

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**

January 20, 2015

FINAL AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for renovation and expansion of an existing single family home for "Yearit Izhak" located at 1360 98 Street, Lot 5 of Block 35. The owner is proposing to construct a single family home approximately 3,159 sq. ft. of a/c living space with a two car garage. The residence will have four bedroom, four full bath and one half bath. Enclosed please find the site plan and elevations. (Item #1A)

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

2. Request for approval for renovation and expansion of an existing single family home for "Yoram & Yleana A. Izhak" located at 1351 98 Street, Lot 10 of Block 36. The owners are proposing to construct a single story home approximately 3,159 sq. ft. of a/c living space with a two car garage. The residence will have four bedroom, four full bath and one half bath. Enclosed please find the site plan and elevations. (Item #2A)

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

3. Request for approval for revisions for "Bay Harbor Gardens" located at 1170 93 Street, Lots 4-5 of Block 17. The developers have submitted a revision to their previously approved plan from December 17, 2013. They have revised their design from 34 to 30 dwelling units. Enclosed please find the site plan and new elevations. (Item #3A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller from Michael Miller Planning Associates.

4. Request for approval for revisions for "Sereno East" formerly known as Integra Block 4, located at 10201-10231 E. Bay Harbor Drive, Lots 6-8 of Block 4. The developers have submitted a revision to there previously approved plan from April 2, 2014. They have revised their design from 40 to 38 dwelling units. Enclosed please find the site plan and new elevations. (Item #4A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller from Michael Miller Planning Associates.

5. Approval of minutes of the Board meetings held on October 21, 2014 and November 5, 2014 (Item #5A)

** 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

January 20, 2015

ITEM NUMBER: 1.

ITEM: Request for approval for renovation and expansion of an existing single family home for "Yearit Izhak" located at 1360 98 Street, Lot 5 of Block 35. The owner is proposing to construct a single family home approximately 3,159 sq. ft. of a/c living space with a two car garage. The residence will have four bedroom, four full bath and one half bath. Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

Request for approval for renovation and expansion of an existing single family home for "Yearit Izhak" located at 1360 98 Street, Lot 5 of Block 35. The owner is proposing to construct a single family home approximately 3,159 sq. ft. of a/c living space with a two car garage. The residence will have four bedroom, four full bath and one half bath. Enclosed please find the site plan and elevations. (Item #1A)

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 Yoran SFR 1360 98 St Jan 9 2015.pdf
2.	Site Plan & Elevations	1360.98STPNZ1.20.15.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: January 9th, 2015

Subject: Renovation & Expansion of an Existing Single-Family Residence
Yoran Residence
1360 98th Street
Bay Harbor Islands Acct. No.: BP2014-251
MMPA Acct. No.: 01-0702-0998

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 01/06/15) 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 renovation and expansion of an existing single-family house at 1360 98th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1360 98th Street
Legal Description: Lot 5, Block 35, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Frances Anillo Toledo, LLC, as agent for the property owner, Yoran Izhak, has submitted an application for the renovation and expansion of an existing single-family residence on an interior lot located at 1360 98th Street. The proposed single-story home has approximately 3,159 square feet of A/C living space with a two-car garage.

The walls on the east and west sides of the home are existing and the survey shows setback dimensions of 9.90+/- feet (minimum 10' requirement). This could be caused by where the surveyor measured or that the house was built that way. The house was built in 1947 and it is assumed that the accuracy of measurements was not the same as it is today. Often the footer is measured correctly but the vertical block / stucco extends out. Since the home is pre-existing the existing walls are allowed to remain.

The remodeled residence will have four (4) bedrooms, four (4) full bathrooms and one (1) half bathroom. The overall height of the structure will be 21'-2" above Base Flood Elevation (BFE) which is less than the maximum height allowed for a sloped-roofed interior lot residence within the RD Single-Family District. The existing driveway (to remain) has two (2) connections to 98th street (circular driveway). Extensive landscaping is proposed that meets / exceeds the Miami-Dade County Landscape Code and Town Supplemental 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 with some MiMo features that was built in 1947 (FMSF No. DA10309). The proposed modifications will change some of the existing design features.

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.

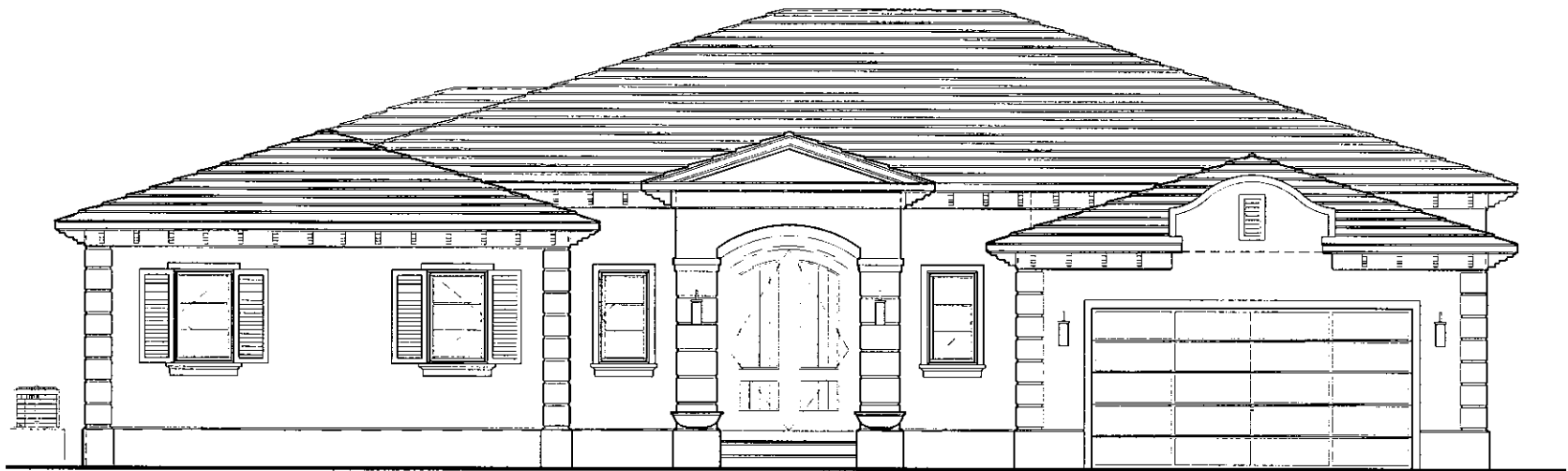
Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 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.

SUMMARY / SITE PLAN COMMENTS

The current site plan and architectural plans submitted for the renovation and expansion of an existing house at 1360 98th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.



project name:

MR. YORAN RESIDENCE RENOVATION

1360 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

INDEX

ARCHITECTURAL:

- SP-1 SITE PLAN
- A-1-0 EXISTING/DEMOLITION FLOOR PLAN
- A-1-1 NEW FLOOR PLAN
- A-2-0 EXISTING/DEMOLITION ROOF PLAN
- A-2-1 NEW ROOF PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS

LANDSCAPING:

- L-1 LANDSCAPING PLAN

SURVEY:

- SV-1 BOUNDARY SURVEY

PHOTOGRAPHS:

- PH-1 STREET PHOTOGRAPHS
OF ADJACENT PROPERTIES
- PH-2 PHOTOGRAPHS
OF SUBJECT PROPERTIES

RENDERINGS:

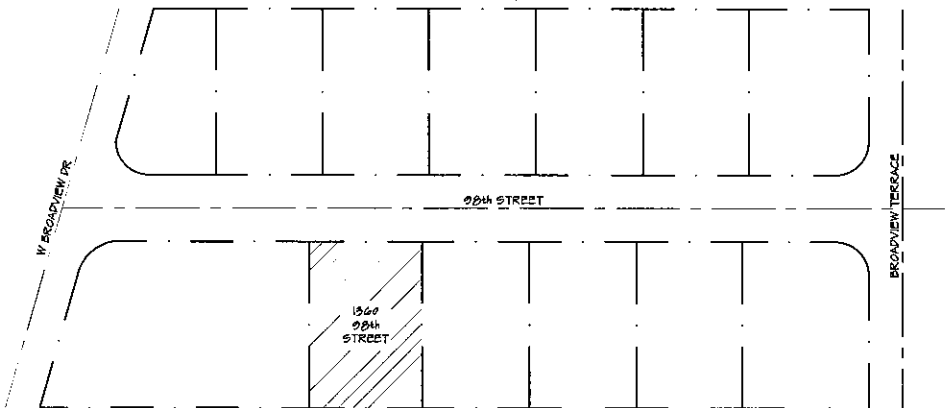
- RE-1 FRONT/RIGHT SIDE
RENDERING
- RE-2 REAR/LEFT SIDE
RENDERING

COLOR ELEVATIONS:

- CE-1 FRONT & REAR COLOR ELEVATIONS
WITH PLANT MATERIALS
- CE-2 RIGHT & LEFT COLOR ELEVATIONS
WITH PLANT MATERIALS

TREE DISPOSITION:

- TD-1 TREE DISPOSITION PLAN



LOCATION SKETCH

SCALE: 1/64"=1'-0"

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As Shown

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revisions:

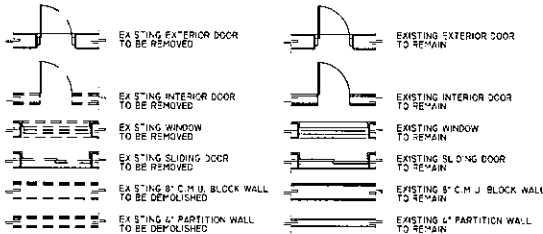
project name: MR. YORAN RESIDENCE

RENOVATION

1360 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

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DEMOLITION LEGEND



KEYNOTES:

BATHROOMS:

- B01 EXISTING TOILET TO BE REMOVED
- B02 EXISTING LAVATORY TO BE REMOVED
- B03 EXISTING TUB, TILE AND DRYWALL TO BE REMOVED
- B04 EXISTING SHOWER TILE AND DRYWALL TO BE REMOVED
- B05 EXISTING SHOWER HEAD AND CONTROLS TO BE REMOVED
- B06 EXISTING VANITY CABINET AND MIRROR TO BE REMOVED
- B06 ELECTRICAL OUTLETS TO BE REMOVED

CLOSETS:

- C01 EXISTING SHELVES AND ROD TO BE REMOVED

KITCHEN:

- K01 EXISTING ELECTRICAL RANGE TO BE REMOVED
- K02 ELECTRICAL OUTLET TO BE REMOVED
- K02 EXISTING KITCHEN SINK TO BE REMOVED (PLUMBING TO BE REMOVED)
- K03 EXISTING REFRIGERATOR TO BE REMOVED
- K04 ELECTRICAL OUTLET TO BE REMOVED
- K04 EXISTING KITCHEN CABINETS TO BE REMOVED
- K05 ELECTRICAL OUTLETS TO BE REMOVED
- K05 EXISTING DISHWASHER TO BE REMOVED
- K05 ELECTRICAL & PLUMBING TO BE REMOVED

LAUNDRY:

- L01 EXISTING CLOTHES WASHER MACHINE TO BE REMOVED
- L01 ELECTRICAL & PLUMBING TO BE REMOVED

INTERIOR:

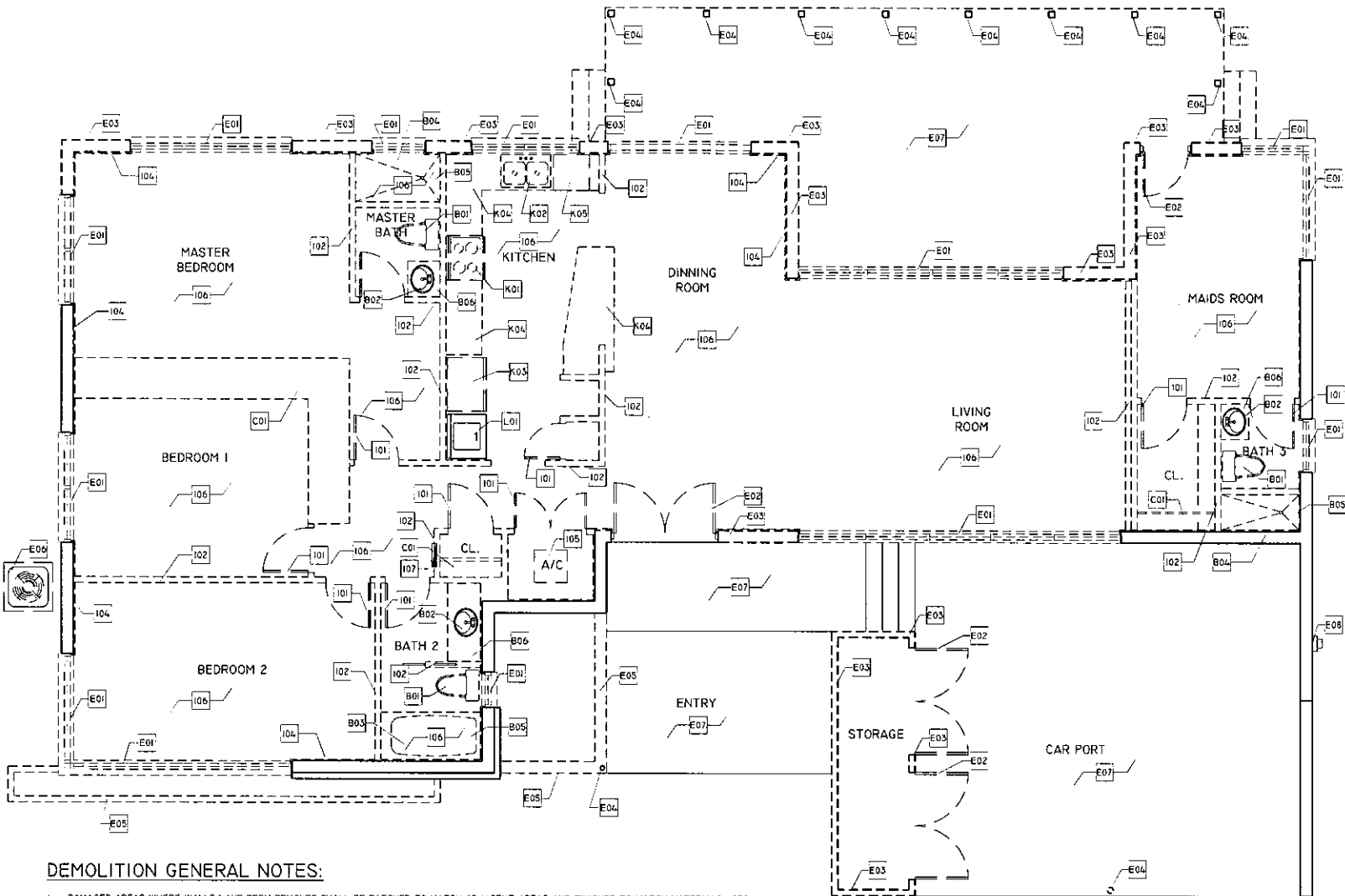
- I01 EXISTING INTERIOR DOOR TO BE REMOVED
- I02 EXISTING INTERIOR PARTITION WALL TO BE DEMOLISHED (ELECTRICAL OUTLETS TO BE REMOVED)
- I03 EXISTING ELECTRIC WATER HEATER TO BE REMOVED (ELECTRICAL OUTLET TO BE REMOVED)
- I04 EXISTING G.W.B. TO BE REMOVED
- I05 EXISTING A.H.U. TO BE REMOVED
- I06 EXISTING FLOOR & FLOOR FINISH TO BE DEMOLISHED
- I07 EXISTING ELECTRICAL PANEL TO BE REMOVED

EXTERIOR:

- E01 EXISTING WINDOW TO BE REMOVED
- E02 EXISTING EXTERIOR DOOR TO BE REMOVED
- E03 EXISTING PORTION OF EXTERIOR WALL TO BE DEMOLISHED
- E04 EXISTING METAL COLUMN TO BE DEMOLISHED
- E05 EXISTING PLANTER TO BE DEMOLISHED
- E06 EXISTING C.U. TO BE REMOVED
- E07 EXISTING CONC. SLAB TO BE DEMOLISHED
- E08 EXISTING ELECTRICAL METER (TO BE REMOVED)

DEMOLITION GENERAL NOTES:

- DAMAGED AREAS WHERE WALLS HAVE BEEN REMOVED SHALL BE PATCHED TO MATCH ADJACENT AREAS AND FINISHED TO MATCH MATERIALS USED.
- THE CONDITIONS SHOWN ON THIS PLANS DENOTE THE BEST INFORMATION AVAILABLE AT THE TIME THE PLANS WERE PREPARED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND INFORMING THE ARCHITECT OR ENGINEER (IN WRITING) OF ANY SITUATION WHICH WILL IMPEDE THE CONTRACTOR FROM CARRYING OUT THE INSTRUCTION AS SET FORTH IN THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM AND OTHER EXISTING PHYSICAL PROPERTY FROM DAMAGE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE COMMENCING THE WORK. IF ANY DISCREPANCIES EXIST, THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED (IN WRITING) BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY REMOVAL AND DISPOSAL OF DEBRIS FROM INTERIOR AND EXTERIOR AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AN AS-BUILT SET OF DRAWINGS UPON SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL PROTECT ALL COMMON AREAS AGAINST DAMAGE, AND IS RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGE AREA REGARDLESS WHICH TRADE CAUSED SUCH DAMAGE.
- CONTRACTOR SHALL HOLD HOME OWNER HARMLESS FOR DAMAGES TO THE PROPERTY, ADJACENT COMMON AREAS & ADJACENT PRIVATE PROPERTIES.



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

revisions:

project name: **MR. YORAN RESIDENCE RENOVATION**
1360 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

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ARCH. LICENSE
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AA 28001715

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date: 12-26-2014
scale: As Shown
drawn by: .

sheet no.
A-1.0

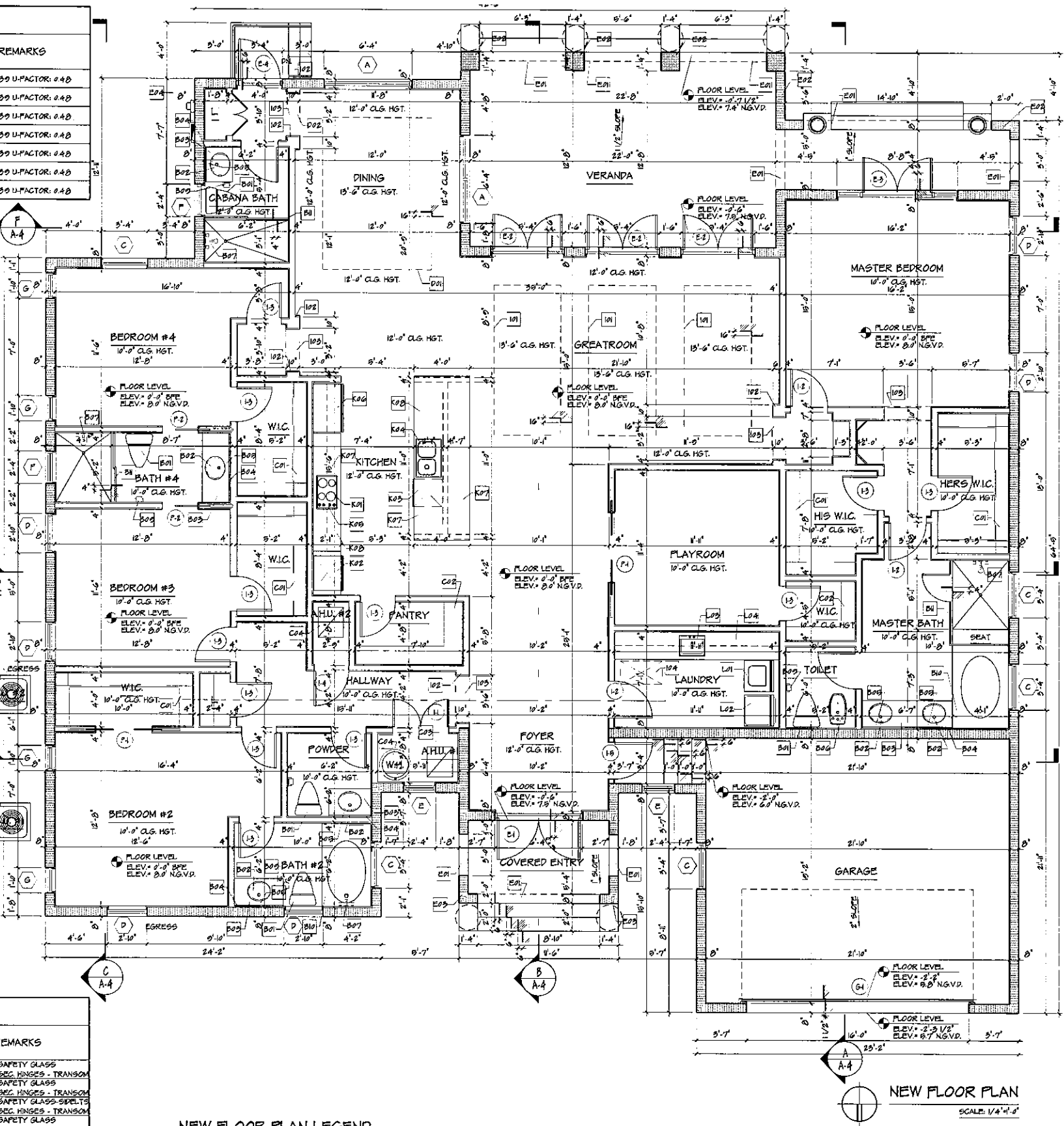
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WINDOW SCHEDULE							
	SIZE		DESIGNATION	TYPE	FRAME	GLASS	REMARKS
	WIDTH	HEIGHT					
A	(2) 36"	72"	(2) 3060 CAS	CASEMENT	ALUM.	IMPACT	SHGC: 0.30 U-FACTOR: 0.40
B	(2) 36"	64"	(2) 3046 CAS	CASEMENT	ALUM.	IMPACT	SHGC: 0.30 U-FACTOR: 0.40
C	36"	60"	3060 CAS	CASEMENT	ALUM.	IMPACT	SHGC: 0.30 U-FACTOR: 0.40
D	30"	60"	3060 CAS	CASEMENT	ALUM.	IMPACT	SHGC: 0.30 U-FACTOR: 0.40
E	24"	60"	2060 CAS	CASEMENT	ALUM.	IMPACT	SHGC: 0.30 U-FACTOR: 0.40
F	24"	36"	2030 CAS	CASEMENT	ALUM.	IMPACT	SHGC: 0.30 U-FACTOR: 0.40
G	18"	60"	1660 CAS	CASEMENT	ALUM.	IMPACT	SHGC: 0.30 U-FACTOR: 0.40

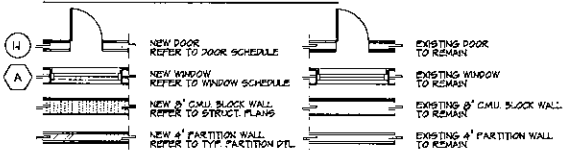
EGRESS NOTES:
R301 EMERGENCY ESCAPE AND RESCUE REQUIRED.
BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R301.2. THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PERMITTED TO OPEN INTO A SCREEN ENCLOSURE, OPEN TO THE ATMOSPHERE, WHERE A SCREEN DOOR IS PROVIDED LEADING AWAY FROM THE RESIDENCE.
R301.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 M²).
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 M²).
R301.2 MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM).
R301.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM).
R301.4 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
GLASS AND GLAZING NOTES:
R4410.2.2.2 SAFEGUARDS.
THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES (1524 MM) OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R4410.2.5.13 FOR CATEGORY I GLAZING PRODUCTS.
R4410.2.5.9 GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OF THE TUB OR THE SHOWER.
R4410.2.7.4 GLASS COVERED DOORS NEED NOT BE SAFETY GLAZED.
R4410.2.5.11 DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9 SQUARE FEET (0.84 M²) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I GLAZING PRODUCTS.
R4410.2.5.12 GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OF THE TUB OR THE SHOWER.
R4410.2.7.4 GLASS COVERED DOORS NEED NOT BE SAFETY GLAZED.
R4410.2.5.11 DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9 SQUARE FEET (0.84 M²) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I GLAZING PRODUCTS.
R4410.2.5.12 CATEGORY I GLAZING PRODUCTS SHALL BE CAPABLE OF WITHSTANDING A 160 FOOT-POUND (102 NM) IMPACT TEST.
R4410.2.5.13 CATEGORY II GLAZING PRODUCTS SHALL BE CAPABLE OF WITHSTANDING A 400 FOOT-POUND (342 NM) IMPACT TEST.
R4410.2.5.15.9 DOORS SHALL BE DESIGNED TO BE READILY OPERATIVE WITHOUT CONTACT WITH THE GLASS.
R4410.2.5.9 GLAZED PANELS LOCATED ADJACENT TO, OR IN DOORS, SHALL BE OF SAFETY GLAZING, IN ACCORDANCE WITH THE FOLLOWING:
1. ALL GLAZED PANELS THROUGH WHICH A 3/8 INCH (7.6 MM) DIAMETER SPHERE IS ABLE TO PASS.
2. IN ALL OCCUPANCIES, ANY GLAZING MATERIAL ADJACENT TO DOOR WITHIN 48 INCHES (1219 MM) OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR.
EXCEPTIONS:
1. WIRE GLASS IN FIRE DOORS.
2. LEADED GLASS OF 30 SQUARE INCHES (194 CM²) OR LESS.
3. CURVED GLASS IN REVOLVING DOORS.
4. COMMERCIAL REFRIGERATED CABINET DOORS.
5. A SOLAR SCREEN MAY SERVE AS A SAFEGUARD WHERE SUCH SCREEN COMPLIES WITH STRENGTH REQUIREMENTS OF RAILINGS.
APPLICATION OF CERAMIC TILE OVER GYPSUM BOARD:
1. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
2. CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.6, A108.6, A108.1, A108.3, A108.5, A108.6 AND A108.7.
3. GYPSUM BOARD UTILIZED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER NONABSORBENT FINISH MATERIAL SHALL CONFORM WITH ASTM C 630 OR C 1178. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED TO BE USED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 16 INCHES (406 MM) ON CENTER FOR 1/2-INCH-THICK (12.7 MM) OR 16 INCHES (406 MM) FOR 5/8 INCH-THICK (15.9 MM) GYPSUM BOARD. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT, AND OUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
4. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
- OVER A VAPOR RETARDER IN A SHOWER OR BATHTUB COMPARTMENT.
- WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
5. A 60M COAT OF ADHESIVE COMPLYING WITH ANSI A 106.1 AMERICAN NATIONAL STANDARD FOR ORGANIC ADHESIVES FOR INSTALLATION OF CERAMIC TILE, TYPE I OR TYPE II, SHALL BE APPLIED OVER ALL SURFACES THAT HAVE BEEN FINISHED WITH JOINT COMPOUND AND ALLOWED TO CURE BEFORE THE APPLICATION OF TILE BEGINS.
6. CUT EDGES AND OPENINGS AROUND PIPES AND FIXTURES SHALL BE CAULKED FLUSH WITH WATERPROOF, FLEXIBLE SEALANT OR ADHESIVE COMPLYING WITH ANSI A 106.1 AMERICAN NATIONAL STANDARD FOR ORGANIC ADHESIVES FOR INSTALLATION OF CERAMIC TILE, TYPE I OR TYPE II. THE TILE, WALL PANELS, OR OTHER SURFACING MATERIAL MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED.
7. TILE OR WALL PANELS SHALL BE AFFLED DOWN TO THE TOP SURFACE OR EDGE OF THE FINISHED SHOWER FLOOR, RETURN, OR TUB AND SHALL OVERLAP THE TOP LIP OF THE RECEPTOR, SUB-PAN, OR TUB.
8. TUBS WITHOUT SHOWERHEADS - SURFACING MATERIAL SHALL EXTEND NOT LESS THAN 6 IN ABOVE THE RIM OF THE TUB(S) TUBS WITH SHOWERHEADS - SURFACING MATERIAL SHALL WHICHEVER IS HIGHER.
9. SHOWER STALLS - SURFACING MATERIAL SHALL EXTEND NOT LESS THAN 6 FT. ABOVE THE SHOWER DAM OR 6 IN ABOVE THE HEIGHT OF THE SHOWERHEAD, WHICHEVER IS HIGHER.
10. GYPSUM BOARD WINDOW SILLS AND JAMBS IN SHOWER OR TUB ENCLOSURES SHALL BE COVERED TO A HEIGHT NOT LESS THAN AS SPECIFIED FOR THE WALL.
11. SURFACING MATERIAL SHALL BE APPLIED TO THE FULL SPECIFIED HEIGHT FOR A DISTANCE OF NOT LESS THAN 4 IN. (102 mm) BEYOND AN OUTSIDE CORNER ARE EXCLUDED.
12. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1249, C 1526 OR C 1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

DOOR SCHEDULE							
	SIZE			TYPE	MATERIAL	LITES	REMARKS
	WIDTH	HEIGHT	THICK.				
EXTERIOR	E-1	(2) 3'-0"	8'-0"	ENTRY	WOOD/GLASS	4	CATEGORY II SAFETY GLASS DOOR LOCK - SEC. HINGES - TRANSOM
	E-2	(2) 2'-6"	8'-0"	FRENCH	ALUM./GLASS	8	CATEGORY II SAFETY GLASS DOOR LOCK - SEC. HINGES - TRANSOM
	E-3	(2) 2'-6"	8'-0"	FRENCH	ALUM./GLASS	8	CATEGORY II SAFETY GLASS-SIDE LITE DOOR LOCK - SEC. HINGES - TRANSOM
	E-4	3'-0"	8'-0"	FRENCH	ALUM./GLASS	8	CATEGORY II SAFETY GLASS DOOR LOCK - SEC. HINGES
INT. SWING	I-1	(2) 2'-6"	8'-0"	PANELED/SWING	WOOD	-	WOOD
	I-2	2'-0"	8'-0"	PANELED/SWING	WOOD	-	WOOD
	I-3	2'-6"	8'-0"	PANELED/SWING	WOOD	-	WOOD
	I-4	2'-6"	8'-0"	LOUVERED/SWING	WOOD	-	WOOD
POCKET	P-1	(2) 2'-6"	8'-0"	PANELED/POCKET	WOOD	-	WOOD
	P-2	2'-6"	8'-0"	PANELED/SWING	WOOD	-	WOOD

NOTE: A SEPARATE PERMIT SHALL BE REQUIRED FOR WINDOWS, MULLIONS AND EXTERIOR DOORS.



NEW FLOOR PLAN LEGEND



KEYNOTES:

BATHROOMS:

- B01 TOILET (TO BE SELECTED)
- B02 LAVATORY (TO BE SELECTED)
- B03 VANITY CABINET (TO BE SELECTED)
- B04 MIRROR (TO BE SELECTED)
- B05 CUPBOTS (TO BE SELECTED)
- B06 SINK (TO BE SELECTED)
- B07 SHOWER HEAD (TO BE SELECTED)
- B08 SHOWER CONTROLS (TO BE SELECTED)
- B09 TOILET PAPER HOLDER (TO BE SELECTED)
- B10 1/2" whirlpool pump panel access (COORDINATE WITH MANUFACTURER'S SPEC)
- B11 CAT II SAFETY GLASS ENCLOSURE & DOOR (TO BE SELECTED)

CLOSETS:

- C01 SHELVES AND ROD (TO BE SELECTED)
- C02 SHELVING SYSTEM (TO BE SELECTED)
- C03 A/C AIR HANDLER UNIT (REFER TO MECHANICAL PLANS)
- C04 ELECTRICAL WATER HEATER (REFER TO PLUMBING PLANS)
- C05 (REFER TO ELECTRICAL PLANS)

DINING:

- D01 TRAY CEEING (COORDINATE WITH TRUSSES)
- D02 ARCHED HEADER (REFER TO BUILDING SECTIONS)

EXTERIOR:

- E01 CONCRETE BEAM ABOVE (REFER TO STRUCTURAL PLANS)
- E02 CONCRETE COLUMN (REFER TO STRUCTURAL PLANS)
- E03 MASONRY COLUMN (REFER TO STRUCTURAL PLANS)
- E04 ELECTRICAL METER (REFER TO ELECTRICAL PLANS)
- E05 NEW A/C CONDENSING UNIT (REFER TO MECHANICAL PLANS)

INTERIOR:

- I01 TRAY CEEING (COORDINATE WITH TRUSSES)
- I02 ENHANCED COLUMN (COORDINATE IN FIELD)
- I03 ARCHED HEADER (REFER TO BUILDING SECTIONS)
- I04 20" x 20" ATTIC ACCESS (COORDINATE WITH TRUSSES)

KITCHEN:

- K01 ELECTRICAL COOKTOP (TO BE SELECTED BY OWNER)
- K02 (REFER TO ELECTRICAL PLANS)
- K03 ELECTRICAL DOUBLE WALL OVEN (TO BE SELECTED)
- K04 DISHWASHER (TO BE SELECTED)
- K05 (REFER TO ELECTRICAL PLANS)
- K06 KITCHEN SINK (TO BE SELECTED)
- K07 REFER TO PLUMBING PLANS
- K08 ELECTRICAL EXHAUST HOOD (TO BE SELECTED)
- K09 (REFER TO ELECTRICAL PLANS)
- K10 REFRIGERATOR (TO BE SELECTED)
- K11 (REFER TO PLUMBING PLANS)
- K12 KITCHEN CABINETS (TO BE SELECTED)
- K13 COUNTERTOP (TO BE SELECTED)

LAUNDRY ROOM:

- L01 ELECTRICAL CLOTHES WASHER MACHINE (TO BE SELECTED BY OWNER)
- L02 (REFER TO ELECTRICAL PLANS)
- L03 ELECTRICAL CLOTHES DRYER (TO BE SELECTED BY OWNER)
- L04 (REFER TO ELECTRICAL PLANS)
- L05 (REFER TO MECHANICAL PLANS)
- L06 LAUNDRY SINK (TO BE SELECTED)
- L07 (REFER TO PLUMBING PLANS)
- L08 UTILITY CABINETS (TO BE SELECTED)

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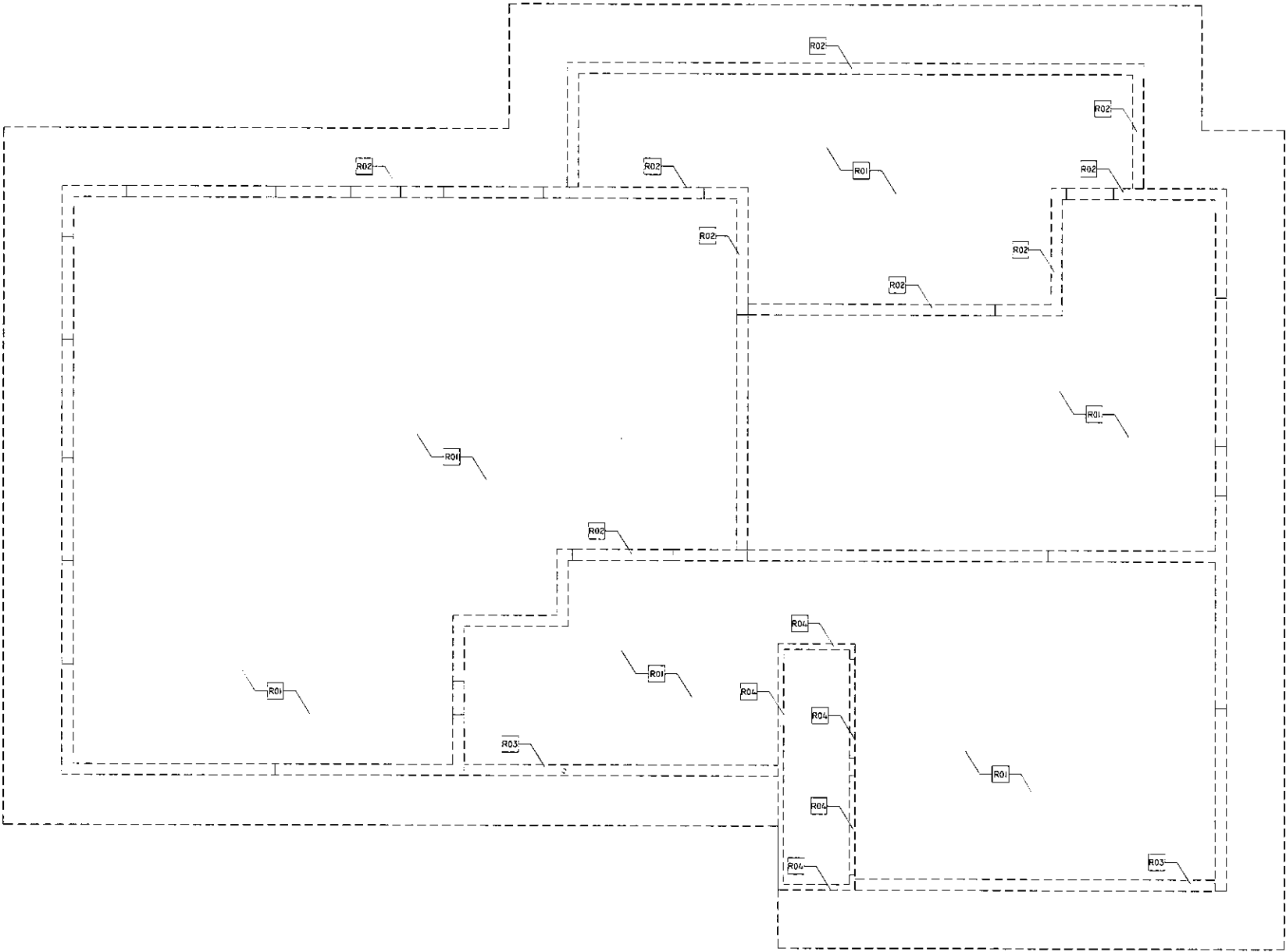
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AREA SUMMARY

A/C SPACE	3188 SF.
GARAGE	489 SF.
VERANDA	400 SF.
COVERED ENTRY	69 SF.
TOTAL AREA	4197 SF.

