

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**

September 16, 2014

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a revision for "Robert and Rochelle Finvarb" located at 9500 W. Broadview Drive, Lots 76-77 of Block 23. The owners have made a modification to the back (south) wall of the Cabana. Enclosed please find the plans approved previously by P&Z in 2012, the revised plans and a picture of the wall. (Item #1)

** Staff Review:* Staff Report will be distributed at the meeting.

2. Request for approval for a new single family home for "BRG Homes, LLC" located at 1311 100 Street, Lot 13 of Block 26. The owner is proposing to construct a new single family home. The proposed 2 story home has approximately 5,430 square feet of a/c living space with a two car garage. The residence will have 7 bedrooms, seven full bathrooms and one half bath. A new pool and pool deck is also proposed. Enclosed please find a picture of the existing and neighboring properties, the site plan and elevations. (Item #2)

** 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 a new single family home for "Casa Bahia Mar" located at 1261 101 Street, Lot 13 of Block 25. The owner is proposing to construct a new single family home. The proposed 2 story home has approximately 3,595 square feet of a/c living space. The plan includes a so called "portico" however, it will be used as carport. The main entrance to the house is on one side with a covered walkway connecting the carport to the front door. The residence will have 4 bedrooms, four full bathrooms and one half bath. A new pool and pool deck is also proposed. Enclosed please find a picture of the existing and neighboring properties, the site plan and elevations. (Item #3)

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

4. Approval of minutes of the Board meetings held on April 23, 2014, May 6, 2014 and May 20, 2014. Item #4

** Staff Review:*

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.

AGENDA ITEM REPORT

September 16, 2014

ITEM NUMBER: 1.

ITEM:

Request for approval for a revision for "Robert and Rochelle Finvarb" located at 9500 W. Broadview Drive, Lots 76-77 of Block 23. The owners have made a modification to the back (south) wall of the Cabana. Enclosed please find the plans approved previously by P&Z in 2012, the revised plans and a picture of the wall. (Item #1)

DESCRIPTION:

Request for approval for a revision for "Robert and Rochelle Finvarb" located at 9500 W. Broadview Drive, Lots 76-77 of Block 23. The owners have made a modification to the back (south) wall of the Cabana. Enclosed please find the plans approved previously by P&Z in 2012, the revised plans and a picture of the wall. (Item #1)

RECOMMENDED ACTION:

Staff Report will be distributed at the meeting.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Picture	FinvarbPicWall.pdf
2.	P&Z Approval Set 2012	FinvarbP&ZSetApproval.pdf
3.	Revised Plans	FinvardRevWall.pdf



1 2 3 4 5

PRIVATE RESIDENCE

9500 WEST BROADSIDE DRIVE,
BAY HARBOR ISLANDS, FL 33154

PLANNING & ZONING BOARD SUBMISSION
OCTOBER 2012



SHEET INDEX

SHEET NUMBER	SHEET NAME
A0.00	COVER/SHEET INDEX
	SURVEY
A0.01	PROJECT DATA
A0.02	AERIAL & STREET PERSPECTIVE
A0.03	CONTEXT PHOTOS
A0.04	FRONT PERSPECTIVE
A0.05	REAR PERSPECTIVE
A1.01	DEMO PLAN - GROUND LEVEL
A1.02	DEMO PLAN - SECOND LEVEL
A1.03	SITE PLAN
A1.04	GROUND FLOOR PLAN
A1.05	SECOND FLOOR PLAN
A1.06	ROOF PLAN
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS
A3.01	BUILDING SECTION
L-1	LANDSCAPE
L-2	LANDSCAPE
L-3	LANDSCAPE DETAILS
	COLORED LANDSCAPE ELEV.
	LANDSCAPE MOOD BOARD

ARCHITECTS
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BOULEVARD, SUITE 200
MIAMI, FLORIDA 33137
TEL: 305-573-1818
FAX: 305-573-3766

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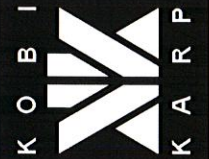
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9500 W BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

COVER/SHEET INDEX

Lic. # AR0012578

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2915 Biscayne Boulevard
Suite 200
Miami, FL 33137
Tel: 305.573.1818
Fax: 305.573.3766
WWW.KOBKARP.COM

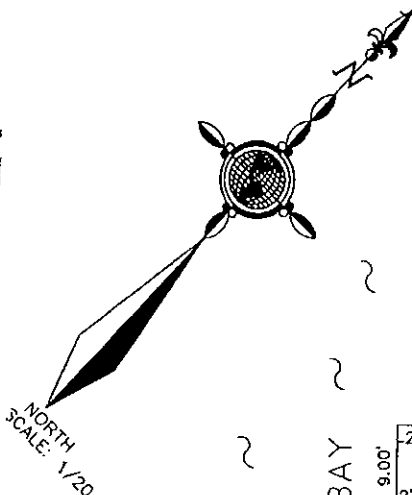
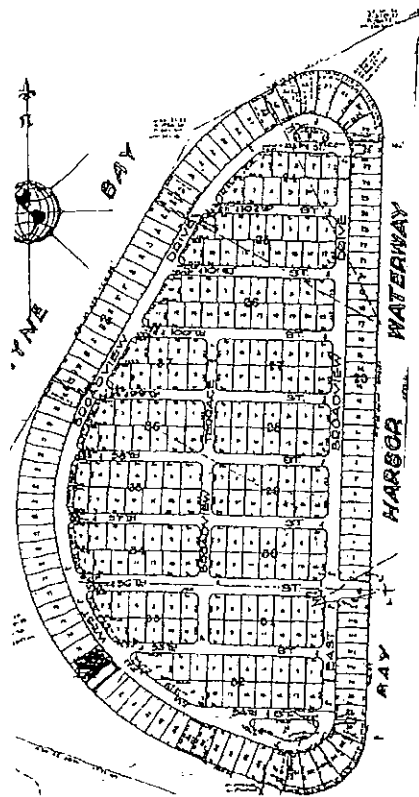


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Legal Description:

Lot 76 and the Northerly 1/2 of Lot 77, Block 23, of BAY HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 46, at Page 5, of the Public Records of Miami-Dade County, Florida.



Notes: N/A

LOT - 75 BLOCK - 23

TWO STORY RESIDENCE # 9500

LOT - 77 BLOCK - 23 (REMAINDER)

Certified To:
ROBERT FINVARB AND ROCHELLE FINVARB, GREEN, KAHN & PIOTRKOWSKI, P.A., ATTORNEYS TITLE INSURANCE FUND, INC, GREAT FLORIDA BANK, ITS SUCCESSORS AND/OR ASSIGNS.

Community Number: 120635
Panel Number: 0092
Suffix: J
Data of Firm Index: 3/2/1994
Flood Zone: AE
Base Flood Elevation: 8
Date of Completion: 07/30/2007

Property Address:
9500 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

Survey: M43674

Accepted By: _____

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING, DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF MIGUEL ESPINOSA LAND SURVEYING.
- 5) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 6) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 7) WALL TIES ARE TO THE FACE OF THE WALL.
- 8) FENCE OWNERSHIP NOT DETERMINED.
- 9) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 10) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 11) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 12) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.
- 13) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 14) ELEVATIONS IF SHOWN ARE BASED UPON N.G. V.D. 1929 UNLESS OTHERWISE NOTED.
- 15) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 16) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
MIGUEL ESPINOSA P.S.M. NO. 5101-STATE OF FLORIDA
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER



MIGUEL ESPINOSA
LAND SURVEYING, INC.
5511 S.W. 8TH STREET
MIAMI, FLORIDA 33144

PHONE: (305) 740-3319
FAX #: (305) 669-3190
LB # 6463



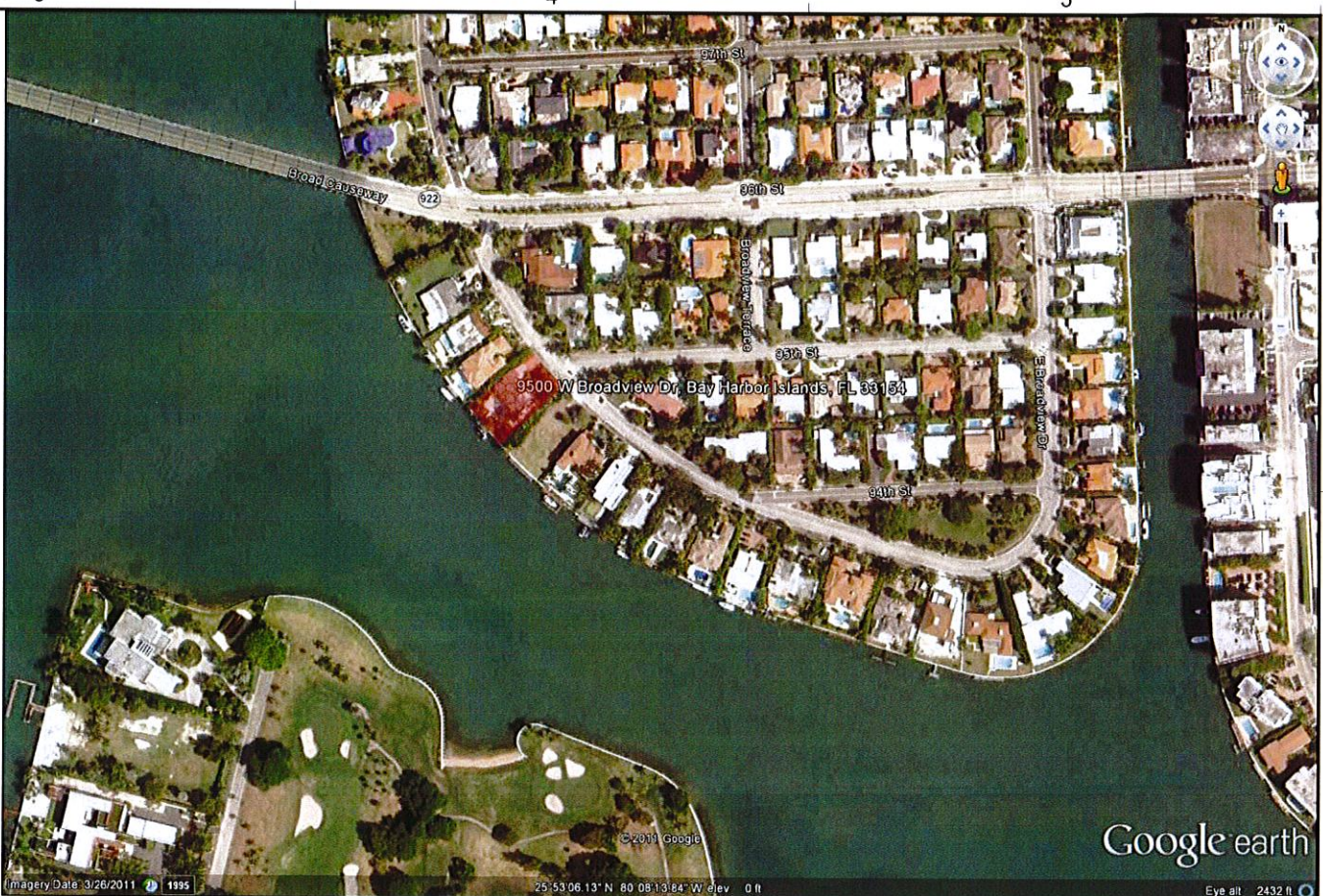
STREET PERSPECTIVE



STREET PERSPECTIVE



STREET PERSPECTIVE



AERIAL PERSPECTIVE



AERIAL PERSPECTIVE

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STREET PERSPECTIVE

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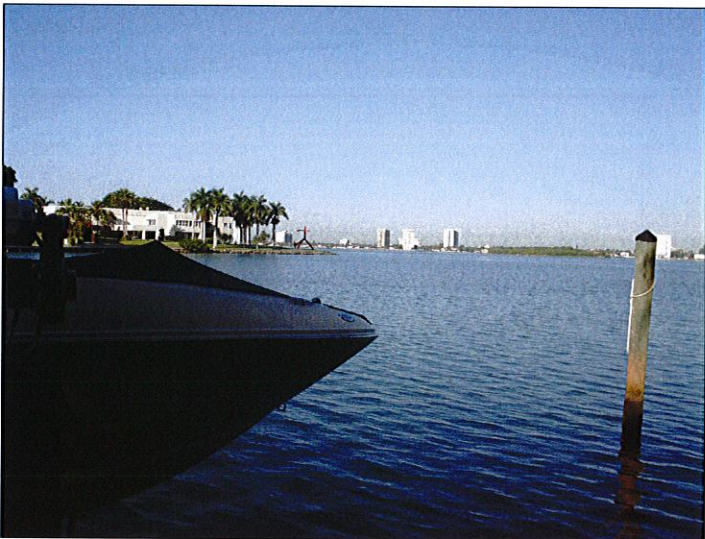
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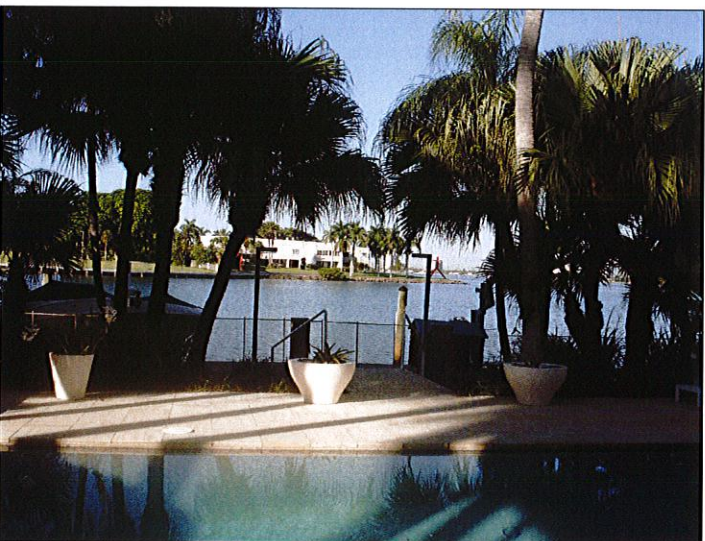
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CONTEXT PHOTOS

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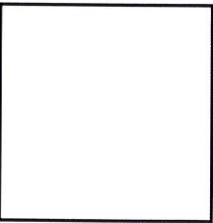
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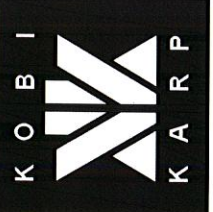
FRONT PERSPECTIVE



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FRONT PERSPECTIVE



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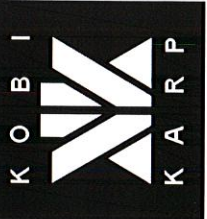
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REAR PERSPECTIVE

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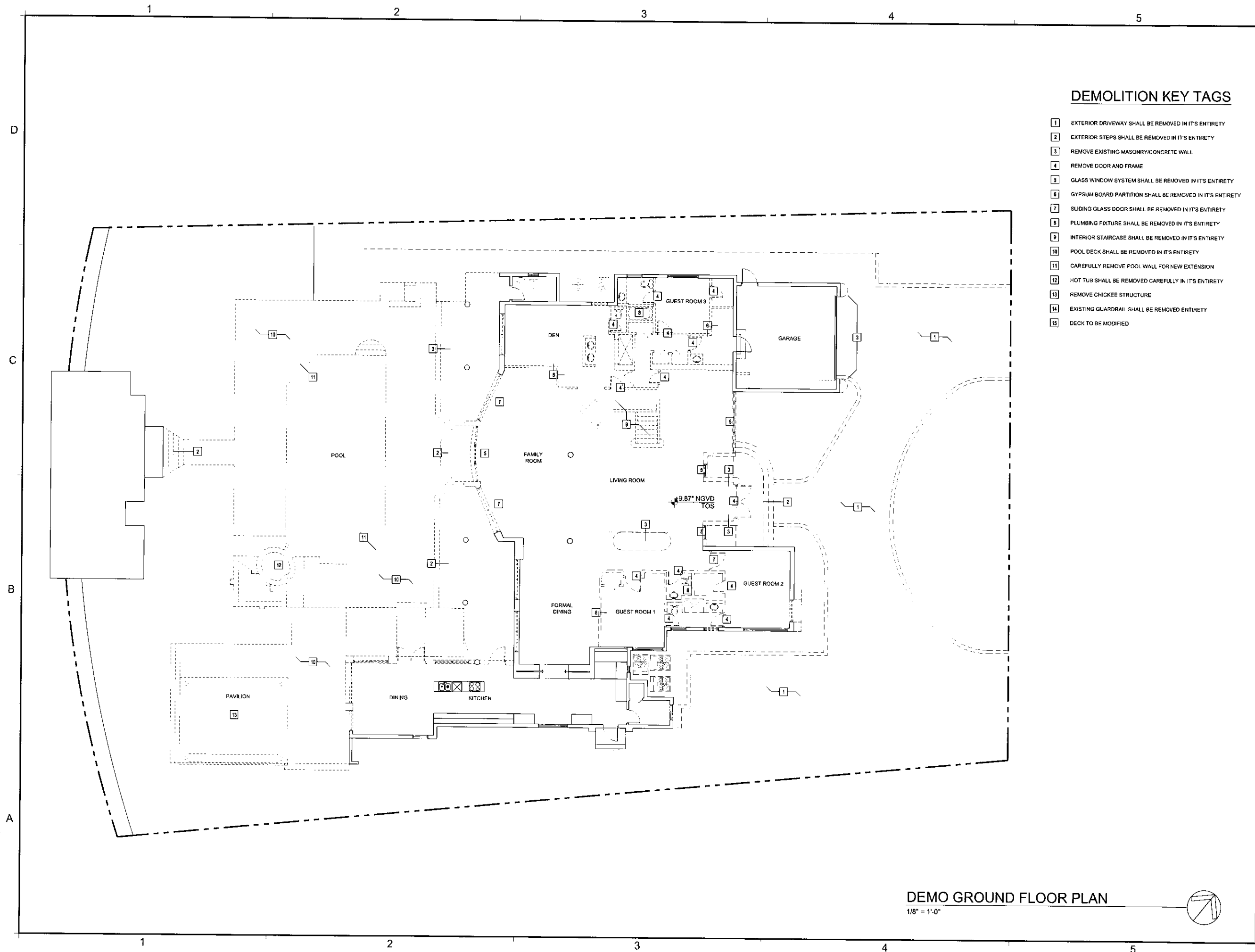
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REAR PERSPECTIVE



DEMOLITION KEY TAGS

- 1 EXTERIOR DRIVEWAY SHALL BE REMOVED IN ITS ENTIRETY
- 2 EXTERIOR STEPS SHALL BE REMOVED IN ITS ENTIRETY
- 3 REMOVE EXISTING MASONRY/CONCRETE WALL
- 4 REMOVE DOOR AND FRAME
- 5 GLASS WINDOW SYSTEM SHALL BE REMOVED IN ITS ENTIRETY
- 6 GYPSUM BOARD PARTITION SHALL BE REMOVED IN ITS ENTIRETY
- 7 SLIDING GLASS DOOR SHALL BE REMOVED IN ITS ENTIRETY
- 8 PLUMBING FIXTURE SHALL BE REMOVED IN ITS ENTIRETY
- 9 INTERIOR STAIRCASE SHALL BE REMOVED IN ITS ENTIRETY
- 10 POOL DECK SHALL BE REMOVED IN ITS ENTIRETY
- 11 CAREFULLY REMOVE POOL WALL FOR NEW EXTENSION
- 12 HOT TUB SHALL BE REMOVED CAREFULLY IN ITS ENTIRETY
- 13 REMOVE CHICKEE STRUCTURE
- 14 EXISTING GUARDRAIL SHALL BE REMOVED ENTIRETY
- 15 DECK TO BE MODIFIED

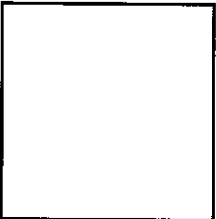
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DEMOLITION
GROUND FLOOR PLAN



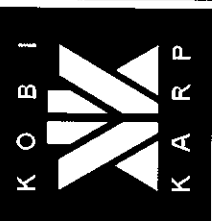
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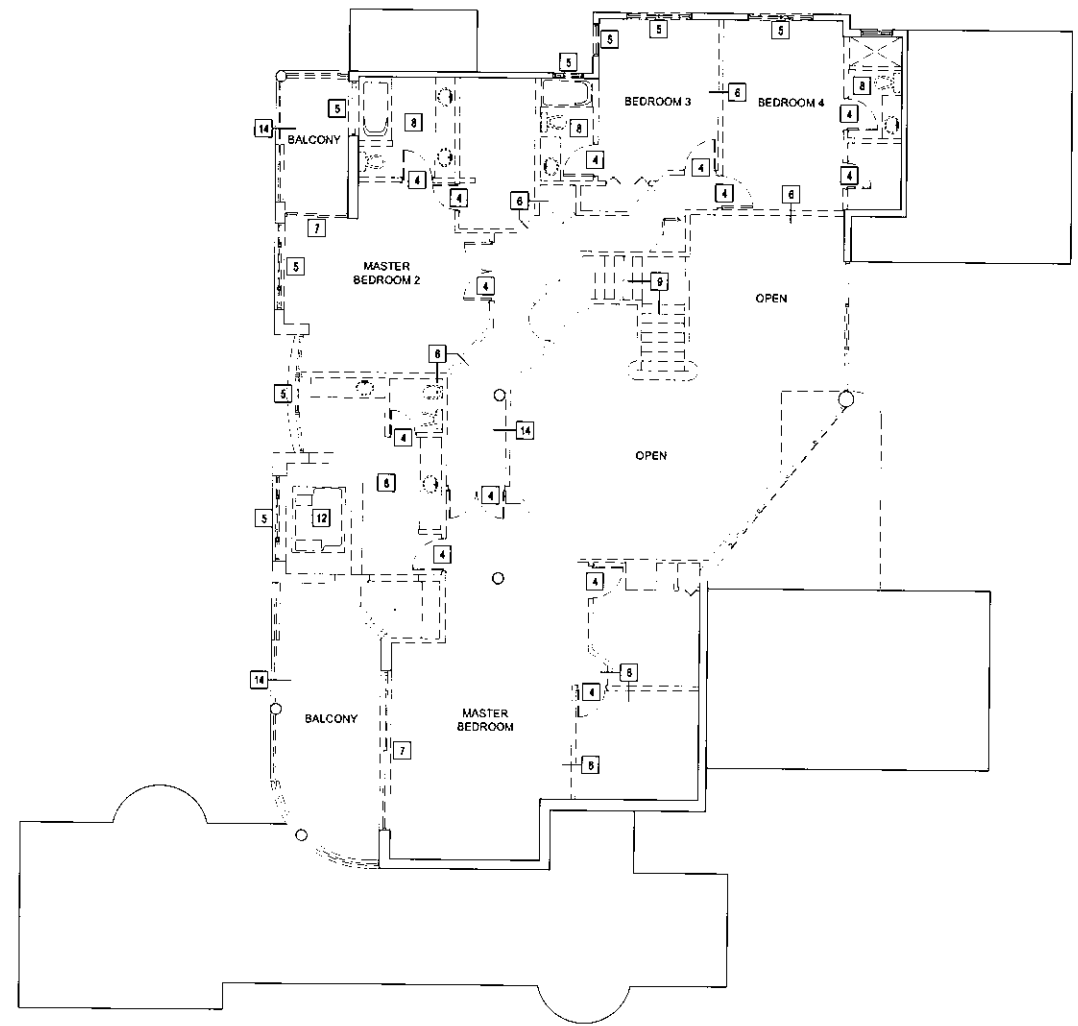
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DEMOLITION KEY TAGS

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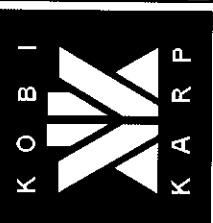
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DEMOLITION
SECOND FLOOR PLAN

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DEMO SECOND FLOOR PLAN

1/8" = 1'-0"



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SITE INFORMATION

ADDRESS: 9500 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

MUNICIPALITY: CITY OF BAY HARBOR ISLANDS

ZONING CLASSIFICATION: RD, SINGLE FAMILY RESIDENTIAL

LOT SIZE: 19,688 SF.

LEGAL DESCRIPTION

LOT 75 AND THE NORTHERLY 1/2 OF LOT 77, BLOCK 23, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT INFORMATION

GROUND LEVEL A/C AREA:	4,542 SF.	GROUND LEVEL NON-A/C AREA (GARAGE):	442 SF.
SECOND FLOOR A/C AREA:	2,955 SF.	SECOND FLOOR NON-A/C AREA (BALCONY):	595 SF.
TOTAL:	7,497 SF.	TOTAL:	1,038 SF.
PREVIOUS AREA:	8,679 SF.		
IMPERVIOUS AREA:	6,025 SF.		
TOTAL:	14,704 SF.		

SETBACKS

	REQUIRED	PROVIDED
FRONT:	25'-0"	28'-1"
SIDES:	10'-0"	10'-4"
REAR:	40'-0"	47'-6"
MAX BUILDING HEIGHT:	30'-0"	25'-9"

LEGEND

WALLS: 30.00' EXISTING

NEW CMU WALL

NEW CYB. WALL

REVISIONS / SUBMISSIONS

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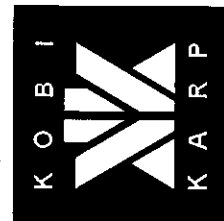
PROPOSED
SITE PLAN

Lic. # AR0012578

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W. BROADVIEW DRIVE

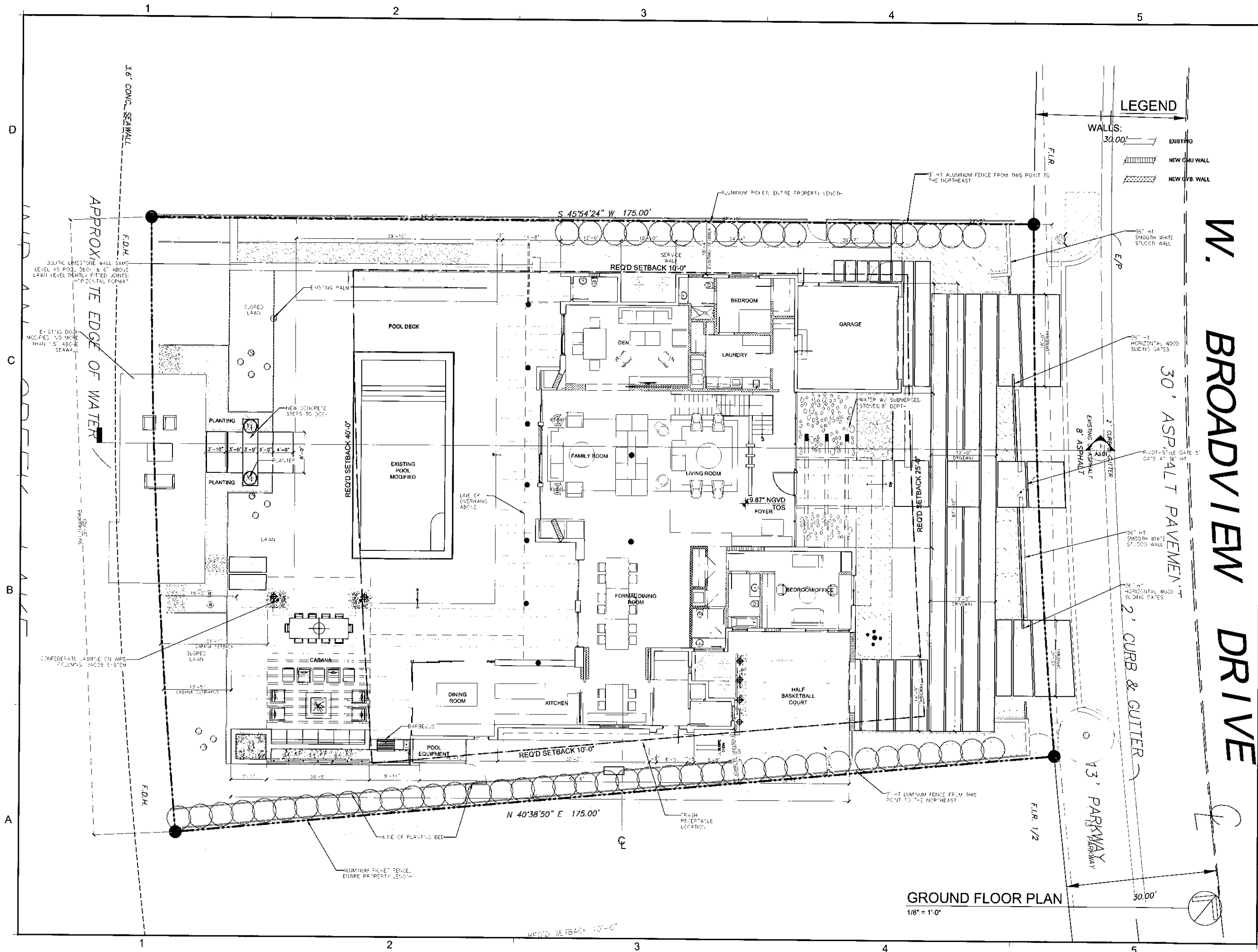
30' ASPHALT PAVEMENT

2' CURB & GUTTER

1/3' PARKWAY

SITE PLAN

1/8" = 1'-0"



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PROPOSED
GROUND FLOOR PLAN

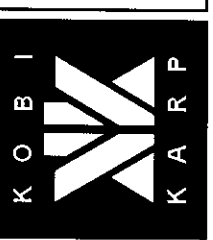
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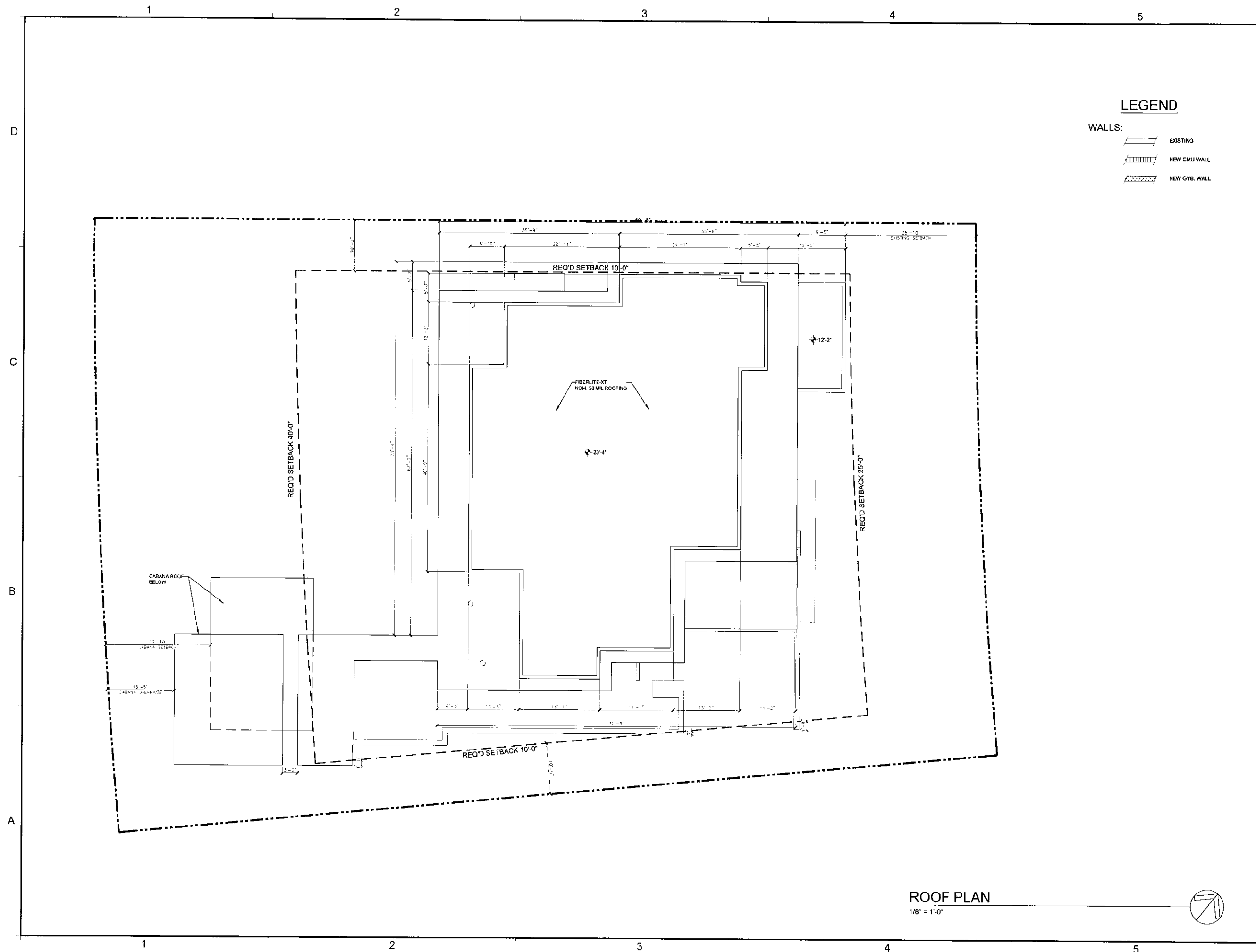


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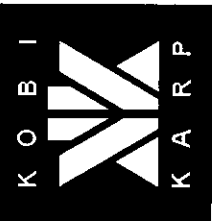
PROPOSED
SECOND FLOOR PLAN

