

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

July 17, 2018

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for PRO NAN X LLC at 9955 West Broadview Drive, Lot 4 Block 37. The proposed 2-story home has approximately 7,881 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, seven and a half (7 1/2) bathrooms. Enclosed please find the site plan and elevations.(Item #1)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Christopher Gratz, AICP.

2. Request for approval for a new single family home for 9961 BH LLC at 9961 East Broadview Drive, Lot 16 Block 23. The proposed 2-story home has approximately 5,620 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, six and a half (6 1/2) bathrooms. Enclosed please find the site plan and elevations. (Item #2)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Christopher Gratz, AICP.

3. Discussion regarding the proposed ordinance drafted by the Town Planner after the last meeting discussions. The proposed ordinance will be transmitted to the Town Council to consider at the August meeting with the recommendation from the Planning and Zoning Board. Attached is a copy of the ordinance and additional information provided by the Town Planner's office. (Item #3)

4. Approval of minutes of the Board meeting held on February 6, 2018 and February 20, 2018 (Item #4)

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

July 17, 2018

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for PRO NAN X LLC at 9955 West Broadview Drive, Lot 4 Block 37. The proposed 2-story home has approximately 7,881 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, seven and a half (7 1/2) bathrooms. Enclosed please find the site plan and elevations.(Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Christopher Gratz, AICP.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 9955 West Broadview PNZ 7.3.18
2. 9955 W Broadview Drive - 1069 - PZB Staff Report June 18 2018



MAMANE RESIDENCE

9955 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTURAL PLANS

- CV COVER SHEET
- SP-1 SITE PLAN
- SP-2 SURVEY
- SP-3 SITE DETAILS
- SP-4 EXHIBIT
- C-1 DRAINAGE PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 ROOF PLAN
- A-2.1 FRONT / WEST ELEVATION / RENDERING
- A-2.2 REAR / EAST ELEVATION / RENDERING
- A-2.3 RIGHT / SOUTH ELEVATION / RENDERING
- A-2.4 LEFT / NORTH ELEVATION / RENDERING
- A-3.1 BUILDING SECTIONS
- A-3.2 DOOR & WINDOW SCHEDULE
- A-3.3 WALL SECTIONS
- A-3.4 WALL SECTIONS
- A-3.5 BUILDING DETAILS

LANDSCAPE PLANS

- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS

OTHER APPLICABLE CODES:

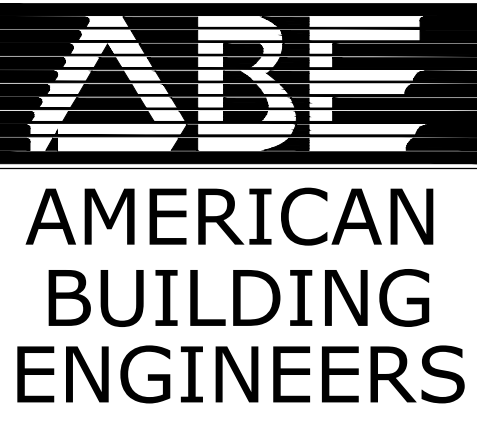
- A. 2017 FLORIDA BUILDING CODE (6TH EDITION)
- B. 2017 FLORIDA PLUMBING CODE (6th EDITION)
- C. 2017 FLORIDA MECHANICAL CODE (6th EDITION)
- D. 2017 TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES (6th EDITION)
- E. 2017 NFPA 70 NATIONAL ELECTRIC CODE (6th EDITION)
- F. FLORIDA STATE ENERGY CODE
- G. 2017 FLORIDA STATE ACCESSIBILITY CODE FOR BUILDING CONST. (6th EDITION)



AMERICAN BUILDING ENGINEERS® INC.

ARCHITECTURE - ENGINEERING - INTERIOR DESIGN - GENERAL CONTRACTOR
LICENSES # AA26003224, #PE38553, # IB26001734, CGC #044407
1842 E. OAKLAND PARK BLVD. - FORT LAUDERDALE, FL - 33306
(305) 681-5563 FAX (954) 739-5153
Email: info@abeincusa.com
www.abeincusa.com

PERMIT ISSUE:	
REVISIONS:	DATE:
1.	/
2.	/
3.	/
4.	/
5.	/



1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.5099
Palm Beach: 561.243.3939
Certificate of Authorization # 4732

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MR & MRS
PROSPER MAMANE

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

COVER SHEET

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT #: 18.002

SHEET #:

CV

PRINT DATE: 6/11/18

	SF	ACRES		
LOT AREA	14,288	0.32 +/-		

LOT 4, BLOCK 37, "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 46-5, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY FLORIDA

8.0'		
NCVD		

		NGVD	
THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL 12086C0144			

4.05' NGVD	
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RD (SINGLE FAMILY
RESIDENTIAL
DISTRICT)

LD - LOW DENSITY RESIDENTIAL

FLR	ALLOWABLE	PROPOSED
(DETERMINED BY THE SETBACKS)	N/A	
SETBACKS	REQUIRED	PROPOSED
FRONT (WEST, NORTH):	25'-0"	25'-0" MINIMUM
REAR (EAST):	10'-0"	10'-0" MINIMUM
SIDE (SOUTH):	15'-0"	10'-0" MINIMUM
MAXIMUM HEIGHT	ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT	24'-0" above BFE	24'-0" above BFE
GROUND LANDSCAPE AREA	REQUIRED	PROPOSED
(LANDSCAPE DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	9,276 SF = 64.9 %

FRONT YARD SETBACK OPEN SPACE PERCENTAGE	REQUIRED	PROVIDED
	50%	63.91%

- TOTAL LOT PERVIOUS/GREEN AREA : 5097 S.F.

- TOTAL LOT PERVIOUS/GREEN AREA : 5097 S.F.
- FRONT YARD GREEN AREA : 3258
(NO PAVERS INCLUDED)

LOT COVERAGE	ALLOWABLE	PROPOSED
(PERIMETER DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	7,242 SF = 50.68%

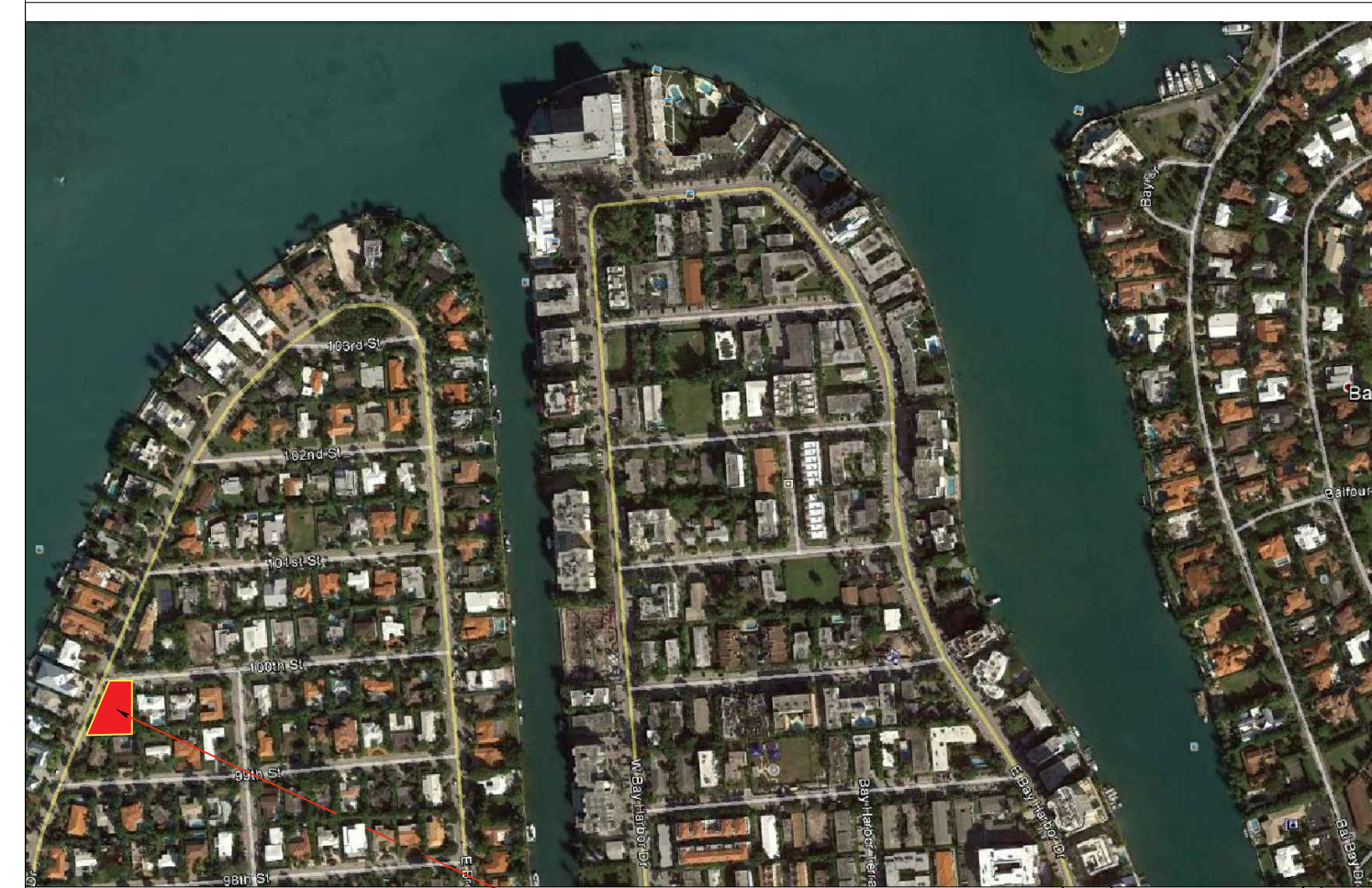
FIRST FLOOR (A/C)	3,862 S.F.	
SECOND FLOOR (A/C)	4,019 S.F.	
GARAGE (NON-A/C)	666 S.F.	
COVERED PATIO, BALCONIES (NON-A/C)	751 S.F.	

TOTAL (A/C)	7,881 S.F.	
TOTAL (NON-A/C)	1417 S.F.	
TOTAL GROSS S.F.	9,298 S.F.	

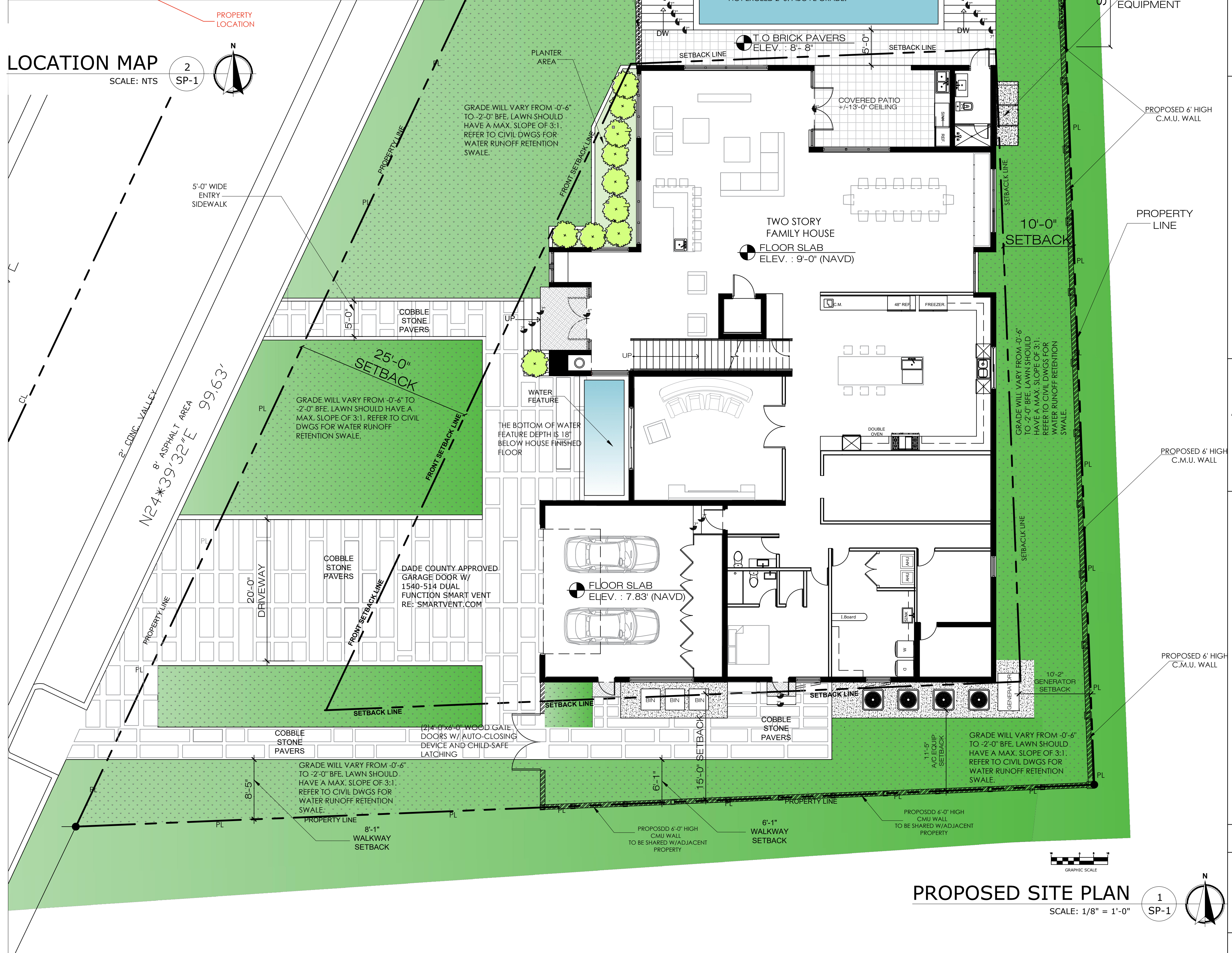
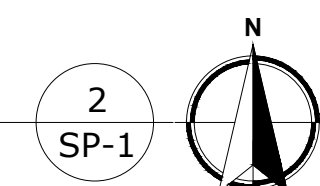
<u>BUILDING LOT COVERAGE</u>		
1. MAIN RESIDENCE	4,355 S.F.	30.48%
2. GARAGE	666 S.F.	4.66%

IMPERVIOUS GROUND COVER	3,692 S.F.	25.84%
SLABS, WALKS, DRIVEWAY	2712 S.F.	18.98%
POOL DECK	667 S.F.	4.66%
SWIMMING POOL	313 S.F.	2.19%

PERVIOUS GROUND COVER	5,575 S.F.	39.02%
TOTAL PERVIOUS AND IMPERVIOUS	14,288 S.F.	100.00%



SCALE: NTS



EQUIPMENT NOTE
6' HIGH C.M.U. FENCE WALL NEXT
TO MECHANICAL EQUIPMENT
SCREENS THE EQUIPMENT FROM
VIEW FROM THE STREET.

N87*21'10"E 57.91"

PERMIT ISSUE:

REVISION

1.	
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2.	
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4	
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AMERICAN BUILDING ENGINEERS

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PROPOSED SITE PLAN

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

CD

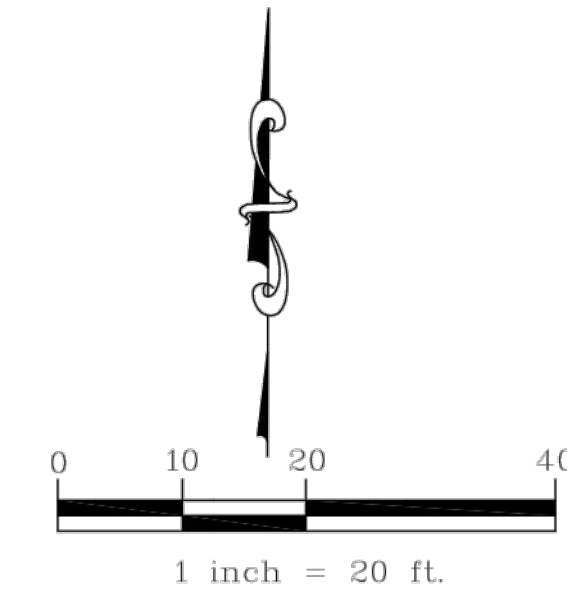
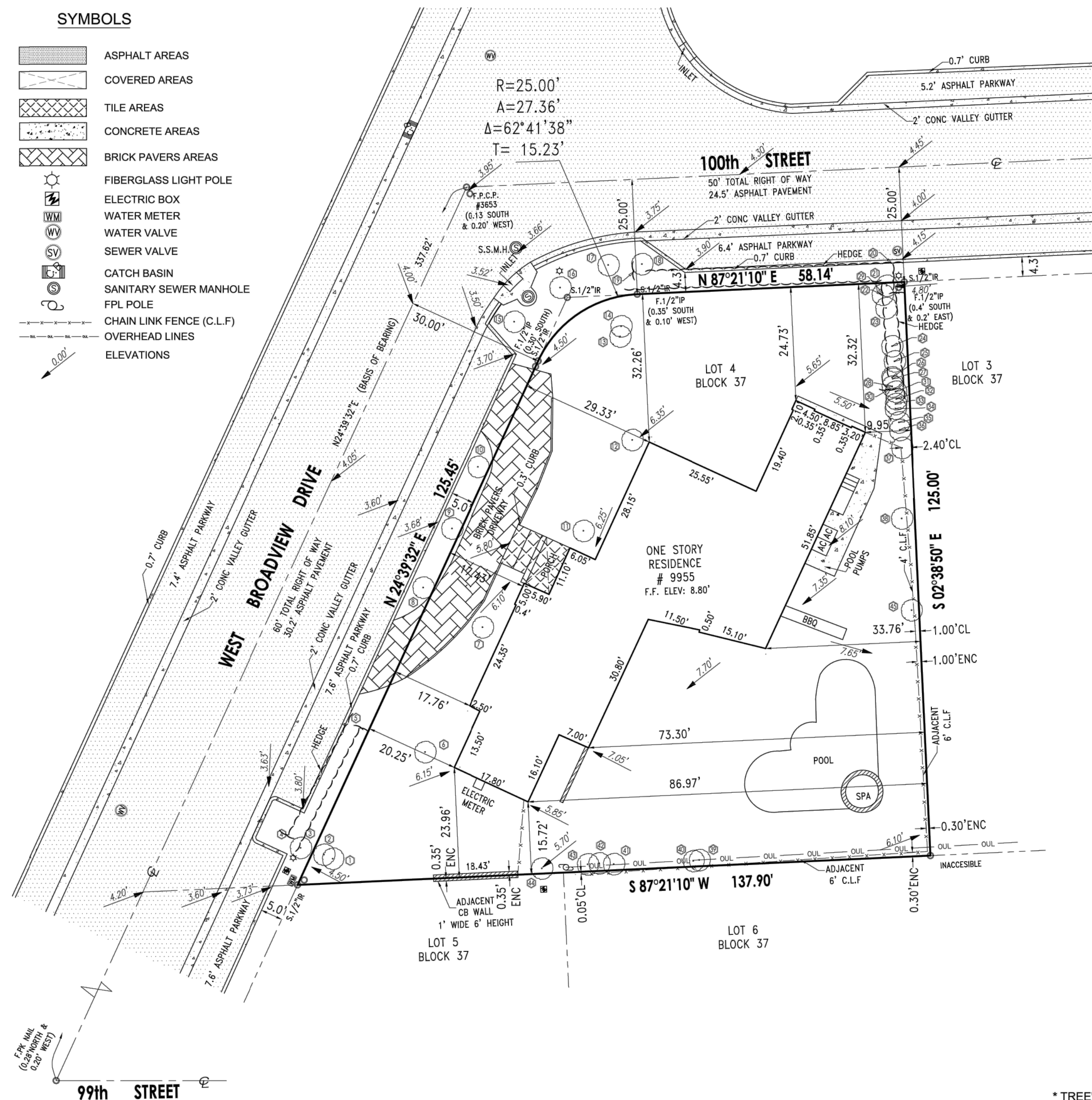
SP

PRINT DATE: _____

6/11/18

NOT TO SCALE

	ASPHALT AREAS
	COVERED AREAS
	TILE AREAS
	CONCRETE AREAS
	BRICK PAVERS AREAS
	FIBERGLASS LIGHT POLE
	ELECTRIC BOX
	WATER METER
	WATER VALVE
	SEWER VALVE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	FPL POLE
	CHAIN LINK FENCE (C.L.F.)
	OVERHEAD LINES
	ELEVATIONS



No.	COMMON TREE NAME	DIAMETER	HEIGHT	SPREAD
1	WEeping FIG	0.20'	15'	10'
2	WEeping FIG	0.30'	15'	10'
3	WEeping FIG	0.50'	20'	20'
4	BEACH NAUPAKA	27'X4'	7'	4'
5	BEACH NAUPAKA	27'X4'	7'	4'
6	DOUBLE ALEXANDRA PALM	2.50'	12'	16'
7	DOUBLE ALEXANDRA PALM	2.50'	15'	12'
8	DOUBLE ALEXANDRA PALM	2.70'	15'	15'
9	COCONUT PALM	0.80'	25'	22'
10	TRIPLE ALEXANDAR PALM	3.20'	15'	15'
11	TRIPLE ALEXANDAR PALM	2.50'	15'	15'
12	BAMBOO CLUSTER	6'x4'	20'	20'
13	ALEXANDRA PALM	0.30'	18'	8'
14	ALEXANDRA PALM	0.50'	20'	10'
15	OAK	0.70'	30'	20'
16	ROYAL PALM	1.30'	40'	25'
17	ROYAL PALM	1.80'	40'	25'
18	OAK	0.70'	30'	20'
19	BEACH NAUPAKA	56'x4'	7'	4'
20	BEACH NAUPAKA	56'x4'	7'	4'
21	WEeping FIG	1.00'	15'	15'
22	ALEXANDRA PALM	0.30'	20'	10'
23	ALEXANDRA PALM	0.30'	20'	10'
24	DOUBLE ALEXANDRA PALM	1.40'	20'	14'
25	ALEXANDRA PALM	0.30'	25'	12'
26	WEeping FIG	0.25'	12'	7'
27	ALEXANDRA PALM	0.30'	15'	10'
28	WEeping FIG	0.60'	25'	25'
29	FICUS HEDGE	21'x3'	6'	3'
30	FICUS HEDGE	21'x3'	6'	3'
31	WEeping FIG	0.30'	20'	5'
32	DOUBLE ALEXANDRA PALM	1.00'	18'	10'
33	WEeping FIG	0.40'	25'	20'
34	WEeping FIG	0.80'	25'	20'
35	WEeping FIG	0.40'	30'	20'
36	ALEXANDRA PALM	0.30'	20'	10'
37	DOUBLE QUEEN PALM	2.00'	25'	16'
38	WEeping FIG	2.30'	25'	25'
39	ALEXANDRA PALM	0.30'	12'	8'
40	ALEXANDRA PALM	0.30'	12'	8'
41	ALEXANDRA PALM	0.30'	15'	10'
42	ALEXANDRA PALM	0.30'	15'	10'
43	COMMON GARCINIA	0.40'	15'	20'
44	ALEXANDRA PALM	0.30'	20'	10'
45	WEeping FIG	0.20'	15'	8'

* TREE'S TRUNK DIAMETER MEASURED AT A HEIGHT +/- 4.5' FROM THE GROUND.
 ** TREE LOCATION AND DIMENSIONS ARE APPROXIMATE.
 *** SURVEYOR NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS TREE TABLE.
 **** FOR PROPER AND SCIENTIFIC TREE NAME AND ARBORIST SHOULD BE CONTACTED.