KEYNOTES:

- ROOF:
- R01 EXISTING ROOF TO BE DEMOLISHED
 - R02 EXISTING CONCRETE TIE BEAM TO BE DEMOLISHED
 - R03 EXISTING CONCRETE BEAM TO BE DEMOLISHED
 - R04 EXISTING WOOD FRAME WALL TO BE DEMOLISHED



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

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project name: **MR. YORAN RESIDENCE RENOVATION**
1360 96 ST. BAY HARBOR ISLANDS, FLORIDA 33154

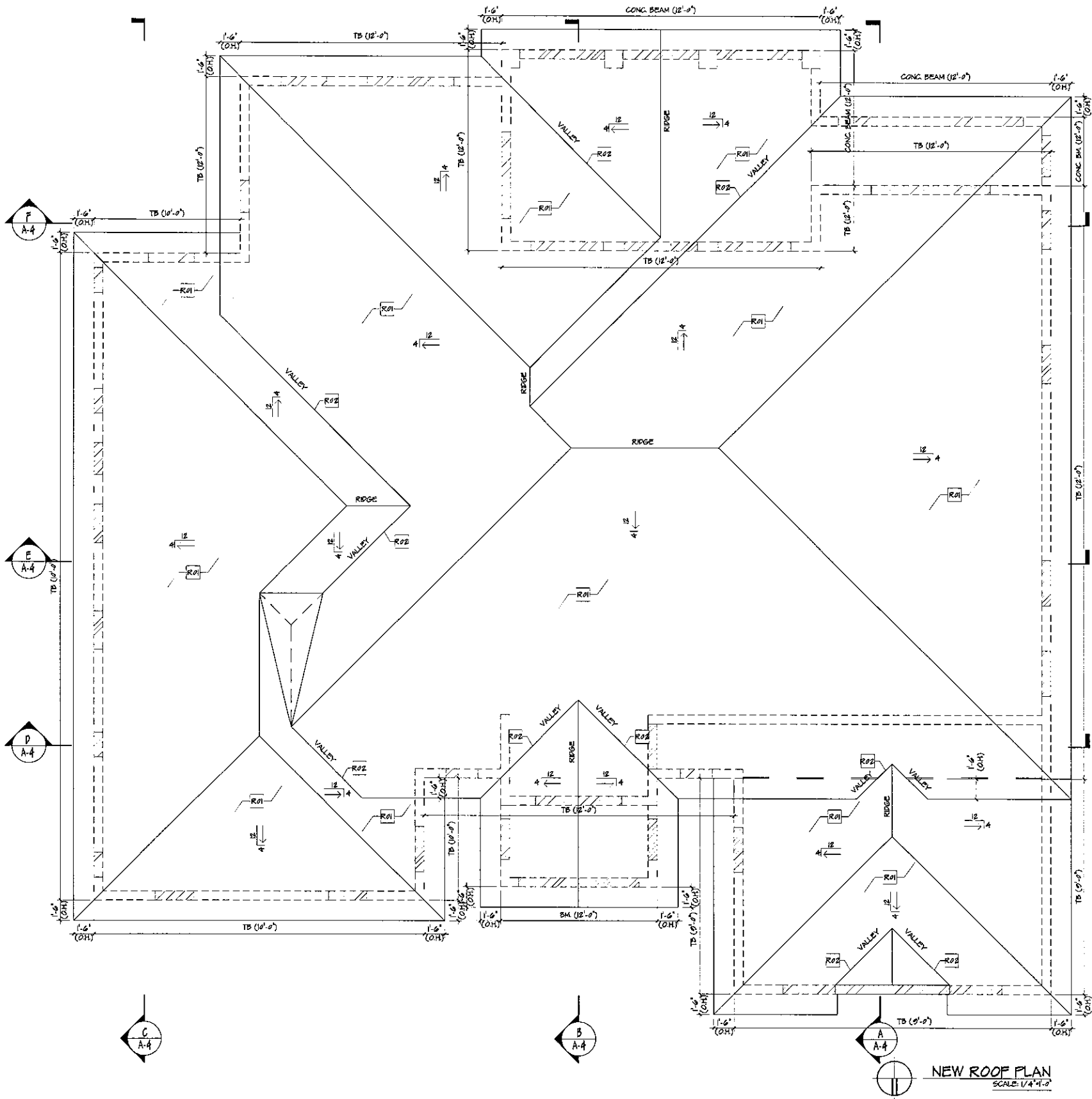
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SOFFIT VENT CALCULATIONS
MAIN ROOF
3286 SQ. FT. X 144 = 47504.00 SQ. INCHES
47504.00 / 150 = 316.69 SQ. INCHES
316.69 SQ. IN. / 75 SQ. IN. = 4.22 APPROX. 43 TOTAL VENTS REQUIRED.
282'-0" / 43 = 6'-7" O.C. (MAX.)
(USING 6x16 VENTS WITH MINIMUM CLEAR SCREEN VENT = 75 SQ. IN.)

SOFFIT VENT CALCULATIONS
ENTRY ROOF
15 SQ. FT. X 144 = 2160.00 SQ. INCHES
2160.00 / 150 = 14.40 SQ. INCHES
14.40 SQ. IN. / 75 SQ. IN. = 0.19 APPROX. 2 TOTAL VENTS REQUIRED.
48'-0" / 2 = 24'-0" O.C. (MAX.)
(USING 6x16 VENTS WITH MINIMUM CLEAR SCREEN VENT = 75 SQ. IN.)

SOFFIT VENT CALCULATIONS
STORAGE ROOF
394 SQ. FT. X 144 = 56736.00 SQ. INCHES
56736.00 / 150 = 378.24 SQ. INCHES
378.24 SQ. IN. / 75 SQ. IN. = 5.04 APPROX. 6 TOTAL VENTS REQUIRED.
89'-0" / 6 = 14'-9" O.C. (MAX.)
(USING 6x16 VENTS WITH MINIMUM CLEAR SCREEN VENT = 75 SQ. IN.)



- KEYNOTES:**
- ROOM:
- R01 NAIL ON PLAT CEMENT TILE ROOF ON (1) LAYER 5/8" MINERAL SURFACE, HOT MAPPED TO (1) LAYER 5/8" FELT TINTAGGED TO 15/32" CDX PLYWOOD SHEATHING (COLOR SHERWIN WILLIAMS SW0058.1)
 - R02 PROVIDE METAL FLASHING (REFER TO VALLEY FLASHING DETAIL)
 - R03 PROVIDE METAL FLASHING & COUNTER FLASHING (REFER TO FLASHING DETAIL)
 - R04 ATTIC ACCESS
 - R05 (COORDINATE WITH TRUSSES)
 - R06 CRICKET
 - R07 (BY BUILDER)

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MR. YORAN RESIDENCE
RENOVATION
1360 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

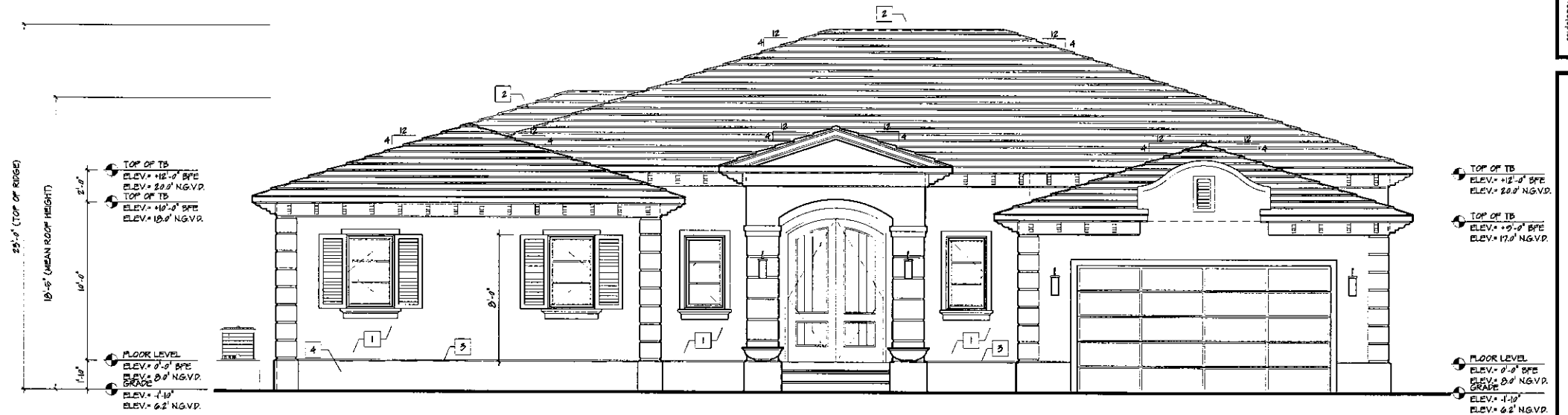
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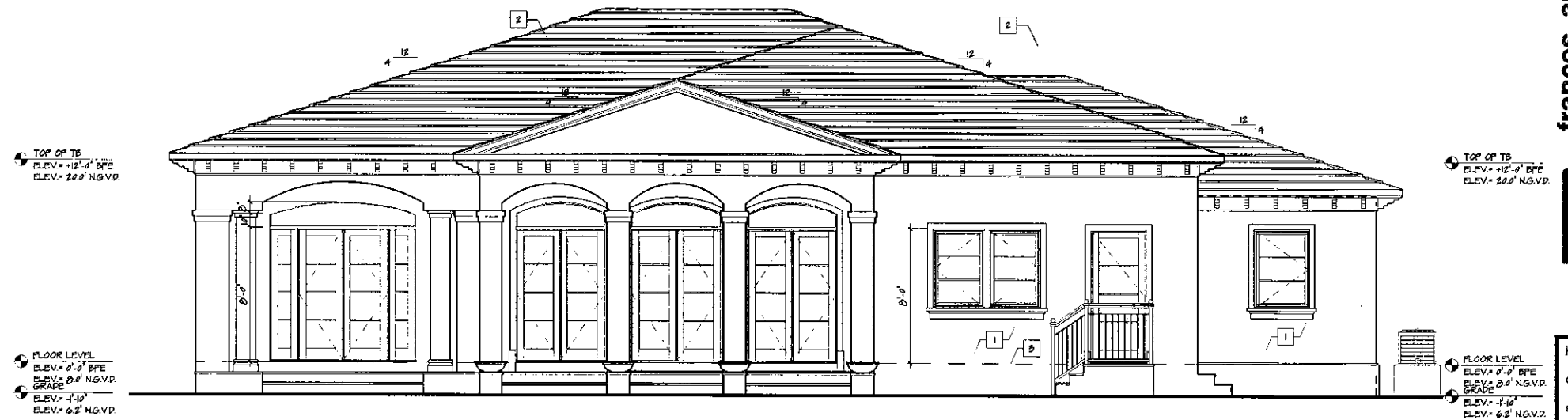
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ELEVATION KEYNOTES

- 1 LIGHT TEXTURE STUCCO
(PAINT COLOR TO BE SELECTED BY OWNER)
- 2 CEMENT PLAT ROOF TILE
(TO BE SELECTED BY OWNER)
- 3 LINE OF INTERIOR FLOOR LEVEL
(REFER TO FLOOR PLAN FOR FLOOR ELEVATIONS)
- 4 KEYSTONE VENEER
(COLOR TO BE SELECTED BY OWNER)
- 5 PRECAST MOLDING
(REFER TO PROFILE DETAIL 'A')
- 6 STUCCO BAND
(REFER TO PROFILE DETAIL 'B')
- 7 PRECAST MOLDING
(REFER TO PROFILE DETAIL 'C')
- 8 PRECAST MOLDING
(REFER TO PROFILE DETAIL 'D')
- 9 PRECAST MOLDING
(REFER TO PROFILE DETAIL 'E')
- 10 STUCCO BAND
(REFER TO PROFILE DETAIL 'F')
- 11 PRECAST COLUMN CAPITAL
(REFER TO PROFILE DETAIL 'G')
- 12 DECORATIVE SHUTTER
(REFER TO DETAIL 'H')
- 13 DECORATIVE SHUTTER
(REFER TO DETAIL 'I')
- 14 DECORATIVE SHUTTER
(REFER TO DETAIL 'J')
- 15 DECORATIVE LOUVER
(REFER TO DETAIL 'K')
- 16 DECORATIVE LOUVER
(REFER TO DETAIL 'L')
- 17 NEW LINTIL
(REFER TO STRUCTURAL PLANS)
- 18 METAL RAILING
MANUFACTURER TO SUBMIT SHOP DRAWINGS
FOR APPROVAL PRIOR TO FABRICATION
- 19 R-19 CEILING INSULATION
(REFER TO ENERGY CALCULATIONS)
- 20 NEW CONCRETE WINDOW SILL
(REFER TO STRUCTURAL PLANS)
- 21 NEW CONCRETE TIE BEAM
(REFER TO STRUCTURAL PLANS)
- 22 NEW CONCRETE FOOTING
(REFER TO STRUCTURAL PLANS)
- 23 EXISTING CONCRETE FOOTING TO REMAIN
(REFER TO STRUCTURAL PLANS)
- 24 NEW CONCRETE SLAB
(REFER TO STRUCTURAL PLANS)
- 25 WOOD BASE BOARD
(TO BE SELECTED BY OWNER)
- 26 WOOD CROWN MOLDING
(TO BE SELECTED BY OWNER)
- 27 WOOD CASING
(TO BE SELECTED BY OWNER)
- 28 WOOD WINDOW SILL
(TO BE SELECTED BY OWNER)
- 29 PREFABRICATED WOOD TRUSSESS
(REFER TO STRUCTURAL PLANS)



FRONT/NORTH ELEVATION
SCALE: 1/4"=1'-0"



REAR/SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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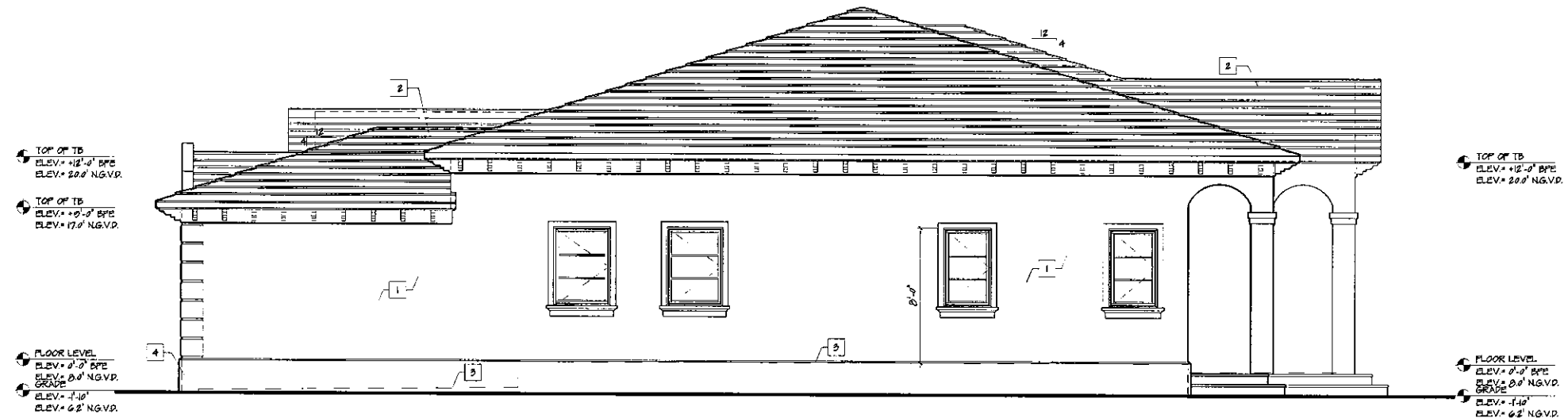
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RENOVATION
1360 96 ST. BAY HARBOR ISLANDS, FLORIDA 33154

project name:

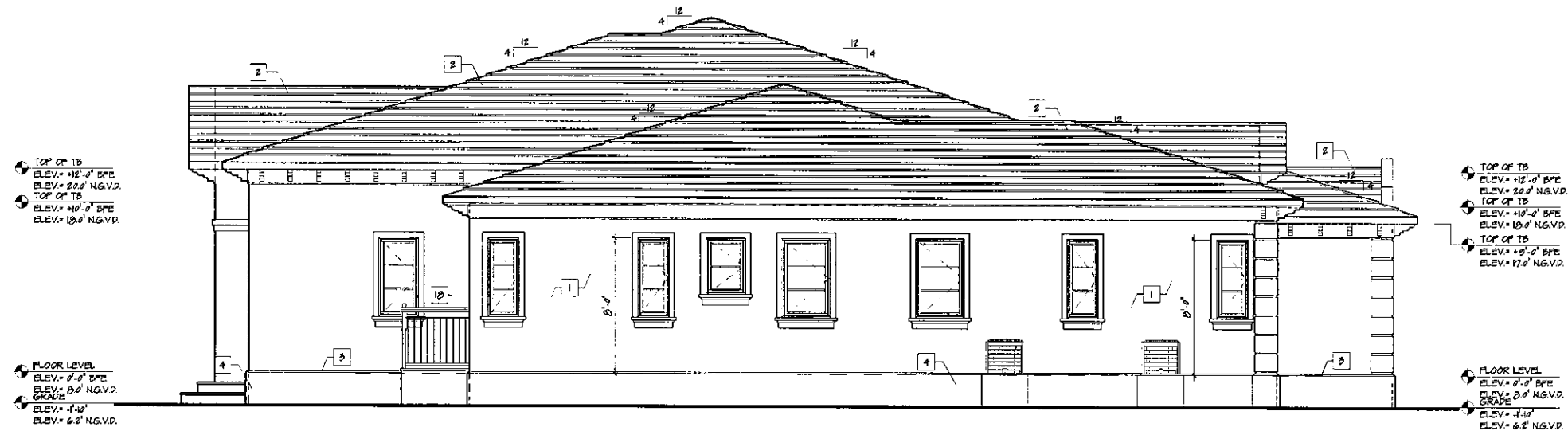
ELEVATION KEYNOTES

- 1 LIGHT TEXTURE STUCCO
(PAINT COLOR TO BE SELECTED BY OWNER)
- 2 CEMENT PLAT ROOF TILE
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(REFER TO FLOOR PLAN FOR FLOOR ELEVATIONS)
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(REFER TO DETAIL 'K')
- 16 DECORATIVE LOUVER
(REFER TO DETAIL 'L')
- 17 NEW LINTEL
(REFER TO STRUCTURAL PLANS)
- 18 METAL RAILING
MANUFACTURER TO SUBMIT SHOP DRAWINGS
FOR APPROVAL PRIOR TO FABRICATION
- 19 R-30 CEILING INSULATION
(REFER TO ENERGY CALCULATIONS)
- 20 NEW CONCRETE WINDOW SILL
(REFER TO STRUCTURAL PLANS)
- 21 NEW CONCRETE TIE BEAM
(REFER TO STRUCTURAL PLANS)
- 22 NEW CONCRETE FOOTING
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(TO BE SELECTED BY OWNER)
- 28 WOOD WINDOW SILL
(TO BE SELECTED BY OWNER)
- 29 PREFABRICATED WOOD TRUSSES
(REFER TO STRUCTURAL PLANS)



RIGHT/WEST ELEVATION

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



LEFT/EAST ELEVATION

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

revisions:

project name: **MR. YORAN RESIDENCE
RENOVATION**
1360 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

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plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better. Material shall at a min. meet or exceed specifications.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
6. Landscape Contractor shall locate and verify all underground utilities prior to digging.
7. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
8. Any wire guys and/or fabric straps shall be flagged w/ fluorescent colored tape as shown in details.
9. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
10. All other plants shall be fertilized at installation w/ "Osmacote" time release pellets (or approved equal) according to manufacturers recommendations.
11. All trees in sod areas to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
12. Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving, gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.

13. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
14. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
15. Discrepancies shall be brought to the attention of the Landscape Architect.
16. No changes shall be made without the prior consent of the Landscape Architect.
17. All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
18. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may effect the scope of work.
19. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, material, mulch,gravel, weed fabric, planting soil, equip., manpower, etc. as required to complete the entire job.
20. All planted beds shall receive 100% coverage by a fully automatic irrigation system which shall be provided by the Landscape Contractor
21. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.

landscape legend

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

Zoning District

RD

Net Lot Area

10,000

acres

23

s.f.

Residential - Single Family Home Site

A. SHADE TREES REQUIRED*

1. Single - Family Non-Waterfront Lot

2. Single - Family Waterfront Lot

3. Two - Family Lot

4. Number of Shade Trees in Front Yard

5. Native Species Required - 50%

6. Drought Tolerant and Low Maintenance Species Require - 50%

REQUIRED

5

n/a

n/a

2

3

3

PROVIDED

5

n/a

n/a

4

3

3

B. SHRUBS REQUIRED**

1. Single - Family Non-Waterfront Lot

2. Single - Family Waterfront Lot

3. Two - Family Lot

4. Native Species Required - 50%

5. Drought Tolerant and Low Maintenance Species Require - 50%

50

n/a

n/a

15

25

104

n/a

n/a

70

70

C. Maximum Lawn Area Allowed***

1. 50% of Net Lot Area

5,000 max.

3,900

Notes:

* Required shade trees at time of planting must be a minimum of: 12 feet in overall height; have 4" of clear wood before branching; and have a 2 1/2" 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)

**** 5 required shade trees comprised of 2 *Cassia bakeriana* 2 *Quercus virginiana* & 1 existing *Roystonea regia* (#10)

plant list

- Trees:

key - Scientific Common

2 - cb - *Cassia bakeriana* - Pink Shower Tree (*2)
12' ht. x 5' spr. full head 5' c.t. 2-1/2" d.b.h.

2 - cm - *Caryota mitis* - Fishtail Palm
10-12' ht. x 5' spr. full head min. 5 trunks.

1 - dc - *Dypsis cabadae* - Cabada Palm
6-8' g.w. full head min. 5 trunks

3 - qv - *Quercus virginiana* - Live Oak (N)(2)(3)(4)(1)(7)
15' ht. x 6-7' spr. full head 6" c.t. 2-1/2" d.b.h.

3 - st - Street Trees (*1) - size and species to be determined by Town at time of building permit

- Shrubs and Groundcovers:

64 - beg - *Begonia odorata* 'Angel wing' White Angel Wing Begonia
3 gal. 16-18" ht. x spr. full clump 18" o.c.

16 - cat - *Chamadorea cataractarum* - Cat Palm
3 gal. 24-30" ht. full clump

82 - chr - *Chrysobalanus icaco* 'Red Tip' - Red Tip Cocoplum (N)(*)5)(6)
3 gal. 24" ht. x 14-16" spr. full to base 24" o.c.

92 - fgi - *Ficus 'Green Island'* - Same
3 gal. 16-18" ht. x spr. full 24" o.c.

33 - pod - *Podocarpus macrophyllus* - Yew
7 gal. 36" ht. x 18-20" spr. full to base 30" o.c.

3,900 - sod - St. Augustine 'Flor-tam' - Same
s.f. solid sod

210 - sod1 - St. Augustine 'Flor-tam' - Same
s.f. solid sod (in right-of-way)

key:

(*1) denotes trees meeting street tree requirements

(*2) denotes canopy trees meeting general tree requirements

(*3) denotes palm trees meeting general tree requirements

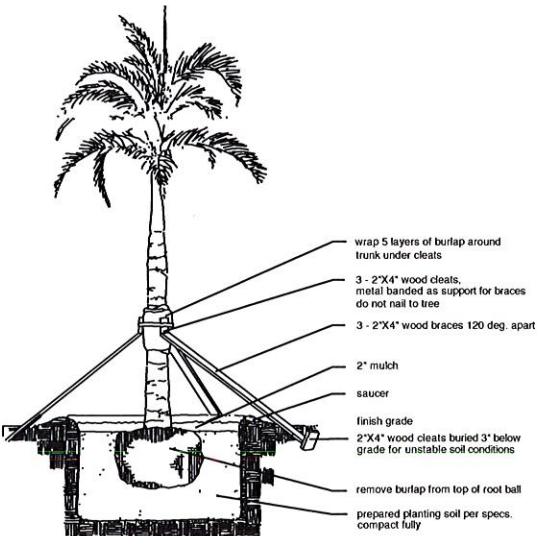
(*4) denotes trees meeting native requirements

(*5) denotes shrubs meeting general shrub requirements

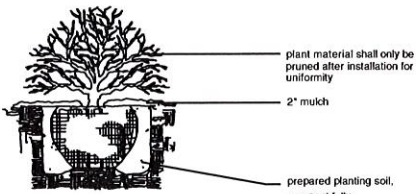
(*6) denotes shrubs meeting native requirements

(*7) denotes tree meeting mitigation requirements

plant details



palm/large tree planting detail



shrub planting detail

existing tree key:

#

Scientific/Common Name

D.B.H.

Ht.

Spr.

Disp.

Key

1

Hibiscus r. sinensis / Same

4"

10'

4'

remain

2

Veitchia winin / Winin Palm

3"

16'

6'

remain

3

Veitchia winin / Winin Palm

3"

10'

8'

remain

4

Veitchia winin / Winin Palm

3"

10'

10'

remain

5

Veitchia winin / Winin Palm

2"

10'

5'

remain

6

Veitchia winin / Winin Palm

4"

18'

10'

remain

7

Veitchia winin / Winin Palm

3"

16'

8'

remain

8

Ptychosperma elegans / Solitaire Palm

2"

20'

6'

remain

9

Roystonea regia / Royal Palm

16"

45'

20'

remain

10

Ptychosperma elegans / Solitaire Palm

3"

30'

8'

remain

11

Caroyta mitis / Fishtail Palm (unk. quantity)

multi

20'

12'

remain

12

Ptychosperma elegans / Solitaire Palm

3-4"

20-30'

6'

remain

13

Brassia actinophylla / Schefflera

multi

25'

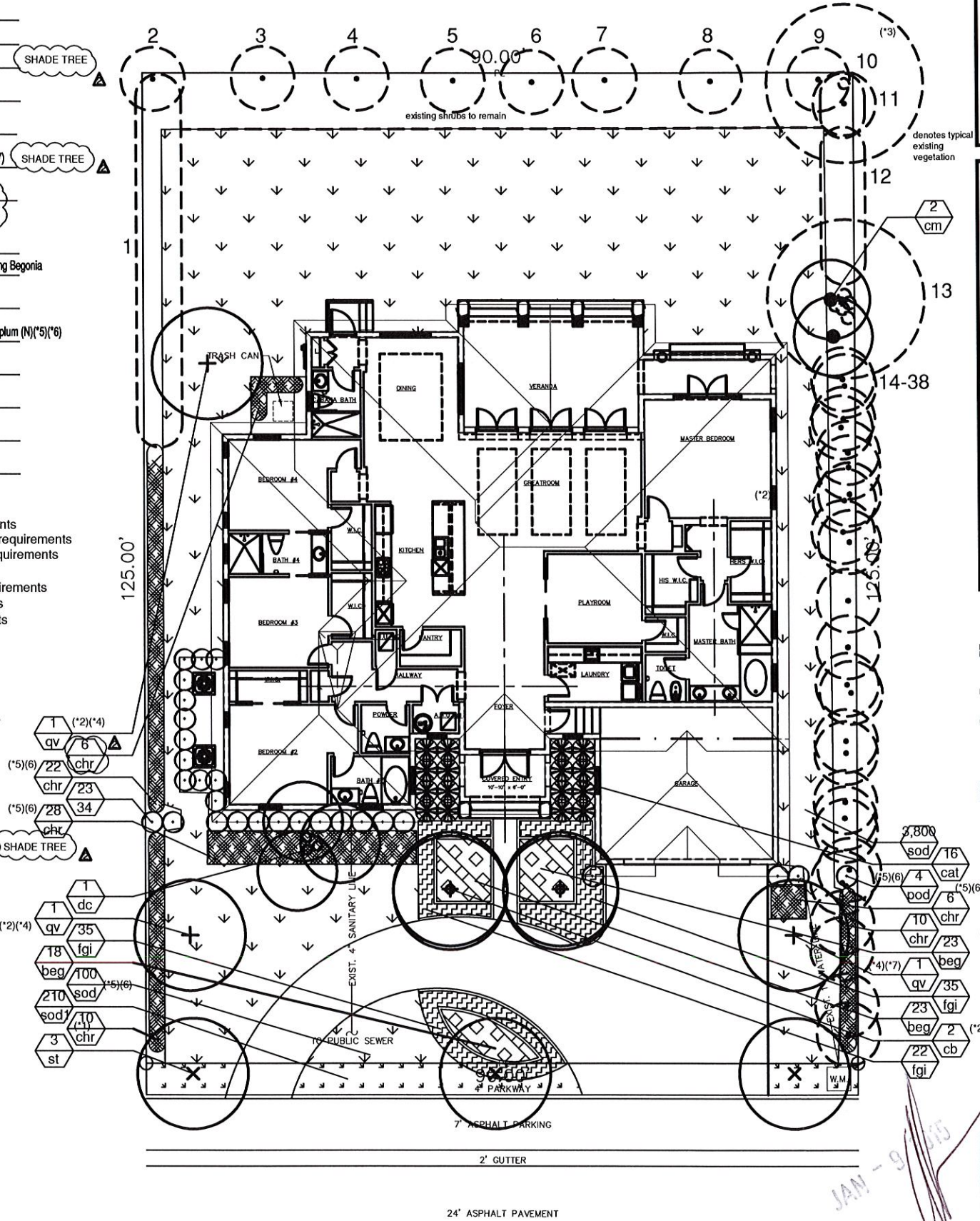
20'

remove

mitigation for Schefflera: 20' spr.

10 x 10 x 3.14 = 314 s.f. canopy to be replaced

requires 1 - 12' ht. 2" d.b.h. tree (500 s.f. canopy credit)(*)7)



project name:
MR. YORAN RESIDENCE
ADDITION & INTERIOR REMODELING
1800 8th ST. BAY HARBOR ISLANDS, FLORIDA 33154

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4121 sw 119 ave. miami, fl. 33168
305.274.2702
llc. LA1187

PROPERTY ADDRESS:
1360 98th Street
Bay Harbor Islands, Florida 33154-1913

LEGAL DESCRIPTION:
Lot 5, Block 35, 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.

FOLIO NUMBER: 13 2227 001 6420 (Miami Dade County Public Records/Property Appraiser Office)

SURVEYOR'S NOTES:
All distances as shown hereon are based on the US Survey foot.

The National Flood Insurance Rate Map for Florida, Community Panel No. 120637 (Town of Bay Harbor Islands) 12086 C, 0144 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AE". Elevation 8.00 feet.

Elevations shown hereon are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based upon a Miami-Dade County Benchmark Name A-17.

NAMEA- 17
LOCATOR 2235 E
ELEV (NGVD 29) 7.67
LOC 1BROAD CAUSEWAY BRIDGE --- NEAR WEST END OF BAY HARBOUR ISLAND
LOC 2INTRACOASTAL WATERWAY ---
DESCRIPTION BRASS BAR IN TOP OF EAST END OF THE NORTH CONC WALKWAY.

CERTIFIED TO:
Yearit Izhak

GENERAL SURVEYOR'S NOTES:

- 1)-This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2)- The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3)-This Survey does not reflect or determine ownership.
- 4)-Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
- 5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 7)-This Survey has been prepared for the exclusive use the entities named hereon only and certifications hereon do not extend to any unnamed parties.
- 8)-This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
- 9)-Utility facilities within Utility Easements not noted as violations.
- 10)-Driveways or portions thereof within Roadways not noted as violations or encroachments.
- 11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
- 12)-Fence ownership determines by visual means only (if any); Legal ownership not determined.
- 13)-No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
- 14)-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
- 16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
- 17)- Obstructed corners are witnessed by improvements

JORGE L. CABRERA
PROFESSIONAL SURVEYOR & MAPPER
2852 S.W. 149th Place, Miami, Florida 33185

Phone: 305-302-2522
Fax: 305-207-9537

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

Date of Field Work: 03/04/2014 Job # 14-2377-A Sketch # 3121
Updated(Elevations) 10/16/2014

JORGE L. CABRERA

[Signature]

Professional Surveyor & Mapper, # 6487
State of Florida

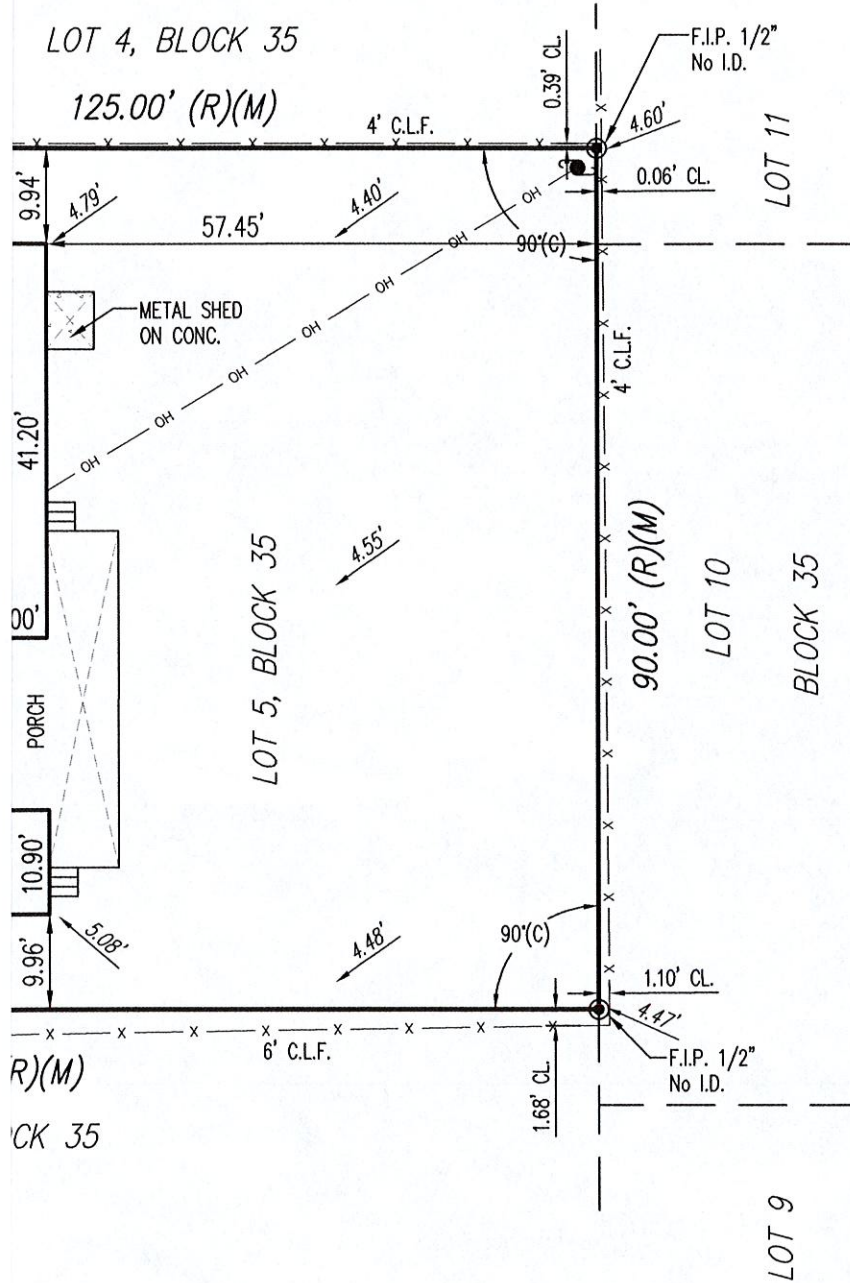
PROJECT SITE



LOCATION MAP
SCALE: (N.T.S)

BOUNDARY SURVEY

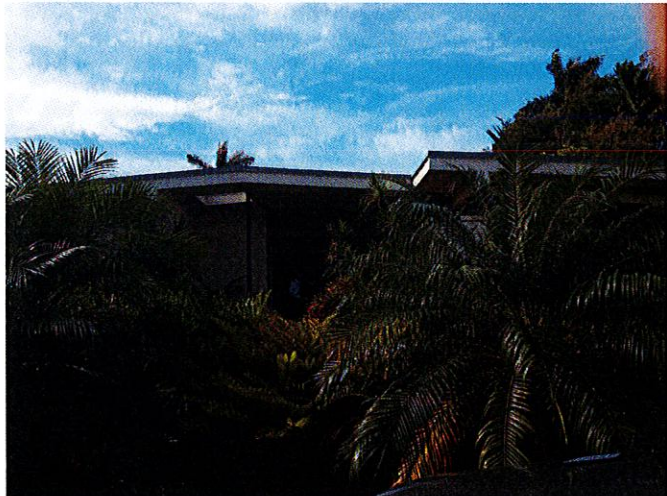
1" = 20'



SYMBOLS

	AIR CONDITIONER		EXISTING ELEVATION
	WATER VALVE		UTILITY POLE
	FIRE HYDRANT		MANHOLE
	WATER HEATER		ELECTRIC BOX
	CABLE TV		COVERED AREA
	CATCH BASIN		CHAIN LINK FENCE (C.L.F.)
	WATER METER		METAL FENCE (M.F.)
	LIGHT POLE		OVERHEAD LINES
	WOOD POLE		PLASTIC FENCE (P.F.)
			WOOD FENCE (W.F.)
			WIRE FENCE (W.R.F.)