**ARCHITECTURE
INTERIOR DESIGN
PLANNING**

AIA ASID NCARB

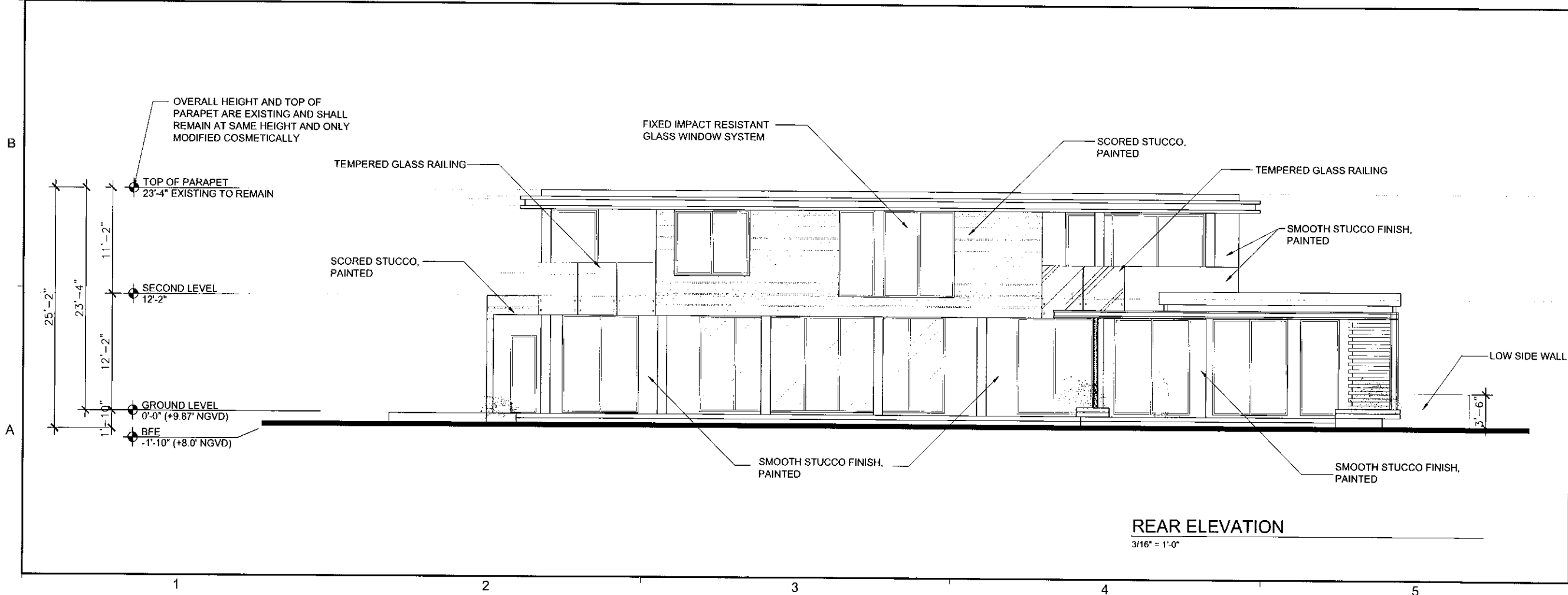
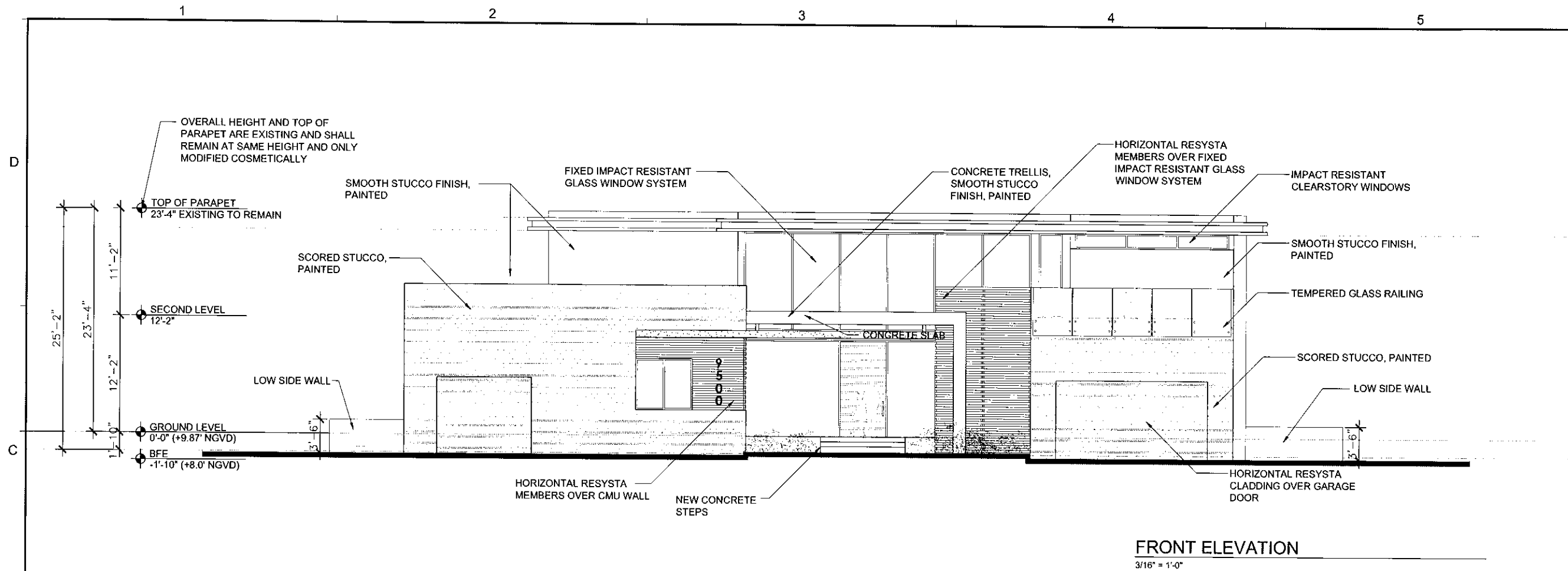
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BUILDING ELEVATIONS

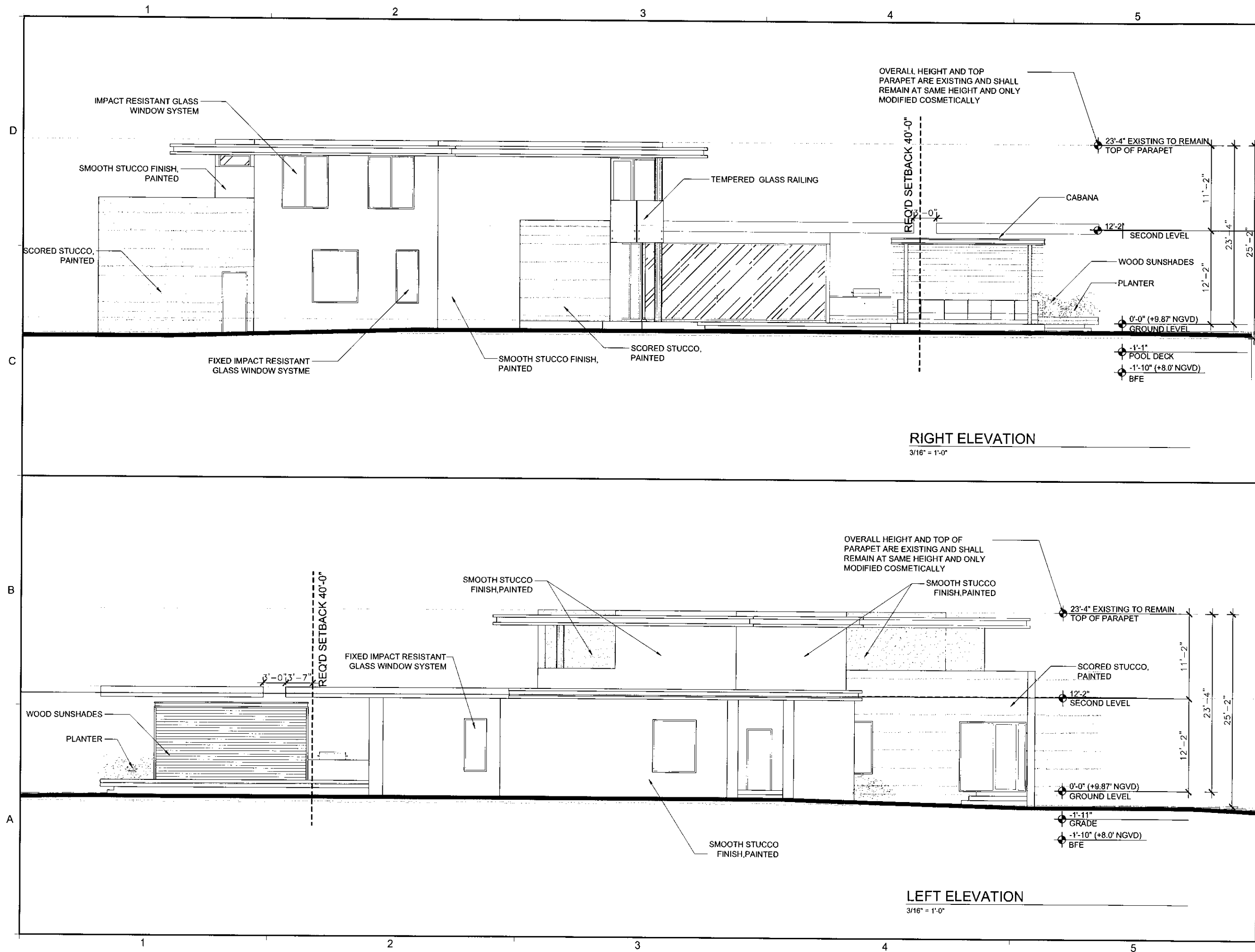
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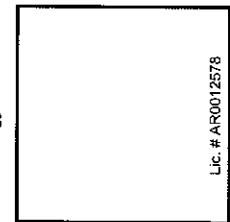
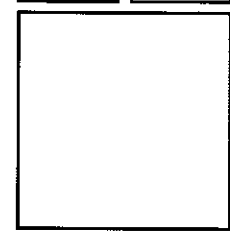
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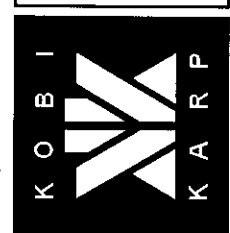
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BUILDING ELEVATIONS



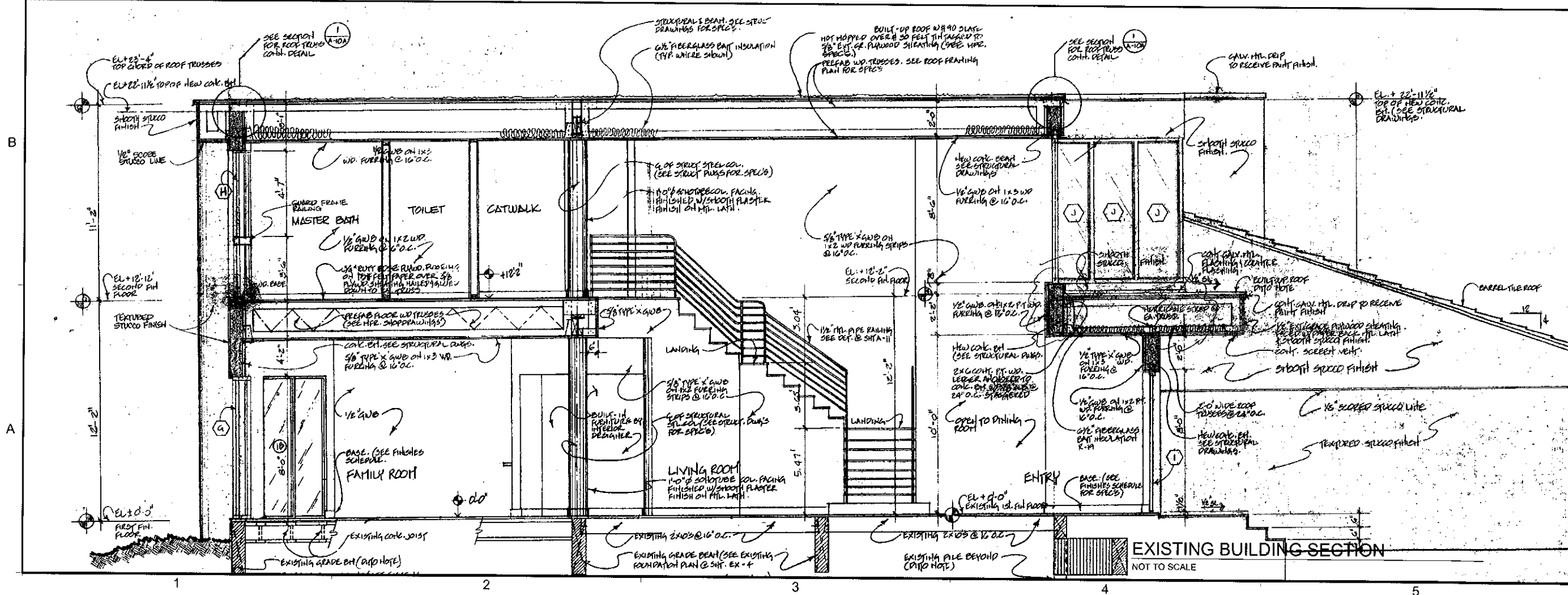
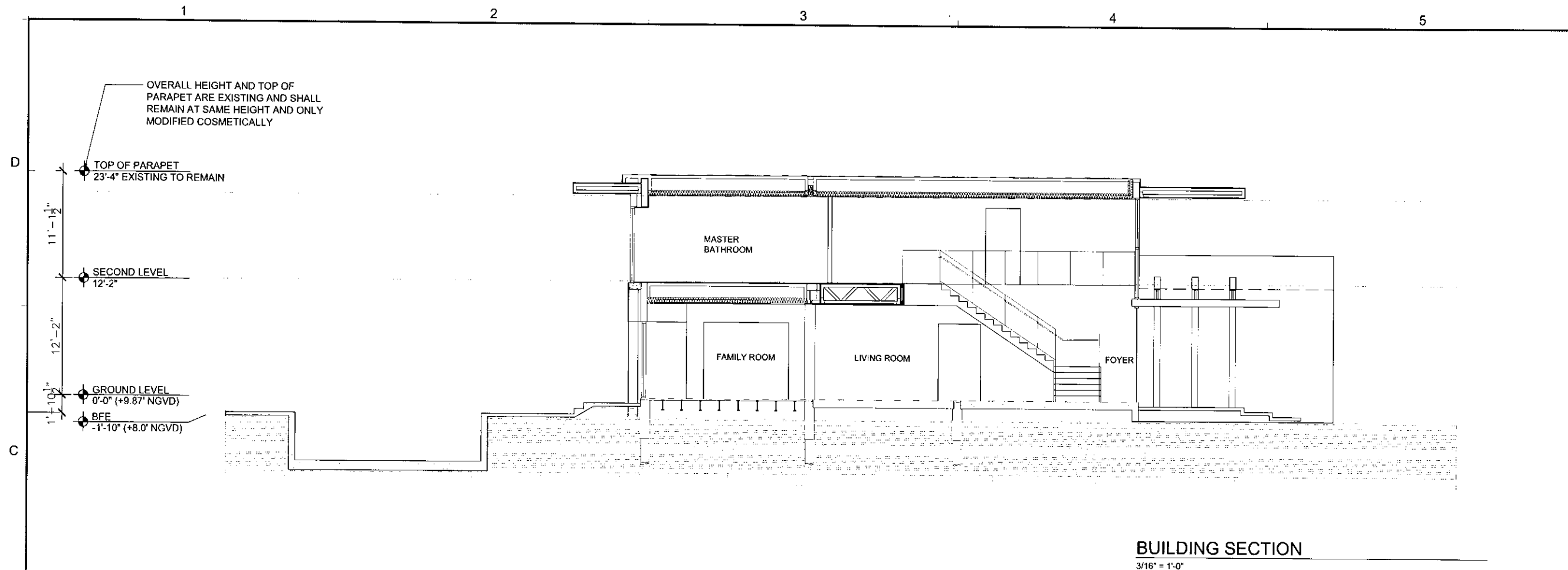
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BUILDING SECTION

ARCHITECTURE
INTERIOR DESIGN
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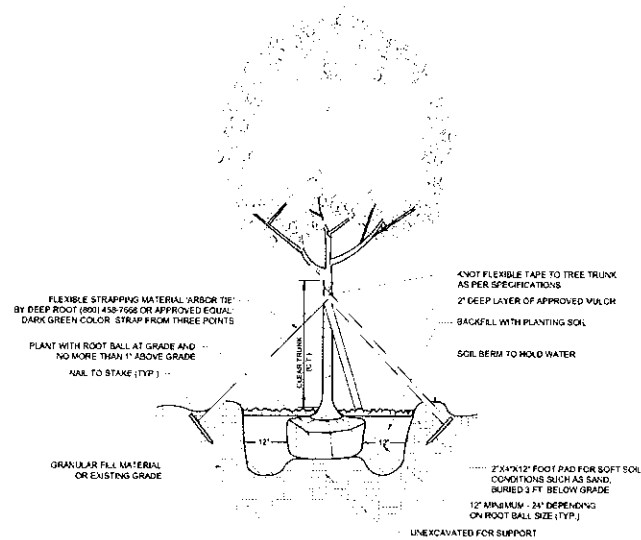
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TREE PLANTING & GUYING DETAIL

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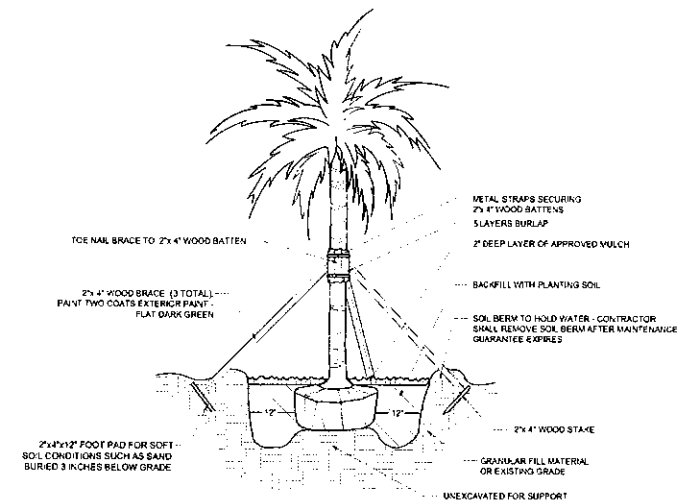
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PLANT MATERIAL				
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
1	Caesalpinia granadillo	Bridalveil Tree	Field Grown Specimen; 16-18' Ht	Yes
9	Bambusa textilis gracilis	Slender Weaver's Bamboo	30G; 12-14' Ht	Yes
57	Clusia guttifera	Small Leaf Clusia	25G; 6'-8' Ht Bush Form (Price Includes Transport)	No
6	Acacia farnesiana	Sweet Acacia	45G; 12' Ht x 8' SPD	No
9	Agave attenuata	Agave attenuata	30" O.C.	
8	Chamaedorea neanthe bella	Bamboo Palm	3G	
15	Bromeliad 'Portea Jungles'	Bromeliad 'Portea Jungles'	9" Pot @ 30" O.C.	
6	Trachelospermum jasminoides	Confederate Jasmine	3G; 36" Ht	
17	Monstera deliciosa	Monstera	3G; 36" x 36" @ 48" O.C.	
361	Philodendron 'Burle Marx'	Philodendron 'Burle Marx'	3G @ 18" O.C.	

MISCELLANEOUS	
QTY	DESCRIPTION
2,750 SF	New Sod- Bermuda 419
24 CY	Mulch- Pine Fines
5 CY	3/8" Gray Granite Chip- sample required for approval by L.A. before purchase
310 CF	45 LF Oolitic Wall For Back- 4.5' O.A. Ht; 3.5' Exposed Ht (Includes Installation)
65 CF	20 LF Oolitic Wall For Front- 2' O.A. Ht; 18" Exposed Ht (Includes Installation)
250 SF	Decorative Rock- Large Pieces for Front Water Feature
150 SF	Decorative Rock- Medium/Small
2 Each	Tall Pots
12 CY	Planting Mix
500 LF	Aluminum Edging

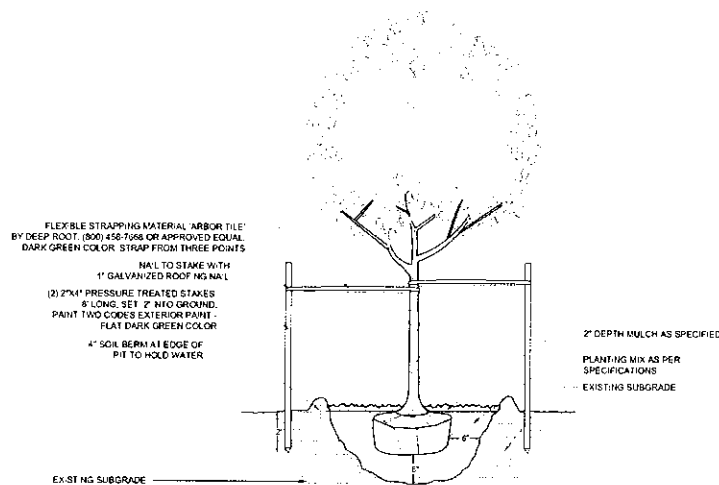
NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM WILL BE REQUIRED PROVIDING LOW VOLUME SPRAY TO SODDED AREAS AND DRIP IRRIGATION TO ALL PLANT BEDS
- PURSUANT TO BAY HARBOR ISLAND MINIMUM LANDSCAPE STANDARDS (SEC. 24-16 'a') WATERFRONT LOTS ARE REQUIRED TO HAVE SIX (6) TREES PER LOT AT 12' OA HT , 12' OF CT AND 2.5" CAL. 50% OF REQUIRED SHADE TREES WILL BE OF NATIVE SPECIES.
- THREE (3) DIFFERENT TREE SPECIES WILL BE USED CONSISTING OF CHINESE FAN PALMS, SWEET ACACIAS & A BRIDALVEIL TREE.
- SHRUBS MUST BE A MINIMUM 24" HT AT 24" OC AT TIME OF PLANTING.
- ALL PLANT MATERIAL MUST BE FLORIDA #1 QUALITY OR BETTER.
- MINIMUM OF TWO (2) SHADE TREES IN THE FRONT YARD AREA.
- THREE TREE SPECIES
- TREE REMOVAL PERMIT IS REQUIRED FOR ANY TREE REMOVALS OR RELOCATIONS.
- TOTAL LOT AREA= 19,830SF. TOTAL CALCULATED "GREEN" OPEN SPACE= 5,939SF. 5939/19830= 30% "GREEN" OPEN SPACE.



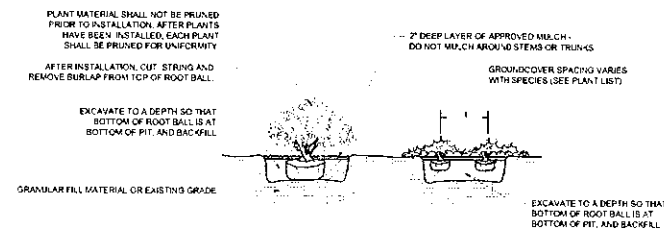
PALM PLANTING DETAIL

N.T.S.



SPECIMEN TREE GUYING DETAIL

N.T.S.



SHRUB & GROUNDCOVER PLANTING DETAIL

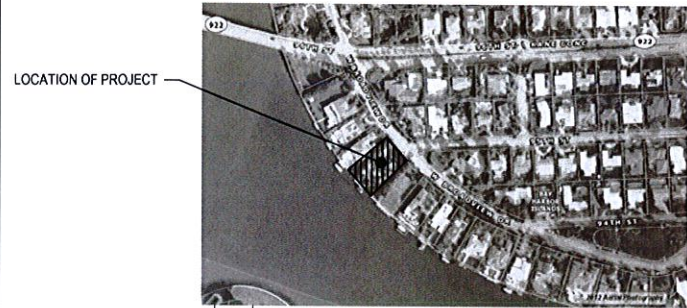
N.T.S.



Susan Hall, ASLA
LANDSCAPE ARCHITECTURE
LC26000357
4425 CROOKED MILE RD.
MERRITT ISLAND, FL 32952
PHONE: (321) 449-0790
FAX: (321) 449-1225
www.hall-la.com

FINVARB RESIDENCE
9500 West Broadway Drive
Bay Harbor Island, FL, 33154

SHEET TITLE Preliminary Landscape Details	
DATE	8-28-12
DESIGN	S.H.
DRAWN	R.P.
SCALE	NTS
REVISIONS	10/1/12 PER CITY COMMENTS REC'D 9-20-12
SEAL	
L-3	3
SHEET	OF



LOCATION OF PROJECT

REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION, INCLUDING BUT NOT LIMITED TO, NOTES, DIMENSIONS, SITE SPECIFICATIONS, MATERIAL SELECTIONS, PLANTING LAYOUTS AND SPECIFICATIONS, IRRIGATION DESIGN AND EQUIPMENT SPECIFICATIONS, ETC.

THE SIDE OF THE PROPERTY SHALL BE GRADED IN A MANNER TO RETAIN ALL RAINWATER ON THE PROPERTY WITH THE USE OF INTERCEPTOR SWALES AROUND THE PERIMETER OF THE SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES AND THE AREA ADJACENT TO THE CANAL WILL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO THE CANAL. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE GRADING AND SWALE DETAILS.

SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTION R4101.17.1.1 THROUGH R4101.17.1.14 OF THE FLORIDA BUILDING CODE, 2010 RESIDENTIAL. POOL AND POOL BARRIER ARE UNDER A SEPARATE PERMIT.

PROJECT INFORMATION

GROUND FLOOR A/C AREA: 4,542 sf.
SECOND FLOOR A/C AREA: 2,955 sf.
TOTAL A/C AREA: 7,497 sf.
GROUND FLOOR NON A/C AREA: 442 sf. (Garage)
SECOND FLOOR NON A/C AREA: 566 sf. (Balconies)
TOTAL NON A/C AREA: 1,008 sf.
PREVIOUS AREA: 8,679 sf.
IMPERVIOUS AREA: 8,025 sf.
TOTAL: 14,704 sf.

SETBACKS
FRONT: 25'-0"
SIDE (NORTH): 10'-0"
SIDE (SOUTH): 10'-0"
REAR: 30'-0"
BUILDING HEIGHT: 25'-0" MAX

LEGAL DESCRIPTION: ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NUMBER: 13-2227-001-4570
ADDRESS: 9500 WEST BROADVIEW DRIVE, BAY HARBOR ISLAND, FLORIDA 33154
MUNICIPALITY: TOWN OF BAY HARBOR ISLAND
ZONING CLASSIFICATION: RD, SINGLE FAMILY RESIDENTIAL
LOT AREA: 19,688 SF.

REVISIONS / SUBMISSIONS
CODE COMMENTS 04/19/13
COORDINATION 09/27/13
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OVERALL SITE PLAN

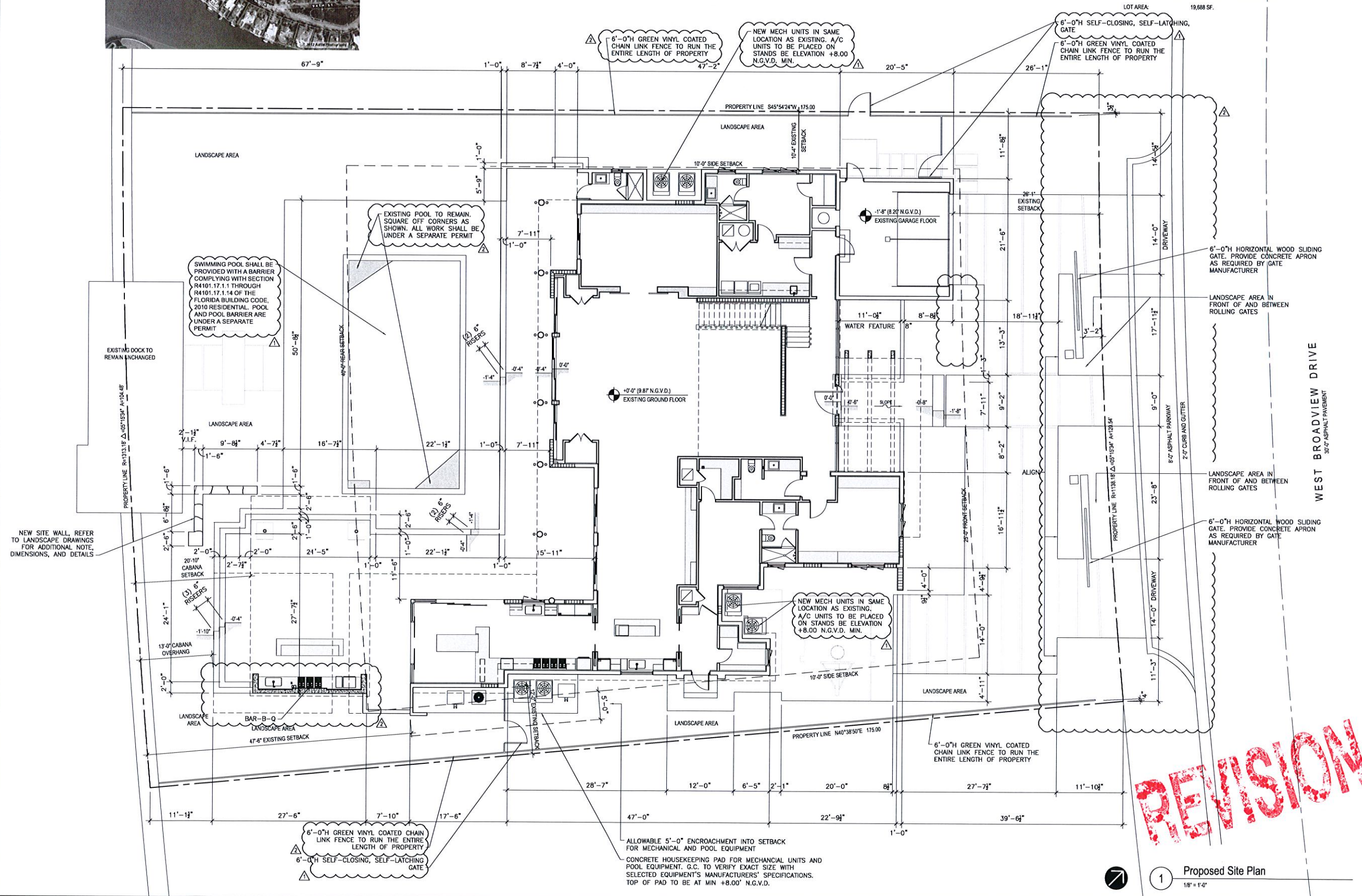
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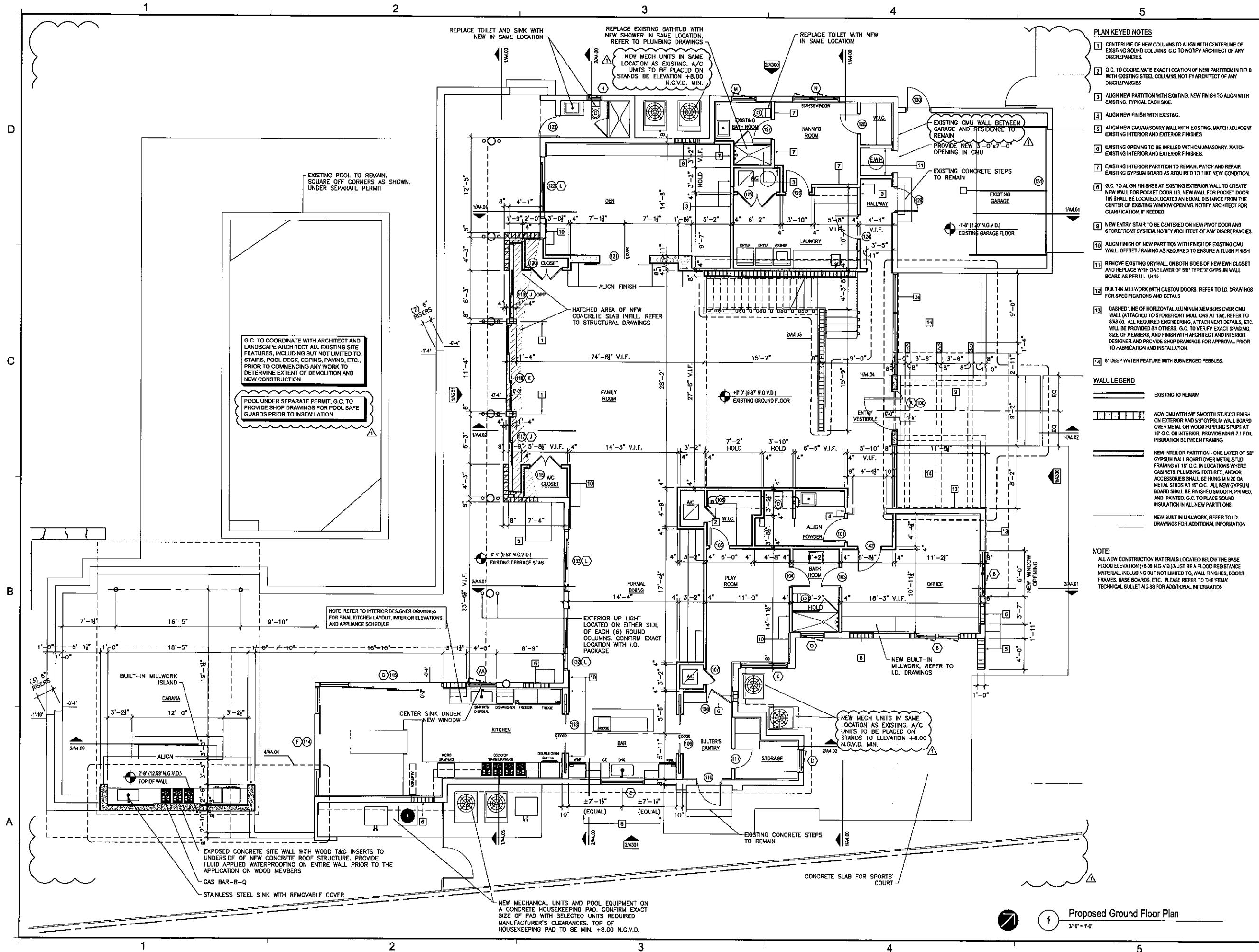
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REVISION

Proposed Site Plan
1/8" = 1'-0"



- PLAN KEYED NOTES**
- CENTERLINE OF NEW COLUMNS TO ALIGN WITH CENTERLINE OF EXISTING ROUND COLUMNS. G.C. TO NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - G.C. TO COORDINATE EXACT LOCATION OF NEW PARTITION IN FIELD WITH EXISTING STEEL COLUMNS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - ALIGN NEW PARTITION WITH EXISTING. NEW FINISH TO ALIGN WITH EXISTING. TYPICAL EACH SIDE.
 - ALIGN NEW FINISH WITH EXISTING.
 - ALIGN NEW CUMMAMASONRY WALL WITH EXISTING. MATCH ADJACENT EXISTING INTERIOR AND EXTERIOR FINISHES.
 - EXISTING OPENING TO BE INFILLED WITH CUMMAMASONRY. MATCH EXISTING INTERIOR AND EXTERIOR FINISHES.
 - EXISTING INTERIOR PARTITION TO REMAIN. PATCH AND REPAIR EXISTING GYPSUM BOARD AS REQUIRED TO LIKE NEW CONDITION.
 - G.C. TO ALIGN FINISHES AT EXISTING EXTERIOR WALL TO CREATE NEW WALL FOR POCKET DOOR 113. NEW WALL FOR POCKET DOOR 116 SHALL BE LOCATED LOCATED AN EQUAL DISTANCE FROM THE CENTER OF EXISTING WINDOW OPENING. NOTIFY ARCHITECT FOR CLARIFICATION, IF NEEDED.
 - NEW ENTRY STAIR TO BE CENTERED ON NEW PINOT DOOR AND STOREFRONT SYSTEM. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - ALIGN FINISH OF NEW PARTITION WITH FINISH OF EXISTING CMU WALL. OFFSET FRAMING AS REQUIRED TO ENSURE A FLUSH FINISH.
 - REMOVE EXISTING DRYWALL ON BOTH SIDES OF NEW EMM CLOSET AND REPLACE WITH ONE LAYER OF 5/8" TYPE 'X' GYPSUM WALL BOARD AS PER U.L. U419.
 - BUILT-IN MILLWORK WITH CUSTOM DOORS. REFER TO I.D. DRAWINGS FOR SPECIFICATIONS AND DETAILS.
 - DASHED LINE OF HORIZONTAL ALUMINUM MEMBERS OVER CMU WALL (ATTACHED TO STOREFRONT MULLIONS AT 134), REFER TO 845.00. ALL REQUIRED ENGINEERING, ATTACHMENT DETAILS, ETC. WILL BE PROVIDED BY OTHERS. G.C. TO VERIFY EXACT SPACING, SIZE OF MEMBERS, AND FINISH WITH ARCHITECT AND INTERIOR DESIGNER AND PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
 - 8" DEEP WATER FEATURE WITH SUBMERGED PEBBLES.

