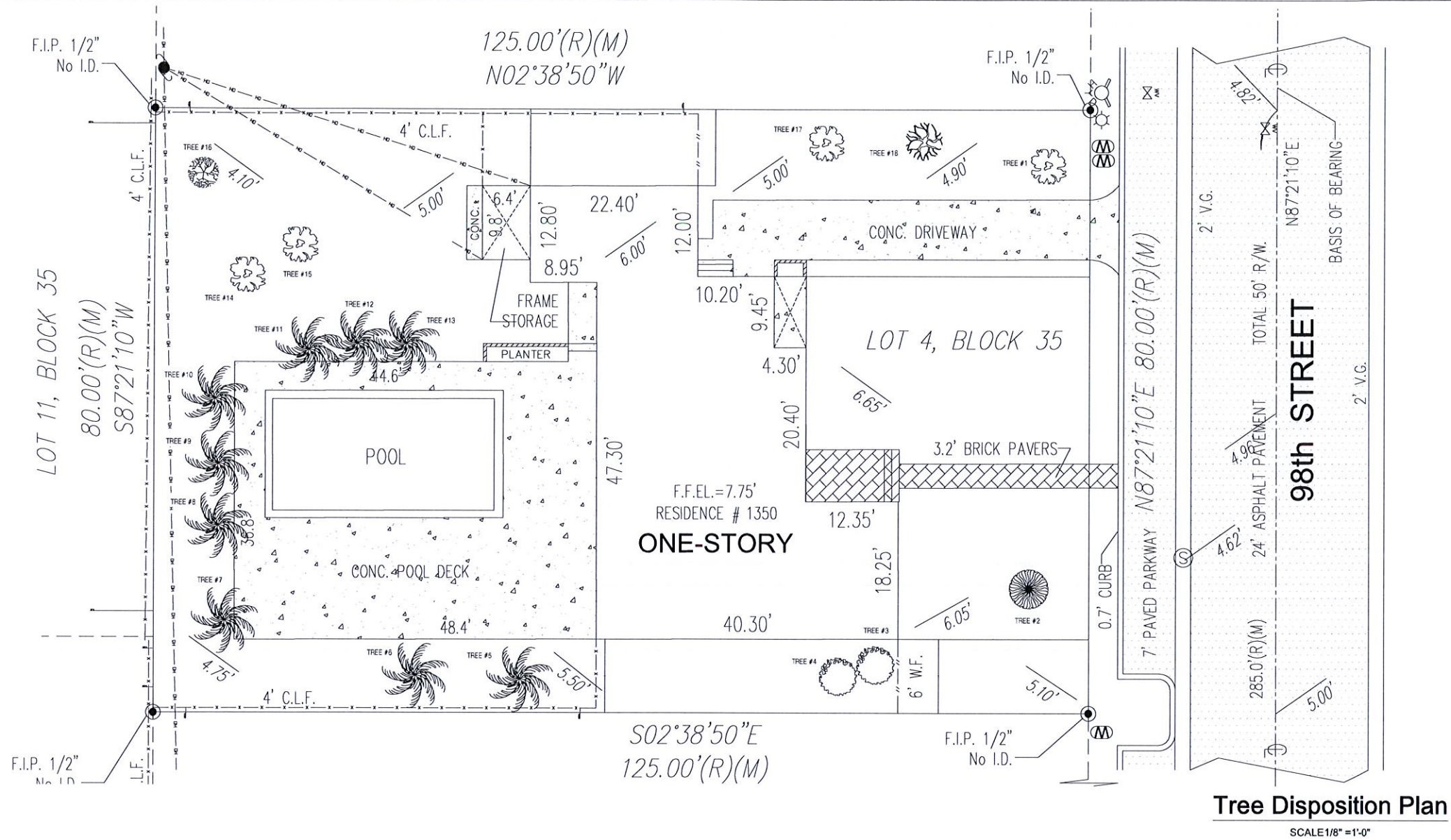
1350 RESIDENCE
Landscape Plan
1350 98th STREET
Bay Harbor Islands, FL

Revisions:
1. TOWN OF BAY HARBOR ISLANDS LANDSCAPE REQUIREMENTS LEGEND UPDATED (06.06.2014)
2. SITE PLAN UPDATED WITH LOCATION OF A/C UNITS AT GROUND LEVEL. A/C UNITS HAVE BEEN SCREENED WITH CLUSIA 36" HIGH (06.06.2014)
3. LANDSCAPE QUANTITIES AND PLANTING AREAS HAVE BEEN INCREASED TO MEET 50% REQUIREMENTS. (06.06.2014)
4. RELOCATED ONE SATIN LEAF, ONE MANGO TREE AND 6 COCONUT PALMS
5. ADDED TRASH ENCLOSURE 07.22.2014
6. MANGO TREE REMOVED 07.30.2014

Ssd
Manuel C. Alonso
B.6.14
Lic. # LA666653
Manuel C. Alonso, A.S.L.A.

Drawing: Landscape Plan
Date: 07.31.2014
Scale: 1/8" = 1' - 0"
Drawn by: JRP
Sheet No.:

L-1



EXISTING TREE DISPOSITION

#	DIAM.	HEIGHT	SPREAD	COMMON NAME	CONDITION/ ACTION
1	19"	35'	32'	MANGO TREE/ MANGIFERA INDICA	GOOD/ REMAIN SEE SHEET L-1
2	8"	25'	23'	*SATIN LEAF/ CHRYSOPHYLLUM OLIVIFORME	GOOD/ RELOCATE SEE SHEET L-1
3	5"	15'	8'	SOURSOP/ ANNONA MURICATA	POOR/ REMOVE
4	4"	10'	4'	SOURSOP/ ANNONA MURICATA	POOR/ REMOVE
5	12"	12'	10'	COCONUT PALM/ COCOS NUCIFERA	GOOD/ RELOCATE SEE SHEET L-1
6	12"	12'	10'	COCONUT PALM/ COCOS NUCIFERA	GOOD/ RELOCATE SEE SHEET L-1
7	12"	10'	8'	COCONUT PALM/ COCOS NUCIFERA	POOR/ REMOVE
8	12"	12'	14'	COCONUT PALM/ COCOS NUCIFERA	GOOD/ RELOCATE SEE SHEET L-1
9	12"	12'	14'	COCONUT PALM/ COCOS NUCIFERA	GOOD/ RELOCATE SEE SHEET L-1
10	12"	12'	14'	COCONUT PALM/ COCOS NUCIFERA	GOOD/ RELOCATE SEE SHEET L-1
11	12"	12'	6'	COCONUT PALM/ COCOS NUCIFERA	GOOD/ RELOCATE SEE SHEET L-1
12	12"	12'	6'	COCONUT PALM/ COCOS NUCIFERA	POOR/ REMOVE
13	12"	12'	6'	COCONUT PALM/ COCOS NUCIFERA	POOR/ REMOVE
14	7"	20'	12'	MANGO TREE/ MANGIFERA INDICA	POOR/ REMOVE
15	6"	12'	7'	MANGO TREE/ MANGIFERA INDICA	POOR/ REMOVE
16	12"	15'	15'	SURINAM CHERRY/ EUGENIA UNIFLORA	POOR/ REMOVE
17	5"	10'	5'	MANGO TREE/ MANGIFERA INDICA	POOR/ REMOVE
18	5"	12'	8'	SOURSOP/ ANNONA MURICATA	POOR/ REMOVE

*DENOTES NATIVE SPECIES

Manuel C. Alonso
L.A.S.L.A.
landscape architect of record
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(305) 951-9652
2701 Collins Avenue #102
Miami Beach, FL 33138
mcalonso@gmail.com

All ideas, designs, and/or indicated or represented by this drawing are owned by and are the exclusive property of Manuel Alonso, and are not to be used, copied, or reproduced in any form without the written permission of Manuel Alonso.

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design consultant
miami, caribbean, hampshire
www.ecopacheco.com
(305) 915-6626
juan@ecopacheco.com

1350 RESIDENCE
Tree Disposition Plan
1350 98th STREET
Bay Harbor Islands, FL

Project:

Revisions:
ADDED TREE DISPOSITION PLAN
07.15.2014
1. TREE #14 MANGO TO BE REMOVED
07.28.2014

Seal
Manuel C. Alonso
8.6.14
Lic. # LA666653
Manuel C. Alonso, A.S.L.A.

Drawing: TREE DISPOSITION PLAN
Date: 07.31.2014
Scale: 1/8" = 1' - 0"
Drawn by: JRP
Sheet No.:

TD-1

s d h studio
architecture | design
AA2000083

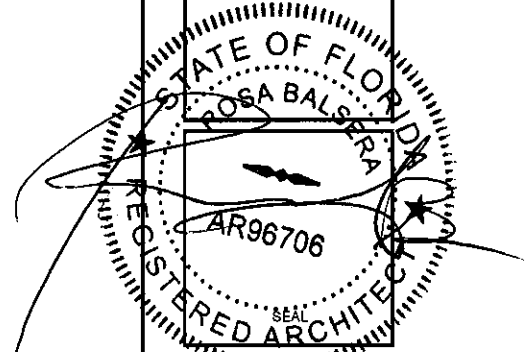
18901 NE 28th Ave, Suite 101
Aventura, FL 33160
(305) 501-2013
info@sahstudio.com

ROSA BALSERA
ARCHITECT P.A.
ARCH/REC P. 98708

1350 RESIDENCE

1350 - 98th street
BAY HARBOR ISLANDS,
FL 33154

Owner: 1350 BH LLC



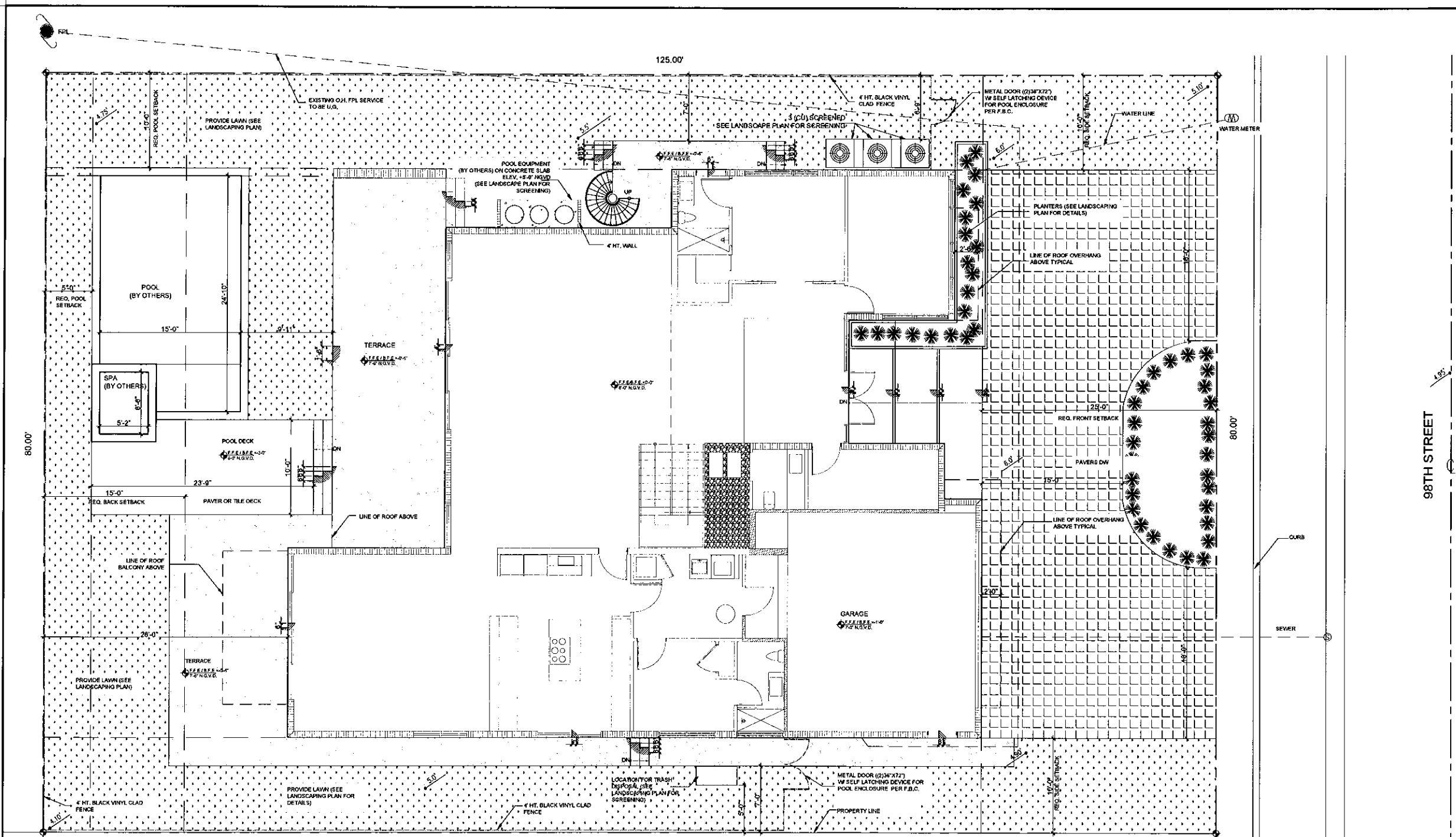
NOTES / COMMENTS

REVISIONS / SUBMISSIONS

SITE PLAN

DRAWN BY: SDH
CHECKED BY: RB
DATE: JULY - 31 - 2014

A-100



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

ZONING DATA / CALCULATIONS

DISTRICT: RD			
FOLIO NUMBER: 13-2227-001-6410			
SETBACKS:			
	REQUIRED / ALLOWED	PROVIDED	
FRONT	25'	25'	
REAR	15'	28'	
SIDES	10'	10'	
MAX HEIGHT	25' ABOVE B.F.E FOR A FLAT ROOF	23' 0" TOP OF ROOF SLAB FROM B.F.E.	
NET AREA UNDER A/C:			
1st LEVEL	2,654 SF		
2nd LEVEL	2,171 SF		
TOTAL AREA A/C	5,025 SF		
GARAGE	478 SF		

COVERED OUTDOOR AREAS:

REAR TERRACE	1181 SF
FRONT ENTRY AREA	1341 SF
BALCONIES	113 SF
ROOF TOP TERRACE	926 SF
IMPERVIOUS AREA CALCULATION	
IMPERVIOUS AREA	6,772 SF
PERVIOUS AREA	3,228 SF 32.28 % OF TOTAL
NET LOT AREA	10,000 SF

ZONING INFORMATION

ZONING : RD
LOT AREA: 10,000 SF
REQ. FLOOD ELEV+ 8.0' NGVD
HEIGHT :23'-0" TO FLAT ROOF FROM B.F.E.

APPLICABLE CODES

STANDARD FLORIDA BUILDING CODE 2010 EDITION
STANDARD ELECTRICAL CODE (LATEST EDITION)
STANDARD PLUMBING CODE (LATEST EDITION)
STANDARD MECHANICAL CODE (LATEST EDITION)
STATE OF FLORIDA - ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

LEGAL DESCRIPTION:

Lot 4, Block 35 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.

ADDRESS: 1350 - 98th STREET BAY HARBOR ISLAND, FL 33154			
LOT: 4	BLOCK: 35	PLAT BOOK: 45	PAGE: 5
HIGHEST CROWN OF ROAD ELEV. = 4.95 FT. NGVD. HIGHEST CROWN OF ROAD ELEV. WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY: PLS LIC. #			
SURVEYOR'S NAME			
ELEVATION	LOWEST FLOOR	GARAGE/STORAGE	GRADE
PROPOSED	8.0'	7.0'	
AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-303)			

O.S.F.H. (OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION. S.F.H. (SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER. LOWEST FLOOR: Shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements in sections 11C-3.11C-4.11C-5. GARAGE OR STORAGE (SFHA/OSHA) (11C-5-f): Fully enclosed areas below the base elevations shall be design to preclude finished living space except allowable uses i.e parking/limited storage and building access and shall be design to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls. Design for complying with this requirement must be either certified by a professional engineer or architect and meet the following criteria: (1) Provide a minimum of two (2) openings having a total net area of no less than one (1) square inch for every square foot of enclosed area size. Bottom of all openings shall be no more higher than one (1) foot above grade. (2) The interior portion of such enclosed area shall NOT be partitioned or finish into separate rooms or air conditioned.