DECK REMODELING



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ARCH. LICENSE
AR 0006643
AA 20001718

job no.
date.
12-28-2014
scale.
As Shown
drawn by.
•

sheet no.
PH-2

project name: **MR. YORAN RESIDENCE
RENOVATION**
1360 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

revisions:

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RE-2

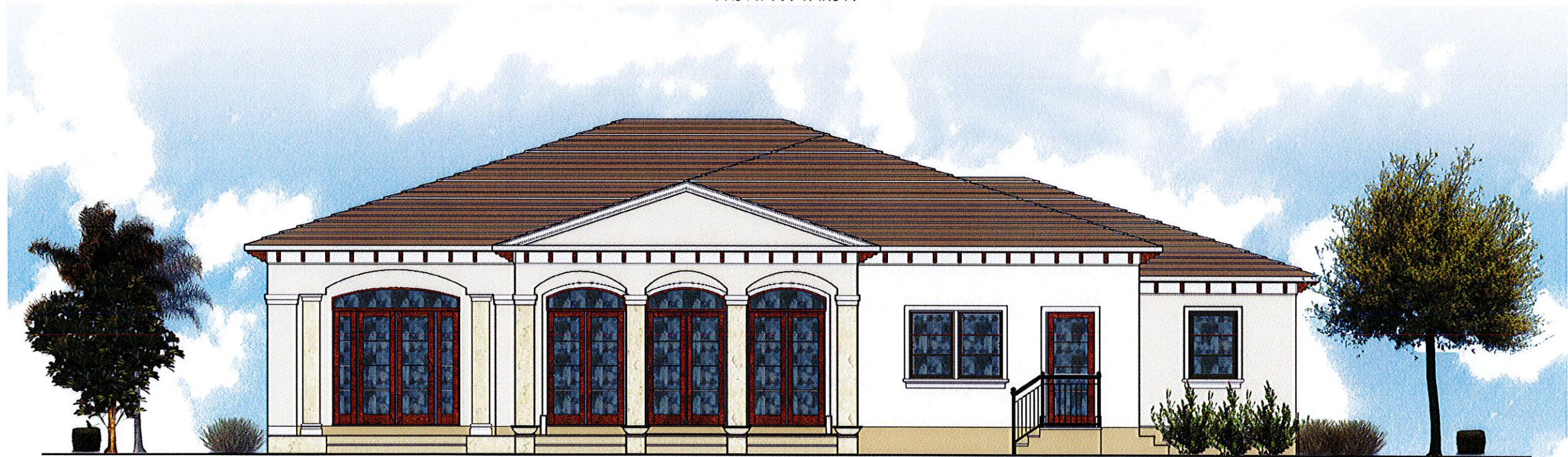
project name: **MR. YORAN RESIDENCE
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FRONT ELEVATION



REAR ELEVATION

revisions:

project name: MR. YORAN RESIDENCE
ADDITION & INTERIOR REMODELING
1360 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

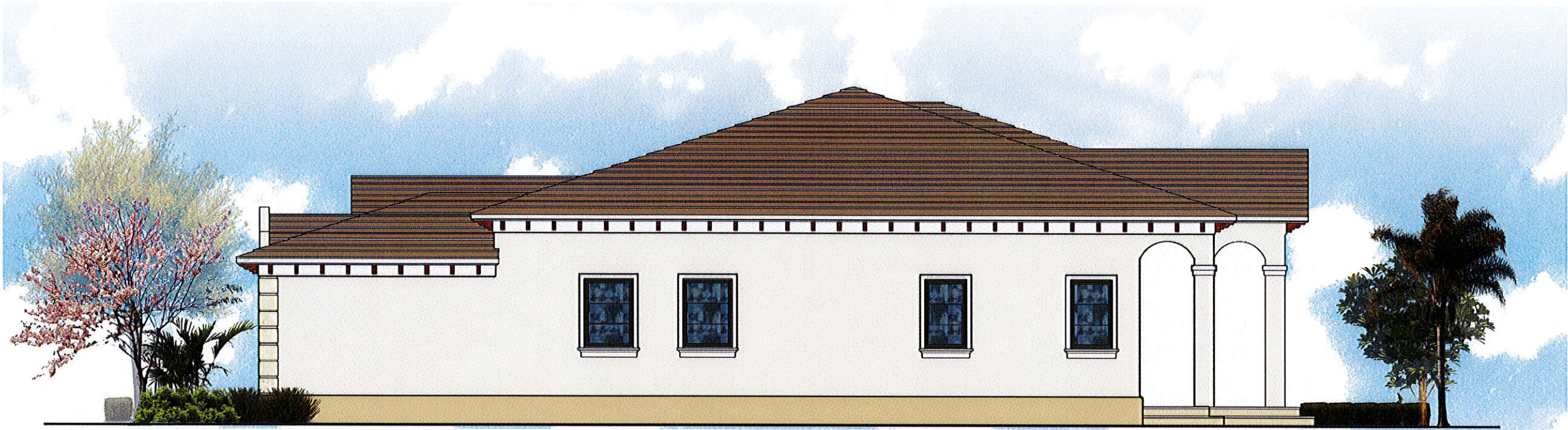
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RIGHT ELEVATION



LEFT ELEVATION

revisions:

MR. YORAN RESIDENCE
ADDITION & INTERIOR REMODELING
1360 96 ST. BAY HARBOR ISLANDS, FLORIDA 33154

project name:

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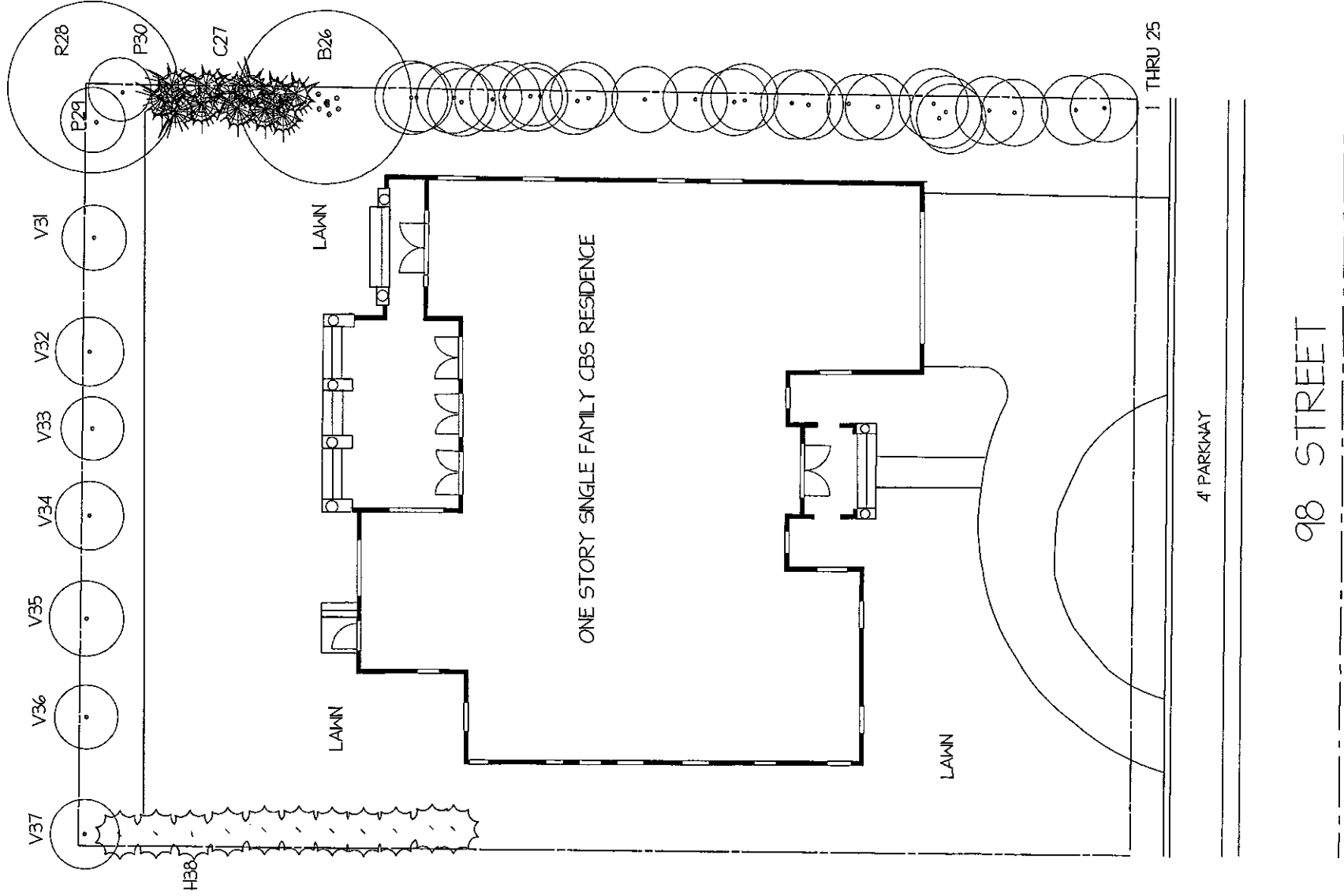
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EXISTING TREES TO REMAIN

BOTANICAL NAME	COMMON NAME	D.B.H.	HT.	SPREAD
Pt-25	Ptychosperma elegans	3-4"	20-30'	6-8'
C27	Caryota mitis		20'	12'
R28	Roystonea regia	16"	45'	20'
P29	Ptychosperma elegans	2"	20'	6'
P30	Ptychosperma elegans	3"	30'	8'
V31	Veitchia Winin	3"	16'	8'
V32	Veitchia Winin	4"	18'	10'
V33	Veitchia Winin	2"	10'	15'
V34	Veitchia Winin	3"	10'	10'
V35	Veitchia Winin	3"	10'	8'
V36	Veitchia Winin	3"	16'	6'
V37	Veitchia Winin	4"	10'	4'
HB8	Hibiscus r. Sinensis	HEDGE		

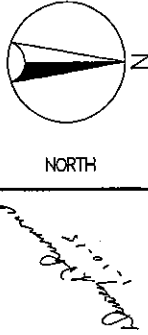
EXISTING TREES TO BE REMOVED

BOTANICAL NAME	COMMON NAME	D.B.H.	HT.	SPR.
B26	Brassia actinophylla	Schefflera	MULTI STEM	25' 20'



TREE SURVEY FOR:

YORAN RESIDENCE
1360 98 street BAY HARBOR ISLANDS, FLORIDA 33154
DATE 10/17/14
SCALE 1/8" = 10'
DRAWING #



TERRASCAPES
OF SOUTH FLORIDA
561-929-1309

AGENDA ITEM REPORT

January 20, 2015

ITEM NUMBER: 2.

ITEM: Request for approval for renovation and expansion of an existing single family home for "Yoram & Yleana A. Izhak" located at 1351 98 Street, Lot 10 of Block 36 The owners are proposing to construct a single story home approximately 3,159 sq. ft. of a/c living space with a two car garage. The residence will have four bedroom, four full bath and one half bath. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

Request for approval for renovation and expansion of an existing single family home for "Yoram & Yleana A. Izhak" located at 1351 98 Street, Lot 10 of Block 36 The owners are proposing to construct a single story home approximately 3,159 sq. ft. of a/c living space with a two car garage. The residence will have four bedroom, four full bath and one half bath. Enclosed please find the site plan and elevations. (Item #2A)

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 Review	BHI PZB Staff Report Yoran SFR 1351 98 St Jan 9 2015.pdf
2.	Site Plan & Elevations	1351.98StPNZ1.20.15.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: January 9th, 2015

Subject: Renovation & Expansion of an Existing Single-Family Residence
Yoran Residence
1351 98th Street
Bay Harbor Islands Acct. No.: BP2014-161
MMPA Acct. No.: 01-0702-0997

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 01/06/15) 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 renovation and expansion of an existing single-family house at 1351 98th Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1351 98 th Street
Legal Description:	Lot 10, Block 36, "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, Frances Anillo Toledo, LLC, as agent for the property owner, Yoran Izhak, has submitted an application for the renovation and expansion of an existing single-family residence on an interior lot located at 1351 98th Street. The proposed single-story home has approximately 3,159 square feet of A/C living space with a detached storage structure.

The walls of the storage structure on the east side of the property existing and the survey shows setback dimensions of 9.90+/- feet (minimum 10' requirement). This could be caused by where the surveyor measured or that the house was built that way. The house was built in 1947 and it is assumed that the accuracy of measurements was not the same as it is today. Often the footer is measured correctly but the vertical block / stucco extends out. Since the home is pre-existing walls are allowed to remain.

The re-modeled residence will have four (4) bedrooms, five (5) full bathrooms and one (1) half bathroom. The overall height of the structure will be 19 feet above Base Flood Elevation (BFE) which is less than the maximum height allowed for a sloped-roofed interior lot residence within the RD Single-Family District. The existing driveway (to remain) has two (2) connections to 98th street (circular driveway). A new pool and pool deck is proposed. Extensive landscaping is proposed that meets and exceeds the Miami-Dade County Landscape Code and Town Supplemental 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 1947 (FMSF No. DA10310). The proposed modifications will change some of the existing design features.

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.

SUMMARY / SITE PLAN COMMENTS

The current site plan and architectural plans submitted for the renovation and expansion of an existing house at 1351 98th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.



project name:

MR. YORAN RESIDENCE RENOVATION

1351 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

INDEX

ARCHITECTURAL:

- SP-1 SITE PLAN
- A-1.0 EXISTING/DEMOLITION FLOOR PLAN
- A-1.1 NEW FLOOR PLAN
- A-2.0 EXISTING/DEMOLITION ROOF PLAN
- A-2.1 NEW ROOF PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS

LANDSCAPING:

- L-1 LANDSCAPING PLAN
- SURVEY:
 - SURVEY/BOUNDARY SURVEY

PHOTOGRAPHS:

- PH-1 STREET PHOTOGRAPHS
OF ADJACENT PROPERTIES
- PH-2 PHOTOGRAPHS
OF SUBJECT PROPERTIES

RENDERINGS:

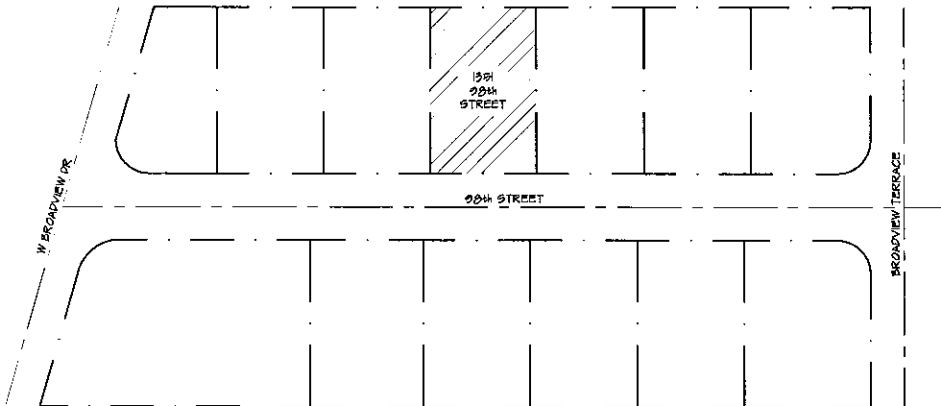
- RE-1 FRONT/RIGHT SIDE
RENDERING
- RE-2 REAR/LEFT SIDE
RENDERING

COLOR ELEVATIONS:

- CE-1 FRONT & REAR COLOR ELEVATIONS
WITH PLANT MATERIALS
- CE-2 RIGHT & LEFT COLOR ELEVATIONS
WITH PLANT MATERIALS

TREE DISPOSITION:

- TD-1 TREE DISPOSITION PLAN



LOCATION SKETCH

SCALE: 1/64" = 1'-0"

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CS

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revisions:

project name: MR. YORAN RESIDENCE
RENOVATION

1351 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

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KEYNOTES:

BATHROOMS:

- B01 EXISTING TOILET TO BE REMOVED
- B02 EXISTING LAVATORY TO BE REMOVED
- B03 EXISTING TUB, TILE AND DRYWALL TO BE REMOVED
- B04 EXISTING SHOWER TILE AND DRYWALL TO BE REMOVED
- B05 EXISTING SHOWER HEAD AND CONTROLS TO BE REMOVED
- B06 EXISTING VANITY CABINET AND MIRROR TO BE REMOVED
- B07 ELECTRICAL OUTLETS TO BE REMOVED

CLOSETS:

- C01 EXISTING SHELVES AND ROD TO BE REMOVED

KITCHEN:

- K01 EXISTING ELECTRICAL RANGE TO BE REMOVED
- K02 ELECTRICAL OUTLET TO BE REMOVED
- K03 EXISTING KITCHEN SINK TO BE REMOVED
- K04 PLUMBING TO BE REMOVED
- K05 EXISTING REFRIGERATOR TO BE REMOVED
- K06 ELECTRICAL OUTLET TO BE REMOVED
- K07 EXISTING KITCHEN CABINETS TO BE REMOVED
- K08 ELECTRICAL OUTLETS TO BE REMOVED
- K09 EXISTING DISHWASHER TO BE REMOVED
- K10 ELECTRICAL & PLUMBING TO BE REMOVED

LAUNDRY:

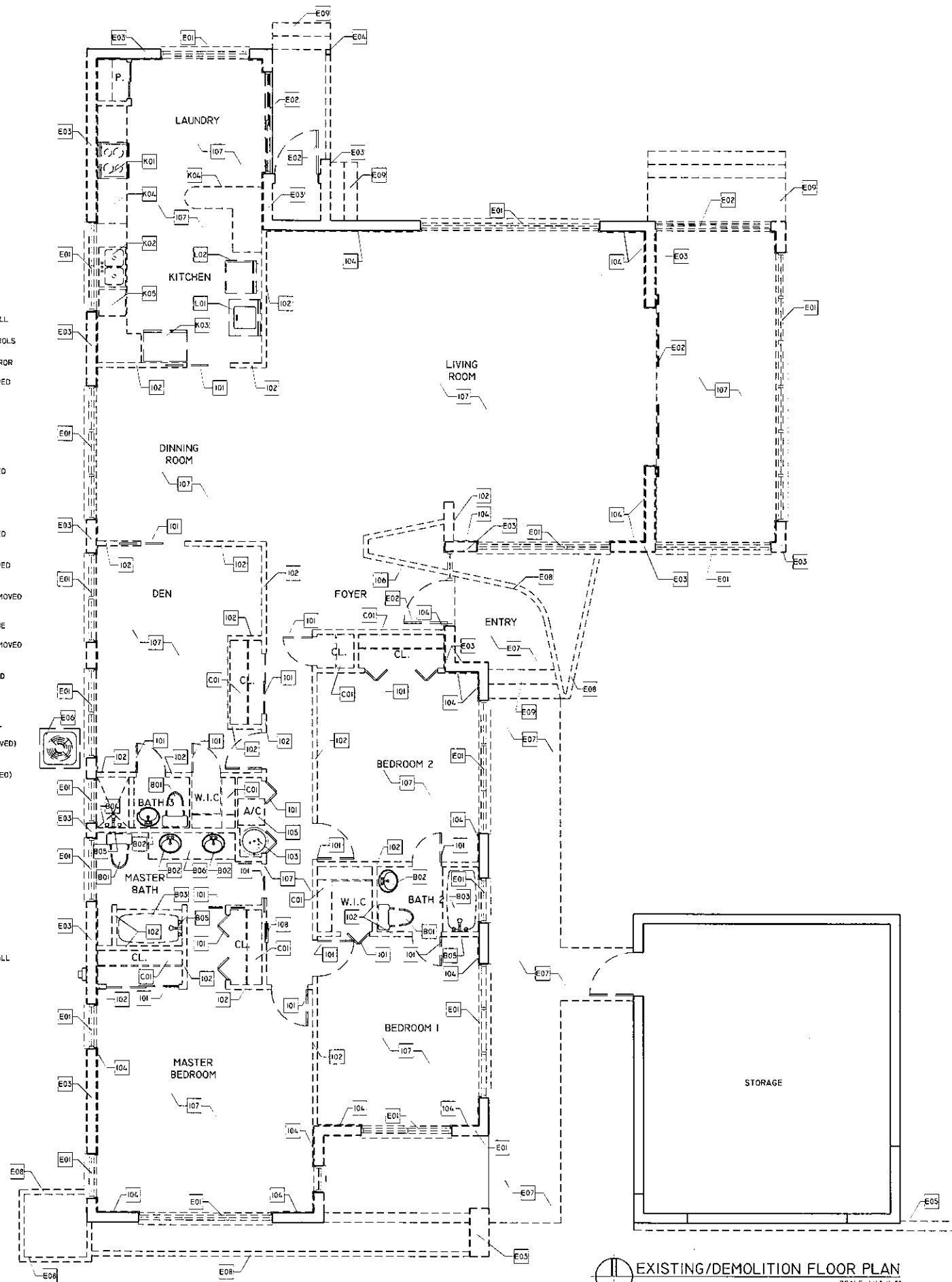
- L01 EXISTING CLOTHES WASHER MACHINE TO BE REMOVED
- L02 ELECTRICAL & PLUMBING TO BE REMOVED
- L03 EXISTING CLOTHES DRYER MACHINE TO BE REMOVED
- L04 ELECTRICAL & VENT TO BE REMOVED

INTERIOR:

- I01 EXISTING INTERIOR DOOR TO BE REMOVED
- I02 EXISTING INTERIOR PARTITION WALL TO BE DEMOLISHED (ELECTRICAL OUTLETS TO BE REMOVED)
- I03 EXISTING ELECTRIC WATER HEATER TO BE REMOVED
- I04 ELECTRICAL OUTLET TO BE REMOVED
- I05 EXISTING G.W.B. TO BE REMOVED
- I06 EXISTING A.H.U. TO BE REMOVED
- I07 EXISTING PLANTER TO BE DEMOLISHED
- I08 EXISTING FLOOR & FLOOR FINISH TO BE DEMOLISHED
- I09 EXISTING ELECTRICAL PANEL TO BE REMOVED

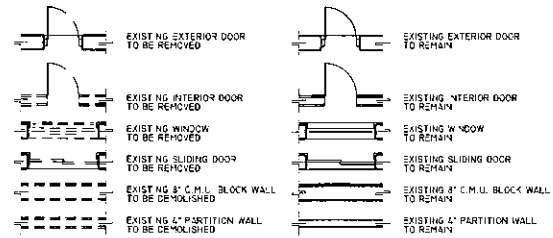
EXTERIOR:

- E01 EXISTING WINDOW TO BE REMOVED
- E02 EXISTING EXTERIOR DOOR TO BE REMOVED
- E03 EXISTING PORTION OF EXTERIOR WALL TO BE DEMOLISHED
- E04 EXISTING METAL COLUMN TO BE DEMOLISHED
- E05 EXISTING EXTERIOR LOW WALL TO BE DEMOLISHED
- E06 EXISTING C.U. TO BE REMOVED
- E07 EXISTING CONCRETE WALKWAY TO BE DEMOLISHED
- E08 EXISTING PLANTER (TO BE DEMOLISHED)
- E09 EXISTING CONC. SLAB (TO BE DEMOLISHED)
- E10 EXISTING ELECTRICAL METER (TO BE REMOVED)



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

DEMOLITION LEGEND



DEMOLITION GENERAL NOTES:

- DAMAGED AREAS WHERE WALLS HAVE BEEN REMOVED SHALL BE PATCHED TO MATCH ADJACENT AREAS AND FINISHED TO MATCH MATERIALS USED.
- THE CONDITIONS SHOWN ON THIS PLANS DENOTE THE BEST INFORMATION AVAILABLE AT THE TIME THE PLANS WERE PREPARED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND INFORMING THE ARCHITECT OR ENGINEER (IN WRITING) OF ANY SITUATION WHICH WILL IMPROVE THE CONTRACTOR FROM CARRYING OUT THE INSTRUCTION AS SET FORTH IN THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM AND OTHER EXISTING PHYSICAL PROPERTY FROM DAMAGE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE COMMENCING THE WORK. IF ANY DISCREPANCIES EXIST, THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED (IN WRITING) BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY REMOVAL AND DISPOSAL OF DEBRIS FROM INTERIOR AND EXTERIOR AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AN AS-BUILT SET OF DRAWINGS UPON SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL PROTECT ALL COMMON AREAS AGAINST DAMAGE, AND IS RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGE AREA REGARDLESS WHICH TRADE CAUSED SUCH DAMAGE.
- CONTRACTOR SHALL HOLD HOME OWNER HARMLESS FOR DAMAGES TO THE PROPERTY, ADJACENT COMMON AREAS & ADJACENT PRIVATE PROPERTIES.

NOTE:

PROVIDE GFI PROTECTION FOR CONSTRUCTION.

SCOPE OF WORK:

PARTIAL DEMOLITION OF EXISTING RESIDENCE FOR FUTURE REMODELING AND ADDITION. (ON SEPARATE PERMIT)

BUILDING:
DEMOLITION OF ALL ROOMS.
DEMOLITION OF ALL CEILINGS.

STRUCTURE:
DEMOLITION OF EXISTING ROOF.
DEMOLITION OF SOME OF THE EXISTING EXTERIOR WALLS.
DEMOLITION OF EXISTING FLOOR OF THE ENTIRE HOUSE.

ELECTRICAL:
REMOVAL OF ALL THE ELECTRICAL SYSTEM IN THE RESIDENCE. ELECTRICAL SERVICE TO REMAIN.

MECHANICAL:
REMOVAL OF ALL THE EXISTING A/C UNITS AND DUCTWORK.

PLUMBING:
REMOVAL OF ALL THE PLUMBING FIXTURES, ALL THE SANITARY LINE AND WATER LINES.
TEMPORARY CAP OFF OF THE MAIN SANITARY AND WATER LINES.

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A-1.0

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RENOVATION
1351 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

project name:

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DOOR SCHEDULE										
		SIZE			TYPE	MATERIAL	LITES	FRAME	THRESHOLD	REMARKS
		WIDTH	HEIGHT	THICK.						
EXTERIOR	E-1	(2) 3'-0"	8'-0"	1-3/4"	ENTRY	WOOD/GLASS	4	WOOD	ALUM.	CATEGORY I SAFETY GLASS DOOR LOCK - SEC. HINGES - TRANSOM
	E-2	(2) 2'-6"	8'-0"	1-3/4"	FRENCH	ALUM./GLASS	8	ALUM.	ALUM.	CATEGORY I SAFETY GLASS DOOR LOCK - SEC. HINGES - TRANSOM
	E-3	3'-0"	8'-0"	1-3/4"	FRENCH	ALUM./GLASS	8	ALUM.	ALUM.	CATEGORY I SAFETY GLASS DOOR LOCK - SEC. HINGES
INT. SWING	I-1	(2) 2'-6"	8'-0"	1-3/8"	PANELED/SWING	WOOD	-	WOOD	-	-
	I-2	2'-0"	8'-0"	1-3/8"	PANELED/SWING	WOOD	-	WOOD	-	-
	I-3	2'-6"	8'-0"	1-3/8"	PANELED/SWING	WOOD	-	WOOD	-	-
	I-4	2'-6"	8'-0"	1-3/8"	LOUVERED/SWING	WOOD	-	WOOD	-	FULLY LOUVERED
POCKET	P-1	(2) 2'-6"	8'-0"	1-3/8"	PANELED/POCKET	WOOD	-	WOOD	-	-
	P-2	2'-6"	8'-0"	1-3/8"	PANELED/SWING	WOOD	-	WOOD	-	-

NOTE: A SEPARATE PERMIT SHALL BE REQUIRED FOR WINDOWS, MULLIONS AND EXTERIOR DOORS.

WINDOW SCHEDULE						
CIRCLE	SIZE		DESIGNATION	TYPE	FRAME	GLASS
	WIDTH	HEIGHT				
A	(2) 3'-0"	7'-2"	(2) 3060 CAS	CASEMENT	ALUM.	IMPACT SHGC: 0.30 U-FACTOR: 0.40
B	(2) 3'-0"	8'-4"	(2) 3046 CAS	CASEMENT	ALUM.	IMPACT SHGC: 0.30 U-FACTOR: 0.40
C	3'-0"	0'-0"	3060 CAS	CASEMENT	ALUM.	IMPACT SHGC: 0.30 U-FACTOR: 0.40
D	3'-0"	0'-0"	2660 CAS	CASEMENT	ALUM.	IMPACT SHGC: 0.30 U-FACTOR: 0.40
E	2'-4"	0'-0"	2050 CAS	CASEMENT	ALUM.	IMPACT SHGC: 0.30 U-FACTOR: 0.40
F	2'-4"	3'-0"	2050 CAS	CASEMENT	ALUM.	IMPACT SHGC: 0.30 U-FACTOR: 0.40
G	1'-0"	0'-0"	1660 CAS	CASEMENT	ALUM.	IMPACT SHGC: 0.30 U-FACTOR: 0.40

EGRESS NOTES:

R301 EMERGENCY ESCAPE AND RESCUE REQUIRED.
BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1130 MM) ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 510.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PERMITTED TO OPEN INTO A SCREEN ENCLOSURE, OPEN TO THE ATMOSPHERE, WHERE A SCREEN DOOR IS PROVIDED LEADING AWAY FROM THE RESIDENCE.
R310.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5300 CM²).
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5300 CM²).
R310.2 MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM).
R310.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM).
R310.4 OPERATIONAL CONSTRAINTS.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

GLASS AND GLAZING NOTES:

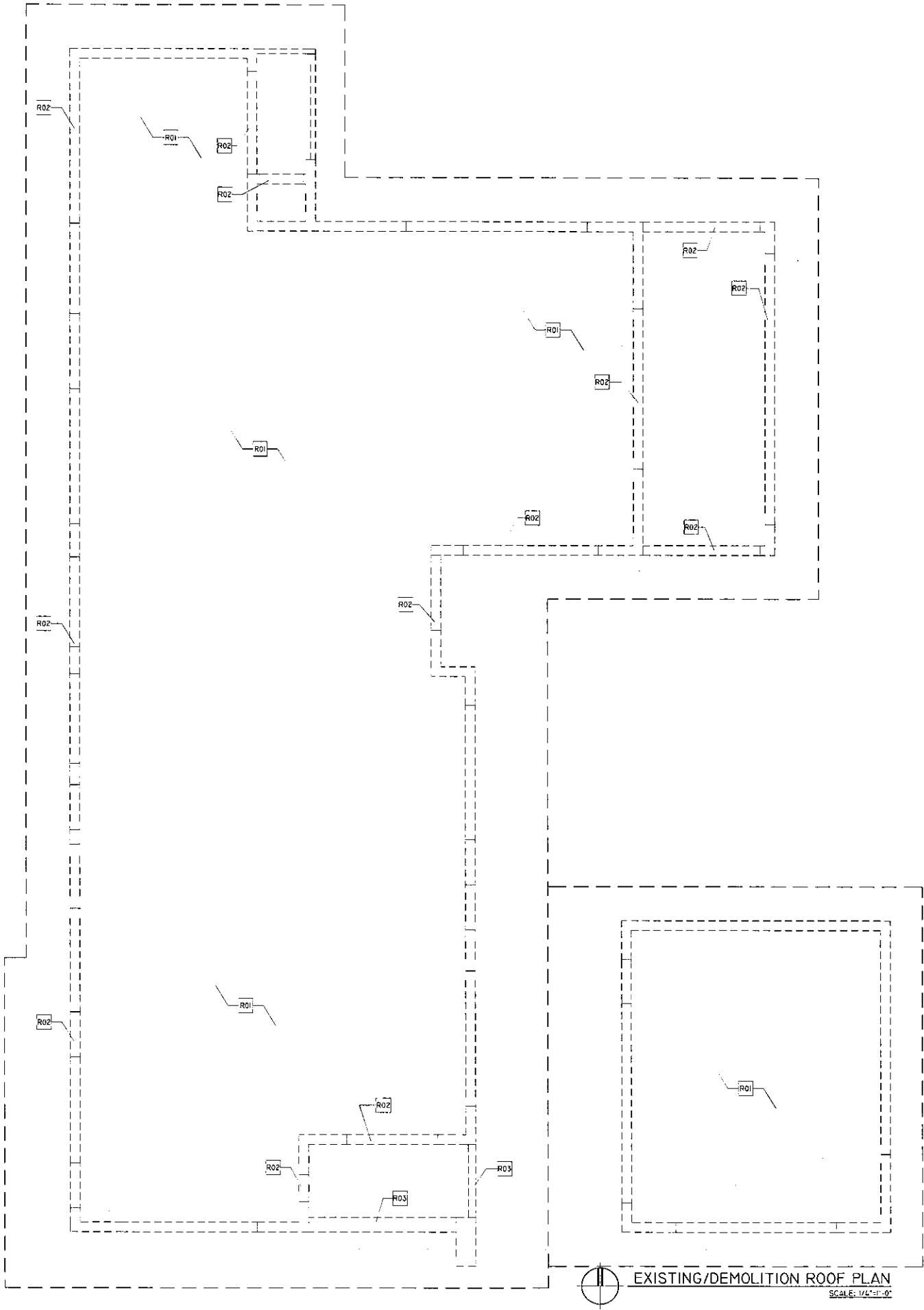
R410.2.2.2 SAFEGUARDS.
THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES (1525 MM) OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R410.2.3.1 FOR CATEGORY I GLAZING PRODUCTS.
R410.2.3.3 GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60 INCHES (1525 MM) ABOVE THE FLOOR OF THE TUB OR THE SHOWER.
R410.2.3.4 GLASS LOUVERED DOORS NEED NOT BE SAFETY GLAZED.
R410.2.3.5 DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9 SQUARE FEET (836 CM²) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I GLAZING PRODUCTS.
R410.2.3.5.2 DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (836 CM²) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.
R410.2.3.5.3 CATEGORY I GLAZING PRODUCTS SHALL BE CAPABLE OF WITHSTANDING A 150 FOOT-POUND (203 NM) IMPACT TEST.
R410.2.3.5.4 CATEGORY II GLAZING PRODUCTS SHALL BE CAPABLE OF WITHSTANDING A 400 FOOT-POUND (542 NM) IMPACT TEST.
R410.2.3.5.5 DOORS SHALL BE DESIGNED TO BE READILY OPERATIVE WITHOUT CONTACT WITH THE GLASS.
R410.2.4.3 GLAZED PANELS LOCATED ADJACENT TO, OR IN DOORS, SHALL BE OF SAFETY GLAZING, IN ACCORDANCE WITH THE FOLLOWING:
1. ALL GLAZED PANELS THROUGH WHICH A 5/8 INCH (16 MM) DIAMETER SPHERE IS ABLE TO PASS.
2. IN ALL OCCUPANCIES, ANY GLAZING MATERIAL ADJACENT TO DOOR WITHIN 48 INCHES (1219 MM) OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR.
EXCEPTIONS:
1. WIRE GLASS IN FIRE DOORS.
2. LEADED GLASS OF 3/2 SQUARE INCHES (94 CM²) OR LESS.
3. CURVED GLASS IN REVOLVING DOORS.
4. COMMERCIAL REFRIGERATED CABINET DOORS.
5. A SOLAR SCREEN MAY SERVE AS A SAFEGUARD WHERE SUCH SCREEN COMPLIES WITH STRENGTH REQUIREMENTS OF RAILINGS.

APPLICATION OF CERAMIC TILE OVER GYPSUM BOARD:

1. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
2. CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.2, A108.3, A108.4, A108.5, A108.6, A108.7, A108.8, A108.9, A108.10, A108.11, A108.12, A108.13, A108.14, A108.15, A108.16, A108.17, A108.18, A108.19, A108.20, A108.21, A108.22, A108.23, A108.24, A108.25, A108.26, A108.27, A108.28, A108.29, A108.30, A108.31, A108.32, A108.33, A108.34, A108.35, A108.36, A108.37, A108.38, A108.39, A108.40, A108.41, A108.42, A108.43, A108.44, A108.45, A108.46, A108.47, A108.48, A108.49, A108.50, A108.51, A108.52, A108.53, A108.54, A108.55, A108.56, A108.57, A108.58, A108.59, A108.60, A108.61, A108.62, A108.63, A108.64, A108.65, A108.66, A108.67, A108.68, A108.69, A108.70, A108.71, A108.72, A108.73, A108.74, A108.75, A108.76, A108.77, A108.78, A108.79, A108.80, A108.81, A108.82, A108.83, A108.84, A108.85, A108.86, A108.87, A108.88, A108.89, A108.90, A108.91, A108.92, A108.93, A108.94, A108.95, A108.96, A108.97, A108.98, A108.99, A109.1, A109.2, A109.3, A109.4, A109.5, A109.6, 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KEYNOTES:

- ROOF:
- R01: EXISTING ROOF TO BE DEMOLISHED
 - R02: EXISTING CONCRETE TIE BEAM TO BE DEMOLISHED
 - R03: EXISTING CONCRETE BEAM TO BE DEMOLISHED



SCOPE OF WORK:

PARTIAL DEMOLITION OF EXISTING RESIDENCE FOR FUTURE REMODELING AND ADDITION.
(ON SEPARATE PERMIT)

BUILDING:
DEMOLITION OF ALL ROOMS.
DEMOLITION OF ALL CEILINGS.

STRUCTURE:
DEMOLITION OF EXISTING ROOF.
DEMOLITION OF SOME OF THE EXISTING EXTERIOR WALLS.
DEMOLITION OF EXISTING FLOOR OF THE ENTIRE HOUSE.

ELECTRICAL:
REMOVAL OF ALL THE ELECTRICAL SYSTEM IN THE RESIDENCE. ELECTRICAL SERVICE TO REMAIN.

MECHANICAL:
REMOVAL OF ALL THE EXISTING A/C UNITS AND DUCTWORK.

PLUMBING:
REMOVAL OF ALL THE PLUMBING FIXTURES, ALL THE SANITARY LINE AND WATER LINES.
TEMPORARY CAP OFF OF THE MAIN SANITARY AND WATER LINES.

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revisions:

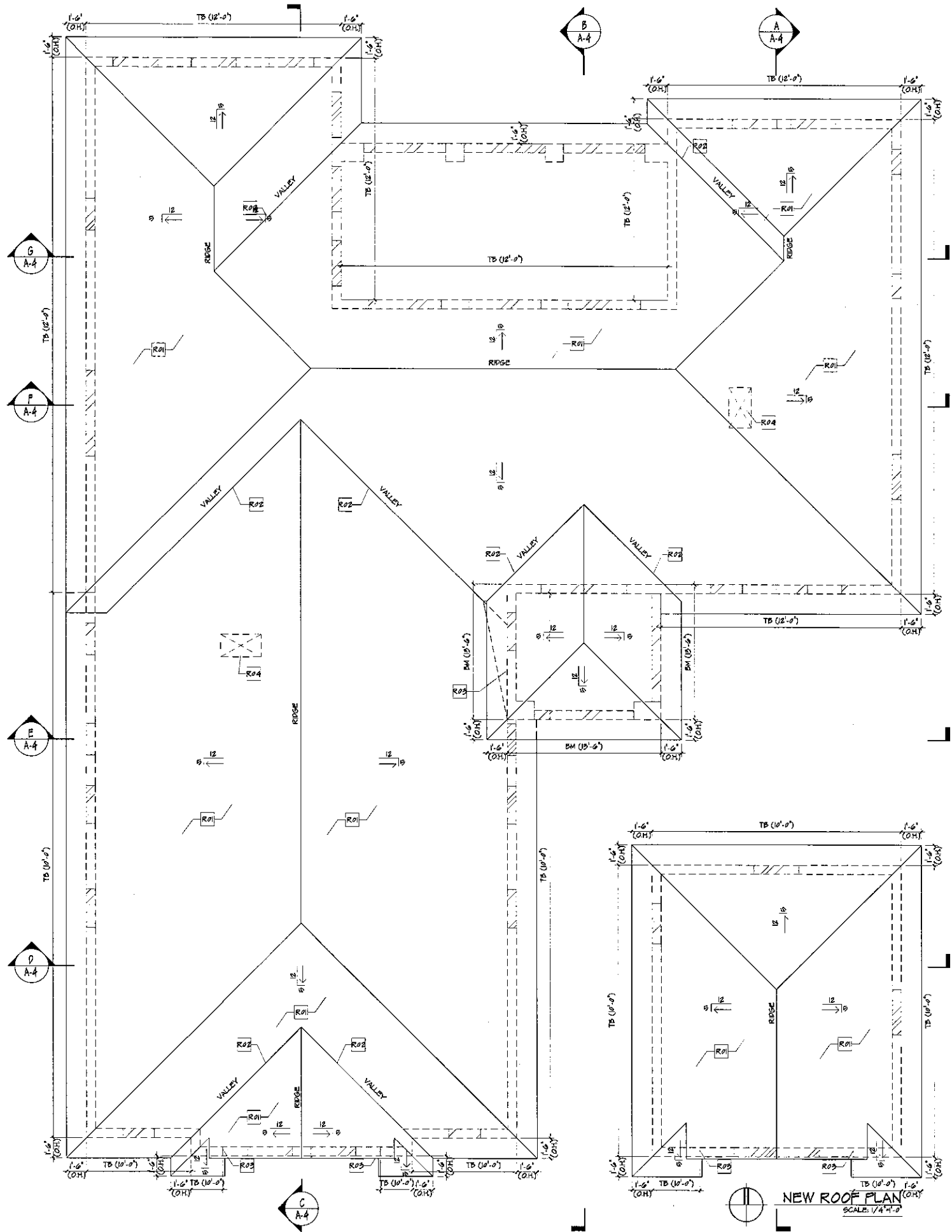
project name: **MR. YORAN RESIDENCE
RENOVATION**
1351 98 ST, BAY HARBOR ISLANDS, FLORIDA 33154

All design, design, arrangements and plans included or represented by this drawing are owned by, and are the property of Frances Anillo Toledo LLC and were created, produced, altered, copied or modified in any form or manner whatsoever, without the specific written permission of Frances Anillo Toledo, LLC.

SOFFIT VENT CALCULATIONS
MAIN ROOF
5206 SQ. FT. X 144 = 47304.00 SQ. INCHES
47304.00 / 100 = 316.48 SQ. INCHES
316.48 SQ. IN. / 75 SQ. IN. = 4.206 APPROX 43 TOTAL VENTS REQUIRED.
282'-0" / 43 = 6'-7" O.C. (MAX.)
(USING 6x16 VENTS WITH MINIMUM CLEAR SCREEN VENT = 75 SQ. IN.)

SOFFIT VENT CALCULATIONS
ENTRY ROOF
103 SQ. FT. X 144 = 16872.00 SQ. INCHES
16872.00 / 100 = 108.48 SQ. INCHES
108.48 SQ. IN. / 75 SQ. IN. = 1.45 APPROX 2 TOTAL VENTS REQUIRED.
48'-0" / 2 = 24'-0" O.C. (MAX.)
(USING 6x16 VENTS WITH MINIMUM CLEAR SCREEN VENT = 75 SQ. IN.)

SOFFIT VENT CALCULATIONS
STORAGE ROOF
304 SQ. FT. X 144 = 96756.00 SQ. INCHES
96756.00 / 100 = 378.24 SQ. INCHES
378.24 SQ. IN. / 75 SQ. IN. = 5.04 APPROX 6 TOTAL VENTS REQUIRED.
88'-0" / 6 = 14'-0" O.C. (MAX.)
(USING 6x16 VENTS WITH MINIMUM CLEAR SCREEN VENT = 75 SQ. IN.)