- WALL LEGEND**
- EXISTING TO REMAIN
 - NEW CMU WITH 5/8" SMOOTH STUCCO FINISH ON EXTERIOR AND 5/8" GYPSUM WALL BOARD OVER METAL OR WOOD FURRING STRIPS AT 16" O.C. ON INTERIOR. PROVIDE MIN R-7.1 FOI INSULATION BETWEEN FRAMING
 - NEW INTERIOR PARTITION - ONE LAYER OF 5/8" GYPSUM WALL BOARD OVER METAL STUD FRAMING AT 16" O.C. IN LOCATIONS WHERE CABINETS, PLUMBING FIXTURES, AND/OR ACCESSORIES SHALL BE HUNG MIN 20 GA METAL STUDS AT 16" O.C. ALL NEW GYPSUM BOARD SHALL BE FINISHED SMOOTH, PRIME, AND PAINTED. G.C. TO PLACE SOUND INSULATION IN ALL NEW PARTITIONS.
 - NEW BUILT-IN MILLWORK. REFER TO I.D. DRAWINGS FOR ADDITIONAL INFORMATION.

NOTE:
ALL NEW CONSTRUCTION MATERIALS LOCATED BELOW THE BASE FLOOD ELEVATION (+8.00 N.G.V.D.) MUST BE A FLOOD-RESISTANCE MATERIAL, INCLUDING BUT NOT LIMITED TO, WALL FINISHES, DOORS, FRAMES, BASE BOARDS, ETC. PLEASE REFER TO THE FEMA TECHNICAL BULLETIN 2-83 FOR ADDITIONAL INFORMATION.

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CODE COMMENTS	04/19/13
COORDINATION	08/27/13

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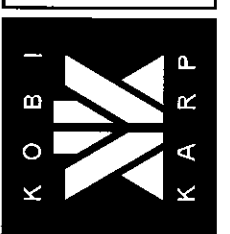
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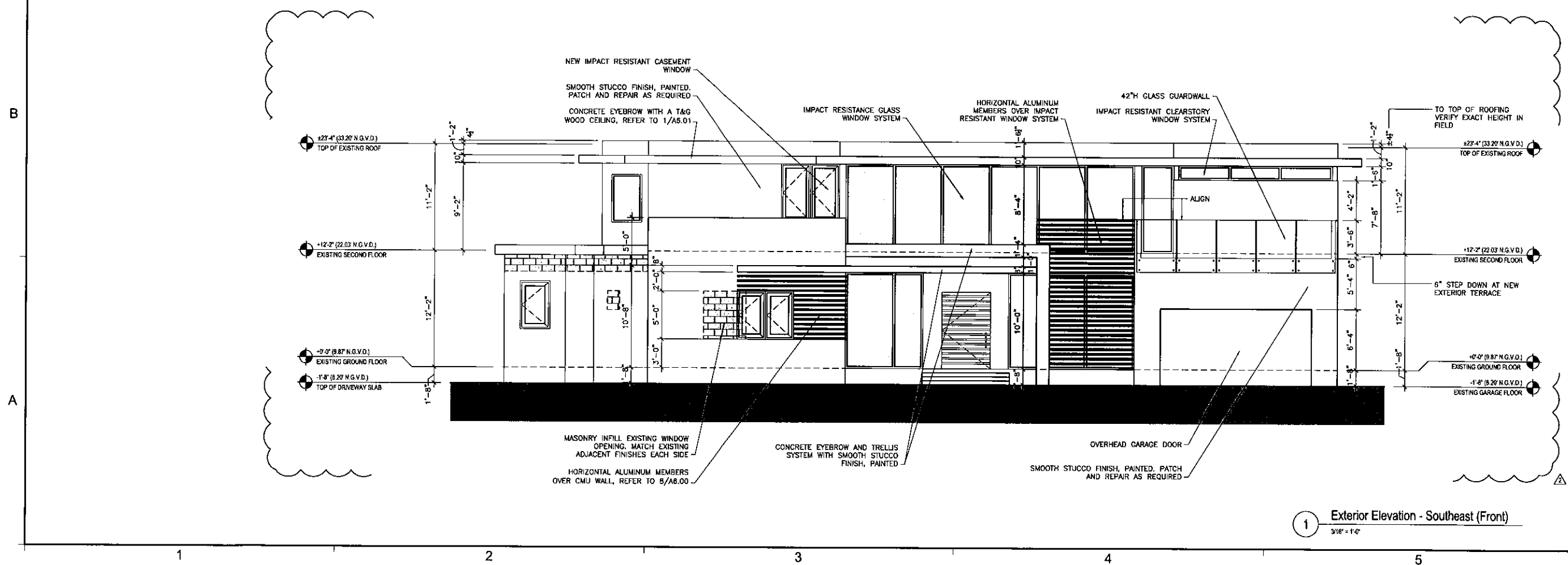
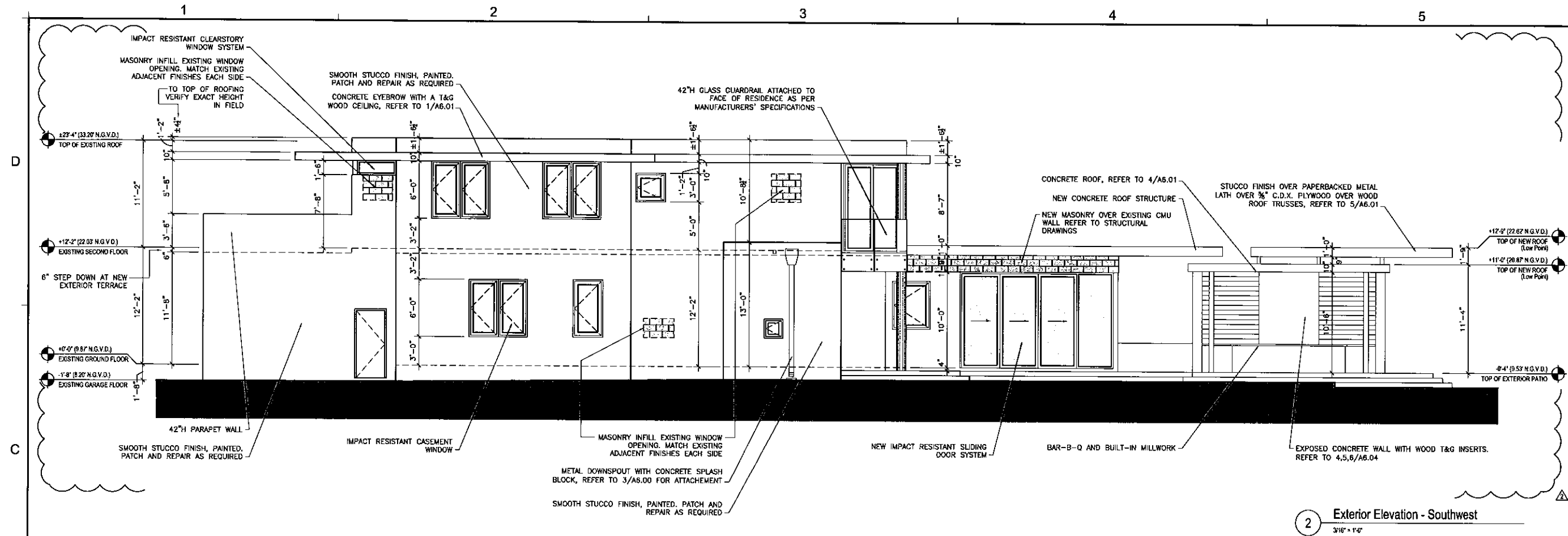
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△	COORDINATION 06/27/13
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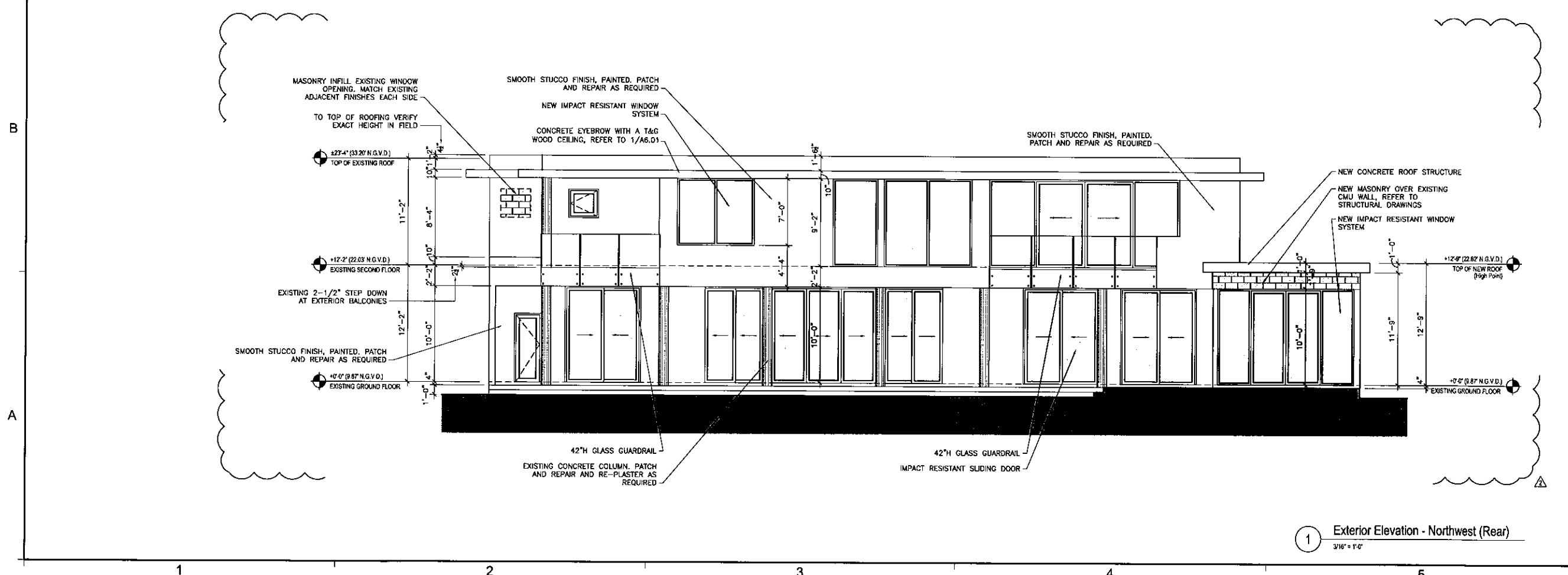
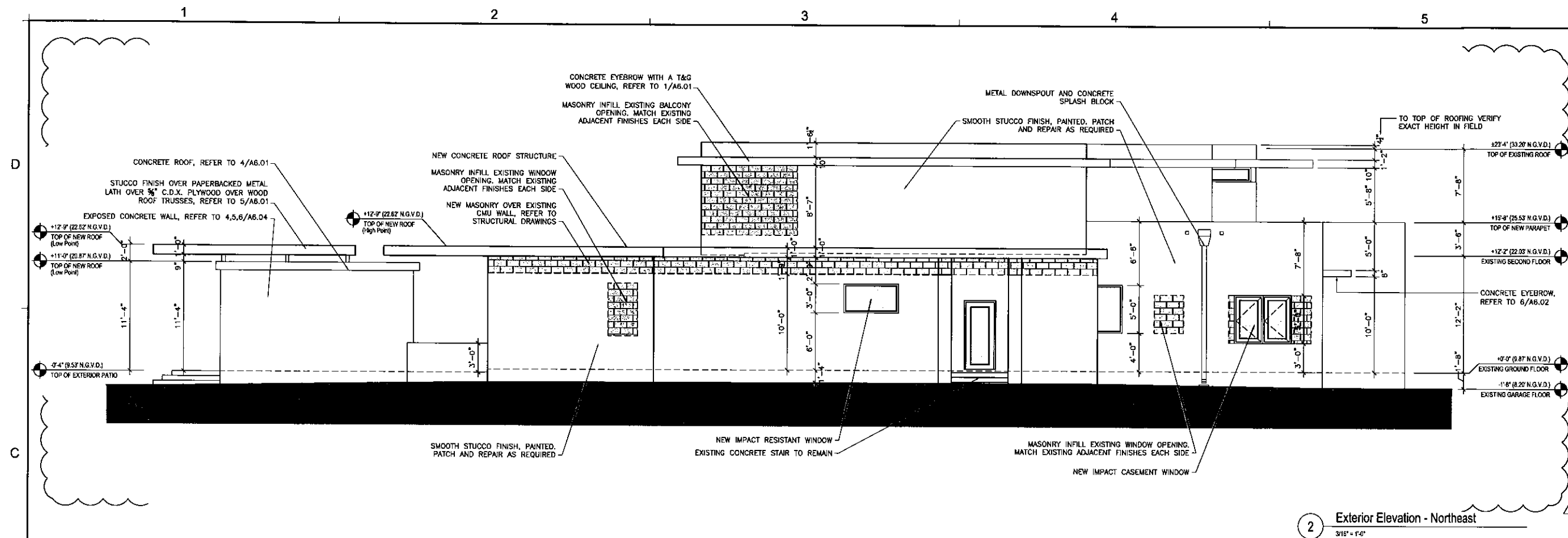
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DATE:	12/10/12

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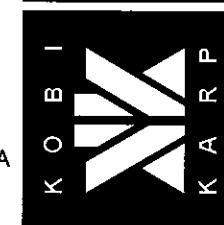
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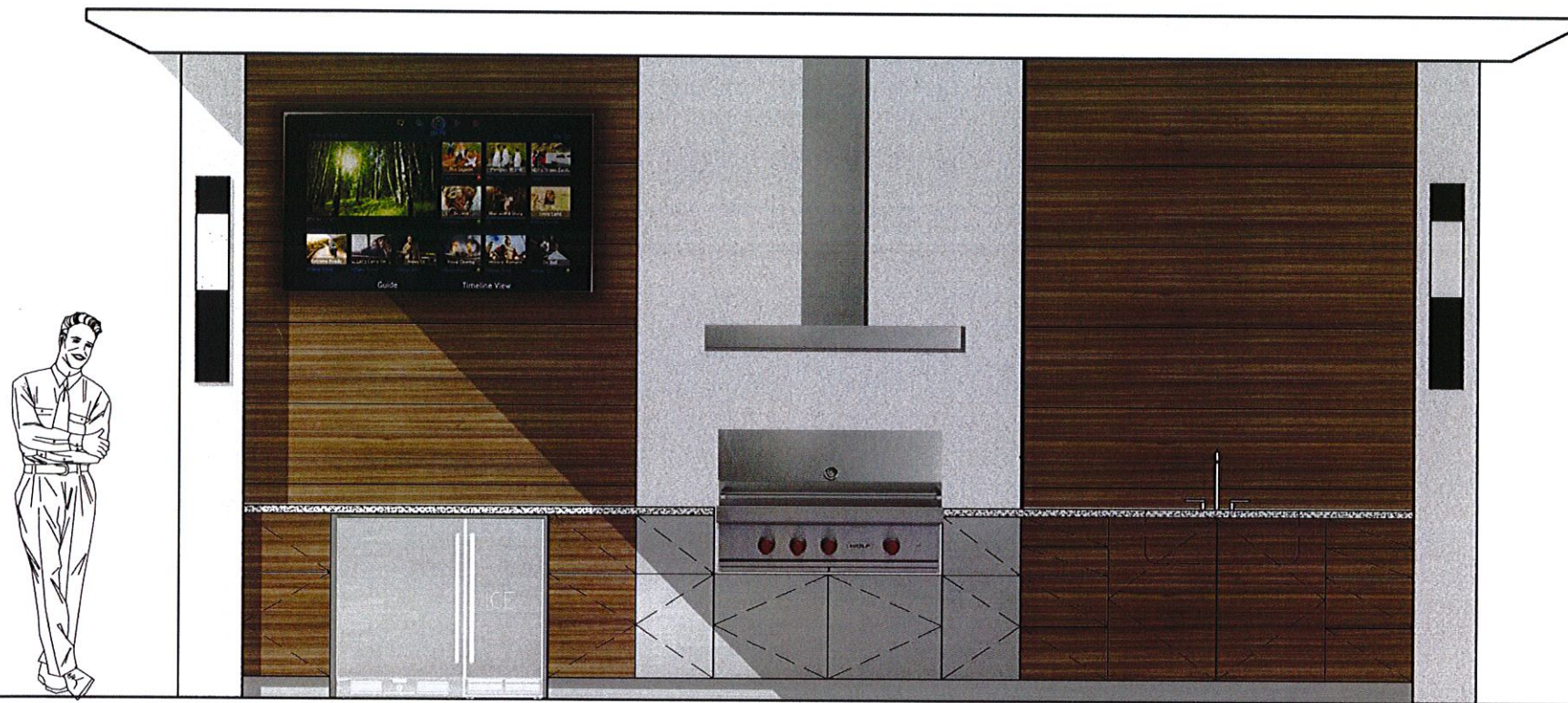
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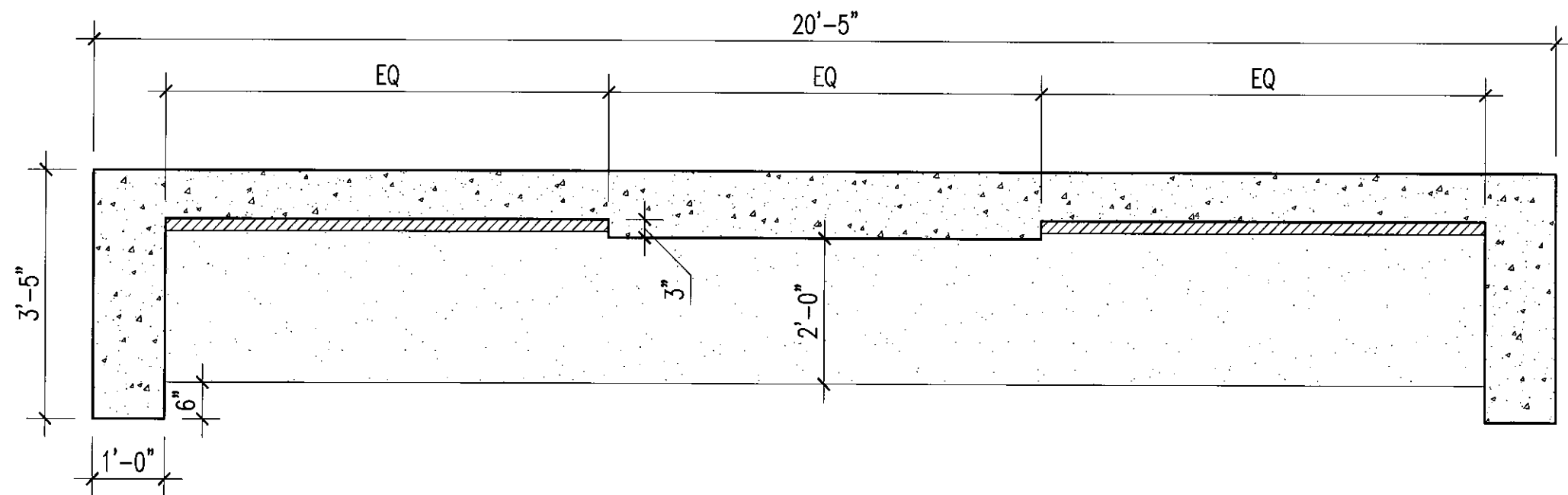
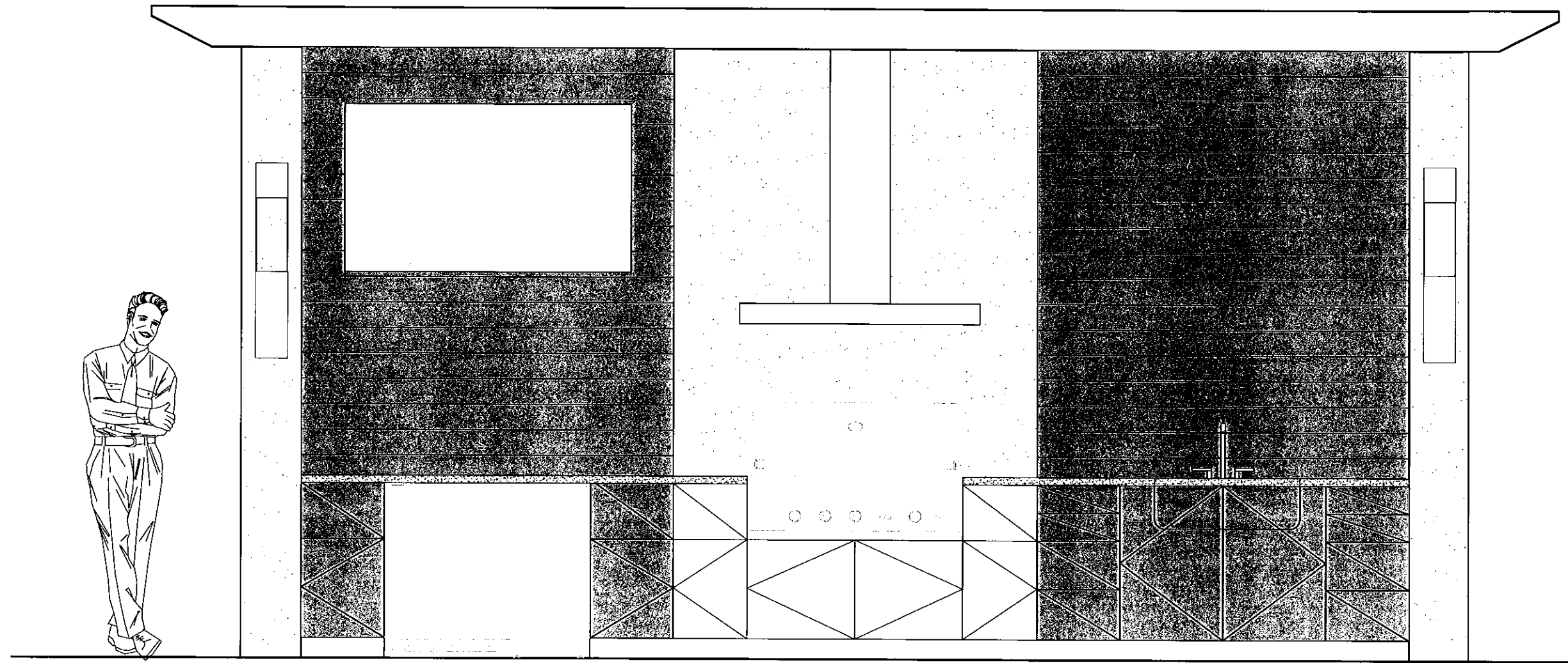
BACK BAR



BAR ISLAND BACK



BAR ISLAND FRONT



AGENDA ITEM REPORT

September 16, 2014

ITEM NUMBER: 2.

ITEM:

Request for approval for a new single family home for "BRG Homes, LLC" located at 1311 100 Street, Lot 13 of Block 26. The owner is proposing to construct a new single family home. The proposed 2 story home has approximately 5,430 square feet of a/c living space with a two car garage. The residence will have 7 bedrooms, seven full bathrooms and one half bath. A new pool and pool deck is also proposed. Enclosed please find a picture of the existing and neighboring properties, the site plan and elevations. (Item #2)

DESCRIPTION:

Request for approval for a new single family home for "BRG Homes, LLC" located at 1311 100 Street, Lot 13 of Block 26. The owner is proposing to construct a new single family home. The proposed 2 story home has approximately 5,430 square feet of a/c living space with a two car garage. The residence will have 7 bedrooms, seven full bathrooms and one half bath. A new pool and pool deck is also proposed. Enclosed please find a picture of the existing and neighboring properties, the site plan and elevations. (Item #2)

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	Gebara SFR PZB StaffReport August 21 2014.pdf
2.	Site Plan & Elevations	GerbaraSitePlans9.2.14.pdf

**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: August 21st, 2014

Subject: Proposed Single-Family Residence
Applicant – BRG Homes, LLC
1311 100th Street
Bay Harbor Islands Acct. No.: BP2014-247
MMPA Acct. No.: 01-0702-0994

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 08/21/14) 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 1311 100th Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1311 100 th Street
Legal Description:	Lot 13, Block 26, "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, BRG Homes, LLC, as agent for the property owner, Bay Hill Capital Group Inc., has submitted an application for the construction of a new single-family residence on an interior lot located at 1311 100th Street. The proposed 2-story home has approximately 5,430 square feet of A/C living space with a two-car garage. The residence will have seven (7) bedrooms, seven (7) 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 lot residence within the RD Single-Family District. The application proposes two (2) driveway connections to 100th 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 1950. 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 1311 100th 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.

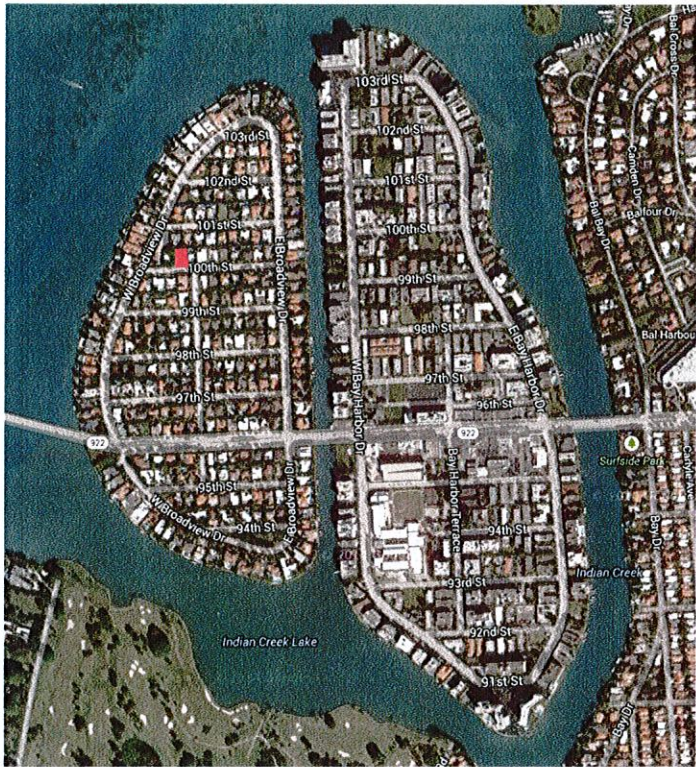
It should be noted that the finished grade in the rear of the property is being requested to be raised. Per Sec. 23-12(12) of the Town's Code, BFE (8'-0" in this area) is the maximum height allowed for finished grades within the Town. The applicant is requesting to raise the lot to 6'-6" in elevation,

1311 100th Street
Single Family Residence (Final Review)
Planning and Zoning Board Staff Report
August 21st, 2014
Page 3

which is 1'-5" below the maximum permitted. 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.

GEBARA RESIDENCE

JULY 2014



BUILDING KEY PLAN

NORTH

PROPERTY ADDRESS: 1311 100 ST
BAY HARBOR ISLANDS , 33239

LEGAL DESCRIPTION : BAY HARBOR ISLANDS PB 46-5
LOT 13 BLK 26
LOT SIZE 80.000X125.000

FOLIO NUMBER: 13-2227-001-5200

YEAR BUILT: NEW CONSTRUCTION

BRG
HOMES

605 LINCOLN ROAD SUITE 302
MIAMI BEACH, FLORIDA 33149
PH: 305.397.8788
E-MAIL: ma@brghomes.com
www.brghomes.com

ISSUED FOR: PLANING AND ZONING REVIEW

SCOPE OF WORK:
NEW CONSTRUCTION TWO-STORY SINGLE FAMILY HOME

CODE COMPLIANCE:
FLORIDA BUILDING CODE(RESIDENTIAL) 2007 EDITION.
FLORIDA FIRE PREVENTION CODE, 2007 EDITION.
NFPA 101 LIFE SAFETY CODE, 2006 EDITION.