PROPERTY ADDRESS:
9955 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154-1129
FOLIO NUMBER: 13-2227-001-6660

LOT 4, BLOCK 37, 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.

- 1) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4) THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051 (3) (b), 15.5.b.II, OF 1 FOOT IN 7500 FEET FOR SUBURBAN AREAS.
- 5) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON. UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON; CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, FOR BUILDING AND ZONING INFORMATION. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- 9) AREA OF THE PROPERTY: 13165.21 SQUARE FEET OR 0.302 ACRES.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 11) TYPE OF SURVEY: TREE SURVEY.
- 12) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
- 13) NORTH ARROW DIRECTION AND BEARINGS ARE BASED ON RECORDED PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 14) ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 15) BENCH MARK USED: BM # A-17 ELEV: 7.67' (N.G.V.D.29), OF MIAMI-DADE COUNTY, FLORIDA.
- 16) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY:

A.	=	ARC	O/L	=	ON LINE
A/C	=	AIR CONDITIONER PAD	O/S	=	OFF SET
C.B.	=	CATCH BASIN	PG.	=	PAGE
C.L.F.	=	CHAIN LINK FENCE	P.B.	=	PLAT BOOK
CL	=	CENTER LINE	P.C.	=	POINT OF CURVATURE
CL.	=	CLEAR	P.C.P.	=	PERMANENT CONTROL POINT
CONC.	=	CONCRETE	P.T.	=	POINT OF TANGENCY
C.B.S.	=	CONCRETE BLOCK STRUCTURE	P.B.	=	PLAT BOOK
ENC.	=	ENCROACHMENT	R	=	RADIUS
EL.	=	ELEVATION	(R)	=	RECORD
F.F.EL.	=	FINISH FLOOR ELEVATION	R.P.	=	RADIUS POINT
F.P.C.P.	=	FOUND PERMANENT CONTROL POINT	R/W	=	RIGHT OF WAY
F.I.P. 1/2"	=	FOUND IRON PIPE 1/2"	SBT	=	BELL SOUTH TELEPHONE
F.I.R. 1/2"	=	FOUND IRON REBAR 1/2"	S.N.&D.	=	SET NAIL DISC
F.N.&D.	=	FOUND NAIL AND DISC	T	=	TANGENT
F.P.R.M.	=	FOUND PERMANENT REFERENCE MONUMENT	TYP.	=	TYPICAL
I.D.	=	IDENTIFICATION	U.E.	=	UTILITY EASEMENT
(M)	=	MEASURED	WM	=	WATER METER
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM	W.F.	=	WOOD FENCE
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM			

Mobile Phone: (786) 486-6786
E-Mail. esplandsinc@gmail.com

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Registered Land Surveyor No. 4129
State of Florida

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

	COMMUNITY NAME AND NUMBER: TOWN OF BAY HARBOR ISLANDS: 120637		JOB N°: 05 - 2018 - 090
Y	PANEL NUMBER AND SUFFIX: 12086C0144-L		FIELD CREW : EDMUND
H	FIRM PANEL EFFECTIVE DATE: 09 / 11 / 2009		DRAWN : BM
N	FLOOD ZONE: AE	BASE FLOOD ELEVATION : 8.00'	CHECKED: G.C.
O	COUNTY NAME : MIAMI-DADE	STATE: FLORIDA	FIELD DATE : 05/02/201
	No.	REVISIONS	DATE : 05/03/201
			SHEET
r.			

SP-2

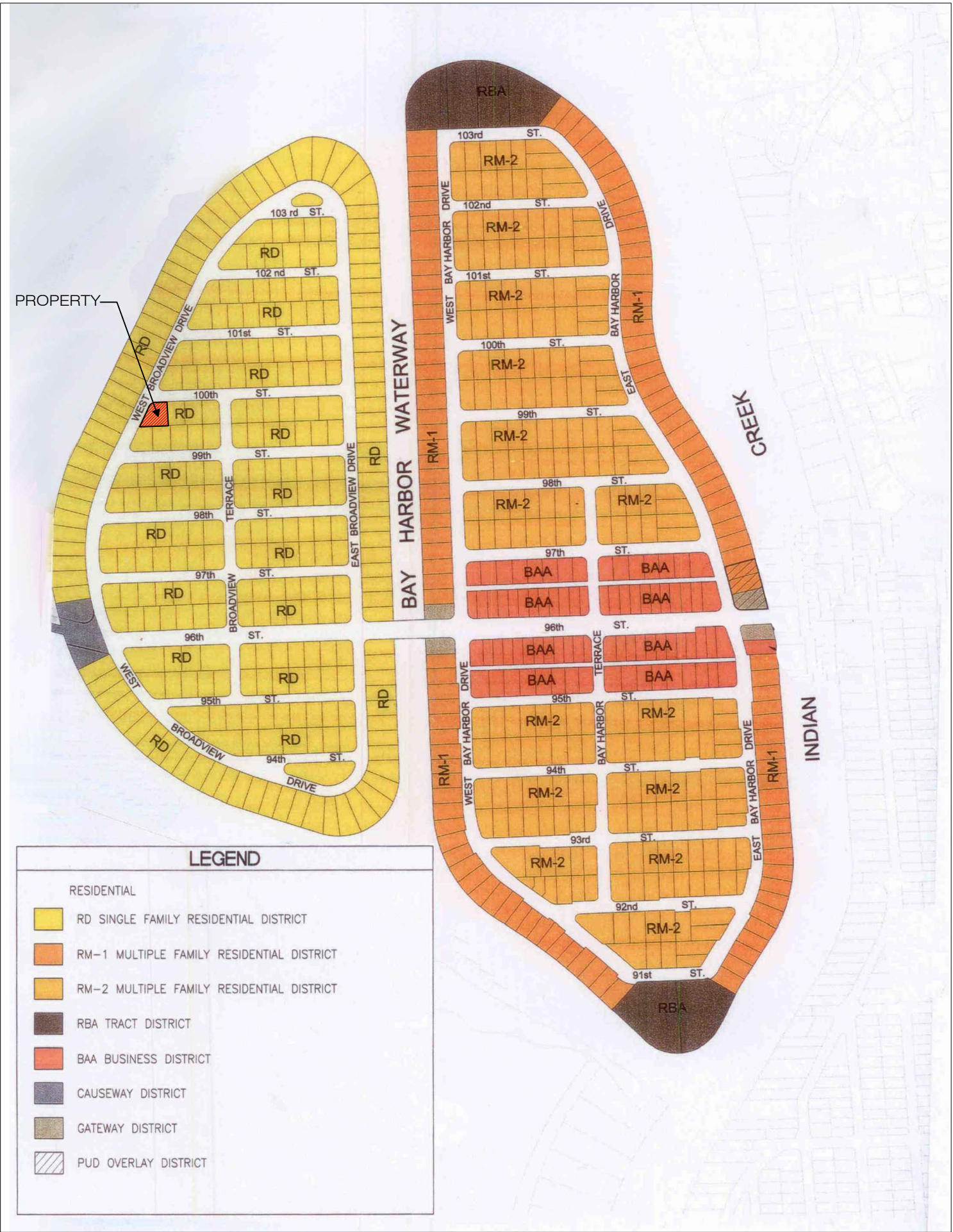
SP-2



PROPOSED BUILDING LOOKING WEST

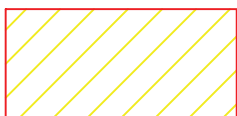


PROPOSED BUILDING LOOKING SOUTH



LAND DEVELOPMENT DESIGNATION MAP (RD)



 PROPOSED BUILDING LOCATION

LEGAL DESCRIPTION:
LOT 4, BLOCK 37, "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 46-5, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

SITE STATISTICS:
LAND USE : LD LOW DENSITY RESIDENTIAL

PERMIT ISSUE:

REVISIONS: DATE:

1. /

2. /

3. /

4. /

5. /



AMERICAN
BUILDING
ENGINEERS

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APPROVED SEAL/SIGNATURE

SITE DETAILS

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

SP-3

PRINT DATE: 6/11/18



AERIAL VIEW LOOKING EAST



AERIAL VIEW LOOKING SOUTH

PERMIT ISSUE:	
REVISIONS:	DATE:
1.	/
2.	/
3.	/
4.	/
5.	/



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P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

EXHIBIT

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

SP-4

PRINT DATE: 6/11/18

EXHIBIT

4
SP-4

NOTES

- GENERAL
- REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
 - CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
 - CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
 - INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS.
 - EXISTING SANITARY SEWER LATERAL CONNECTION TO BE INSPECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL BACKFLOW PREVENTORS TO BE INSTALLED PER COUNTY REGULATIONS.
 - CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES.

PAVING:

- REMOVE MUCK, OVERBURDEN AND ROOT MATERIAL WITHIN 10 FEET OF ANY EDGE OF PAVEMENT OR BUILDING. BACKFILL TO REQUIRED SUB-GRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 12 INCH LIFTS, COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
- STABILIZED SUB-GRADE (MINIMUM L.B.R. 40) SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
- LIMEROCK BASE SHALL MEET FLORIDA D.O.T. STANDARD SPECIFICATIONS, SECTION 911, AND INSTALLED PER SECTION 200. DENSITY TESTS SHALL BE TAKEN AT A MINIMUM OF EVERY 5,000 S.F. FOR EACH LIFT WITH COPIES TO THE ENGINEER FOR APPROVAL. LIMEROCK BASE TO BE PRIMED IN ACCORDANCE WITH SECTION 300. BASE SHALL HAVE A COMPACTED THICKNESS AS SPECIFIED ON THE PLAN BUT IN NO CASE LESS THAN 6 INCHES.

DRAINAGE:

- DRAINAGE PIPE SHALL BE ONE OF THE FOLLOWING:
 - CORRUGATED POLYETHYLENE PIPE (P.E.) FABRICATED TO ASTM 405 AND AASHTO-M294. PIPE SHALL BE ADS N-12, OR APPROVED EQUAL.
 - HELICAL CORRUGATED ALUMINUM (C.A.P.) FABRICATED TO ASTM B209 AND AASHTO-196. PIPE SHALL HAVE 2-2/3" X 1/2" CORRUGATIONS AND SHALL HAVE A MINIMUM THICKNESS OF:
 - 24" AND SMALLER - 16 GAUGE
 - OVER 24" - 14 GAUGEPIPE COUPLING BANDS SHALL BE SPLIT BANDS OF THE SAME ALLOY AS THE PIPE. POLYURETHANE OR OTHER MANUFACTURED SUPPLIED SEALANT WILL BE USED WITH THE COUPLINGS. THE BANDS SHALL BE A MINIMUM OF 12 INCHES WIDE.
- ALL CONCRETE USED SHALL DEVELOP A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

P.A.I.D STATEMENT NOTES.

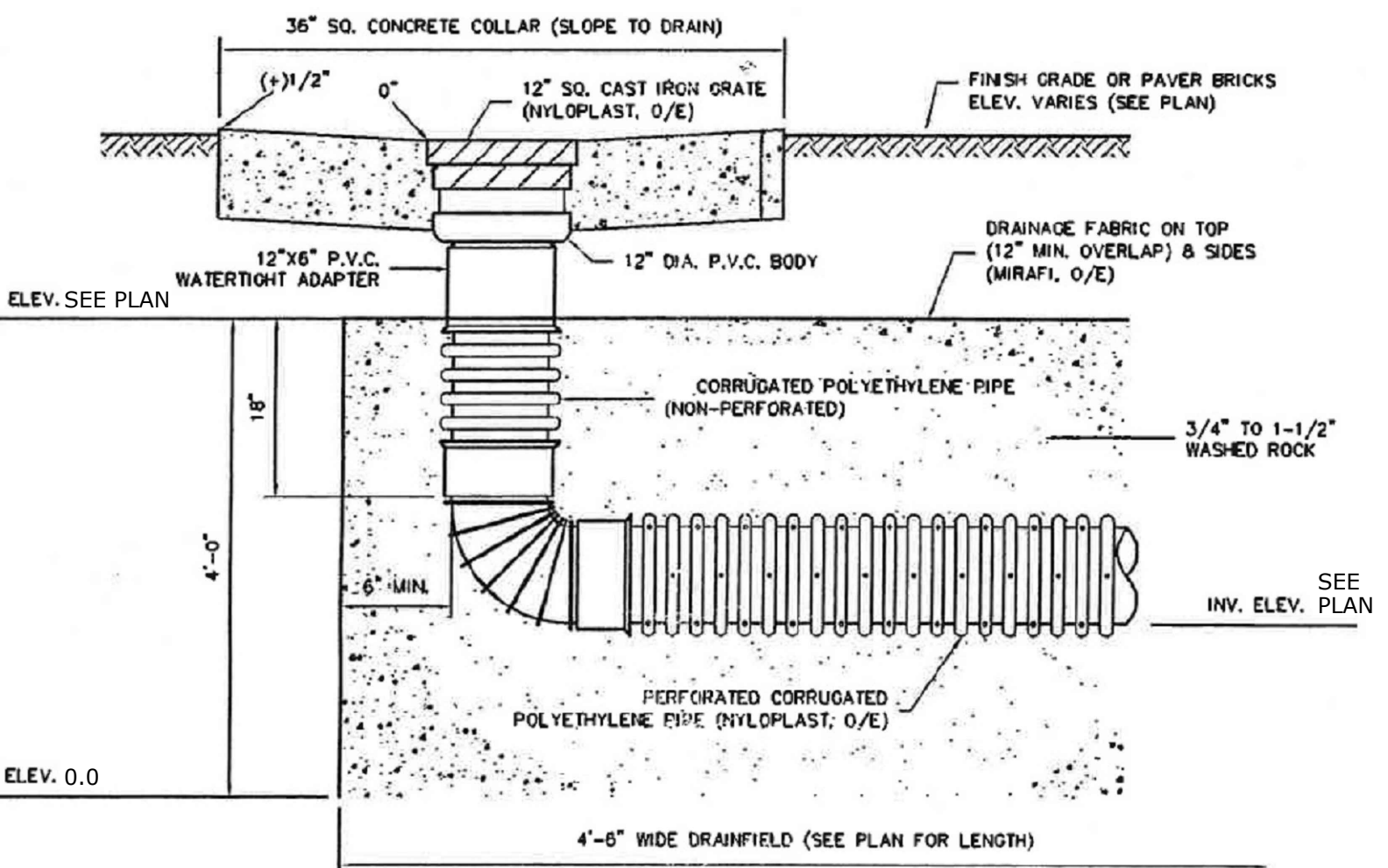
- THE PURPOSE OF THE NATURAL GRADE IS TO PROVIDE FLOOD PROTECTION THROUGH PERIODIC INUNDATION. ANY IMPROVEMENTS, MATERIALS OR LANDSCAPING PLACED WITHIN THE NATURAL AREA MAY BE SUBJECT TO DAMAGE FROM THE PERIODIC INUNDATION.
- PERIMETER AND ROADWAY SWALES AND CURVETS SHALL BE CONSTRUCTED AND MAINTAINED BY OWNER IN ACCORDANCE WITH DISTRICT CRITERIA AND PRACTICE, AND SHALL REMAIN UNOBSTRUCTED AT ALL TIMES. IF A TEMPORARY OBSTRUCTION IS UNAVOIDABLE, OWNER SHALL OBTAIN APPROVAL FROM THE DISTRICT FOR THE TEMPORARY OBSTRUCTION.
- DURING THE IMPROVEMENT OF THE PROPERTY FROM LAND IN ITS NATURAL CONDITION TO DEVELOP LAND, OWNER MAY BE REQUIRED TO IMPROVE THE SWALES BETWEEN THE PROPERTY AND THE NEAREST DISTRICT CANAL/CULVERT.
- PLACEMENT OF ANY PERMANENT MATERIAL OR IMPROVEMENT WITHIN DISTRICT'S EASEMENTS, SWALES, AND THE NATURAL AREA MAY BE PROHIBITED. SUCH PLACEMENT IS SUBJECT TO DISTRICT REVIEW, APPROVAL, AND/OR PERMIT IN ACCORDANCE WITH DISTRICT CRITERIA AND PRACTICE IN USE AT THE TIME PLACEMENT IS TO TAKE PLACE.

NOTES

- FINISHED GRADE OF TURF/SOD SHALL BE 2" BELOW EDGE OF PAVEMENT.
- CONTRACTORS AND SUB-CONTRACTORS SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH ALL CODES, REGULATIONS HAVING JURISDICTION AND RESTRICTION AND SHALL BE RESPONSIBLE FOR THE SAME.
- ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO ANY CONSTRUCT. BY THE CONTRACTOR AND/OR SUB-CONTRACTOR CONTRACTOR AND/OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- SURVEYORS SHALL VERIFY ALL SITE DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY TO THE CONSTRUCTION DOCUMENTS.
- MAXIMUM SLOPE SHALL NOT EXCEED 4(H):1(V).
- CONTACT P.A.I.D. DISTRICT MANAGER PRIOR TO INSTALLATION OF CULVERT AND FINAL GRADING OF PROPERTY.