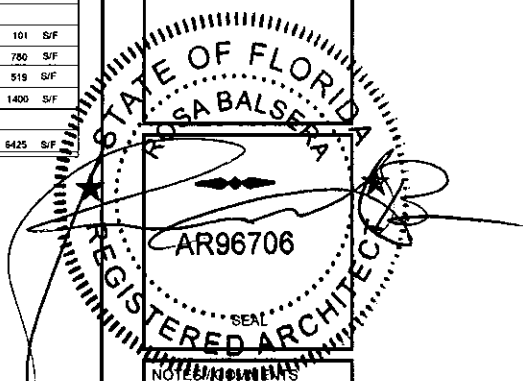
POOL BARRIER; ALARM NOTES

WHERE A WALL OF A DOWELING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES: ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W/UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 dB A AT 10 FT AND IS EITHER HARD-WIRED OR THE PLUG-IN TYPE. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECOND. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENCH. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD W/ IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

1350 RESIDENCE

1350 - 98th street
BAY HARBOR ISLANDS,
FL 33154

Owner: 1350 BH LLC



NOTES/REMARKS

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1st FLOOR PLAN

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GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @16" O.C. SD CEMENT-COATED OR RING SHAKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAIL HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS OR BLOWN-IN FIBERGLASS MINERAL WOOL OR CELLULOSE INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C.
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUDS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON RAISING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C.
3. PROVIDE SKIN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH" DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL, 1/2" MIN. LETTERS REQUIRED AS PER F.B.C.
4. PROVIDE 2"x6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. X 8" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL. NOT MORE THAN 8" TOP & BOTTOM.
5. PROVIDE 120 SQ. INCHES OF SCREENED VENTILATION IN GARAGE. VENTS ARE TO BE WITHIN 7" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOR ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE CLASS-4

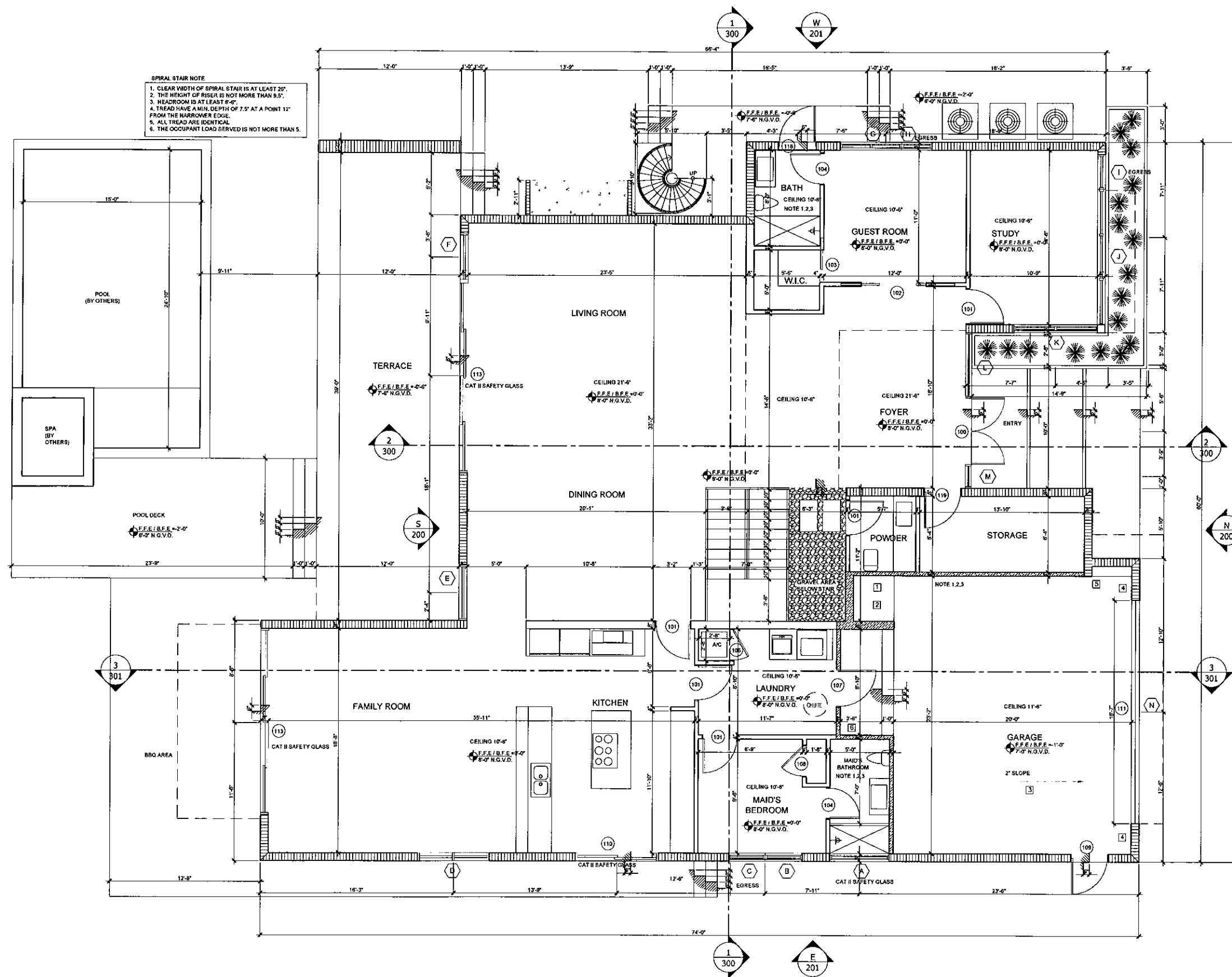
AREA TABLE

SPACE	AREA
AC GROUND FL.	2854 S/F
AC 2ND FL.	2171 S/F
TOTAL AC AREA	5025 S/F
ENTRY	101 S/F
TERRACE	780 S/F
GARAGE	519 S/F
TOTAL AREA NON AC	1400 S/F
TOTAL AREA	6425 S/F

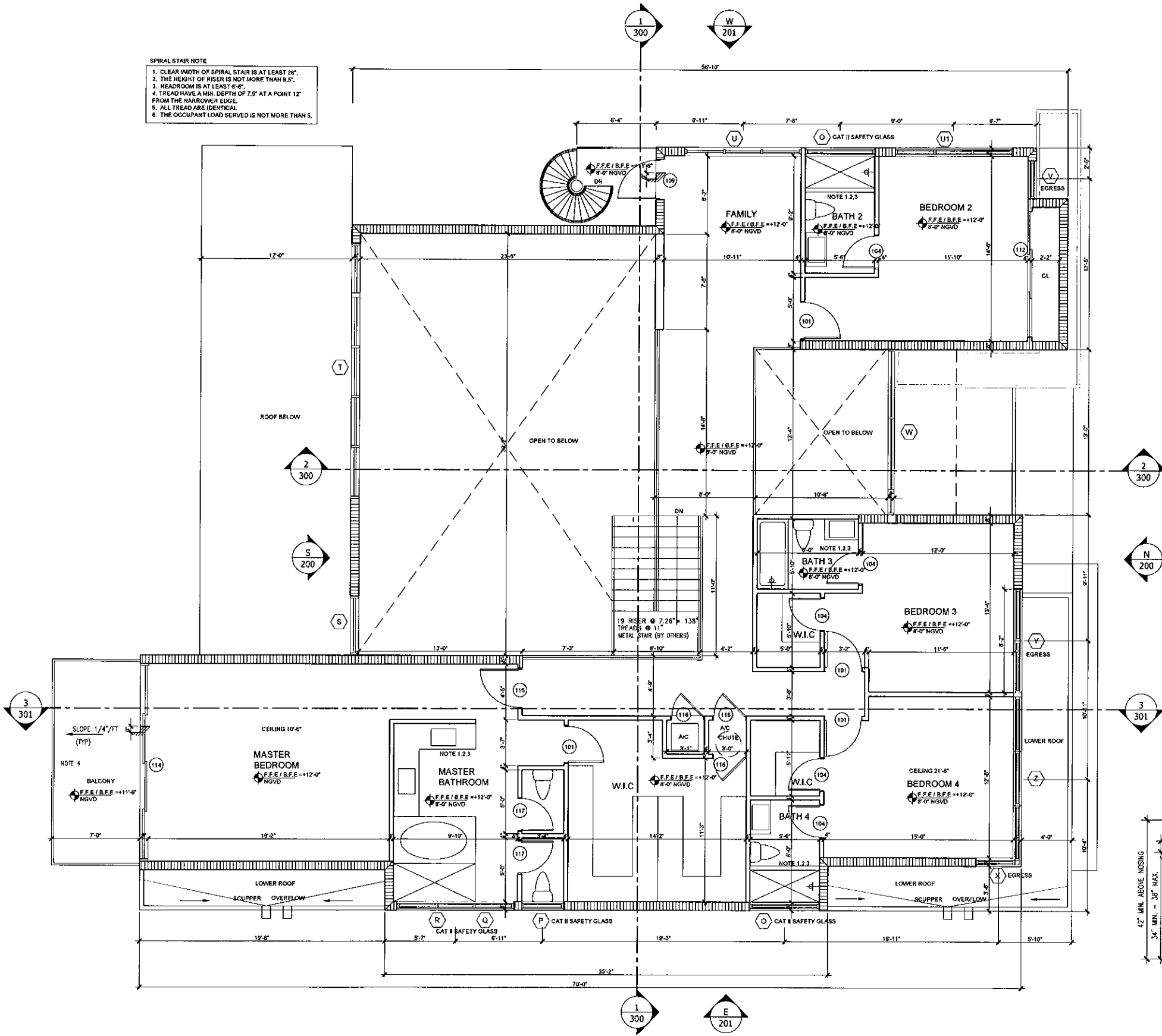
ROOM FINISH SCHEDULE				
ROOM	FLOOR	BASE	WALLS	CEILING
FOYER	TILE	TILE	GYP. BRD.	GYP. BRD.
LIVING & FAMILY	TILE	TILE	GYP. BRD.	GYP. BRD.
BEDROOM	TILE	TILE	GYP. BRD.	GYP. BRD.
BATHROOMS	CER. TILE	TILE	CEMENT BRD.	M.R. GYP. BRD.
CLOSETS & LINEN	TILE	TILE	GYP. BRD.	GYP. BRD.
KITCHEN	TILE	TILE	GYP. BRD.	GYP. BRD.
PLAY ROOM	TILE	TILE	GYP. BRD.	GYP. BRD.
GARAGE	CEMENT	-	GYP. BRD.	GYP. BRD.
TERRACE	TILE	-	STUCCO	T&G

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

- SPIRAL STAIR NOTE**
1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 20".
 2. THE HEIGHT OF RISER IS NOT MORE THAN 9.5".
 3. HEADROOM IS AT LEAST 6'-6".
 4. TREAD HAVE A MIN. DEPTH OF 7.5" AT A POINT 12" FROM THE NARROWER EDGE.
 5. ALL TREAD ARE IDENTICAL.
 6. THE OCCUPANT LOAD SERVED IS NOT MORE THAN 5.



SPIRAL STAIR NOTE
1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 9.5".
3. HEADROOM IS AT LEAST 6'-4".
4. TREAD HAVE A MIN. DEPTH OF 7.5" AT A POINT 12" FROM THE NARROWER EDGE.
5. ALL TREAD ARE IDENTICAL.
6. THE OCCUPANT LOAD SERVED IS NOT MORE THAN 5.



MEAN OF ESCAPE NOTE:
ALL EGRESS WINDOWS TO COMPLY W/ F.B.C. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.Q. FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR. EVERY CLOSED DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

NOTE AS PER FBC R4409.13.5
R4409.13.5 TERMITE PROTECTION
ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC
BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES
A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 8 FEET 8 INCHES (2638 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

NOTE AS PER F.B.C.
DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

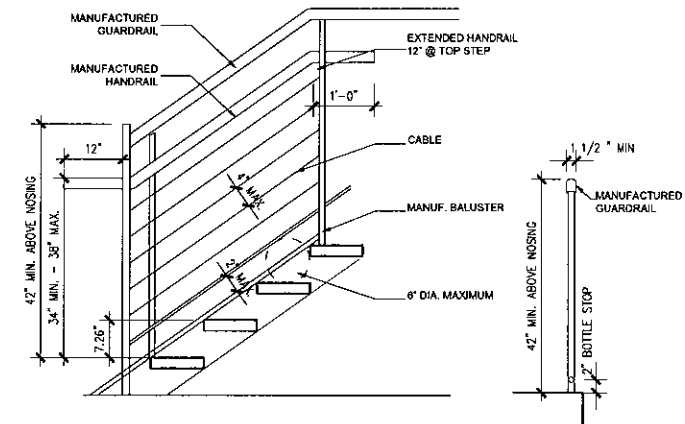
NOTE 1
SHOWER ENCLOSURE SAFETY GLASS CAT.2 TILE IMPERVIOUS FINISH UP TO 80" A.F.F.

NOTE 2
SHOWER / TUB SHALL HAVE FLOOR WALLS TO 8" OF NONABSORV. FINISH R307.2 FBC.
BACKING BOARD FOR CERAMIC TILE TO BE GEMEN FIBER OR GLASS MAT. R702.4.2

NOTE 3
FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS

NOTE 4
RAILS SHALL REJECT A 4" DIAMETER SPHERE, SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF BAY HARBOR.
ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS G.C. TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS
GUARDRAIL RESISTANT TO 400W LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1-1984 USING...R4403.7.3 FBC

NOTE 5
WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.



1 GUARDRAIL / HANDRAIL ASSEMBLY
Scale: no scale

2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

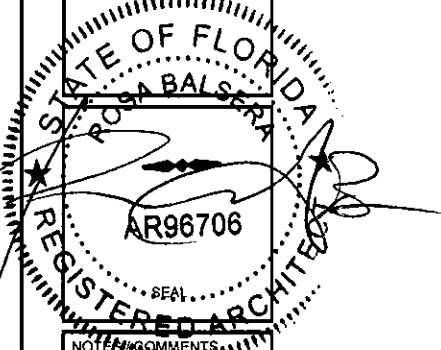
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Owner: 1350 BH LLC