- KEYNOTES:**
- ROOF:
R01: 1/2" ON FLAT CONCRETE TILE ROOF ON (1) LAYER 2x4 MINERAL SURFACE HOT MORTAR TO (2) LAYER 3/4" FELT TINTAGGED TO 15/32" COX PLYWOOD SHEATHING (COLOR SHERWIN WILLIAMS SW0030.1) PROVIDE METAL FLASHING (REFER TO VALLEY FLASHING DETAIL)
R02: PROVIDE METAL FLASHING & COUNTER FLASHING (REFER TO FLASHING DETAIL)
R03: ATTIC ACCESS (COORDINATE WITH TRUSSES)
R04: (COORDINATE WITH TRUSSES)

frances anillo toledo, llc
architecture & planning
3191 coral way, suite 400, miami, fl 33145 email: frances@francesanillo.com
tel: (305) 854-4070 fax: (305) 854-4079

ARCH. LICENSE
AR 0005643
AA 20001715

job no.
date.
12-26-2014
scale.
As Shown
drawn by.

sheet no.
A-2.1

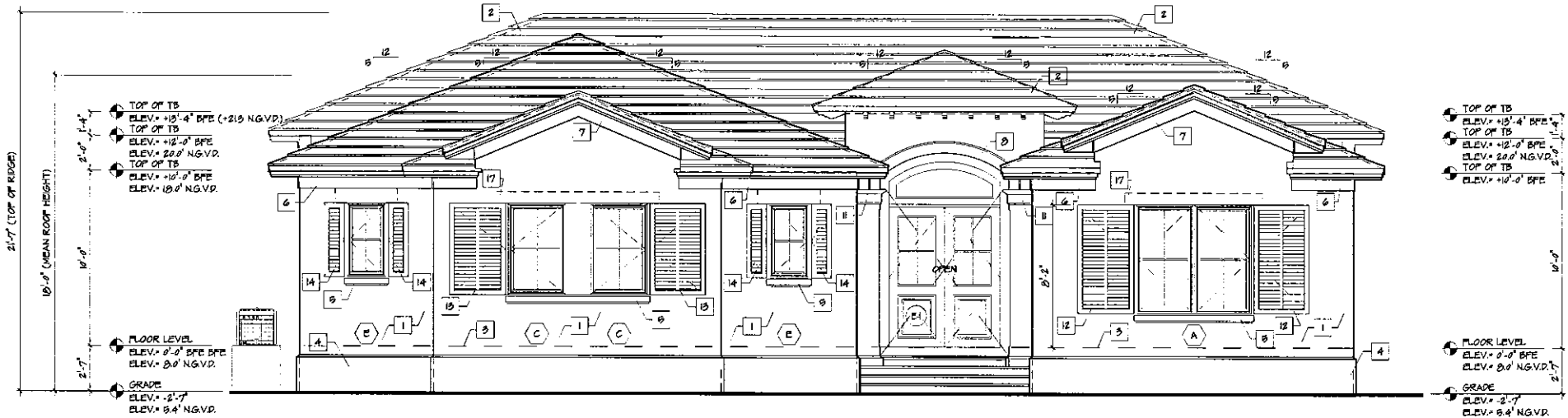
project name: **MR. YORAN RESIDENCE RENOVATION**
1351 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

revisions:

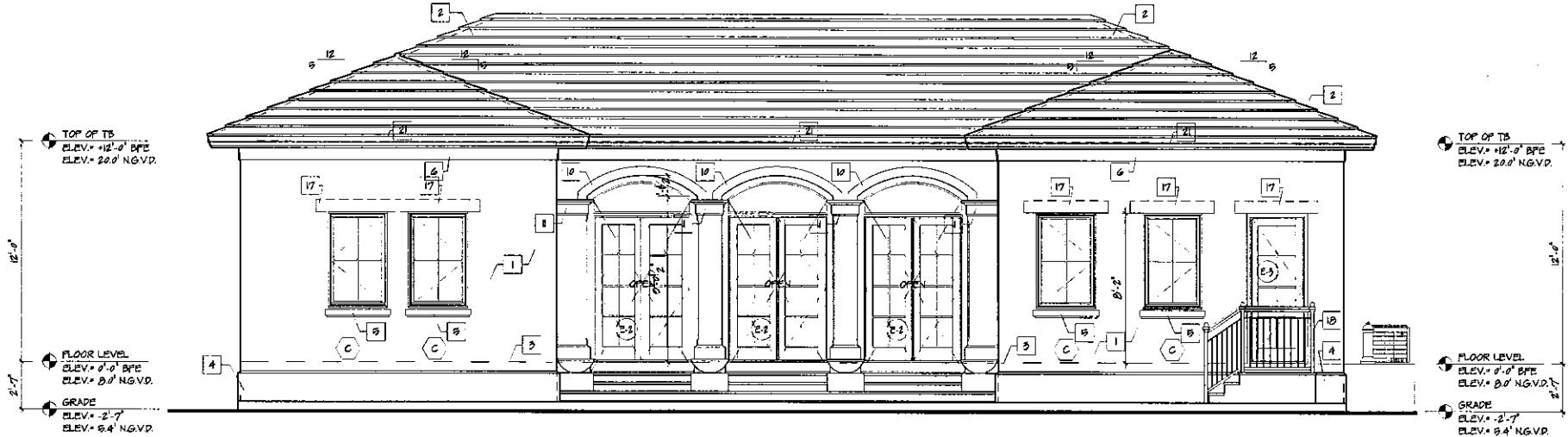
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ELEVATION KEYNOTES

- 1 LIGHT TEXTURE STUCCO (PAINT COLOR TO BE SELECTED BY OWNER)
- 2 CEMENT PLAT ROOF TILE (TO BE SELECTED BY OWNER)
- 3 LINE OF INTERIOR FLOOR LEVEL (REFER TO FLOOR PLAN FOR FLOOR ELEVATIONS)
- 4 KEYSTONE VENEER (COLOR TO BE SELECTED BY OWNER)
- 5 PRECAST MOLDING (REFER TO PROFILE DETAIL 'A')
- 6 STUCCO BAND (REFER TO PROFILE DETAIL 'B')
- 7 PRECAST MOLDING (REFER TO PROFILE DETAIL 'C')
- 8 PRECAST MOLDING (REFER TO PROFILE DETAIL 'D')
- 9 PRECAST MOLDING (REFER TO PROFILE DETAIL 'E')
- 10 STUCCO BAND (REFER TO PROFILE DETAIL 'F')
- 11 PRECAST COLUMN CAPITAL (REFER TO PROFILE DETAIL 'G')
- 12 DECORATIVE SHUTTER (REFER TO DETAIL 'H')
- 13 DECORATIVE SHUTTER (REFER TO DETAIL 'I')
- 14 DECORATIVE SHUTTER (REFER TO DETAIL 'J')
- 15
- 16
- 17 NEW LINTEL (REFER TO STRUCTURAL PLANS)
- 18 METAL RAILING MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
- 19 R-30 CEILING INSULATION (REFER TO ENERGY CALCULATIONS)
- 20 NEW CONCRETE WINDOW SILL (REFER TO STRUCTURAL PLANS)
- 21 NEW CONCRETE TIE BEAM (REFER TO STRUCTURAL PLANS)
- 22 NEW CONCRETE FOOTING (REFER TO STRUCTURAL PLANS)
- 23 EXISTING CONCRETE FOOTING TO REMAIN (REFER TO STRUCTURAL PLANS)
- 24 NEW CONCRETE SLAB (REFER TO STRUCTURAL PLANS)
- 25 WOOD BASE BOARD (TO BE SELECTED BY OWNER)
- 26 WOOD CROWN MOLDING (TO BE SELECTED BY OWNER)
- 27 WOOD CASING (TO BE SELECTED BY OWNER)
- 28 WOOD WINDOW SILL (TO BE SELECTED BY OWNER)
- 29 PREFABRICATED WOOD TRUSSES (REFER TO STRUCTURAL PLANS)



FRONT/SOUTH ELEVATION
SCALE: 1/4\"/>



REAR/NORTH ELEVATION
SCALE: 1/4\"/>

revisions:

project name: **MR. YORAN RESIDENCE RENOVATION**
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tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-9445

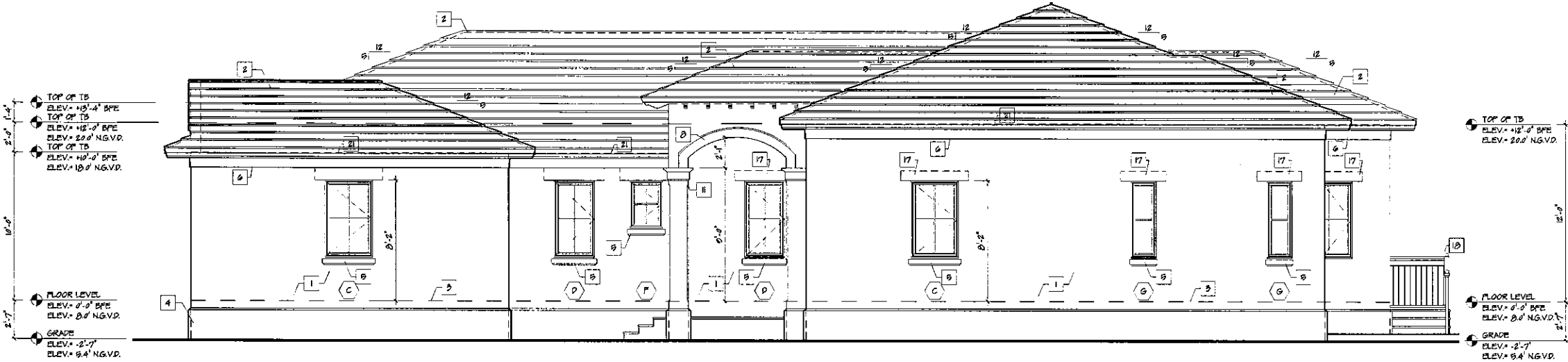
ARCH. LICENSE
AR 0005843
AA 26001715

job no.
date: 12-26-2014
scale: As Shown
drawn by:

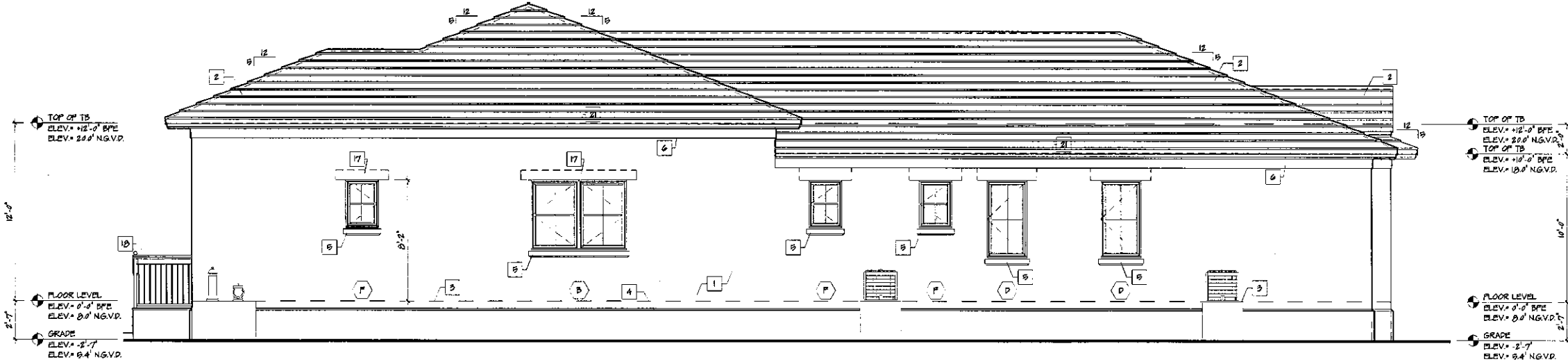
sheet no.
A-3

ELEVATION KEYNOTES

- 1 LIGHT TEXTURE STUCCO
(PAINT COLOR TO BE SELECTED BY OWNER)
- 2 CEMENT FLAT ROOF TILE
(TO BE SELECTED BY OWNER)
- 3 LINE OF INTERIOR FLOOR LEVEL
(REFER TO FLOOR PLAN FOR FLOOR ELEVATIONS)
- 4 KEYSTONE VENER
(COLOR TO BE SELECTED BY OWNER)
- 5 PRECAST MOLDING
(REFER TO PROFILE DETAIL 'A')
- 6 STUCCO BAND
(REFER TO PROFILE DETAIL 'B')
- 7 PRECAST MOLDING
(REFER TO PROFILE DETAIL 'C')
- 8 PRECAST MOLDING
(REFER TO PROFILE DETAIL 'D')
- 9 PRECAST MOLDING
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- 27 WOOD CASING
(TO BE SELECTED BY OWNER)
- 28 WOOD WINDOW SILL
(TO BE SELECTED BY OWNER)
- 29 PREFABRICATED WOOD TRUSSES
(REFER TO STRUCTURAL PLANS)



RIGHT/EAST ELEVATION
SCALE: 1/4"=1'-0"



LEFT/WEST ELEVATION
SCALE: 1/4"=1'-0"

revisions:

project name: **MR. YORAN RESIDENCE RENOVATION**
1351 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

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tel: (305) 854-4070 fax: (305) 854-4079



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AR 0005643
AA 28001715

job no.
date: 12-25-2014
scale:
As Shown
drawn by:

sheet no.
A-4

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plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better. Material shall at a min. meet or exceed specifications.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
6. Landscape Contractor shall locate and verify all underground utilities prior to digging.
7. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
8. Any wire guys and/or fabric straps shall be flagged w/ fluorescent colored tape as shown in details.
9. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
11. All trees in sod areas to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
12. Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving, gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.

13. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
14. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
15. Discrepancies shall be brought to the attention of the Landscape Architect.
16. No changes shall be made without the prior consent of the Landscape Architect.
17. All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
18. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may effect the scope of work.
19. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, material, mulch, gravel, weed fabric, planting soil, equip., manpower, etc. as required to complete the entire job.
20. All planted beds shall receive 100% coverage by a fully automatic irrigation system which shall be provided by the Landscape Contractor
21. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.

landscape legend

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

Zoning District	RD	Net Lot Area	10,000	acres	23	s.f.
Residential - Single Family Home Site						
A. SHADE TREES REQUIRED*						
	REQUIRED	PROVIDED				
1. Single - Family Non-Waterfront Lot	5	5				
2. Single - Family Waterfront Lot	n/a	n/a				
3. Two - Family Lot	n/a	n/a				
4. Number of Shade Trees in Front Yard	2	2				
5. Native Species Required - 50%	3	3				
6. Drought Tolerant and Low Maintenance Species Require - 50%	3	3				
B. SHRUBS REQUIRED**						
1. Single - Family Non-Waterfront Lot	50	144				
2. Single - Family Waterfront Lot	n/a	n/a				
3. Two - Family Lot	n/a	n/a				
4. Native Species Required - 50%	15	144				
5. Drought Tolerant and Low Maintenance Species Require - 50%	25	144				
C. Maximum Lawn Area Allowed***						
1. 50% of Net Lot Area	5,000 max.	2,330				

Notes:

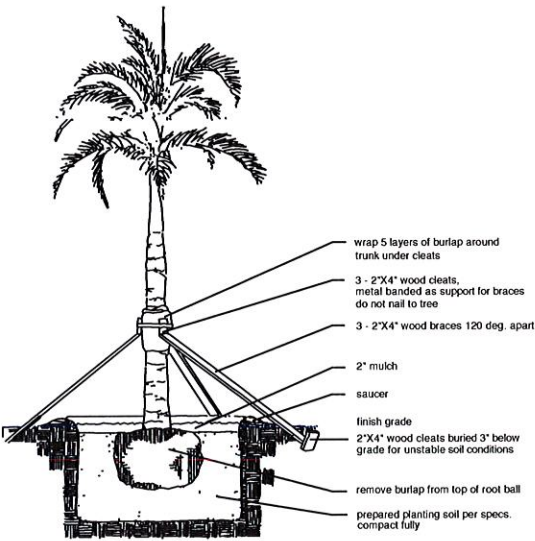
* Required shade trees at time of planting must be a minimum of: 12 feet in overall height; have 4" of clear wood before branching; and have a 2 1/2" caliper. Palm trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.

** 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.

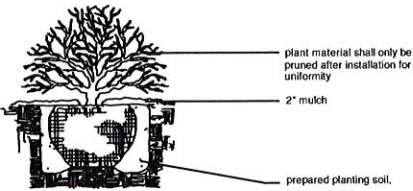
*** Miami Dade County Landscape Ordinance Sec. 18A-5(A)(5)

1. 5 required shade trees comprised of 1 *Conocarpus er. sericeus*, 2 *Chrysophyllum oliviforme* & 1 existing *Tabebuia pallida* (#16) and 1 existing *Roystonea regia* (#2).

plant details



palm/large tree planting detail



shrub planting detail

plant list

— Trees:

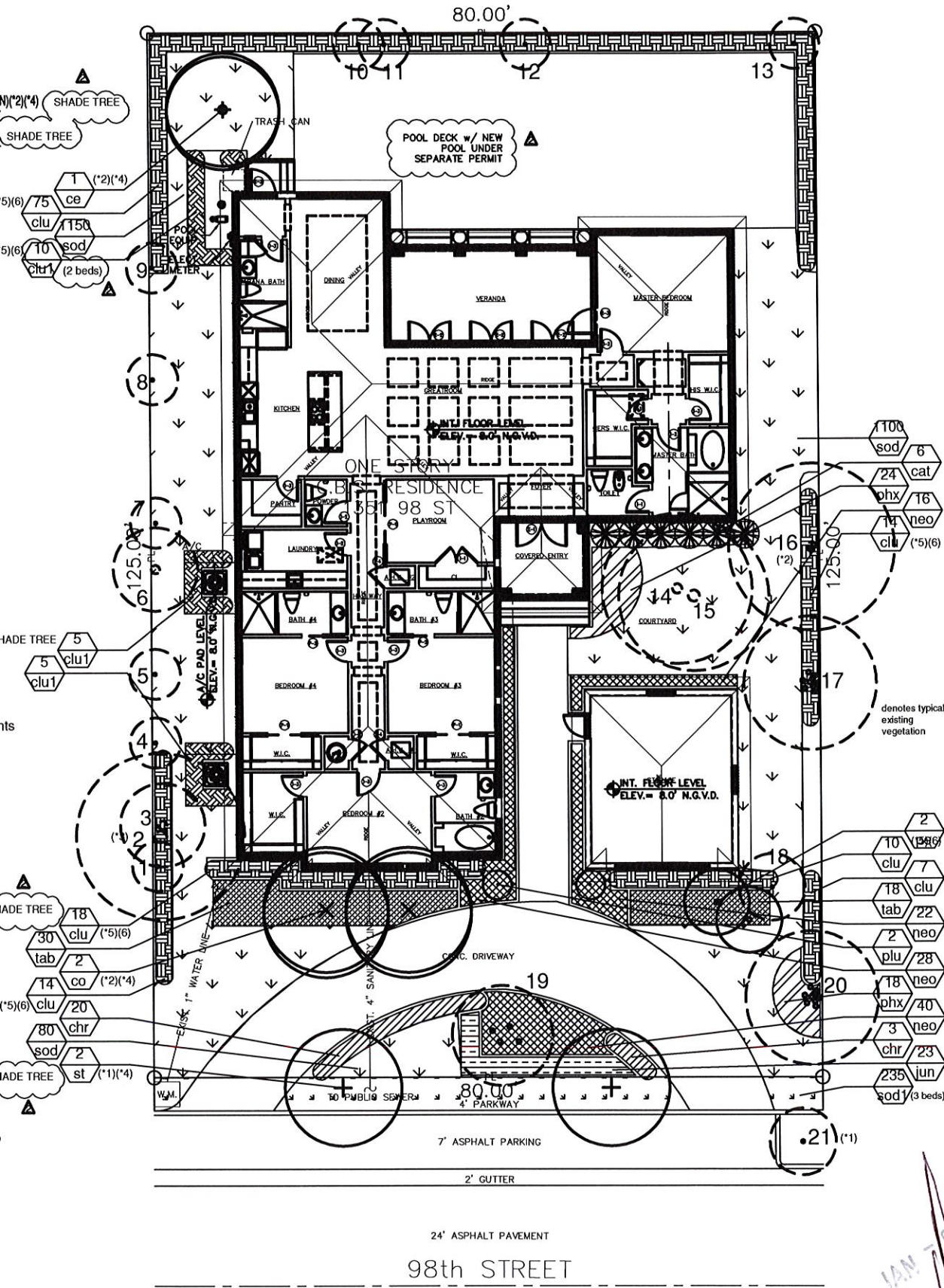
qty.	key	Scientific	Common
1	ce	<i>Conocarpus erectus</i> 'sericeus' - Silver Buttonwood (N)(*)2(*)4	SHADE TREE
2	co	<i>Chrysophyllum oliviforme</i> - Satinleaf(N)(*)2(*)4	SHADE TREE
2	pe	<i>Pythosperma elegans</i> - Solitaire Palm	
2	st	10'8" x 10'9" g.w. 2" d.b.h. Street Trees (*)1 - size and species to be determined by Town at time of building permit	
— Shrubs and Groundcovers:			
6	cat	<i>Chamaedorea cataractarum</i> - Cat Palm	
23	chr	<i>Chrysobalanus icaco</i> 'Red Tip' - Red Tip Coccolup (N)	
40	clu	3 gal. 24" ht. x 14-16" spr. full to base 24" o.c. <i>Clusia guttifera</i> - Small Leaf Pitch Apple (N)(*)5(*)6	
17	clu1	3 gal. 24" ht. full to base 24" o.c. <i>Clusia guttifera</i> - Small Leaf Pitch Apple (N)(*)5(*)6	
23	jun	7 gal. 36" ht. full to base 24" o.c. <i>Juniperus conferta</i> - Shore Juniper	
106	neo	3 gal. 16-18" spr. full 18" o.c. <i>Neomarcia caerulea</i> - Apostles Iris	
42	phx	3 gal. 16-18" ht. x spr. full clump 18" o.c. <i>Pholidendron 'Xanadu'</i>	
2	plu	3 gal. 16-18" ht. x spr. full clump 18" o.c. <i>Plumeria pudica</i> - Bridalveil	
235	sod	4-5' ht. x 18-24" spr. full matched s.f. solid sod St. Augustine 'Flor-tam' - Same	
235	sod1	s.f. solid sod (in right-of-way) St. Augustine 'Flor-tam' - Same	
48	tab	3 gal. 16-18" ht. x spr. full 24" o.c. <i>Tabernaemontana divaricata</i> - Pinwheel Jasmine	

- key:
- (*)1 denotes trees meeting street tree requirements
(*)2 denotes canopy trees meeting general tree requirements
(*)2 denotes palms meeting general tree requirements
(*)4 denotes trees meeting native requirements
(*)5 denotes shrubs meeting general shrub requirements
(*)6 denotes shrubs meeting native requirements

existing trees key:

#	Scientific/Common Name	D.B.H.	Ht.	Sp.	Disp.	Key
1	<i>Pythosperma elegans</i> / Solitaire Palm	3"	14'	8'	remain	
2	<i>Roystonea regia</i> / Royal Palm	17"	50'	20'	remain	
3	<i>Roystonea regia</i> / Royal Palm	12"	22'	8'	remain	
4	<i>Pythosperma elegans</i> / Solitaire Palm	3"	12'	6'	remain	
5	<i>Pythosperma elegans</i> / Solitaire Palm	3"	11'	6'	remain	
6	<i>Roystonea regia</i> / Royal Palm	9"	18'	14'	remain	
7	<i>Pythosperma elegans</i> / Solitaire Palm	3"	18'	6'	remain	
8	<i>Roystonea regia</i> / Royal Palm	4"	8'	6'	remain	
9	<i>Roystonea regia</i> / Royal Palm	5"	10'	6'	remain	
10	<i>Pythosperma elegans</i> / Solitaire Palm	3.5"	22'	6'	remain	
11	<i>Pythosperma elegans</i> / Solitaire Palm	3.5"	22'	6'	remain	
12	<i>Pythosperma elegans</i> / Solitaire Palm	3"	12'	6'	remain	
13	<i>Pythosperma elegans</i> / Solitaire Palm	3"	26'	6'	remain	
14	<i>Roystonea regia</i> / Royal Palm	9"	26'	18'	remain	
15	<i>Roystonea regia</i> / Royal Palm	11"	26'	18'	remain	
16	<i>Tabebuia pallida</i> / Pink Trumpet Tree	14"	24'	20'	remain	
17	<i>Dypsis lutescens</i> / Areca Palm	multi	22'	16'	remain	
18	<i>Pythosperma elegans</i> / Solitaire Palm	4"	18'	8'	remain	
19	<i>Phoenix roebellini</i> / Pygmy Date Palm	multi	6-10'	12'	remain	
20	<i>Dypsis lutescens</i> / Areca Palm	multi	16'	16'	remain	
21	<i>Quercus virginiana</i> / Live Oak (N)	5"	16'	6'	remain	

note: all existing trees on site to remain



project name: MR. YORAN RESIDENCE ADDITION & INTERIOR REMODELING

project name:

francesc anillo-toledo, llc architect & planning

ARCH. LICENSE AR 000643 AA 20001715

job no. 09-08-2014 scale. As Shown drawn by. WAE

sheet no. L-1

14121 sw 119 ave. miami, fl. 33186 305.274.2702 lic. LA1187

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'

PROPERTY ADDRESS:
1351 98th Street
Bay Harbor Islands, Florida 33154-1913

LEGAL DESCRIPTION:
Lot 10, Block 36, 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.

FOLIO NUMBER: 13 2227 001 6600 (Miami Dade County Public Records/Property Appraiser Office)

SURVEYOR'S NOTES:

All distances as shown hereon are based on the US Survey foot.

The National Flood Insurance Rate Map for Florida, Community Panel No. 120637 (Town of Bay Harbor Islands) 12086 C, 0144 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AE". Elevation 8.00 feet.

Elevations shown hereon are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based upon a Miami-Dade County Benchmark Name A-17.

NAMEA- 17
LOCATOR 2235 E
ELEV (NGVD 29) 7.67
LOC 1BROAD CAUSEWAY BRIDGE --- NEAR WEST END OF BAY HARBOUR ISLAND
LOC 2INTRACOASTAL WATERWAY ---
DESCRIPTION BRASS BAR IN TOP OF EAST END OF THE NORTH CONC WALKWAY.

CERTIFIED TO:
Yoram Izhak

GENERAL SURVEYOR'S NOTES:

- 1)-This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2)-The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3)-This Survey does not reflect or determine ownership.
- 4)-Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
- 5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 7)-This Survey has been prepared for the exclusive use of the entities named hereon only and certifications hereon do not extend to any unnamed parties.
- 8)-This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
- 9)-Utility facilities within Utility Easements not noted as violations.
- 10)-Driveways or portions thereof within Roadways not noted as violations or encroachments.
- 11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
- 12)-Fence ownership determines by visual means only (if any); Legal ownership not determined.
- 13)-No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
- 14)-Contact the appropriate authorities have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
- 15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
- 16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
- 17)-Obstructed corners are witnessed by improvements

JORGE L. CABRERA
PROFESSIONAL SURVEYOR & MAPPER
2852 S.W. 149th Place, Miami, Florida 33185

Phone: 305-302-2522
Fax: 305-207-9537

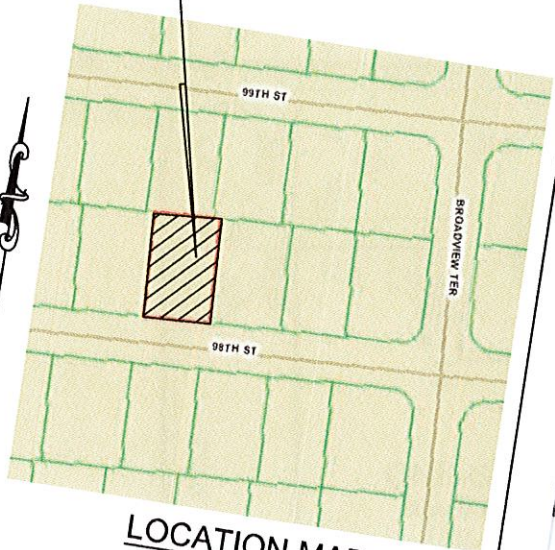
I, the undersigned, do hereby certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the plat of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

Field Work: 03/06/2014
Elevations: 10/16/2014
Job # 14-2378-A

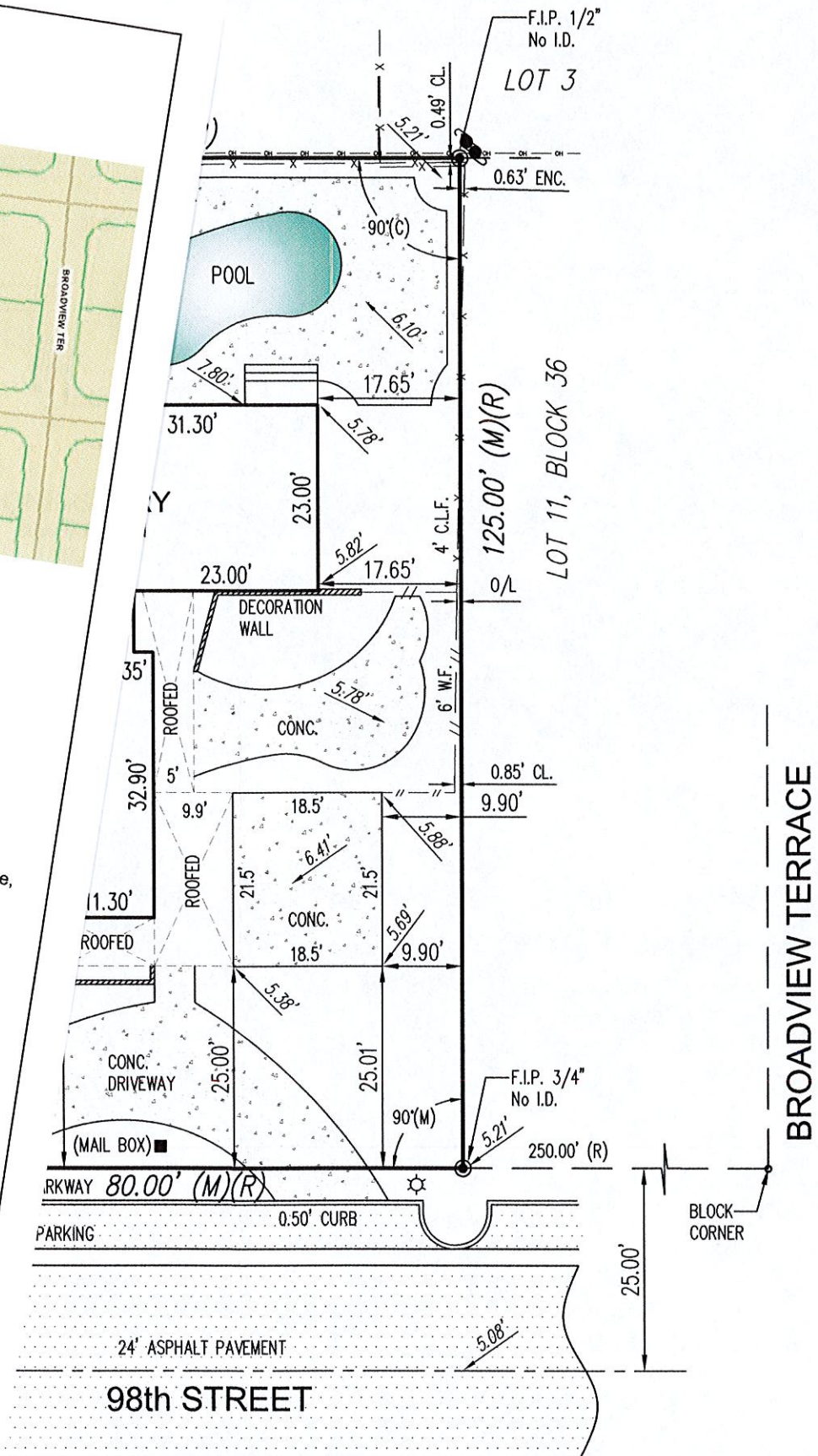
Sketch # 3122

JORGE L. CABRERA

PROJECT SITE



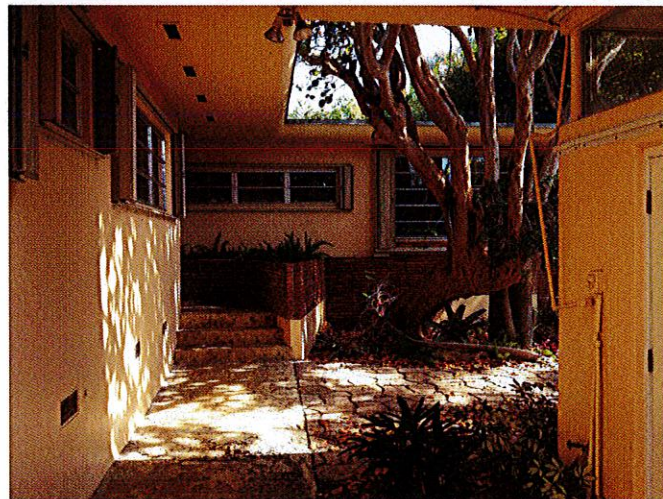
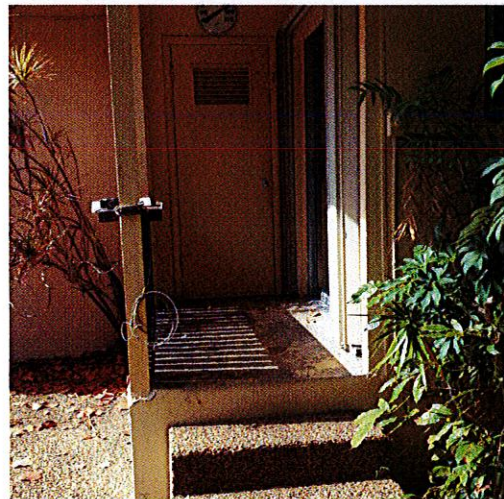
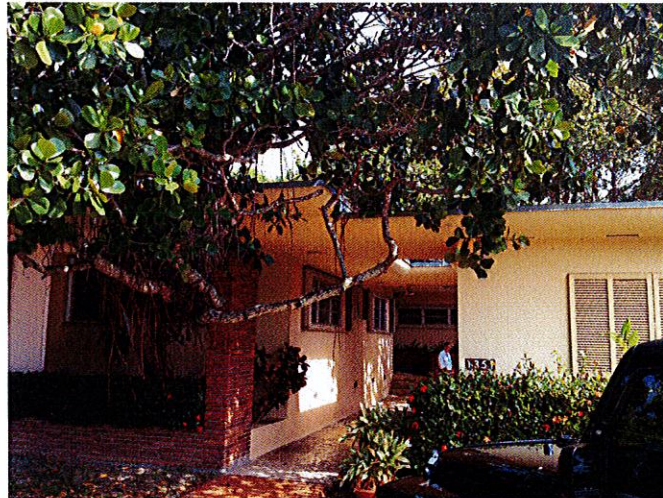
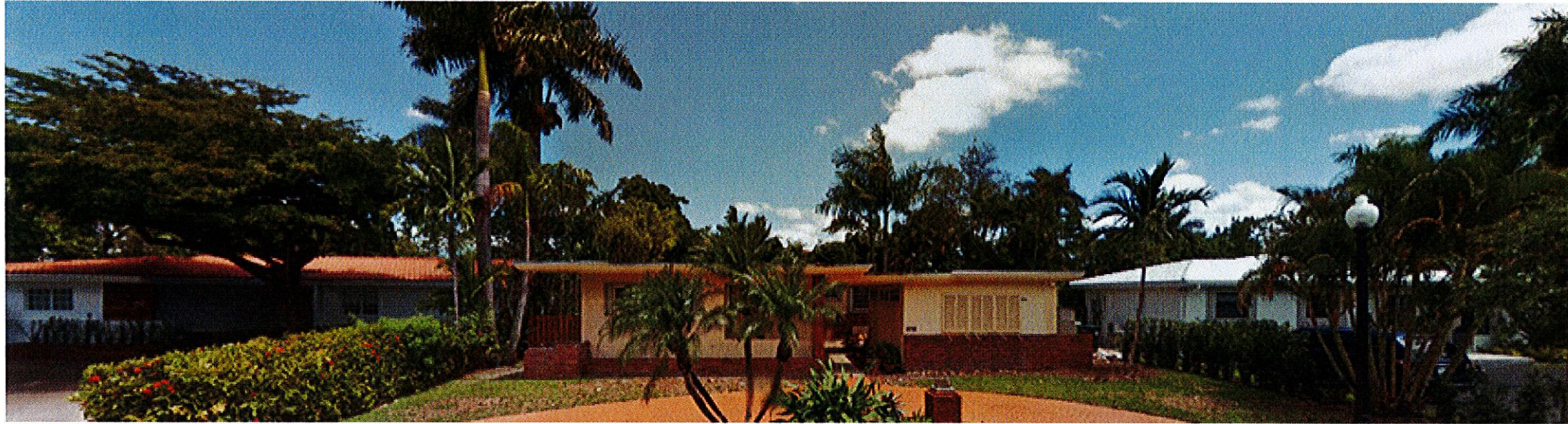
LOCATION MAP
SCALE: (N.T.S)



PROPERTY UNDER REMODELING

SYMBOLS

- | | | | |
|--|-----------------|--|--------------|
| | AIR CONDITIONER | | UTILITY POLE |
| | POOL PUMP | | MANHOLE |
| | WATER HEATER | | ELECTRIC BO |
| | CABLE TV | | COVERED AR |
| | CATCH BASIN | | CHAIN LINK |
| | WATER METER | | METAL FENC |
| | CONCRETE POLE | | OVERHEAD L |
| | WOOD POLE | | PLASTIC FEN |
| | | | WOOD FENCE |
| | | | WIRE FENCE |



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architecture & planning
3191 coral way, suite 400 miami, fl 33145 email: architects@attarch.com
tel: (305) 854-4070 fax: (305) 854-4079 fac: (305) 855-3445



ARCH. LICENSE
AR 0005643
AA 26001715

Job no.
Date.
12-28-2014
Scale.
As Shown
Drawn by.