ZONING COMPLIANCE: BAY HARBOR ISLANDS

CODE SECTION	REQUIRED	PROPOSED
Construction Zone: Section 23-2 Frontage: Sections 23-10	RD 75' Feet	RD 80' Feet
First Floor Elevation Section 23-11 (A)	Base Flood Elevation + 8.0' AE NGVD	Base Flood Elevation + 8.0' AE NGVD
Setbacks - Front & Rear Section 23-11 (A)	25' Feet @ Front 15' Feet @ Rear	25' - 0" @ Front 32' - 6" @ Rear
Setbacks - Sides Section 23-11 (A)	10'-0"	10'-0" Both Sides
Second Floor Setback Front - section 23-12 (15)(v.)	25' Feet @ Front Decorative, not accessible balconies may project into set back up to 4'	23' 6" Feet @ Front Front balcony is decorative and not accessible: projects into setback 1'-6"
Second Floor Setback Back and Sides - Section 23-11 (A)	Not used	Not used
Height Limitation Section 23-11 (A)	25' above BFE to the top of a flat roof deck	25' above BFE to the top of a flat roof deck
Pervious Lot Area Section 23	N/A Minimum	37%
Impervious Lot Area (including paved areas) Section 23	N/A Maximum	63%
Pool Setbacks Section 23-12 (15)(g)	5 Feet @ rear 10 Feet @ sides	12'-6" From Rear 15'-0" From East 13'-0" From west
Fence Height Restrictions Section 23-12 (22)	6 Feet Max. Height	5'-6" Feet Height Fence

ENGINEER
ENGINEER TO BE DETERMINED
ENGINEER

BAY HILL CAPITAL GROUP INC
1311 100 ST
BAY HARBOR ISLANDS, FL 33239
OWNER

AG-ARCHITECTURE
7901 HISPANOLA AVENUE
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T: 305.310.8206
AG@AG-ARCHITECTURE.COM
ARCHITECT

ABBREVIATIONS

ABV.	ABOVE	SL	MIRROR
ADJ.	ADJUSTABLE / ADJACENT	MAT.	MATERIAL
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
A	AND	MFR.	MANUFACTURER
APPROX.	APPROXIMATELY	MHL.	MINIMUM
AT	AT	MISC.	MISCELLANEOUS
		M.O.	MASONRY OPENING
BO.	BOARD	MTD.	MOUNTED
BLOG.	BUILDING	MTL.	METAL
BLK.	BLOCK	M.L.	MATCH LINE
BM.	BEAM	MARK	MARKS
B.M.	BENCH MARK		
B.O.	BOTTOM OF	N.	NORTH
		NO. &	NUMBER
		N.T.C.	NOT IN CONTRACT
CAB.	CABINET	O.C.	ON CENTER
CP.	CARPET	O.D.	OUTSIDE DIAMETER
C.B.	CATCH BASIN	OPNG.	OPENING
C.C.	CONTROL CENTER		
CEILING	CEILING	PL	PLATE
C.I.	CAST IRON	PLB/O	PLUMBING
C.J.	CONTROL JOINT	P.L.	PLYWOOD
C	CENTER LINE	P.P.	PROPERTY LINE
C.M.U.	CONCRETE MASONRY UNIT	P.P.	POWER POLE
COL.	COLUMN	P.T.	PAINT / PAINTED
CONC.	CONCRETE	P.T.D.	PRESSURE TREATED
CONST.	CONSTRUCTION	P.V.C.	POLYVINYL CHLORIDE
CONT.	CONTINUOUS		
CT	CERAMIC TILE		
		R, RAD.	RADIUS
DIA.	DIAMETER	RAL.	RAILINGS
DIM.	DIMENSION	R.C.P.	REINFORCED CONCRETE PIPE
DN.	DOWN	R.D.	ROOF DRAIN
DR.	DOOR	RECT.	RECTANGULAR
DTL.	DETAIL	REINFC.	REINFORCEMENT
DWG.	DRAWING	REQD.	REQUIRED
		RM.	ROOM
EA.	EACH	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT	R.W.	RIGHT-OF-WAY
ELEV.	ELEVATION	S.	SOUTH
EQ.	EQUAL	SCH.	SCHEDULE
EQUIP.	EQUIPMENT	S.H.	SOAP HOLDER
E.W.C.	ELECTRIC WATER COOLER	SHIT.	SHEET
E.W.H.	ELECTRIC WATER HEATER	SM.	SMOOTH
EXT.	EXTERIOR	SM.	SMOOTH
		SOFF.	SOFFIT
F.D.	FLOOR DRAIN	SH	SHAK
FIN.	FINISH	SPEC.	SPECIFICATIONS
FL.	FLOOR	SO.	SQUARE
FT.	FEET / FOOT	STD.	STANDARD
FURN.	FURNITURE	STL.	STEEL
		STRUCT.	STRUCTURAL
GA.	GALVNE	SW.	SWITCH
GALV.	GALVANIZED	STR.	STAIRS
G.B.	GRAB BAR	T.	TOILET
G.C.	GENERAL CONTRACTOR	TR.	TR BEAM
G.L.	GRID LINE	T.O.	TOP OF
G.W.B.	GYPSUM WALL BOARD	TYP.	TYPICAL
GYP.	GYPSUM		
GRID-C	GRID-COLUMN	U.G.N.	UNLESS OTHERWISE NOTED
		URL.	URNAL
HWK.	HARDWARE	VCT.	VINYL COMPOSITION TILE
H.	HOLLOW	VERT.	VERTICAL
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL	W.	WEST
HT.	HEIGHT	W.	WITH
HEAD	HEADERS	W.C.	WATER CLOSET
		W.F.	WATER FOUNTAIN
I.D.	INSIDE DIAMETER	W.D.	WOOD
INV.	INVERT	W.H.	WATER HEATER
INT.	INTERIOR	WIND.	WINDOWS
JT.	JOINT		
LAM.	LAMINATED		
LAV.	LAVATORY		
L.P.	LIGHT POLE		

MATERIAL LEGEND

	COMPACTED FILL
	CONCRETE MASONRY UNIT (SMALL SCALE)
	METAL (LARGE SCALE)
	PLYWOOD (LARGE SCALE)
	WOOD BLOCKING OR ROUGH WOOD
	INSULATION (LOOSE OR BATT)
	GLASS (LARGE SCALE)
	SOUND INSULATED PARTITION (LARGE SCALE)
	STEEL STUD PARTITION (LARGE SCALE)
	CONCRETE
	INSULATION (RIGID)
	INSULATION (RIGID)
	STUCCO (LARGE SCALE)
	EARTH / SOIL

SYMBOL LEGEND

	DETAIL TAG
	ELEVATION TAG
	SECTION TAG
	GRID ID
	GRID LINE
	DETAIL BOX
	INTERIOR ELEVATION NUMBER
	CENTERLINE
	BREAK OR CUT LINE
	ROOM NAME
	WINDOW TYPE
	DOOR NUMBER
	FURNITURE ID
	EQUIPMENT ID
	REVISION MARK
	PARTITION TYPE
	BUILDING EXTERIOR CLADDING / FINISHES
	FIRE RESISTANCE SEPARATION - 1-HR RATED WALL
	FIRE RESISTANCE SEPARATION - 2-HR RATED WALL
	2' X 4' FLUORESCENT LIGHT FIXTURE
	FLUORESCENT COVE LIGHT
	LIGHT FIXTURE / J-BOX
	LIGHT FIXTURE (WALL MOUNTED SCONCE)
	CHANDELIER
	EXTERIOR LIGHT FIXTURE (PENDANT)
	EXPANSION JOINT
	LIGHT FIXTURE
	STRIP FLUORESCENT LIGHT FIXTURE
	EMERGENCY STRIP LIGHT FIXTURE
	EMERGENCY LIGHT FIXTURE
	8' FLUORESCENT LIGHT FIXTURE
	SMOKE DETECTOR
	TAMPER PROOF
	HEAT DETECTOR
	FIRE ALARM HORN / STROBE LIGHT
	FIRE ALARM RELAY / CONTROL MODULE
	FIRE ALARM STROBE LIGHT
	GYPSUM BOARD CEILING - 1' BELOW CONC. DECK
	GYPSUM BOARD CEILING - 1' BELOW CONC. DECK
	GYPSUM BOARD CEILING - 2' BELOW CONC. DECK
	STUCCO
	CEILING HEIGHT
	EXPOSED TO STRUCTURE ABOVE
	CEILING SOUND ISOLATION SYSTEM
	ENTIRE ROOM W/ ISOMAX CLIPS (SEE AG.1.04)
	CEILING ISOLATOR LOCATION
	ELEVATION MARK / FINISH FLOOR
	FLOORING AT THRESHOLD
	NORTH SYMBOL
	DIMENSION FROM CENTER TO CENTER (TICK MARK)
	DIMENSION FROM FINISH TO FINISH (ARROW MARK)
	ROUGH DIMENSION (TICK MARK)
	ROUGH DIMENSION (TICK MARK)
	ROUGH TO FINISH DIMENSION (TICK MARK & ARROW MARK)

DRAWING INDEX

COVER SHEET SURVEY

ARCHITECTURE
A-01 DRAWING INDEX
A-02 EXISTING IMAGES
A-03 EXISTING NEIGHBORS
A-04 SITE PLAN
A-05 FIRST FLOOR PLAN
A-06 SECOND FLOOR PLAN
A-07 ROOF PLAN
A-08 ELEVATIONS
A-09 ELEVATIONS

LANDSCAPE
TD-01 TREE DISPOSITION PLAN
L-01 LANDSCAPE DESIGN
L-02 LANDSCAPE ELEVATIONS
L-03 LANDSCAPE ELEVATIONS
-L-04 LANDSCAPE RENDERINGS

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THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (S)
(S1).

Issue	No.	Date	Description

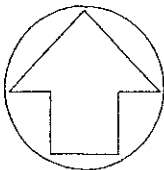
Drawn & Seal

Drawn by: RG
Checked by: AG
Project Number: 006-SINGLE FAMILY
Issued for: PLANNING AND ZONING
Issue Date: JULY 24, 2014
Scale: NTS

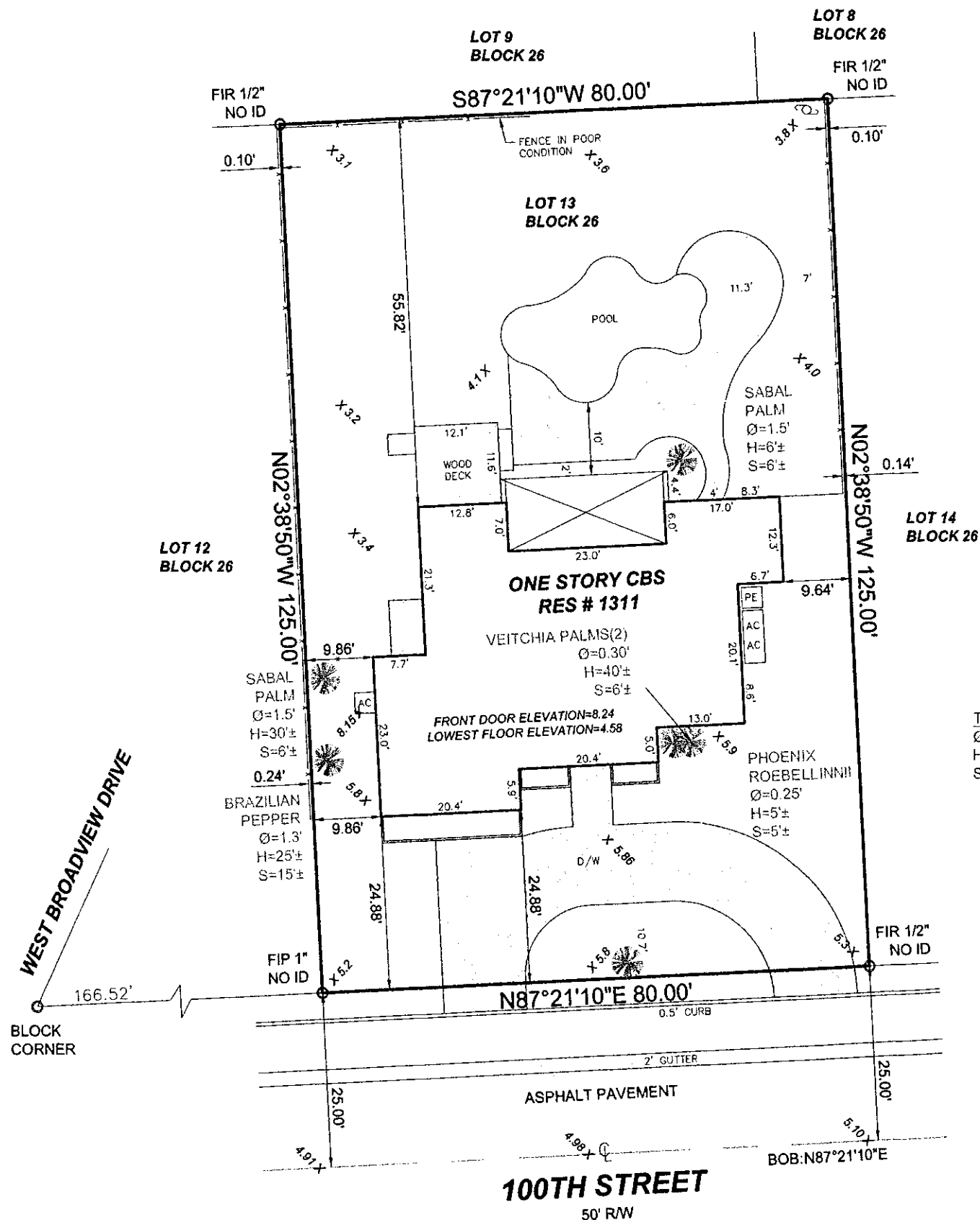
Sheet Title
**DRAWING
INDEX +
SYMBOLS**

Drawn by: RG
Checked by: AG
Project Number: 006-SINGLE FAMILY
Issued for: PLANNING AND ZONING
Issue Date: JULY 24, 2014
Scale: NTS
A-01

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



NORTH
SCALE: 1"=20'



LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCP = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

☐ = TELEPHONE RISER
☐ = CABLE TV RISER
⊗ = WATER METER
X 0.00 = ELEVATION
(00) = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
C = CENTER LINE
WV = WATER VALVE
C = CURB INLET
F = FIRE HYDRANT
L = LIGHT POLE
C = CATCH BASIN
U = UTILITY POLE
D = DRAINAGE MANHOLE
S = SEWER MANHOLE
— = IRON FENCE
— = WOOD FENCE
— = CHAIN LINK FENCE
— = OVERHEAD UTILITY WIRE
ASPHALT CONCRETE PAVERS TILES COVER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 17-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

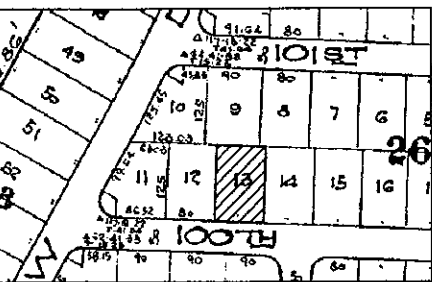
SEAL

Survey Pros, Inc.

8306 MILLS DRIVE SUITE 148, MIAMI, FL. 33183
Tel: 305.767.6802
www.survey-pros.com

LOCATION MAP:

NOT TO SCALE



PROPERTY ADDRESS:

1311 100TH STREET, BAY HARBOR ISLANDS, FL. 33154

LEGAL DESCRIPTION:

LOT 13, BLOCK 26, 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.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE, BASE FLOOD ELEVATION 8 COMMUNITY NAME & NUMBER VILLAGE OF BAY HARBOR ISLANDS 120637 MAP & PANEL NUMBER 12086C0144 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF NW 55TH STREET BEARS N90°00'00"E.

BENCHMARK INFORMATION:

NAME: R-243
ELEV(NGVD29): 6.61
LOCATION1: 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE
LOCATION2: E BROADVIEW DRIVE --- 150'± EAST OF C/L
DESCRIPTION1: US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE

CERTIFIED TO:

BAY HILL CAPITAL GROUP INC
C/O BRG INTERNATIONAL

REVISION(S):

DATE OF FIELD WORK:
06/13/14

JOB#: 14060385

DRAWN BY: NICK

CAD FILE: BAY HILL

SHEET 1 OF 1

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945



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HOMES**

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Client
**GEBARA
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2011.

Issue		
No.	Date	Description

SIGN & SEAL

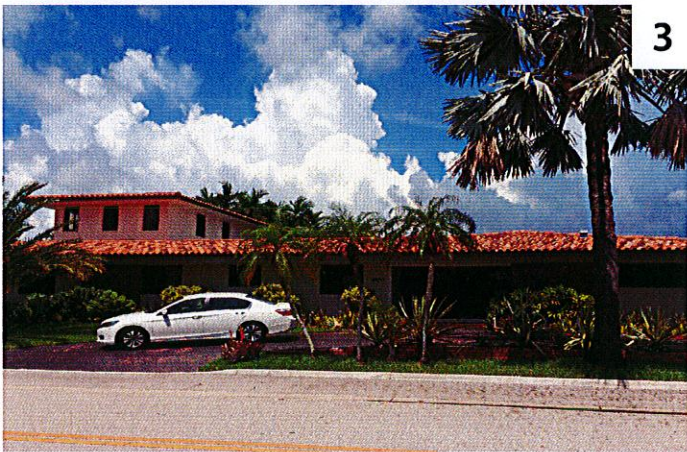
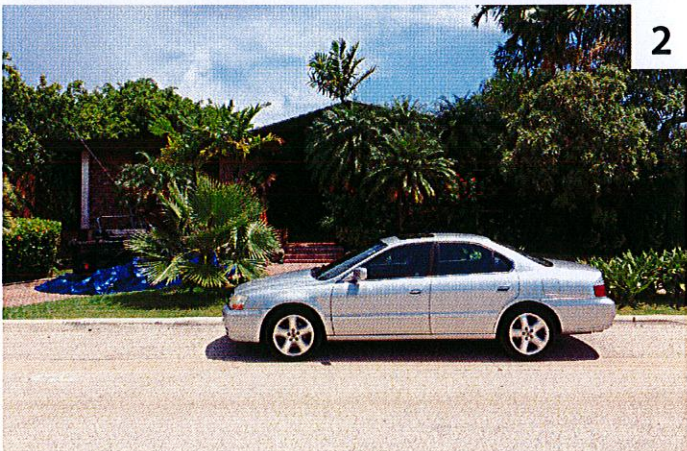
LIC # AR00017394

Sheet title
**EXISTING
IMAGES**

Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	Sheet #
JULY 24 2014	A-02
Scale	



SITE PLAN



BRG
HOMES

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F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

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2013.

Issue		
No.	Date	Description

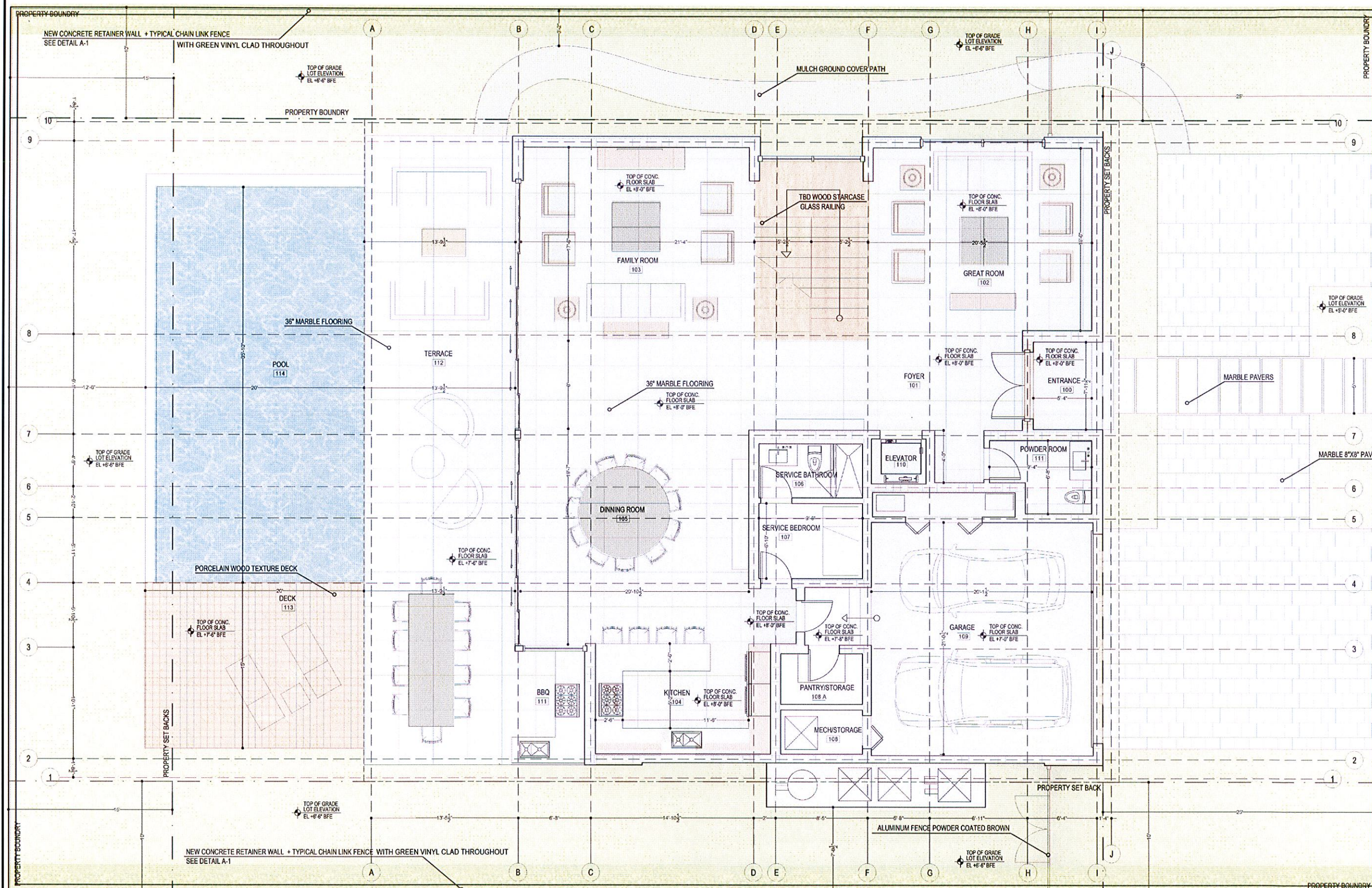
SIGN & SEAL

LIC #: AR0017394

Sheet title

**EXISTING
NEIGHBOR
IMAGES**

Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	Sheet #
JULY 24 2014	
Scale	A-03



1 PROPOSED GROUND FLOOR PLAN

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



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HOMES

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Client

**GEBARA
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Project Name

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2011.

Issue

No.	Date	Description

Sign & Seal

LIC # AR0017394

Sheet Title

**GROUND
FLOOR PLAN**

Drawn by

RG

Checked by

AG

Project Number

006-SINGLE FAMILY

Issued for

PLANING AND ZONING

Issue date

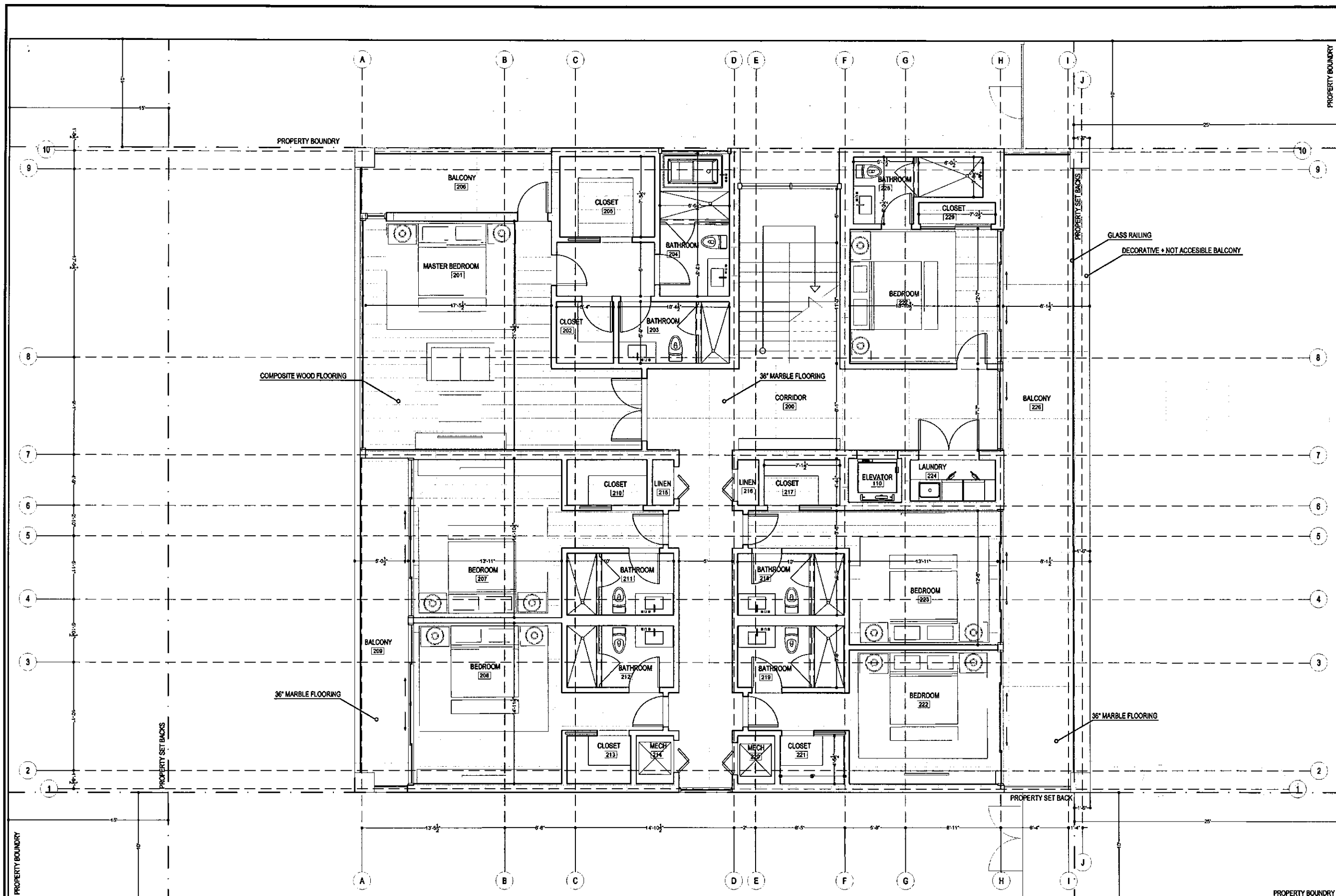
Sheet #

JULY 24
2014

Scale

1/4" = 1'-0"

A-05





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Issue	No.	Date	Description

SIGN & SEAL

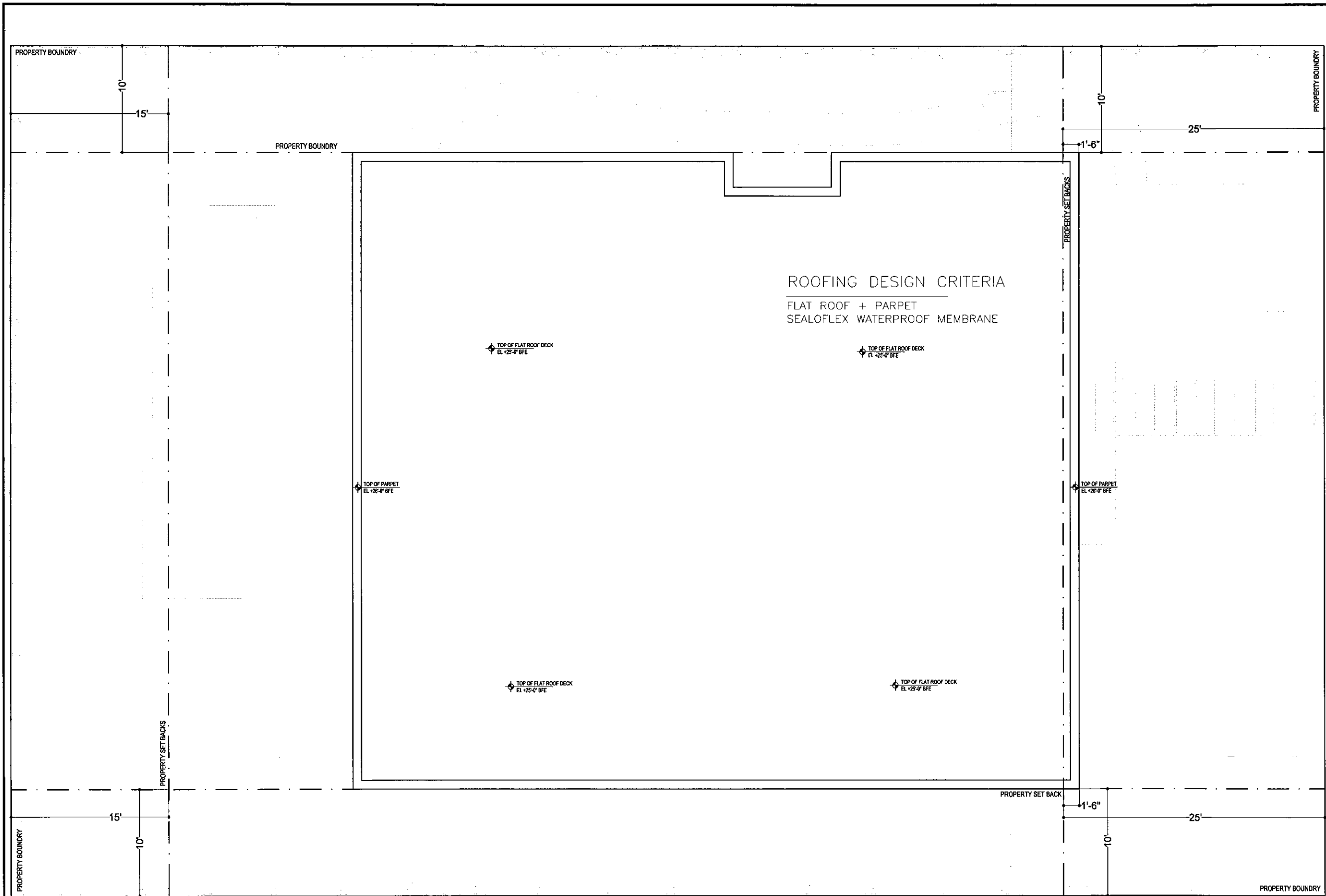
LIC # AR0017394

Sheet title
SECOND FLOOR PLAN

Drawn by RG	A-06
Checked by AG	
Project Number 006-SINGLE FAMILY	
Issued for PLANNING AND ZONING	
Issue Date JULY 24 2014	
Scale 1/4" = 1'-0"	

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

NORTH



1 PROPOSED ROOF PLAN

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

NORTH



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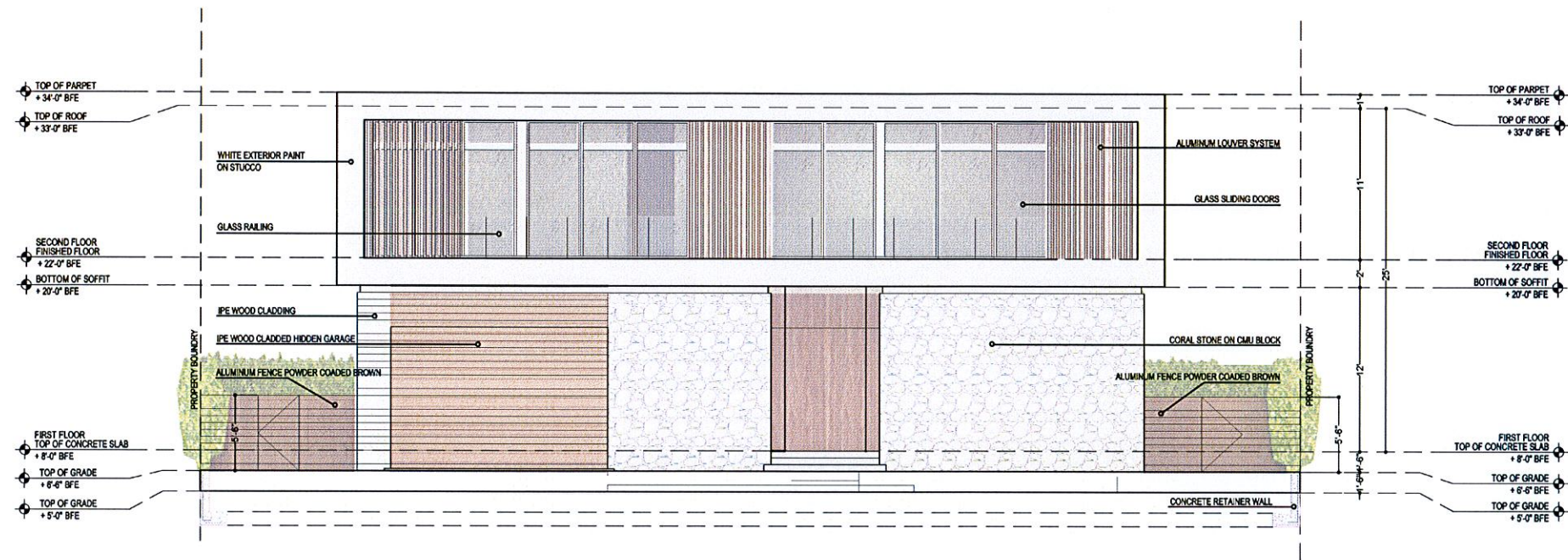
Issue		
No.	Date	Description

SIGN & SEAL

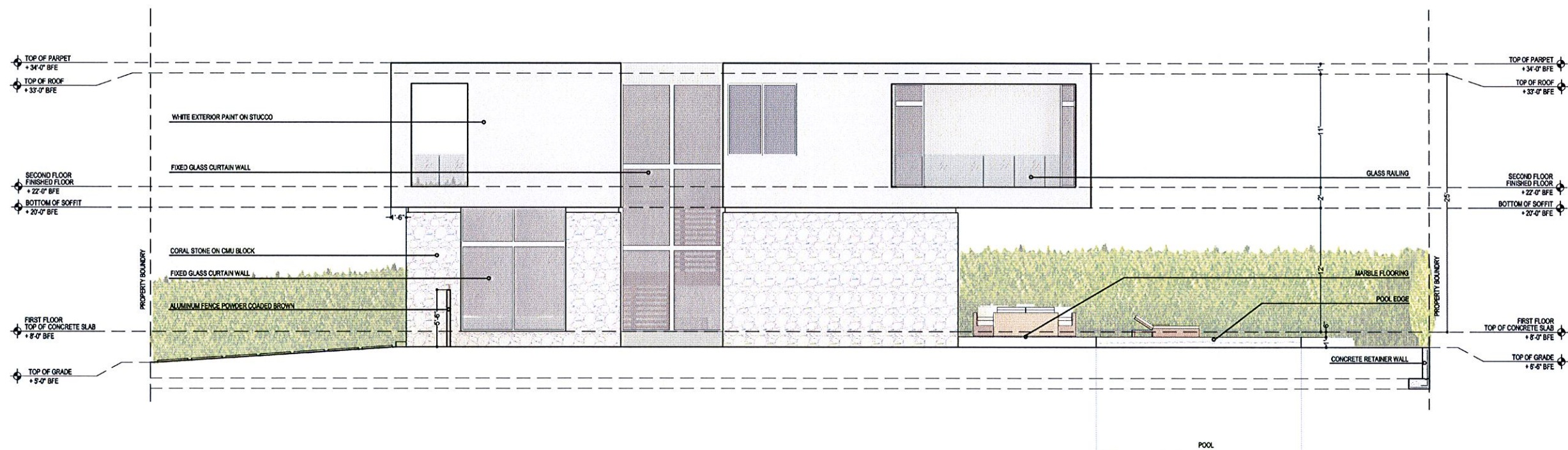
LIC #: AR0017394

Sheet title
ROOF PLAN

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Checked by:	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	Sheet #
JULY 24 2014	A-07
Scale	1/4" = 1'-0"



PROPOSED ELEVATION SOUTH (FRONT)
SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION EAST (SIDE)
SCALE: 3/16" = 1'-0"

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No.	Date	Description

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LIC # AR0017394

Sheet Title:

ELEVATIONS

Drawn by:	RG
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Project Number:	006-SINGLE FAMILY
Issued for:	PLANNING AND ZONING
Issue date:	JULY 24 2014
Scale:	3/16" = 1'-0"

A-08

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Issue:

No.	Date	Description

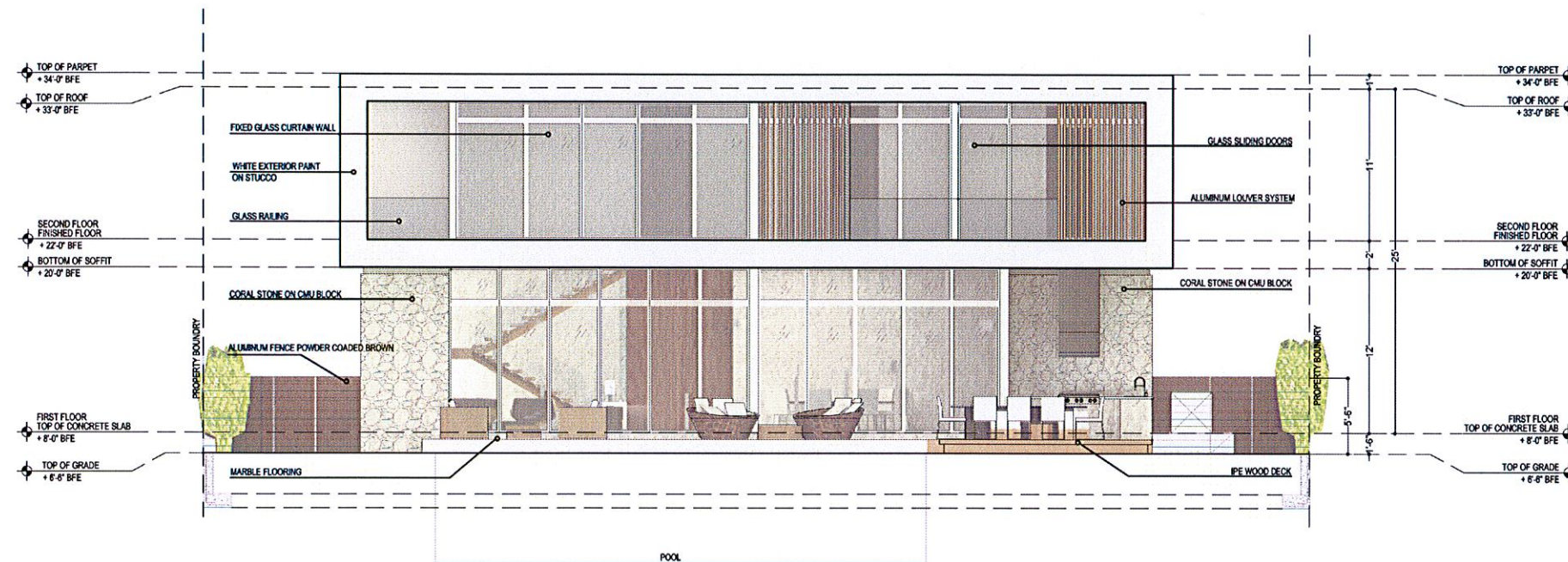
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LIC # AR0017394