NOTES / COMMENTS

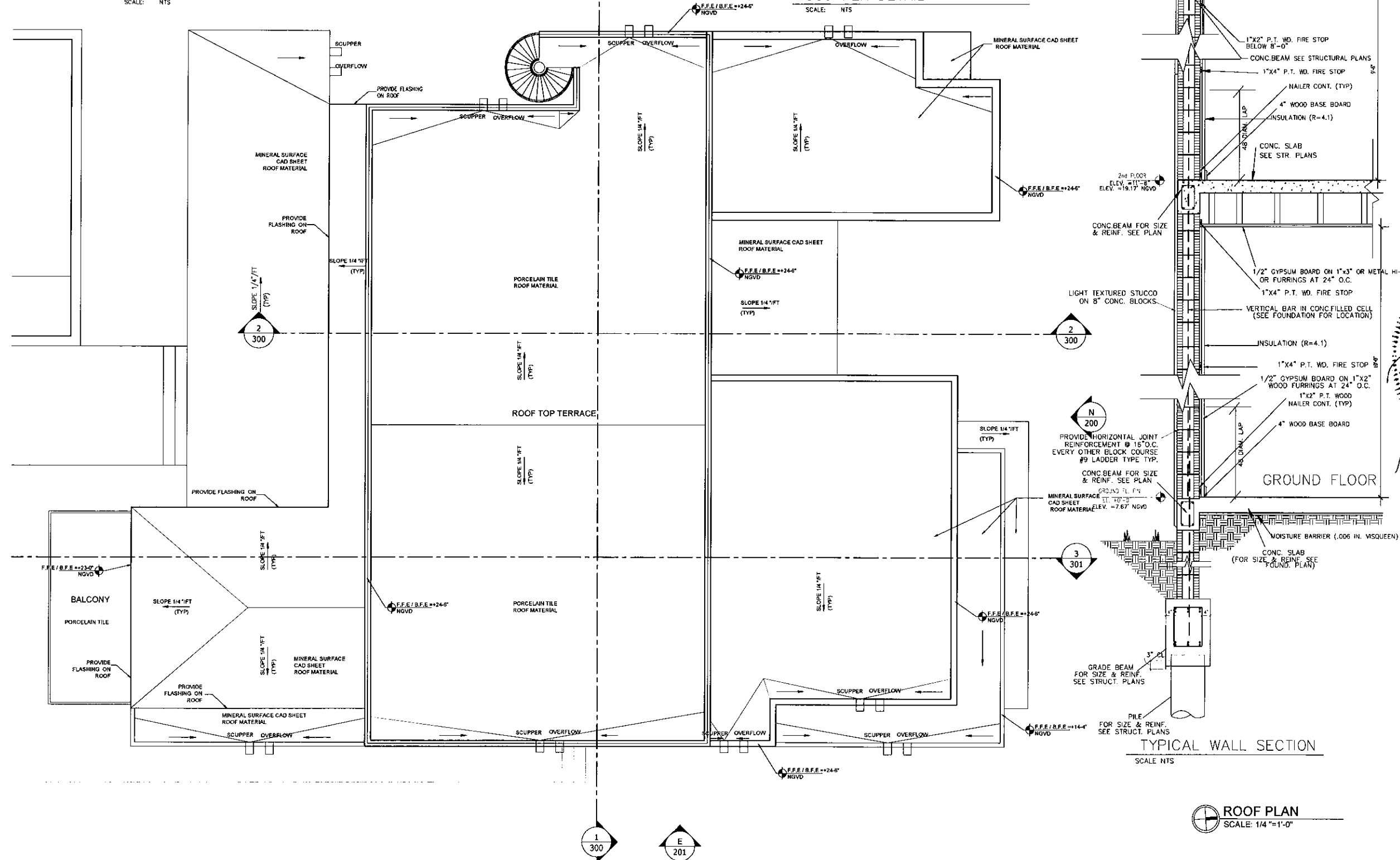
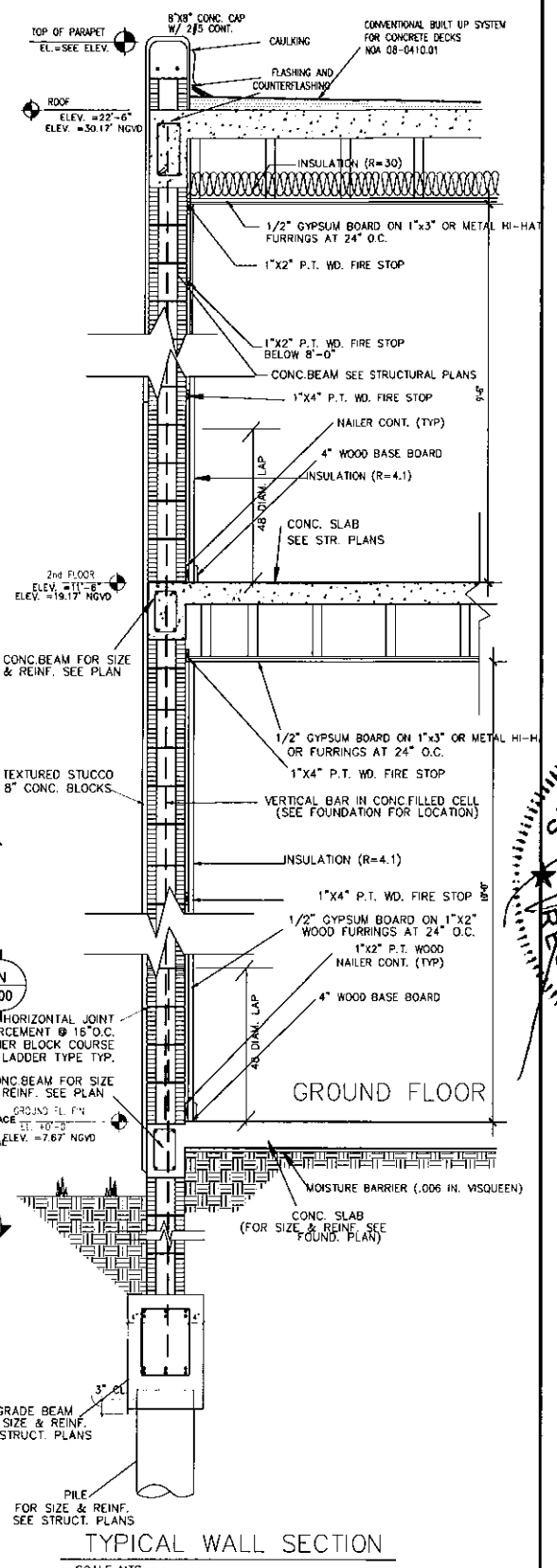
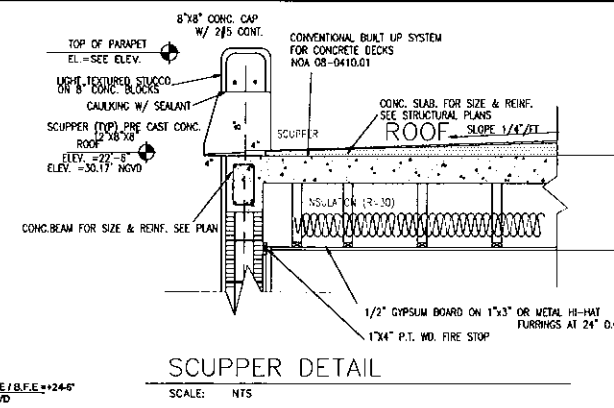
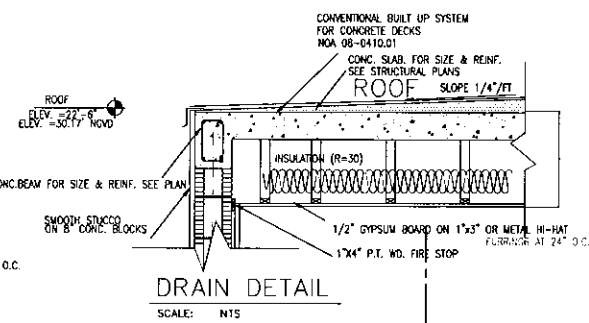
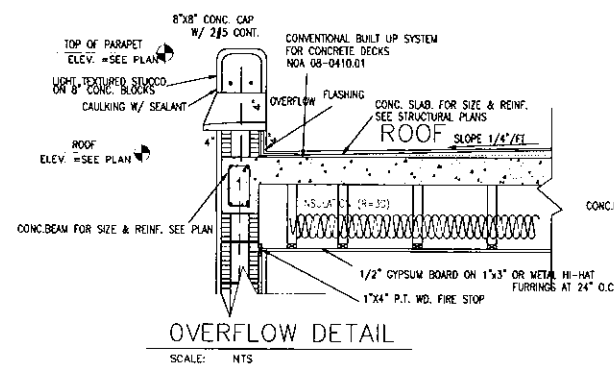
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2nd FLOOR PLAN

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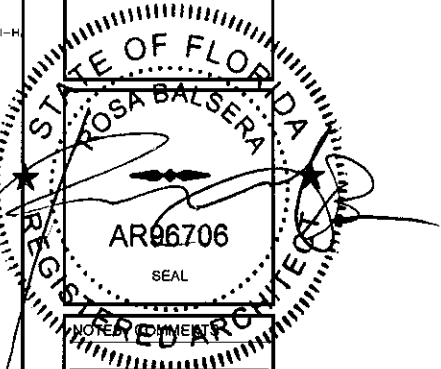
A-102



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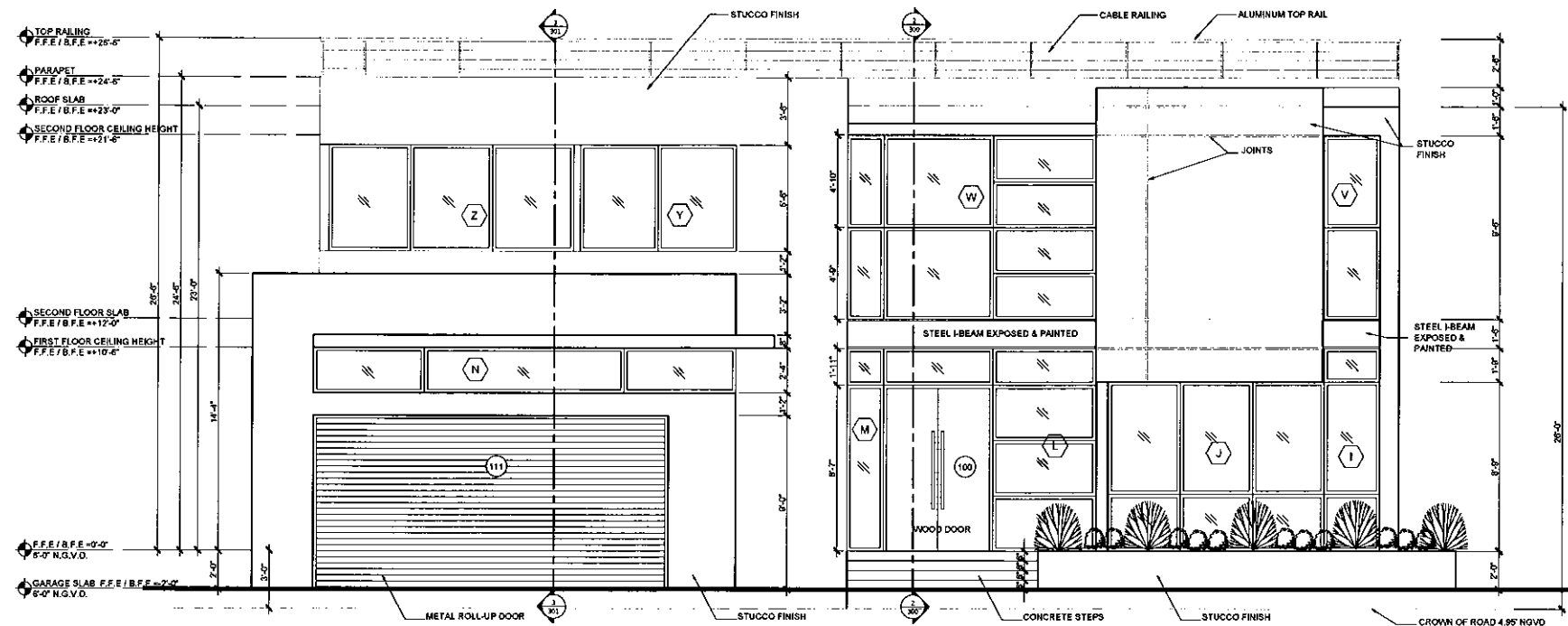


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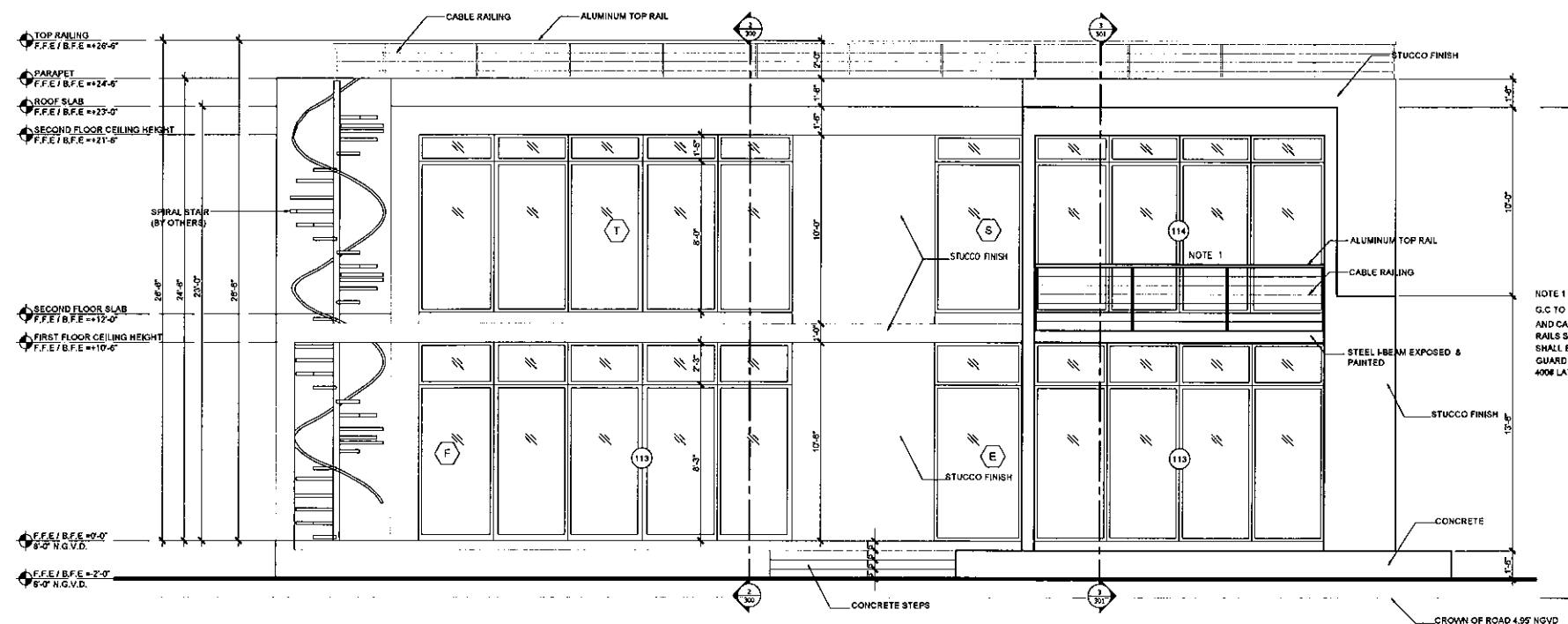
ROOF PLAN

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A-103



1 FRONT ELEVATION (N)
Scale: 1/4" = 1'-0"



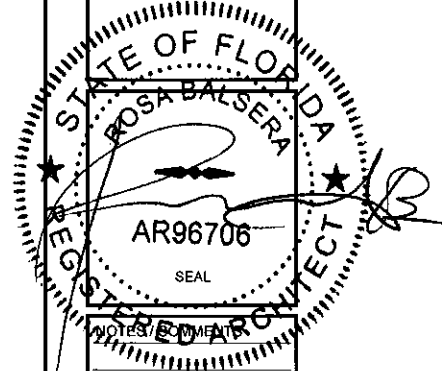
2 REAR ELEVATION (S)
Scale: 1/4" = 1'-0"

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

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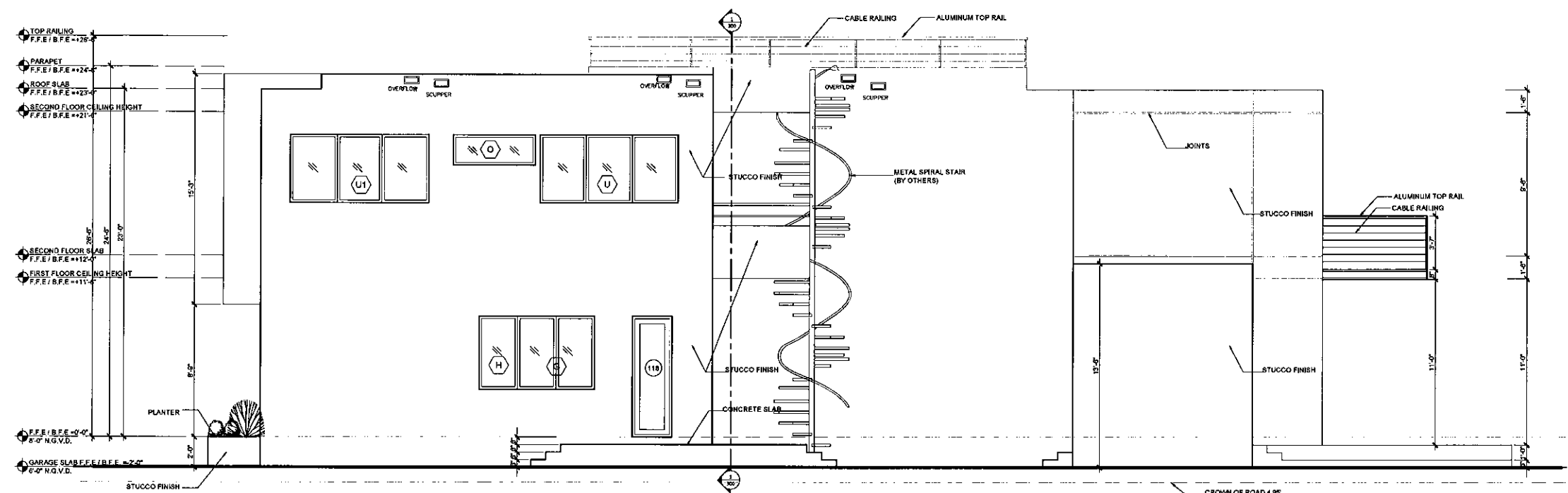
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ELEVATIONS