Sheet no.
PH-2

**MR. YORAN RESIDENCE
RENOVATION**
1351 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

1

1. The first part of the document is a title page. It contains the title of the report, the author's name, and the date of the report. The title is "The Impact of Climate Change on the Environment". The author is "John Doe". The date is "January 1, 2023".



revisions:

project name: **MR. YORAN RESIDENCE
RENOVATION**
1351 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

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tel: (305) 854-4070 fax: (305) 854-4079 lic: (305) 858-3445



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job no.
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12-28-2014
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RE-1

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AA 26001715

job no.
date.
06-20-2014
scale.
As Shown
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*

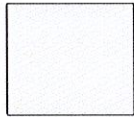
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project name: MR. YORAN RESIDENCE
RENOVATION
1351 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

revisions:

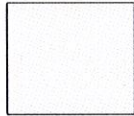
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OVERHAND



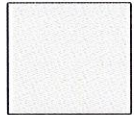
SW6252.f

1
SHUTTERS



SW0050.f

2
WALLS



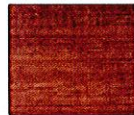
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3
WALL
BASE



SW6157.f

4
ENTRY
DOOR



EXTERIOR
SEMI-TRANSPARENT STAIN
SW3501 REDWOOD

5
STONE
AT
CORNERS



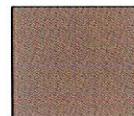
KEYSTONE FINISH

6
WINDOWS



SW6209.f

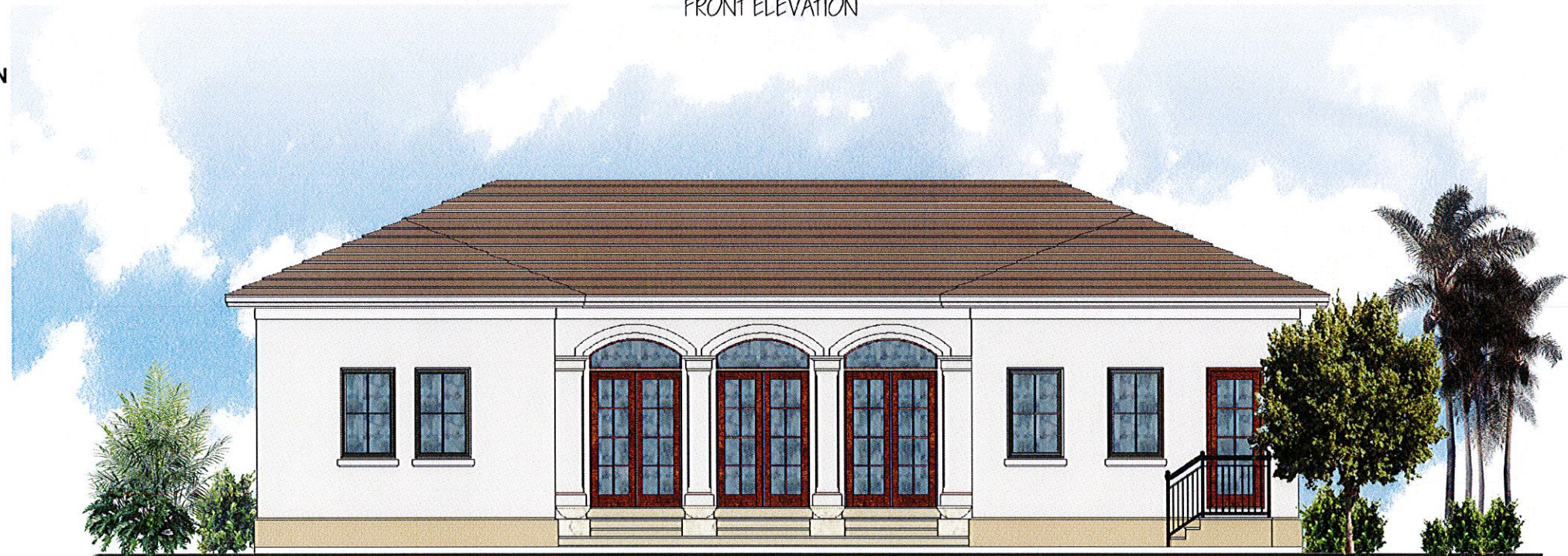
7
FLAT TILE



SW0038.f



FRONT ELEVATION



REAR ELEVATION

revision:

project name: **MR. YORAN RESIDENCE
ADDITION & INTERIOR REMODELING**
1351 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

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AA 28001716

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09-20-2014
scale:
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RIGHT ELEVATION



LEFT ELEVATION

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ARCH. LICENSE
 AR 0005643
 AA 28001718

job no.
 date.
 08-20-2014
 scale.
 As Shown
 drawn by.
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sheet no.

project name: **MR. YORAN RESIDENCE**
RENOVATION
 1351 98 ST. BAY HARBOR ISLANDS, FLORIDA 33154

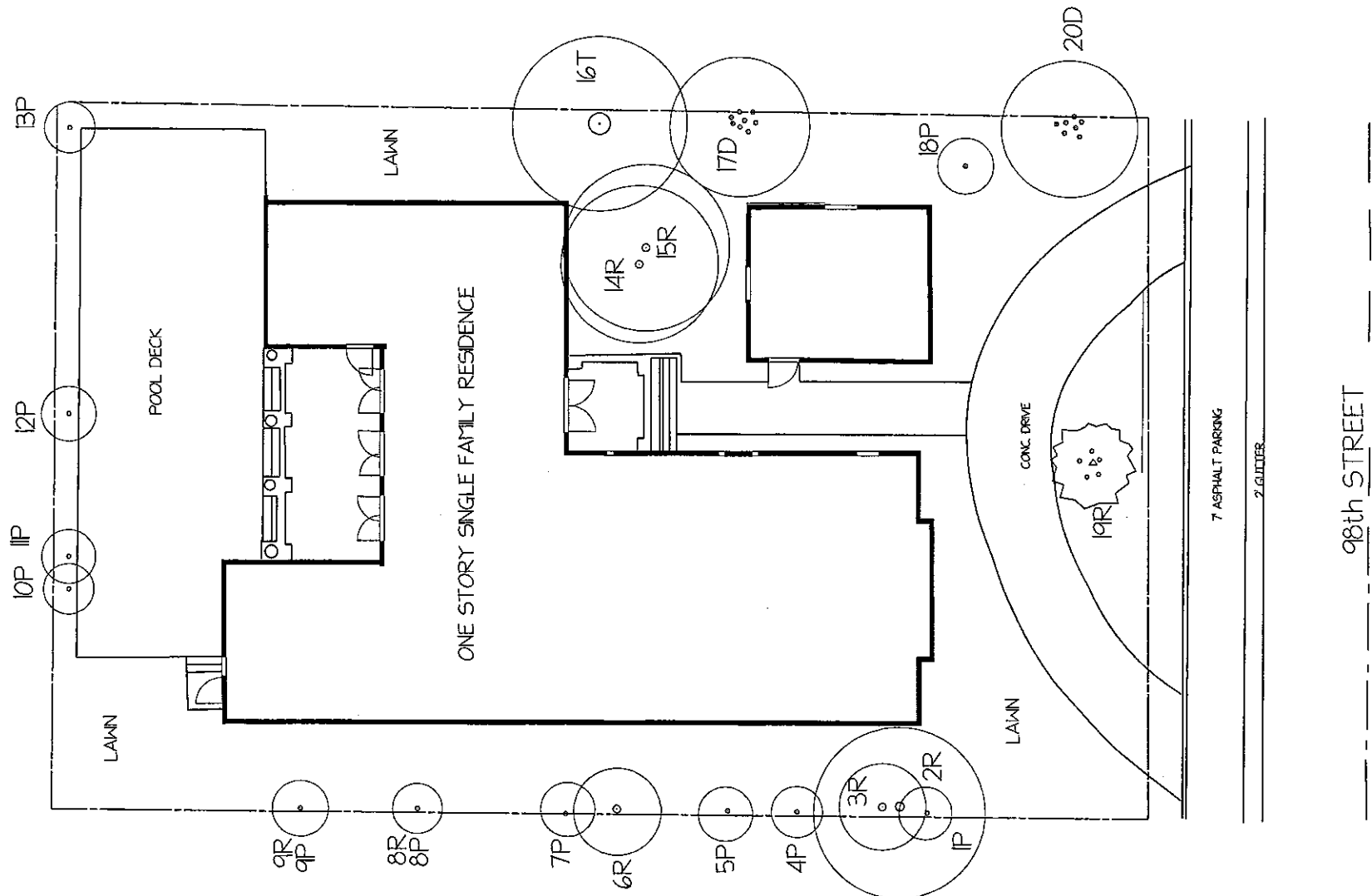
revisions:

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EXISTING TREES TO REMAIN

BOTANICAL NAME --	COMMON NAME	D. B. H.	HT.	SFR.
Ptychosperma elegans	Solitare Palm	3"	14'	8'
Roystonea elegans	Royal Palm	17"	50'	20'
Ptychosperma elegans	Royal Palm	12"	22'	8'
Ptychosperma elegans	Solitare Palm	3"	12'	6'
Ptychosperma elegans	Solitare Palm	3"	11'	6'
Roystonea elegans	Royal Palm	9"	18'	14'
Ptychosperma elegans	Solitare Palm	3"	18'	6'
Roystonea elegans	Royal Palm	4"	8'	6'
Ptychosperma elegans	Royal Palm	5"	10'	6'
Ptychosperma elegans	Solitare Palm	3.5"	22'	6'
Ptychosperma elegans	Solitare Palm	3.5"	22'	6'
Ptychosperma elegans	Solitare Palm	3"	12'	6'
Ptychosperma elegans	Solitare Palm	3"	26'	6'
Roystonea elegans	Royal Palm	9"	26'	18'
Roystonea elegans	Royal Palm	11"	26'	18'
Tabeuia pallida	Pink trumpet tree	14"	24'	20'
Dypsis lutescens	Areca Palm	multi trunk	22'	16'
Ptychosperma elegans	Solitare Palm	4"	18'	8'
Phoenix roebelenii	Figmy Date Palm	multi trunk	6-10'	12'
Dypsis lutescens	Areca Palm	multi trunk	16'	16'

Roystonea elegans Royal Palm

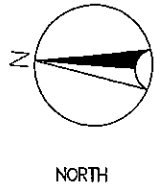


NOTE: ALL EXISTING TREES ON SITE ARE TO REMAIN

TREE SURVEY FOR:

YORAN RESIDENCE
1351 98 STREET BAY HARBOR ISLANDS, FLORIDA 33154
SCALE: 1/8" = 1'-0"
DATE: _____ DRAWN BY: _____

10-15-15
10-15-15



TERRASCAPES
OF SOUTH FLORIDA
561-929-1309

AGENDA ITEM REPORT

January 20, 2015

ITEM NUMBER: 3.

ITEM:

Request for approval for revisions for "Bay Harbor Gardens" located at 1170 93 Street, Lots 4-5 of Block 17. The developers have submitted a revision to there previously approved plan from December 17, 2013. They have revised their design from 34 to 30 dwelling units. Enclosed please find the site plan and new elevations. (Item #3A)

DESCRIPTION:

Request for approval for revisions for "Bay Harbor Gardens" located at 1170 93 Street, Lots 4-5 of Block 17. The developers have submitted a revision to there previously approved plan from December 17, 2013. They have revised their design from 34 to 30 dwelling units. Enclosed please find the site plan and new elevations. (Item #3A)

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller from Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Staff Review	BHI PZB Staff Report BH Gardens MFR Jan 9 2015.pdf
2.	Site Plan & Elevations	1170.93st.pdf
3.	Letter	1170.93Letter1.20.15.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: January 9th, 2015

Subject: Bay Harbor Gardens – 30 DU Multifamily Residential Complex
1170 93rd Street
Proposed Revisions from Original PZ Board Approval
Bay Harbor Islands Acct. No. MB2013-160
MMPA Acct. No. 01-0702-0976

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated January 6th, 2015 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1170 93rd Street

Legal Description: Lots 4 and 5, all in Block 17, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION / HISTORY

The project architect, Markus Frankel, of Frankel Benayoun Architects, Inc., as agent for the property owner, Furmanos, LLC, has submitted a Site Development Plan application **REVISION** to allow for the construction of a thirty (30) dwelling unit (previously 34) mid-rise residential development located at 1170 93rd Street. The Town's PZB reviewed / approved a redevelopment plan for this site on December 17th, 2013. The latest proposed dwelling units range from 1,316 to 1,747 square feet (1,323 to 2,551 sq. ft. in 2013) of A/C space plus balconies, etc. The lots are currently cleared and vacant. The proposed site design incorporates one (1) square-shaped building positioned on top of a two-story parking garage structure. The building floors above the parking garage form a single enclosed structure.

One main driveway connection to 93rd Street is proposed at the northwest corner of the site. The driveway is a two-way driveway that provides access to the first and second story parking garage. The revised first story parking garage is shown at grade (previously depressed 3'-6" below grade). The driveway is twenty-three (23) feet in width and depicts one (1) outdoor loading / drop-off parking space near the garage entrance.

On the building rooftop is a recreational facility with a swimming pool, spa, sun-deck area, men's / women's restrooms, a sauna, community BBQ area, and eight (8) private terraces with summer kitchens. The proposed revised building is 7-stories in height - five (5) floors of residential (8 total floors / 6 floors of residential in 2013) over two (2) floors of parking garage @ max. 65-feet above BFE (max. allowed for this area).

According to the survey, the lots are currently vacant with a few existing trees. The current combined lot area is 22,500 square feet / 0.52 acres in size. This would allow a maximum of eighteen (18) dwelling units on the property at the maximum allowable base density (34 DUA). The revised proposal is to build thirty (30) residential units (58 DUA) which would require the developer to obtain 12 TDR units (34 DU in Dec. 2013 design). The Town limits residential density in this area to 60 DUA, which the plan now meets.

The adjoining / nearby development sites currently include the Ruth K. Broad Bay Harbor K-8 Center to the north across 93rd Street. To the immediate east is a 2-story multi-family residential complex @ 4 DU / 15 DUA. To the immediate south is a one-story multi-family residential complex @ 11 DU / 32 DUA. To the immediate west is the two-story Harbor Point multi-family residential complex @ 14 DU / 35 DUA. This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while

interior (non-waterfront lots) are zoned RM-2. This interior lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is now seeking to build 30 DU (previously 34) while 18 DU are allowed via the base density. Therefore 12 (previously 16) additional TDR units must be acquired by the developer prior to construction commencing. The Town Council already approved the acquisition of seven (7) privately owned TDR units and nine (9) public TDR units. MMPA believes the public TDR unit acquisition has not been completed as yet, therefore; based on the revised density, the Town should only agree to convey five (5) TDR units, as the Town TDR system does not allow private property owners to “bank” excess TDR units, especially public TDR units. Based on the above the proposed development would be deemed consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification. The new proposed site design does not meet the Town’s current side yard setbacks. Ordinance No. 961 (increased the side yard setbacks for multi-lot developments to 10% of lot width) was adopted in February 2014. Since this project was approved in December 2013 prior to the enactment of Ordinance No. 961, the Town Attorney has opined any such project is subject to the Zoning Code criteria in effect when the application is made. As this is a revision to a previously approved project, the new setback ordinance would not apply. This project will be consistent with the Code (density) as the Town Council approved additional TDR units already.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Unity of Title will be required to tie the lots together.

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

As stated above, the Site Development Plan depicts access to the site from one driveway connection to 93rd Street. The driveway is a 23-foot wide two-way driveway that provides access to the first and second story parking garage. The first story parking garage is shown at grade (previously depressed 3'-6" from street grade). The Town requires at least 23 feet width of pavement for 2-way driveways; therefore, the plan complies with the Town’s minimum standards.

Based on 30 DU the Code requires at least sixty (60) parking spaces. Thirty-four (34) parking spaces are shown in the first story parking garage, which includes two (2) guest spaces, two (2)

ADA spaces, and thirty (30) tandem parking spaces. The second story parking garage provides thirty (30) tandem parking spaces. In addition to the parking spaces in the garages, there is one (1) parking space for loading / drop-off adjoining the driveway at the garage entrance for a total of sixty-five (65) parking spaces on the site. Therefore, the site design exceeds the current minimum Code requirements for on-site parking spaces.

A Fire Department staging area is shown at the entrance to the driveway. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB.

TRANSFER OF DEVELOPMENT RIGHT (TDR) ANALYSIS

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design exterior appearance has not changed materially since the December 2013 PZB approval. The major design change was to delete one (1) residential floor of the building, raise the previously "depressed" lower parking level to grade, and to increase the interior floor to ceiling heights (8'-9" to 9'-7"+/-). The design remains modern with decorative vertical and horizontal design elements, expansive balconies and abundant use of glass.

The building width is about 119'-11"; therefore, no building angulation is required.

The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required.

DESCRIPTION OF DECEMBER 2014 REVISIONS

An architect's E-mail from September 2014 (early stages of revisions) provides a description of most of the desired changes; however, not all changes were clearly identified at that time. MMPA has noted several other plan modifications that were not identified but need to be re-approved by the PZB. MMPA compared the December 2013 PZB approved plans with the recent December 2014 plans and noted all modifications. Below is a listing of those items found to differ between 2013 / 2014.

Density – The applicant is seeking to reduce the density from 34 DU down to 30 DU.

Number of Floors / At Grade Parking / Building Height – The applicant has reduced the number of residential floors from six (6) to five (5). The first level of parking was previously partially depressed below grade 3'-6" but is now provided at grade. The interior ceiling to floor heights of the residential floors have also been increased (1+/- foot); however, the building remains at 65-feet above BFE.

Number of Parking Spaces – The number of parking spaces has been reduced (since number of DU was reduced); however, it still exceeds the Code minimum of 2 spaces per DU. The guest space orientation has also been changed slightly; however, the location remains the same.

Unit Sizes – The applicant has removed four (4) DU (essentially the 4 penthouse units). The sizes of the units have been adjusted slightly by reducing the width of the interior "entry gallery" between the units.

Amenities / Site Features– The applicant has added / moved several amenities / site features.

- In the parking garage at grade level, the bike storage area has been moved to the rear of the garage to allow for a "garden and building storage area". A yoga studio has been added next to the fitness gym. Several other small areas have been moved / altered within the parking garage.
- Summer kitchens have been added to the balconies of each unit.
- On the building rooftop, an eighth private terrace has been added by eliminating the "common terrace"; a spa has been added; and the pool equipment has been moved to an enclosed area next to the bathrooms.

Building Elevations – The applicant has also changed the building elevations slightly.

- The front / north elevation is generally the same; however, it now shows building signage. The façade near the ground has changed slightly due to the change from the below grade to at grade parking garage.
- The west / side elevation is generally the same; however the façade near the ground has changed slightly due to the change from the below grade to at grade parking garage.

- The south / rear elevation is generally the same; however the façade near the ground has changed slightly due to the change from the below grade to at grade parking garage.
- The east / side elevations is generally the same; however the façade near the ground has changed slightly due to the change from the below grade to at grade parking garage.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated January 6th, 2015 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Frankel Benayoun Architects dated January 6th, 2015. Any substantial changes requested after the PZB approval requires a separate approval from staff / Planning and Zoning Board, as specified in the Code. Upon re-approval by the Town, the previous December 2014 PZB will become null and void.
- 2) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 3) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 12 additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed. The previous TDR approval was for 16 TDR units. The Town Council has already approved the acquisition of seven (7) privately owned TDR units and nine (9) public TDR units. MMPA believes the public TDR unit acquisition has not been completed as yet; therefore; based on the revised density, the Town should only agree to convey five (5) TDR units, as the Town TDR system does not allow private property owners to "bank" excess TDR units, especially public TDR units
- 4) Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.
- 5) Section 23-24 requires the placement of required guest parking spaces in the front yard area, unless otherwise approved by the PZB. The guest parking spaces are shown under the building but easily accessible, and the PZB approved this in December 2014. The parking spaces are in the same location as previously approved; however, the orientation of the guest parking spaces has changed slightly. The PZB will need to decide if this acceptable.
- 6) Per Section 23-12(15)(e)(vii), PZB approval is required for an entrance canopy over the walkway leading to the street. The entrance canopy has not changed from the original approval (12/17/13); therefore, the original approval of the entrance canopy still applies.

- 7) Some of the balconies remain deeper than the Code allows. Per Section 23-12(15)(a)(vi), balconies in the front yard may encroach 4' into the setback with a maximum depth of 6'. The size of the balconies has not changed from the original approval (12/17/13); therefore, the original approval of the larger balconies still applies. However, approval of the summer kitchens on the balconies is required as part of the Town's revised Site Development Plan approval.

BAY HARBOR GARDENS

1170 93RD STREET , BAY HARBOR ISLANDS, FLORIDA 33154

INDEX OF DRAWINGS

	COVER SHEET
	PROJECT INFO
	SURVEY
A-0.01	CONTEXT & SITE PHOTOS
A-0.02	AERIAL VIEW OF PROJECT IN CONTEXT
A-0.03	PERSPECTIVE RENDERING FROM STREET
A-1.01	SITE PLAN / LEVEL 1 FLOOR PLAN
A-1.02	LEVEL 2 FLOOR PLAN
A-1.03	LEVEL 3 FLOOR PLAN
A-1.04	LEVELS 4 - 7 FLOOR PLAN
A-1.05	LEVEL ROOF FLOOR PLAN
A-1.07	LEVEL HIGH ROOF FLOOR PLAN
A-2.01	NORTH ELEVATION
A-2.01A	NORTH ELEVATION WITH PRIVACY WALL
A-2.02	WEST ELEVATION
A-2.03	SOUTH ELEVATION
A-2.04	EAST ELEVATION
A-2.05	NORTH LANDSCAPE ELEVATION
A2.05A	NORTH LANDSCAPE ELEVATION WITH PRIVACY WALL
A2.06	WEST LANDSCAPE ELEVATION
A2.07	SOUTH LANDSCAPE ELEVATION
A2.08	EAST LANDSCAPE ELEVATION
A-3.01	BUILDING SECTION
L-1	PLANTING PLAN GROUND LEVEL
L-2	PLANTING PLAN POOL DECK
L-3	PLANTING DETAILS
L-4	NORTH ELEVATION
L-5	WEST ELEVATION
L-6	SOUTH ELEVATION
L-7	EAST ELEVATION
C-1	GRADING & DRAINAGE PLAN
C-2	WATER & SEWER PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
E-1.01	SITE / LEVEL 1 PHOTOMETRIC PLAN
P-0.0	PRESENTATION BOARD



OWNER / DEVELOPER:
Furmanos, LLC / SobelCo

2385 NW EXECUTIVE CENTER DRIVE SUITE 440
BOCA RATON, Florida 33431
P H : (5 6 1) 9 9 4 . 3 4 3 4
F A X : (5 6 1) X X X . X X X X

ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001484
MARKUS A. FRANKEL LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

TRAFFIC ENGINEER:
TRAFTECH ENGINEERING
8400 N University Dr
Tamarac, Florida, 33321
PH: (XXX)XXX.XXXX
FAX: (XXX)XXX.XXXX

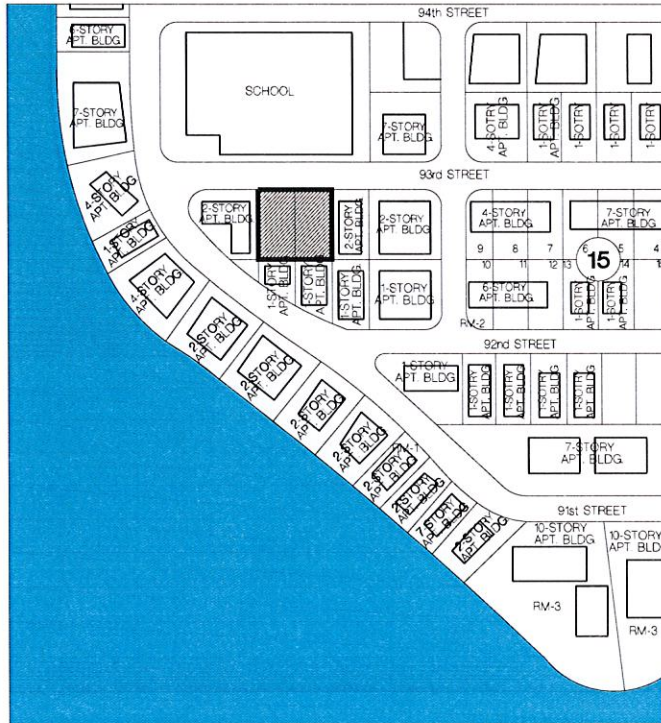
LANDSCAPE ARCHITECT:
SAVINO MILLER DESIGN STUDIO
12345 N.E. 6th Avenue
North Miami, Florida 33161
P H : (3 0 5) 8 9 5 . 9 0 8 2
F A X : (3 0 5) 8 9 5 . 9 0 8 3

CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida, 33020
PH: (954)367.0371
FAX: (305)367.0372



AERIAL MAP

SCALE: N.T.S.



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



LOCATION MAP

SCALE: N.T.S.

ARCHITECTURAL ANALYSIS

THE EXISTING SITES ARE VACANT. THERE ARE NO BUILDINGS ON THE SITE.

BUILDING
OCCUPANCY
RESIDENTIAL R2
TYPE OF
CONSTRUCTION
TYPE I-B

UNIT #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	AREA	SF	# OF BD / # OF BA
1 LEVELS 3 - 11	5	1,316	1,402	7,010	SF	2 BD / 2 BA
2 LEVELS 3 - 11	5	1,545	1,614	8,010	SF	2 BD / 2 BA
3 LEVELS 3 - 11	5	1,458	1,546	7,730	SF	2 BD / 2 BA
4 LEVELS 3 - 11	5	1,532	1,634	8,170	SF	3 BD / 3 BA
5 LEVELS 3 - 11	5	1,744	1,819	9,095	SF	2 BD / 2 BA
6 LEVELS 3 - 11	5	1,682	1,766	8,880	SF	3 BD / 2 BA
TOTAL	30			48,955	SF	

ZONING SUMMARY

11.0 93rd STREET

	SF	ACRES	
LOT AREA	22,500	0.52	INCLUDES THE NORTHERN 11' TO BE VACATED

LEGAL DESCRIPTION

LOT 4, LESS THE NORTH 11.00 FEET THEREOF AND LOT 5, ALL IN BLOCK 1 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.
NOTE: THE OWNER WILL SEEK VACATION OF THE NORTHERN 11'

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP No. 94, PANEL No. 0144 L

CROWN OF THE ROAD 4.4 NGVD

ZONING CLASSIFICATION RM2 - MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION MED-HIGH DENSITY RESIDENTIAL

FLR	ALLOWABLE	PROPOSED
DETERMINED BY THE SETBACKS	N/A	
MAXIMUM DENSITY		
34 UNITS PER NET ACRE	34	30
SETBACKS	REQUIRED	PROPOSED
	Buildings less than 30' in height, 20' set back	20'
	Buildings less than 45' in height, 25' set back	30'
	Buildings less than 65' in height, 30' set back	30'

PRINCIPAL FRONTAGE 93rd STREET

SIDE SETBACK Buildings less than 30' in height, 10' set back. Maximum building height shall be 21' 8"

REAR SETBACK Buildings less than 30' in height, 10' set back. Maximum building height shall be 21' 8"

FLEX SETBACK 'SIDES'	SIDE BUILDING LENGTH	ALLOWABLE (Feet)	PROPOSED (Feet)
MAXIMUM ALLOWED 1/3 OF LENGTH OF BUILDING	120'-0"	40'	39'-0"
REAR FLEX	130'-0"	43.3'	39'-5"
FRONT FLEX 93rd STREET	130'-0"	43.3'	39'-0"

MAXIMUM HEIGHT	ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT	65' above BFE	65' above BFE
GROUND LANDSCAPE AREA	REQUIRED	PROPOSED
20% OF LOT AREA MINIMUM	4,500 SF	4,115 SF = 21%
ROOF DECK LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
15% OF ROOF AREA MINIMUM	1,243 SF	1,445 SF = 11.4%
LOT COVERAGE	ALLOWABLE	PROPOSED
PERIMETER DETERMINED BY THE SETBACKS	DETERMINED BY SETBACKS	14,226 SF

BUILDING LENGTH N/A

BREEZEWAY

A BUILDING MAY EXCEED 120' FEET IN LENGTH IF BREEZEWAYS DIVIDE SUCH BUILDING. SUCH BREEZEWAYS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH, COMPLETELY THROUGH THE BUILDING, OF 20' FEET.

119'-11" BREEZEWAY NOT REQUIRED OR PROVIDED

PARKING SPACE REQUIREMENTS	REQUIRED	PROPOSED
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA	60	64
2 GUEST PARKING SPACES		
TOTAL PARKING SPACES INCLUDING 2 GUEST SPACES & DROP-OFF AREA		65

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
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E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
SobelCo
2385 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

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civil engineers
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BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE
DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
SCALE
DATE
SHEET NUMBER
P&Z SUBMITTAL

SKETCH OF SURVEY

LEGEND:

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

LEGAL DESCRIPTION:

LOT 4, LESS THE NORTH 11.00 FEET THEREOF AND LOT 5, ALL IN BLOCK 17 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES :

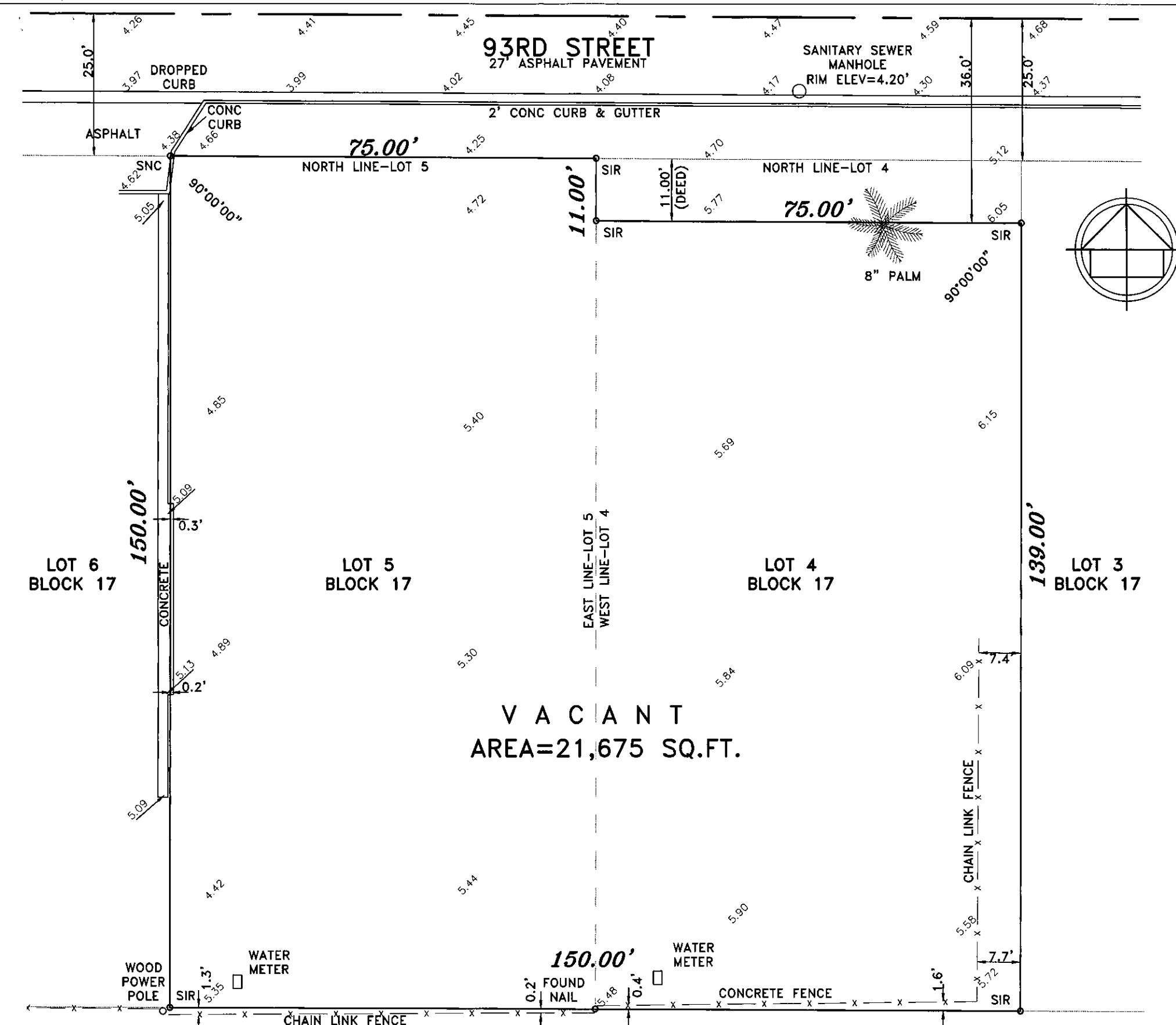
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # R-243 ELEVATION=6.61'

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

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

SURVEY DATE : 02/21/13



COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47th AVENUE, SUITE 1011

DAVIE, FLORIDA 33314

CERTIFICATE OF AUTHORIZATION : LB # 6448

PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 6975-13

CLIENT :

SIMJA ENTERPRISES

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	02/21/13	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0144 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :
 93RD STREET / VACANT

SCALE: 1"= 20'

SHEET 1 OF 1



SUBJECT SITE & NEIGHBOR'S PROPERTIES

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

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OWNER / DEVELOPER

SobelCo

2365 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

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civil engineers
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SUSAN C. HOLLAND, PE
Reg. no. 41831

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BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE

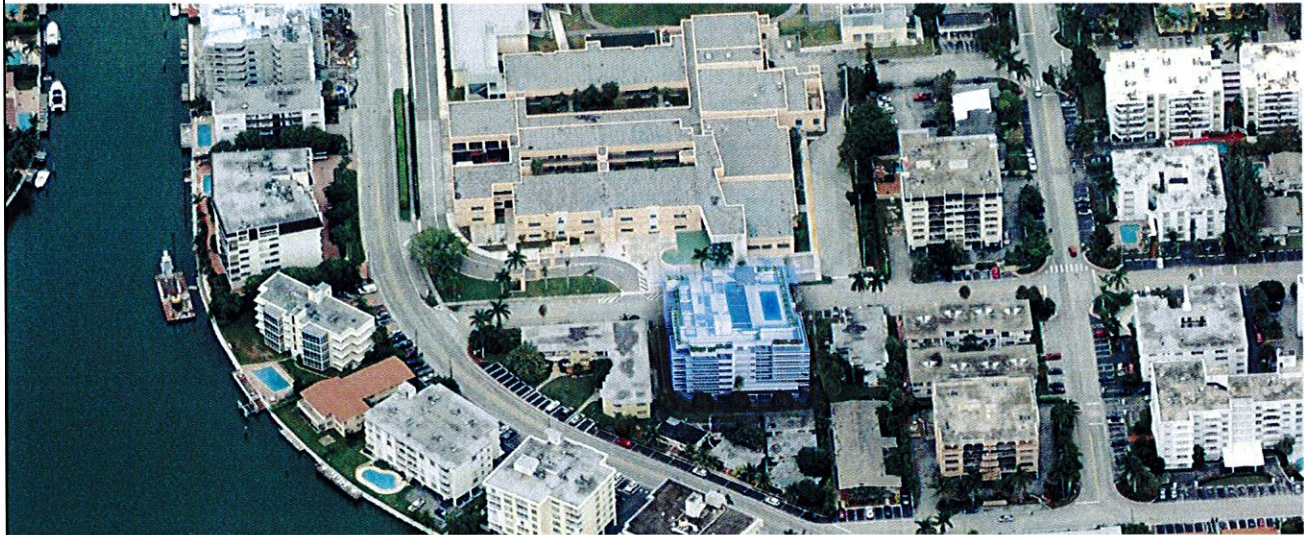
CONTEXT PHOTOS

SCALE 1/8" = 1'-0" DATE JANUARY 5, 2015

SHEET NUMBER

A-0.01

P&Z SUBMITTAL



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

AERIAL VIEWS

SCALE

1/8" = 1'-0"

DATE

JANUARY 5, 2016

SHEET NUMBER

A-0.02

P&Z SUBMITTAL

1/5/2016 2:11 PM



PERSPECTIVE VIEW FROM NORTHWEST

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
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SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

**PERSPECTIVE
VIEW**

SCALE 1/8" = 1'-0" DATE JANUARY 5, 2015

SHEET NUMBER

A-0.03

P&Z SUBMITTAL



ROOFTOP VIEW

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

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BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

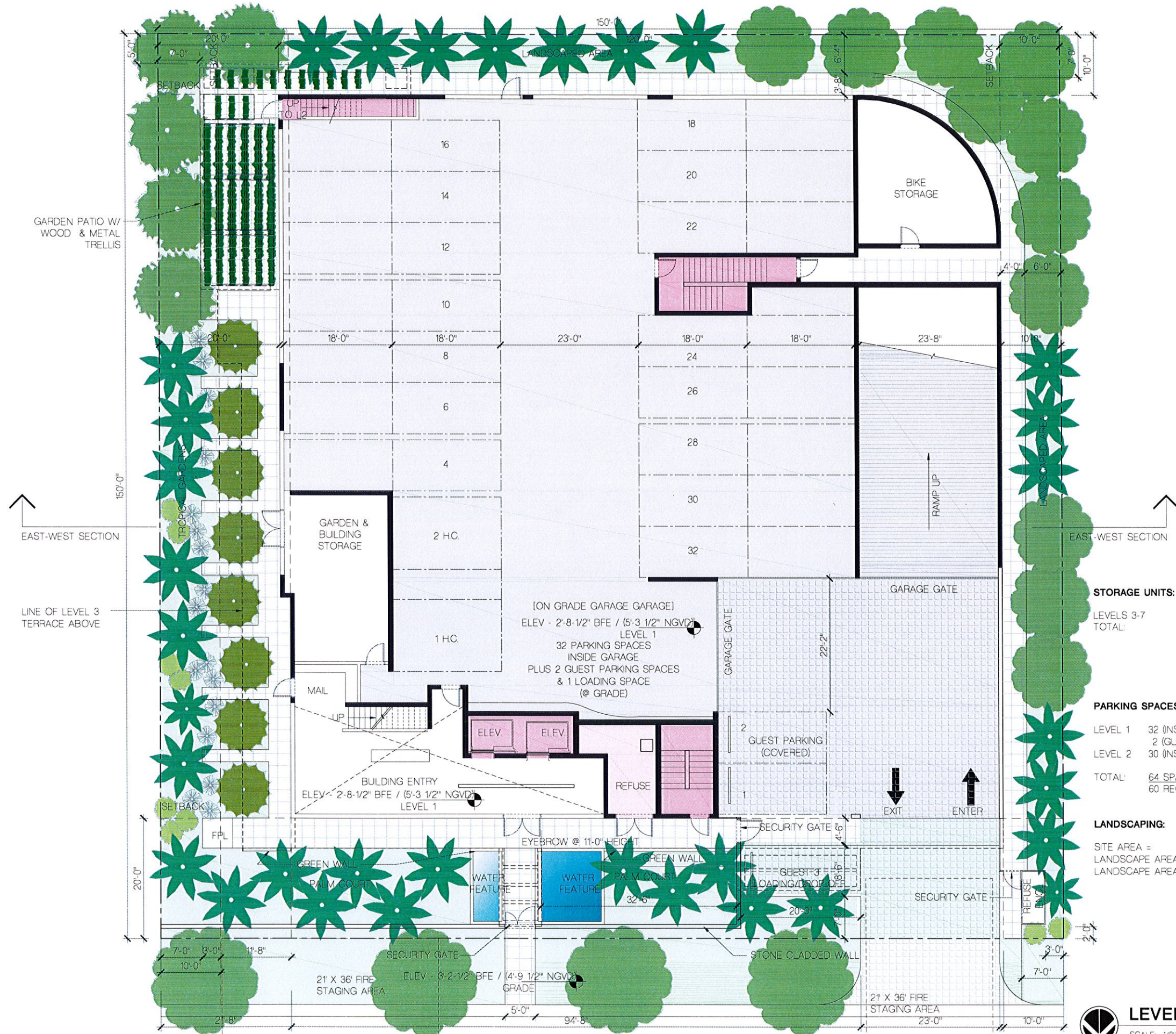
ROOFTOP VIEW

SCALE 1/8" = 1'-0" DATE JANUARY 5, 2015

SHEET NUMBER

A-0.04

P&Z SUBMITTAL



STORAGE UNITS:

LEVELS 3-7	6/FLOOR =	30 UNITS
TOTAL:		30 UNITS PROVIDED (30 REQUIRED)

PARKING SPACES:

LEVEL 1	32 (INSIDE GARAGE)
	2 (GUEST SPACES)
LEVEL 2	30 (INSIDE GARAGE)
TOTAL:	64 SPACES (+1 LOADING)
	60 REQUIRED

LANDSCAPING:

SITE AREA =	22,500 SF
LANDSCAPE AREA REQUIRED (20%) =	4,500 SF
LANDSCAPE AREA PROVIDED (21%) =	4,715 SF

LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
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MARKUS A. FRANKEL
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1170 93RD STREET
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DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: JANUARY 5, 2015
SHEET NUMBER
A-1.01
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NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