LEGEND

	EXISTING WATER MAIN		ARE TO BE AT NATURAL GRADE (ELEV. + 6.5' MAX)
	PROPOSED WATER MAIN		EXISTING ELEVATIONS
	EXISTING SEWER MAIN		PROPOSED ELEVATIONS
	PROPOSED SEWER MAIN		DIRECTION OF RUN-OFF
	EXISTING DRAINAGE		EXISTING TEE
	PROPOSED DRAINAGE		PROPOSED TEE
	PROPOSED PAVEMENT		EXISTING CATCH BASIN
	EXISTING PAVEMENT		PROPOSED CATCH BASIN
	EXISTING PAVEMENT TO BE REMOVED		EXISTING VALVE
	EXISTING BUILDING TO BE REMOVED		PROPOSED VALVE
	EXISTING MASONRY WALL TO BE REMOVED AND REPLACED BY PROPOSED MASONRY WALL		EXISTING MANHOLE
	PROPOSED MASONRY WALL (5' HIGH)		PROPOSED MANHOLE
			EXISTING FIRE HYDRANT
			PROPOSED FIRE HYDRANT
			DENOTES BACTERIOLOGICAL SAMPLING POINTS



1 DRAIN INLET DETAIL

SCALE: NTS

DRAINAGE CALCULATIONS:

REQUIREMENT:

RETAIN 2-1/2" X % IMPERVIOUS

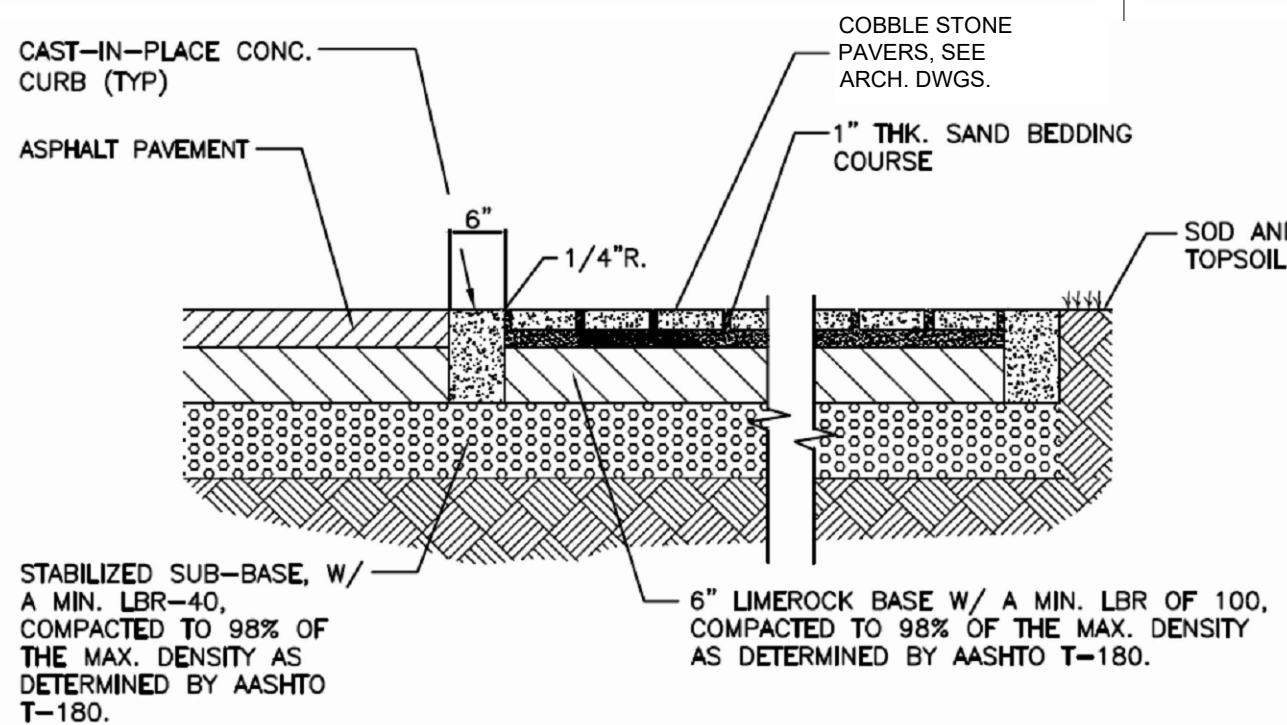
- 14,288 S.F x 2-1/2" x 80%= 2,381.5 C.F.

DRAINAGE PROVIDED:

$$\begin{aligned} H_2 &= 4' & W &= 4' \\ D_0 &= 3' & K &= 1 \times 10^{-4} \text{ (SFC/ SF}^2 \text{ - FT HEAD)} \\ D_1 &= 1' & L &= 280' \end{aligned}$$

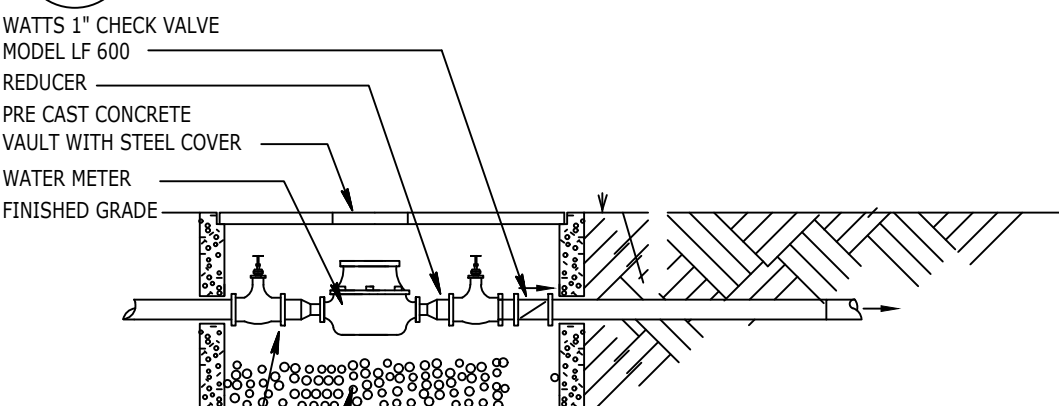
$$2.1. \text{ VOLUME STORED IN TRENCH } V(C.F.) = 0.5 \times W \times D_0 \times L = 0.5 \times 4 \times 3 \times 280 = 1,680 \text{ C.F.}$$

$$2.2. \text{ VOLUME EXFILTRATED } V(C.F.) = 3,600 K L \left(\frac{H_2}{2} W + 2H_2 D_0 - D_0^2 + 2H_2 D_1 \right) = 3,600 \times 1 \times 10^{-4} \times (280) \left(\frac{4}{2} (4) + 2(4)(3) - 3^2 + 2(4)(1) \right) = 3,931.2 \text{ C.F.}$$



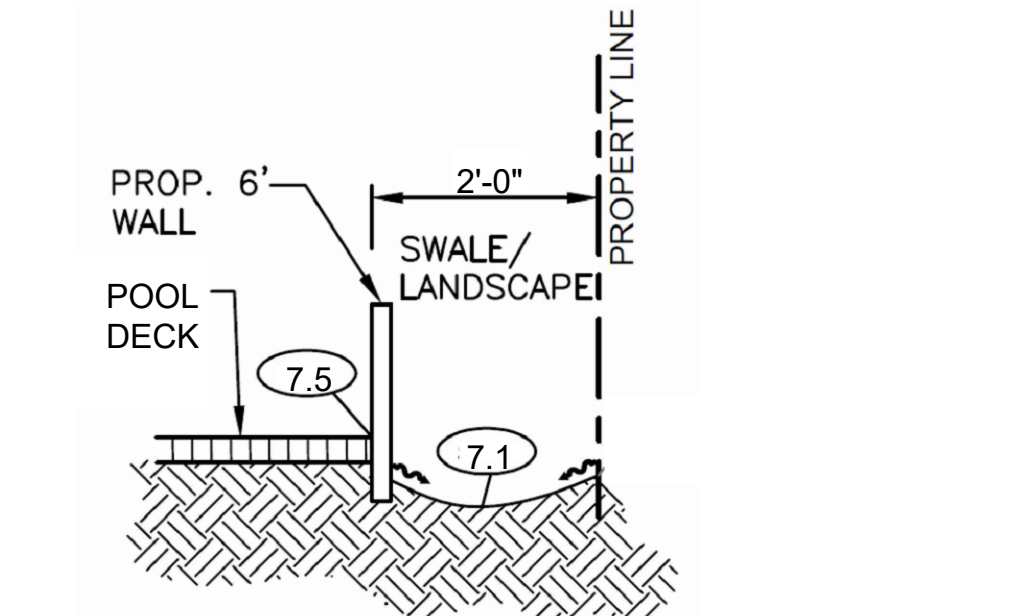
2 COBBLE STONE PAVERS INSTALLATION

SCALE: NTS



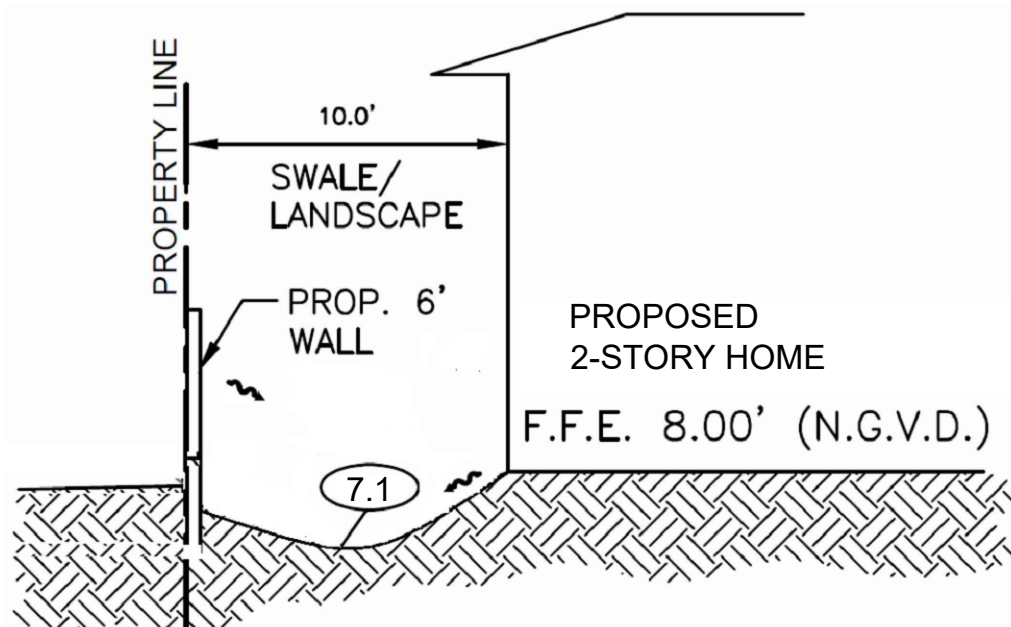
3 WATER METER ENCLOSURE + CHECK VALVE DETAIL

SCALE: NTS



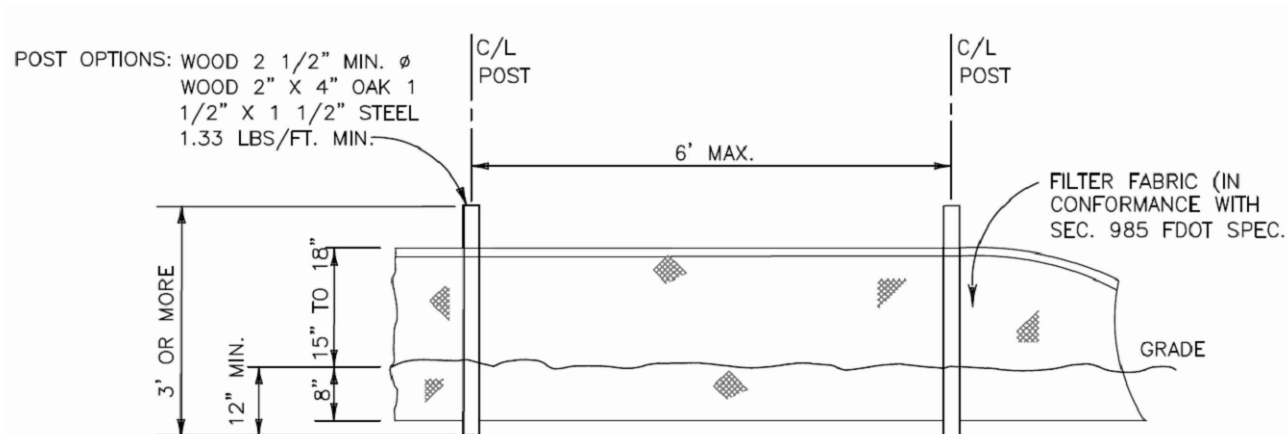
4 SECTION A-A

SCALE: NTS



5 SECTION B-B

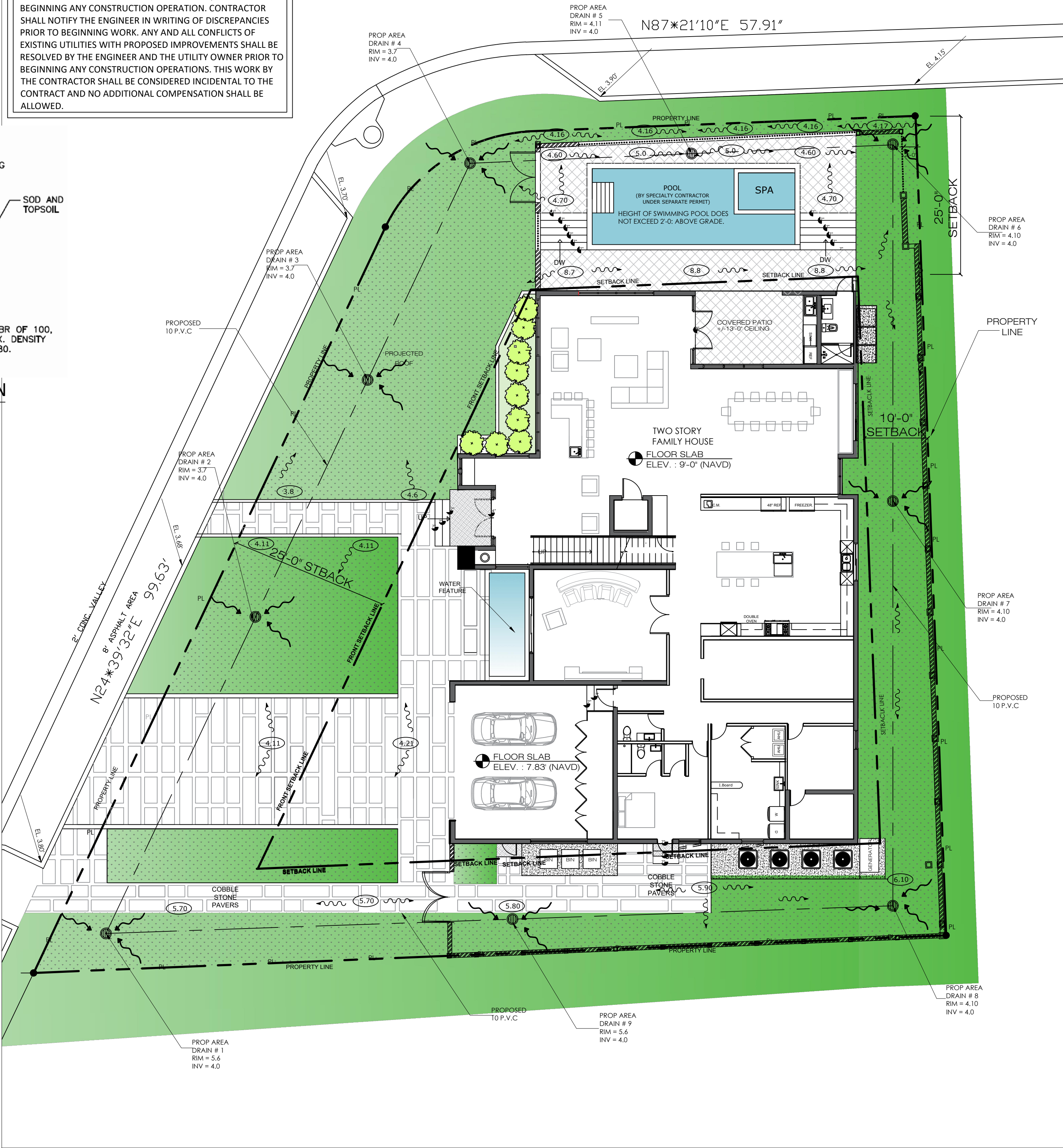
SCALE: NTS



6 TYPE III SILT FENCE

SCALE: NTS

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 OPERATION. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

DURING CONSTRUCTION, DRAINAGE INLETS ON SITE AND INLETS ADJACENT TO THE SITE IN THE RIGHT OF WAY TO BE PROTECTED USING GUTTER BUDDY INLET PROTECTORS. INLETS TO BE CLEANED REGULARLY. GUTTER BUDDIES SHALL BE PLACED SO THEY DO NOT CAUSE A FLOOD BY COMPLETELY BLOCKING THE STORM INLET.

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

PAVING, GRADING & DRAINAGE PLAN

SCALE: 3/32" = 1'-0"

1 C-1



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PAVING GRADING DRAINAGE
PLAN

PROJECT #:

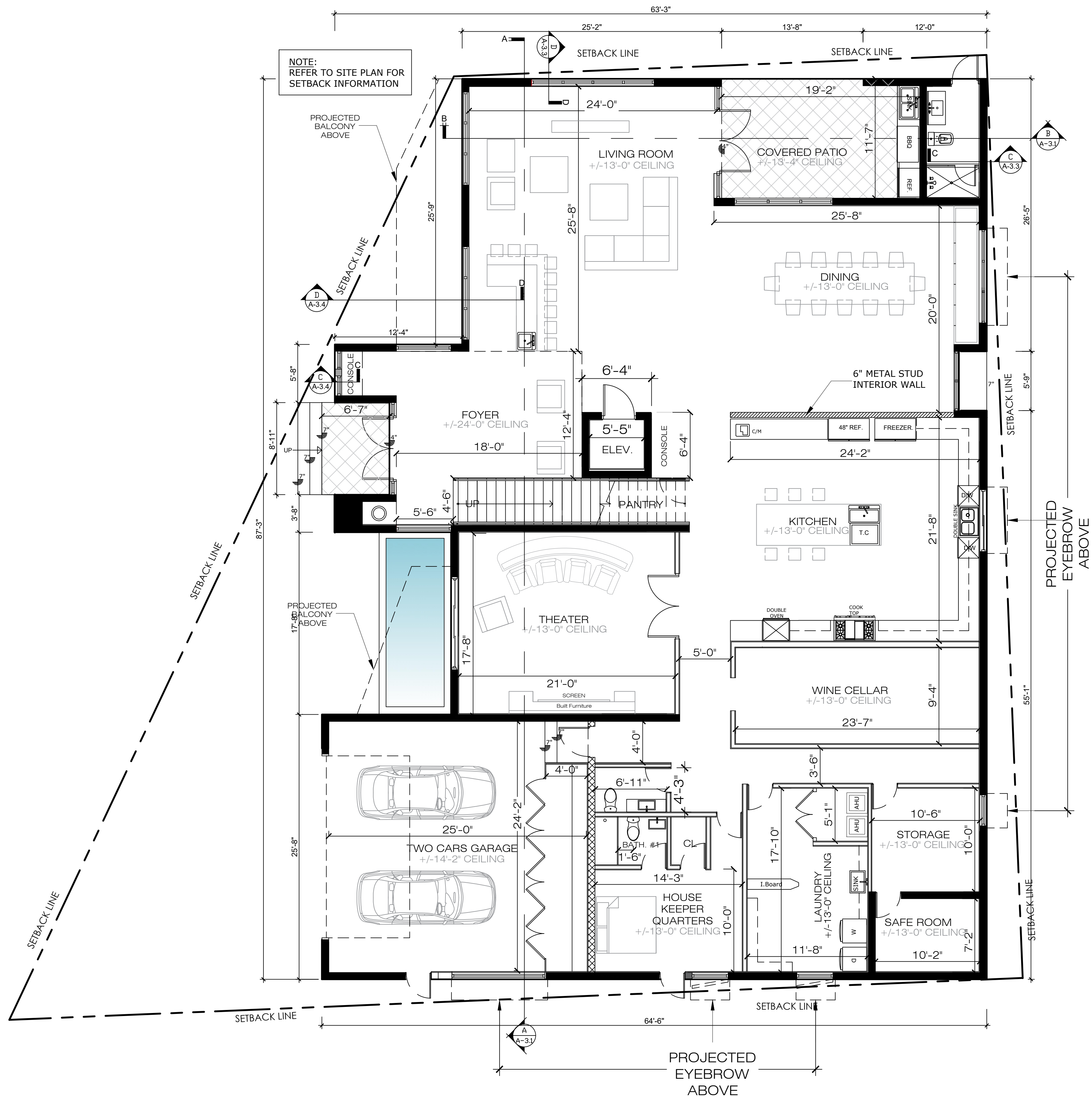
18.002

SHEET #:

C-1

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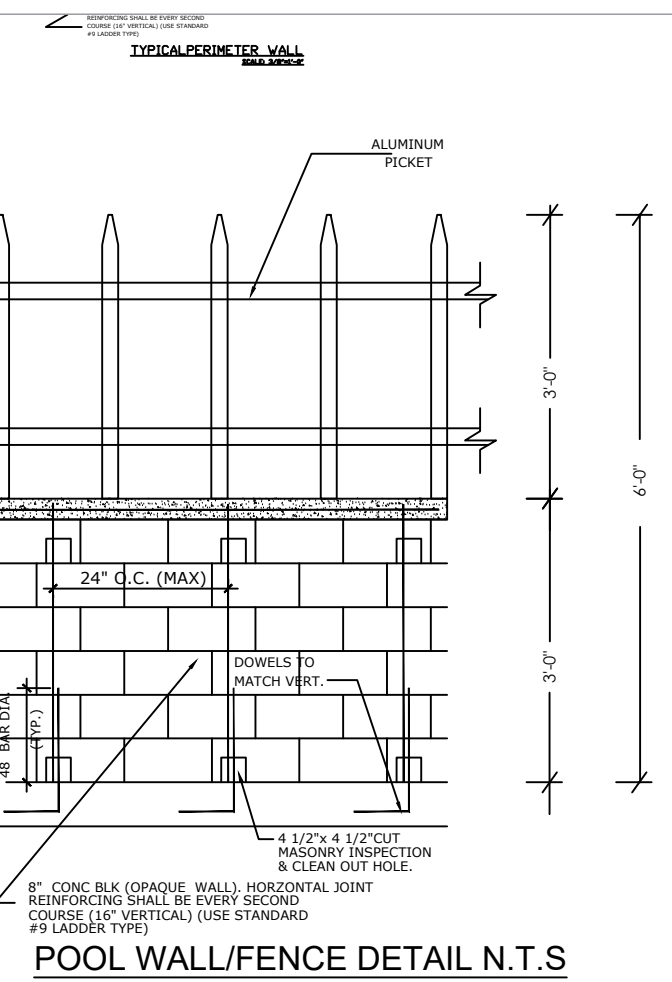
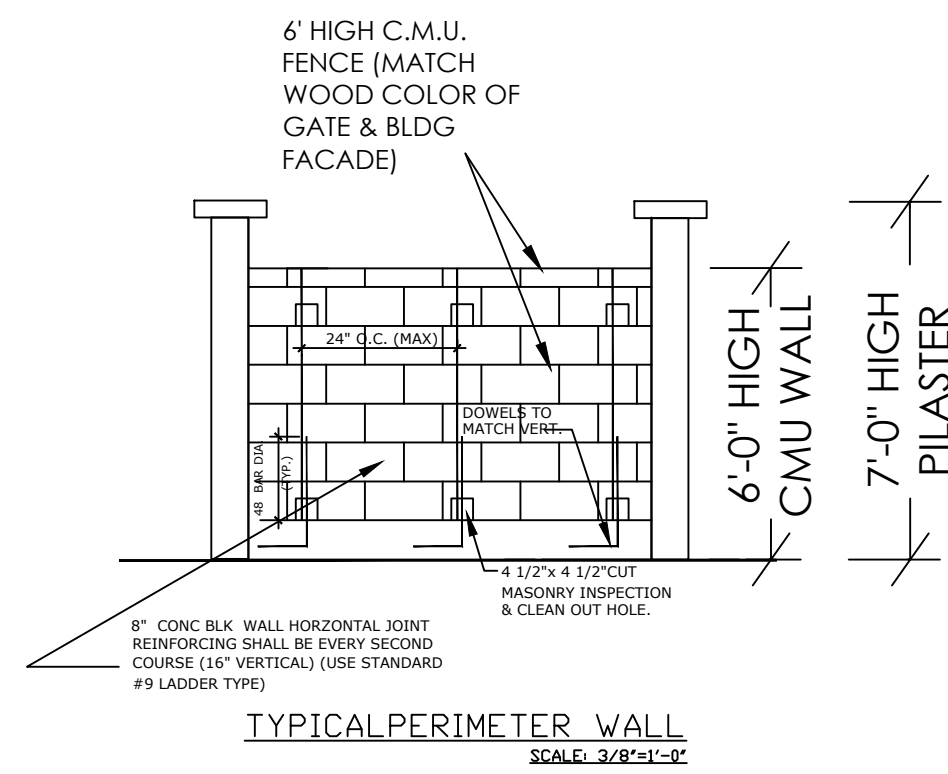
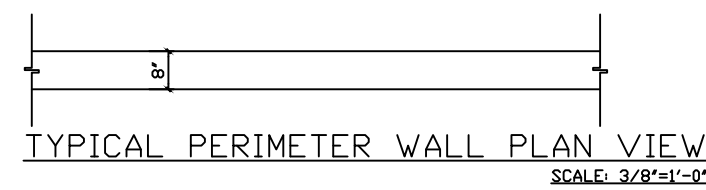
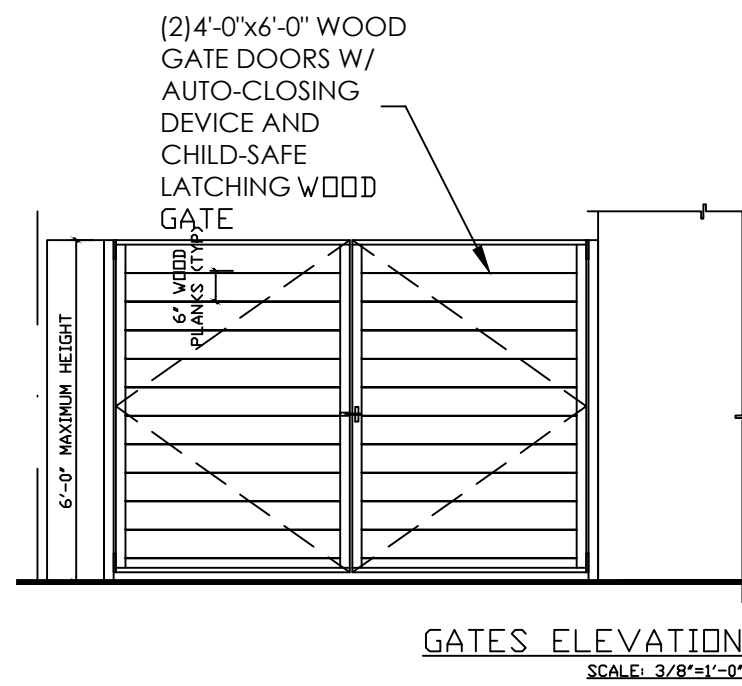
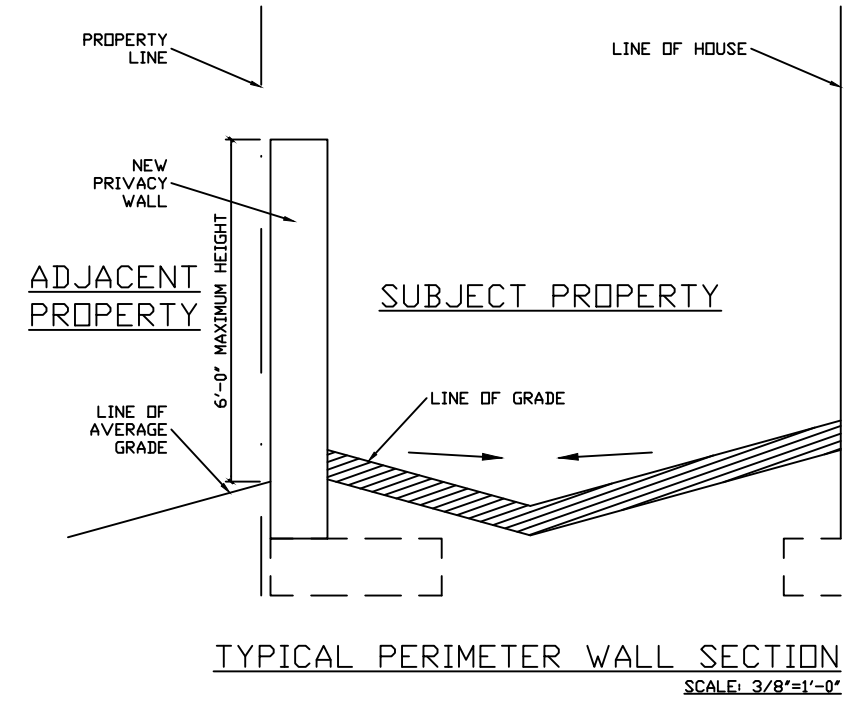
6/11/18



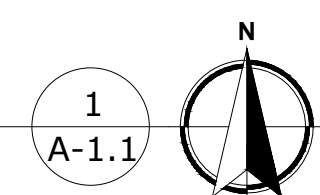
- NOTES:
1. PROVIDE MARBLE THRESHOLD 1/2" MAX TO ALL BATHROOMS.
 2. PROVIDE BACKING AT ALL BATHROOMS AND POWDER ROOMS FOR FUTURE GRAB BARS AND ACCESSORY LOCATION CABINETRY (TOWEL BARS, ETC)
 3. ALL PLUMBING AND DRAIN PIPES MUST NOT BE IN CONTACT WITH ANY METAL FRAMING DRYWALL OR FLOOR.

- WATERPROOFING NOTES:
1. ALL EXTERIOR DECKS SLOPES SHALL BE MAINTAINED BETWEEN 1/8" AND 1/4" PER FOOT.
 2. ALL STRUCTURAL CRACKS TO BE ROUTED OUT AND SEALED W/ PRESSURE INJECTED EPOXY OR ELASTOMETRIC SEALANTS.
 3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

- PARTITION LEGEND:
- 8" CMU WALLS W/ FILLED CELLS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - INTERIOR PARTITION WALLS, SEE PLAN FOR THICKNESS
 - 1-HOUR FIRE RATED INTERIOR PARTITION WALL, SEE PLAN FOR THICKNESS



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



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PROPOSED 1ST FLOOR PLAN

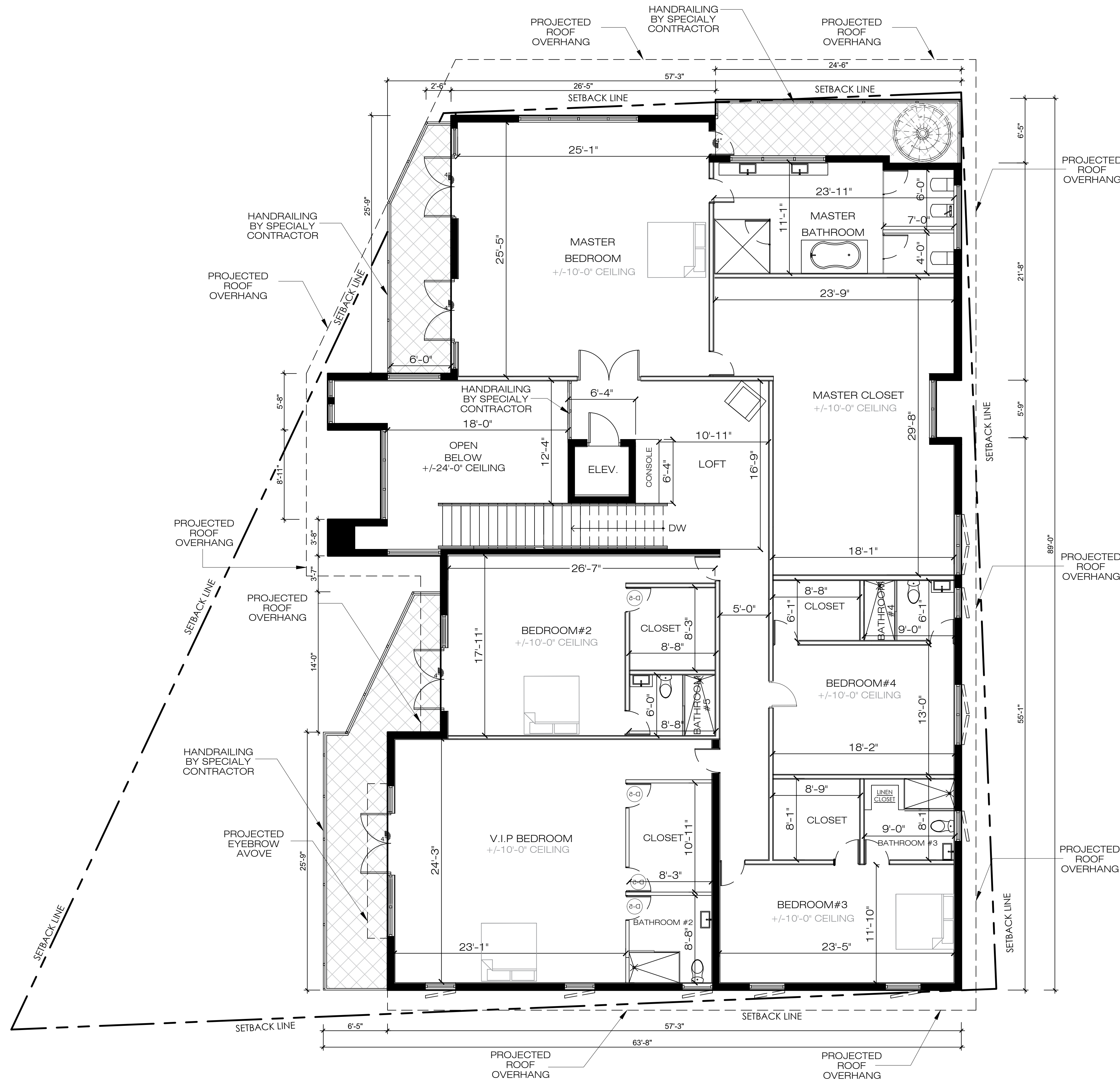
9955 WEST BROADVIEW DR
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PROJECT #: 18.002

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PRINT DATE: 6/11/18



NOTES:

1. PROVIDE MARBLE THRESHOLD 1/2" MAX TO ALL BATHROOMS.
2. PROVIDE BACKING AT ALL BATHROOMS AND POWDER ROOMS FOR FUTURE GRAB BARS AND ACCESSORY LOCATION CABINETRY (TOWEL BARS, ETC)
3. ALL PLUMBING AND DRAIN PIPES MUST NOT BE IN CONTACT WITH ANY METAL FRAMING DRYWALL OR FLOOR.

WATERPROOFING NOTES:

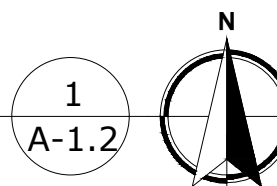
1. ALL EXTERIOR DECKS SLOPES SHALL BE MAINTAINED BETWEEN 1/8" AND 1/4" PER FOOT.
2. ALL STRUCTURAL CRACKS TO BE ROUTED OUT AND SEALED W/ PRESSURE INJECTED EPOXY OR ELASTOMETRIC SEALANTS.
3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

PARTITION LEGEND:

- 8" CMU WALLS W/ FILLED CELLS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

SECOND FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN

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NOTES:

1. ROOF SLOPE 1/4" PER 1'-0" UNLESS OTHERWISE NOTED ON PLANS. TYP

2. ROOFING CONTRACTOR SHALL BE RESPONSIBLE AND CERTIFY THAT NOT WATER IS STANDING IN ROOF 48 HOUR AFTER RAINFALL.

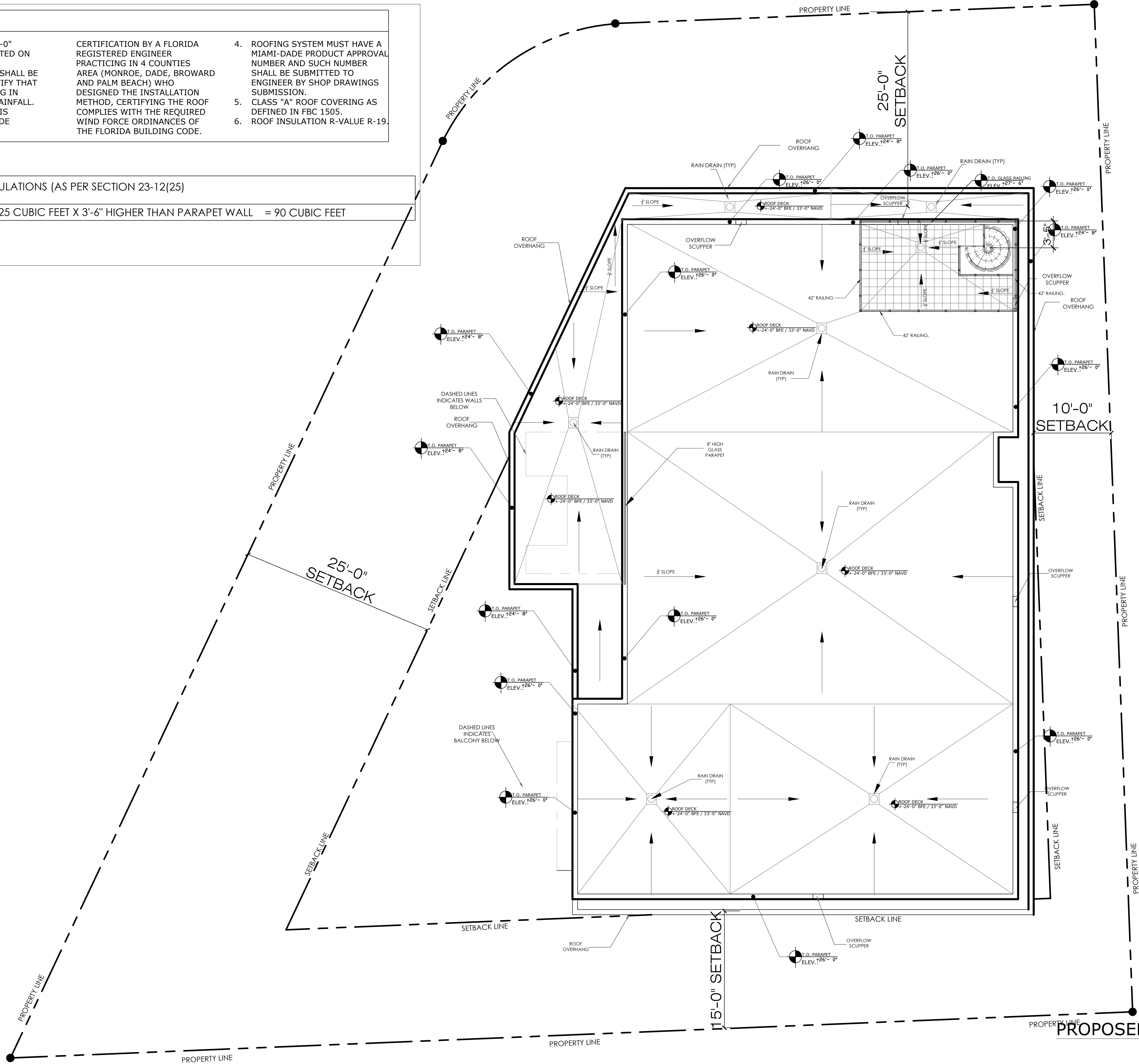
3. ROOFING CONTRACTOR IS RESPONSIBLE TO PROVIDE SIGNED AND SEALED
- CERTIFICATION BY A FLORIDA REGISTERED ENGINEER PRACTICING IN 4 COUNTIES AREA (MONROE, DADE, BROWARD AND PALM BEACH) WHO DESIGNED THE INSTALLATION METHOD, CERTIFYING THE ROOF COMPLIES WITH THE REQUIRED WIND FORCE ORDINANCES OF THE FLORIDA BUILDING CODE.
4. ROOFING SYSTEM MUST HAVE A MIAMI-DADE PRODUCT APPROVAL NUMBER AND SUCH NUMBER SHALL BE SUBMITTED TO ENGINEER BY SHOP DRAWINGS SUBMISSION.

5. CLASS "A" ROOF COVERING AS DEFINED IN FBC 1505.

6. ROOF INSULATION R-VALUE R-19.

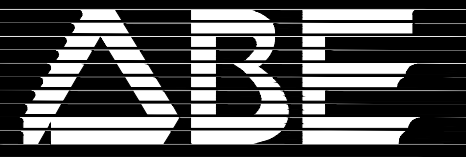
ROOF FEATURES CALCULATIONS (AS PER SECTION 23-12(25)

STAIRCASE RAILING : 25 CUBIC FEET X 3'-6" HIGHER THAN PARAPET WALL = 90 CUBIC FEET



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PROPOSED ROOF PLAN

9955 WEST BROADVIEW DR
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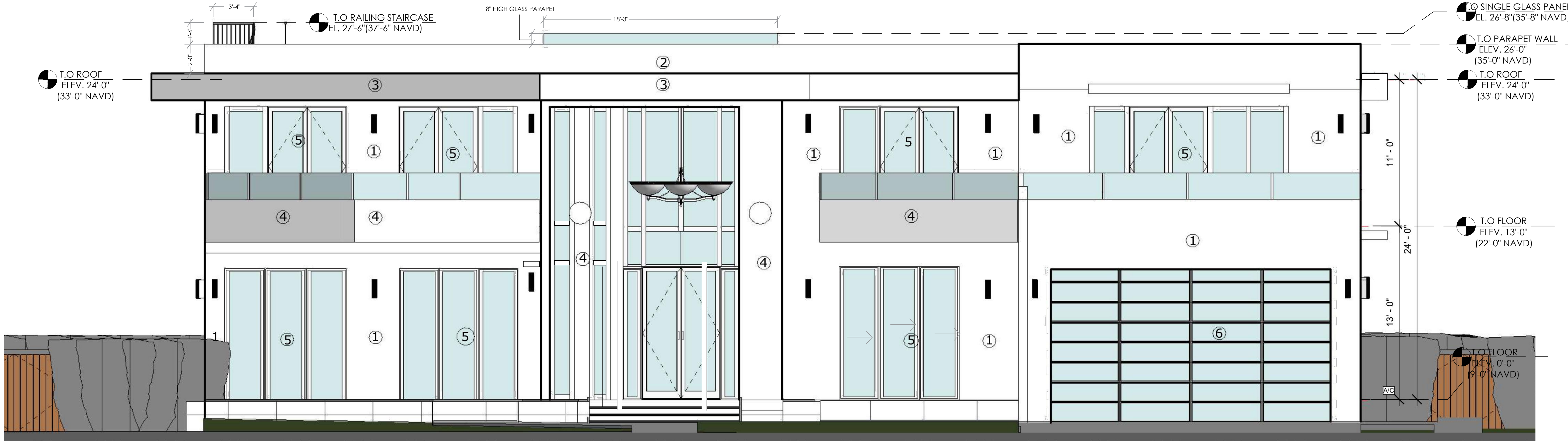
6/11/18

PROPOSED ROOF PLAN

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

1
A-1.3





FRONT/ WEST ELEVATION 2
SCALE 1/4"=1'-0" A-2.1



- GENERAL NOTES:
1. ALL DECORATIVE ALUMINUM TRELLIS UNDER SEPARATE PERMIT. SPECIALTY CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE FABRICATION.
 2. GENERAL CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO ENGINEER FOR HIS REVIEW AND ACCEPTANCE SHOWING LOCATION, QUANTITIES AND SIZES.
 3. CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL FOR THE METAL VEHICULAR GATE.
 4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
③	SOFFIT/ TOWER ACCENT/ GATE	METAL/SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
④	BALCONY	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
⑤	DOOR/ WINDOW/RAILING	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL/GLASS	ANODIZE FRAME/ MEDIUM CLEAR