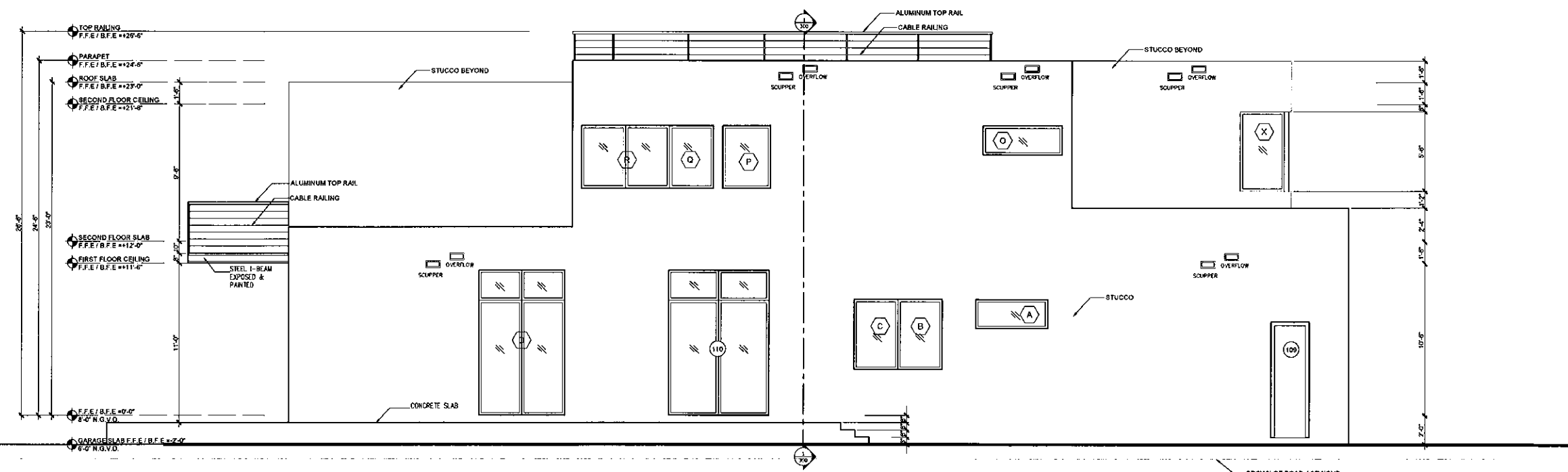
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3 SIDE ELEVATION (W)
Scale: 1/4"=1'-0"



4 SIDE ELEVATION (E)
Scale: 1/4"=1'-0"

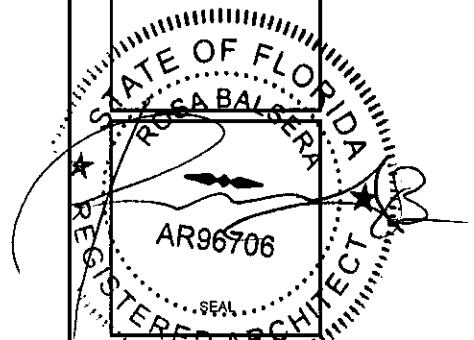
ELEVATIONS
SCALE: 1/4"=1'-0"

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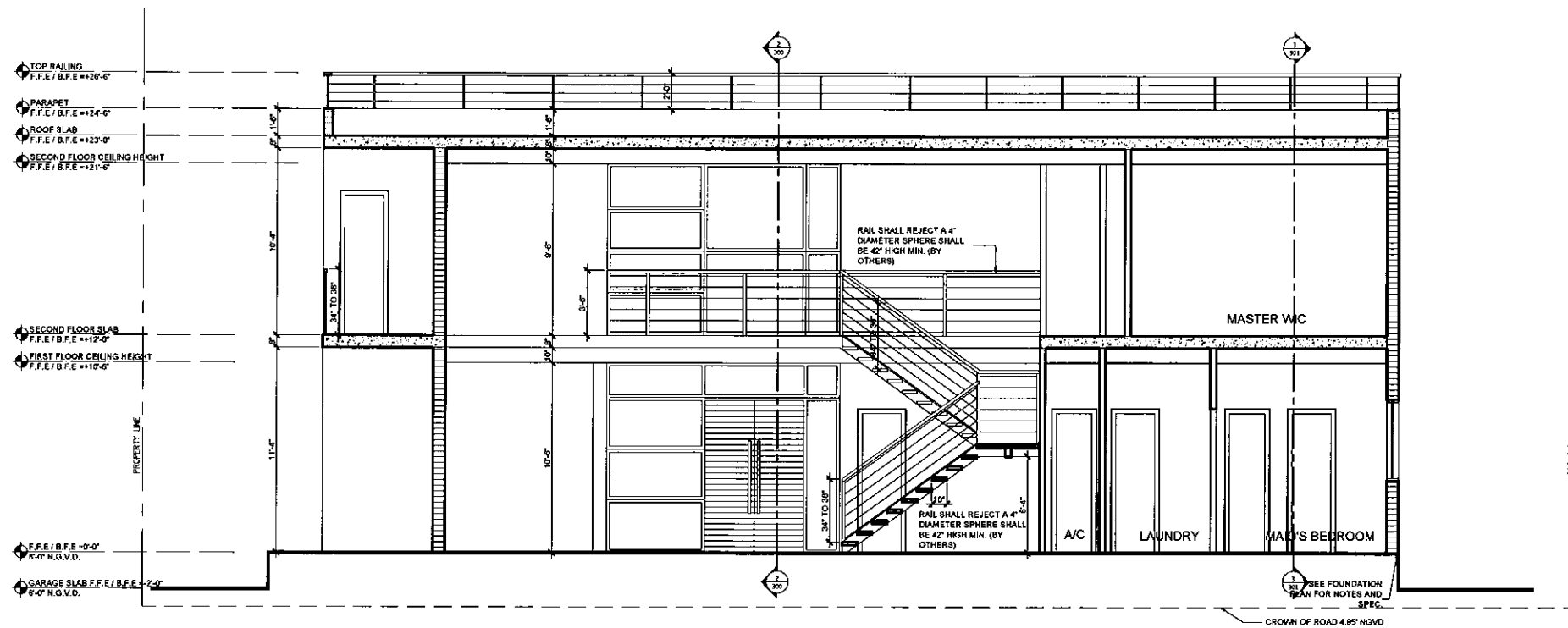
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ELEVATIONS

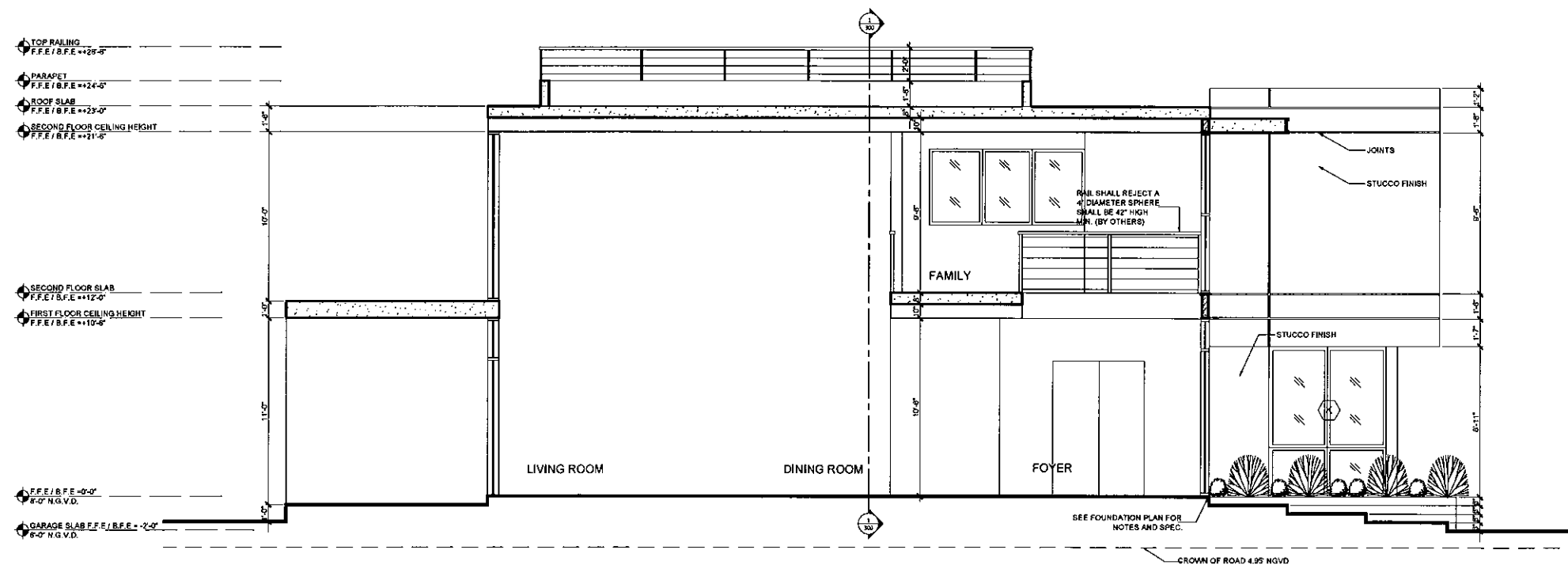
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1 BLDG. CROSS SECTION 1-1
Scale: 1/4"=1'-0"



2 BLDG. CROSS SECTION 2-2
Scale: 1/4"=1'-0"

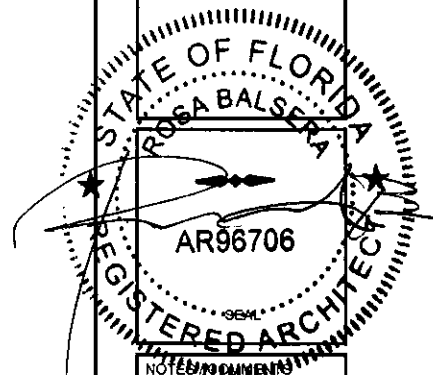
SECTIONS
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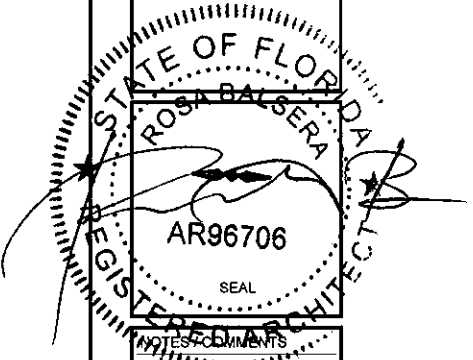
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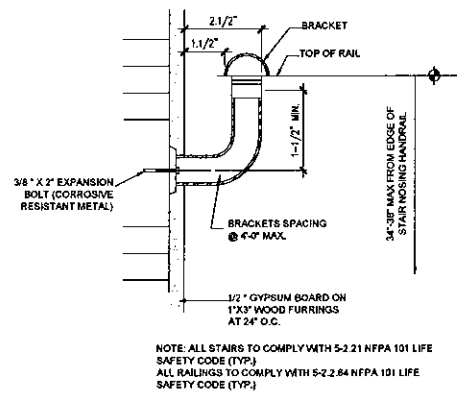
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GENERAL
DETAILS

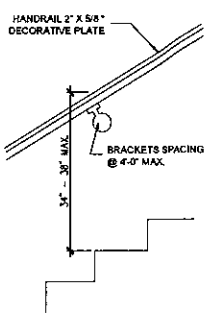
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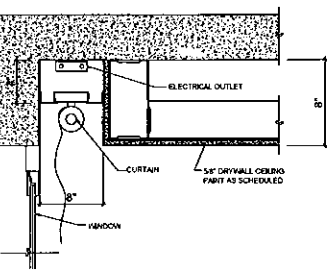
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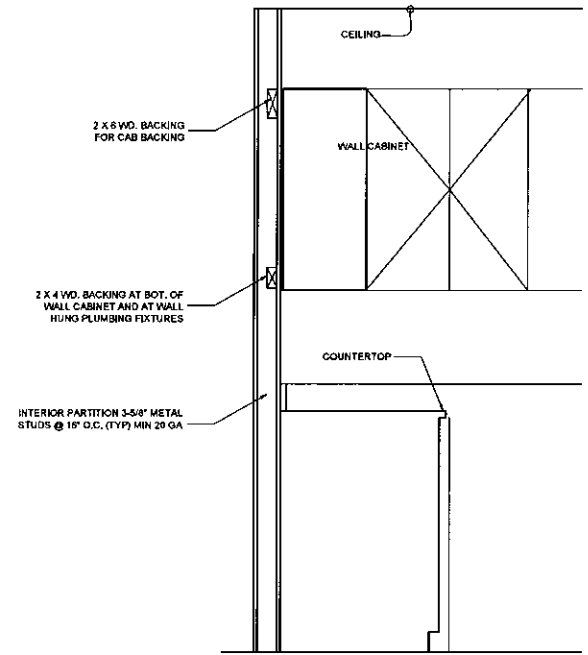
1 HAND RAIL DETAIL
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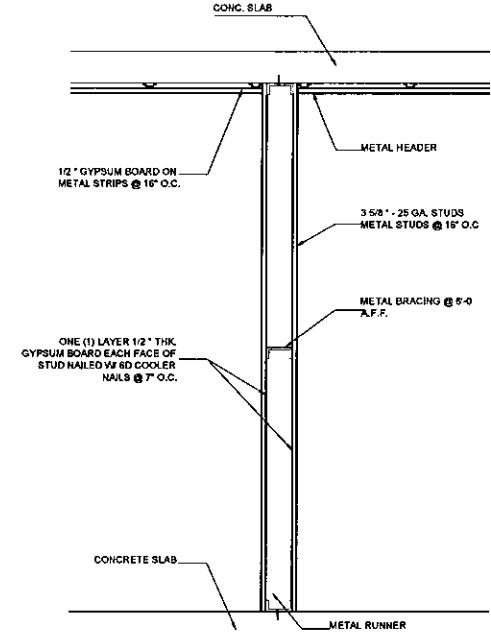
2 WALL BRACKET DETAIL
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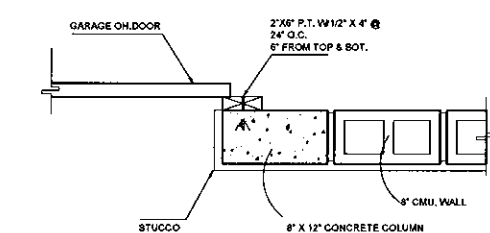
3 DRAPERY POCKET
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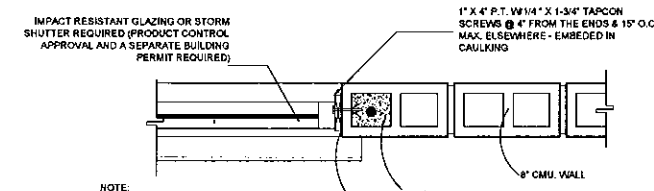
7 WOOD BACKING DETAIL
Scale: no scale