Sheet title:

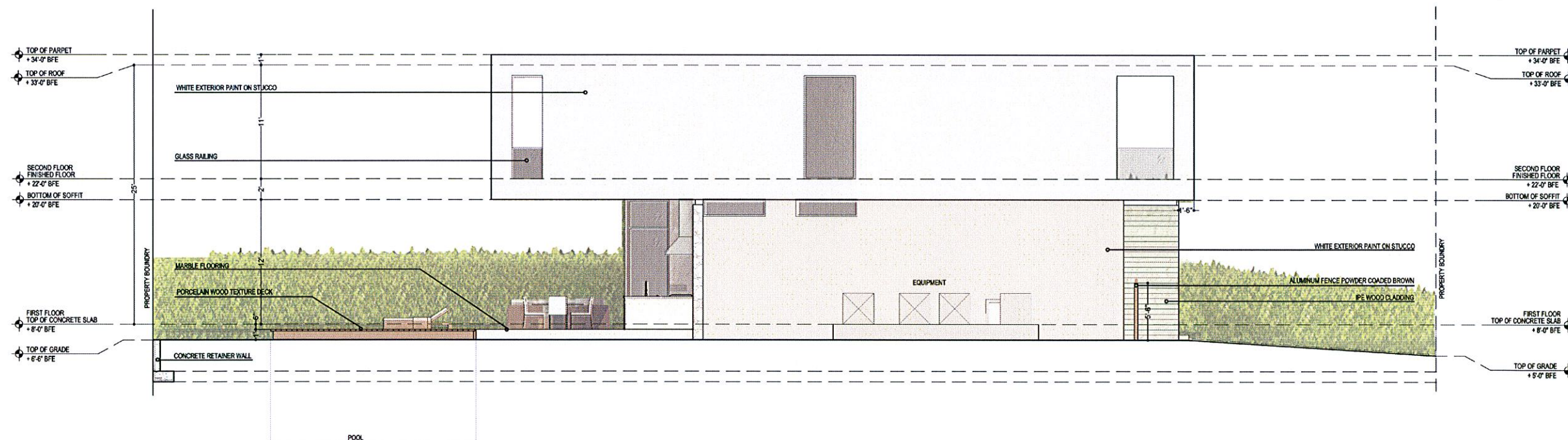
ELEVATIONS

Drawn by:	RG
Checked by:	AG
Project Number:	006-SINGLE FAMILY
Issued for:	PLANNING AND ZONING
Issue date:	JULY 24 2014
Scale:	3/16" = 1'-0"
Sheet #	A-09



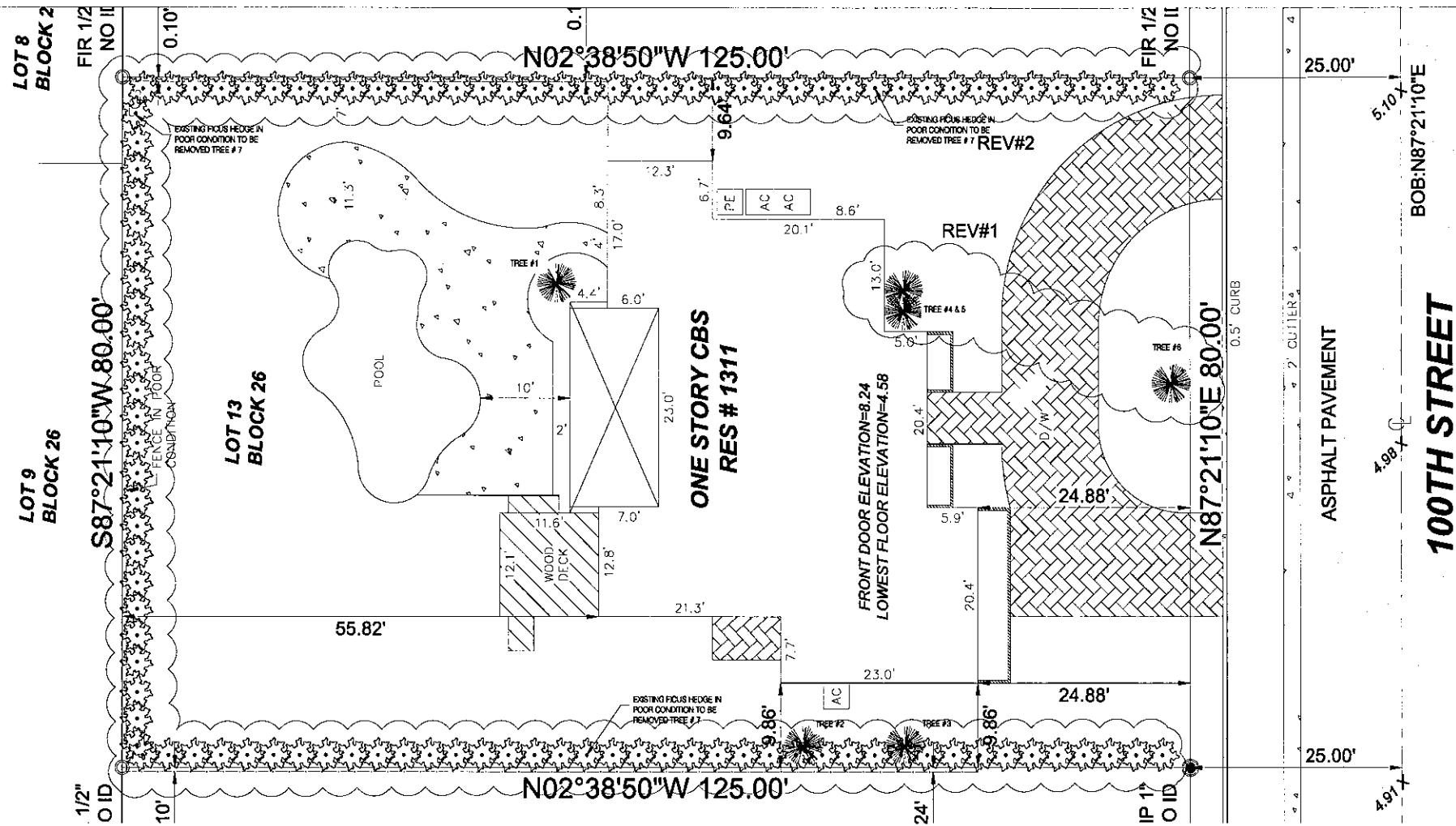
PROPOSED ELEVATION NORTH (BACK)

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



PROPOSED ELEVATION WEST (SIDE)

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



Tree Disposition Plan

SCALE 1/8" = 1'-0"

EXISTING TREE DISPOSITION

#	DIAM.	HEIGHT	SPREAD	COMMON NAME	CONDITION/ ACTION
1	18"	6'	6'	*SABAL PALM/ SABAL PALMETTO	GOOD/ RELOCATE SEE SHEET L-1
2	18"	30'	6'	*SABAL PALM/ SABAL PALMETTO	GOOD/ REMAIN SEE SHEET L-1
3	15"	25'	15'	BRAZILIAN PEPPER/ SCHINUS TEREBINTHIFOLIUS	REMOVE/ CATEGORY 1 INVASIVE ACCORDING TO FLEPPC FLORIDA EXOTIC PEST PLANT COUNCIL
4	3"	40'	3'	VEITCHIA PALM/ VEITCHIA	FAIR/ REMOVE
5	3"	40'	3'	VEITCHIA PALM/ VEITCHIA	FAIR/ REMOVE
6	2.5"	5'	5'	PHOENIX ROEBELLINII/ PIGMY DATE PALM	FAIR/ REMOVE
7	2"	6' TO 10'	5' TO 6'	FICUS HEDGE	POOR/ REMOVE

*DENOTES NATIVE SPECIES

REV#2

REV#1

Manuel C. Alonso
 Landscape architect of record
 LA# 666653
 (305) 915-6662
 2301 Collins Avenue #1025
 Miami Beach, FL 33139
 mcalonso@gmail.com

ecopacheco
 design consultants
 Miami, California, Hampton
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 jar@ecopacheco.com

GEBARA RESIDENCE
Tree Disposition Plan
 1311 110th STREET
 Bay Harbor Islands, FL 33154

Revisions:
 REV#1
 ADDED TREES #4, 5 & 6 PER CITY
 COMMENTS 07.22.2014
 REV #2
 FICUS HEDGE TO BE REMOVED
 ADDED PER CITY COMMENTS
 07.30.2014

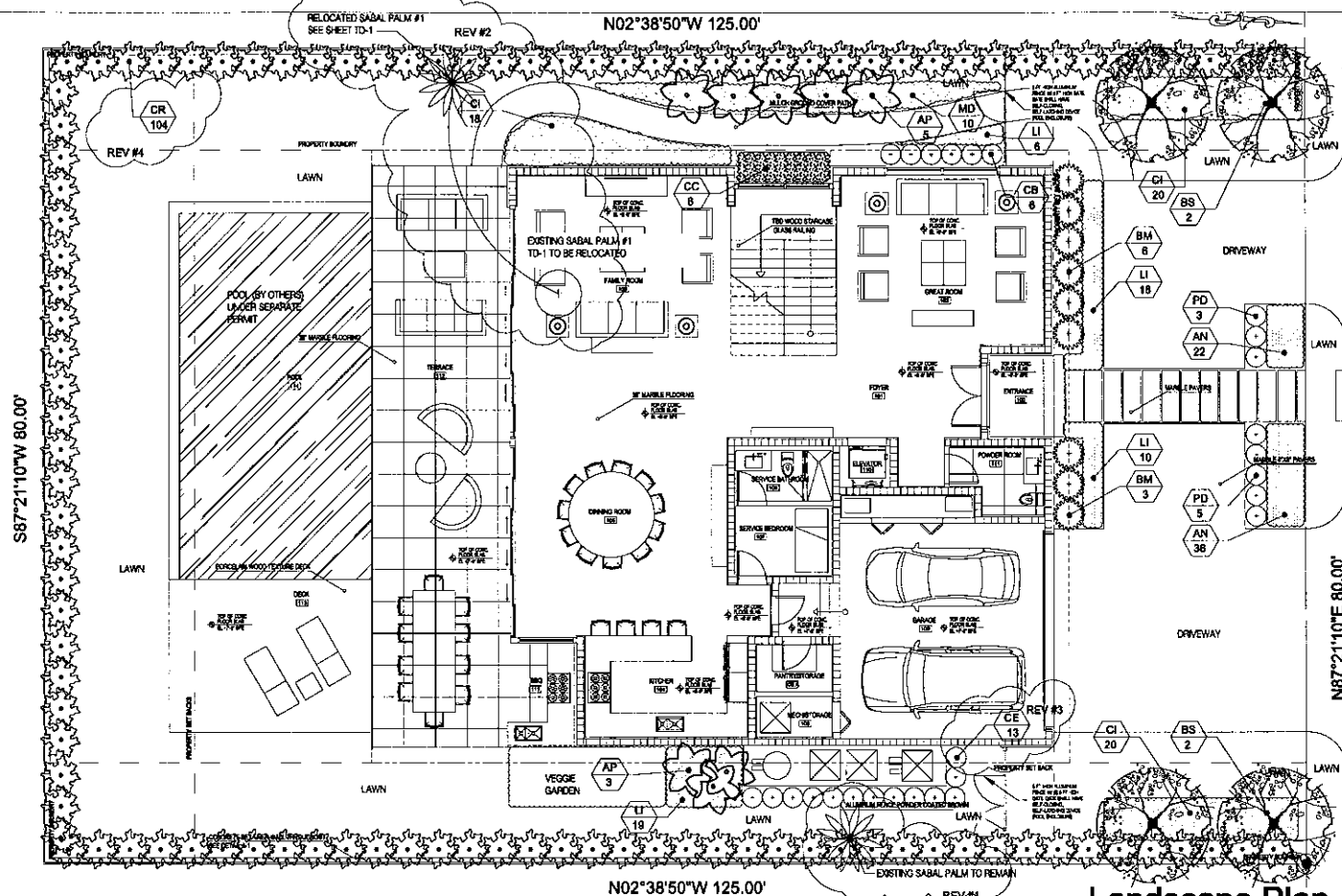
Seal
 Lic. # LA666653
 Manuel C. Alonso, A.S.L.A.

Drawing: Landscape Plan
 Date: 06.25.2014
 Scale: 1/8" = 1' - 0"
 Drawn by: JRP
 Sheet No.:

TD-1

LANDSCAPE NOTES

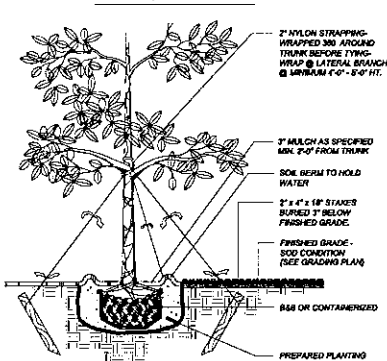
01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the 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, Raphis, 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 other 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 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 successful 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 work.
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.



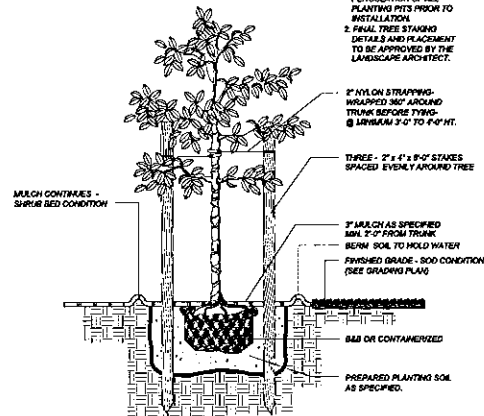
Landscape Plan

SCALE 1/8" = 1'-0"

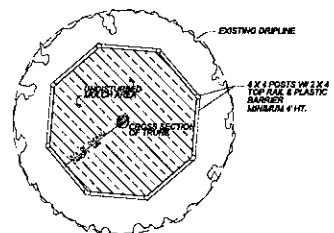
LARGE TREE



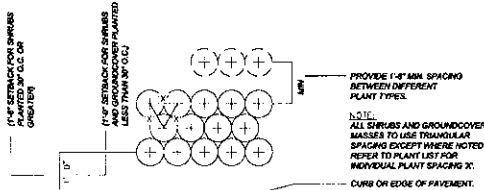
SMALL TREE DETAIL



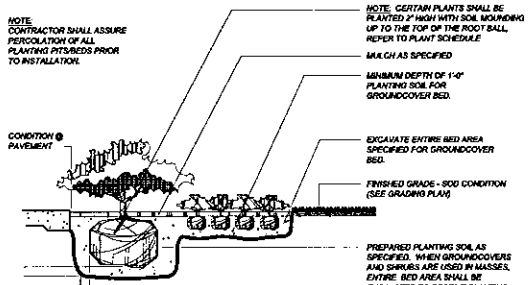
TREE PROTECTION DETAIL



TYPICAL PLANT SPACING



SHRUB / GROUND COVER



LEGENDS OF LANDSCAPE KEYS AND SYMBOLS

GROUNDCOVERS		
KEY	QUAN.	DESCRIPTION
PROPOSED MATERIAL		
AN	58	ANNUALS
LI	53	LIROPE MUSCARI EVERGREEN GIANT LIROPE
SHRUBS		
CB	6	COSTUS BARBARUS/COSTUS
PD	8	PODOCARPUS/PODOCARPUS (HEDGE)
CI	58	CHRYSOBALANOS ICAGO/ GREEN COCOPLUM
MD	10	MONSTERA DELICIOSA/ SWISS CHEESE PLANT
CC	6	CHAMEDOREA CATARACTARUM/ CAT PALM
CE	13	CONOCARPUS ERECTUS/ GREEN BUTTWOOD (FOR SCREEN)
CR	104	CLUSIA ROSEA/ PITCH APPLE (FOR HEDGE)
TREES & PALMS		
SYMBOL	QUAN.	DESCRIPTION
AP/8		ALEXANDER PALM 15\"/>
BM/9		PTYCHOSPERMA ALEXANDRAE 6\"/>
BS/4		GOLDEN GODDESS BAMBOO 6\"/>
		BAMBUSA MULTIPLEX GOLDEN GODDESS 6\"/>
		GUMBO LIMBO 12\"/>
		BURSERASIMAROUBA 12\"/>

*DENOTES NATIVE SPECIES

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	4
5. Native Species Required - 50%	3	4
6. Drought Tolerant and Low Maintenance Species Required - 50%	3	4
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	205
2. Single-Family Waterfront Lot	60	N/A
3. Two-Family Lot	60	N/A
4. Native Species Required - 30%	15 (30%)	175 (85%)
5. Drought Tolerant and Low Maintenance Species Required - 50%	25	71 (70%)
C. Maximum Lawn Area Allowed***		
50% of Net Lot Area	50% (Max) 1,850 SF	50% 1,850 SF

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

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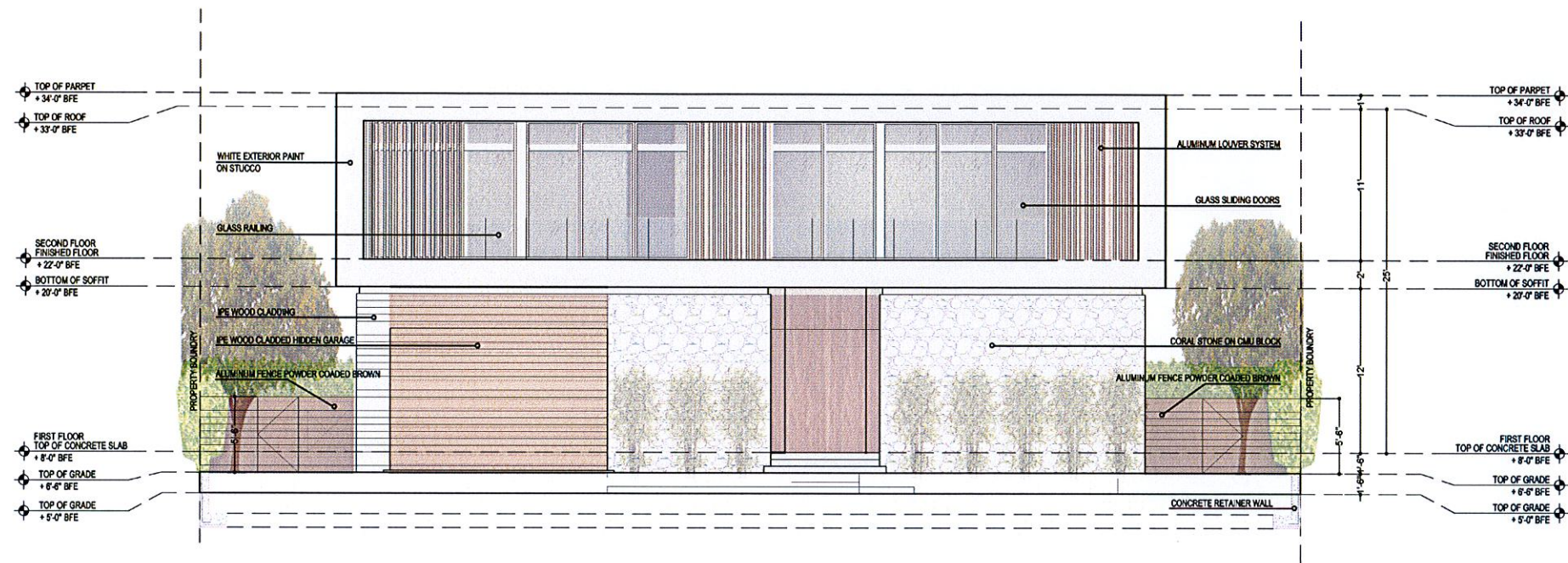
GEBARA RESIDENCE
Landscape Plan
1311 110th STREET
Bay Harbor Islands, FL 33154

Revisions:
1. EXISTING SABAL PALM TO REMAIN PER CITY'S REQUEST
2. SABAL PALM TO BE RELOCATED PER CITY'S REQUEST 07.02.2014
3. REPLACED COCOPLUM WITH GREEN BUTTWOOD TO BETTER SCREEN EQUIPMENTS PER CITY REQUEST 07.22.2014
4. REPLACED EXISTING FIGUS HEDGE IN POOR CONDITION WITH NEW CLUSIA HEDGE PER OWNER'S REQUEST.

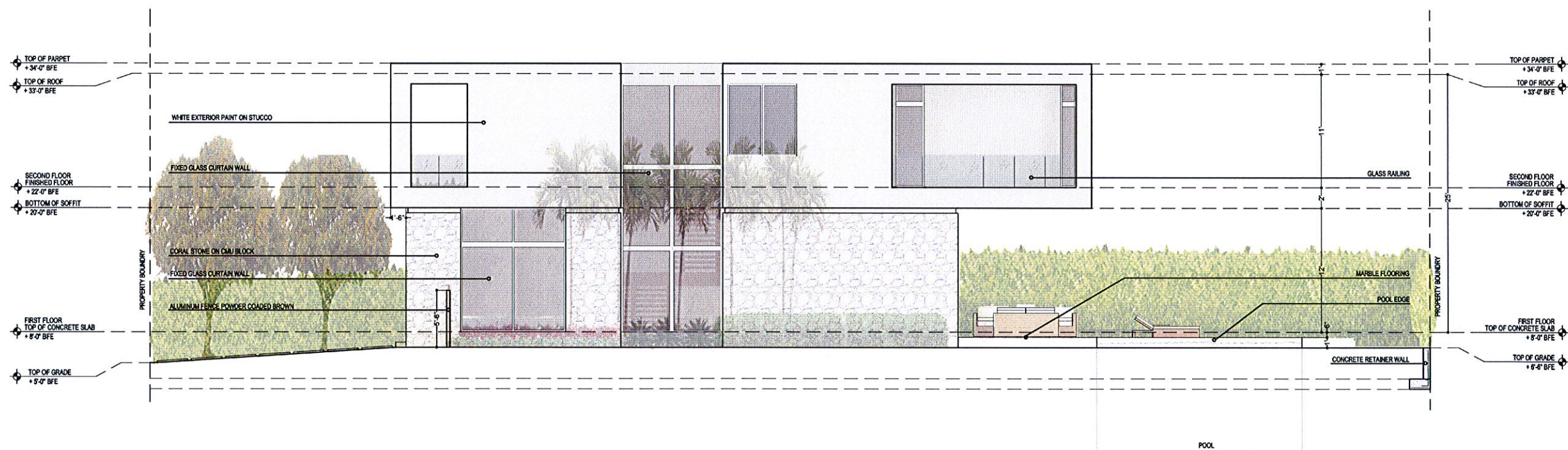
Seal
Lic. # LA8868853
Manuel C. Alonso, A.S.L.A.

Drawing: Landscape Plan
Date: 06.25.2014
Scale: 1/8" = 1'-0"
Drawn by: JRP
Sheet No.:

L-1



PROPOSED ELEVATION SOUTH (FRONT)
SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION EAST (SIDE)
SCALE: 3/16" = 1'-0"

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Issue	No.	Date	Description

STON & SEAL
LIC # AR0017394

**LANDSCAPE
ELEVATIONS**

Drawn by: RG
Checked by: AG
Project Number: 006-SINGLE FAMILY
Issued for: PLANNING AND ZONING
Issue date: JULY 24 2014
Scale: 3/16" = 1'-0"
L-02

BRG
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Issue		
No.	Date	Description

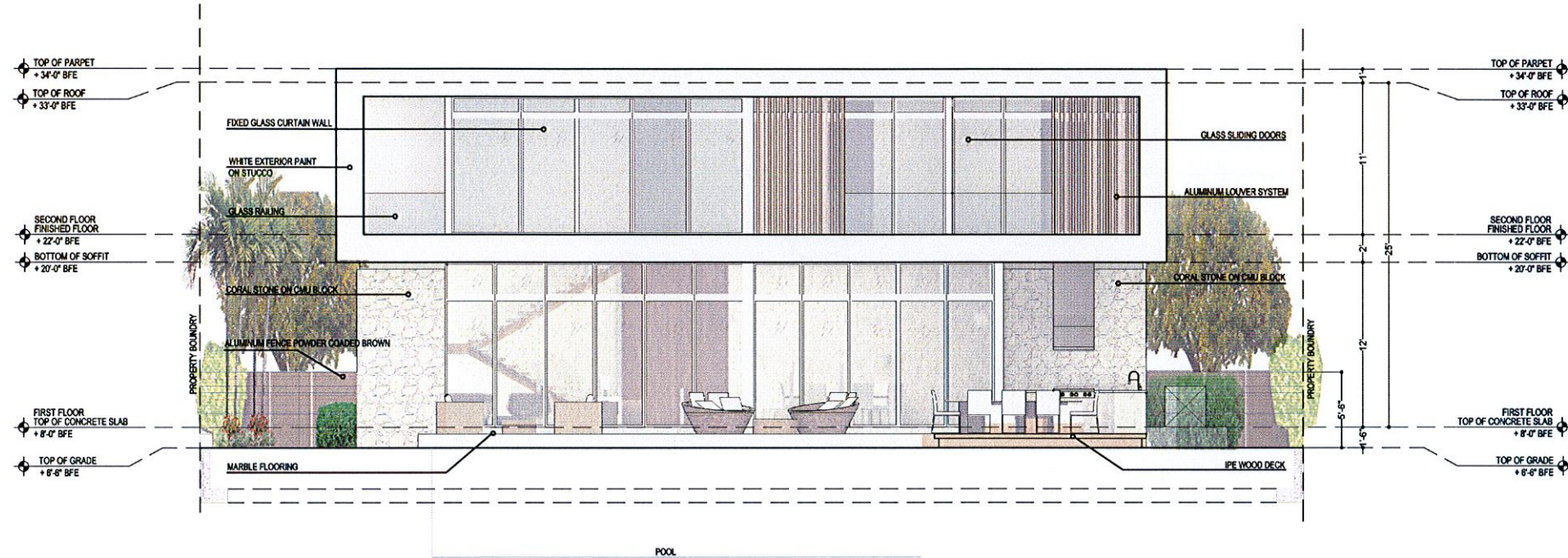
SIGN & SEAL

LIC # AR0017394

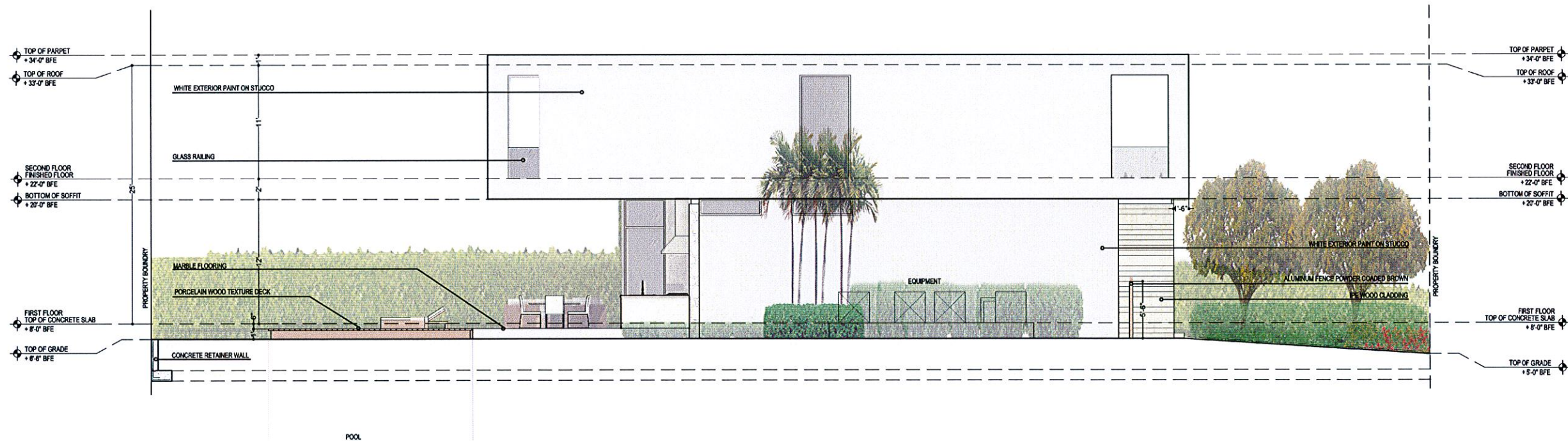
Sheet title

**LANDSCAPE
ELEVATIONS**

Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued For	PLANNING AND ZONING
Issue date	Sheet #
JULY 24 2014	L-03
Scale 3/16" = 1'-0"	



PROPOSED ELEVATION NORTH (BACK)
SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION WEST (SIDE)
SCALE: 3/16" = 1'-0"



BRG
HOMES

BRG HOMES LLC

605 LINCOLN ROAD
SUITE 302
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MGR@BRGHOMES.COM
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ARCHITECT OF RECORD

AG Architecture
7901 Espanola Avenue
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Miami, FL 33141
tel: 305-310-8206
email: ag@ag-architecture.com
lic#: AR0017394

Client

**GEBARA
RESIDENCE**

Project Name

GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLAND, FL

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CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN DIMENSIONS SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND BRG HOMES LLC IS
NOTIFIED IN WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (C)
2011.

Issue

No.	Date	Description

SIGN & SEAL

Sheet title

RENDERINGS

Drawn by

Checked by

Project Number

Issued for

Issue date

Scale

1/8" = 1'-0"

REVISION

Sheet #

L-04

AGENDA ITEM REPORT

September 16, 2014

ITEM NUMBER: 3.

ITEM:

Request for approval for a new single family home for "Casa Bahia Mar" located at 1261 101 Street, Lot 13 of Block 25. The owner is proposing to construct a new single family home. The proposed 2 story home has approximately 3,595 square feet of a/c living space. The plan includes a so called "portico" however, it will be used as carport. The main entrance to the house is on one side with a covered walkway connecting the carport to the front door. The residence will have 4 bedrooms, four full bathrooms and one half bath. A new pool and pool deck is also proposed. Enclosed please find a picture of the existing and neighboring properties, the site plan and elevations. (Item #3)

DESCRIPTION:

Request for approval for a new single family home for "Casa Bahia Mar" located at 1261 101 Street, Lot 13 of Block 25. The owner is proposing to construct a new single family home. The proposed 2 story home has approximately 3,595 square feet of a/c living space. The plan includes a so called "portico" however, it will be used as carport. The main entrance to the house is on one side with a covered walkway connecting the carport to the front door. The residence will have 4 bedrooms, four full bathrooms and one half bath. A new pool and pool deck is also proposed. Enclosed please find a picture of the existing and neighboring properties, the site plan and elevations. (Item #3)

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 PZB Staff Report 1261 101 St SFR Aug 25 2014.pdf
2.	Site Plan & Elevations	KerbelSitePlan9.2.14.pdf
3.	Rendering 1	1261 101 St. Rendering 1.jpg
4.	Rendering 2	1261 101 St. Rendering 2.jpg

**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: August 25th, 2014

Subject: Proposed Single-Family Residence
Casa Bahia-Mar
1261 101st Street
Bay Harbor Islands Acct. No.: BP2014-133
MMPA Acct. No.: 01-0702-0983

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 08/21/14) 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 101st Street.

However, MMPA recommends the Board **DENY** the application as currently designed, as the design includes an essentially freestanding "carport" in the front yard setback area, which is not listed as a permitted use. A "portico" is permitted (they are calling the structure a portico), but the Code states such structures may be used "only to protect vehicular driveways at the main entrance of hotels, apartment buildings and single-family residences". The structure covers 2 parking spaces.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1261 101 st Street
Legal Description:	Lot 13 of Block 25, "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, Mateau Architecture Inc., as agent for the property owner, Steve Kerbel, has submitted an application for the construction of a new single-family residence on an interior lot located at 1261 101st Street. The proposed 2-story home has approximately 3,595 square feet of A/C living space. The plan includes a so-called "portico"; however, as described above, it will be used as a carport. The main entrance to the house is on one side of the house with a covered walkway connecting the carport to the front door. The residence will have four (4) bedrooms, four (4) full bathrooms and one (1) half bathroom. The overall height of the structure will be 25 feet above Base Flood Elevation (BFE) which is the maximum height allowed for a flat-roofed interior lot residence within the RD Single-Family District. The application proposes one (1) driveway connections to 101st street. A new pool and pool deck is proposed. Extensive landscaping is proposed that meets and exceeds the Town's 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 previous structure as a masonry vernacular design that was built in 1955. The previous structure has already been demolished. The new single-family residence is an ultra-modern box-like 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. Considerable discussions have occurred on the carport / portico structure.

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 1261 101st Street meet or exceed all Town Land Development and Landscape Code requirements, if the Board finds the carport / portico structure complies with Town Code Section 23-12(e)(vi). This section of the Code requires "porticos" to "give the appearance of being an integral part of the original construction of the main structure to which it is attached and its architectural style, as well as materials, must be such that will compliment, enhance, and blend with the main structure. Such porticos shall at no time be enclosed or transformed into anything other than for the protection of vehicular driveways". MMPA believes the structure appears as a free-standing structure from the street and is only connected to the main house via a narrow covered walkway along the side of the dwelling to the main entrance. MMPA believes the Town's urban design objective for the single-family areas is for front yard areas to be mostly open, landscaped and devoid of structures, especially close to the roadways. 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, other than the above issue.