BUILDING ARTICULATION/ELEVATION	
ELEVATION TOTAL SURFACE AREA :	2644 S.F
ARTICULATION SURFACE AREA :	2140 S.F
PERCENTAGE ARTICULATION SURFACE AREA :	80.93% S.F

FRONT/ WEST ELEVATION RENDERING 2
SCALE 1/4"=1'-0" A-2.1

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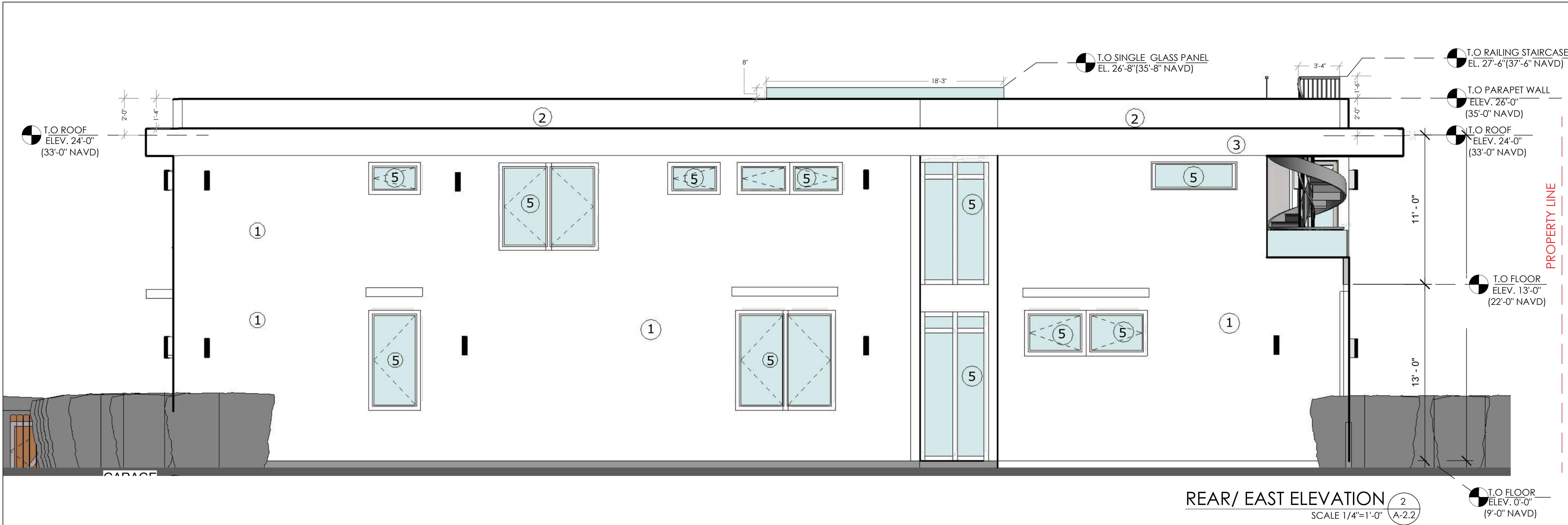
FRONT/ WEST ELEVATION

9955 WEST BROADVIEW DR
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PROJECT # : 18.002

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- GENERAL NOTES:
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 - GENERAL CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO ENGINEER FOR HIS REVIEW AND ACCEPTANCE SHOWING LOCATION, QUANTITIES AND SIZES.
 - CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL FOR THE METAL VEHICULAR GATE.
 - ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
③	SOFFIT/ TOWER ACCENT/ GATE	METAL/SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
④	BALCONY	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
⑤	DOOR/ WINDOW/RAILING	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL/GLASS	ANODIZE FRAME/ MEDIUM CLEAR

BUILDING ARTICULATION/ELEVATION
ELEVATION TOTAL SURFACE AREA : 2644 S.F
ARTICULATION SURFACE AREA : 1330 S.F
PERCENTAGE ARTICULATION SURFACE AREA : 50.30% S.F

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REAR/ EAST ELEVATION

9955 WEST BROADVIEW DR
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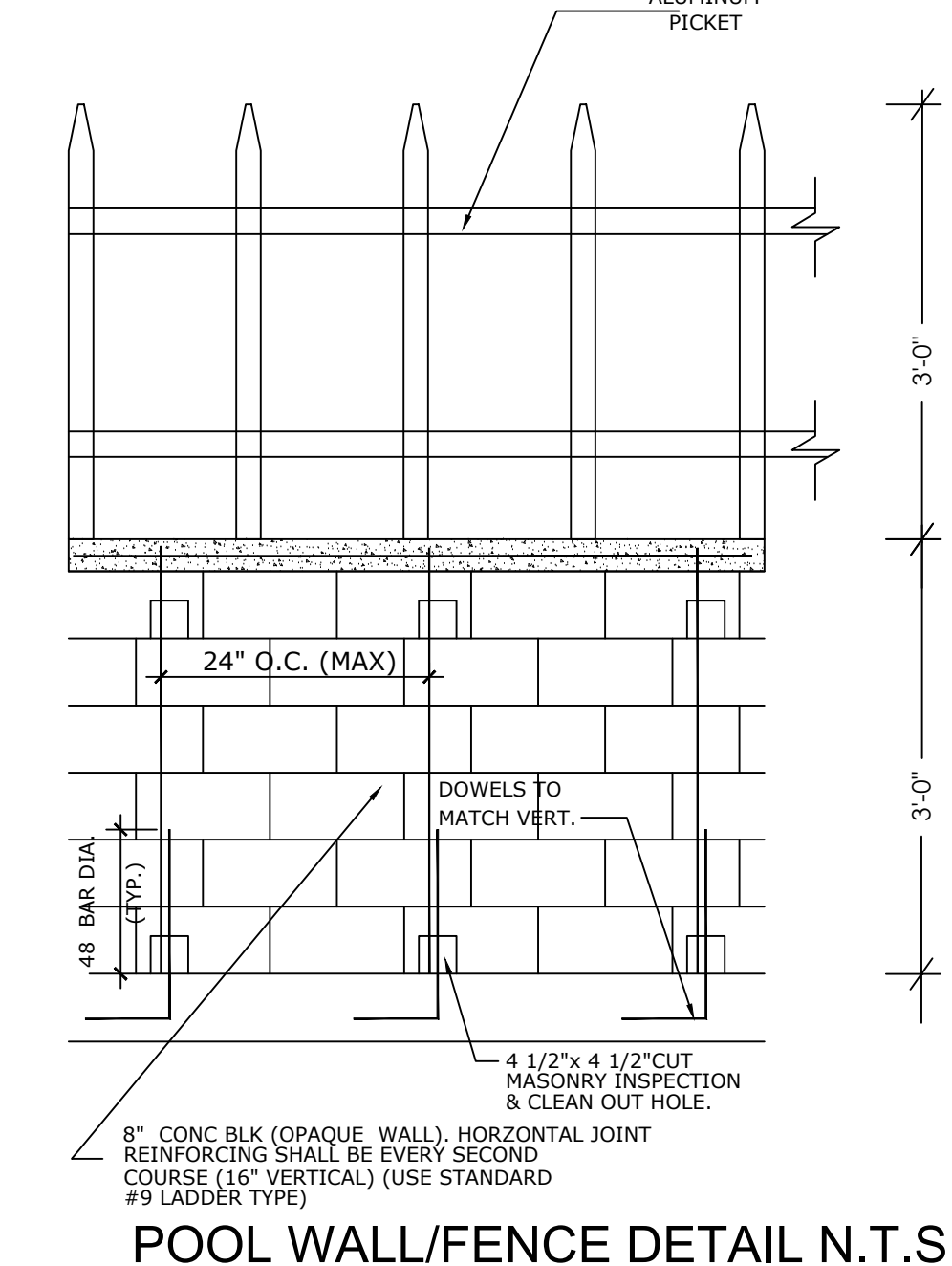
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LEFT/ NORTH ELEVATION

SCALE 1/4"=1'-0"

2
A-2.3



EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
③	SOFFIT/ TOWER ACCENT/ GATE	METAL/ SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
④	BALCONY	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL/GLASS	ANODIZE FRAME/ MEDIUM CLEAR

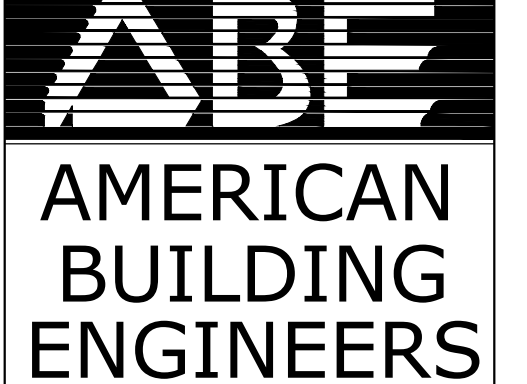
BUILDING ARTICULATION/ELEVATION
ELEVATION TOTAL SURFACE AREA : 1515 S.F
ARTICULATION SURFACE AREA : 859 S.F
PERCENTAGE ARTICULATION SURFACE AREA : 56.69% S.F

LEFT/ NORTH ELEVATION RENDERING

SCALE 1/4"=1'-0"

2
A-2.3

PERMIT ISSUE:	
REVISIONS: DATE:	
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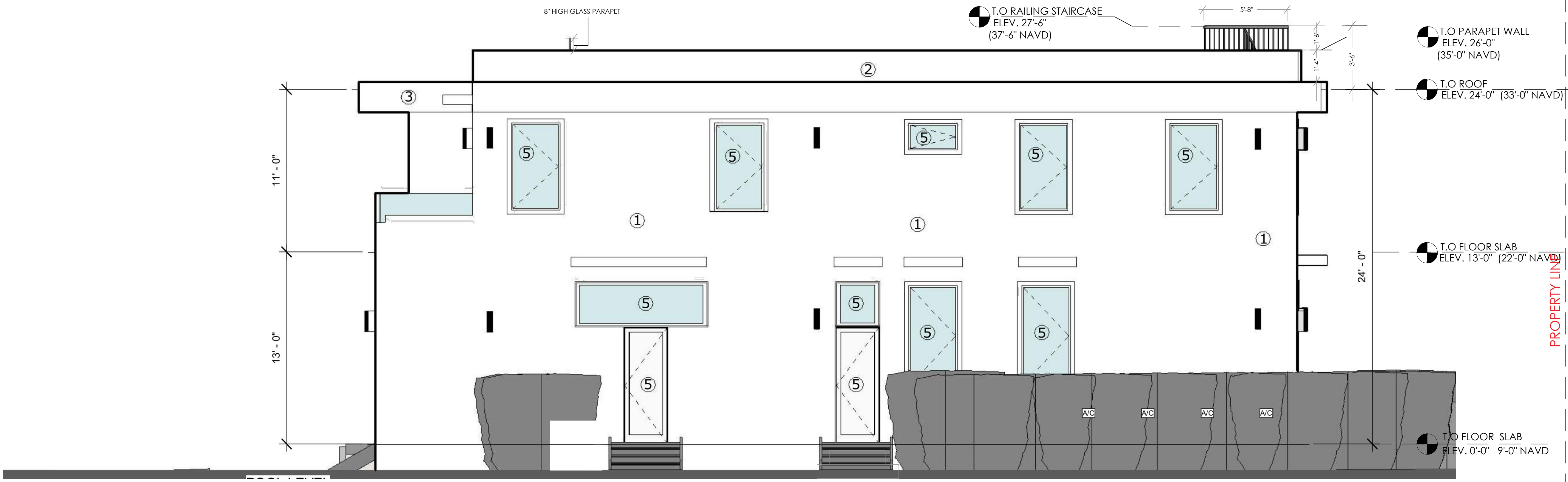
LEFT/ NORTH ELEVATION

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33155

<u>PROJECT #:</u>	18.002
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A-2.3

PRINT DATE: 6/11/18



RIGHT/ SOUTH ELEVATION 2
SCALE 1/4"=1'-0" (A-2.4)



PROPERTY LINE

- GENERAL NOTES:**
1. ALL DECORATIVE ALUMINUM TRELLIS UNDER SEPARATE PERMIT. SPECIALTY CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE FABRICATION.
 2. GENERAL CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO ENGINEER FOR HIS REVIEW AND ACCEPTANCE SHOWING LOCATION, QUANTITIES AND SIZES.
 3. CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL FOR THE METAL VEHICULAR GATE.
 4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
③	SOFFIT/ TOWER ACCENT/ GATE	METAL/SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
④	BALCONY	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL/GLASS	ANODIZE FRAME/ MEDIUM CLEAR

BUILDING ARTICULATION/ELEVATION
ELEVATION TOTAL SURFACE AREA : 1515 S.F
ARTICULATION SURFACE AREA : 770 S.F
PERCENTAGE ARTICULATION SURFACE AREA : 50.82% S.F

RIGHT/ SOUTH ELEVATION RENDERING 2
SCALE 1/4"=1'-0" (A-2.4)

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LEFT/ NORTH ELEVATION

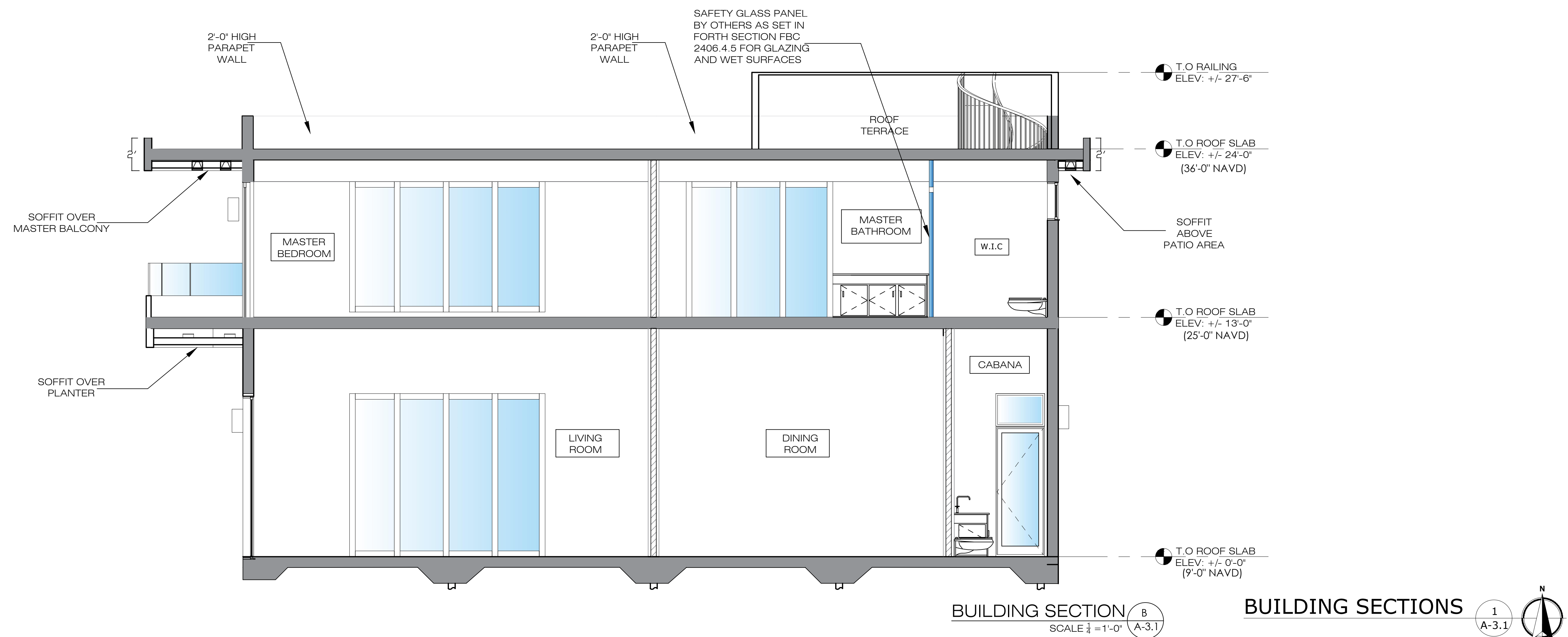
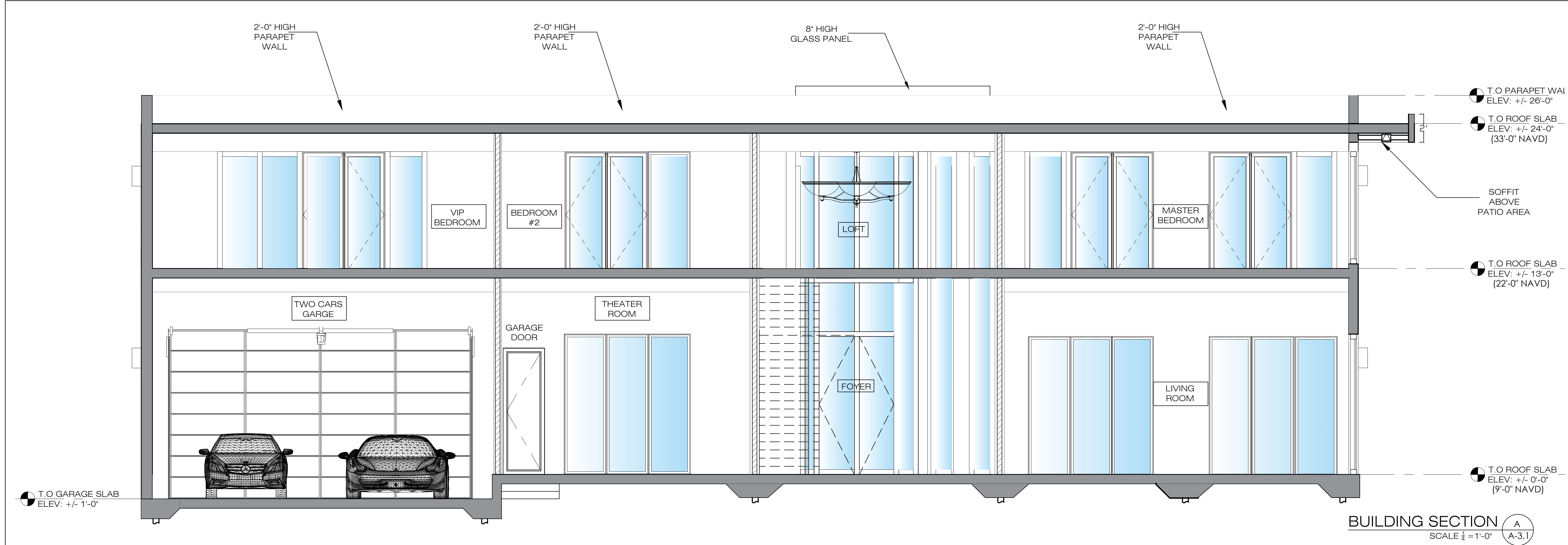
9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

A-2.4

PRINT DATE: 6/11/18



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BUILDING SECTIONS

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # :18.002

SHEET # :A-3.1

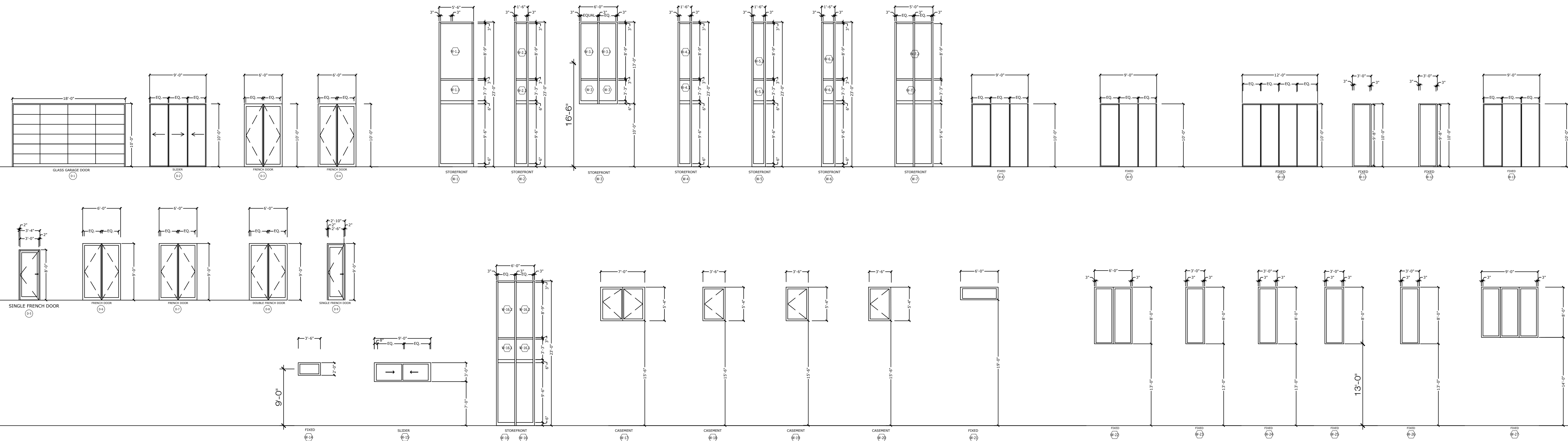
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EXTERIOR DOOR SCHEDULE

MARK	PRODUCT APPROVAL DESIGN PRESS. RATING.		PRESS. RATING REQ. FOR SPECIFIC OPENING.		DOOR				
	(+) PSF	(-) PSF	(+) PSF	(-) PSF	TYPE	NOA NUMBER	WIDTH/ HEIGHT	MATERIALS	SHUTTERS REQUIRED Y/N
D-1	69.0	78.0	34.9	44.0	GARAGE DOOR	17-0516.03	18'-0" x 8'-0"	ALUMINUM / GLASS	N
D-2	80.0	80.0	35.8	45.8	SLIDING DOOR	17-1011.18	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-3	90.0	90.0	35.8	45.8	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-4	70.0	70.0	35.8	45.8	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-5	70.0	70.0	36.7	47.4	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 8'-0"	ALUMINUM / GLASS	N
D-6	70.0	70.0	35.4	38.6	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-7	70.0	70.0	33.9	37.1	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-8	70.0	70.0	36.4	39.6	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-9	90.0	130.0	36.4	39.6	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
NOTES: 1. ALL EXTERIOR DOORS TO HAVE PRODUCT CONTROL APPROVAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL ON ALL SPECIAL ITEMS, WINDOWS, DOORS, GLASS SAMPLES, ETC. 2. ALL FIRE RATED DOORS SHALL HAVE FIRE RATED HARDWARE (TYP) REFER TO INTERIOR DOOR SCHEDULE FOR LOCATIONS. 3. ALL UNIT ENTRY DOORS SHALL HAVE HANDICAPPED ACCESSIBLE HARDWARE. 4. ALL GLASS DOORS SHALL BE TEMPERED. 5. ALL FIRE RATED DOORS ASSEMBLY TO HAVE LABELS FROM MANUFACTURES BEFORE FIELD INSTALLATION. 6. ALL FIRE RATED DOORS TO HAVE CLOSERS AND AN ACTIVE LATCH BOLT THAT WILL SECURE DOOR WHEN CLOSED TO COMPLY WITH FBC. 7. DOOR AND TRIM IN ALL DWELLING UNIT A/C CLOSETS TO BE PAINTED WITH INTUMESCENT FIRE RETARDANT CLASS "A" PAINT ON THE SIDE FACING THE A/C CLOSET. PREPARATION AND APPLICATION TO BE EXECUTED PER MANUFACTURE'S SPECIFICATION SO AS TO ACHIEVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A FLAME SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50. 8. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AND EMERGENCY WHEN LOOKED. 9. AS PER NFPA 101: 7-2.1.5.1 COMPLIANCE STATEMENT. *DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOOKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, TODL, SPECIAL KNOWLEDGE,OR EFFORT FOR OPERATION. 10. INTERIOR DOORS TO BE UNDERCUT 1" 11. CONTRACTOR TO VERIFY AND COORD. ALL MASONRY AND ROUGH OPENINGS WITH NOA'S AND FIELD VERIFY PRIOR TO FABRICATION. 12. ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION. NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL ON ALL SPECIALTY ITEMS, WINDOWS, DOORS, GLASS SAMPLES ETC.									