6 TYPICAL INTERIOR PARTITION
Scale: no scale



4 TYPICAL OVERHEAD DOOR GARAGE DETAIL
Scale: no scale

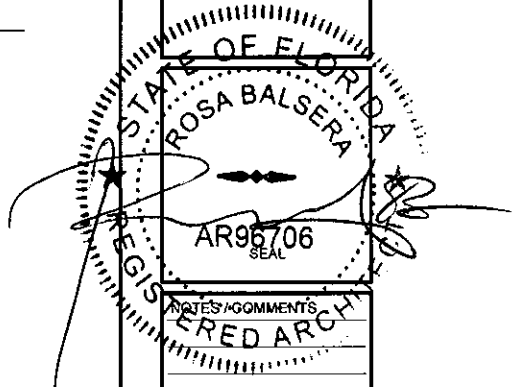


5 WINDOWS/DOOR BUCK DETAIL
Scale: no scale

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WINDOW & DOOR
ELEVATIONS

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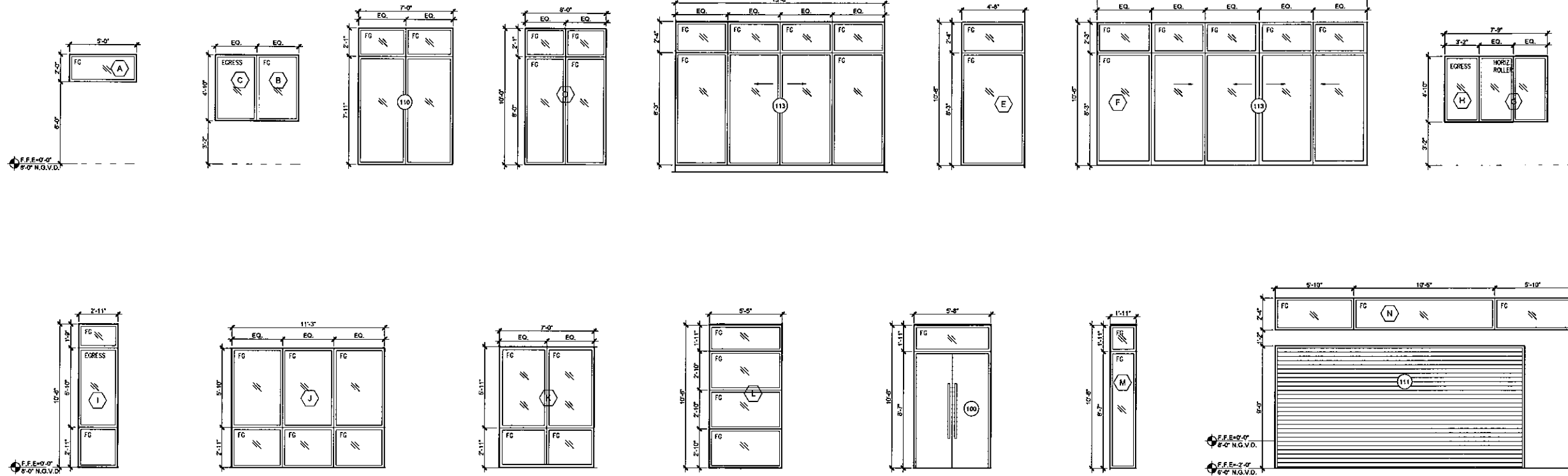
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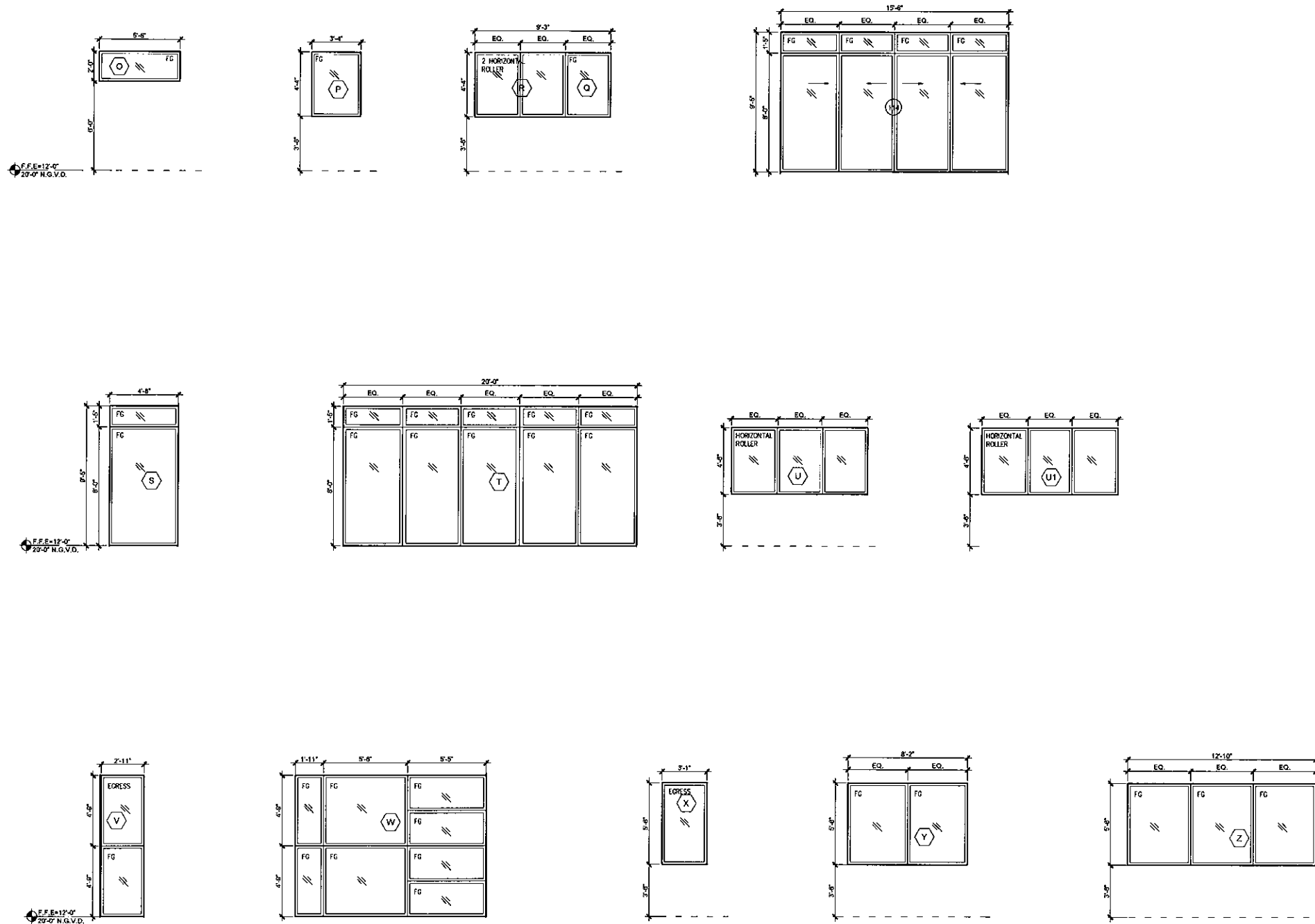
WINDOWS & DOORS ELEVATIONS
SCALE: 1/4" = 1'-0"



NOTE:
ALL WINDOW OPENINGS TO BE
DETERMINED BY DOOR AND
WINDOW VENDORS.

WINDOW SCHEDULE					
WT	Count	WIDTH	HEIGHT	REMARKS	TYPE
A	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	FIXED GLASS
B	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	FIXED GLASS
C	1	3'-1"	4'-10"	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	EGRESS / CASSEMENT
D	1	VARIES	VARIES	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	4 FIXED GLASS
E	1	VARIES	VARIES	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	2 FIXED GLASS
F	1	VARIES	VARIES	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	2 FIXED GLASS
G	1	5'-2"	4'-10"	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	HORIZONTAL ROLLER
H	1	3'-1"	4'-10"	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	EGRESS / HORIZ. ROLLER
I	1	VARIES	VARIES	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	EGRESS AND 2 FIXED GLASS
J	1	VARIES	VARIES	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	8 FIXED GLASS
K	1	VARIES	VARIES	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	4 FIXED GLASS
L	1	VARIES	VARIES	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	4 FIXED GLASS
M	1	VARIES	VARIES	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	2 FIXED GLASS
N	1	VARIES	VARIES	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	3 FIXED GLASS
O	2			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	FIXED GLASS
P	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	FIXED GLASS
Q	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	FIXED GLASS
R	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	HORIZONTAL ROLLER
S	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	2 FIXED GLASS
T	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	FIXED GLASS
U	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	3 HORIZONTAL ROLLER
V	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	HORIZONTAL ROLLER
W	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	EGRESS / CASSEMENT
X	1	3'-1"	5'-5"	NOA - IMPACT RESISTANT WITH CRANK EXTENSION	8 FIXED GLASS
Y	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	EGRESS / CASSEMENT
Z	1			NOA - IMPACT RESISTANT WITH CRANK EXTENSION	HORIZONTAL ROLLER / EGRESS
				NOA - IMPACT RESISTANT WITH CRANK EXTENSION	3 FIXED GLASS

DOOR SCHEDULE									
DT	Count	LOCATION	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	JAMB	REMARKS
100	1	ENTRY	72"	8'-0"	1 3/4"	ALUM/GLASS			CAT II SAFETY GLASS
101	9	VARIES (SEE PLANS)	36"	8'	1 3/4"	WOOD			CAT II SAFETY GLASS
102	1	GUEST ROOM	66"	8'-0"	1 3/4"	ALUM/GLASS			CAT II SAFETY GLASS
103	1	WIC GUEST ROOM	32"	8'-0"	1 3/8"	WOOD			LOUVERED
104	7	VARIES (SEE PLANS)	32"	8'	1 3/4"	WOOD			CAT II SAFETY GLASS
106	1	CLOSET LAUNDRY/CHUTE	30"	8'-0"	1 3/8"	WOOD			
107	1	GARAGE	36"	8'-0"	1 3/4"				
108	1	CLOSET MAID'S ROOM	34"	8'-0"	1 3/8"	WOOD			LOUVERED
109	2	GARAGE/BALCONY FAMILY	38"	8'-0"	1 3/8"				BUMPER
110	1	KITCHEN	80"	8'-0"	1 3/4"	ALUM/GLASS			CAT II SAFETY GLASS
111	1	GARAGE	18'-7"	8'-0"	1 3/4"				"C" LABEL, 1HR. RATED W/ SELF CLOSER
112	1	CLOSET BEDROOM 2	9'-10"	8'-0"	1 3/8"	WOOD			
113	2	LIVING / FAMILY	18'-0"	8'-0"	1 3/4"	ALUM/GLASS			CAT II SAFETY GLASS
114	1	BALCONY/MASTER	15'-2"	8'-0"	1 3/4"	ALUM/GLASS			CAT II SAFETY GLASS
115	1	MASTER BEDROOM	38"	8'	1 3/4"	WOOD			
116	3	CLOSET LAUNDRY/CHUTE	36"	8'-0"	1 3/8"	WOOD			LOUVERED
117	2	VARIES (SEE PLANS)	34"	8'	1 3/4"	ALUMINUM GLASS			PRIVACY GLASS
118	1	BATH GUEST ROOM OUTDOOR	38"	8'-0"	1 3/8"	ALUM/GLASS			CAT II SAFETY GLASS
119	1	STORAGE FIRST FLOOR	38"	8'	1 3/4"	WOOD			INVISIBLE (AS WALL FINISH)

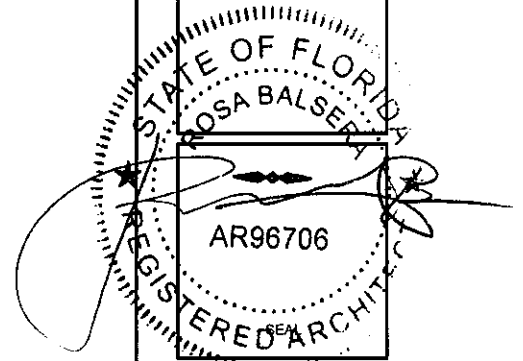


NOTE:
ALL MASONRY OPENINGS TO BE
DETERMINED BY DOOR AND
WINDOW VENDORS.

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architecture | design
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ROSA BALSERA
ARCHITECT P.A.
ARCHITECT 96706

1350
RESIDENCE
1350 - 98th street
BAY HARBOR ISLANDS,
FL 33154

Owner: 1350 BH LLC



NOTES / COMMENTS

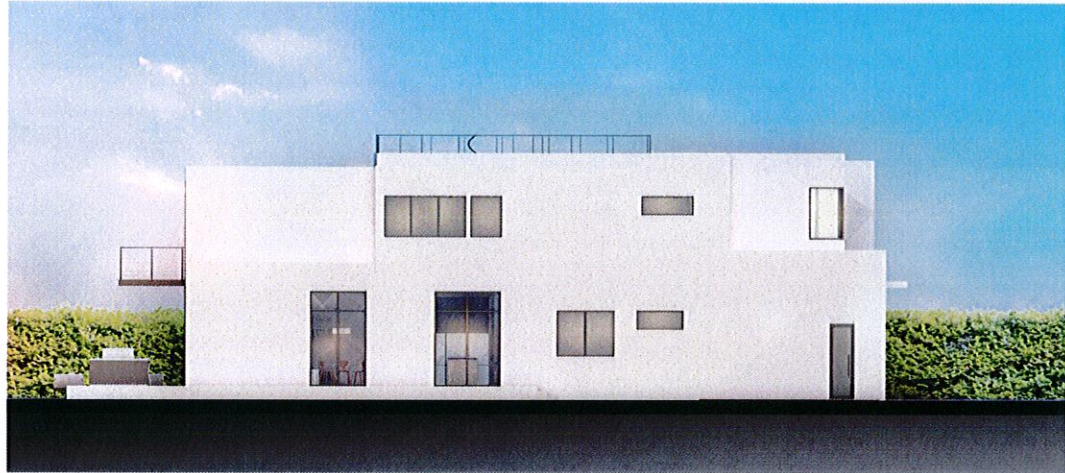
REVISIONS / SUBMISSIONS

WINDOWS & DOORS
ELEVATIONS

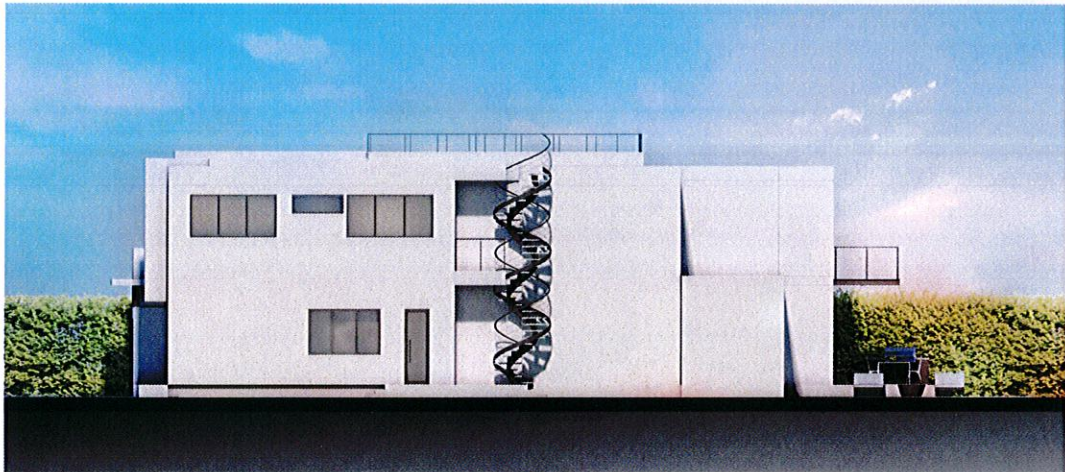
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DATE: JULY - 31 - 2014