The proposed "portico" requires specific PZB approval per Sec. 23-12(15)(e)(vi). Following is a direct quote from the Town Code:

"Porticos shall be defined as a structure consisting of a roof supported from above or below or cantilevered, only for the protection of vehicular driveways, at the main entrance of hotels, apartment buildings, and single family residences. The portico shall give the appearance of being an integral part of the original structure to which it is attached and its architectural style, as well as materials, must be such that will complement, enhance, and blend with that of the main structure. Such porticos shall at no time be enclosed or transformed into anything other than for the protection of vehicular driveways"

There are specific setback and size limitations of such structures, that the plan does meets. The PZB must determine if the proposed "portico" structure meets the intent of the Code.

MMPA feels that a structure should be "attached" to the main structure of the house at the roof level, rather than via covered walkway. Further, "porticos" as defined in the Town Code are to cover a vehicular drop-off area near the main entrance. MMPA believes this structure is simply a free-standing "carport" which we feel is not listed as a permitted use. MMPA does not believe this structure meets the intent of the Code. The Board does not have the ability to "interpret" Zoning Code provisions. The PZB should discuss this and if necessary request the Town Council to clarify the issue and possibly modify the Code.

It should be noted that the survey shows an existing chain link fence in the rear of the property. It is not clear who owns this fence as the survey shows the fence on multiple properties; however, a plain chain link fence (silver/gray) is not a permitted material (must be clad with green/black). If the fence is on the applicant's property, the Planning and Zoning Board may want to require the fence to be replaced or at least painted to meet current Code requirements.

Tom Code

~~shall not prohibit the parking garage structure driveway openings from being visible from an adjoining street. The exterior building facade of any parking garage structure not substantially screened by earthen berming, planters and adequate landscaping materials shall incorporate the same architectural features and elements on the main building facade to disguise the parking garage structure.~~

- [illegible]

Sec. 23-12. General provisions.

(1) Nothing shall be done or suffered to be done or suffered to exist on any improved or unimproved property which may be or become an annoyance, "blight," eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public. Without limiting the foregoing, the following shall constitute a nuisance: deteriorated landscaping, deteriorated fences, deteriorated roots, deteriorated windows, deteriorated shutters, deteriorated screens, deteriorated exterior paint, deteriorated railings, deteriorated fascia boards, deteriorated exterior doors, deteriorated driveways, deteriorated parking areas, deteriorated garbage containers, deteriorated swimming pools and pool areas or any deterioration in the substance of the thing such as that arising from decay, corrosion, disintegration, lack of paint, broken parts, holes, or leaking in the case of roofs. No monkeys, apes, reptiles, horses, cattle, swine, goats, poultry, fowl or any other livestock shall be kept on any lot.

- (2) Excepting as is otherwise provided in the "sign ordinance" of the town, which is now chapter 17 of the Code, no sign of any character shall be erected, displayed or maintained on any of the vacant land in the town unless the maintenance or erection of such sign shall first have been specifically approved by the town council.
- (3) No weeds, brush or other unsightly growths, shall be permitted to grow or remain upon the land in the town, and no refuse pile or garbage pile or unsightly objects including but not limited to building materials and equipment if no building permit exists for improvement on said land or if a certificate of occupancy has been issued for improvements on said land, shall be allowed to be placed or suffered to remain thereon, and in the event that the owner or any land in the town shall fail or refuses to keep his land free of growths, underbrush or refuse piles or other unsightly growths or objects, including but not limited to building materials and equipment if no building permit exists or if a certificate of occupancy has been issued, then the town may enter upon said land and remove the same at the expense of the owner, and such entry shall not be deemed a trespass. This paragraph includes the requirement that the owner of any land in the town shall empty or secure with a cover, dumpsters containing construction debris and materials, as well as remove or otherwise fix and secure yard debris and other trash, including refuse trimmings, within three hours after notice of a Hurricane Watch has been posted for Miami-Dade County, Florida. Said requirements shall remain in full force until notice of an "all clear" has been posted for Miami-Dade County, Florida.
- The foregoing paragraph creates a civil liability in addition to the penalty provision of section 23-17. The civil liability of the owner for any expenses of the town in removal of the weeds, brush, refuse, piles, garbage piles, or other unsightly growths or objects, construction debris and materials, yard debris and other trash including tree trimmings, may be enforced in any court of appropriate jurisdiction in the state.
- (4) The town reserves the right and power to control the

- (4) For the purpose of insuring the development of the town as an area of high standards, the town reserves the right and power to control the type, kind and character of buildings, structures and improvements which may be sought to be placed on any land in the town. Therefore, no building or structure may be commenced or begun until all plans and specifications therefor have been submitted to the town, and shall have been first approved by the town. Refusal of the town to approve any plans or specifications submitted to the town for approval may be based upon any valid reason or concern with the general welfare of the town, including but not limited to aesthetic grounds.
- (5) No tents or temporary accessory buildings or structures shall be erected on any land in the town without the prior written approval of the town. No boathouse or dock building shall be created on or adjoining any of the lots in the town, but a dock extending such as distance from the line of the outside face of the seawall cap of the waterfront lots as may be approved by the town manager may be permitted.
- (6) provided:
- (a)

- provided:
- (i) No deck of any dock shall be higher than the existing height of the seawall; provided, however, if a property has a deck in the adjacent yard and wishes to carry the same material across the seawall cap onto the dock so that there is an unbroken appearance between the deck and dock with respect to materials, the dock may be higher than the seawall to the extent of the material thickness, but not to exceed 1.5 inches;
- (ii) No dock or deck constructed within the town shall bear any weight upon the seawall or seawall cap unless structural calculations (including vertical and lateral) are presented to the town by a licensed professional engineer. The engineer shall certify that the additional loading (including vertical and lateral) presented by the proposed dock is within the design loading calculations of the seawall;
- (iii) No dock shall extend more than 25 feet beyond the outside face of the seawall cap, except as provided hereinafter;
- (iv) As to those docks projecting into the Bay Harbor Waterway between the east island and the west island, none shall extend more than 15 feet beyond the outside face of the seawall cap. This restriction specifically applies to Lots 1 through 12 in Block 2; Lots 1 through 32 in Block 3; and Lots 1 through 28 and Lots 96 through 104 in Block 23.
- (v) No dock which extends more than eight feet beyond the outside face of the seawall cap shall have a width of more than four feet, and shall have no obstructions to such width such as storage bins, benches, etc.;
- (vi) No cover shall be permitted to be erected in connection with any dock;
- (vii) No part of any dock shall be placed nearer than ten feet to a line formed by the projection of the sideliness of the dock;
- (viii) No boat landing, dock or pier shall be constructed until the plans and specifications therefore shall have been approved in writing by the town manager; and

(ix) No portion of any vessel shall extend 30 feet beyond the outside face of the seawall cap in the Bay Harbor Waterway.

ARTICLE I. ZONING REGULATIONS

Miami-Dade Department of Environmental Resource Management (DERM) may require alterations to the above stated criteria. Any variation from the above criteria shall require an owner to request and receive a variance from the town council prior to any construction commencing on a dock structure. Such variances shall be on a case-by-case basis, the application shall be accompanied by an environmental assessment from DERM of the waterway adjacent to the subject property, and any town approval shall be limited to the minimal variation of the criteria necessary to meet the unique environmental characteristics of the site.

- (b) Boat lifts and/or davits shall be permitted to be constructed and/or installed on or upon adjoining waterfront properties, subject to the following provisions:
 - (i) *Boat lifts and/or davits:* Any device used to raise and/or lower a boat, or other water vehicle to and/or from the surface of the water.
 - (ii) Boat lifts and/or davits shall not be constructed nor installed in such a manner which would allow any portion of such boat lift or davit or watercraft lifted or suspended from same to be any closer than ten feet to a line formed by the projection of the side property lines of the lot.
 - (iii) No portion of a boat lift or davit shall extend more than 25 feet beyond the outside face of the seawall cap.
 - (iv) No boat lift or davit shall be constructed or installed with any attachment or fastening to the seawall or seawall cap. Boat lifts and davits shall be structurally self-supporting and not dependent upon the seawall or seawall cap for structural integrity.
 - (v) No cover or canopy shall be permitted to be erected in connection with any boat lift or davit.
 - (vi) No boat lift or davit shall be constructed or installed until the plans and specifications therefor shall have been approved in writing by the town manager.
- (7) No boat canal or other waterway shall be dug or excavated into any of the waterfront lots. No ramp for aircraft shall be built without the approval in writing of the town. The town shall have the right to regulate the size and type of boats, yachts, or vessels which may be moored to any dock or mooring along the waters adjacent to the town, regardless of the location.
- (8) No mooring piles shall be placed more than 40 feet beyond the outside face of the seawall cap of any lot, provided however, no mooring piles shall be placed more than 30 feet beyond the outside face of the seawall cap of any lot on the Bay Harbor Waterway between the east and west island, and no mooring pile shall be nearer than seven and one-half feet to a line formed by the projection of the side lot lines to the lot. Notwithstanding the above provisions, because of shifting underwater land elevations and/or environmental characteristics in Biscayne Bay and the Bay Harbor Waterway, the Miami-Dade Department of Environmental Resource Management (DERM) may require alterations to the above stated criteria. Any variation from the above criteria shall require an owner to request and receive a variance from the town council prior to any construction commencing on a dock structure. Such variances shall be on a case-by-case basis, the application shall be accompanied by an environmental assessment from DERM of the waterway adjacent to the subject property, and any town approval shall be limited to the minimal variation of the criteria necessary to meet the unique environmental characteristics of the site.
- (9) No lot or parcel shall be increased in size by filling in the waters on which it abuts.
- (10) No seawall shall be erected, constructed or repaired in the town or adjacent thereto unless and until its location, design, materials, structures, strength, etc. shall have been approved in writing by the town.
 - (a) *Seawall permit for use of municipal seawall.* Any person needing to access a municipal seawall shall first obtain a permit and register with the town. In addition to a permit fee, the town might require the posting of a bond
 - (b) *[Damaging municipal seawall.]* Any person injuring or damaging a municipal seawall shall be liable and shall immediately reimburse the town in an amount equal to the cost of repairing such damage or injury. The town shall have a specific lien on any vessel and its equipment that shall damage a municipal seawall due to the negligence in its operation or handling.
- (11) It shall be unlawful and a public nuisance for any property owner in the town to permit, or to fail to repair or reconstruct, any failed seawall upon his property. It is further declared unlawful and a public nuisance for any property owner to fail to remove from his property or an adjacent body of water the debris and rubble of any failed seawall.
- (12) The finished grade of any lot in the town may not be increased above the base flood elevation (BFE) prescribed by United States, state or county flood-control laws or regulations. All yards shall be sloped so as to drain to the street drainage gutter, seawall or on-site retention/discharge system, and shall not drain into adjacent property. Finished grades at adjoining lots shall be equal unless the town council approves a retaining wall system. All swale areas within adjoining roadways adjoining lots and yard areas adjacent to seawalls shall be designed to provide retention for sediments prior to discharge to meet NPDES permit requirements
- (13) The area of any lot, improved or unimproved, shall not be reduced or diminished so that the area of the lot is less than originally platted or as follows:
 - (a) In the "RE"-Multiple Family district, the area of no lot shall be reduced to less than 11,250 square feet.
 - (b) In the "RD"-Single Family district, the area of no lot shall be reduced to less than 10,000 square feet, except the area of Lots 1 to 28, inclusive, and Lots 96 to 104, inclusive, which shall not be reduced to less than 11,250 square feet, and Lots 29 to 95, inclusive which shall not be reduced to less than 13,125 square feet.
 - (c) In the "RBA"-Tract district, Lots A, B, C, D, E, or F shall not be subdivided without prior approval by the town council of a subdivision plat. In any event, all lots in such subdivision shall contain a minimum of 11,250 square feet.
- (14) No kitchen or cooking facilities may be contained in any accessory building, but may only be contained in the main building on any building site.
- (15) Projections into setback areas:
 - (a) Notwithstanding anything to the contrary set forth in this subsection, the following are permitted:
 - i. On the West Island in waterfront homes, balconies having accessibility from within the building may project into the front yard setback areas not more than four feet; provided there shall be not less than eight feet clear headroom under such projection and providing that such balconies shall not be screened, shuttered or enclosed in any fashion.
 - ii. On the West Island in waterfront homes which have a second story with an area of over 1,500 square feet, an exit staircase may project from the second story into the front yard setback area not more than four feet.
 - iii. On homes on the West Island which are on interior lots, which have a second story with an area of over 1,500 square feet, an exit staircase may project from the second story into the rear yard setback area not to exceed four feet.
 - iv. None of the foregoing subsections i., ii. or iii. shall permit any portion of the balconies or staircases to project into any side yard setback.

- v. On the East Island for RM-1 (waterfront) lots, balconies extending from the exterior walls of the main building shall be permitted to encroach into the front, side and rear yard areas as follows:
- Front (street) yards.* Balconies may project into the minimum front yard area not more than four feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of any balcony shall encroach closer than four feet into the minimum front setback. Notwithstanding the above, no balcony adjoining a front lot line shall exceed six feet in depth, unless otherwise approved by the town as part of a site development plan.
- Side yards.* Balconies may project into the minimum side yard area not more than two feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of the balcony shall encroach closer than two feet into a minimum side setback. Notwithstanding the above, no balcony adjoining a side lot line shall exceed eight feet in depth, unless otherwise approved by the town as part of a site development plan.
- Rear yards.* Balconies may project into the minimum rear yard area not more than six feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of the balcony shall encroach closer than six feet into the minimum rear setback. Notwithstanding the above, no balcony adjoining a rear lot line shall exceed eight feet in depth, unless otherwise approved by the town as part of a site development plan.

- vi. On the East Island for RM-2 (non-waterfront) lots, balconies extending from the exterior walls of the main building shall be permitted to encroach into the front, side and rear yard areas as follows:

Front (street) yards. Balconies may project into the minimum front yard area not more than four feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of any balcony shall encroach closer than four feet into the minimum front setback. Notwithstanding the above, no balcony adjoining a front lot line shall exceed six feet in depth, unless otherwise approved by the town as part of a site development plan.

Side yards. Balconies may project into the minimum side yard area not more than two feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of the balcony shall encroach closer than two feet into a minimum side setback. Notwithstanding the above, no balcony adjoining a side lot line shall exceed eight feet in depth, unless otherwise approved by the town as part of a site development plan.

Rear yards. Balconies may project into the minimum rear yard area not more than four feet. However, if a building is set back on a lot more than the minimum setback requirement, a balcony may be deeper, provided no portion of the balcony shall encroach closer than four feet into the minimum rear setback. Notwithstanding the above, no balcony adjoining a rear lot line shall exceed six feet in depth, unless otherwise approved by the town as part of a site development plan.

- (b) No steps or platforms over three feet in height above the base flood elevation (BFE) shall extend into side, rear or front yard setback areas. Steps or platforms not exceeding three feet in height may be railed, provided that such railing shall not exceed in height above the base flood elevation (BFE), specified for walls in that district, and further, that there shall be clear, unobstructed passage of not less than three feet between such projection and the lot line adjacent. No portion of a sidewalk shall be constructed closer than three feet to a side lot line, five feet to a rear lot line nor closer than 15 feet to a front lot line, except for a public sidewalk parallel to the street and/or swale parking areas as part of a town-wide pedestrian plan. This provision shall not preclude a sidewalk placed perpendicular between the front lot line and building. No sidewalk shall exceed five feet in width.
- (c) Areaways, steps to basements and similar features will be permitted in side and rear yard areas, providing that no part of such feature shall exceed in height, three feet above grade, and further provided that there shall be a clear unobstructed passage of not less than five feet between such features and the lot lines adjacent. On corner lots, steps extending to more than four feet from the main building and not more than three feet in height above grade, leading to the basement or ground floor may be constructed in the front yard setback area parallel to the side yard setback areas.
- (d) Open-type, metal fire escapes may project four feet into side and rear yard setback areas, provided that the bottom run shall be counter-balanced and that when the bottom run is up there shall be at least nine feet of clear headroom below it. The bottom run shall be adjacent to the building and shall be so arranged that when down, there shall be at least three feet of clear unobstructed passage between it and the lot line adjacent. No open type, metal fire escapes shall be permitted in RD or RE districts. In RBA-Tract district that shall be permitted only on buildings designed for business or commercial use and then only on specific permission and approval as to location and design by the town council.
- (e) No main walls of any building shall encroach on setback areas; but eaves may project into setback areas which abut interior lot lines not more than three feet, and into setback areas which abut on street, alleys or waterways not more than four feet. Other architectural features and accessory structures shall be regulated as follows:
- Chimneys may project into setback areas a distance not to exceed two feet. The width of the projecting chimney shall not exceed six feet.
 - Planting bins on ground floor no higher than three feet will be permitted to project into setback areas. Such planting bins no higher than three feet, may project into the side yard setback areas to a point no closer than five feet from the lot line; and they may project into the front and rear setback areas a distance of not more than five feet.
 - Notwithstanding the provisions of subsection (19), certain open, airy and decorative structures such as freestanding canopies and awnings, thatched huts, pool cabanas, fixed umbrellas and gazebos may project into the rear and side yard setback areas (or into the front and side yard setback areas of waterfront lots) to a point no closer than five feet from the lot line or the seawall for waterfront lots, subject to written approval by the planning and zoning board as required in accordance with the criteria and procedures set forth in section 5-23 of the Code and subsections thereto. Notwithstanding the foregoing, no such open, airy and decorative structure shall be installed or maintained which protrudes or extends beyond the imaginary extension of a line from the front wall of any building or structure to the side yard property line of said building or structure.
 - A trellis shall be defined as an open, airy structure of thin wooden or metal strips crossing each other in an open pattern of squares, diamonds, etc., such as a lattice, on which vines or other creeping plants are growing, so as to cover and camouflage in whole or part, the trellis. Structures meeting this definition may project in the rear and side yard setback areas (or into the front and side yard setback areas of waterfront lots) to the lot line or seawall for waterfront lots, in accordance with the criteria and procedures set forth in section 5-23 of the Code and subsections thereto.
 - Architectural features such as canopies attached to structures, planting bins, decorative balconies, oriel windows and cornices, may project into setback areas which abut interior lot lines not more than two feet and into setback areas which abut on streets, alleys, or waterways not to exceed four feet; provided that there shall be no less than eight feet clear headroom under such



- projection. No decorative balcony may be enclosed or screened if it projects into the setback areas as above described, nor shall such balcony have any means of access from the building to which it is attached.
- vi. Porticos shall be defined as a structure consisting of a roof supported from above or below or cantilevered, only for the protection of vehicular driveways, at the main entrance of hotels, apartment buildings, and single family residences. The portico shall give the appearance of being an integral part of the original structure to which it is attached and its architectural style, as well as materials, must be such that will complement, enhance, and blend with that of the main structure. Such porticos shall at no time be enclosed or transformed into anything other than for the protection of vehicular driveways. Porticos shall be permitted on the West Island to extend into setback areas which abut on a street, provided the projection shall not exceed 20 feet into the setback area, and the width shall not exceed 33.33 percent of the front footage of the building to which the portico is attached. Porticos shall be permitted on the East Island to extend out from the building wall for a distance not to exceed 20 feet, and the width shall not exceed 25 feet. For the purpose of measuring the maximum allowable width of a portico with ground-mounted support columns, the maximum width shall be measured from the inside edge of any such support columns. Provided however, no portico shall be constructed into property dedicated to the town for parking purposes. The construction of porticos shall be subject to prior approval of the planning and zoning board as provide in section 5-23.1 of the Town Code.
- vii. Covered pedestrian walkways, only in connection with hotels, apartment buildings and business buildings, may be erected in setback areas which abut on a street; provided, no part of the walkway may be located on public right of way and further shall be provided that the location, size, materials, design and overall appearance of such structures or canopies must be approved by the planning and zoning board.
- viii. Anything to the contrary in this Code notwithstanding, roofs of buildings in the B-1, Business district, may project into setback areas not to exceed five feet.
- (f) Open terraces projecting into the front yard setback areas shall not exceed in height two feet above grade and the railing of such terrace shall in no case be more than three feet above the terrace. Where necessary to provide access through side yards, terraces shall be provided with steps or ramps and gates, not less than 36 inches in width. Such terraces may be used for dining provided they do not project into side yard setback areas.
- (g) Swimming pools may be constructed on any waterfront or nonwaterfront lot with following restrictions:
- i. Swimming pools may be constructed on waterfront lots on the side which abuts the water with the following restrictions:
 - a. They must not exceed two feet above finish grade.
 - b. They must not be closer than five feet to the seawall.
 - c. They must not be constructed in the side yard setback areas.
 - ii. Swimming pools may be constructed on waterfront lots on the side or sides which abut the street with the following restrictions:
 - a. They must not exceed two feet above finish grade.
 - b. They must not be closer than 20 feet to the rear lot line.
 - c. They must not be constructed in the side yard setback areas.
 - iii. Swimming pools may be constructed on nonwaterfront lots on the side or sides which abut the street with the following restrictions:
 - a. They must not exceed two feet above finish grade.
 - b. They must not be closer than 20 feet to the front yard lot line.
 - c. They must not be constructed in the side yard setback areas.
 - iv. Swimming pools may be constructed on nonwaterfront lots in the rear yard setback with the following restrictions:
 - a. They must not exceed two feet above finish grade.
 - b. They must not be closer than five feet to the rear yard lot line.
 - c. They must not be constructed in the side yard setback areas.
 - v. Swimming pools and equipment may be constructed in setback areas with the following restrictions:
 - a. Swimming pools and pool equipment must not be closer than five feet to the side or rear yard lot line.
 - b. {Reserved.}
 - c. Swimming pool equipment must be screened from sight from adjacent property and from the street when viewed from ground level.
 - vi. Except for the foregoing permitted construction and restrictions, no swimming pools or pool equipment may be constructed in any setback area.
 - vii. All swimming pools to be constructed in areas abutting a street shall be screened from the street by a wall or fence and landscaping so that the pool cannot be seen from the street. Further, there shall be full compliance with all provisions of the town's ordinances regulating fences and walls.
 - viii. The construction of swimming pool decks shall be subject to prior approval by the town manager or the planning and zoning board. Plans showing the location of new or replacement decks shall be provided to the building department prior to issuance of a permit. A sample of the decking material will be required when submitting an application.
 - ix. No portion of a swimming pool deck shall be placed closer than five feet to a side or rear lot line. No portion of a swimming pool deck shall be placed in the minimum front yard setback area.
 - x. Notwithstanding the above restrictions, a swimming pool and/or swimming pool decking may be constructed in a street side yard of a corner lot in the RD Single-family district with the following restrictions:
 - a. Swimming pools and swimming pool decking shall not be closer than five feet to the street side lot line.
 - b. Swimming pools, swimming pool equipment and swimming pool decking shall be screened from sight from adjacent property and from the street when viewed from ground level pursuant to the provisions of subsection vii above.
 - c. The street side yard is the yard area of a corner lot other than the yard that the front of the dwelling unit faces. If a dwelling unit is placed on a corner lot in an angled configuration the town will designate the front and street side yards. Swimming pools and swimming pool decking shall not be placed in front yard areas on corner lots.
- (h) Air conditioning equipment and duct work may be installed in the side yard setback areas with the following restrictions:
- i.

Carport

From Wikipedia, the free encyclopedia

A **carport** is a covered structure used to offer limited protection to vehicles, primarily cars, from the elements. The structure can either be free standing or attached to a wall. Unlike most structures a carport does not have four walls, and usually has one or two. Carports offer less protection than garages but allow for more ventilation.

The term "carport" comes from the French term "*porte-cochère*", referring to a covered portal.^[1]

Quoting from the Carport Integrity Policy for the Arizona State Historic Preservation Office:^[2]

As early as 1909, carports were used by the Prairie School architect Walter Burley Griffin in his design for the Sloane House in Elmhurst, Illinois (Gebhard, 1991: 110). By 1913, carports were also being employed by other Prairie School architects such as the Minneapolis firm of Purcell, Feick & Elmslie in their design for a residence at Lockwood Lake, Wisconsin. In this instance, the carport was termed an "Auto Space" (Gebhard, 1991: 110). The late architectural historian David Gebhard suggested that the term "carport" originated from the feature's use in 1930s Streamline Moderne residences (Gebhard, 1991: 107). This term, which entered popular jargon in 1939, stemmed from the visual connection between these streamlined residences and nautical imagery. In the 1930s through the 1950s, carports were also being used by Frank Lloyd Wright in his Usonian Houses; an idea that he probably got from Griffin, a former associate.

The W. B. Sloane House in Elmhurst, Illinois, in 1910, is credited as being the first known home designed with a carport.^{[3][4][5]}

Modern carports are typically made of metal (steel, tin, or aluminum) and are modular in style in the USA, while remaining flat-roofed permanent structures in much of the rest of the world. The carport is considered to be an economical method of protecting cars from the weather and sun damage, and tens of thousands are installed in the USA alone each year. Gaining in popularity, these metal carports have overcome the stigma that was attached to them from their beginnings as cheap substitutes for the real thing. Due to modern steel molding and manufacturing techniques today's metal carports are more durable and longer lasting than past iterations. They are also more versatile. With the recreational vehicle or RV gaining in popularity, so has the need for a structure that can cover and protect these modern, moving homes. Many find that a RV carport is the perfect solution. Some enterprising



Carport in front of garages



One example of the many common types of modern carports sold on the market. This particular one is a stand alone model.

businesses have even expanded the uses of these structures by taking advantage of their versatility. They have created complete garages, carports with enclosed storage space, pole barns, storage units, even horse barns.^[6]

The term carport was coined by renowned architect Frank Lloyd Wright, when he began using the carport for the first of his "Usonian" homes; the house of Herbert Jacobs, built in Madison, Wisconsin, in 1936.^[7]

In describing the carport, he said to Mr. Jacobs, "A car is not a horse, and it doesn't need a barn." He then added, "Cars are built well enough now so that they do not require elaborate shelter." Looking back at life in 1936, it is easy to imagine automobiles prior to this time were not completely water tight; the era of robotic-assembly, advanced materials, and perfect closure lines was still 50 years in the future.

The carport was therefore a cheap and effective device for the protection of a car. Mr. Jacobs added: "Our cheap second-hand car had stood out all winter at the curb, often in weather far below zero (Fahrenheit). A carport was a downright luxury for it."

Additional Information

History Of Carports: History Of Carports (<http://garagebuildings.com/history-carports/>)

References

1. ^ Moore, Alan (25 January 2013). "Carport History" (<http://www.versatube.com/carport-history/>). VersaTube. Retrieved 11 June 2013.
 2. ^ [1] (<http://web.archive.org/web/20061001144924/http://www.tempe.gov/historicpres/docs/SHPO%20Carport%20Integrity%20Policy.pdf>)
 3. ^ Photo 1910 (<http://nla.gov.au/nla.pic-vn3603884-s816>)
 4. ^ First and Second Floor Plan (<http://www.nla.gov.au/apps/cdview?pi=nla.pic-vn3698166-sd&width=1200>)
 5. ^ First Floor Plan (<http://nla.gov.au/nla.pic-vn3603884a-s486>)
 6. ^ [2] (<http://carportshoustontx.com>)
 7. ^ Frank Lloyd Wright - The Jacobs House 1936 (<http://www.usonial.com>)
- Gebhard, David. "The Suburban House and the Automobile". In Martin Wachs and Margaret Crawford. *The Car and the City: The Automobile, the Built Environment and Daily Urban Life*. Ann Arbor: University of Michigan Press, 1991: 106–123. ISBN 0-472-09459-9.

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Categories: Home | Parking | Architectural elements

| Garden features



Look up *carport* in
Wiktionary, the free
dictionary.



Wikimedia Commons has
media related to *Carports*.

Portico

From Wikipedia, the free encyclopedia

A **portico** (from Italian) is a porch leading to the entrance of a building, or extended as a colonnade, with a roof structure over a walkway, supported by columns or enclosed by walls. This idea was widely used in Ancient Greece and has influenced many cultures, including most Western cultures.

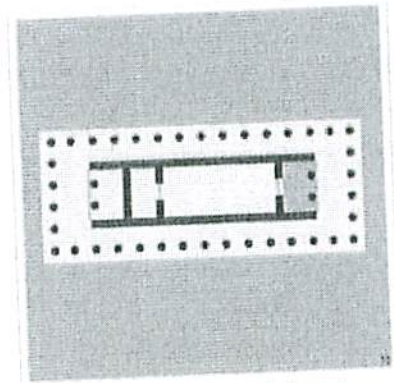
Some noteworthy examples of porticos are the East Portico of the United States Capitol, the portico adorning the Pantheon in Rome and the portico of University College London.

Bologna, Italy, is famous for its porticos. In total, there are over 45 km (28 mi) of arcades, some 38 in the city center. The longest portico in the world, about 3.5 km (2 mi), extends from the edge of the city to Sanctuary of the Madonna di San Luca. In Turin, Italy, porticos stretch for 18 km (11 mi).

Palladio was a pioneer of using temple-fronts for secular buildings. In the UK, the temple-front applied to The Vyne, Hampshire was the first portico applied to an English country house.



Under the portico of the Pantheon



Temple diagram with location of the pronaos highlighted

Contents

- 1 Pronaos
- 2 Types of portico
 - 2.1 Tetrastyle
 - 2.2 Hexastyle
 - 2.2.1 Greek hexastyle
 - 2.2.2 Roman hexastyle
 - 2.3 Octastyle
 - 2.4 Decastyle
- 3 See also
- 4 Line notes
- 5 References
- 6 External links

Pronaos

A **pronaos** (UK /proʊˈneɪ.ɒs/ or US /proʊˈneɪ.əs/) is the inner area of the portico of a Greek or Roman temple, situated between the portico's colonnade or walls and the entrance to the *cella*, or shrine. Roman temples commonly had an open pronaos, usually with only columns and no walls, and the pronaos could be as long as the *cella*. The word *pronaos* is Greek for "before a temple". In Latin, a pronaos is also referred to as an *anticum* or *prodomus*.

Types of portico

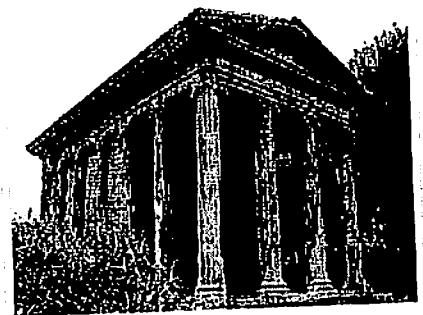
The different variants of porticos are named by the number of columns they have.

Tetrastyle

The tetrastyle has four columns; it was commonly employed by the Greeks and the Etruscans for small structures such as public buildings and amphiprostyles.

The Romans favoured the four columned portico for their pseudoperipteral temples like the Temple of Portunus, and for amphiprostyle temples such as the Temple of Venus and Roma, and for the prostyle entrance porticos of large public buildings like the Basilica of Maxentius and Constantine. Roman provincial capitals also manifested tetrastyle construction, such as the Capitoline Temple in Volubilis.

The North Portico of the White House is perhaps the most notable four-columned portico in the United States.



Temple of Portunus, with its tetrastyle portico of four Ionic columns

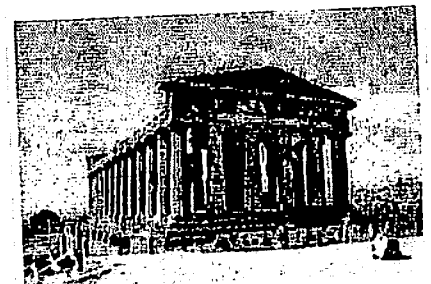
Hexastyle

Hexastyle buildings had six columns and were the standard façade in canonical Greek Doric architecture between the archaic period 600–550 BC up to the Age of Pericles 450–430 BC.

Greek hexastyle

Some well-known examples of classical Doric hexastyle Greek temples:

- The group at Paestum comprising the Temple of Hera (c. 550 BC), the Temple of Apollo (c. 450 BC), the first Temple of Athena ("Basilica") (c. 500 BC) and the second Temple of Hera (460–440 BC)



The hexastyle Temple of Concord at Agrigentum (c. 430 B.C)

- The Temple of Athena *Aphaia (the invisible)* at Aegina c. 495 BC
- Temple E at Selinus (465–450 BC) dedicated to Hera
- The Temple of Zeus at Olympia, now a ruin
- Temple F or the so-called "Temple of Concord" at Agrigento (c. 430 BC), one of the best-preserved classical Greek temples, retaining almost all of its peristyle and entablature.
- The "unfinished temple" at Segesta (c. 430 BC)
- The Hephaesteum below the Acropolis at Athens, long known as the "Theseum" (449–444 BC), also one of the most intact Greek temples surviving from antiquity)
- The Temple of Poseidon on Cape Sunium (c. 449 BC)^[1]

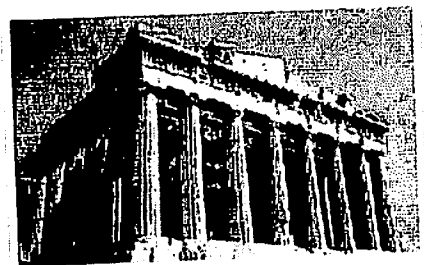
Hexastyle was also applied to Ionic temples, such as the prostyle porch of the sanctuary of Athena on the Erechtheum, at the Acropolis of Athens.

Roman hexastyle

With the colonization by the Greeks of Southern Italy, hexastyle was adopted by the Etruscans and subsequently acquired by the ancient Romans. Roman taste favoured narrow pseudoperipteral and amphiprostyle buildings with tall columns, raised on podiums for the added pomp and grandeur conferred by considerable height. The Maison Carrée at Nîmes, France, is the best-preserved Roman hexastyle temple surviving from antiquity.

Octastyle

Octastyle buildings had eight columns; they were considerably rarer than the hexastyle ones in the classical Greek architectural canon. The best-known octastyle buildings surviving from antiquity are the Parthenon in Athens, built during the Age of Pericles (450–430 BC), and the Pantheon in Rome (125 AD). The destroyed Temple of Divus Augustus in Rome, the centre of the Augustan cult, is shown on Roman coins of the 2nd century AD as having been built in octastyle.



The western side of the Parthenon

Decastyle

The decastyle has ten columns; as in the temple of Apollo Didymaeus at Miletus, and the portico of University College London.