DATE _____

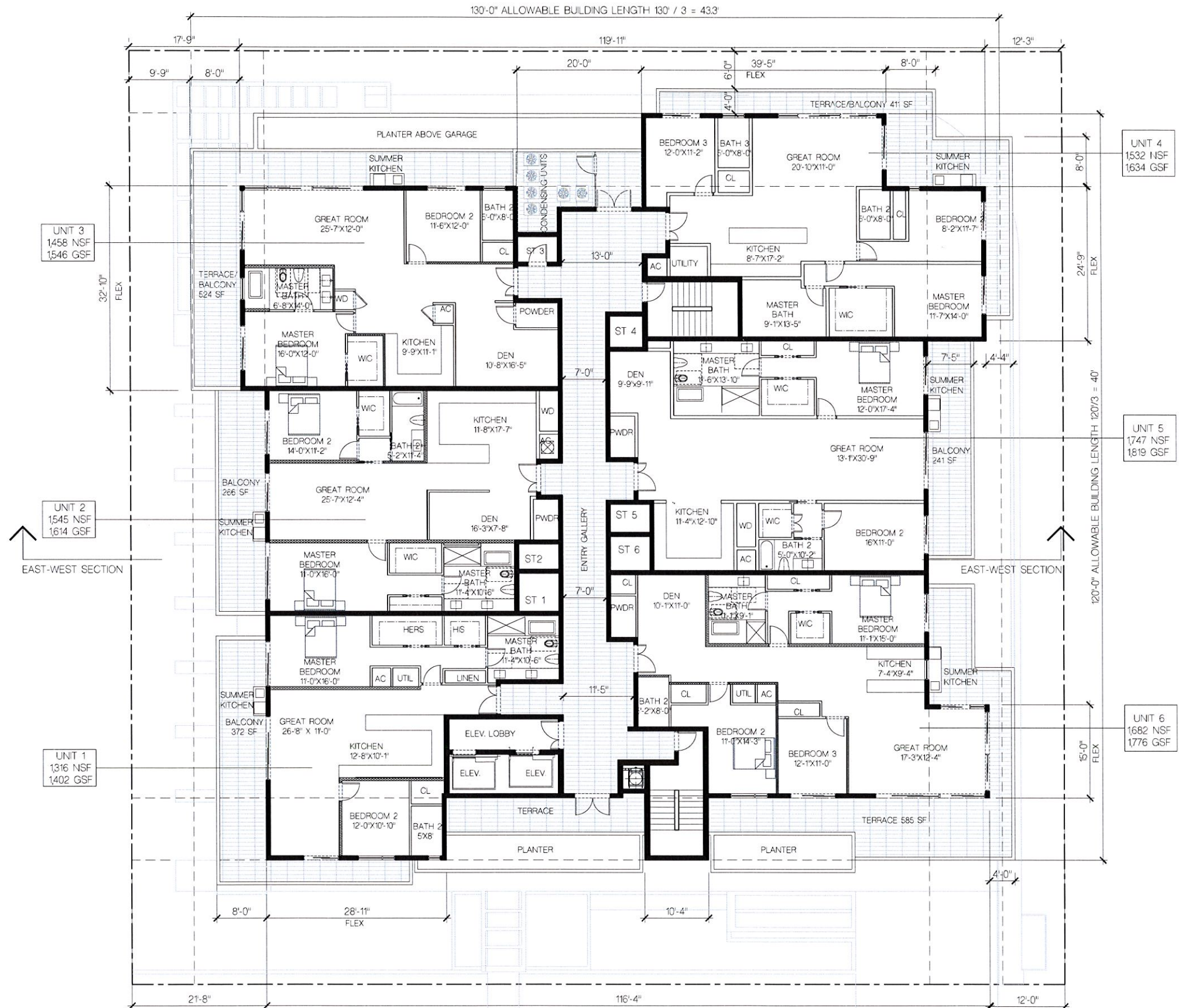
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LEVEL 3
FLOOR PLAN

SCALE _____ DATE JANUARY 5, 2015
SHEET NUMBER _____

A-1.03

P&Z SUBMITTAL



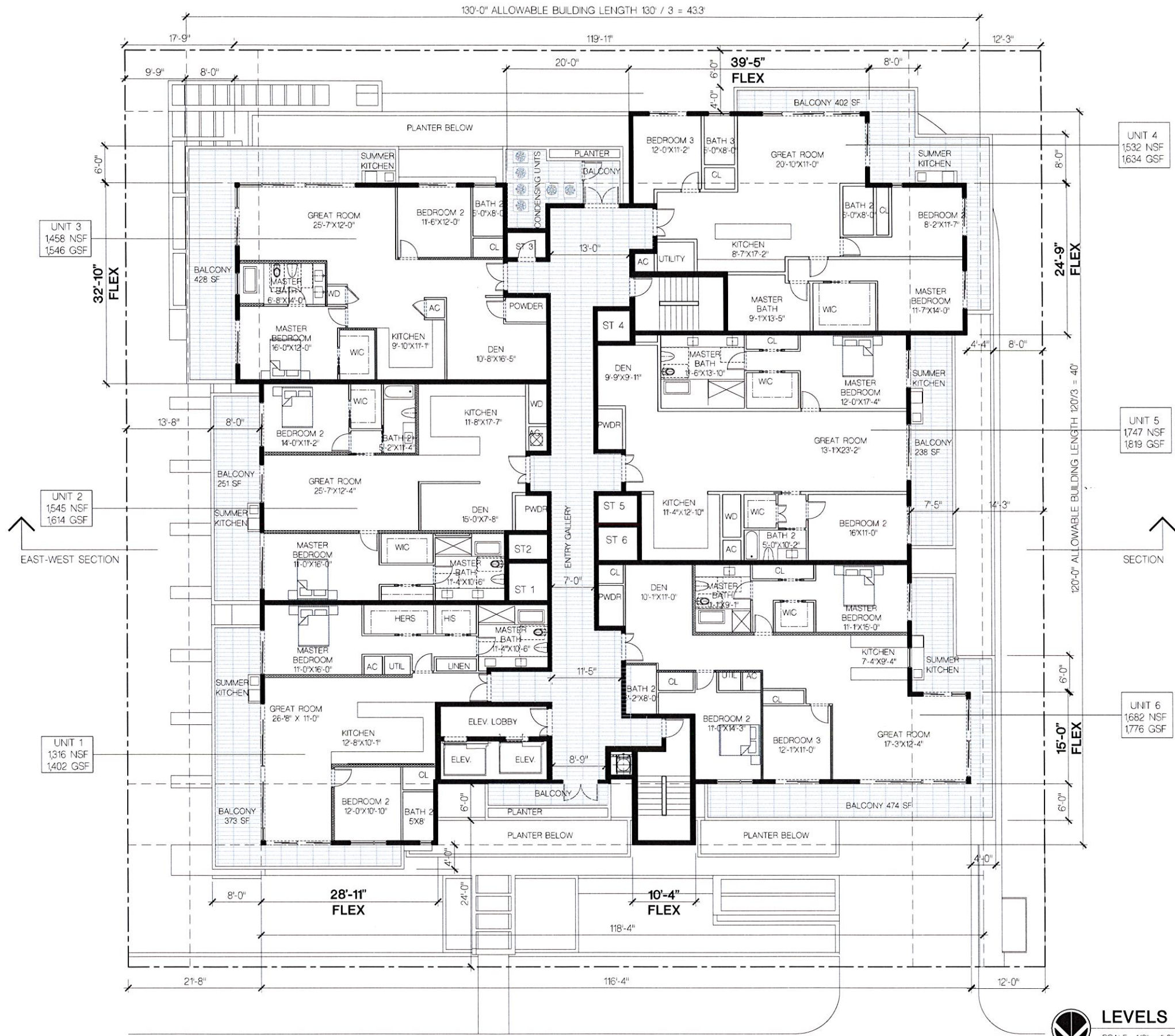
LEVEL 3 FLOOR PLAN

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

A-1.03

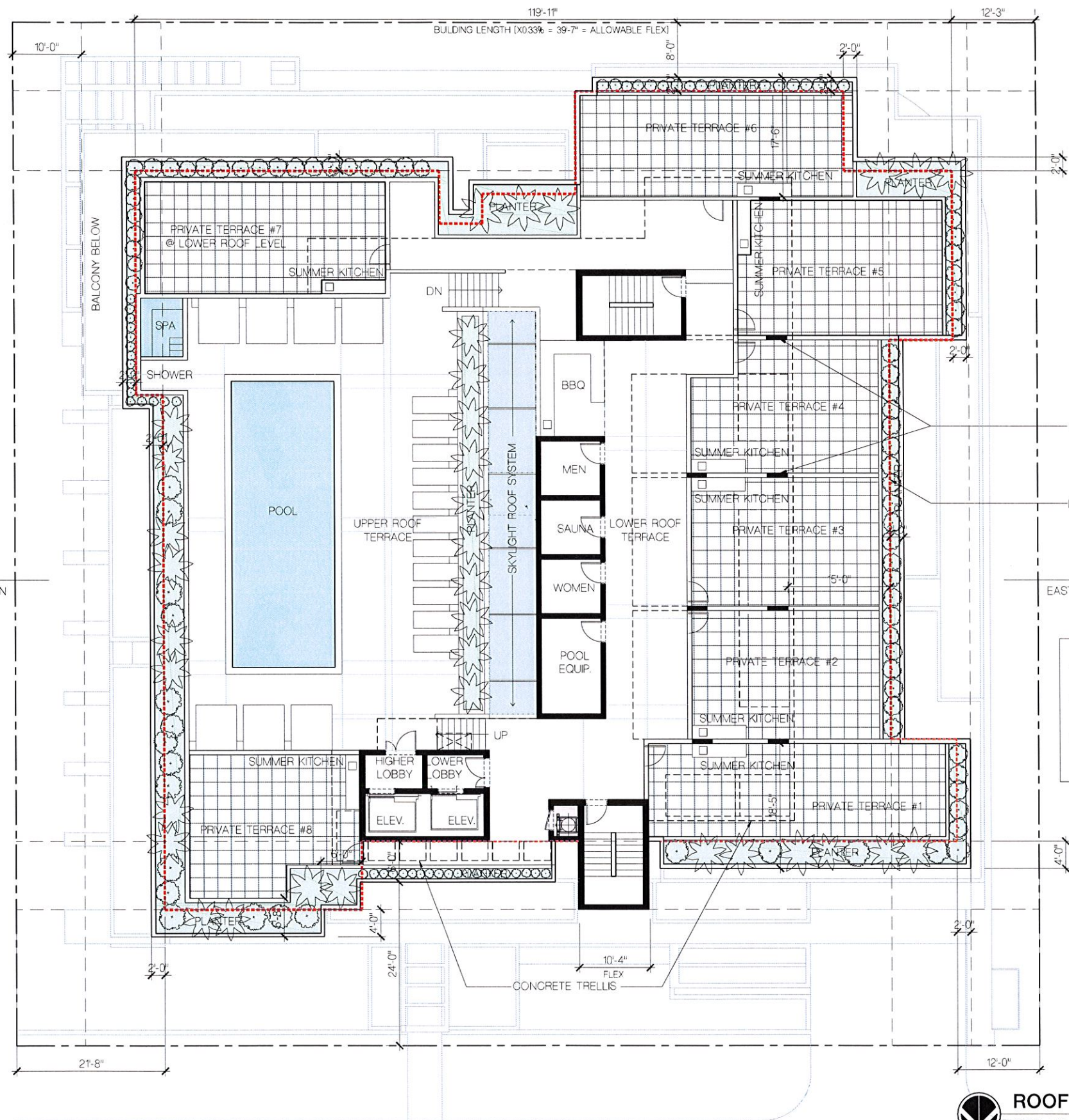
SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE	
LEVELS 4 - 7 FLOOR PLAN	
SCALE	DATE JANUARY 5, 2015
SHEET NUMBER	A-104
P&Z SUBMITTAL	



LEVELS 4 - 7 FLOOR PLAN

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



TOTAL ROOF DECK AREA = 8,290 S.F.
LANDSCAPE AREA REQUIRED = 15% OF ROOF AREA = 1,243 S.F.
LANDSCAPE AREA PROVIDED = 17.4% OF ROOF AREA = 1,445 S.F.



ROOF LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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BOCA RATON, FLORIDA 33431

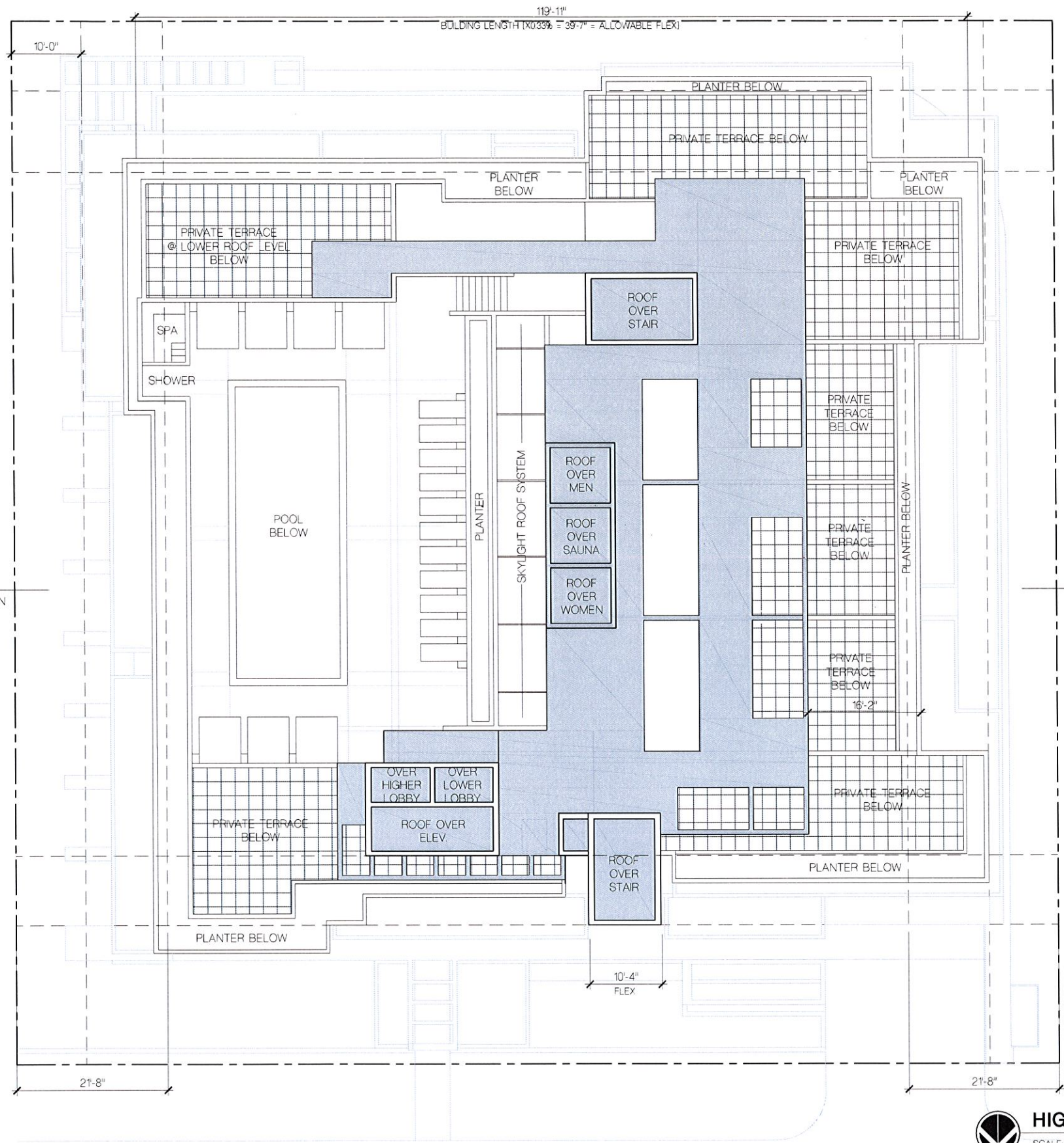
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BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
ROOF LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: JANUARY 5, 2015
SHEET NUMBER
A-105
P&Z SUBMITTAL



HIGH ROOF LEVEL PLAN
SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
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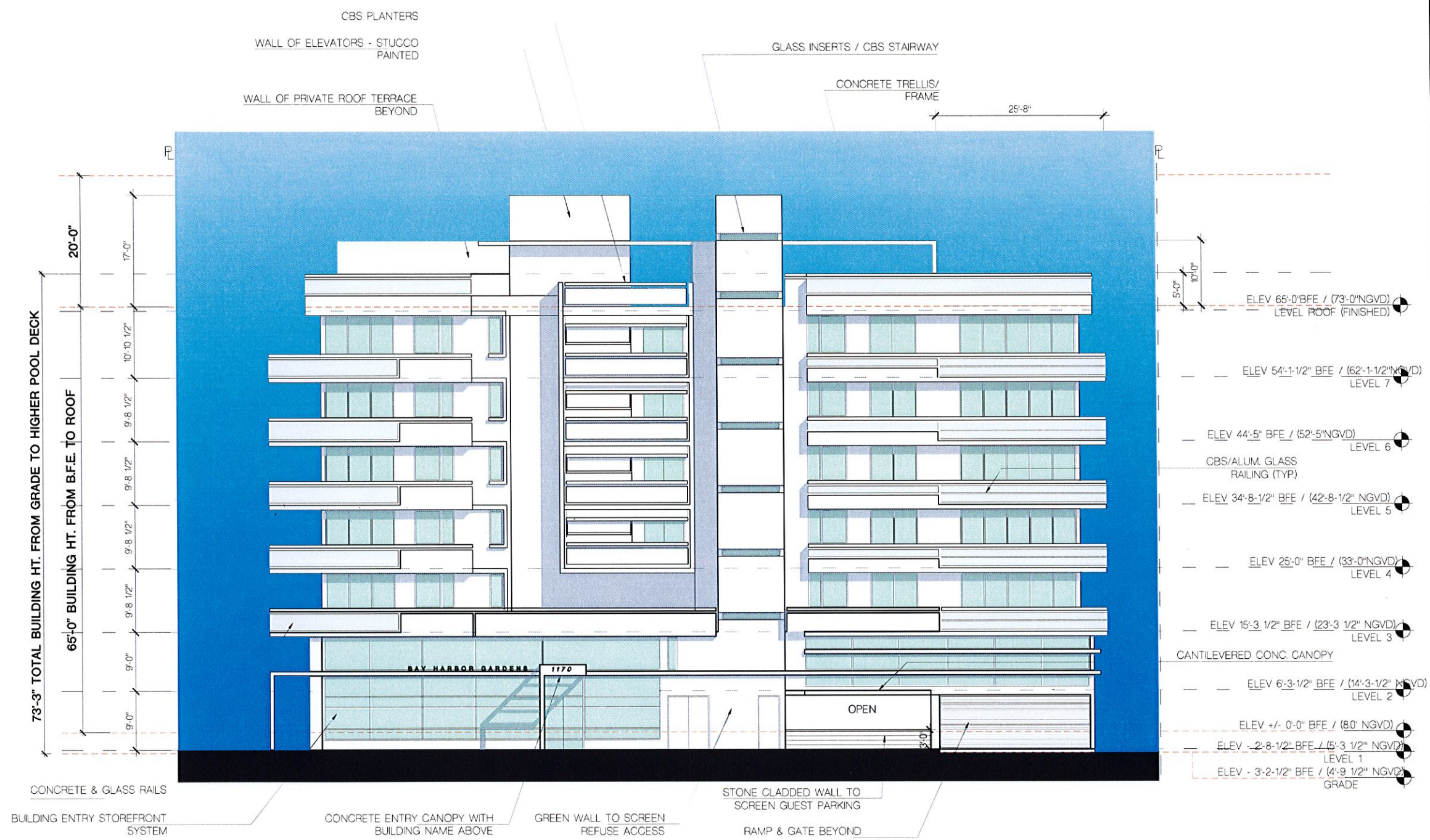
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BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE
HIGH ROOF LEVEL PLAN
SCALE DATE JANUARY 5, 2015
SHEET NUMBER
A-106
P&Z SUBMITTAL

1/5/2015 11:19 AM



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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISMAN
LICENSE NO. AR0017273

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OWNER / DEVELOPER

SobelCo

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LANDSCAPE ARCH.

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DESIGN STUDIO
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BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

FRONT ELEVATION

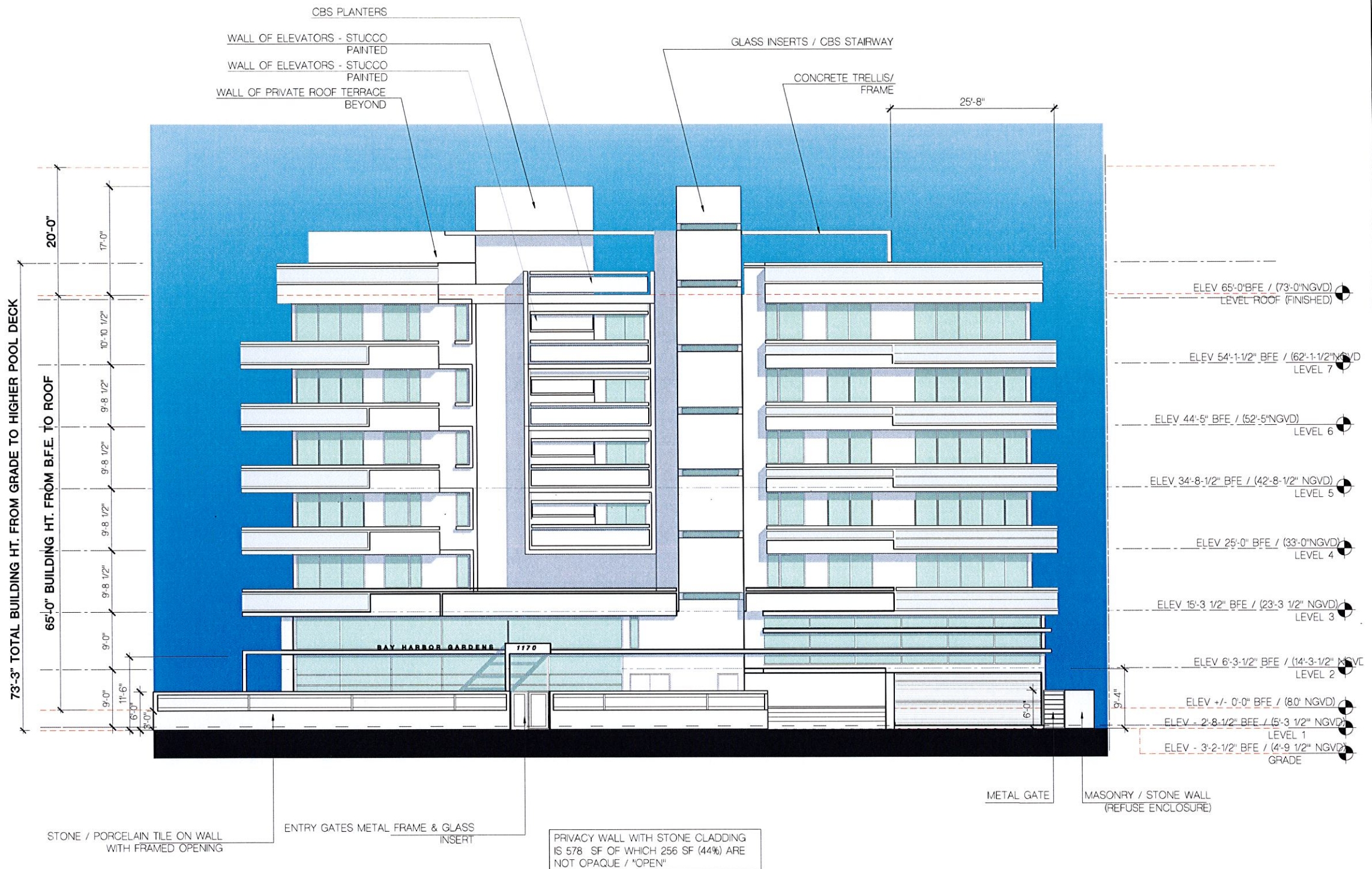
SCALE DATE JANUARY 5, 2015

SHEET NUMBER

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ARCHITECTS PLANNERS INTERIOR DESIGN
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LICENSE NO. AR0007143
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LANDSCAPE ARCHITECTURE / INTERIOR DESIGN / ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

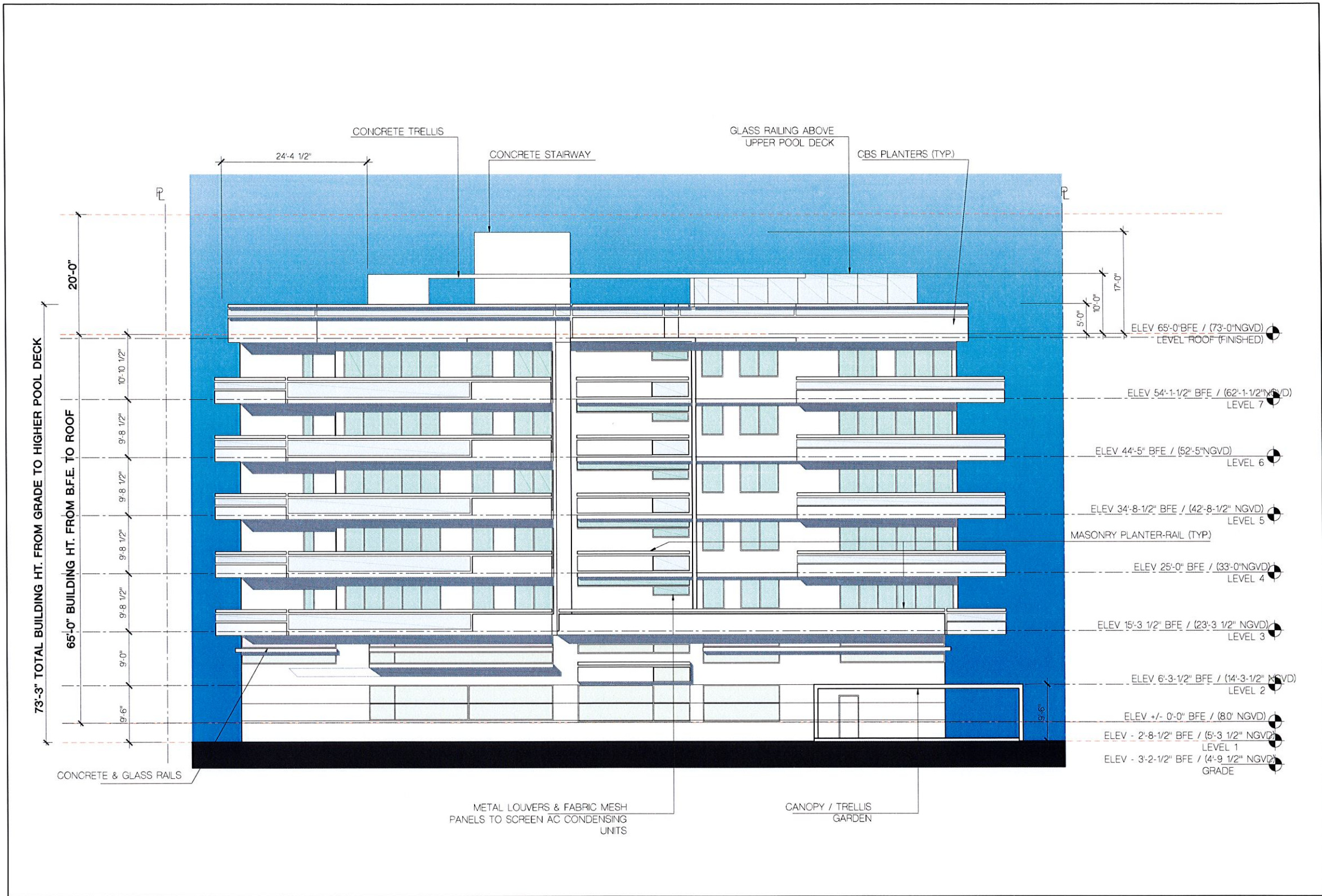
NO.	REVISION	DATE	BY

DRAWING TITLE
FRONT ELEVATION
SCALE DATE JANUARY 5, 2015
SHEET NUMBER
A-2.01a
P&Z SUBMITTAL

NORTH ELEVATION WITH WALLS
SCALE 1/8" = 1'-0"

1/5/2015 6:59 PM

1/5/2015 11:19 AM



SOUTH ELEVATION

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

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MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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

FRANKEL BENAYOUN ARCHITECTS INC.

OWNER / DEVELOPER

SobelCo

2385 NW EXECUTIVE CENTER DRIVE
BOCA RATON, FLORIDA 33431

CONSULTING ENGINEER

HOLLAND ENGINEERING INC.
civil engineers

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

LANDSCAPE ARCHITECT

savinomiller
DESIGN STUDIO

LANDSCAPE ARCHITECTURE • INTERIOR DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE

SOUTH ELEVATION

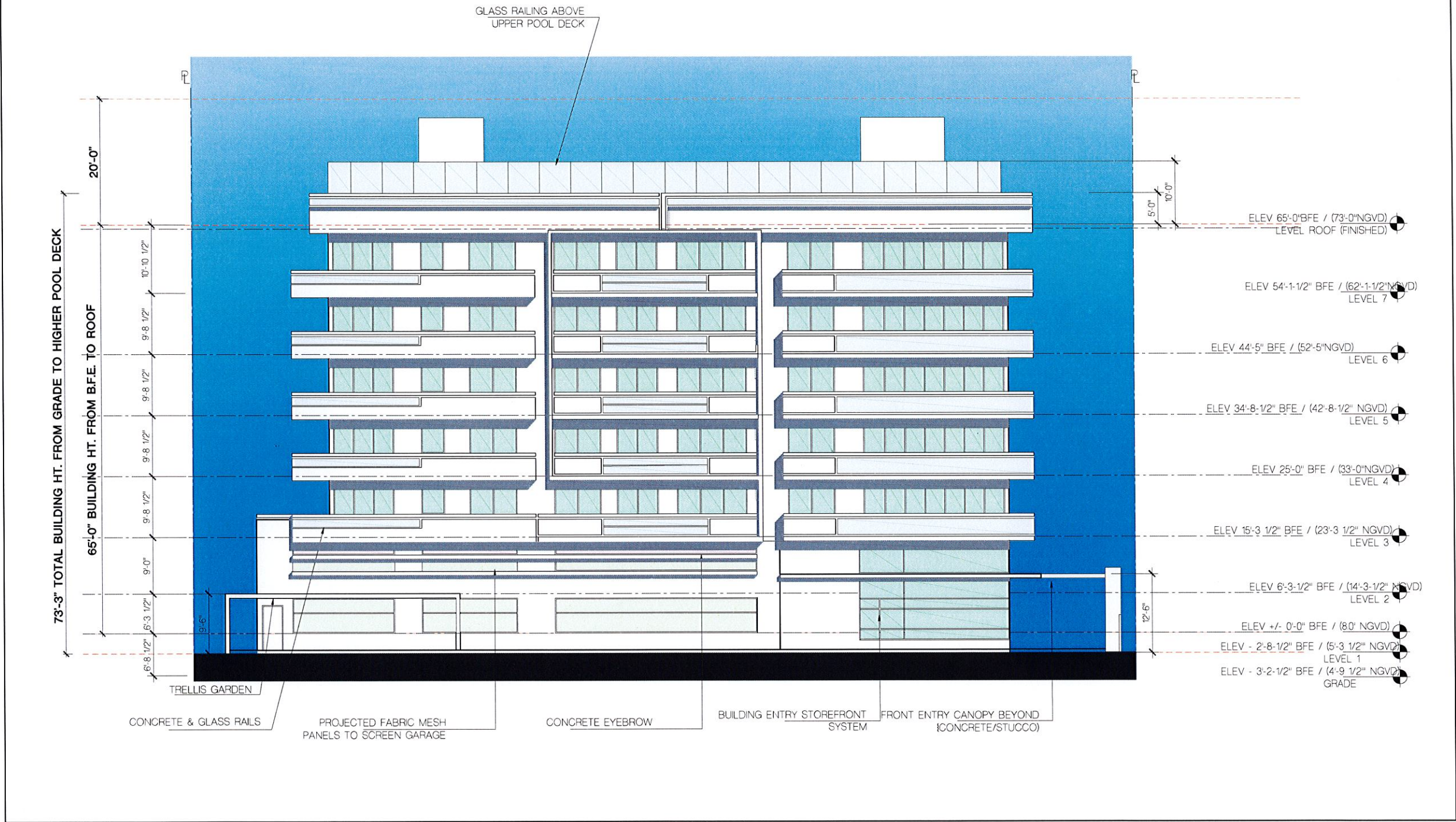
SCALE: 1/8" = 1'-0"

DATE: JANUARY 5, 2015

SHEET NUMBER

A-2.03

P&Z SUBMITTAL



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

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DRAWING TITLE
SOUTH ELEVATION

SCALE
DATE
JANUARY 5, 2015

SHEET NUMBER
A-2.04

P&Z SUBMITTAL

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

REVISION 1/4/15



NORTH LANDSCAPE ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. FA-C001494
MARILYN A. FRANKEL
LICENSE NO. 200007143
FRANK BENAYOUN FISHERMAN
LICENSE NO. 200072274

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OWNER / DEVELOPER:

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LANDSCAPE ARCH.

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DESIGN STUDIO
LANDSCAPE ARCHITECTS 100 HAWAIIAN BLVD. SUITE 200
MIAMI, FL 33131

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33164

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE:

**FRONT
ELEVATION**

SCALE: DATE: NOVEMBER 23, 2014
DRAWN BY: NAME: **A-2.05**

DWG. RE-SUBMITTAL

10/20/15 E2.05 TM



NORTH LANDSCAPE ELEVATION WITH WALLS

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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MARKUS A. FRANKEL
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JONATHAN BENAYOUN FISHMAN
LICENSE NO. AR0017273

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NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

**FRONT
ELEVATION**

SCALE: DATE: JANUARY 5, 2016
SHEET NUMBER

A-2.05a

P&T SUBMITTAL



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001484
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN
LICENSE NO. AR0017273

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OWNER / DEVELOPER

SobelCo

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BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33194

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE

**WEST
ELEVATION**

SCALE: 1" = 10'-0"

DATE: DECEMBER 1, 2014

SHEET NUMBER

A-2.06

LHC-HS-SUBMITAL

WEST LANDSCAPE ELEVATION

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



SOUTH LANDSCAPE ELEVATION
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
JIMMY K. BENAYOUN
LICENSE NO. AR0017273
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OWNER / DEVELOPER
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BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

DATE			
NO. REVISION DATE BY			

DRAWING TITLE
SOUTH ELEVATION
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 20, 2014
SHEET NUMBER
A-2.07
LHC-HS-SUBMITTAL



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
NITAI BENAYOUN-ROSEN
LICENSE NO. AR017273

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OWNER / DEVELOPER

SobelCo

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LANDSCAPE ARCH.

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DESIGN STUDIO
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BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SHEET NO.			
DATE			
NO.	REVISION	DATE	BY

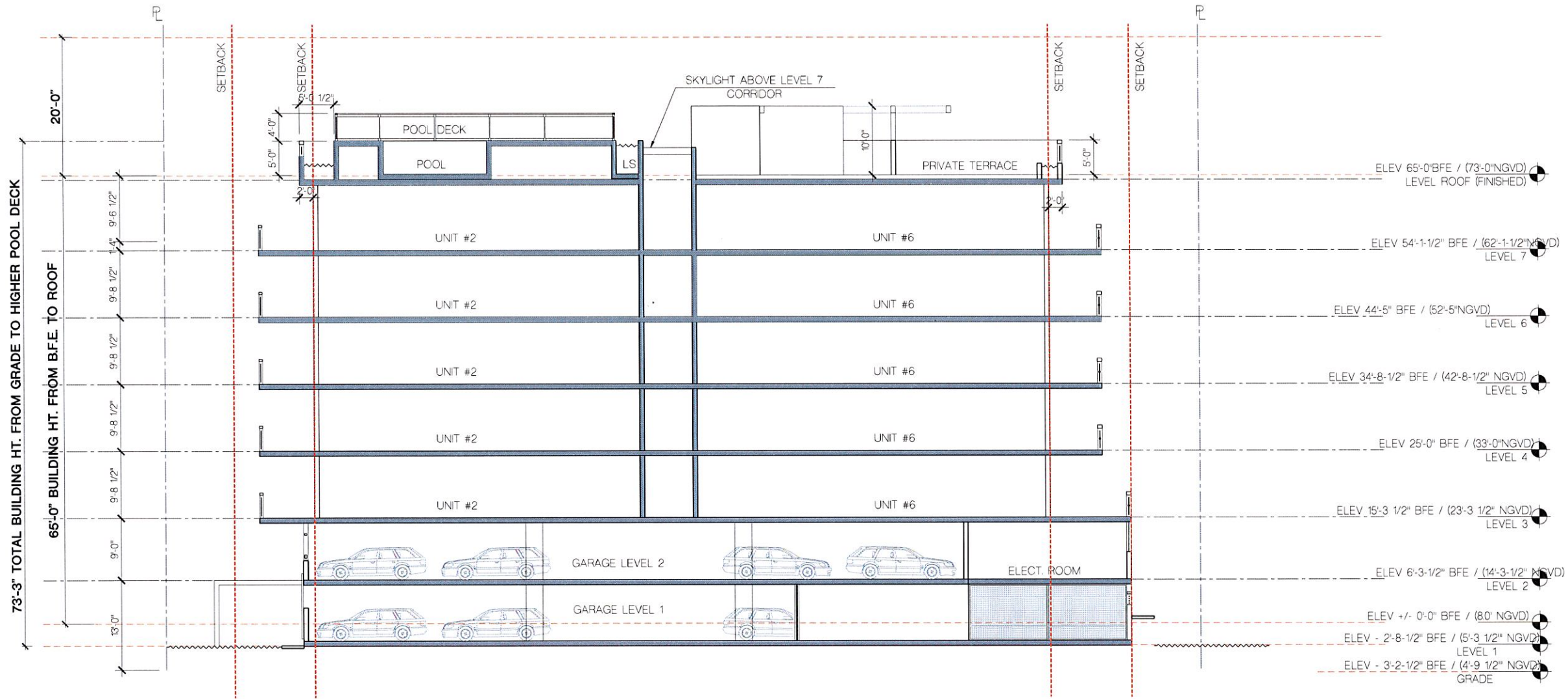
DRAWING TITLE

**EAST
ELEVATION**

SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 23, 2014
SHEET NUMBER: **A-2.08**
LHC: H. S. B. M. T. A. L.

EAST LANDSCAPE ELEVATION

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



EAST-WEST SECTION (LOOKING SOUTH)

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

FRANKEL BENAYOUN
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ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARVUS A. FRANKEL
LICENSE NO. AR0007143

FRANK BENAYOUN FISMAN
LICENSE NO. AR0017273

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LANDSCAPE ARCH.