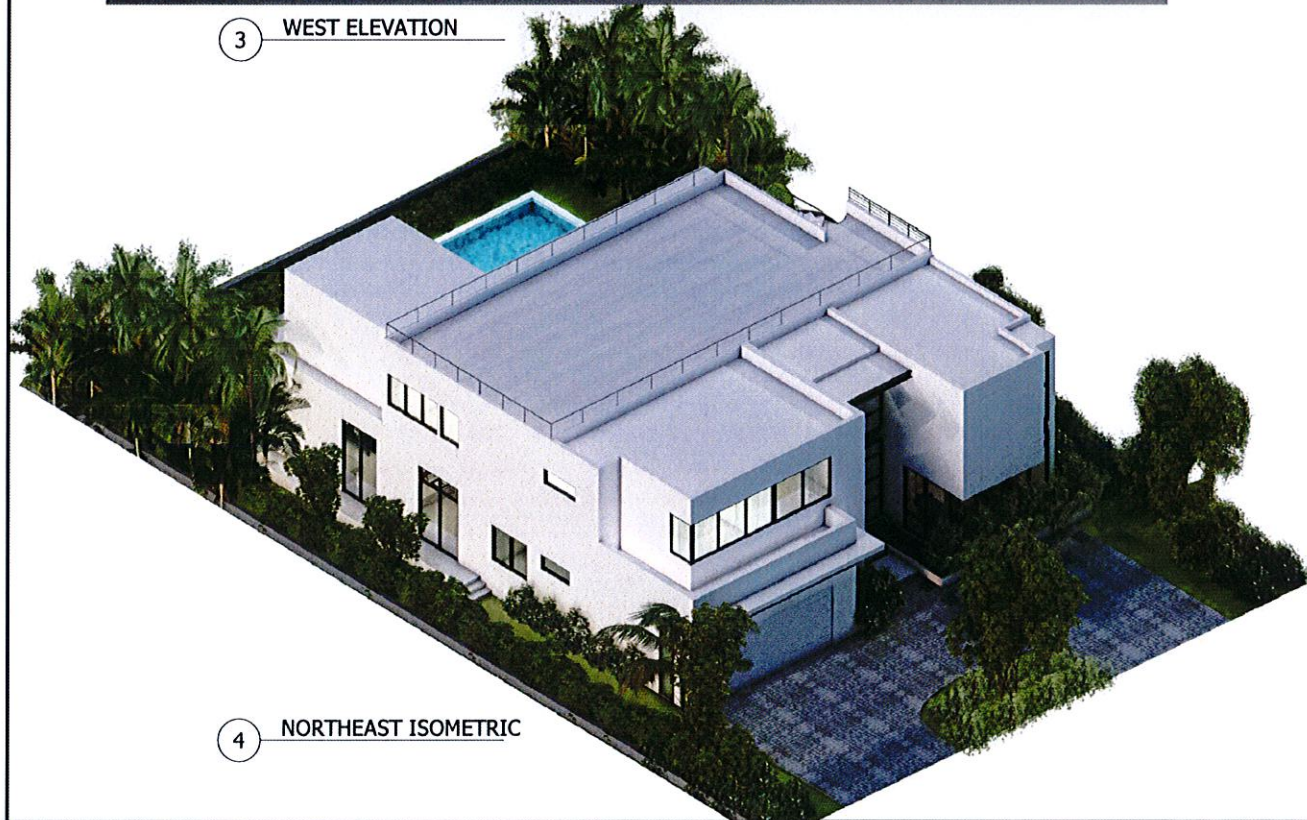
A-501



1 EAST ELEVATION



3 WEST ELEVATION



4 NORTHEAST ISOMETRIC



2 EAST ELEVATION - LANDSCAPE



4 WEST ELEVATION - LANDSCAPE



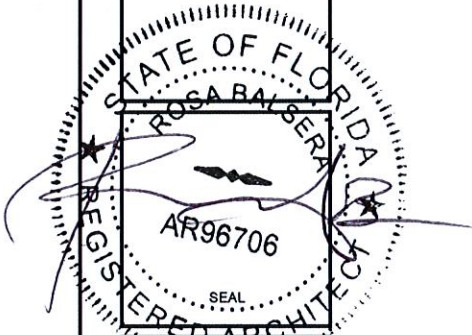
5 SOUTHWEST ISOMETRIC

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MEMBER # 96706

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FL 33154

Owner: 1350 BH LLC



NOTES / COMMENTS

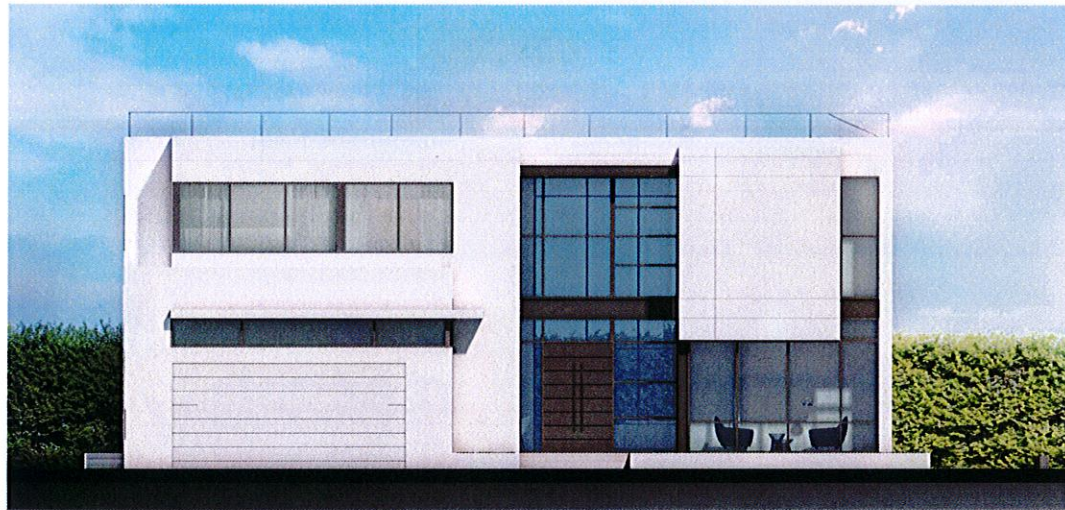
REVISIONS / SUBMISSIONS

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WITHOUT THE EXPRESS WRITTEN CONSENT OF
SDH STUDIO.

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CHECKED BY: RB
DATE: JULY - 31 - 2014



1 SOUTH ELEVATION



3 NORTH ELEVATION



4 FRONT VIEW



2 SOUTH ELEVATION - LANDSCAPE



4 NORTH ELEVATION - LANDSCAPE



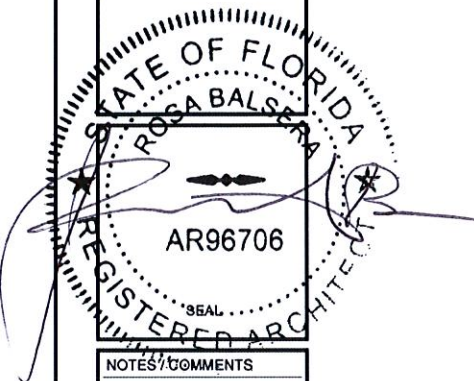
5 REAR VIEW

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FL 33154

Owner: 1350 BH LLC



NOTES / COMMENTS

REVISIONS / SUBMISSIONS

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DRAWN BY: SDH
CHECKED BY: RB
DATE: JULY - 31 - 2014



Existing Property
1350 98th Street,
Bay Harbor Islands FL 33154



Property to the left



Property to the right



Property in the front



Property in the front to the right

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.

**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

August 19, 2014

FINAL AGENDA

ITEM NUMBER: 3.

ITEM:

Request for approval for revisions for "Bay View 102" located at 1133-45 102 Street, Lots 12 & 13 of Block 5. On July 16, 2013, the Board approved the project. As per the construction plans submitted, the Developers have made some minor revisions to the previously approved plan. Enclosed please find the approved and revised plans. (Item #3)

DESCRIPTION:

Request for approval for revisions for "Bay View 102" located at 1133-45 102 Street, Lots 12 & 13 of Block 5. On July 16, 2013, the Board approved the project. As per the construction plans submitted, the Developers have made some minor revisions to the previously approved plan. Enclosed please find the approved and revised plans. (Item #3)

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller, Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

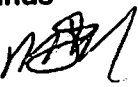
ATTACHMENTS

1.	Staff Report	BHI PZB Staff Report BV 102 Revisions Aug 8 2014.pdf
2.	Site Plan	Bayview102RevAug19.14.pdf

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.

**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: August 8th, 2014

Subject: Site Development Plan Application
Bay View 102 (42 DU Multi-family Residential Development)
1133-1145 102nd Street
Bay Harbor Islands Acct. No. MB2013-XXX
MMPA Acct. No. 01-0702-0966

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 8/4/14) and, if found acceptable, **APPROVE** the proposed revised Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to make modifications to the previously approved project design;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1133-1145 102nd Street

Legal Description: Lots 12 and 13 of Block 5, "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 / HISTORY

In mid-2013 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board approved the Site Development Plan on July 16th, 2013 subject to eight (8) several conditions listed in the MMPA staff report. This two-lot development included 42 DU, which required the developer to obtain 24 TDR units. The developer subsequently contracted with the Bougain-Villa Condo to acquire six (6) privately owned TDR units on October 14th, 2013, and with the Town to acquire eighteen (18) TDR units from the Town's public "pool" on November 12th, 2013. All TDR units needed to proceed have been acquired. Town staff has confirmed that the final acquisition of the 18 Town-owned TDR units has not been finalized as yet (down payment paid / phased payments / paid in full prior to CO). MMPA is not familiar with the detailed terms of the Town-owned TDR unit contract. The Town is currently reviewing the Building Permit plans for this development. No construction has commenced as of yet.

MMPA staff reviewed the Building Permit plans prior to issuance to confirm consistency with the PZB approved plans, Code requirements and conditions of approval. MMPA noted that some of the plans had been modified after approval by the PZB. The building elevations, rooftop recreation area and several other areas were changed and do not appear to be related to any Building / Fire Code requirements. If plan refinements are simply "desired" by the developer when construction plans are created that differ from the PZB plans, staff reviews each modification and determines if the changes require PZB re-approval. The PZB spends most of its review time on detailed exterior appearances. It is expected that on occasion Building Codes or Fire Codes require certain plan refinements; however, if conflicts occur they are discussed and plan modifications / re-approvals may be necessary. Despite requests by the Town in the past, the Miami-Dade County Fire Department does not attend / review / comment on site plan applications during DRC processing, as is common in most communities. This concurrent review affords a project designer knowledge of preliminary Fire Department issues, such as fire staging areas, access into, out of and around buildings, etc. A standard condition is that if the M-D Fire Department requires any substantial site design changes, the Town will review the requested changes, and may require the re-approval of a revised Site Development Plan.

It should also be noted that Section 5-23.1(c) states as follows:

"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board."

ALTERATIONS SINCE PZB APPROVAL

MMPA notes the following alterations from the PZB approved plans:

- 1) The site plan shows slight variation from the PZB approved plans:
 - a. The guest parking spaces in the front yard were approved at ten (10) feet from the front property line. They are shown on the BP plans at 8' – 9' from the front property line. The minimum Code requirement is 10 feet unless otherwise approved by the PZB at the time of site plan approval (not approved). The absolute minimum landscape width dimension is 7' (M-D Landscape Code). **PZB approval is being requested to reduce the parking space setback.**
 - b. The walkway from the rear garage exit / stair now traverses in the east side yard rather than the west. This differs from the PZB approved plans; however, MMPA believes this is not substantial. This change meets minimum Code requirements for walkway setbacks from a side lot line (3').
- 2) The PZB previously granted approval of the front canopy over the entry walkway. There is no design criteria in the Town Code and the PZB must approve this type of feature. The Building Permit plans show the front canopy slightly wider (14'-11" vs. 13'-4") than what the PZB reviewed / approved. **PZB approval is being request for the wider canopy design.**
- 3) The roof design is substantially different from the PZB approved plans. A covered fitness area and eight (8) private terraces have been added to the Building Permit plans. Additionally, pool equipment is shown near the edge of the building (not shown on original plans) and the A/C equipment area has changed slightly. Calculations on the Building Permit plans indicate that the minimum 15% landscape requirement for rooftop recreational facilities is still met. **PZB approval is being requested for the new rooftop design.**
- 4) The elevations show that some windows and window placements differ from the PZB approved plans. The project architect explained as the construction plans were developed more detailed interior space planning occurred that led to some desired window revisions. **PZB approval is being requested for the new window design / placements.**

DRAWING INDEX

NO.	SHEET NAME
	COVER SHEET / INDEX
A-0.01	ROOF TOP RENDERING
A-1.01	LEVEL 1 FLOOR PLAN - GARAGE
A-1.02	LEVEL 2 FLOOR PLAN - GARAGE
A-1.03	LEVEL 3 FLOOR PLAN
A-1.04	LEVEL 4 TO 8 FLOOR PLAN
A-1.05	ROOF PLAN
A-2.01	SOUTH ELEVATION
A-2.02	WEST ELEVATION
A-2.03	NORTH ELEVATION
A-2.04	EAST ELEVATION

BAY VIEW 102
NEW APARTMENT BUILDING
1133 - 1145 102ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154



OWNER / DEVELOPER:
BAY VIEW 102 REALTY, LLC
1767 CENTRAL PARK AVE., SUITE 352
YONKERS, NEW YORK, 10710
P : 212.426.8400

DESIGN TEAM:

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
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E MAIL: INFO@FRANKELBENAYOUN.COM

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HOLLYWOOD, FLORIDA, 33020
P : 954.367.0371
LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800 S.W. 81ST STREET
MIAMI, FLORIDA, 33143
P : 305.665.9688
M.E.P. ENGINEER:
JGP ENGINEERING GROUP, P.A.
8020 B.N.W. 60TH STREET
MIAMI, FLORIDA, 33166
P : 305.436.9292
STRUCTURAL ENGINEER:
ARBAB ENGINEERING, INC.
3363 N.E. 163RD STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
P : 305.940.3088



ROOFTOP 3-D RENDERING - APPROVED JULY 16, 2013



ROOFTOP 3-D RENDERING - REVISED FOR CONSTRUCTION

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

FRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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M/E/ENG.

J.P. ENGINEERING GROUP P.A.

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JOSE G. PUG JR. FLORIDA P.E. # 17817
JOSE G. PUG JR. FLORIDA P.E. # 18148
MIGUEL M. BLASCO FLORIDA P.E. # 34115

CIVIL ENG.

HOLLAND ENGINEERING INC.
civil engineers

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(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTS

ROBERT PARSLEY A.S.L.A.