WINDOW SCHEDULE

MARK	PRODUCT APPROVAL DESIGN PRESS. RATING.		PRESS. RATING REQ. FOR SPECIFIC OPENING.		TYPE	WINDOW					
	(+) PSF	(-) PSF	(+) PSF	(-) PSF		NOA NUMBER	WIDTH/ HEIGHT	MATERIALS	FINISH	SHUTTERS REQUIRED Y/N	COMMENTS
W-1	80.0	80.0	31.5	37.5	FIXED	17-1011.20	5'-6" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-2	80.0	80.0	31.7	37.5	FIXED	17-1011.20	1'-6" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-3	80.0	80.0	33.7	41.6	FIXED	17-1011.20	3'-0" x 3'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-4	80.0	80.0	31.7	37.5	FIXED	17-1011.20	1'-6" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-5	80.0	80.0	31.7	37.5	FIXED	17-1011.20	1'-6" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-6	80.0	80.0	31.7	37.5	FIXED	17-1011.20	1'-6" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-7	80.0	80.0	37.2	40.5	FIXED	17-1011.20	5'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-8	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-9	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-10	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-11	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-12	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-13	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-14	80.0	90.0	38.8	51.8	FIXED	17-1011.20	3'-0" x 2'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-15	55.0	60.0	38.8	51.8	SLIDER	17-1102.22	4'-6" x 3'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-16	80.0	80.0	37.6	40.8	FIXED	17-1114.02	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-17	80.0	80.0	37.6	49.3	CASEMENT	17-1011.22	7'-0"x5'-4	AL.	ANDDIZED	N	IMPACT GLASS
W-18	70.0	75.0	37.6	49.3	CASEMENT	17-1011.22	3'-6"x5'-4	AL.	ANDDIZED	N	IMPACT GLASS
W-19	70.0	75.0	37.6	49.3	CASEMENT	17-1011.22	3'-6"x5'-4	AL.	ANDDIZED	N	IMPACT GLASS
W-20	70.0	75.0	37.6	49.3	CASEMENT	17-1011.22	3'-6"x5'-4	AL.	ANDDIZED	N	IMPACT GLASS
W-21	80.0	90.0	36.4	41.9	FIXED	17-1011.20	6'-0" x 2'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-22	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-23	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-24	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-25	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-26	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-27	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS



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DOORS & WINDOW SCHEDULE

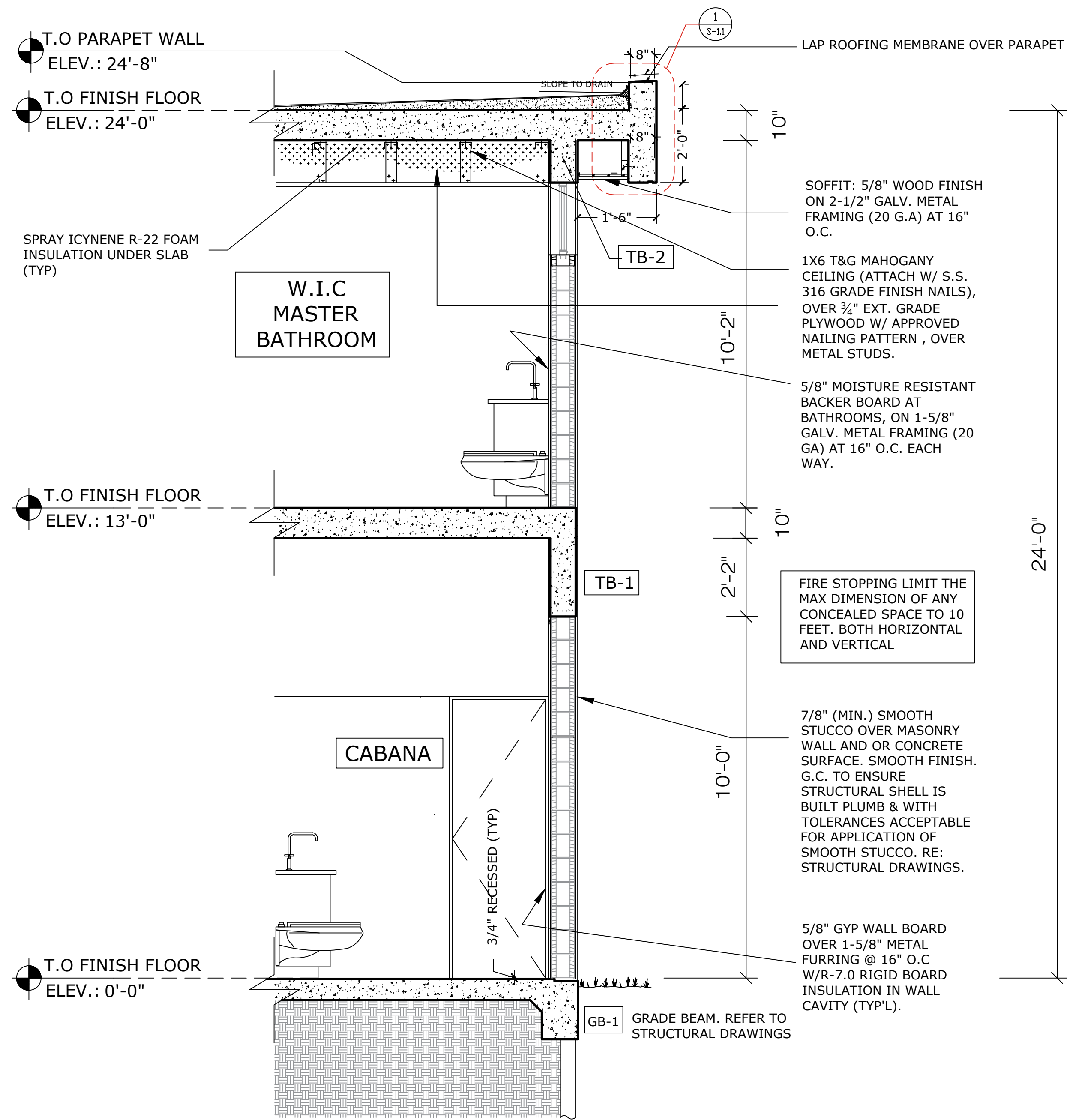
9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

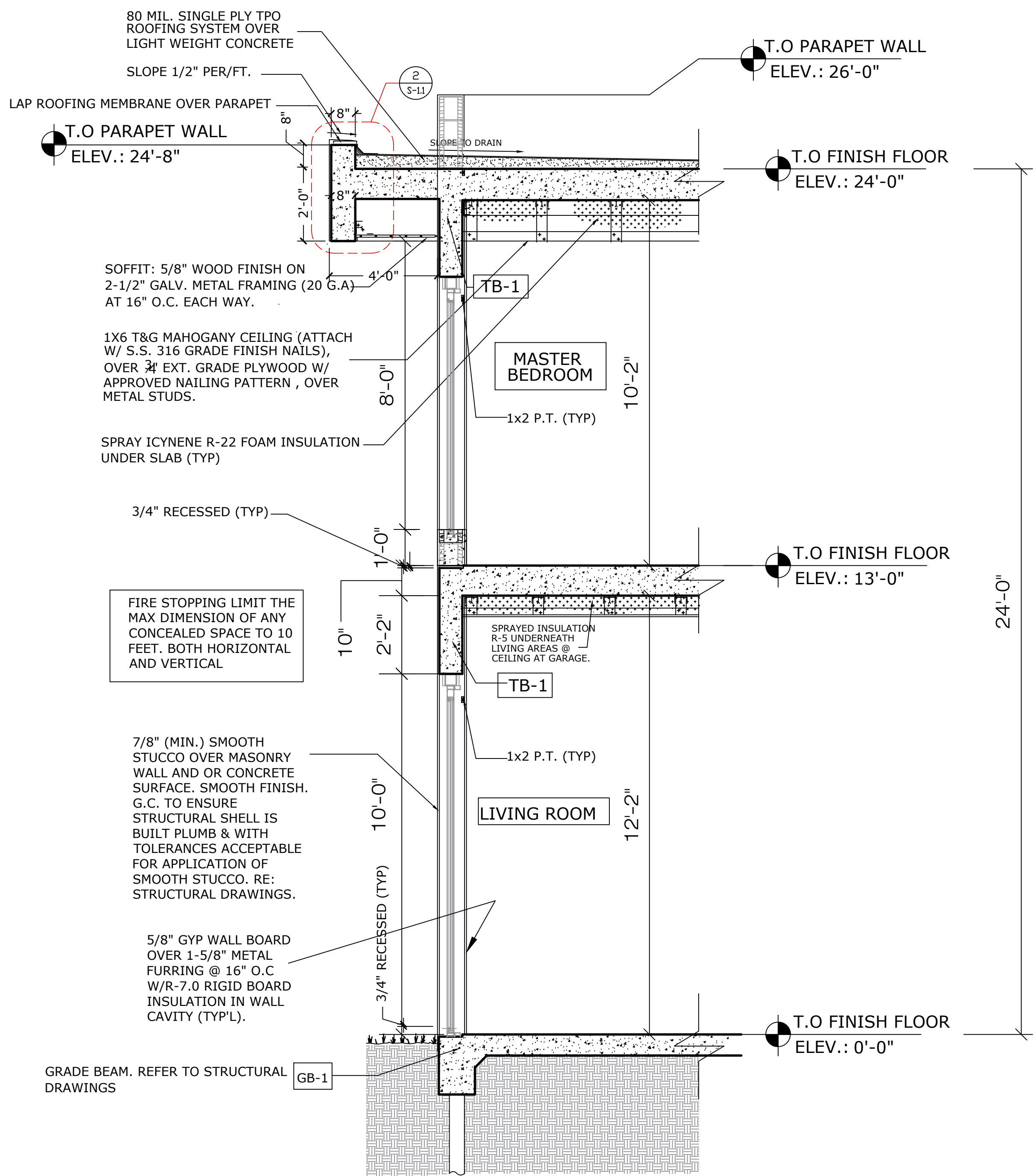
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A-3.2

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SECTION C-C



SECTION D-D

WALL SECTIONS

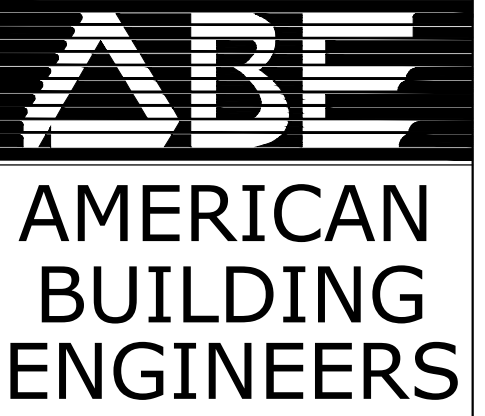
SCALE: 1/4" = 1'-0"

3

A-3.3



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WALL SECTIONS

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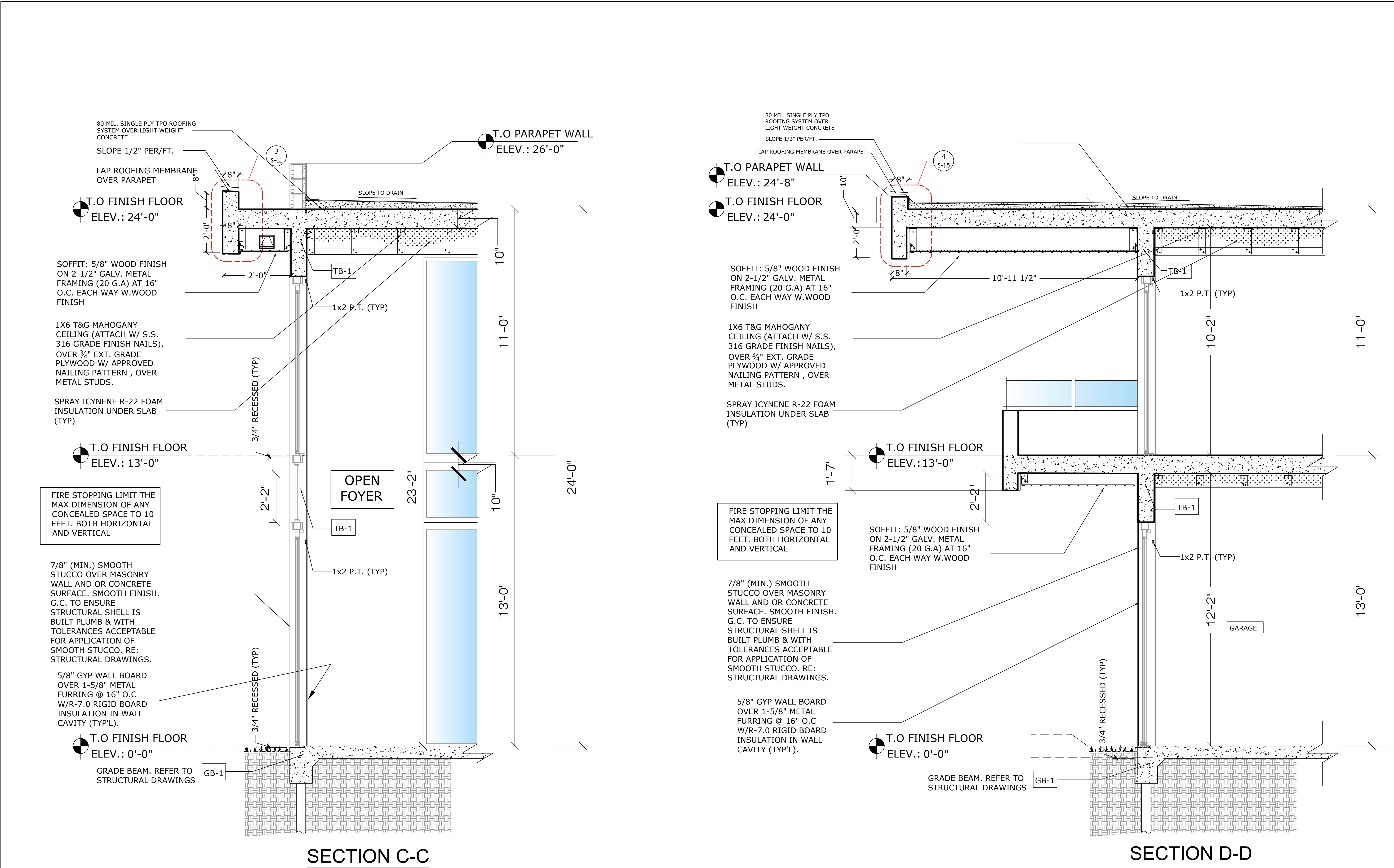
PROJECT # : 18.002

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A-3.3

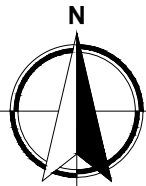
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SECTION C-C

SECTION D-D



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WALL SECTIONS

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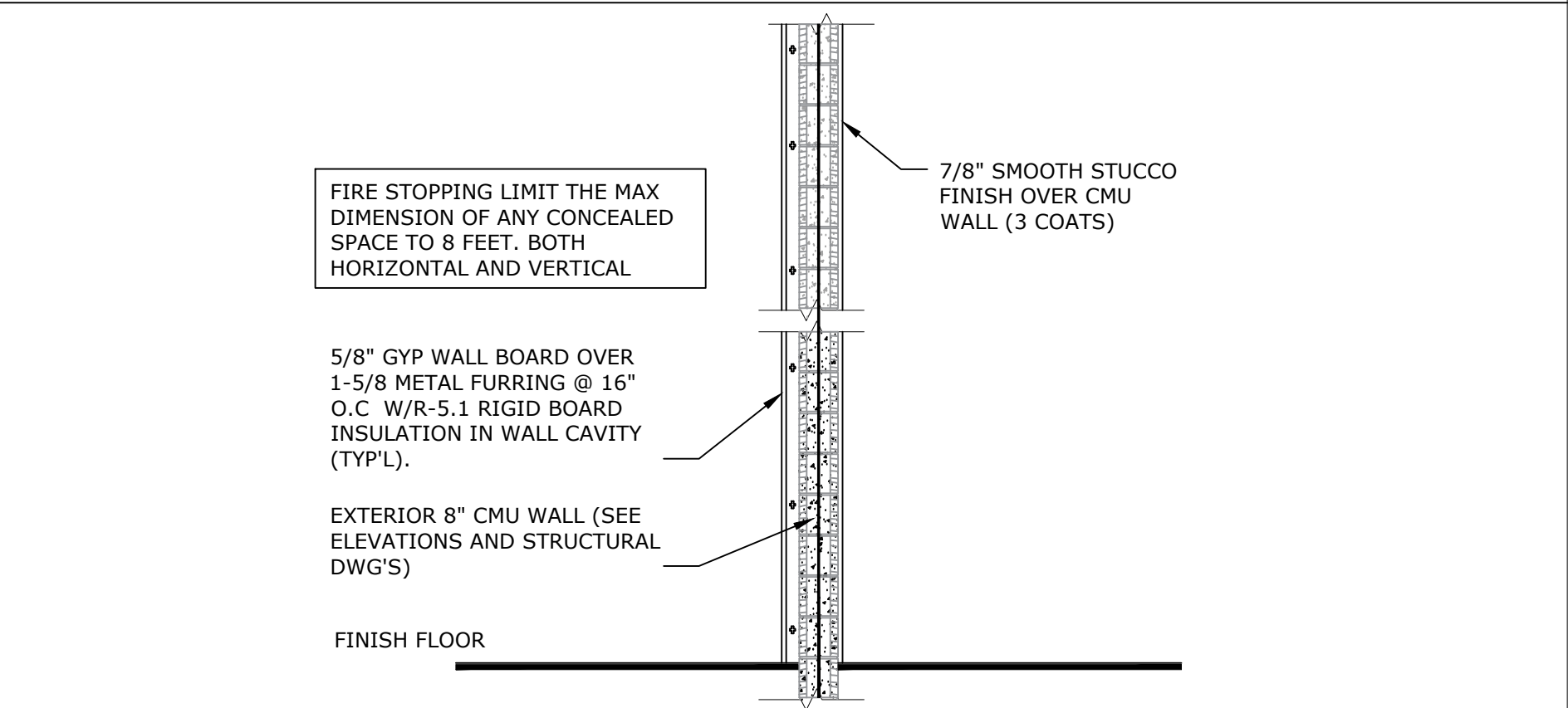
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PRINT DATE: 6/11/18