See also

- Classical architecture
- List of classical architecture terms
- Hypostyle

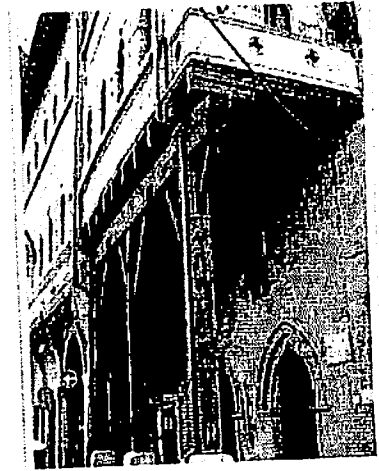
- Loggia
- Stoa

Line notes

1. ^ W. Burkert, *Greek Religion* (1987)

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Portico close to piazza Santo Stefano, Bologna

External links

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Categories: Architectural elements | Columns and entablature

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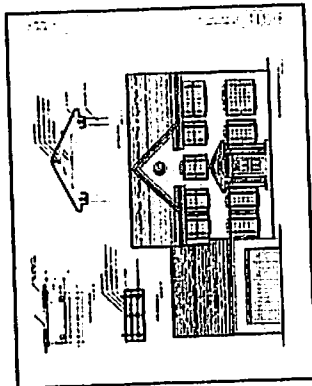
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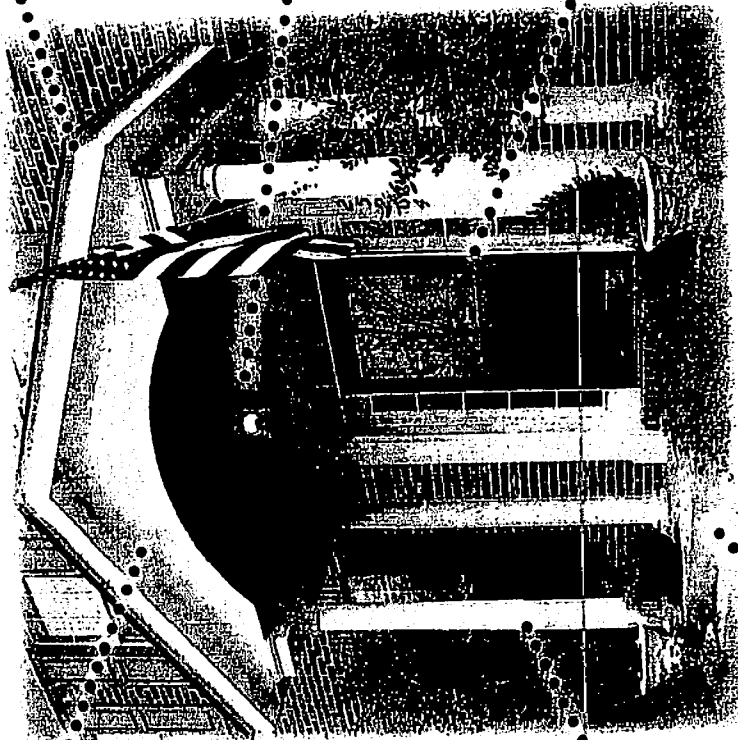


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Porte-cochère

From Wikipedia, the free encyclopedia
(Redirected from Porte-cochere)

A **porte-cochère** (/ˌpɔːrt kouˈʃɛər/), **coach gate** or **carriage porch** is a porch- or portico-like structure at a main or secondary entrance to a building through which a horse and carriage (or motor vehicle) can pass in order for the occupants to alight under cover, protected from the weather.

The porte-cochère was a feature of many late 18th- and 19th-century mansions and public buildings. Well-known examples are at Buckingham Palace in London and at the White House in Washington D.C. Today a porte-cochère is often constructed at the entrance to public buildings such as churches, hotels, health facilities, homes, and schools where people are delivered by other drivers. Porte-cochères differ from carports in which vehicles are parked; at a porte-cochère the vehicle merely passes through, stopping only for passengers to depart or alight.

At the foot of the porte-cochère there are often a couple of guard stones to prevent the wheels of the vehicle from damaging the wall.



A typical 19th-century porte-cochère

Gallery



The Lockwood–Mathews Mansion, built in 1864



The Briarcliff Lodge, built in 1902



The Briarcliff Manor railroad station, built in 1906



A typical railway porte-cochere at Nottingham station

References

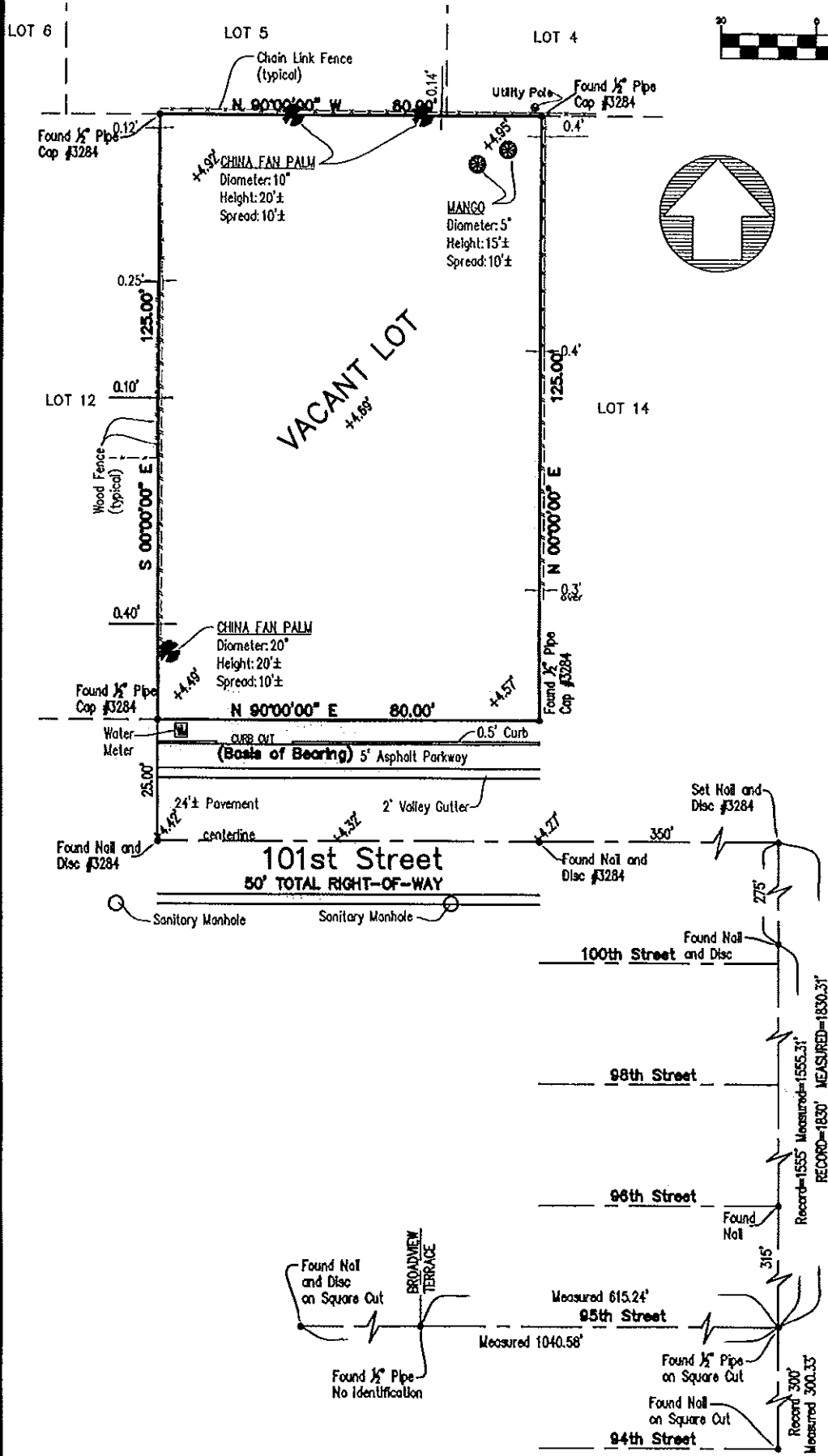
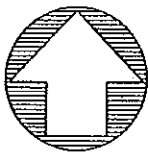
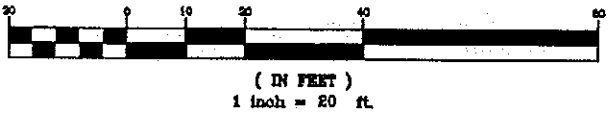
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BOUNDARY SURVEY

GRAPHIC SCALE



LEGAL DESCRIPTION: Lot 13, Block 25, BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46 at Page 5 of the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida.

SURVEY FOR: FRANCES FAIGENBLAT
1261 101 STREET
BAL HARBOR ISLANDS, FLORIDA 33154

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DELTA MAPPING AND SURVEYING, INC.
13301 SW 132ND AVENUE, NO. 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7850
STATE OF FLORIDA

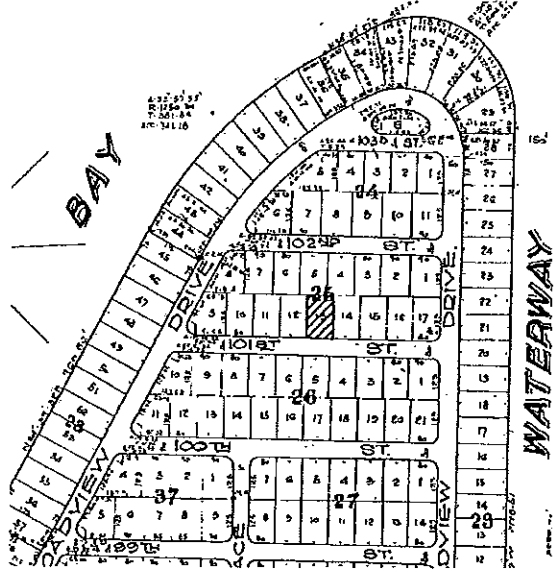
786-429-1024
FAX: 786-592-1152

- 1) FLOOD ZONE: AE BASE: +2.0' PANEL NO. 12088C0144 L
COMMUNITY NO. 120637 DATE OF MAP: 9-11-09
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- 7) TYPE OF SURVEY: BOUNDARY SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
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LOCATOR INDEX: 2235 E

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DRAWING DATE: 10-2-13 FB: SKETCH DRAWN BY: y.f.
DRAWING NO.: 13-0498



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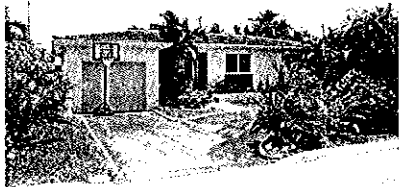
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1261 101 STREET



1252 101 STREET

101 STREET



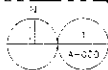
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INTERIOR
LANDSCAPE

RONEY J. MATEU
AIA 0008220

JUAN CONSULTING ENGINEERS, LLC
STRUCTURAL
4282 BIRD ROAD, SUITE 20
MIAMI, FLORIDA 33155

JUAN CONSULTING ENGINEERS, LLC
MECHANICAL, ELECTRICAL & PLUMBING
18051 SUNSET DRIVE, SUITE 100
MIAMI, FLORIDA 33173

1261 101A STREET
BAY HARBOR ISLANDS, FLORIDA
33154-1109

CASA BAHIA-MAR

SINGLE FAMILY RESIDENCE

MATEU ARCHITECTURE HAS
THE HONOR OF THE PROPERTY OF THE
ARCHITECTURE AND THE DESIGN OF THE
DRAWINGS ARE CONSIDERED AND SHALL NOT
BE TRANSFERRED TO ANY OTHER PROJECT
WITHOUT THE WRITTEN PERMISSION OF
MATEU.

DATE

PERMIT DRAWINGS

PROJECT NO. 1261-0001
FILE NAME:

PROJECT NO.

BAHIA 1261

DRAWN BY:

RAG

CHECKED BY:

RAG

DATE:

AUGUST 12, 2014

REVISIONS:

DATE:

ADJACENT SITE PHOTOS

SHEET

A-000



ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.) - BASE FLOOD ELEVATION +0.00' N.G.V.D.

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OVERHANGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF FLOOR AREA TO BE FLOODED. THE BOTTOM OF THE OPENING SHALL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOR RESISTANCE SHALL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY _____ N/A _____ P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERSECTION SHALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT ON ADJACENT PROPERTIES.

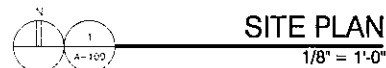
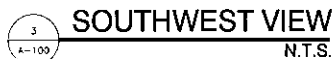
0' - 0" = +8.00' MWD

PROVIDED IMPERVIOUS LOT COV.:	4.785 SF TOTAL (48% LOT AREA)
PROVIDE PERVIOUS LOT COV.:	5.215 SF (52% LOT AREA)
MINIMUM LANDSCAPE AREA:	1,500 SQUARE FEET (15% LOT AREA)
PROVIDED LANDSCAPE AREA:	5,074 SQUARE FEET (51% LOT AREA)
MAXIMUM BUILDING HEIGHT:	+33.0' NVD (25' ABOVE BASE FLOOD ELEVATION OF +8.0' NVD)
PROMOTED BUILDING HEIGHT:	+33.5' NVD (+33.0' I.O. ROOF DECK PLUS 0.5' PARAPET)
MINIMUM FLOOD ZONE ELEVATION:	AE +8.0'
EXISTING GRADE ELEVATION:	+4.440' NVD STREET TO +4.95' NVD REAR (+4.71' AVG.)
REQUIRED PARKING:	2 PARKING SPACES
PROVIDED PARKING:	2 PARKING SPACES

PORTICO INFORMATION:

MAXIMUM PROJECTION INTO FRONT SETBACK:	20'-0"
PROVIDED PROJECTION INTO FRONT SETBACK:	19'-8"
MAXIMUM WIDTH FRONTAGE:	19'-8" (33.33% OF 59')*
PROVIDED WIDTH FRONTAGE:	17'-0" (28%)

** Sec. 23-12. - General provisions.
(25)(h) PARAPET WALLS SHALL NOT EXCEED 5 FEET IN HEIGHT AS MEASURED FROM THE HIGHEST POINT OF THE ROOF DECK TO THE HIGHEST POINT OF THE PARAPET WALL.



SOFFIT VENT CALCULATIONS

SOFFIT VENT CALCS:

181 SF ROOF = 27,504 SQ. IN. / 150 = 184
SQ. IN. VENT ROD. MIN. CLEAR AREA REQ.

4" X 14" VENTS (56 SQ. IN. EA.) X 4 = 224
SQ. IN. CLEAR AREA PROVIDED

4" X 14" VENT IN SOFFIT ABOVE WITH
CORROSION RESISTANT WIRE CLOTH SCREENING
(1/16" MESH MIN., 1/4" MESH MAX.), TYP. OF
SIX

GUTTER AND DOWNSPOUT CALCULATIONS

2010 FBC PLUMBING 1106 SIZE OF CONDUCTORS,
LEADERS AND STORM DRAINS

TABLE 1106.6 SIZE OF SEMICIRCULAR ROOF GUTTERS

TABLE 1106.2(2) SIZE OF RECTANGULAR VERTICAL
CONDUCTORS AND LEADERS

ROOF CALCULATION	ROOF AREA MAX. ALLOWED FOR 6" DIA. SEMI-CIRC. GUTTER	ROOF AREA PROPOSED	AREA OF 6" DIA. SEMI-CIRC. GUTTER	AREA OF PROPOSED 8"-STYLE GUTTER	ROOF AREA MAX. ALLOWED FOR 1 1/2" DOWNSPOUT	ROOF AREA PROPOSED
A1	768 SF	459 SF	14 IN. SQ.	23 IN. SQ.	680 SF	459 SF
A2	768 SF	608 SF	14 IN. SQ.	23 IN. SQ.	680 SF	608 SF
A3	768 SF	619 SF	14 IN. SQ.	23 IN. SQ.	680 SF	619 SF
B	768 SF	403 SF	14 IN. SQ.	23 IN. SQ.	680 SF	403 SF
C	768 SF	344 SF	14 IN. SQ.	23 IN. SQ.	680 SF	344 SF
D	768 SF	355 SF	14 IN. SQ.	23 IN. SQ.	680 SF	355 SF

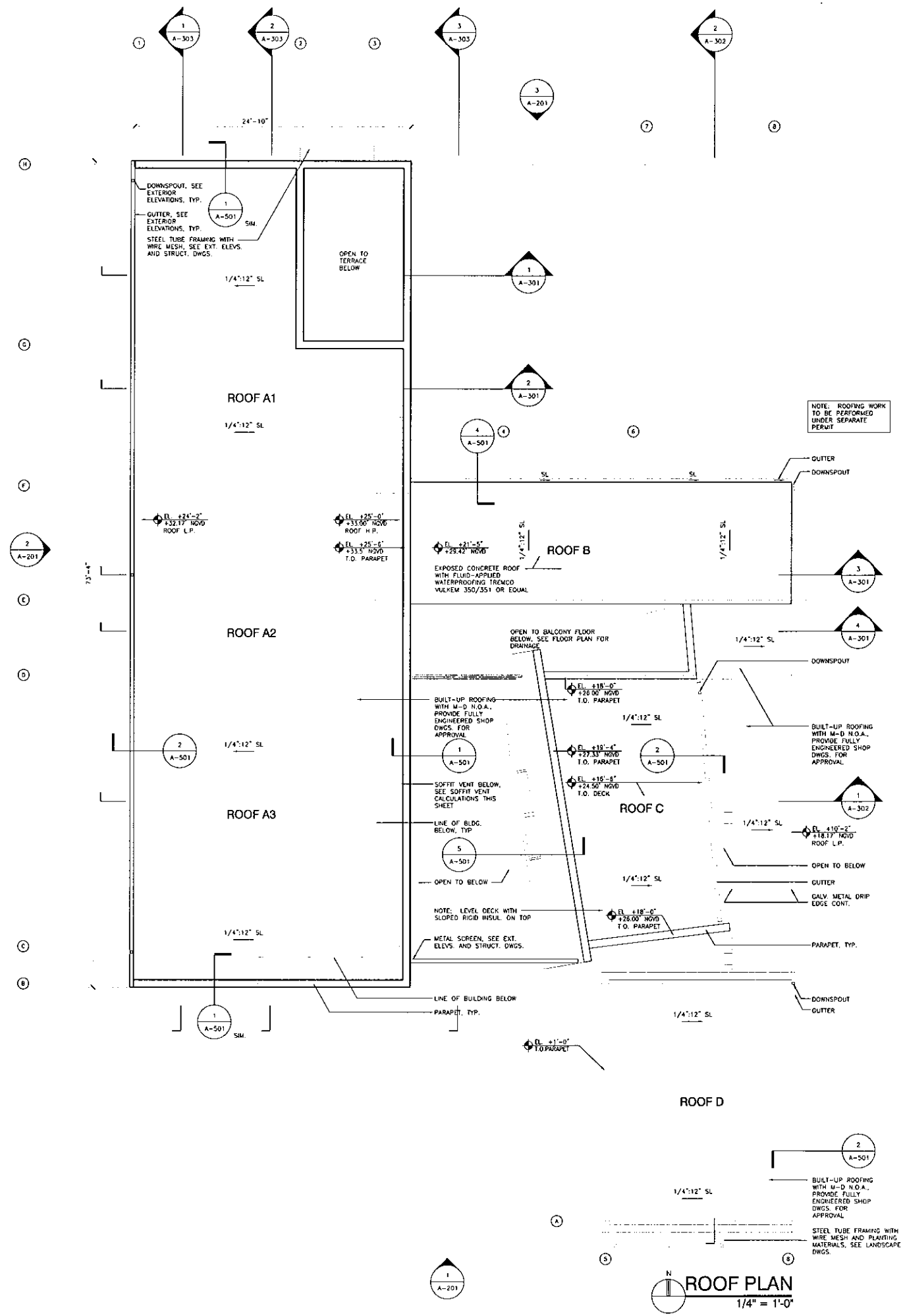
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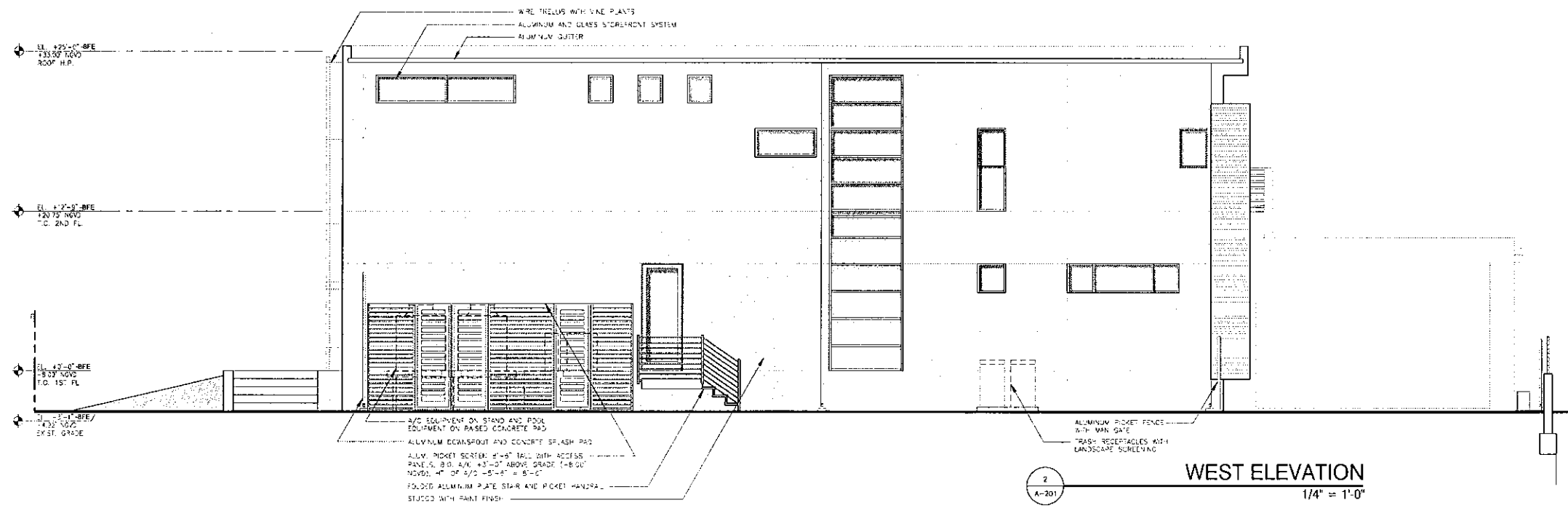
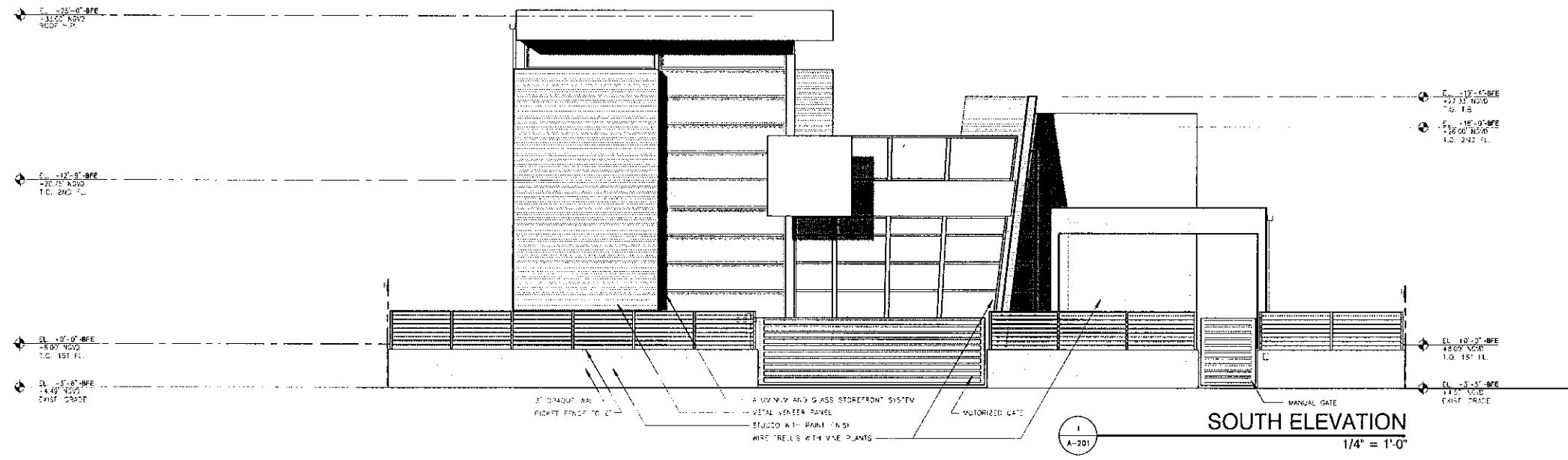
1. GUTTER CALCULATIONS BASED ON 5" RAINFALL WITH 1/16 (0.5%) SLOPE

2. PROPOSED GUTTER SHALL BE K-STYLE, SK. 3 7/8" X 4 5/8" TALL

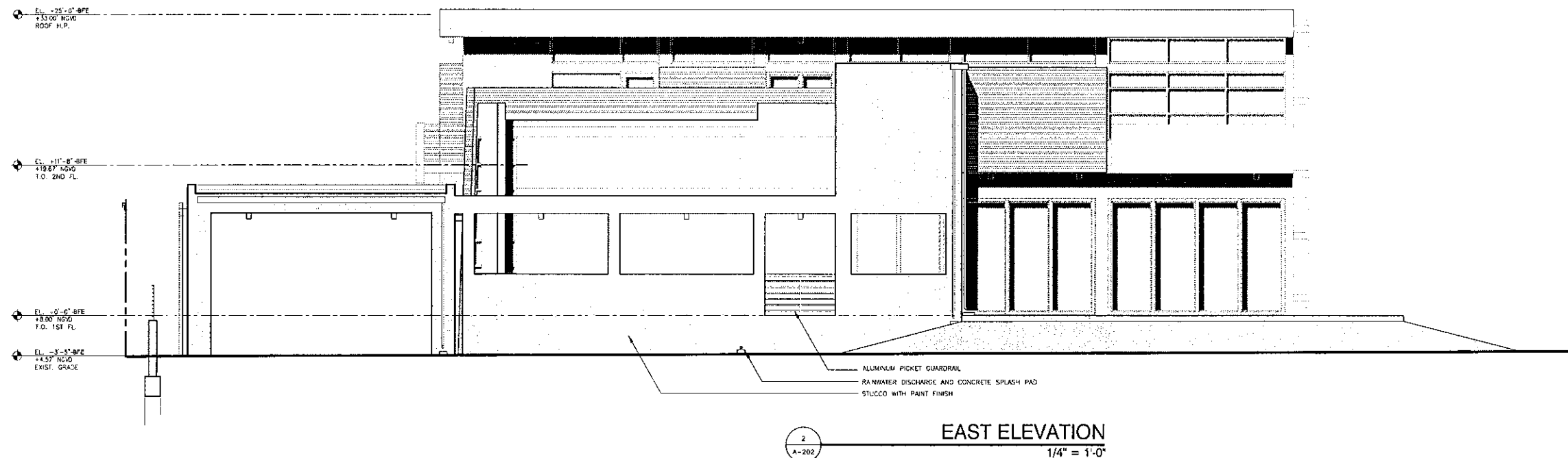
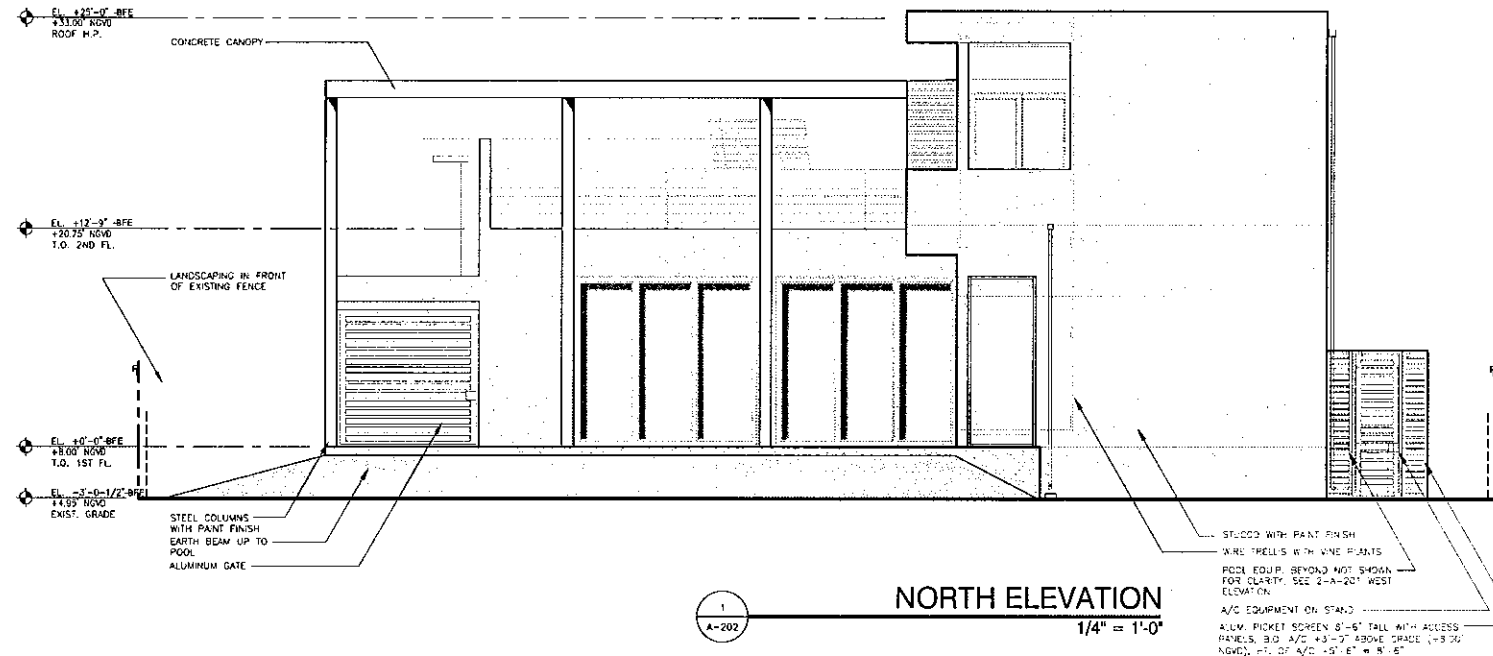
3. PROPOSED DOWNSPOUTS SHALL BE RECTANGULAR, 1 3/4" X 2 1/2"

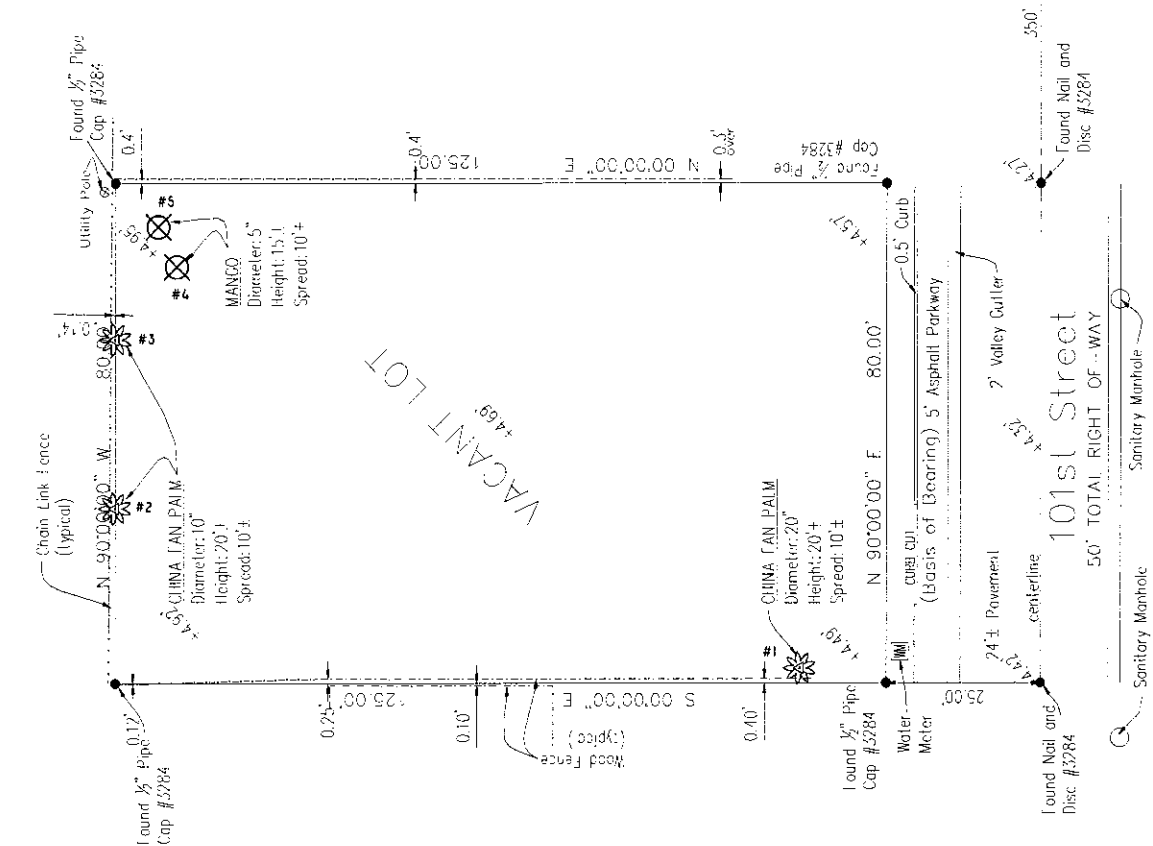
4. ROOF AREA CALCS. INCLUDE 1/2 PARAPET AREA WHERE OCCURS



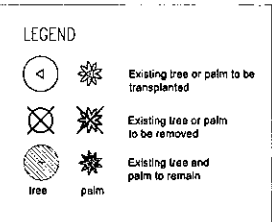
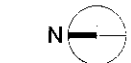


MATEU
 ARCHITECTS
 10001 SUNSET DRIVE, SUITE 100
 MIAMI, FLORIDA 33173
 PHONE: 305.555.1100
 FAX: 305.555.1101
 WWW.MATEUARCHITECTS.COM
 PROJECT: CASA BAHIA-MAR
 LOCATION: 10001 SUNSET DRIVE, SUITE 100
 MIAMI, FLORIDA 33173
 DATE: AUGUST 13, 2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/4" = 1'-0"
 SHEET: A-201
 OF: 2





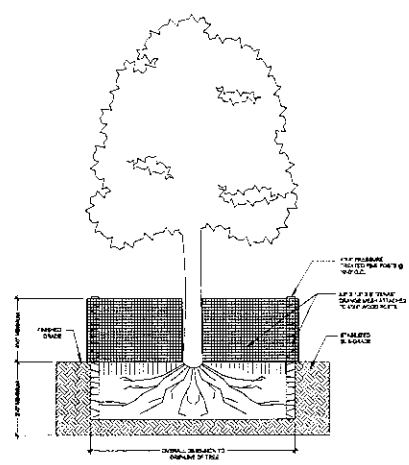
EXISTING TREE DISPOSITION LIST									
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DIAMETER (IN)	CANOPY (SQ. FT)	CONDITION	DISPOSITION	COMMENTS
1	Livistona chinensis	Chinese Fan Palm	20	10	20	0	N/A	To transplant	
2	Livistona chinensis	Chinese Fan Palm	20	10	10	0	N/A	To transplant	
3	Livistona chinensis	Chinese Fan Palm	20	10	10	0	N/A	To transplant	
4	Mangifera indica	Mango	15	10	5	75	N/A	To remove	
5	Mangifera indica	Mango	15	10	5	75	N/A	To remove	
TOTAL PROPOSED CANOPY LOSS (in square feet) 150									
All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed.									