401 W. 10th STREET, SUITE 101
FORT LAUDERDALE, FL 33301

OWNER / DEVELOPER

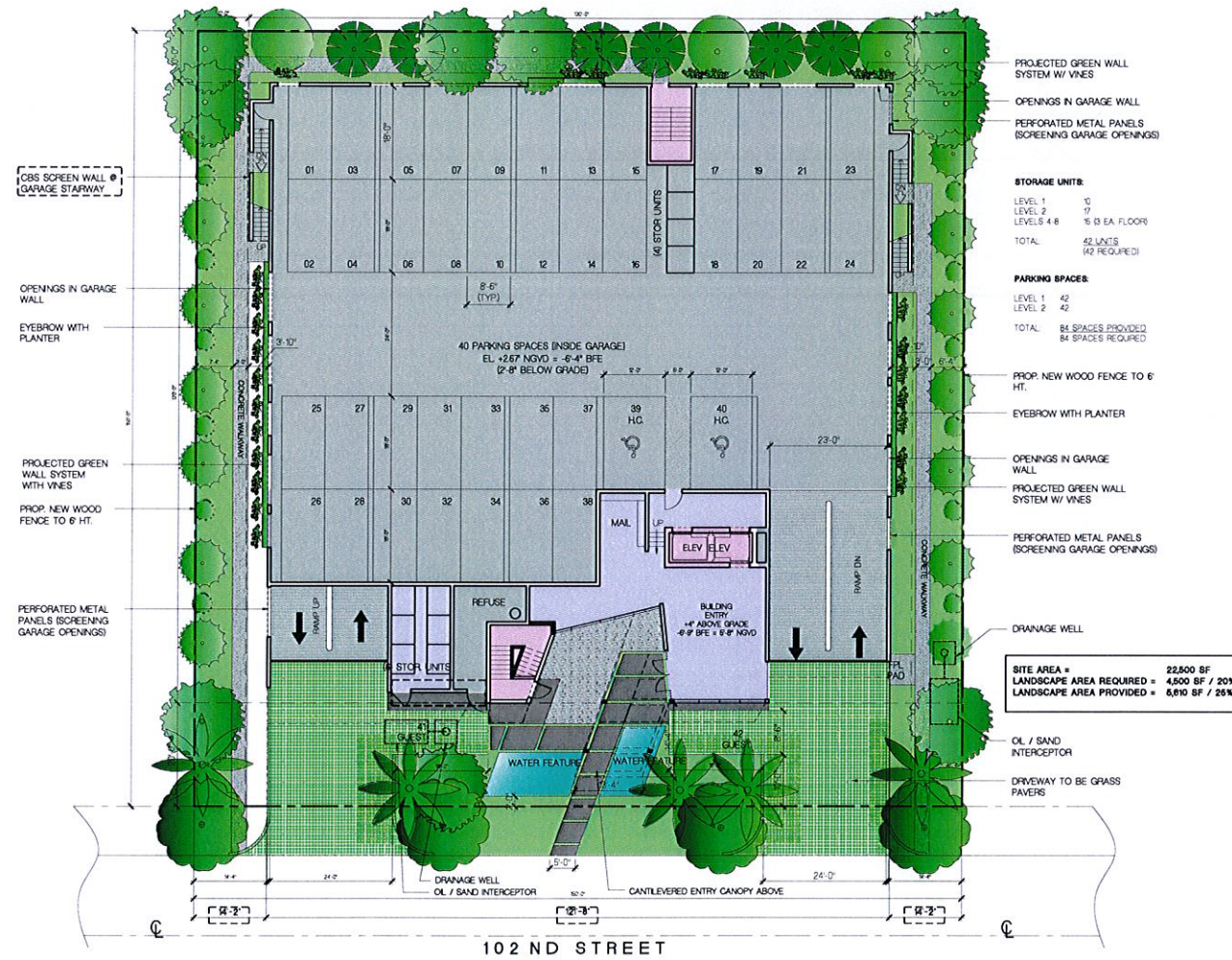
BAY VIEW 102 REALTY, LLC

1767 CENTRAL PARK AVE. SU 362
YONKERS, NEW YORK 10710
PHONE: 212-426-8400

BAY VIEW 102

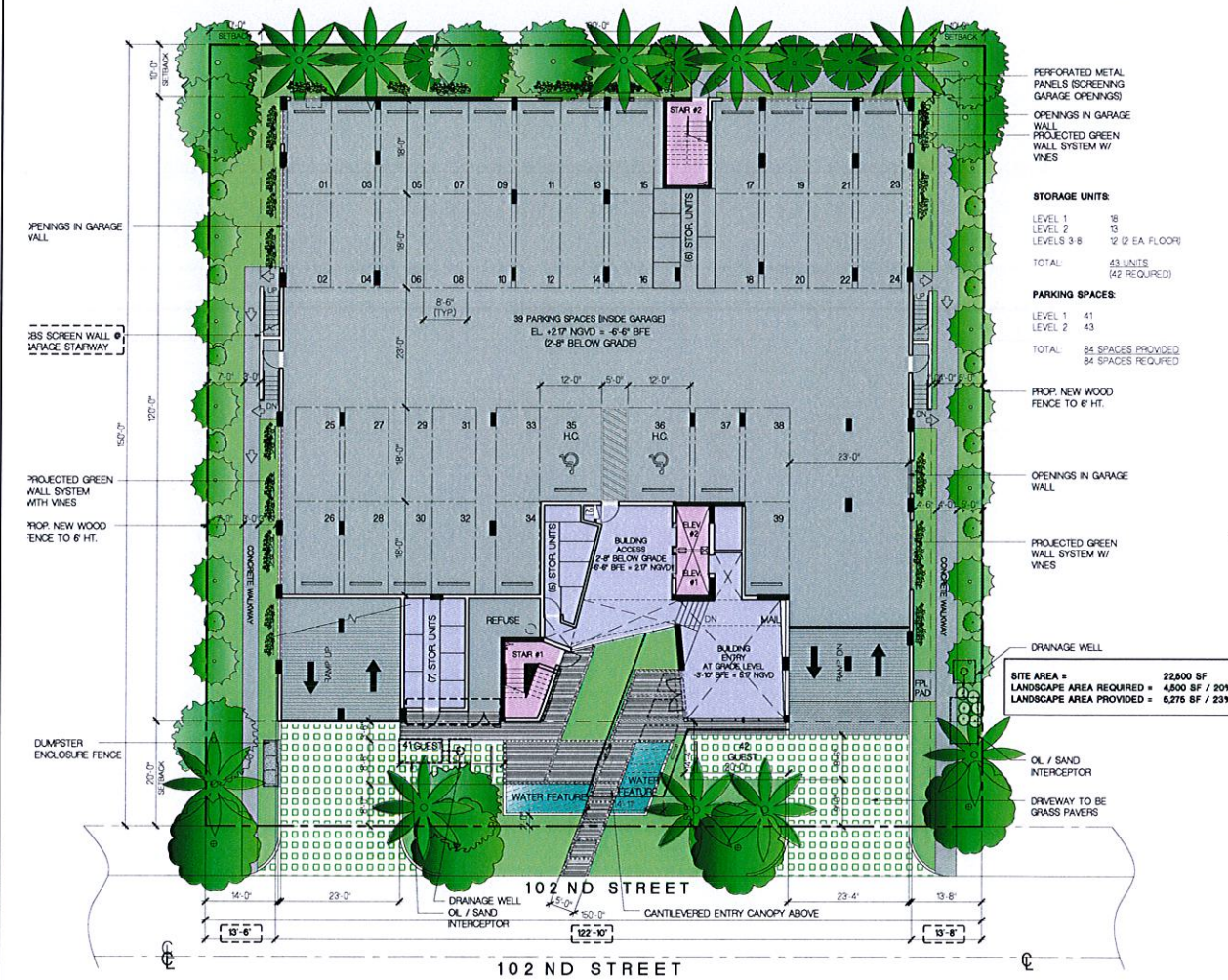
NEW APARTMENT BUILDING
1133-1145 - 102ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
DRAWING TITLE			
ROOFTOP RENDERING			
SCALE			
DATE AUGUST 19, 2014			
SHEET NUMBER			
A-0.01			



LEVEL 1 FLOOR PLAN - P&Z BOARD APPROVED - JULY 16, 2013

SCALE 1/16" = 1'-0"



LEVEL 1 FLOOR PLAN - REVISED FOR CONSTRUCTION

SCALE 1/16" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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YFAT BENAYOUN FISHMAN
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MEP ENG.

J.P.P. ENGINEERING GROUP P.A.

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JOSE G. PUGA JR. FLORIDA P.E. # 41817
JOSE C. PUGA JR. FLORIDA P.E. # 41818
VICTOR W. BRADY FLORIDA P.E. # 58115

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LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

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MIAMI, FLORIDA 33136

OWNER / DEVELOPER

BAY VIEW 102 REALTY, LLC

1767 CENTRAL PARK AVE. SU 362
YONKERS, NEW YORK 10710
PHONE: 212-426-8400

BAY VIEW 102

NEW APARTMENT BUILDING
1133-1145 - 102ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

DRAWING TITLE

LEVEL 1 FLOOR PLAN GARAGE

SCALE 1/16" = 1'-0" DATE AUGUST 19, 2014

SHEET NUMBER

A-101

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

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SUSAN C. HOLLAND, PE
Reg. no. 41831

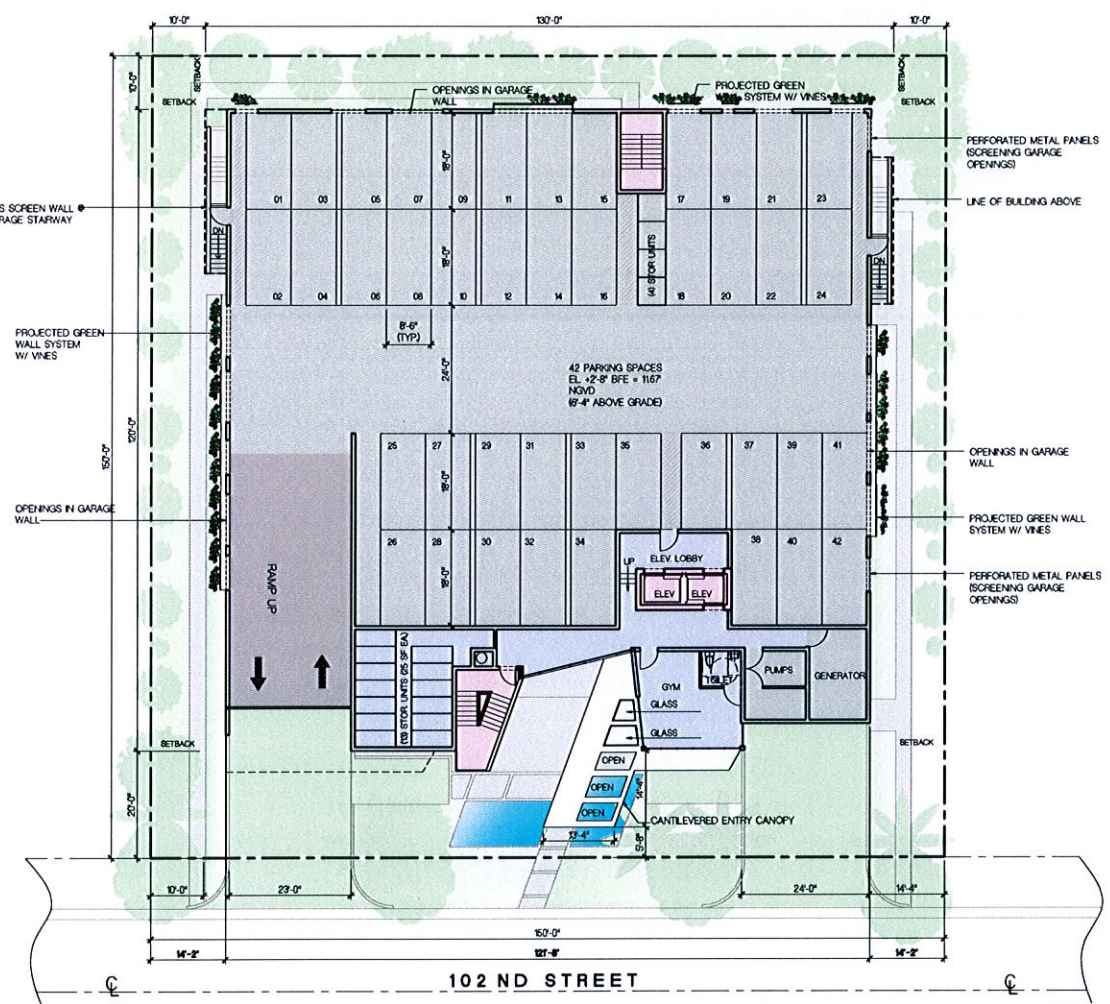
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
4801 S.W. 81 STREET, MIAMI, FL 33141
PHONE: 305-661-9444 FAX: 305-661-9445

BAY VIEW 102 REALTY, LLC
OWNER / DEVELOPER
1767 CENTRAL PARK AVE. SU 362
YONKERS, NEW YORK 10710
PHONE: 212-426-8400

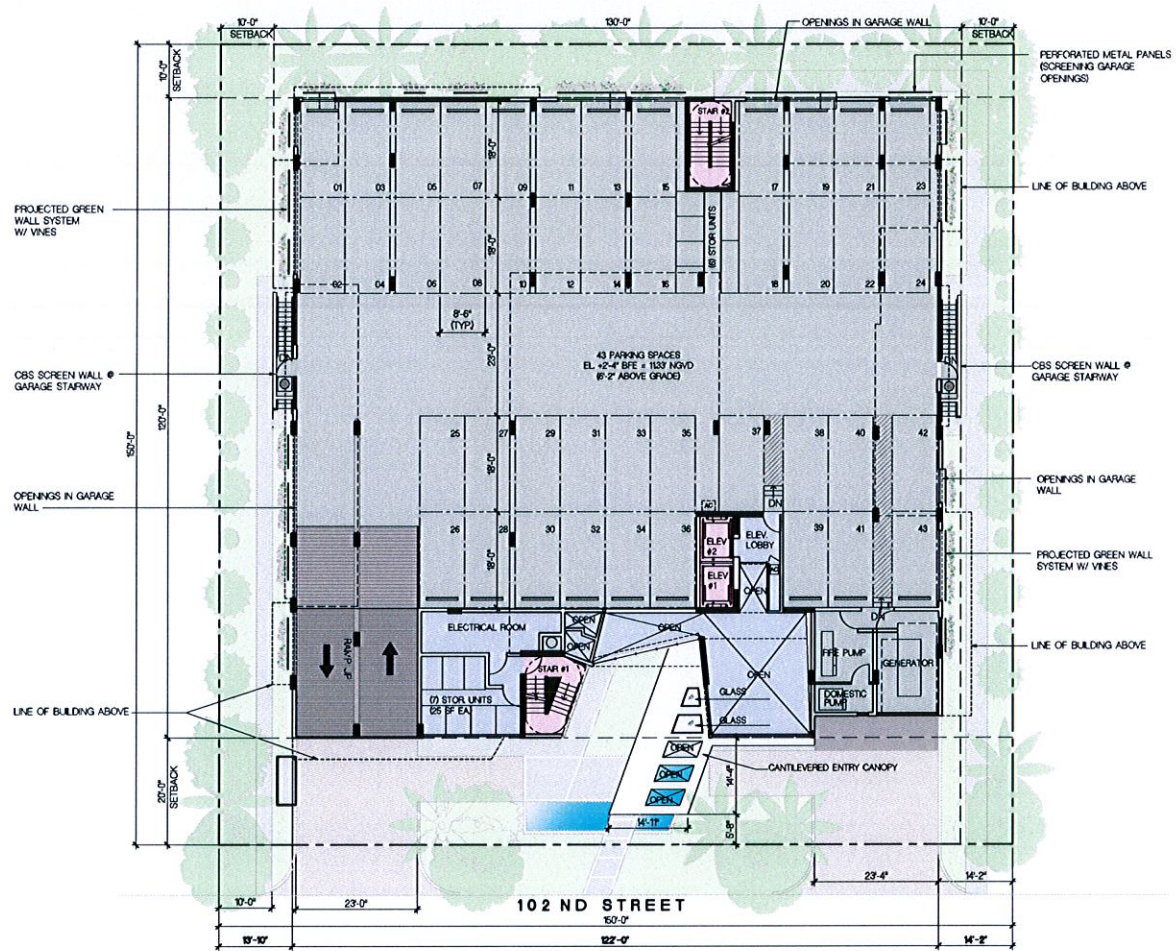
BAY VIEW 102
NEW APARTMENT BUILDING
1133-1145 - 102ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 2 FLOOR PLAN
SCALE: 1/16" = 1'-0" DATE: AUGUST 19, 2014
SHEET NUMBER:
A-102



LEVEL 2 FLOOR PLAN - P&Z BOARD APPROVED - JULY 16, 2013
SCALE: 1/16" = 1'-0"



LEVEL 2 FLOOR PLAN - REVISED FOR CONSTRUCTION
SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN, FTS/AN
LICENSE NO. AR001723

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REGISTERED PROFESSIONAL ENGINEER
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JOSE G. PUG JR. FLORIDA P.E. # 43817
JOSE G. PUG JR. FLORIDA P.E. # 48148
RECTOR M. BLANCO FLORIDA P.E. # 36115

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Reg. no. 41831

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BAY VIEW 102
NEW APARTMENT BUILDING
1133-1145 - 102ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