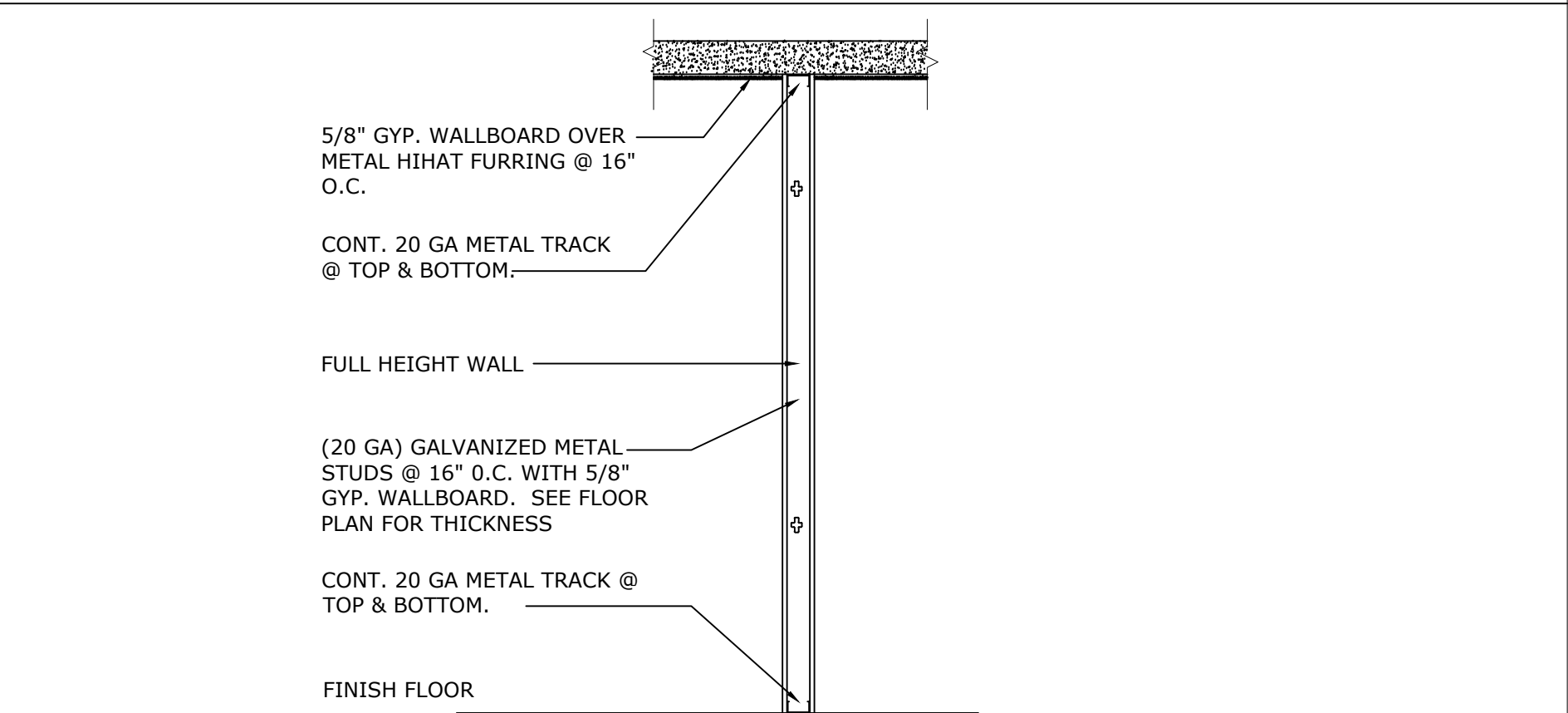
GENERAL NOTES

1. PROVIDE SIGN AT GARAGE DOOR
***** "DANGER" *****
DO NOT OPERATE ENGINES WITH
DOORCLOSED. CARBON MONOXIDE
EMISSION IS LETHAL. (1/2" MIN. LETTERS)
2. PROVIDE 2"x8" MIN. P.T. WOOD JAMB BOLTED TO CONCRETE COLUMN WITH 1/2"
DIAM.x6" ANCHOR BOLTS @ 24"O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6"
TOP & BOTTOM.
3. PROVIDE 240 SQ. IN. OF SCREENED VENTILATION W/ VENT. BLOCK
4. DOOR FROM RESIDENCE TO GARAGE SHALL BE PROVIDED WITH AUTO CLOSURE
5. VENT DRYER TO OUTSIDE
6. PROTECT EXISTING TREES AND SHRUBS AT PERIMETER OF SITE DURING CONSTRUCTION.

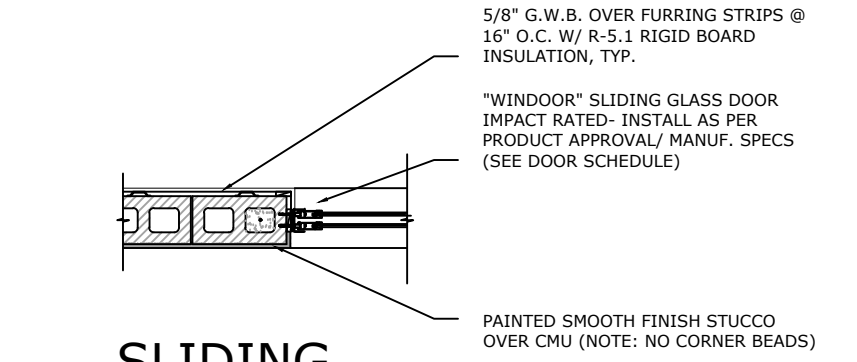
GYPSUM WALLBOARD FURRING (EXTERIOR WALL)



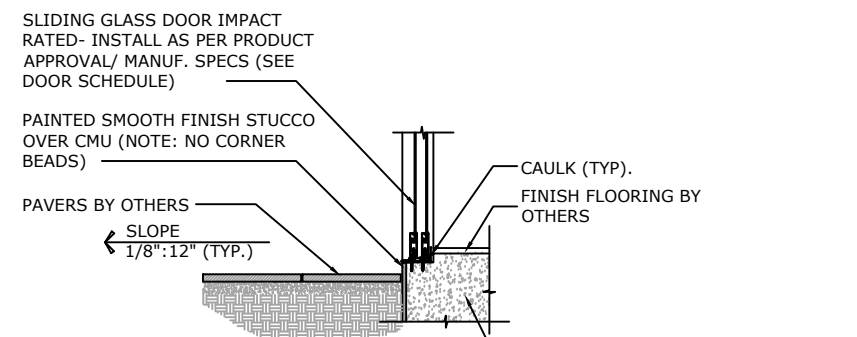
TYPICAL INTERIOR PARTITION (TYP)



SOFFIT DETAIL



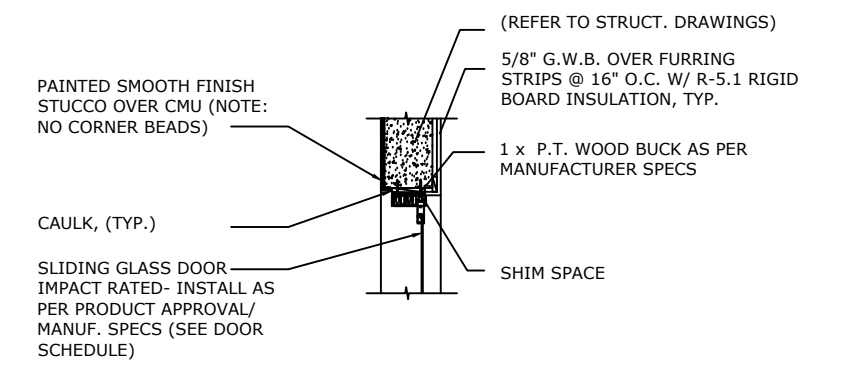
1 DOOR JAMB DETAIL



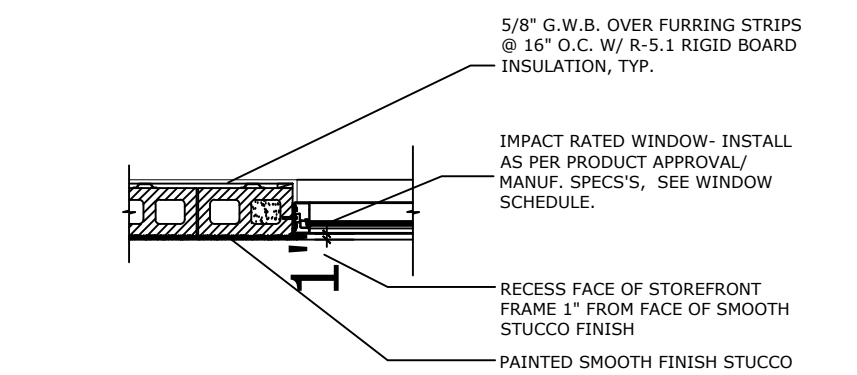
2 SLIDING DOOR THRESHOLD DETAIL

1/2" = 1'-0"

CONCRETE SLAB (REFER TO STRUCTURAL ENGINEER DRAWINGS)



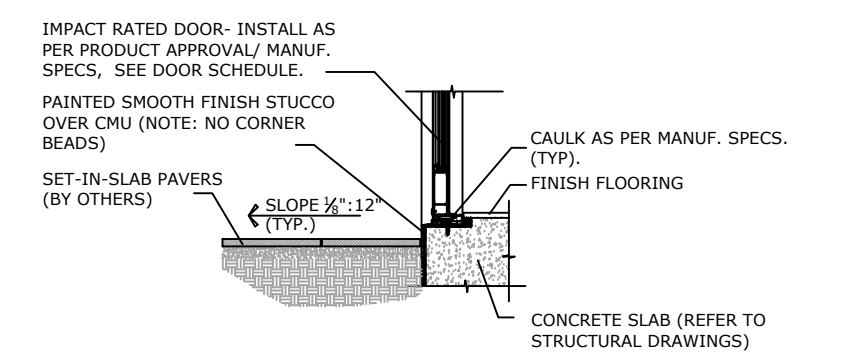
3 SLIDING DOOR HEAD DETAIL



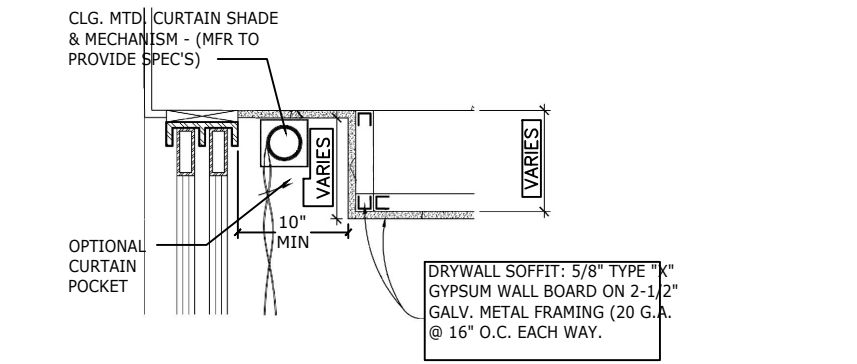
OVER CMU

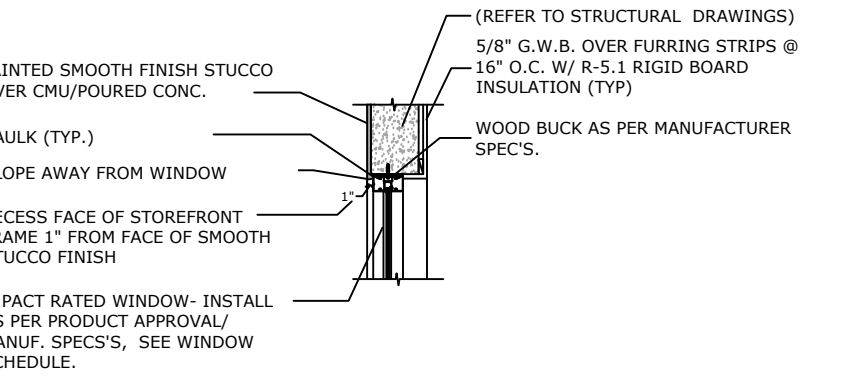
4 WINDOW JAMB DETAIL

1/2" = 1'-0"

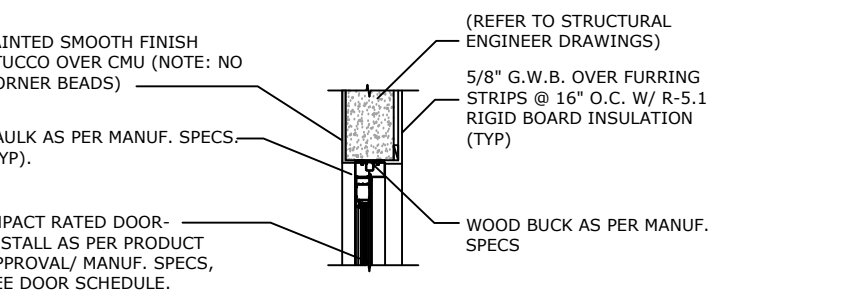


5 FRENCH DR.
THRESHOLD DETAIL

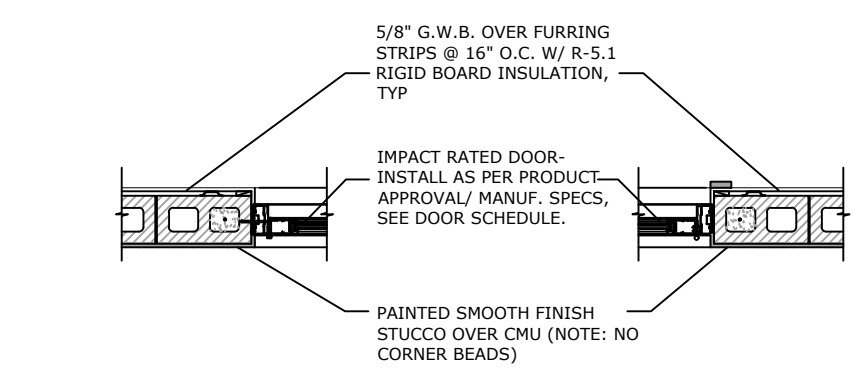




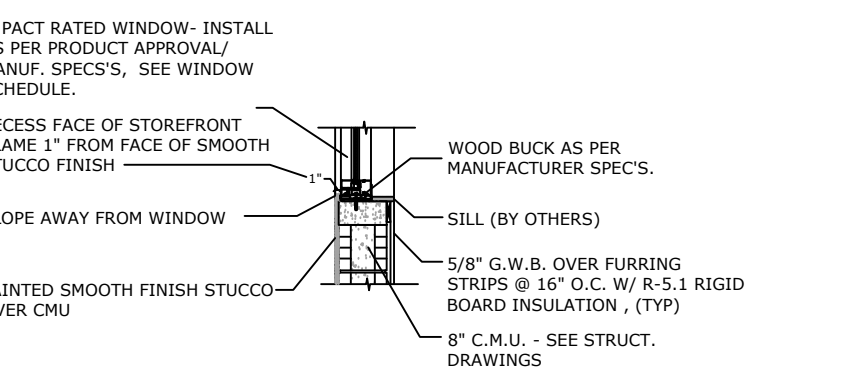
9 WINDOW HEAD DETAIL



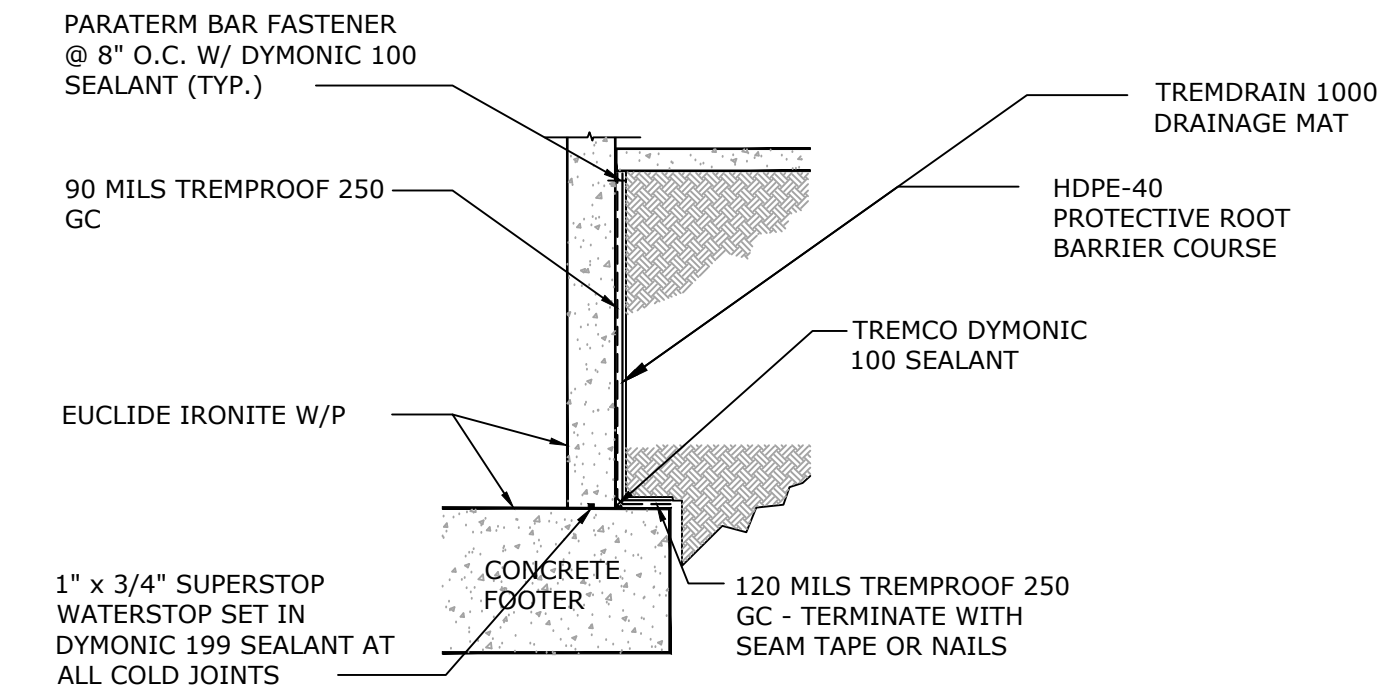
8 FRENCH DR. HEAD DETAIL



7 FRENCH DR JAMB DETAIL



6 WINDOW SILL DETAIL
1/2" = 1'-0"



11 WATERPROOFING DETAIL (N.T.S.)



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BUILDING DETAILS

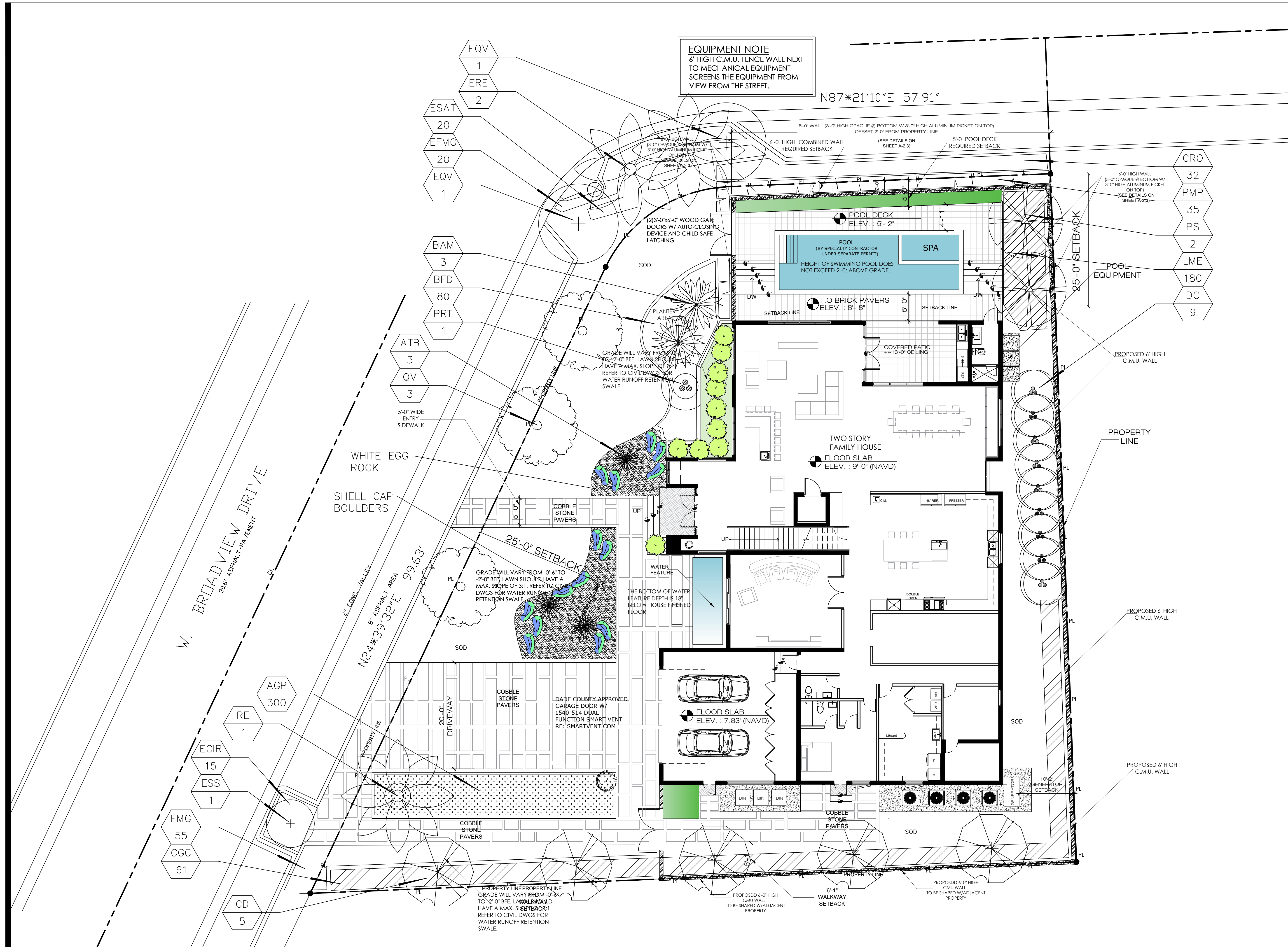
9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

A-3.5

PRINT DATE: 6/11/18



EQUIPMENT NOTE
6' HIGH C.M.U. FENCE WALL NEXT TO MECHANICAL EQUIPMENT SCREENS THE EQUIPMENT FROM VIEW FROM THE STREET.