- Before beginning work, the General Contractor and Landscape Contractor is required to meet at the site with the Landscape Architect to review all work procedures, access routes, storage areas, and tree and palm protection measures.
- The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. The remaining shall be as per the ANSI A-300 Standards.
- The General Contractor shall erect fences to protect trees or palms to be preserved as per Tree Protection Detail 05L-101 and Tree Disposition Plan L-100. Fences define a specific protection zone for each tree or palm to be protected. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect.
- Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- All underground utilities and drain or irrigation lines shall be located outside the tree or palm protection zone. If lines must traverse the protection zone, they shall be buried or bored under the tree.
- No construction materials, equipment, spoil, or waste or without water may be deposited, stored, or parked within the tree or palm protection zone (fenced area).
- Additional tree pruning required for clearance during construction shall be deemed as per ANSI A-300 Standards and not by construction personnel.
- Any herbicides placed under parking materials must be safe for use around trees and labeled for that use. Any herbicides used on site must be tree-safe and not easily transported by water.
- If injury should occur to any tree during construction, the General Contractor is responsible for notifying the Landscape Architect as soon as possible for evaluation so that appropriate remedial action is applied.
- The General Contractor shall notify the Landscape Architect of any grading, construction, demolition, or other work that is expected to encroach trees or palm roots.
- All trees to remain on site shall be irrigated three times a week for the duration of construction. At each irrigation procedure shall apply to the soil area within the tree or palm protection zone 20 gallons of water per inch of trunk caliper.
- Excision control devices such as air fencing, electric netting, and water diversion structures shall be installed to prevent vibration and root damage to the tree and palm protection zone.
- Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 24 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or construction shall be exposed to sound issues and cut cleanly with a saw.
- If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be placed to protect the soil. The road bed material shall be replenished as necessary to maintain a surface depth.
- Spill from trunks, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
- No burn pits or debris pits shall be placed within the tree protection zone. No ashes, coals, or garbage may be dumped or buried within the tree protection zone.
- Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

02 TREE & PALM PROTECTION NOTES

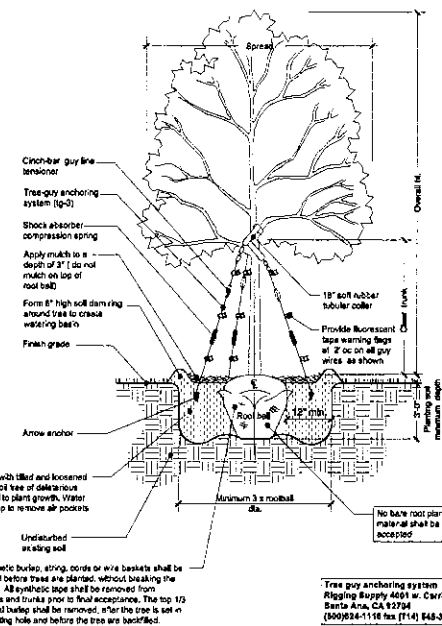
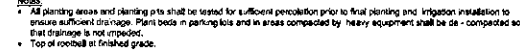
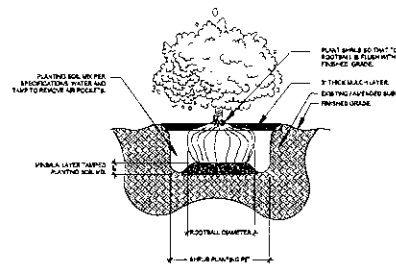
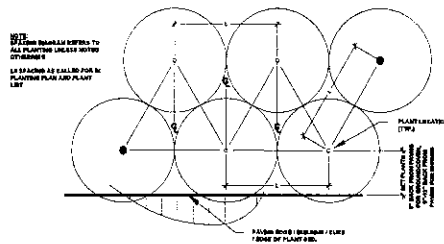
SCALE: N.T.S.



01 TREE & PALM PROTECTION DETAIL

SCALE: N.T.S.

LANDSCAPE REQUIREMENTS (Single Family, Zone: RD)		
	Required	Provided
Street Trees: Min. Overall Height: 15' - Clear Wood before branching: 6' - Caliper: Min. 2.5" at the time of planting. They shall be planted at to meet the Miami-Dade minimum criteria of 35 feet average separation.		
Lot Trees Single-family home sites located on non-waterfront lot(s) are required to have a minimum of five trees per lot.		
5	12	
Shade Trees Overall Height: 12' Minimum at the time of planting. Clear Wood before branching: 4' Minimum at the time of planting. Caliper: 2.5" Minimum at the time of planting. For single-family developments at least two shade trees or their equivalent shall be planted in the front yard area. 50% of required shade trees shall be native species.		
2	2	
4	5	
2	4	
Number of different required tree species: Per 1-5 required trees: 2 tree species Size of tree species in relationship to building height, 1-2 Stories: Minimum Tree Height: 12'; Minimum Palm Height: 14'-18'; Minimum Spread: 5'		
PALMS Palm trees may be used to meet the required tree quantities at a 3:1 ratio. Royal palm trees, Canary Island date palms and other similar large palm species shall count one-for-one as meeting the minimum tree requirements if the palm tree has over 15 feet of grey wood before any palm fronds start. Overall Height: 15' Minimum at the time of planting. Caliper: 3" Minimum at the time of planting. *Palm tree species shall comprise no more than 25 percent of the required tree quantity.		
2	1	
SHRUBS Height: 24" Minimum at the time of planting and shall be planted at a maximum of 24" on center. *All tree species and other landscape material shall be Florida #1 or better. 30% of required shrubs shall be native species.		
50	138	
15	15	

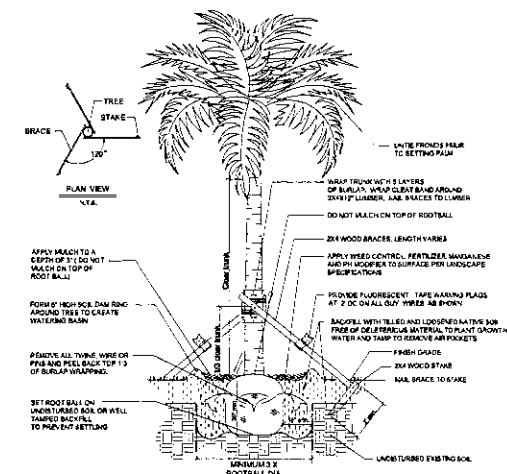
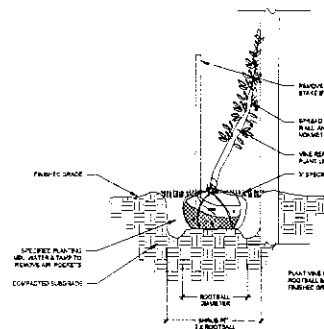
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L-102 SCALE: N.T.S.

L-102 SCALE: N.T.S.

L-102 SCALE: N.T.S.

PLANT LIST											
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
PALM TREES											
COM	3	<i>Coccothrinax colata</i>	Old Man Palm	Yes	Moderate	8"	7'	8'	45 Gal	As Shown	Match heights; Minimum 15' of gray used before any palm fronds start
POR	2	<i>Phoenix dactyloides 'Major'</i>	Majord Dets Palm	No	Very Tolerant	16"	19' T 1'	8'	8.5 Gal	As Shown	
ALA	2	<i>Hyacinthoides vernalis</i>	Spade Palm	No	Very Tolerant	12"	10'	8'	45 Gal	As Shown	
TREES											
LEM	4	<i>Liquidambar styraciflua</i>	Wax Tree	No	Very Tolerant	3"	12'	6'	8.5 Gal	As Shown	Match heights; Minimum 15' of gray used before any palm fronds start
CER	3	<i>Coccoloba avelar</i>	White Birchwood	Yes	Very Tolerant	3"	12'	6'	8.5 Gal	As Shown	
LN	3	<i>Lagerflorantia indica 'Laural Natchez'</i>	White Crepe Myrtle	No	Very Tolerant	3"	12'	6'	8.5 Gal	As Shown	
BST	2	<i>Bursera simaruba</i>	Guano Umba	Yes	Very Tolerant	3.5"	18'	8'	8.5 Gal	As Shown	
FRUIT TREES											
OSI	1	<i>Citrus sinensis 'Navel'</i>	Sweet Orange / Navel	No	Moderate	2.8"	8'	8'	25 Gal	As Shown	Match heights; Minimum 15' of gray used before any palm fronds start
CLE	1	<i>Citrus lemon Meyer</i>	Lemon	No	Moderate	3.5"	8'	8'	25 Gal	As Shown	
GRASSES											
CER	28	<i>Colocasia esculenta 'Black Magic'</i>	Elephant Ear	No	Low	10N	50"	30"	3 Gal	47" O.C.	Match heights; Minimum 15' of gray used before any palm fronds start
BTS	34	<i>Bambusa tulsiensis</i>	Shrub Bamboo	No	Moderate	NA	19'	30"	7 Gal	49" O.C.	
VDE	41	<i>Viburnum odoratissimum var. awabuki</i>	Awayok Sweet Viburnum	No	Moderate	NA	80"	48"	10 Gal	49" O.C.	
PHE	15	<i>Psychotria nervosa</i>	White Coffee	Yes	Moderate	NA	24"	24"	3 Gal	24" O.C.	
PUM	19	<i>Podocarpus macrophyllum</i>	Podocarpus	No	Moderate	NA	8"	18"	15 Gal	18" O.C.	
SMALL SHRUBS/GROUNDCOVER											
AM	5	<i>Agave americana</i>	Uly drile Wile	No	Moderate	NA	18"	18"	3 Gal	24" O.C.	Match heights; Minimum 15' of gray used before any palm fronds start
ON	111	<i>Ophiopogon japonicus 'Nenu'</i>	Dwarf Mondo Grass	No	Moderate	NA	4"	8"	1 Gal	8" O.C.	
UWE	59	<i>Ulmus montanus Japonicus Giant</i>	Evergreen Giant Ulyurt	No	Very Tolerant	NA	18"	18"	3 Gal	15" O.C.	
STN	47	<i>Sarcocolla tessellata 'Mortaria'</i>	Silver Seash Plant	No	Very Tolerant	NA	38"	14"	3 Gal	18" O.C.	
ACCENT											
PSE	39	<i>Pennisetum setaceum 'Rubrum'</i>	Purple Fountain Grass	No	Very Tolerant	NA	24"	24"	3 Gal	18" O.C.	Plant in 1F x 1F x 30" Height tapered planter
BSP	2	<i>Bougainvillea Dwarf</i>	Dwarf Bougainvillea	No	Very Tolerant	NA	18"	18"	3 Gal	As Shown	
VINES											
TA	11	<i>Trochodendrum aralioides</i>	Convolvulus Jasmine	No	Moderate	NA	48"	34"	7 Gal	As Shown	Trails
AQUATICS											
OPA	8	<i>Oxycodon pinnatifidus</i>	Star Papyrus	No	NA	58"	12"	5 Gal	As Shown	Plant in submerged planter	
NOA	8	<i>Najas sp.</i>	Star Papyrus	No	NA	58"	12"	5 Gal	As Shown		



- For information about transplanting existing trees and their new location, please refer to L-100 and L-101.

- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure sufficient drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
- Top of rootball at finished grade.

PMI CONSULTING ENGINEERS, L.L.C.
STRUCTURAL
8262 BIRD ROAD, SUITE 204
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LANDSCAPE ARCHITECTURE
4429 NW 97 CT
DEAL, FLORIDA 33174

1261 1014L STREET
BAY HARBOR ISLANDS, FLORIDA
33154-1109

CASA
BAHIA-MAR

SINGLE FAMILY RESIDENCE

The *Journal* is the foremost of its kind in the world, and its content is devoted to the study of the human mind. The *Journal* is published by the American Psychological Association, and its content is devoted to the study of the human mind.

PERMIT DRAWING

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CONCLUSIONS

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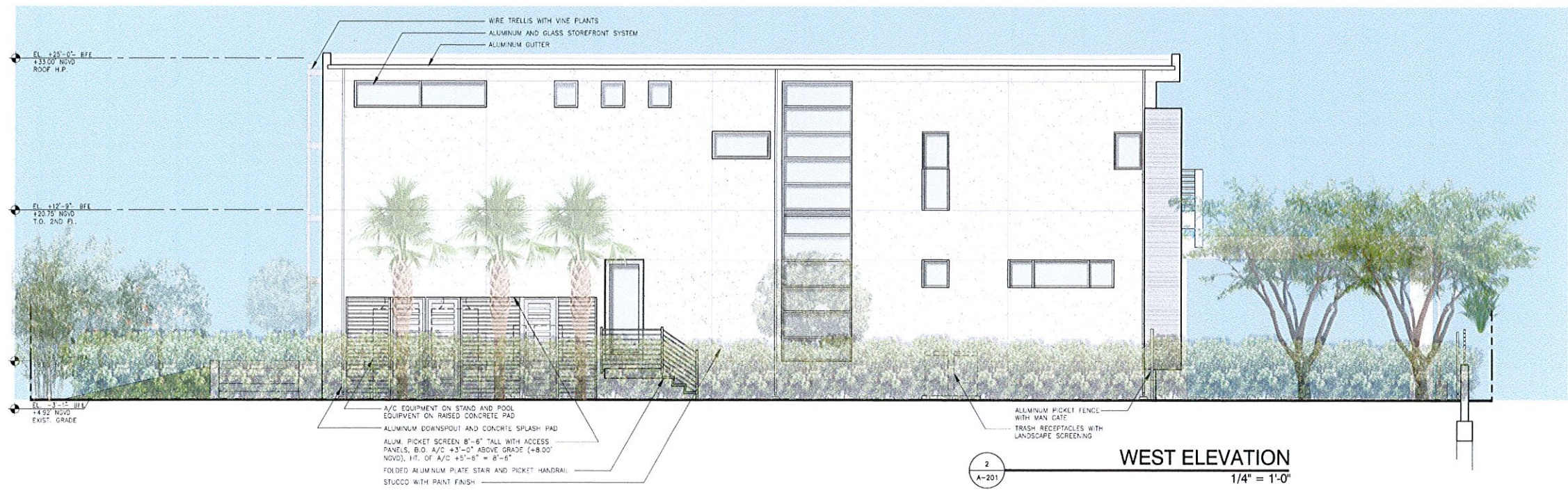
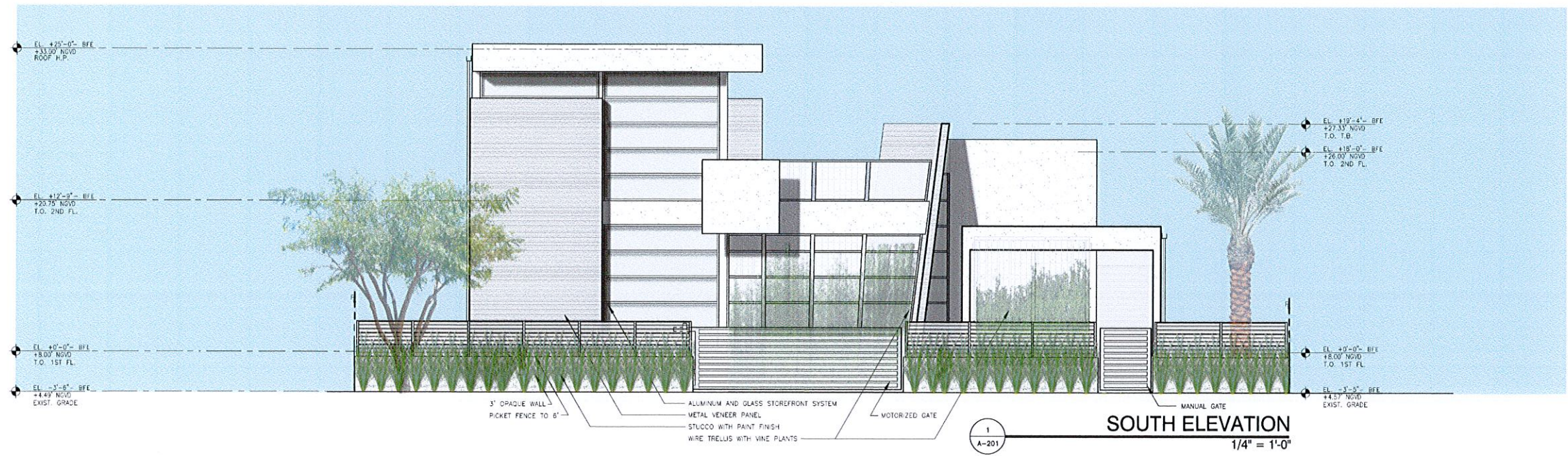
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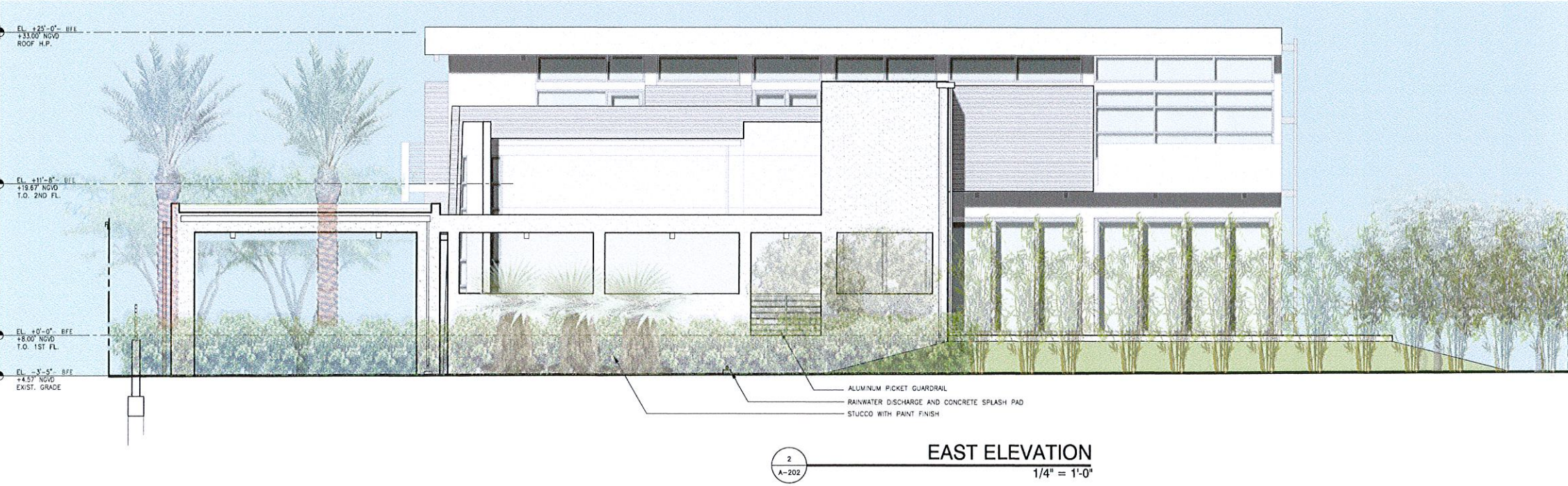
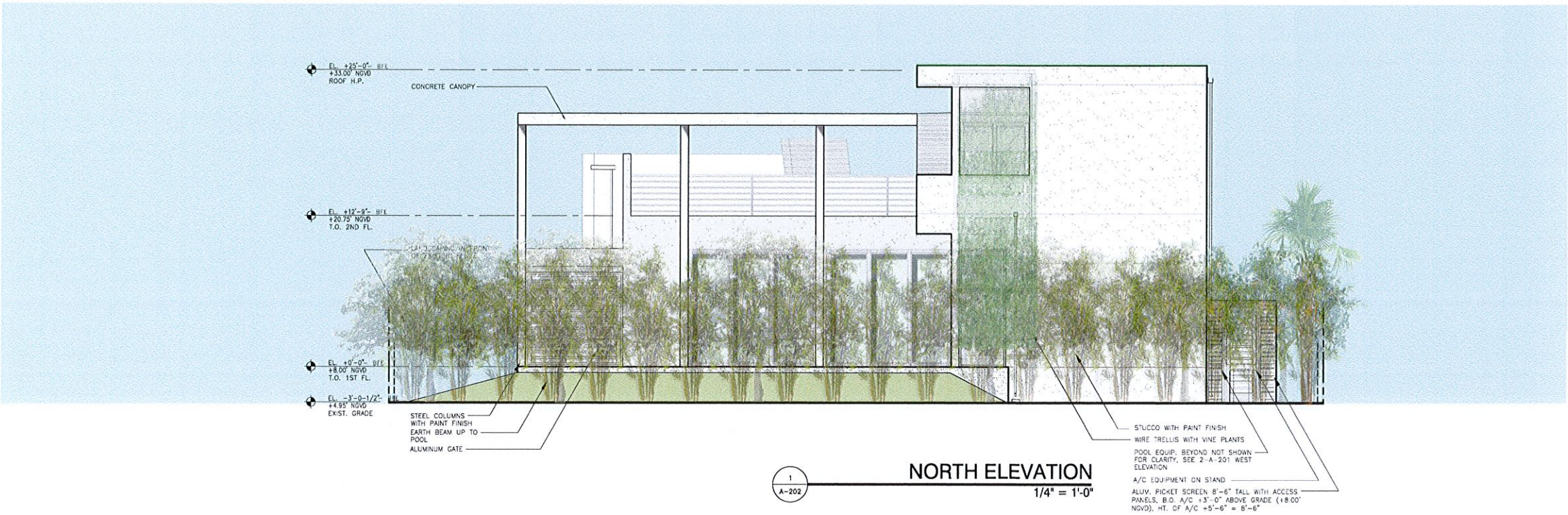
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PLANTING-NOTES
AND-DETAILS
SCALE:NTS

6/15/20









AGENDA ITEM REPORT

September 16, 2014

ITEM NUMBER: 4.

ITEM: Approval of minutes of the Board meetings held on April 23, 2014, May 6, 2014 and May 20, 2014. Item #4

DESCRIPTION:

Approval of minutes of the Board meetings held on April 23, 2014, May 6, 2014 and May 20, 2014. Item #4

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Minutes 4.23.14	4-23-14 DRAFT.docx
2.	Minutes 5.6.14	5-6-14 DRAFT.docx
3.	Minutes 5.20.14	5-20-14 DRAFT.docx

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

A Planning & Zoning Board meeting was held Wednesday, April 23, 2014 at 6:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Vice Chair Jerome Gavcovich
Board Member Steven Hurwitz

Board Member Roberto Gambach
Board Member Jed Frankel

Item 1. Request for approval for a new single family home "Alfonso Karam" located at 9530 W. Broadview Drive, Lots 72-73 of Block 23. The owner is proposing a new 2 story home approximately 7,090 sq.ft. with a three car garage and a covered and opened terrace. The residence will have 5 bedrooms , 1 media room, 1 library/studio, 6 full bathrooms and 3 half bathrooms.

Jason Hefnick, 5540 NE 16 Ave, came forward to address the Board. He presented the project as a two story multi family home with a three car garage, 5 bedrooms, 1 media room, 1 library / studio, 6 full bathrooms, and a covered terrace.

PUBLIC COMMENT

Frances Neuhut, 9920 W. Broadview Drive, came forward to address the Board. She urged the developers not to cut the trees near the right of way, since it was not necessary.

At this time Board Member Sklar entered the chambers.

CLOSED PUBLIC COMMENT

Board Member Hurwitz asked how the two lots would be addressed. Assistant Town Attorney Simone clarified that a Unity of Title was filed and the two lots were now 1 folio. He also added that a Resolution would be drafted once that the home was approved by the Board.

There was a detail discussion on the Unity of Title, demolition of the previous home, construction fence, encroachment, setbacks, odd shape of the lot, construction materials, glass rails, facade, landscape design, project elements, and front entrance facade.

ACTION: Consensus was to have the project architect come back to the Board with more architectural enhancements, a landscaping design, and to explore the design of the home by adding more elements.

Item 2. Any other matters concerning the Board.

Town Clerk Marante stated that all of the meetings were now available for viewing on the Town's website.

There being no further business meeting was adjourned at 7:15 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT

**MINUTES OF A QUASI-JUDICIAL
PLANNING AND ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Quasi-Judicial Public Hearing of the Planning & Zoning Board meeting was held on May 6, 2014 at 6:07 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Vice Chair Jerome Gavcovich

Board Member Robert Gambach

Board Member Oscar Sklar

Board Member Thomas Telesco

QUASI- JUDICIAL PUBLIC HEARING

At this time Town Clerk Marante asked the Board to designate a temporary Chair to lead the meeting. Consensus was to have Board Member Sklar as the temporary Chair.

Item 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).

Architect Alain Bertoli and Project Manager Gabriel Boano, came forward to address the Board. They stated that this was a collaboration with a very prestigious firm in Argentina. He stated that the applicant was proposing to construct a fourteen (14) dwelling unit mid-rise residential development with underground parking, breezeway with view of the water, open terraces facing the water and a roof top pool with amenities.

At this time Board Member Hurwitz entered the chambers.

At this time Assistant Town Attorney Simone swore in everyone who would be speaking at the meeting.

Gabriel Boano stated that the project included 76 percent landscaping on the roof and all the condensing units would be shielded from view.

There was a brief discussion by the Board regarding the car elevators, renderings, glass materials, gates to the garage, planters located on the balconies, irrigation, landscaping requirements, starting price for the units, design and ventilation fans located in the garage.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She urged the Board to protect the residents in the Town. She was opposed to the project and felt that the project did not meet Code because the driveways were pinched in. Vice Chair Gavcovich stated that the Code allowed for waivers of certain items and that was stated on Town Planner Miller report.

Victor Maya, 1155 – 103 Street, came forward to address the Board. He asked if the large balconies infringe on the setbacks and if the surrounding neighbors knew they would lose significant portion of their view. He also asked what kind of impact the side and rear ventilation fans would have on the neighbors. Architect Bertoli stated that the balconies would not overhang and the building was pinched back, so it would not go into the setbacks. He stated that the developers contacted the neighbors before the meeting. He explained that the exhaust fans were sensor activated when carbon monoxide levels rose too high.

Margareta Nieves, 9270 W. Bay Harbor Drive, came forward to address the Board. She requested to have a fence built between the buildings to protect the surrounding neighbors from construction.

Eulalia Toro, 9290 W. Bay Harbor Drive, came forward to address the Board. She asked if there would be exhaust fans to detect carbon monoxide, how long the construction would take and how many boat docks would be available. Architect Bertoli stated that there would exhaust fans available and there would be a five boat capacity. He also added that the construction was expected to last 20 to 24 months.

At this time Board Member Sklar recused himself from the meeting.

CLOSED PUBLIC COMMENT

There was a detailed discussion by the Board regarding the noise ordinance, project design, parking, air conditioning equipment, exhaust fans, materials and roof top amenities.

ACTION: Board Member Frankel made a motion to approve the proposed project subject to the conditions in Town Planner Miller's report and the Board's condition to have 24 hour valet parking available. Board Member Telesco seconded the motion and it passed unanimously.

Item 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).

Architect Markus Frankel, 1177 Kane Concourse, came forward to address the Board. He thanked the staff for the favorable recommendations and was committed to the proposed luxury condominiums that would be marketed internationally. He represented the applicant Beau Rivage, LLC and stated they were proposing to construct a thirteen (13) dwelling unit mid-rise residential development with units ranging 1,354 to 3,300 square feet. He stated that the proposed development had exceeded the landscaping criteria by proposing 26 percent on the ground floor and 25 percent on the rooftop. He stated that the project would have rooftop amenities, summer kitchens, fitness room, and outdoor grill area. He explained the exterior banding features, stucco materials, architectural features, landscaping design and exterior lighting.

PUBLIC COMMENT

Victor Maya, 1155 103 Street, came forward to address the Board. He stated the Town Code did not allow for a gym structure on the roof. Architect Frankel stated that the proposed gym was not an enclosed room.

Frances Neuhut, 9920 W. Broadview Drive, came forward to address the Board. She stated that she was pro-development and felt that the Town was giving away 11 feet of right of way for parking.

PUBLIC COMMENT CLOSED

There was a detailed discussion by the Board regarding the A/C condensers, exhaust fans, noise ordinance, setbacks, generator by the trellis, pool deck setback, project materials, fire department access points, metals screen, aerial views and elevation.

ACTION: Consensus was to have project architect come back to the Board with more architectural enhancements, explore more elements, address the generator locations, rooftop structure, setbacks, elevator tower and the covered entry canopy.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 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.

Architect Daniel Sorogon came forward to address the Board. He was representing the applicant Matty Oren who was proposing to construct a 2 story single family home with approximately 6,194 square feet of living space, 2 car garage and a covered open terrace.

At this time Board Member Sklar returned to the dias.

There was a brief discussion by the Board regarding the tree removal on the corner of the property because of power lines, window frames, driveway, balcony, tinted glass, beams, garage glass and extending the rear wall to screen the ac unit.

ACTION: Board Member Hurwitz made a motion to approve the proposed home. Board Member Sklar seconded the motion and it passed unanimously.

There being no further business meeting was adjourned at 9:31 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board meeting of the Town of Bay Harbor Islands was held on May 20, 2014 at 6:00 p.m. in the Council Chambers. The meeting was called to order with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Board Member Roberto Gambach

Board Member Steven Hurwitz

Board Member Jaime Schapiro

Board Member Jed Frankel

Item 1. Election of a Chair by the Board members.

Board Member Gambach suggested having all Board Members in attendance for the selection of Chair and Vice Chair.

Item 2. Election of a Vice Chair by the Board members.

ACTION: Consensus was to deferred items 1 and 2 to the next scheduled Board meeting.

Town Clerk Marante asked Board Member Hurwitz to be the temporary Chair for the meeting.

Item 3. Request for approval for a new single-family home for "Alfonso Karam" located at 9530 W. Broadview Drive, Lots 72&73 of Block 23. On April 23, 2014 this items was denied. The owner has made revisions to the plans. They are proposing to construct a new two story single family residence with a three car garage under 7,090 sq. ft. of a/c living space. The residence will have 5 bedrooms, 1 media room, one library, 6 full bathrooms and 3 half bathrooms.

Architect Don Fisher, 10899 NW 17 Place, came forward to address the Board. He apologized for not coming to the last Board meeting, but was able to address all of the Board comments for the proposed residence. He stated that corrections were made to the plans on the west elevations, louvers were added to maximize the sun protection, the east elevation appearance was changed and windows were added to the east and north side of the residence. He stated that the encroachment on the north side of the building with a projecting overhang was addressed and was shifted back to the setback line.

There was a brief discussion by the Board regarding the media room not to be used as a sleeping room, roof overhang, and architectural elements for the home, sample renderings and the water feature in front of the residence.

PUBLIC COMMENT

Frances Neuht, 1060 Kane Concourse, came forward to address the Board. She thanked the architect for saving the trees and asked that other trees be put in that do not attract the white fly. She also asked if the encroachment was a Code matter that needed to be handled. Town Planner Miller stated that the encroachment that the staff missed was corrected. He also stated that in past years when they had an odd shaped lot the Board would approve an administrative variance.

CLOSED PUBLIC COMMENT

ACTION: Board Member Schapiro made a motion to approve the proposed plans for construction, subject to Town Planner Miller's report, a unity of title be separated and recorded. Board Member Frankel seconded the motion and it passed unanimously.

Item 4. Request for approval for an addition and renovation of a single-family home for "Dario Popiloff" located at 1270 95 Street, Lot 6 of Block 32. The owner is proposing to construct an addition composing of a 2 story home with approximately 4,878 sq. ft. of a/c living space with a two car garage. The residence will have 4 bedrooms and 6 bathrooms.

Architect Eduardo Vasquez, 2 NE 40 St., came forward to address the Board. He explained that the applicant was a new Bay Harbor resident and was seeking a modern design to alter the existing home. The proposed plans would create two (2) additional bedrooms on the second floor and a two (2) car garage. He stated that the pool would remain, deck would be resurfaced, existing beams, new smoke detectors, all new impact windows, new electrical wiring and he also provided a landscaping plan per Town Code.

There was a brief discussion by the Board regarding the ceiling heights, the balcony floor, the roof of the garage, the gated fence, vegetation in the front of the home, the 2x2 vertical post, side gates and the addition of a chain link fence per Town Code.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She stated that the property was recorded as 10,000 feet and that a non-conforming setback was stated. She felt that the home did not fit the box and suggested the new garage be elevated 18 inches. Architect Vasquez stated that the garage was an existing play room and he did not have the exact measurements at the meeting. He also stated that the side setback was not touched because that was an existing condition.

Assistant Town Attorney Simone stated that, if the developers did not build as it was presented to the Board, they would have to come back to have the revision approved or, if the Board denied the changes, they would have to tear it down.

CLOSED PUBLIC COMMENT

ACTION: Board Member Schapiro made a motion to approve the renovations with the condition to add a chain link fence per Town Code. Board Member Gambach seconded the motion and it passed unanimously.

Item 5. Any other matters concerning the Board.

Town Clerk Marante reported that the Board would meet again on June 3rd, 2014.

CHAIR

ATTEST

TOWN CLERK