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DESIGN STUDIO

LANDSCAPE ARCHITECTURE / INTERIOR DESIGN / ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE

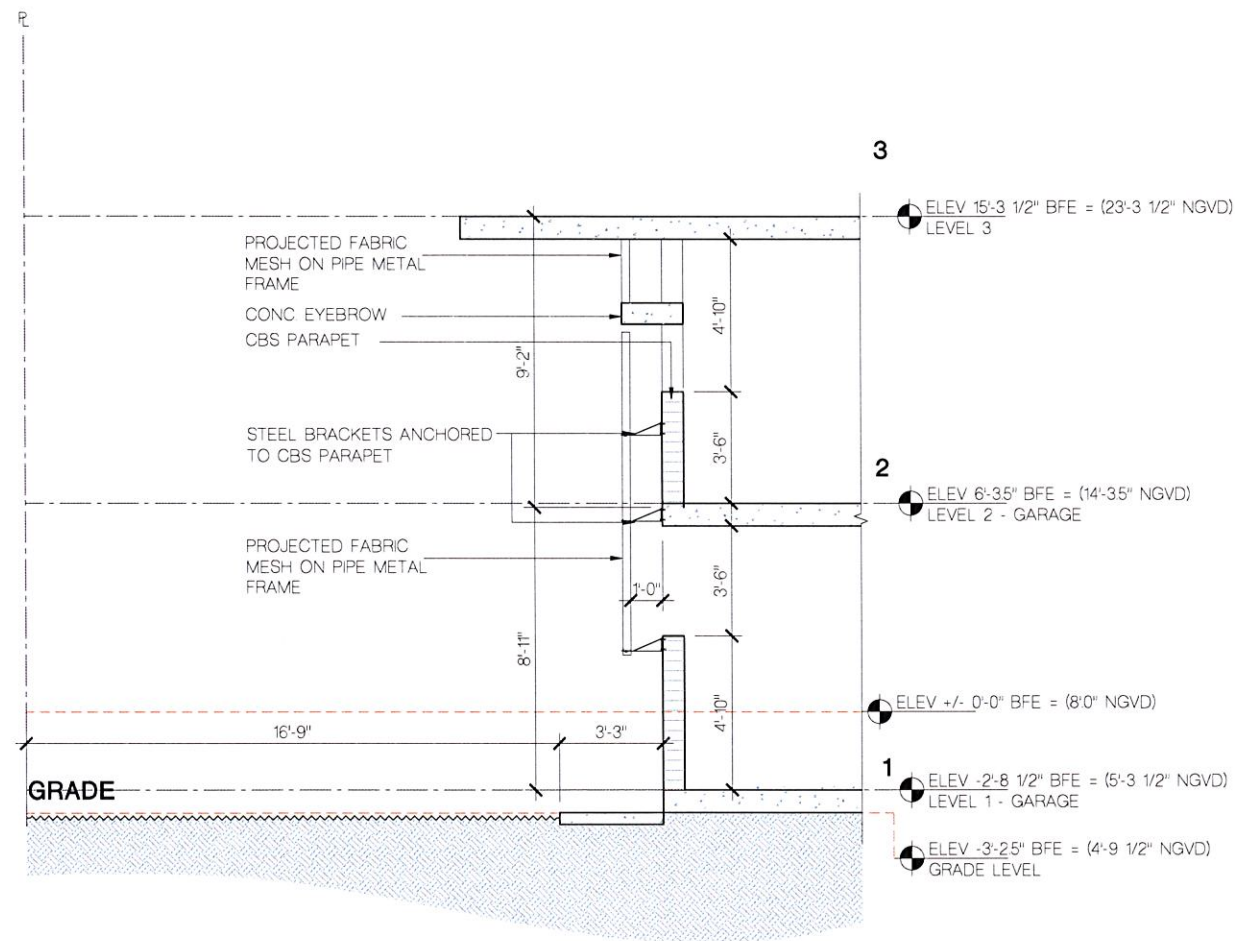
BUILDING SECTION

SCALE DATE
JANUARY 5, 2015

SHEET NUMBER

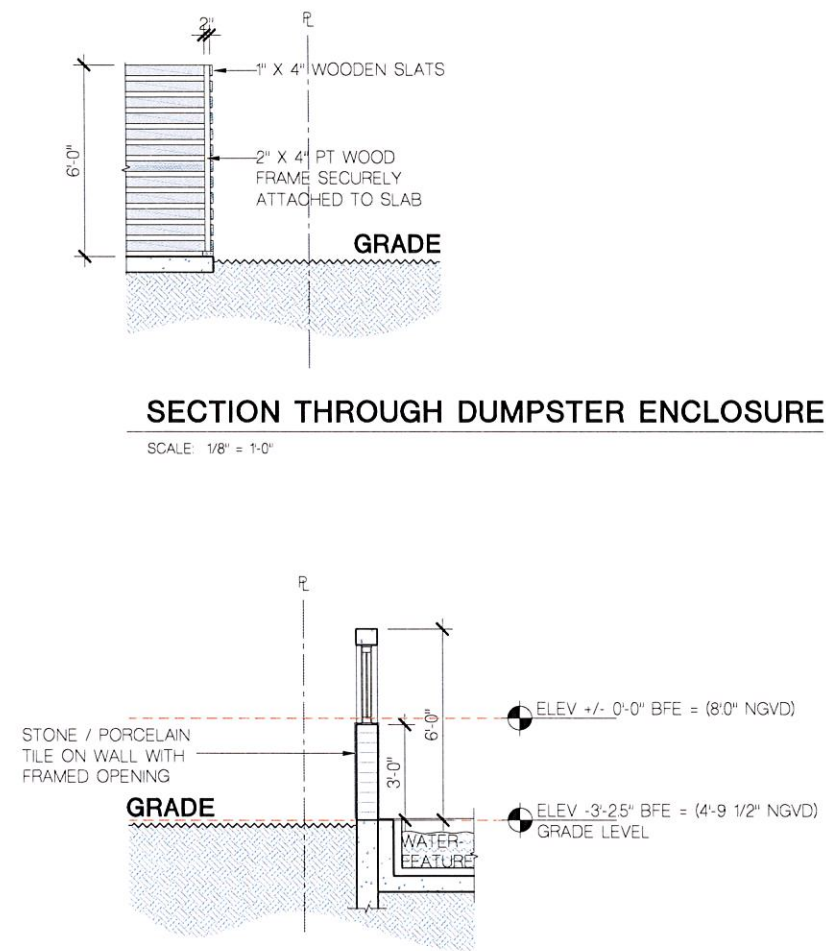
A-3.01

P&Z SUBMITTAL



SECTION THROUGH PROJECTED FABRIC MESH

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



SECTION THROUGH PRIVACY WALL

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

FRANKEL BENAYOUN
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ARCHITECTS PLANNERS INTERIOR DESIGN

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LANDSCAPE ARCH.

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BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

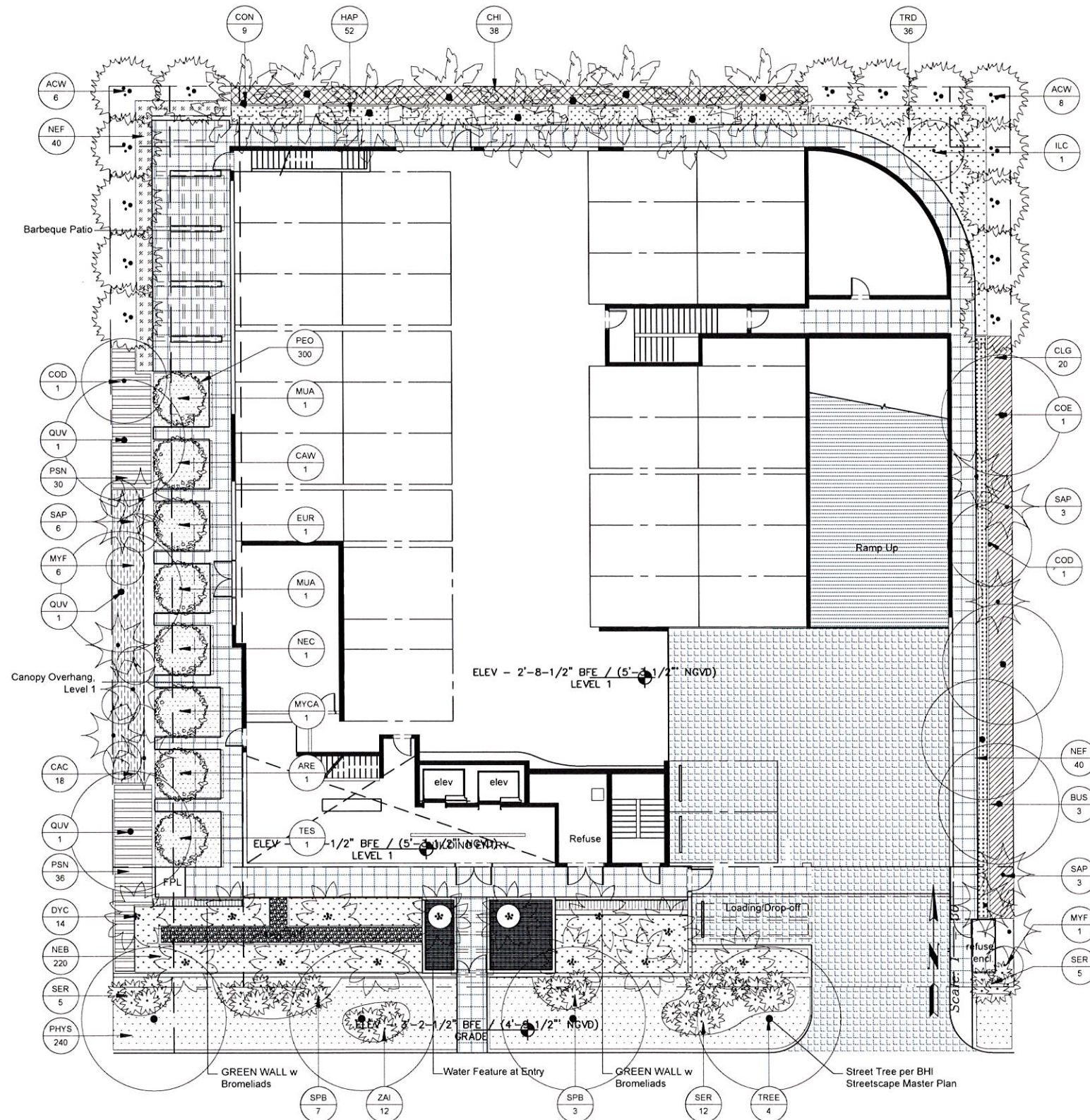
BUILDING SECTION

SCALE DATE JANUARY 5, 2015

SHEET NUMBER

A-3.02

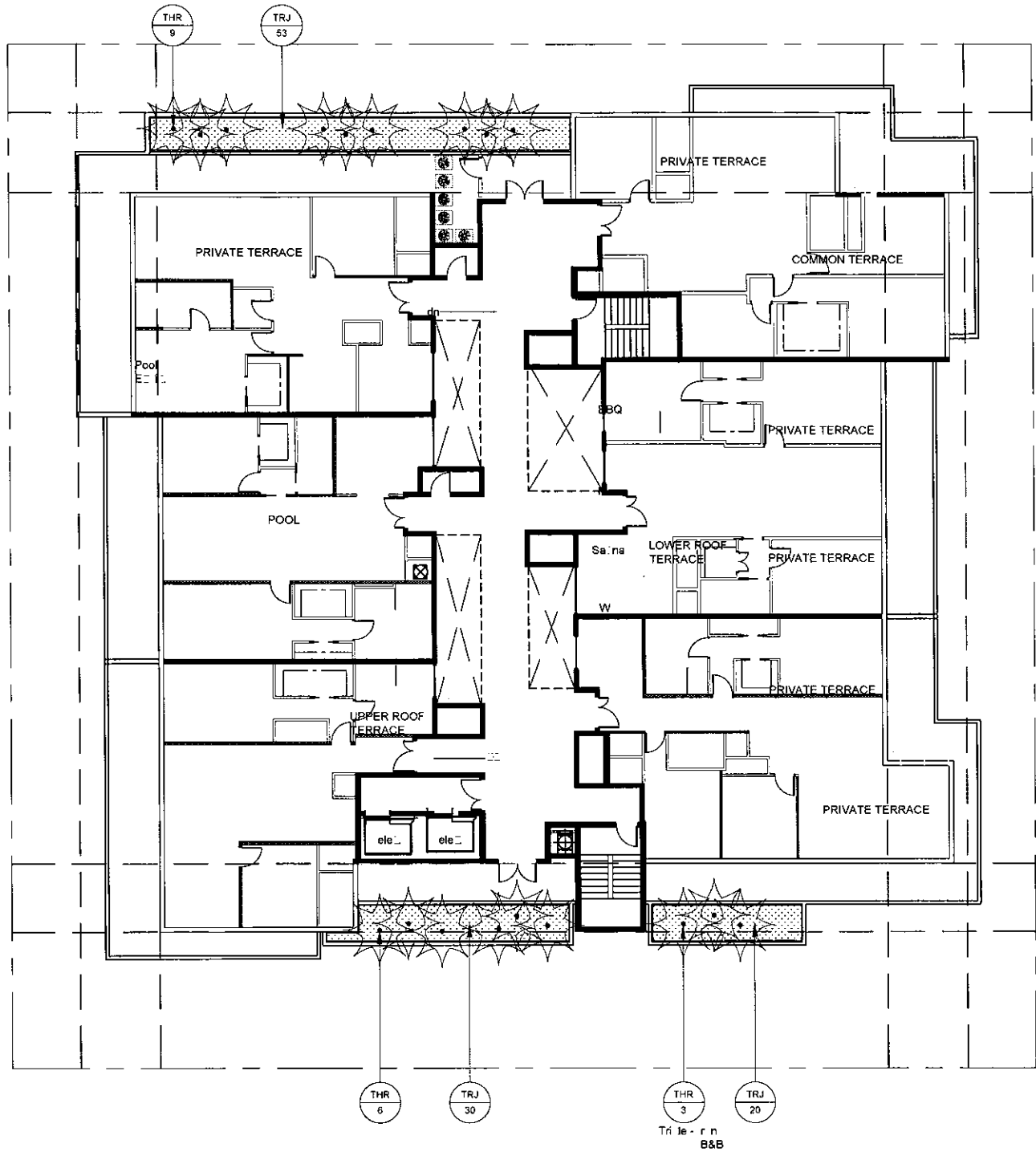
P&Z SUBMITTAL



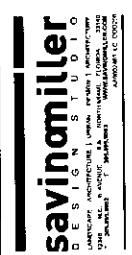
↓
NORTH

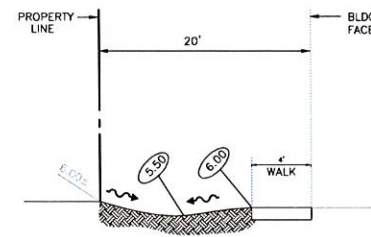
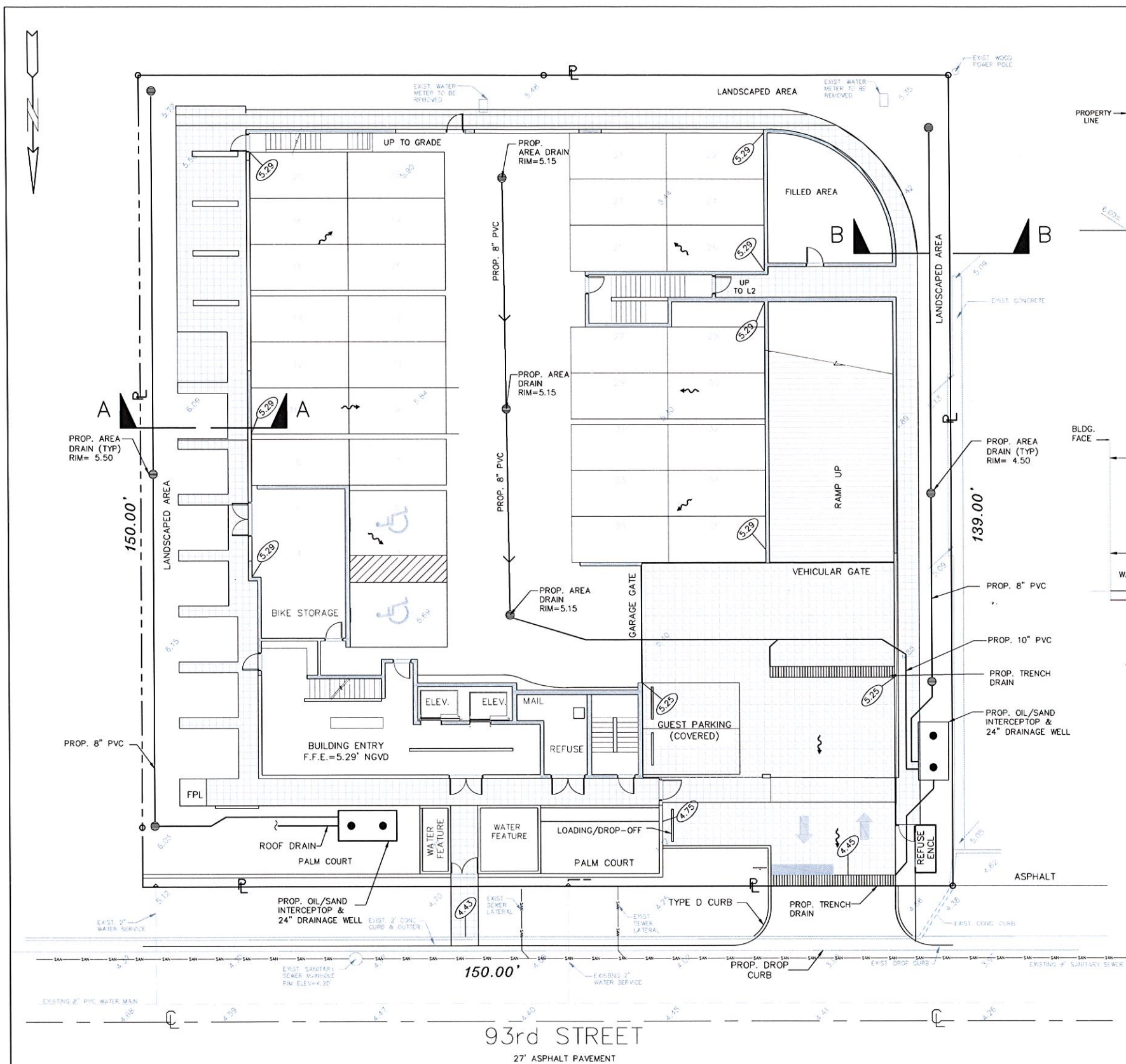
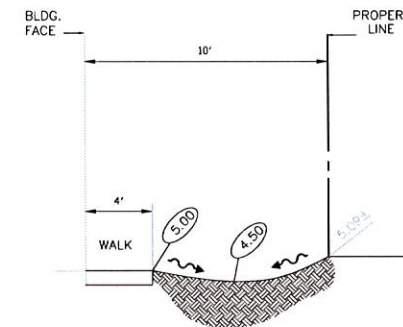
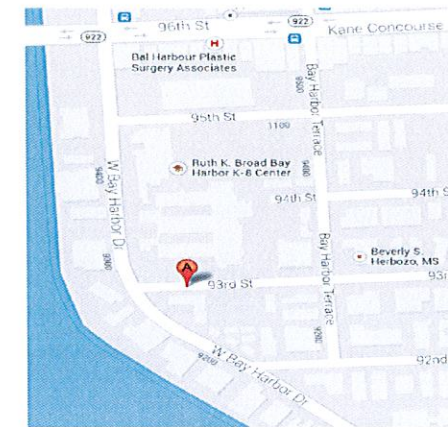
PLANT SCHEDULE					
KEY	QTY.	NATIVE	BOTANICAL/COMMON NAME	SIZE	DROUGHT TOLERANCE
TREES					
ARE	1	Native	Artoc eschalonoides	6-7' H. x 4-5' Spr. Full to Ground, 15 gal	Tolerant
BUS	3	Native	Bursera simaruba	18-20" H. x 9-10' Spr. B&B, 4" CAL	Tolerant
CAY	1	Native	Carelia allanera	6' CT	Tolerant
COU	5	Native	Coccoloba villosa / Seagrape	16" - 20" H. x 10-12' Spr. B&B, 4" Cal. Multi-Trunk Specimen character	Tolerant
COO	1	Native	Coccoloba villosa / Pigweed Palm	9-10' H. x 7-8' Spr. B&B, 2" CT	Tolerant
COC	1	Native	Conocarpus erectus	12" - 14" H. x 7-8' Spr. B&B, Multi-trunk	Tolerant
COE	3	Non-Native	Conocarpus erectus 'Silverado'	Specimen character	Tolerant
EUR	1	Native	Eugenia umbellata	6-7' H. x 4-5' Spr. Full to Ground, 15 gal	Tolerant
FIG	4	Native	Ficus citrifolia	16" - 18" H. x 10-12' Spr. B&B, 4" CT	Tolerant
ILC	1	Native	Illex cassine	9-10' H. x 6-7' Spr. 25 gal	Tolerant
JAK	2	Native	Jacquinia keyensis	6-7' H. x 4-5' Spr. B&B	Tolerant
MYF	7	Native	Myrsine fragrans	10-12' H. x 6-8' Spr. B&B	Tolerant
NEC	1	Native	Nerica stricta	multi-branch, Full	Tolerant
TES	1	Native	Tecoma stans	7-8' H. x 4-5' Spr. 25 gal.	Tolerant
TRE	4	Native	Yellow Elder	10-12' H. x 6-8' Spr. B&B	Tolerant
QUV	3	Native	Quercus virginiana	16-18' H. x 9-10' Spr., B&B, 5" CAL, 6" CT	Tolerant
PALMS					
ACW	14	Native	Acrocalymaghe virgilli	16" - 18" CA H., Dense to ground, B&B	Tolerant
CAM	32	Non-Native	Caryota mitis	12"-14" H., Dense to ground, B&B	Non-Tolerant
CON	9	Non-Native	Green Malay Palm	24" - 32" CA H., 6"-8" GN B&B	Tolerant
DYC	14	Non-Native	Dyess cadacade	15" - 16" CA H., B&B, 6 trunk min.	Tolerant
ROE	9	Native	Roystonea elata	32"-34" CA HT., 15 GN B&B	Non-Tolerant
SAP	12	Native	Sabal palmetto	Matched trunks	Tolerant
THR	63	Native	Thrinax radiata	10" - 16" GN, even distribution, 50% booties, regenerative heads	Tolerant
VEH	8	Non-Native	Veitchia montgomeryana	7'-8" H. Multi-Trunk, B&B	Tolerant
ACCENT PLANTS					
MUA	2	Non-Native	Musa acuminata 'Dwarf Cavendish'	6" - 7" H. 15 Gal Full	Non-Tolerant
MYCA	1	Non-Native	Myrica caulinaria	7" - 8" H. 25 Gal, multi-trunk, Full	Non-Tolerant
SHRUBS					
CAC	18	Native	Capparis gymnantha	30"-36" H., Full, 3 gal, 30" OC	Tolerant
CHI	38	Native	Chrysanthemum	24"-30" CA, 3 gal, 30" OC	Tolerant
CLG	20	Native	Clusia guianensis	10 gal., 4" - 5" O.A., 4 OC	Tolerant
HAP	52	Native	Hamamelis virginiana	24"-30" H., Full, 3 gal, 24" OC	Tolerant
MOC	30	Non-Native	Moronea deliciosa	24"-30" CA, 3 gal., 30" OC	Non-Tolerant
NEF	80	Native	Nerphodia bipinnata 'Fistula'	12"-18" H., Full, 3 gal, 27" OC	Non-Tolerant
PHS	89	Native	Phoradendron sellowii	24"-30" H., Full, 3 gal, 30" OC	Non-Tolerant
PSH	66	Native	Psychotria nervosa	24"-30" CA, 10 gal, 30" OC	Tolerant
SER	22	Native	Serenoa repens	24"-30" CA, 10 gal, 30" OC	Tolerant
SPB	10	Native	Spartina bakeri	24"-30" CA, 3 gal, 30" OC	Tolerant
TRE	36	Native	Tremula discolor	24"-30" H., Full, 3 gal, 35 OC	Non-Tolerant
ZAI	12	Native	Zamia integrifolia	16"-21" H., Full, 3 gal., 24" OC	Tolerant
GROUNDCOVERS					
PEO	300	Native	Peperomia obtusifolia	12"-18" H., Full, 1 gal, 24" OC	Tolerant
NEB	220	Native	Nerphodia bipinnata	12"-18" H., Full, 1 gal, 24" OC	Non-Tolerant
PHYS	240	Non-Native	Physalis peruviana	15"-24" H., Full, 3 gal, 24" OC	Non-Tolerant
ROO	158	Non-Native	Rosa rugosa	15"-24" H., Full, 3 gal, 35 OC	Tolerant
VINES					
TRU	231	Non-Native	Trichostema peruvianoides	16"-24" H., Full, 3 gal, 35 OC	Tolerant

LANDSCAPE LEGEND					22,800 SF 0.518 Acre			
Zoning District		R1A.3		Net Lot Area			REQUIRED / ALLOWED (?)	PROVIDED
OPEN SPACE								
A.	Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area =	22,800 SF	X	20%			4,560	16,240
B.	Square Feet of parking of open space required by Chapter 18A, as indicated on site plan: Total parking spaces: (Includes Loading Zones and enclosure spaces)	0 A SF	X	0 A SF			0	0
C.	Total # of enclosed open space required by Chapter 33, (A-B) =						4,560	4,715
D.	Total # of enclosed rooftop space: Total rooftop area = 15%	8200 SF	X	15% SF			1,243	1,303
LAWN AREA CALCULATION								
A.	4,560 total # of enclosed open space required by Chapter 33, (C)							
B.	Maximum lawn area (good permitted): Open Space + 60%	4,560 SF	X	60% SF			2,736	0
TREES								
A.	# of trees required per Net Lot Area: Less existing number of trees meeting minimum requirements	28	28	Trees	X	0.17 (Net Lot Area)	15	9
B.	# of trees allowed to count as Trees Required: 1/3 Trees provided, 30% Trees permitted to count on 3.1 base Trees permitted to count on 1.1 base Note: Pairs exceeding allowable quantity not counted toward Tree Requirement	15	15	Trees	X	30%	8	0
C.	# of trees required: 1/3 trees provided + 50%	15	15	Trees	X	50%	8	13
D.	# of trees required: 1/3 trees provided + 50% Less trees that are excluded from all other quantities	15	15	Trees	X	50%	8	13
E.	Street trees (max. average spacing of 35 ft c.c.) Total Street Trees excluded from all other quantities	150	LF Street		X	35 LF	4	4
F.	Street trees located directly beneath power lines: (maximum average spacing of 25 ft c.c.)	0	LF Street		X	25 LF	0	0
SHRUBS								
A.	# of shrubs required: 1/3 Trees provided + 10	15	15	Shrubs	X	10	150	178
B.	# of hardy shrubs required: 1/3 Shrubs provided + 30%	178	Shrubs	X	30%		80	190
C.	# of Drought Tolerant Shrubs required: 1/3 Shrubs provided + 50%	178	Shrubs	X	60%		86	196







SECTION A-A
N.T.S.SECTION B-B
N.T.S.LOCATION MAP
NOT TO SCALE

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTES:

1. EXISTING CURB & GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELLS.
5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
7. MAXIMUM SLOPE ON GARAGE RAMPS TO BE 15%.
8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
10. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON PAVERS.

DRAINAGE TO BE RETAINED ON SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY

LEGEND

	STABILIZED SOIL		PROPOSED CLEANOUT
	PROPOSED CONCRETE SIDEWALK		PROPOSED RPZ BACKFLOW PREVENTER
	PROPOSED PAVERS		PROPOSED PIPING
	PROPOSED ELEVATION		EXISTING PIPING AND APPURTENANCES
	PROPOSED SURFACE FLOW		EXISTING CATCH BASIN
	PROPOSED WATER METER		EXISTING ELEVATION
	PROPOSED CATCH BASIN		EXISTING WOOD POWER POLE
	PROPOSED SIGN (AS INDICATED)		EXISTING MANHOLE (AS DESIGNATED)
			EXISTING WATER METER
			EXISTING FENCE

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

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

OWNER / DEVELOPER:

FURMANOS, LLC

11120 N. KENDALL DRIVE
MIAMI, FLORIDA 33176

CIVIL ENG:

HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021

(954)367-0371 (954)367-0372 Fax

SUSAN C. HOLLAND, PE

Reg. no. 41831

LANDSCAPE ARCH:

savinomiller
DESIGN STUDIO

LANDSCAPE ARCHITECTS - GREEN DESIGN LANDSCAPE

1177 KANE CONCOURSE, SUITE 120 BAY HARBOR ISLANDS, FLORIDA 33154

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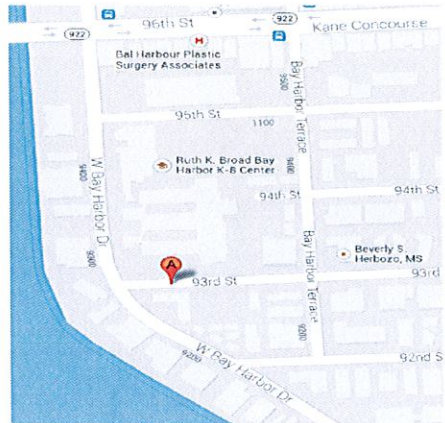
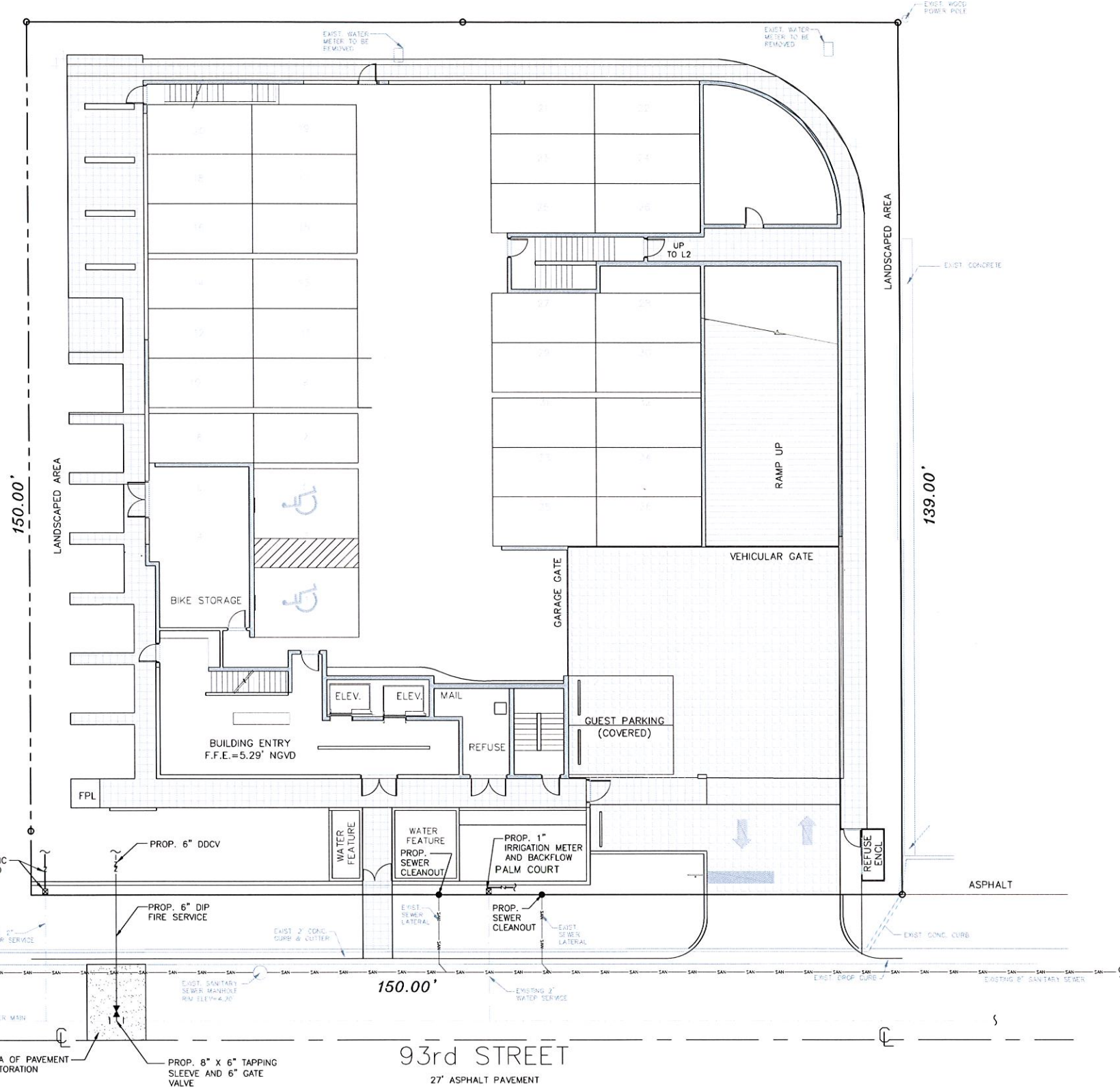
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LOCATION MAP
NOT TO SCALE

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

- NOTES:
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
 2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
 3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
 4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
 5. EXISTING SANITARY SEWER LATERAL CONNECTION TO BE INSPECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 6. ALL BACKFLOW PREVENTORS TO BE INSTALLED PER COUNTY REGULATIONS.

SEWAGE VOLUME	
32 UNITS FROM 1,240 SF TO 2,077 SF AT 300 GPD PER UNIT= 9,600 GPD	
2 UNITS AT 2,250 SF AND 2,426 SF AT 400 GPD PER UNIT= 800 GPD	
TOTAL FLOW= 10,400 GPD	

LEGEND

- | | |
|------------------------------|-----------------------------------|
| STABILIZED SOG | PROPOSED CLEANOUT |
| PROPOSED CONCRETE SIDEWALK | PROPOSED RPZ BACKFLOW PREVENTER |
| PROPOSED PAVERS | PROPOSED PIPING |
| PROPOSED ELEVATION | EXISTING PIPING AND APPURTENANCES |
| PROPOSED SURFACE FLOW | EXISTING CATCH BASIN |
| PROPOSED WATER METER | EXISTING ELEVATION |
| PROPOSED CATCH BASIN | EXISTING WOOD POWER POLE |
| PROPOSED SIGN (AS INDICATED) | EXISTING MANHOLE (AS DESIGNATED) |
| | EXISTING WATER METER |
| | EXISTING FENCE |

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FIDMANK
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX (305) 868 3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

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11120 N. KENDALL DRIVE
MIAMI, FLORIDA 33176

CIV. ENG.

HOLLAND ENGINEERING INC.
civil engineers
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE URBAN DESIGN ARCHITECTURE

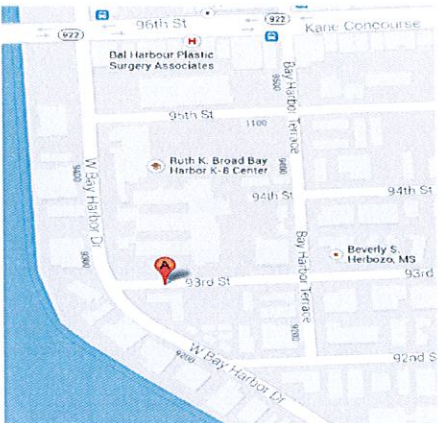
BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
WATER & SEWER PLAN
13-55
SCALE: 1"=10'
DATE: DECEMBER 12, 2014
SHEET NUMBER
C-2
P & 2



LOCATION MAP
NOT TO SCALE

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARVUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
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LANDSCAPE ARCH:
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTS • URBAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

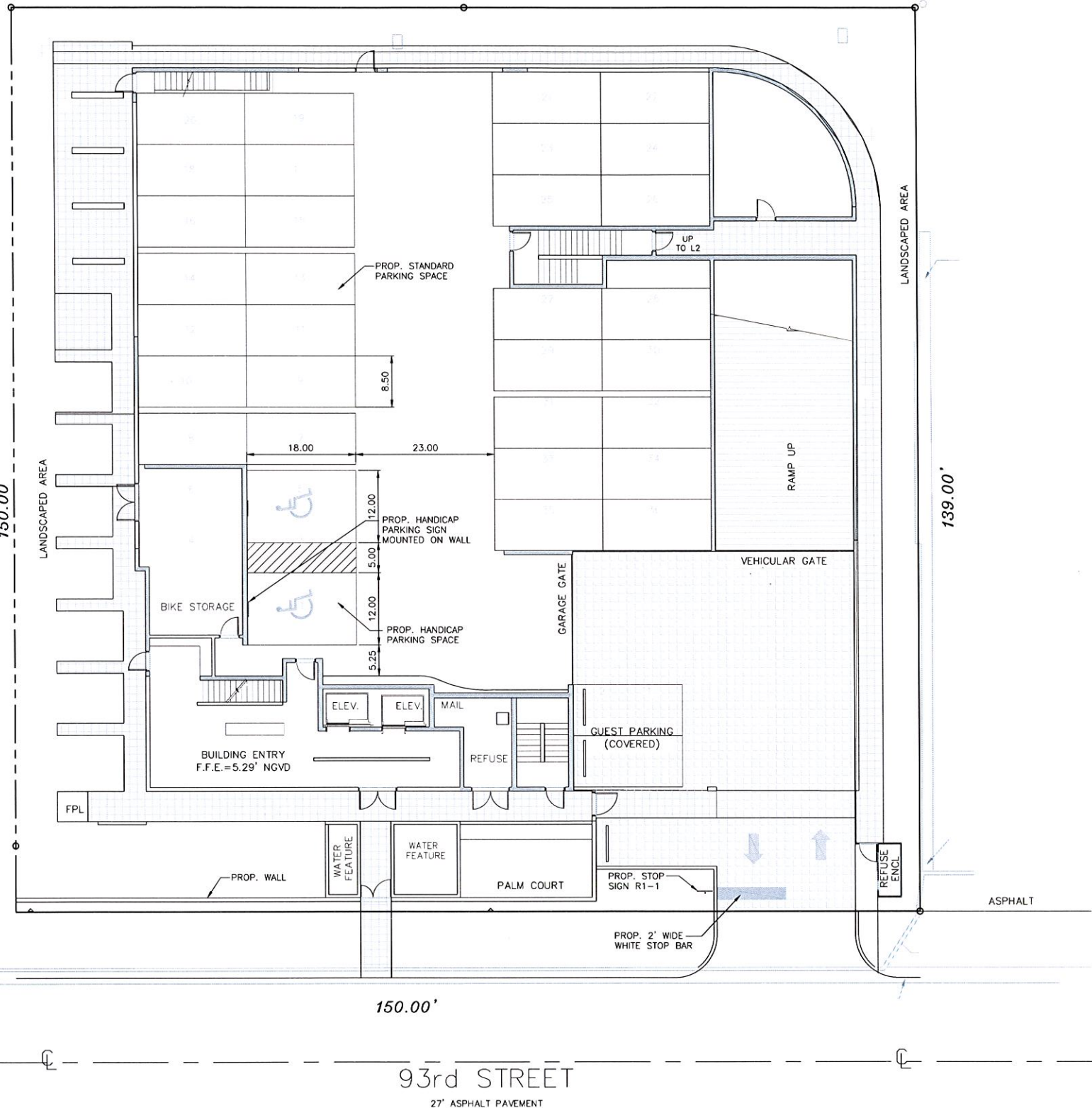
SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN
13-55