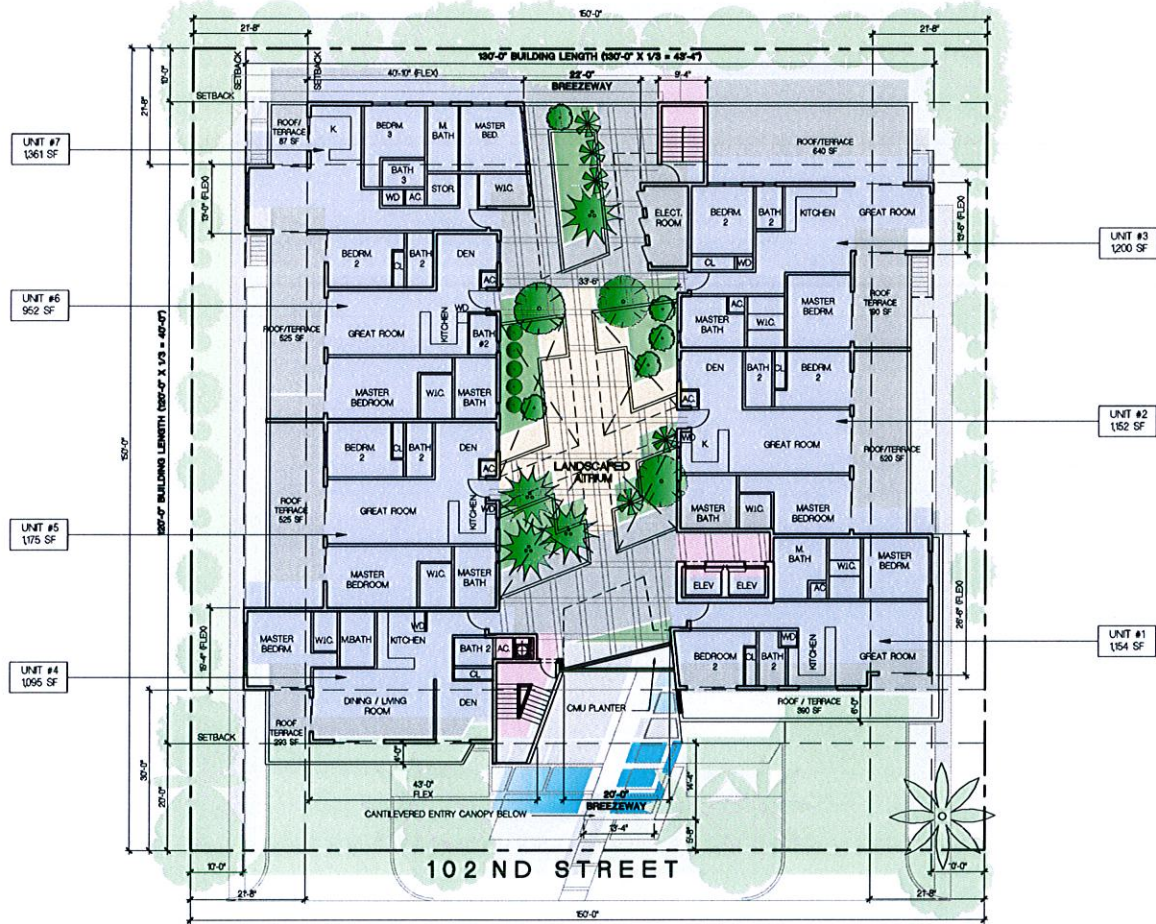
DRAWING TITLE

LEVEL 3 FLOOR PLAN

SCALE: 1/16" = 1'-0" DATE: AUGUST 13, 2014

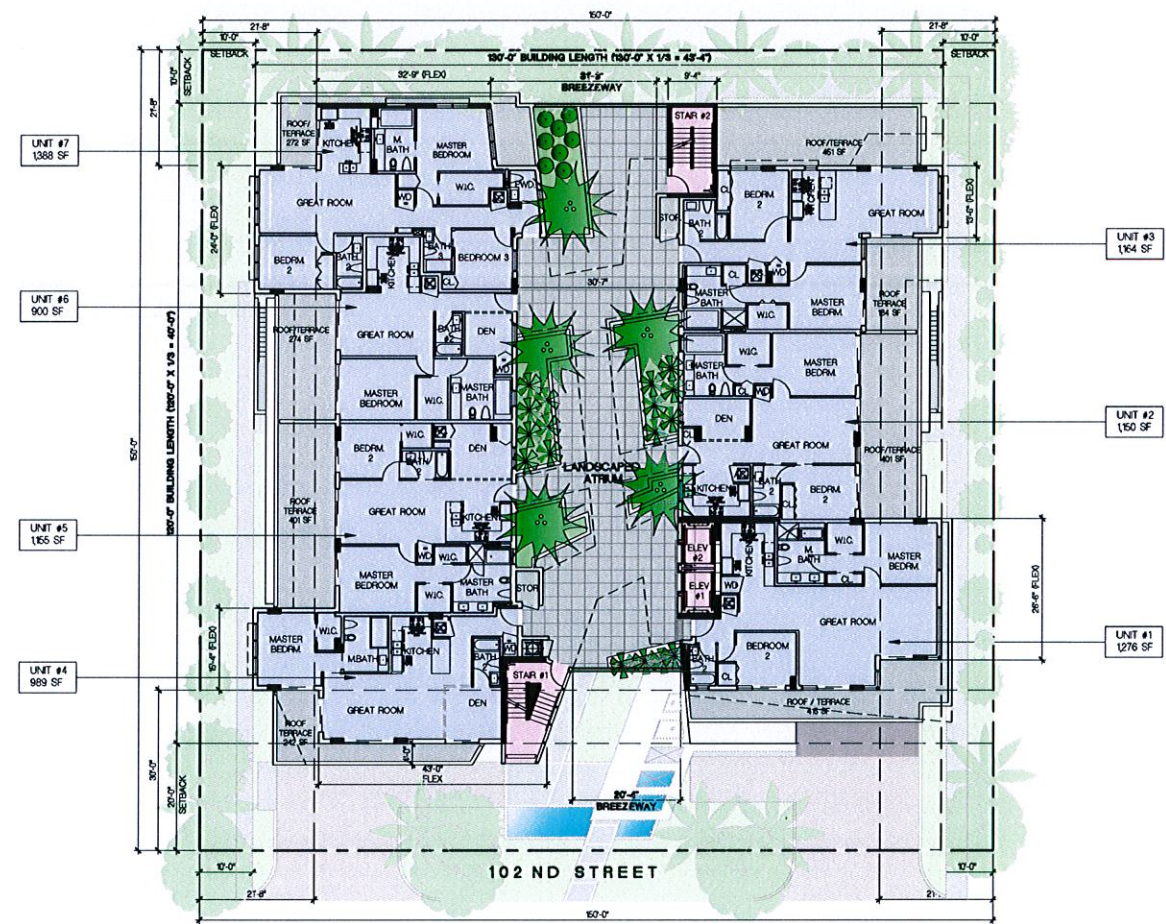
SHEET NUMBER

A-103



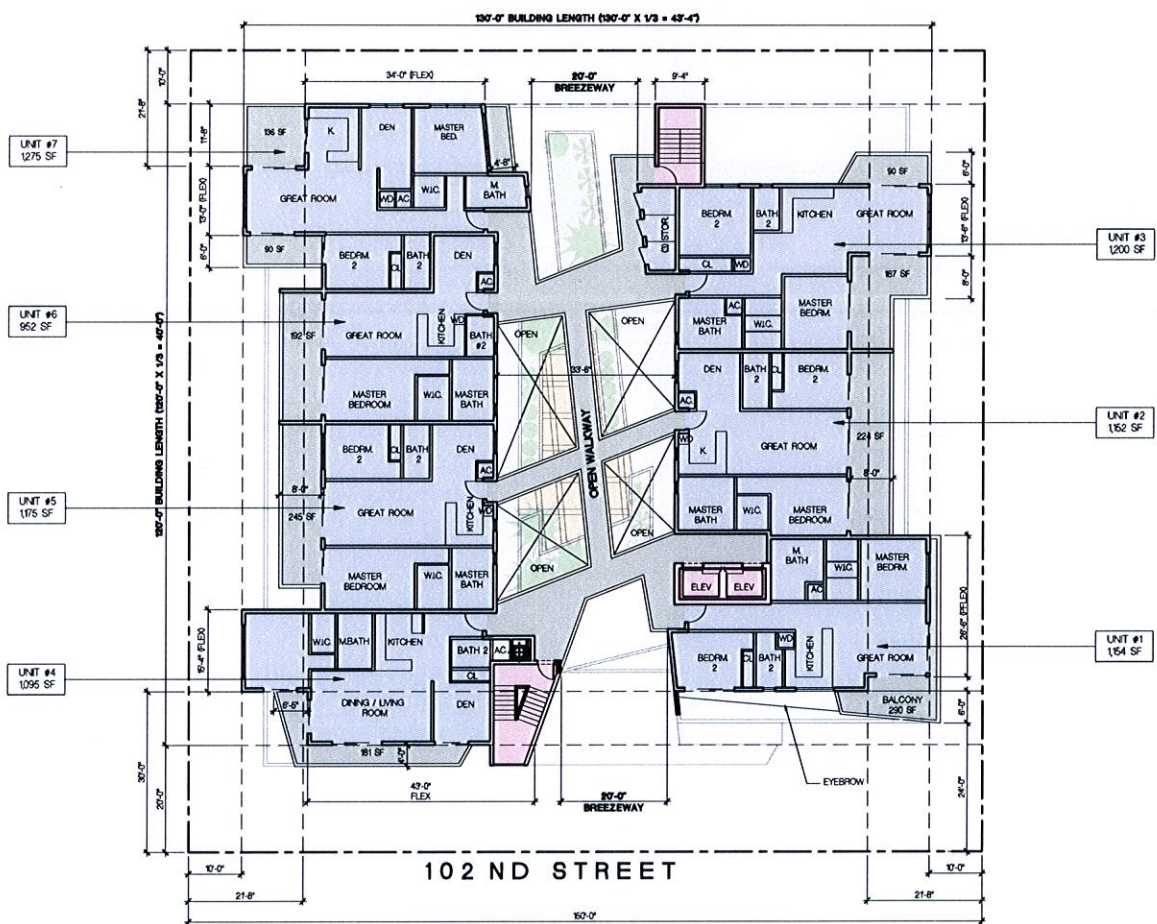
LEVEL 3 FLOOR PLAN - P&Z BOARD APPROVED - JULY 16, 2013

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



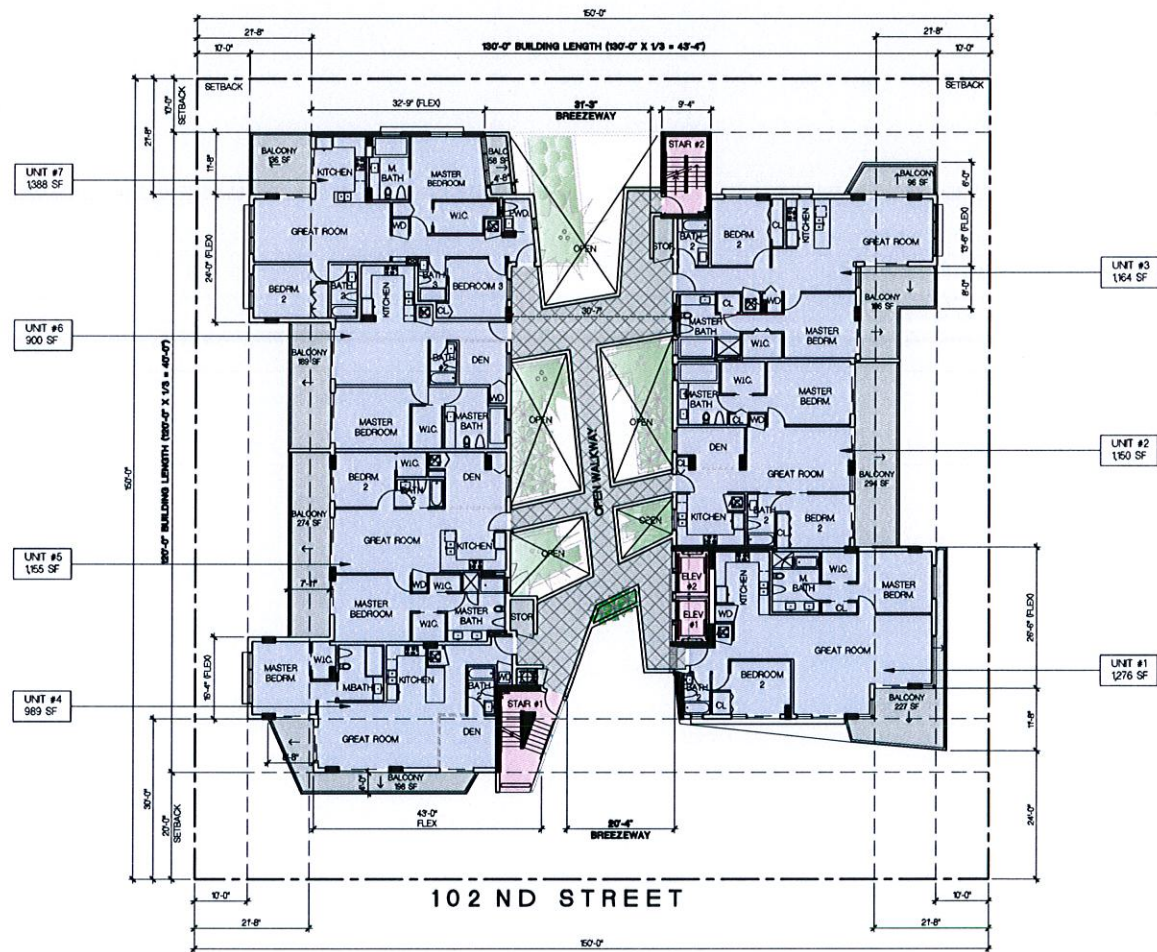
LEVEL 3 FLOOR PLAN - REVISED FOR CONSTRUCTION

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



LEVELS 4-8 (TYP.) FLOOR PLAN - P&Z BOARD APPROVED - JULY 16, 2013

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



LEVELS 4-8 (TYP.) FLOOR PLAN - REVISED FOR CONSTRUCTION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FISHMAN
LICENSE NO. AR0017273

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JOSE S. PONS JR. FLORIDA P.E. # 48148
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BAY VIEW 102
NEW APARTMENT BUILDING
1133-1145 - 102ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO	REVISION
DATE	BY

DRAWING TITLE:
**LEVELS 4 TO 8
FLOOR PLAN**

SCALE: 1/16" = 1'-0" DATE: AUGUST 19, 2014

SHEET NUMBER:
A-104



SOUTH ELEVATION (FRONT) - P&Z BOARD APPROVED - JULY 16, 2013



SOUTH ELEVATION - REVISED FOR CONSTRUCTION

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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MARKUS A. FRANKEL
LICENSE NO. AR00037443
IFRAT BENAYOUN FISHMAN
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JOSE C. NACOR FLORIDA P.E. # 47818
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OWNER / DEVELOPER

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YONKERS, NEW YORK 10710
PHONE: 212-426-8400

BAY VIEW 102

NEW APARTMENT BUILDING

1133-1145 - 102ND STREET

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	BY/CHK	DATE	BY

DRAWING TITLE

SOUTH ELEVATION

SCALE: 3/32"=1'-0" DATE: AUGUST 19, 2014

SHEET NUMBER: **A-2.01**



BAY VIEW 102 REALTY, LLC
1767 CENTRAL PARK AVE. SU 362
YONKERS, NEW YORK 10710
PHONE: 212-426-8400

**NEW APARTMENT BUILDING
1133-1145 - 102ND STREET
BAY HARBOR BLVD., FLORIDA 3354**

QUANTITY TITLE
**WEST
 ELEVATION**
 SCALE 3/32"=1'-0" DATE AUGUST 19, 2014
 SHEET NUMBER
A-2.02



- FFE +85'-0" BFE = 94'0" NGVD
TOP OF ELEVATOR SHAFT
- FFE +80'-0" BFE = 89'0" NGVD
TOP OF STAIRWAY ROOF
- FFE +75'-0" BFE = 84' NGVD
TOP OF BATHROOMS ROOF
- ROOF
- FFE +65'-0" BFE = 74'0" NGVD
- ELEV +64'-8" BFE = 73.67' NGVD
T.O.S. ROOF LOWER DECK
- ELEV +55'-10" BFE = 64.83' NGVD
LEVEL 8
- GLASS / ALUMINUM RAILING
- ELEV +47'-0" BFE = 55' NGVD
LEVEL 7
- ELEV +38'-2" BFE = 47.17' NGVD
LEVEL 6
- ELEV +29'-4" BFE = 38.33' NGVD
LEVEL 5
- ELEV +20'-6" BFE = 29.5' NGVD
LEVEL 4
- ELEV +11'-6" BFE = 20.67' NGVD
LEVEL 3
- GREEN WALL SYSTEM
- ELEV +2'-8" BFE = 11.8' NGVD
LEVEL 2 GARAGE
- ELEV 0' BFE = 9'-0" NGVD
- GRADE
- ELEV -3'-8 1/2" BFE = 5.3' NGVD
GRADE

EAST ELEVATION - P&Z BOARD APPROVED - JULY 16, 2013



- FFE +80'-0" BFE = 89'0" NGVD
TOP OF ELEV. SHAFT
- FFE +74'-3" BFE = 83.25' NGVD
TOP OF CONCRETE ROOF
- FFE +70'-0" BFE = 79'0" NGVD
UPPER DECK
- FFE +65'-0" BFE = 74'0" NGVD
- ELEV +55'-4 1/4" BFE = 64.35' NGVD
T.O.S. LEVEL 8
- ELEV +46'-7 1/2" BFE = 56.62' NGVD
T.O.S. LEVEL 7
- ELEV +37'-10 3/4" BFE = 48.9' NGVD
T.O.S. LEVEL 6
- ELEV +29'-2" BFE = 38.17' NGVD
T.O.S. LEVEL 5
- ELEV +20'-5 1/4" BFE = 29.44' NGVD
T.O.S. LEVEL 4
- ELEV +11'-8 1/2" BFE = 20.7' NGVD
T.O.S. LEVEL 3
- ELEV +3'-8 1/2" BFE = 12.7' NGVD
T.O.S. LEVEL 2 ELEVATOR LOBBY
- ELEV +2'-4" BFE = 10.33' NGVD
T.O.S. LEVEL 2 GARAGE
- ELEV 0' BFE = 9'0" NGVD
- ELEV -3'-0" BFE = 5.17' NGVD
- GRADE
- ELEV -6'-6" BFE = 2.17' NGVD
T.O.S. LEVEL 1 GARAGE

EAST ELEVATION - REVISED FOR CONSTRUCTION

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494

MARKUS A. FRANKEL
LICENSE NO. AR00077-43
BILAL BENAYOUN, FIDP, FAS, FIDP
LICENSE NO. AR0017273

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JOSE C. PUGA JR. FLORIDA P.E. # 49148
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Reg. no. 41831

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LANDSCAPE ARCHITECTURE

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PHONE 212-426-8400

BAY VIEW 102

NEW APARTMENT BUILDING
1133-1145 - 102ND STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISION		DATE	
NO.	REVISION	DATE	BY

EAST ELEVATION

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

SHEET NUMBER: A-2.04

DATE: AUGUST 19, 2014