SCALE: 1"=10' DATE: NOVEMBER 18, 2013

SHEET NUMBER:
C-3

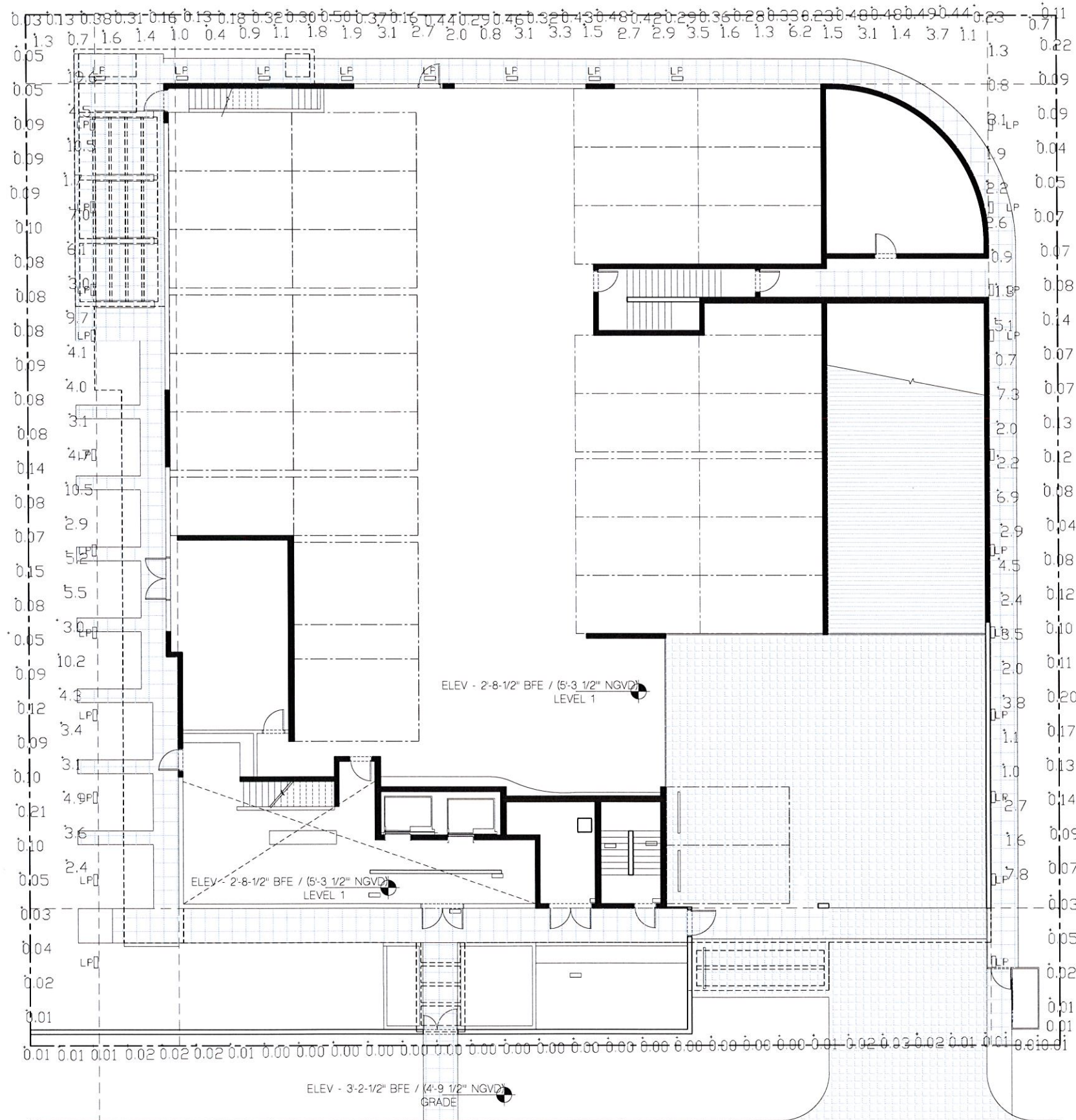
DRC SUBMITTAL NOVEMBER 26, 2013



LEGEND

- | | |
|------------------------------|-----------------------------------|
| STABILIZED SOD | PROPOSED CLEANOUT |
| PROPOSED CONCRETE SIDEWALK | PROPOSED RPZ BACKFLOW PREVENTER |
| PROPOSED PAVERS | PROPOSED PIPING |
| PROPOSED ELEVATION | EXISTING PIPING AND APPURTENANCES |
| PROPOSED SURFACE FLOW | EXISTING CATCH BASIN |
| PROPOSED WATER METER | EXISTING ELEVATION |
| PROPOSED CATCH BASIN | EXISTING WOOD POWER POLE |
| PROPOSED SIGN (AS INDICATED) | EXISTING MANHOLE (AS DESIGNATED) |
| | EXISTING WATER METER |
| | EXISTING FENCE |

14/2/2015 100 PM



Luminaire Schedule									
Project: Bay View 102									
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
	40	LP	PATH LIGHT TWIN 20WMR16 FL 40 @ 3 FT AFG		1.000	1.000	1.000	0	0

Calculation Summary					
Project: EDGEWATER SPILL					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
WEST PL	0.08	0.21	0.01	8.00	21.00
SIDEWALK (EAST)	2.86	7.8	0.7	4.09	11.14
SIDEWALK (NORTH)	2.19	7.5	0.4	5.48	18.75
SIDEWALK (WEST)	5.71	19.6	1.7	3.36	11.53

LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-CDD1494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISMAN
LICENSE NO. AR0017273

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OWNER / DEVELOPER

SobelCo

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civil engineers

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LANDSCAPE ARCH.

savinomiller
DESIGN STUDIO

LANDSCAPE ARCHITECTURE • SITE PLAN DESIGN • ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE

**LEVEL 1
PHOTOMETRIC PLAN**

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

DATE: JANUARY 5, 2015

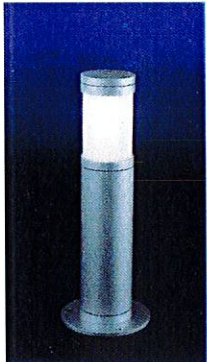
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E-101

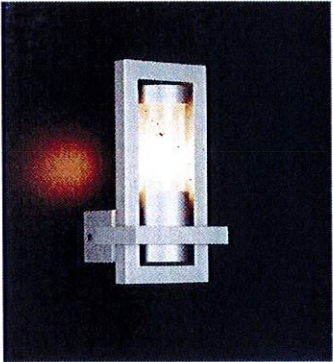
P&Z SUBMITTAL



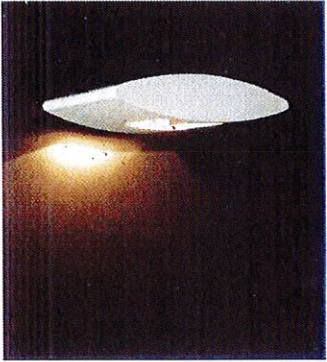
RENDERING - STREET VIEW FROM NORTHEAST



LANDSCAPING LIGHTING



EXTERIOR LIGHTING



EXTERIOR LIGHTING



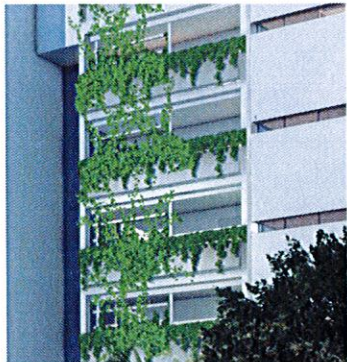
GRASS PAVERS



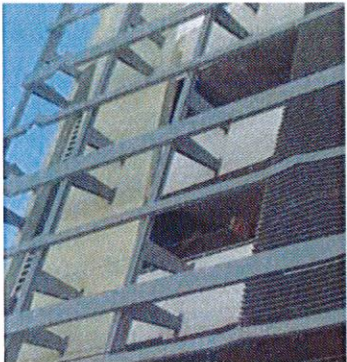
WHITE ON WHITE PAINT



INTERIOR FLOORING



GREEN WALL



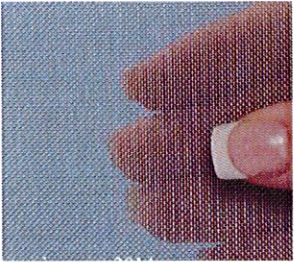
GARAGE LOUVERS



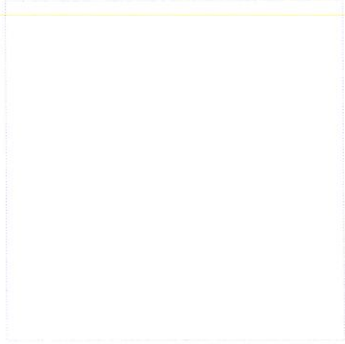
METAL LOUVERS & FABRIC MESH



GREEN SCREEN WALL PLANTING



FABRIC MESH



CLEAR GLASS

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LANDSCAPE ARCH.

savinomiller
DESIGN STUDIO

SANCTUARY | HOSPITALITY | LUXURY | DESIGN | ARCHITECTURE

BAY HARBOR GARDENS
NEW APARTMENT BUILDING
1170 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY

DRAWING TITLE

SAMPLE BOARD

SCALE DATE JANUARY 5, 2015

SHEET NUMBER

P-0.00

P&Z SUBMITTAL

FRANKEL BENAYOUN
ARCHITECTS INC

BAY HARBOR GARDENS

1170 93rd Street
Bay Harbor Islands, Florida 33154

DEVELOPMENT IMPACT ANALYSIS REPORT

FOR WATER-SEWER-SOLID WASTE
AND STORM DRAINAGE

DECEMBER 15, 2014

Prepared by: _____
FRANKEL BENAYOUN ARCHITECTS, INC
Markus A. Frankel
State of Florida, A.R. 0007143

The following information and analysis is intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to insure that the Levels of Service (LOS) will be maintained as a result of this development.

1. POTABLE WATER

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **6,000 GPD** is expected from this project.

2. SANITARY SEWER:

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in Sanitary Sewer flow of **4,680 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project is 44 Tons per year. (See attached Proposed Solid Waste Calculations).

4. STORM DRAINAGE:

This project will require the installation of two wells. See attached documents prepared by Susan C. Holland, P.E. Lic. No. 41831

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : BAY HARBOR GARDENS

DATE : DECEMBER 15, 2014

TYPE OF BUILDING USE	ROOMS [EACH/SF]	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	30	200	6,000
SUB-TOTAL			<u>6,000</u>
<u>PREVIOUS FLOWS:</u>			
	-	-	-
SUB-TOTAL			<u>6,000</u>
NET INCREASE			6,000

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : BAY HARBOR GARDENS

DATE : DECEMBER 15, 2014

TYPE OF BUILDING USE	ROOMS [EACH/SF]	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	30	156	4,680
SUB-TOTAL			<u>4,680</u>
<u>PREVIOUS FLOWS:</u>			
	-	-	-
SUB-TOTAL			<u>4,680</u>
NET INCREASE			4,680

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : BAY HARBOR GARDENS

DATE : DECEMBER 15, 2014

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS]	RATE [LB/SF- DAY] [LB/UNIT- DAY]	SOLID WASTE GENERATED [LB/DAY]	SOLID WASTE GENERATED [TONS/DAY]
<u>PROPOSED FLOWS:</u>				
Residential Condominiums	30	8	240	.12
TOTAL			240	.12

ANTICIPATED SOLID WASTE (TONS/YEAR): 44

ANTICIPATED SOLID WASTE (CY/YEAR): 58.6

BAY HARBOR GARDENS

FRANKEL BENAYOUN ARCHITECTS, INC
1177 Kane Concourse, Suite 120
Bay Harbor Islands, FL 33154
T: 305.868.3665
F: 305.868.3650

FRANKEL BENAYOUN ARCHITECTS INC

SITE DATA:

SITE AREA	.51 ACRES
CONTRIBUTING AREA	.51 ACRES
BUILDING FOOTPRINT	14,054 SF
BUILDING HEIGHT	65'-0"
BUILDING WALL AREA	.84 ACRES
CONTRIBUTING BUILDING AREA	.41 ACRES
CONTRIBUTING AREA	1.7 ACRES
NUMBER OF WELLS	2

DEFINITION VOLUME PROVIDED:

(*) Drainage Well

5 year, 1-day storm	= 6.17"/hour
Impervious area	= 17,785 sf
Pervious area	= 4,715 sf
Drainage required	= 17,785 sf X 6.17"/hour X ft/12" X hour/3600 sec = 2.54 cfs
	= 4,715 sf X 6.17"/hour X 0.60 X ft/12" X hour/3600 sec = 0.40 cfs

(*) Total drainage required = 2.95 CSF

Well head available for discharge:
 Top elevation of drainage well structure = 5'
 Wet season water level = 2'
 Salt/fresh = 1.5'
 Elevation of vent pipe = 8'
 Design Head = 4.5'
 2-24" wells to be developed to discharge 600 gpm / ft. head

Stage (feet)	per well Discharge (gpm)	per well Discharge (cfs)
3	0	0
4	300	0.67
5	900	2.01
6	1,500	3.35
7	2,100	4.69
8	2,700	6.03

(*) Sand and Oil Interceptors

Q = 4 cfs, retention = 1.5 minutes (90 seconds)
 Volume = 4 cfs X 60 sec/min X 1.5 min = 360 cf
 Use two interceptors that are 5' wide X 5' deep X 8' long = 400 cf

Note: The 10 yr-1hr storm intensity is 3.6"/hr, which is less than the 6.17"/hr intensity used for this design.

NOTE: (*) Provided by Susan C. Holland, P.E. Lic. No. 41831

AGENDA ITEM REPORT

January 20, 2015

ITEM NUMBER: 4.

ITEM: Request for approval for revisions for "Sereno East" formerly known as Integra Block 4, located at 10201-10231 E. Bay Harbor Drive, Lots 6-8 of Block 4. The developers have submitted a revision to there previously approved plan from April 2, 2014. They have revised their design from 40 to 38 dwelling units. Enclosed please find the site plan and new elevations. (Item #4A)

DESCRIPTION:

Request for approval for revisions for "Sereno East" formerly known as Integra Block 4, located at 10201-10231 E. Bay Harbor Drive, Lots 6-8 of Block 4. The developers have submitted a revision to there previously approved plan from April 2, 2014. They have revised their design from 40 to 38 dwelling units. Enclosed please find the site plan and new elevations. (Item #4A)

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller from Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Site Plan & Elevations	SerenoRev1.20.15.pdf
2.	Staff Report	BHI PZB Staff Report Integra 4 Revisions Jan 13 2015.pdf



WEST ELEVATION (REVISED)
SCALE: N.T.S.



WEST ELEVATION (ORIGINAL)
SCALE: N.T.S.



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E.BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

WEST ELEVATION

PHASE

REVISIONS

1. 01-31-14 DRC COMMENTS

SEAL

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EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS

DATE: 04-24-14

JOB NO. 2013-80

DRAWN BY MC

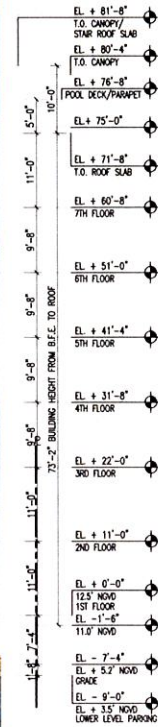
APPR BY AMC

FILE 2013-80

SHEET NUMBER:



EAST ELEVATION (REVISED)
SCALE: N.T.S.



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 1.305.448.7383

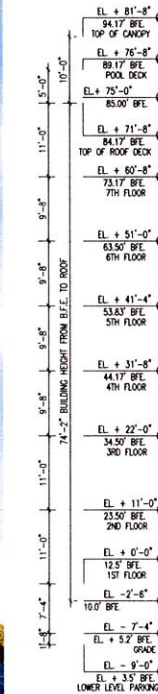
PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

EAST ELEVATION



EAST ELEVATION (ORIGINAL)
SCALE: N.T.S.



PHASE

REVISIONS

1. 01-31-14 DRC COMMENTS

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DATE 04-24-14

JOB NO 2013-80

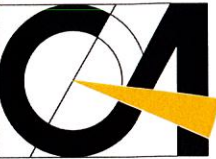
DRAWN BY MC

APPROVED BY AMC

FILE 2013-80

SHEET NUMBER:

A-2.00

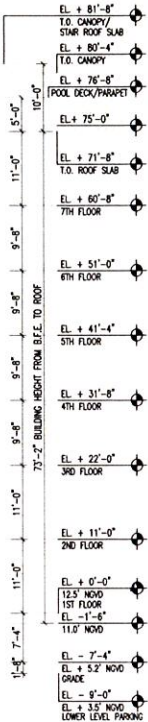


CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

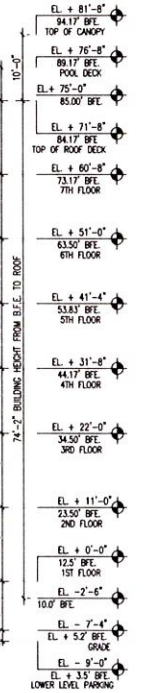
PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

SOUTH ELEVATION



SOUTH ELEVATION (REVISED)
SCALE: N.T.S.



SOUTH ELEVATION (ORIGINAL)
SCALE: N.T.S.

PHASE

REVISIONS

1. 01-31-14 DRC COMMENTS

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DATE: 04-24-14

JOB NO: 2013-80

DRAWN BY: MC

APPR BY: AMC

FILE: 2013-80

SHEET NUMBER:



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

NORTH ELEVATION



NORTH ELEVATION (REVISED)
SCALE: N.T.S.



NORTH ELEVATION (ORIGINAL)
SCALE: N.T.S.

PHASE

REVISIONS

1. 01-31-14 DRC COMMENTS

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DATE: 04-24-14

JOB NO. 2013-80

DRAWN BY MC

APPR BY AMC

FILE 2013-80

SHEET NUMBER:

APPROVED
4/2/2014



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 1.305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
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MIAMI, FL 33131

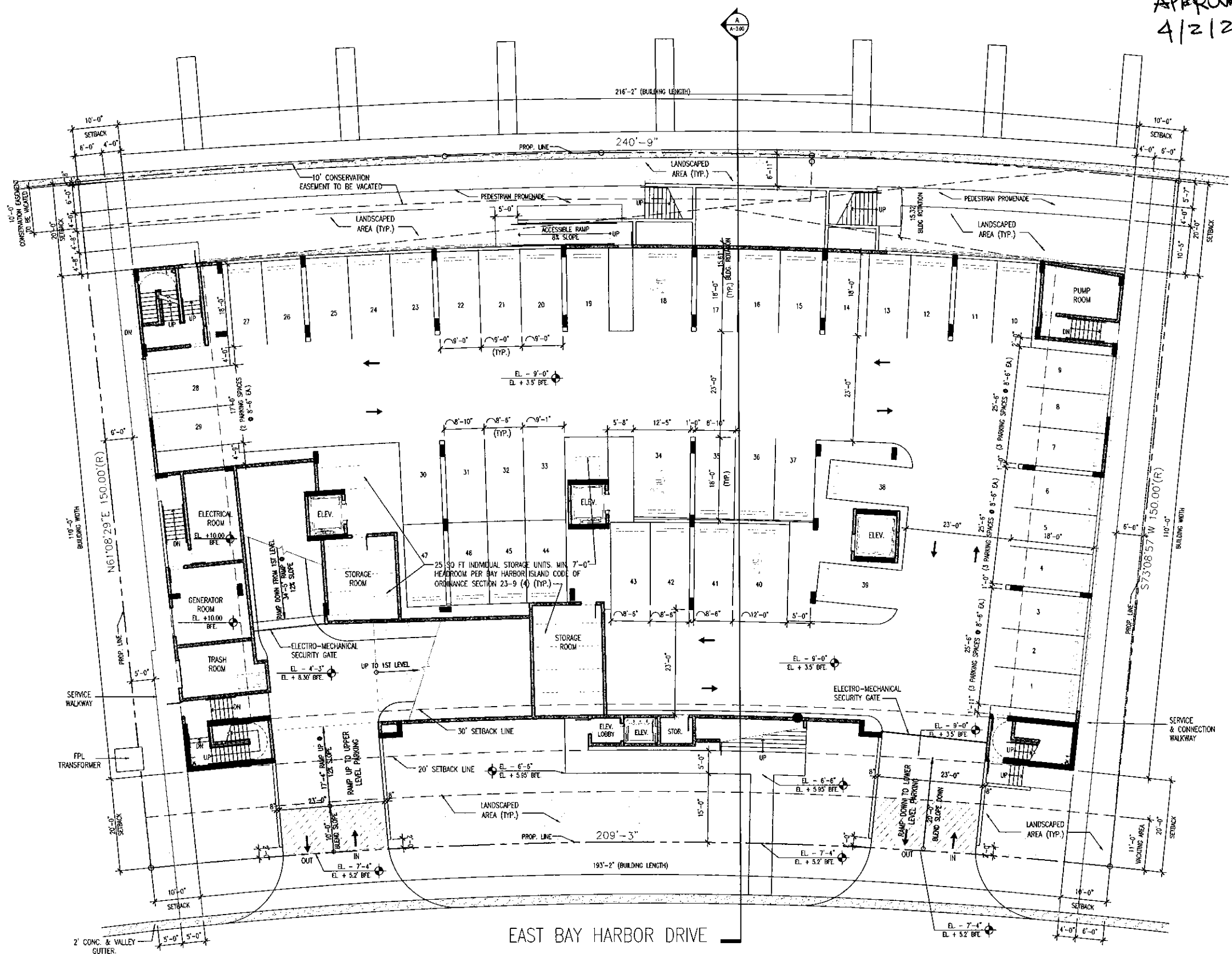
LOWER LEVEL FLOOR PLAN

PHASE	
DRC SUBMITTAL	
REVISIONS	
1. 01-31-14	DRC COMMENTS
SEAL	

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DATE:	12-23-13
JOB NO.	2013-80
DRAWN BY:	MC
APPR BY:	AMC
FILE	2013-80

SHEET NUMBER:



LANDSCAPE AREA CALCULATION		
LANDSCAPE AREA REQUIREMENTS:	REQUIRED	PROPOSED
20% OF LOT AREA	33,750 x 0.20 = 6,750 SQ. FT	7,071 SQ. FT = 21%

LOWER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

PARKING COUNT		
FLOOR	QUANTITY	
LOWER LEVEL	STANDARD PARKING	44
	HC ACCESSIBLE PARKING	3
TOTAL		47



CORWIL ARCHITECTS
4710 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 1.305.448.7383

PROJECT:
SERENO EAST
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154
OWNER:
BAY HARBOR HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

LOWER LEVEL FLOOR PLAN

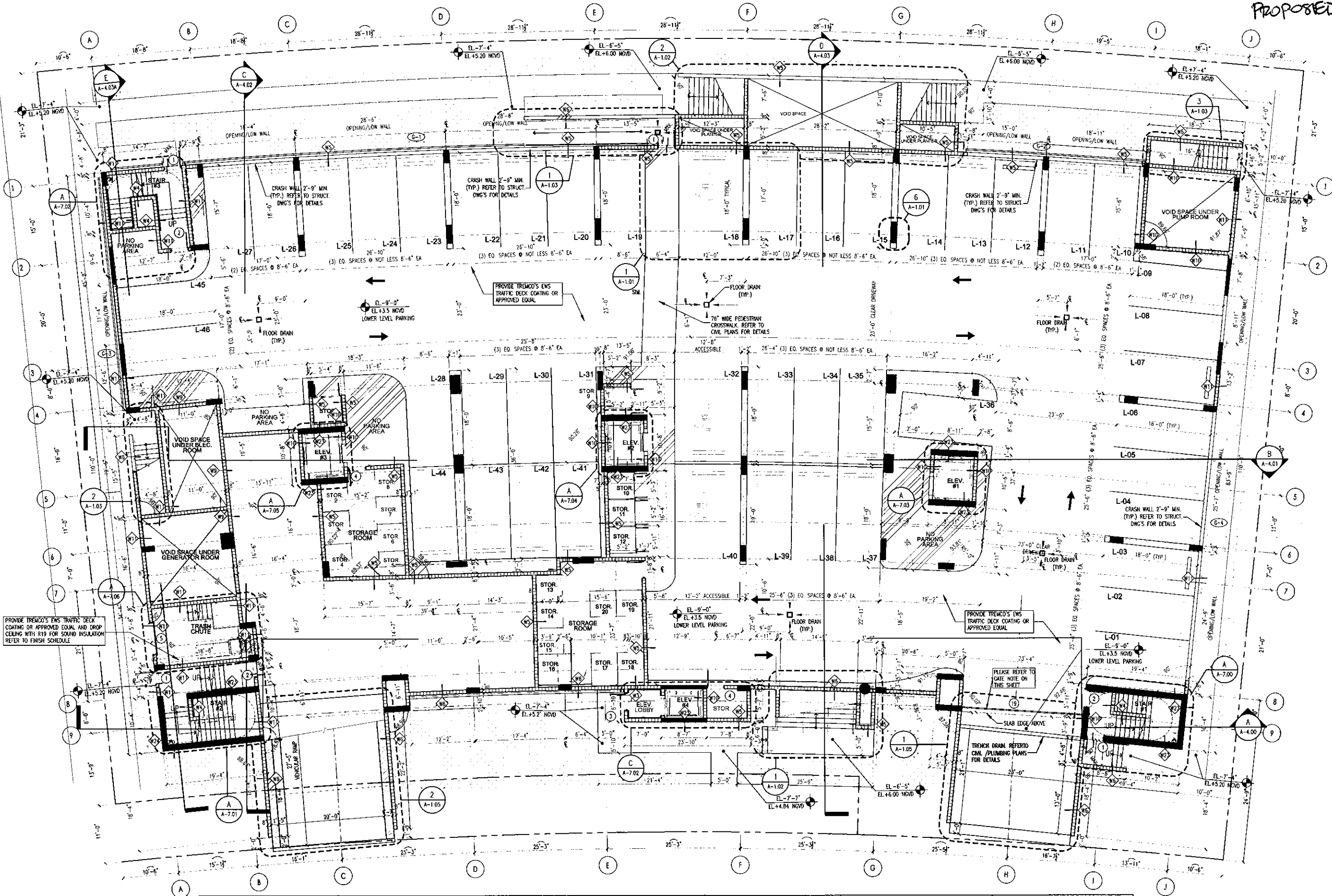
PHASE
PERMIT SET

REVISIONS

SEAL

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EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEER.
DATE: 11-03-14
JOB NO.: 2013-80
DRAWN BY: FG/GS/LC/MB
APPR BY: AMC
FILE: 2013-80
PRINTED DATE: 11-03-14
SHEET NUMBER:

A-2.00



GATE NOTE		WALL & SYMBOL LEGEND			PARKING COUNT	
- TILT UP GARAGE GATE TO MATCH DECORATIVE LOUVERS. PROVIDE SHOP DWGS FOR ARCHITECT'S APPROVAL. SEE A-8.00 - OWNER TO CONFIRM SECURITY GATE OR OTHER SECURITY DEVICE TO BE INSTALLED. ELECTRICAL CONNECTIONS SHALL BE PROVIDED. - SECURITY CONSULTANT TO CONFIRM PROPOSED LOCATION BASED ON OPERATIONAL REQUIREMENTS.		REINF. CMU WALL WITHOUT FURRING		WINDOW TYPE. REFER TO WINDOW SCHEDULE	FLOOR LOWER LEVEL	QUANTITY STANDARD PARKING 43 HC ACCESSIBLE PARKING 3
		REINF. SHEAR WALL (2 HOUR RATED)		DENOTES QUANTITY		
		6\"/>		DOOR NUMBER. REFER TO DOOR SCHEDULE	TOTAL	46
		TYP. METAL STUD PARTITION WALL		DENOTES AREA OF GYPSUM WALLBOARD DROP DOWN CEILING OR GWS SOFFIT AREAS 7'-6\"/>		

LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: January 13th, 2015

Subject: Sereno East (Formerly Integra Block 4)
10201-10231 East Bay Harbor Drive
Proposed Revisions from Original PZ Board Approval
Bay Harbor Islands Acct. No. BP2014-408
MMPA Acct. No. 01-0702-0971A

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated January 12th, 2015 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 10201-10231 E. Bay Harbor Drive

Legal Description: Lots 6, 7, and 8 of Block 4 of "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION / HISTORY

In late-2013 / early-2014 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board approved the Site Development Plan on April 2nd, 2014 subject to several conditions as noted in Resolution No. 2000. This 3-lot development included forty (40) DU, which required the developer to obtain 14 TDR units. The Town recently received and is currently reviewing the Building Permit plans for this development. The BP plans indicate that only 38 DU are now proposed, which would require the developer to obtain only 12 TDR units. Our records reflect that the developer arranged to acquire 14 TDRs from three (3) private sites, which were approved by the Town Council on August 11th, 2014. This means there will be two (2) excess TDR units for this site. The same landowner owns 2 nearby sites and plans on redeveloping those as well. It is their intention to transfer the two (2) excess TDR units to those sites. Initial construction has not yet commenced.

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

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

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

ALTERATIONS SOUGHT SINCE APRIL 2014 P&Z BOARD APPROVAL

MMPA notes the following alterations from the PZB approved plans:

- 1) The BP plans now show 38 DU vs. the PZB approved 40 DU, 38 storage units vs. the PZB approved 40, and 79 parking spaces vs. the PZB approved 81 spaces. The reduction of storage units and parking spaces meets the minimum requirements with the reduction of the number of DU. MMPA is OK with these changes. However, it appears the developer will "bank" 2 TDR units that are not needed for this development due to the decrease in DU, which is prohibited. All of the previously required TDR units were acquired from private landowners. The Town Attorney will need to be consulted as to the required action to address this issue.
- 2) The roof plan has changed slightly from the PZB approved plans. Planters were modified / bathrooms shifted / etc, to allow for a Fire Department room. MMPA believes this change is not substantial.
- 3) The east (rear) elevation indicates that some changes have been made to the balconies in the rear of the building. The latest BP plans show continuous balconies across the entire rear of the building for each floor. However, the PZB approved plans show breaks in the balconies (not continuous). Additionally, some architectural features (eyebrows) and window placements differ from the PZB approved plans. The balconies that were added caused window changes and the continuous smooth band was changed (area near roof above the breezeway / 4th floor). **PZB approval is being requested for the new design.**
- 4) The west (front) building elevation shows the windows have changed slightly from the PZB approved plans. The PZB approved windows were shown as floor to ceiling windows - the BP plans show smaller size. **PZB approval is being requested for the new window design.**
- 5) The south building elevation shows that many windows were removed and window placements differ from the PZB approved plans. **PZB approval is being requested for the new window design / placements.**
- 6) The north building elevation shows that some windows were removed and window placements differ from the PZB approved plans. **PZB approval is being requested for the new window design / placements.**
- 7) An "external" staircase in the rear yard setback (SE corner) was added. The PZB approved plans show this staircase as an "internal" staircase that exits out into the side yard. **PZB approval is being requested for the external staircase.**

AGENDA ITEM REPORT

January 20, 2015

ITEM NUMBER: 5.

ITEM: Approval of minutes of the Board meetings held on October 21, 2014 and November 5, 2014 (Item #5A)

DESCRIPTION:

Approval of minutes of the Board meetings held on October 21, 2014 and November 5, 2014 (Item #5A)

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Minutes	10-21-14 DRAFT.docx
2.	Minutes	11-5-14 DRAFT.docx

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

A Planning & Zoning Board meeting was held on October 21, 2014 at 6:17 p.m. in the Council Chambers. Upon roll the following Board member responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich	Board Member Roberto Gambach
Board Member Oscar Sklar	Board Member Jaime Schapiro
Board Member Thomas Telesco	Board Member Jed Frankel

QUASI-JUDICIAL PUBLIC HEARING

At this time Town Clerk Marante swore in everyone speaking.

Item 1. Request for approval for a new multi-family dwelling for "Bay Harbor Townhouses" located at 9201 W. Bay Harbor Drive, Lot 7 of Block 17. The developers are proposing to construct an eight (8) dwelling unit townhome development. The proposed units range from 2,319 to 2,473 sq. ft. of a/c plus balconies, garage, etc. The proposed design incorporates one trapezoidal shaped building positioned to front along West Bay Harbor Drive. Each unit has an individual driveway and a two car garage. The building has 4 stories in height (3 floors of residential over one story garage @ 37'-6" above BFE.

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee.

Architect Pablo Harecini came forward to address the Board. He explained that the applicant was requesting approval to construct an eight (8) unit townhome development ranging in 2,319 to 2,473 square feet. He provided the Board with aerial views of the proposed development, the front, rear, and side elevations were also provided. He explained the proposed development would be four (4) stories in height with 3 floors of residential over a one story parking garage. The third and fourth floors would include the bedrooms. He also provided the proposed landscape plan with an island dividing 2 of the Townhomes. He explained the list of project materials which included stucco, glass, guard rails, concrete and concrete pavers. He stated the proposed project was below the density currently allowed by Town and had met all of the Town Code requirements.

There was a detailed discussion on the proposed driveways, glass materials, 6 foot trash enclosures, balconies and the encroachment in the rear of the proposed development.

Town Planner Miller came forward to address the Board. He stated that the Town Code allowed for the front setbacks to encroach 4 feet into the front yard and 2 feet into the facade. He stated that for this development they go deeper into the unit and don't go into the setbacks. He stated that the 2 feet setback was measured from the base of the building.

Vice Chair Gavcovich asked what was the maximum encroachment into the setbacks. Town Planner Miller stated that they could only encroach 1/3 of the overall building.

There was a brief discussion from the Board on the location for the a/c compressors, the concept of the garage door that opens could cause a noise disturbance if it was used for entertainment and if there would be a Homeowners Association. Architect Harecini stated that the a/c compressors would be located on the roof top and would be screened. They would not be visible from the street level. He added that the homeowners shall stay within the decibels allow under the Town Code. Town Attorney Simone stated that there would be governing body for the proposed property.

PUBLIC COMMENT

Victor Maya, 1155 103 Street, came forward to address the Board. He felt that the proposed project was too premature to come before the Board. He asked the Board to review the driveways, the balconies encroaching into the setbacks and asked the Board to recommend more architectural enhancements.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She felt that the proposed project did not meet all of the Town Code requirements and asked the Board to look into the parking arrangements for the site.

Beverly Vanza, 9240 West Bay Harbor Drive, came forward to address the Board. She asked where the garage would be placed and was concerned with the odors. Town Clerk Marante stated the garbage would have a holding area for the trash that would be accessible on pick-up days, but any other day they must be inside the garages. She also clarified that what was before the Board were preliminary plans and the finals plans would be ready prior to construction.

Architect Hereceni stated that he felt that the proposed project fit the neighborhood and met all of the Code requirements. He pointed out that the density was decreased from 11 units to only 8 townhouses. He asked to board to approve the project and welcomed any comments and suggestions.

Board Member Telesco made a motion to approve the project with the following conditions:

1. Include a elevator to the penthouse
2. Location of the elevator
3. Provide a location for the a/c compressor on the site plans.
4. Sight study for the compressors.

Motion failed due to no second by Board Members.

There was a detailed discussion from the Board with regards to project design; requirements for an elevator for the penthouse, glazing of the glass; sliders on the balconies; elevations; landscaping and the overhead power lines; street lighting; an overhang to protect from the weather, addition of more landscaping for the end units, like a hedge so that it buffers the sound; additional screening and more hedges to provide privacy to neighbors.

ACTION: Consensus was for the applicant to come back with the recommendation from the Board.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 2. Request for approval for a new single family home for "BRG Homes, LLC" located at 1311 100 Street, Lot 13 of Block 26. On September 16, 2014 the Planning and Zoning Board deferred the project. The owners have revised the plans as requested by the Board.

Architect Rafinio Gil came forward to address the Board. He explained that the proposed home was a very modern design located at 1311 100 Street. He added that they addressed the Board's previous recommendations and made the following changes:

1. The retention wall was updated.
2. The family room elevator was raised to grade.
3. The addition of louvers to the second floor.
4. The garage door was changed to coral stone
5. The revised plans show the east façade with a path way to the back yard.

6. East façade has a more modern design.

Board Member Sklar suggested using a larger stone for the façade and addition of louvers to the balcony.

At this time Board Member Gambach left the meeting.

Vice Chair Gavcovich stated that he like the revised site plans, but felt that the home was too flat and the glass in the rear made the home looked like it was floating. He stated that the concept of the rear did not match the front of the home. He also stated that the site plans showed that plans were stepping in to the front and side yard setbacks.

There was a brief discussion by the Board on the requirements for a retaining wall to be compatible with the project, height of the wall, limitation of the height and a sight view of the retaining wall from the neighbor's location.

PUBLIC COMMENT

Francis Neuhut, 1060 Kane Concourse, came forward to address the Board. She felt that the proposed project was not up to the Town Code and also felt that the retaining wall should not be decided by the Town Planner Miller.

CLOSED PUBLIC COMMENT

There was a brief discussion by the Board on the type of materials, a separation of the stone in the front façade, a retention wall explanation, the addition of hedges to provide privacy to the neighbors, addition of glass panel at the top of the stone work, lowering the grade to the rear of the home and the height of the fence.

ACTION: Consensus was for the applicant to come back with the Board's recommendations.

Item 3. Approval of minutes of the Board meetings held on June 3, 2014, June 17, 2014 and August 19, 2014.

A PLANNING & BOARD MEETING WAS held on October 21, 2014 -----5

ACTION: Board Member Frankel made a motion to approve the Minutes. Vice Chair Gavcovich seconded the motion and it passed unanimously.

There being no further business meeting was adjourned at 9:08 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT

MINUTES OF A PLANNING AND ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS

A Planning & Zoning Board Meeting was held Tuesday, November 5, 2014 at 6:03 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Roberto Gambach

Board Member Jaime Schapiro

Board Member Oscar Sklar

Board Member Thomas Telesco

Item 1. Request for approval for a revision to a project approved by the Planning and Zoning Board July 31, 2012, which is currently under construction. The project, "Harbour Park Apartments", is located at 9901 E. Bay Harbor Drive, Lot 22 of Block 4.

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

Attorney Steve Wernick, 1 SE 3 Ave., came forward to address the Board. He was representing the applicant Harbor Park Apartments. He stated that the applicant received a building permit in June of 2013 and construction continued to proceed, with the shell of the building almost done. He stated that the Town Planner had identified some changes to the building, walkway, balcony, landscaping and requested the Planning & Zoning Board review the most recent revised site plans.

Architect Marcus Frankel came forward to address the Board. He explained that the applicant had made the following changes to the project: the generator was moved from the rooftop to the second floor garage space, which contained an extended trellis, the walkway was revised to wrap around the building and have 3 feet 8 inches and it would go into the setback. He stated that a building permit was obtained in June 2013 and it was built to Code. He also added that the walkway would be on a green synthetic AstroTurf, which was ADA compliance. He also explained that the Fire department had recommended 2 separate staircases. He also stated that the newly revised landscape plan showed additional green space and landscaping accessible to the public from the garage. He stated that the changes also reflected a full hedge to the north and south side of the garage to provide privacy to the neighbors.

At this time Board Member Jaime Schapiro arrived to the meeting.

There was a detailed discussion by the Board regarding the relocation of the generator to the garage, staircase on the south side, second floor staircase railings, green screen to be added on the seawall, addition of a hedge with a trellis to go up to the staircase, remove the knee high wall adjacent to the seawall, addition of a flat aluminum railing to the open balcony and horizontal railings to the balcony.

ACTION: Board Member Gambach made a motion to approve the revised site plans with the following conditions:

1. To add green screen adjacent to the seawall.
2. Add horizontal railing instead of the proposed new high wall.

Board Member Telesco seconded the motion and it passed unanimously.

Vice Chair Hurwitz asked staff to implement a check point for all ongoing projects in the event that there were modifications to the structure that must come before the Board for approval.

Town Clerk Marante stated that there were cases where the structure changes did not require an approval from the Board. She explained that any recommended changes that come from an agency like DERM that affected the project are not required to be approved by the Board.

Town Attorney Simone stated that a Resolution would be drafted and it would reflect the changes that the Board approved.

Item 2. Request for approval for a single family for "BRG Homes, LLC" located at 1311 - 100 Street, Lot 13 of Block 26. On September 16, 2014 and October 21, 2014 the Board deferred the project. The owner has revised the plans as requested by the Board.

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

Architect Reffino Gil came forward to address the Board. He explained that the retaining wall was 9 feet with a 4 foot chain link fence. He stated that all of the Board recommendations were addressed and the project was architecturally enhanced. He explained that the concept of the front of the home was changed, the cantilever was revised to 4 feet and there was reduction of space throughout the home. He also addressed the garage door and provided a sample of the renderings for the facade.

At this time Board member Telesco left the meeting.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She felt that many of the upcoming projects coming to the Board required a variance. She stated that the Town Planner report suggested that the project retaining wall needed approval from the Town Council.

CLOSED PUBLIC COMMENT

ACTION: Vice Chair Gavcovich made a motion to approve the project revisions. Board Member Sklar seconded the motion and it passed unanimously.

Town Clerk Marante stated that a resident had requested to hold future Board meetings at 7:00 p.m. She asked the Board for approval to change the meetings time.

ACTION: Consensus was to schedule future meetings to 7:00 p.m.

There being no further business meeting was adjourned at 7:16 p.m.

CHAIR PERSON

ATTEST

TOWN CLERK