N87*21'10"E 57.91"

- CRO
- 32
- PMP
- 35
- PS
- 2
- LME
- 180
- DC
- 9

THOMAS WHITE, ASLA - ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
954-253-2265

THOMAS WHITE, ASLA - ISA
LANDSCAPE ARCHITECT
LICENSE NO. 100000000
STATE OF FLORIDA

Revision Dates

Landscape Permit Plan

Prosper Mamane Residence

9955 West Braodview Drive
Bay Harbor Islands, Florida 33154

Sheet Description

Landscape Permit Plan

Release Date

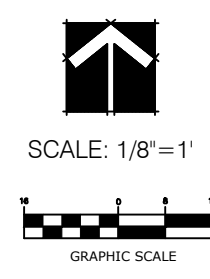
4/8/12/2018

Project Number

Drawing Number

1-1

SHEET 1 OF 2



GENERAL PLANTING REQUIREMENTS

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

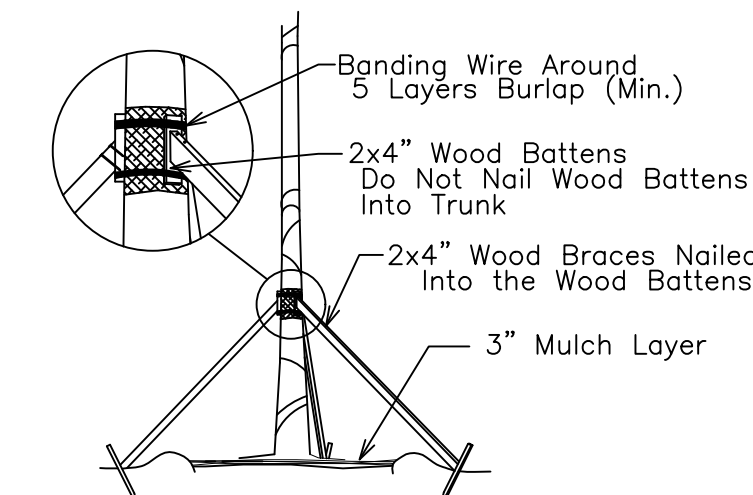
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

Please refer to the planting details for a graphic representation of the above notes.

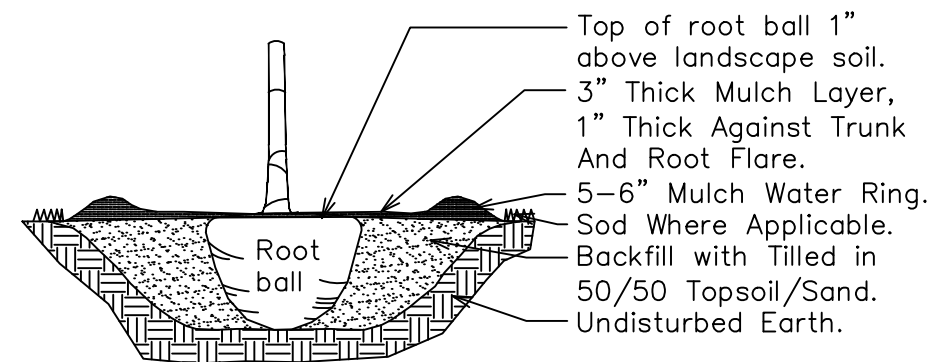
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA-ISA.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.



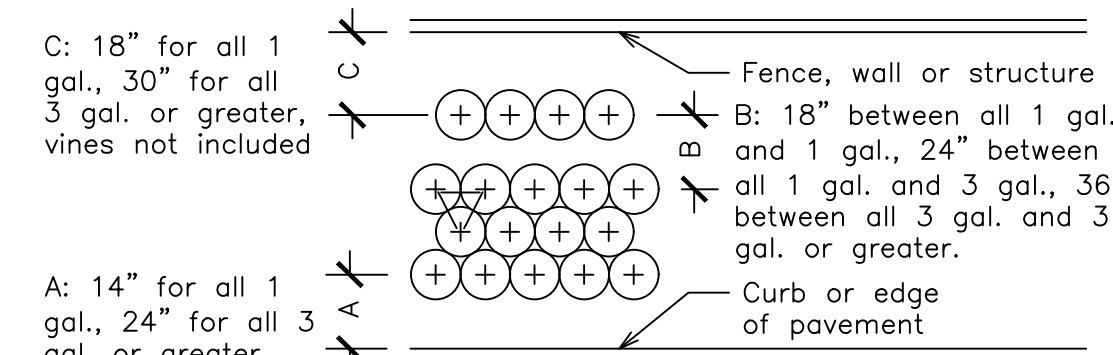
TREE/PALM BRACING DETAIL

NTS



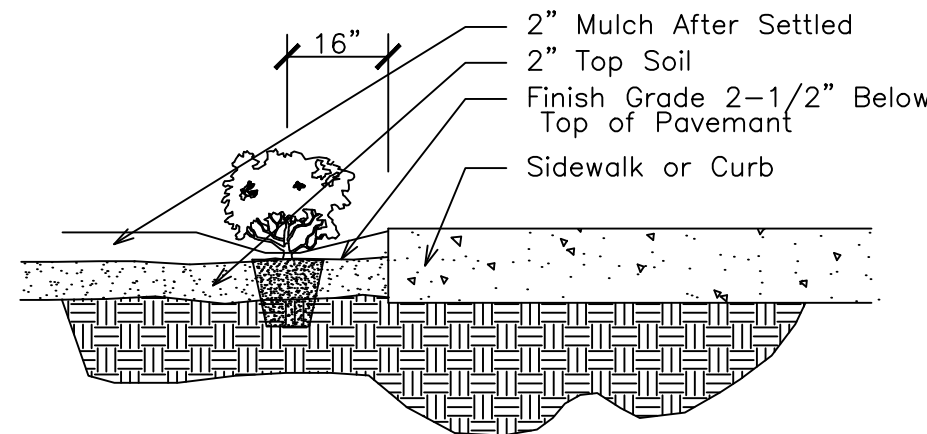
TREE/PALM PLANTING DETAIL

NTS



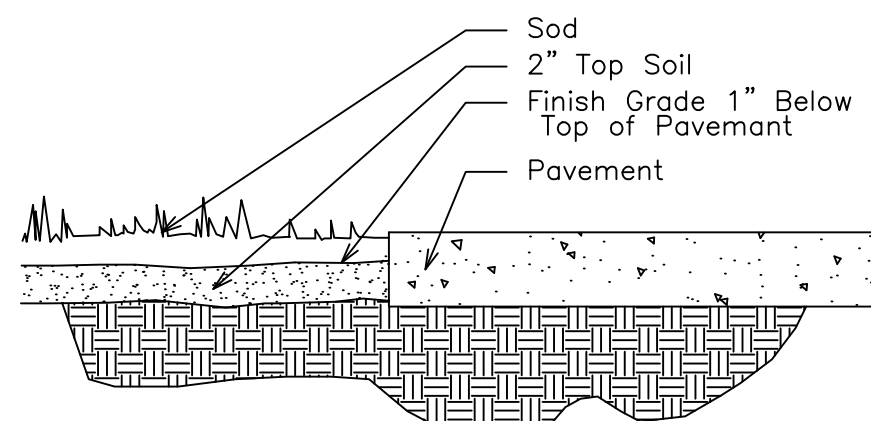
TYPICAL PLANT SPACING DETAIL

NTS



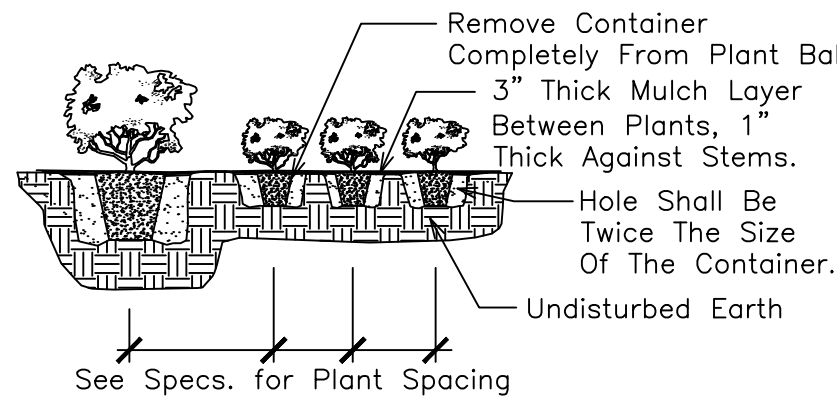
SHRUB INSTALLATION DETAIL

NTS



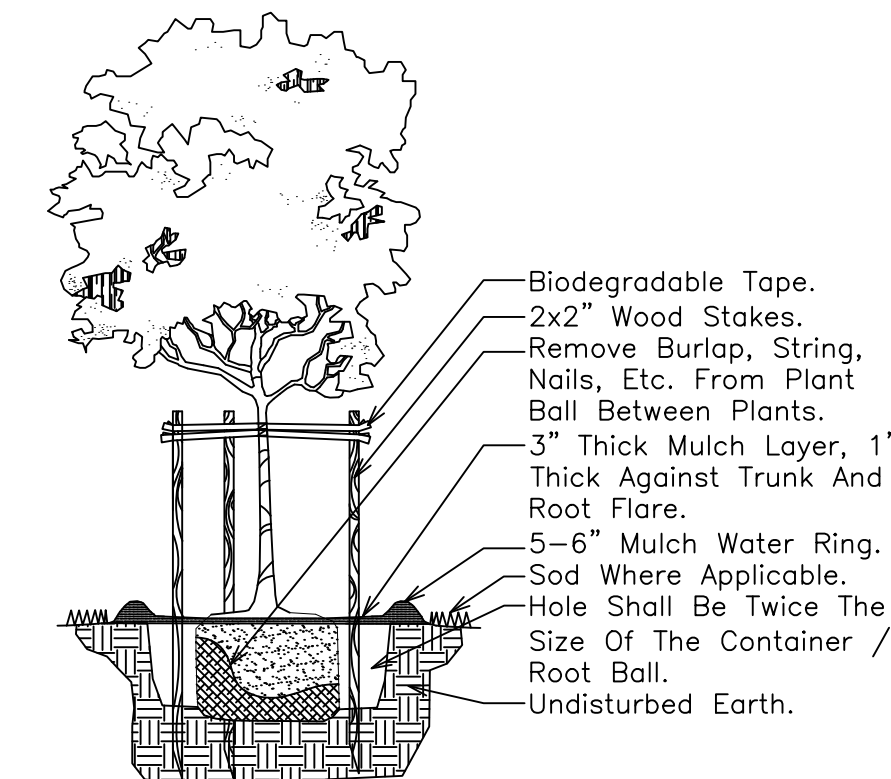
SOD INSTALLATION DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



SMALL TREE PLANTING DETAIL

NTS

PLANT LIST					
Code	Drought	Qty.	Botanical Name / Common Name	Specifications	
EXISTING TREES					
EQV	(N)	V	2	Quercus virginiana / Live Oak	14' x 8', 4" Cal.
ERE	(N)	V	2	Roystonea regia / Florida Royal Palm	10' GW
ESS		V	1	Senna surattensis / Glaucous Cassia	10' x 8', 3" Cal.
PROPOSED TREES					
CD	(N)	V	5	Coccoloba diversifolia / Pigeon Plum	12' Ht. x 5-6' Spr., 3' Cal., 4' CT
DC		V	9	Dypsis cabadae / Cabada Palm	10' OA Ht., 7 Canes Min.
PS		V	6	Phoenix sylvestris / Silver Date Palm	16' OA Ht.
QV	(N)	V	3	Quercus virginiana / Live Oak	16' Ht. x 7-8' Spr., 4" Cal., 4' CT
RE	(N)	V	1	Roystonea regia / Florida Royal Palm	10' GW, 15' CT, Heavy Cal.
			29	Total Trees	
			13	Native Trees	
			45%	Native Trees	
PROPOSED ACCENTS / HEDGES / SHRUBS					
ATB		V	3	Agave tequilana / Blue Agave	4x4'
BAM		V	3	Bambusa lako / Black Timor Bamboo	15' OA Ht.
BFD		V	80	Bulbine frutescens / Desert Candles	16x16", 2' OC
CGC	(N)	V	64	Clusia guttifera / Small Leaf Clusia	48x48", 3' OC
CRO		V	32	Codiaeum variegatum 'Petra' / Croton	24x24", 2' OC
FMG		V	55	Ficus microcarpa / Green Island Ficus	16x16", 2' OC
LME		V	180	Liriope muscari 'eg' / Liriope Evergreen Giant	12x12", 1' OC
PMP		V	35	Podocarpus macrophyllus / Podocarpus	6-7x36", 24" OC, FTB
PRT		V	1	Phoenix roebelenii / Pygmy Date Palm	Triple 6' OA Ht.
SAN		V	16	Sansevieria trifasciata / Black Gold Sansevieria	18x12", 12-15" OC
EXISTING SHRUBS					
ECIR		V	15	Chrysobalanus icaco / 'Red Tip' Cocophum	3' OA Ht.
EFMG		V	20	Ficus microcarpa / Green Island Ficus	2' OA Ht.
ESAT		V	20	Schefflera arboricola 'Trinette' / Variegated Arboricola	3' OA Ht.
PROPOSED GROUND COVERS / TURF / TURF ALTERNATES					
AGP		V	300	Anachia glabrata / Perennial Peanut 'Ecoturf'	6' OA, 8-10" Spr., 12-15" OC
ANN		M	125	Annual color / seasonal color	6' OA, 8-10" Spr., 12-15" OC
SOD		M		S.F. Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams
MISCELLANEOUS					
SOIL			4 C.Y.	50-60% Sand / 40-50% Topsoil	Per Planting Details
		(N)		Florida Native Plant Species	
		V		Very Drought Tolerant	
		M		Medium Drought Tolerant	
ABBREVIATIONS					
Ht.	Height				
Spr.	Spread (Canopy)				
Cal.	Caliper (In Inches)				
CT	Clear Trunk				
OA	Overall (Height)				
S.F.	Sqaure Feet				

PLANTING CALCULATIONS								
Site Trees: Non-Waterfron Lot (5 CD, 2 PS, 1 RE)					Required		Provided	
					5		8	
Street Trees: One Per 35' of Street Frontage 214 Feet 5 Existing, 3 Proposed (3 QV)					Required		Provided	
					7		8	
Shrubs Required: (64 CGC + 35 PMP)					Required		Provided	
					50		99	
50% Required Native Shrubs (64 CGC)					Required		Provided	
					25		64	
50% Maximun Lawn Area Allowed: 50% of Site Area					Max. Allowed		Provided	
					7,144	S.F.	2,021	S.F.

TOWN OF BAY HARBOR SITE PLAN INFORMATION								
Current Zoning Designation: RD								
Current Land Use Designation: Single Family Residential								
Site Area:	14,288	Sq. Feet	=	0.33	Acres			
Building /Garage Area:	5,021	Sq. Feet	=	35.1%				
Driveways / Walkways / Decks / Pool / AC Pads	1,179	Sq. Feet	=	8.3%				
Total Impervious Areas:	6,200	Sq. Feet	=	43.4%				
Total Pervious/Landscape Area:	8,088	Sq. Feet	=	56.6%				
					100.0%			

Landscape Permit Plan
Prosper Mamane Residence

9955 West Braodview Drive
Bay Harbor Islands, Florida 33154

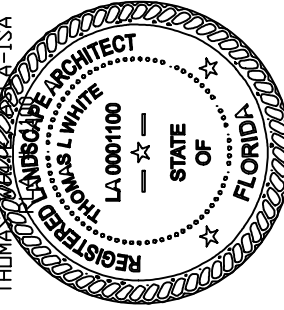
Sheet Description

Release Date
4/6/2018

Project Number

Drawing Number

L-2
SHEET 2 OF 2



Revision Dates

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
954-253-2265

**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: June 18th, 2018

Subject: Single-Family Residence – Demolition / New Construction
9955 West Broadview Drive
Bay Harbor Islands Acct. No.: MB2017-65
MMPA Acct. No.: 01-0702-1069

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated June 11th, 2018) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 9955 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9955 West Broadview Drive
Legal Description: Lot 4 of Block 37, "Bay Harbor Island" according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project designer, American Building Engineers (ABE), as agent for the property owners, Mr. and Mrs. Prosper Mamane, has submitted an application a new single-family residence on a corner non-waterfront lot located at 9955 West Broadview Drive. An existing 2,758 sq. ft. home built in 1953 will be demolished and is proposed to be replaced with a new two-story 7,881 sq. ft. home that has 6 bedrooms / 7½ baths, and a two (2) car garage. The modern style home has a flat roof, entrance water feature, spiral staircase to an observation terrace at the rear of the home,

covered patio, swimming pool / deck, grill, and terrace. The overall height of the proposed structure is 24 feet above Base Flood Elevation (BFE), which complies with the 25-foot maximum height permitted in the RD Single-Family District. The proposed landscaping is extensive and exceeds both the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. The current site has no on-site shade trees (three (3) street trees), only a number palm trees which will all be removed with the new design.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff 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, building material regulations, and other items.

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 latest Site Development Plans submitted for the construction of a new single-family home located at 9955 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

- 1) This approval is based on the plans prepared by American Building Engineers (ABE) dated June 11th, 2018 with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.

AGENDA ITEM REPORT

July 17, 2018

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for 9961 BH LLC at 9961 East Broadview Drive, Lot 16 Block 23. The proposed 2-story home has approximately 5,620 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, six and a half (6 1/2) bathrooms. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Christopher Gratz, AICP.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. BHI PZB Staff Report 9961 EBVD June 25 2018
2. 99 - Board Submittal-06-27-18

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *MDM*
Consultant Town Planner

Date: June 25th, 2018

Subject: Single-Family Residence – Demolition / New Construction
9961 East Broadview Drive
Bay Harbor Islands Acct. No.: MB2017-65
MMPA Acct. No.: 01-0702-1063

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated May 9th, 2018) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 9961 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9961 East Broadview Drive
Legal Description: Lot 16 of Block 23, "Bay Harbor Island" according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, SDH Studio, as agent for the property owner, Ricardo Halfen, has submitted an application a new single-family residence on a waterfront lot located at 9961 East Broadview Drive. An existing 2,585 sq. ft. home built in 1950 will be demolished and is proposed to be replaced with a new two-story 5,620 sq. ft. home that has 6 bedrooms / 6½ baths, and a two (2) car garage. The modern style home has a flat roof, home office, along with the two (2) car garage there is surface parking for three (3) additional vehicles on concrete pavers, covered terrace at

the rear, swimming pool with spa / deck, and barbeque area. The overall height of the proposed structure is 25 feet above Base Flood Elevation (BFE), which complies with the 25-foot maximum height permitted in the RD Single-Family District. The proposed landscaping is extensive and exceeds both the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. The current site has two (2) shade trees, the Black Olive is to be removed and Rainbow Eucalyptus to remain; exotic invasive trees, Australian Pine and Umbrella tree, are being removed.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff 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, building material regulations, and other items.

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

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 9961 East Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

- 1) This approval is based on the plans prepared by SDH Studio dated June 20th, 2018 with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) The PZB must approve the uneven side yard grades / side yard retaining wall design as per Town Code Sec. 23-12(12).

9961 RESIDENCE

9961 E. BROADVIEW DR., BAY HARBOR ISLAND, FL 33154



ARCHITECTURE

- A-000 COVER PAGE
- A-001 GENERAL NOTES
- A-002 SITE PHOTOS
- A-100 SITE PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR
- A-103 ROOF PLAN
- A-104 RCP FIRST FLOOR
- A-105 RCP SECOND FLOOR
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-202 ISOMETRICS + LANDSCAPE ELEVATIONS
- A-203 ELEVATION DIAGRAMS
- A-300 SECTIONS
- A-301 SECTIONS
- A-302 WALL SECTIONS
- A-500 DOOR AND WINDOWS SCHEDULE

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

LANDSCAPE

- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS



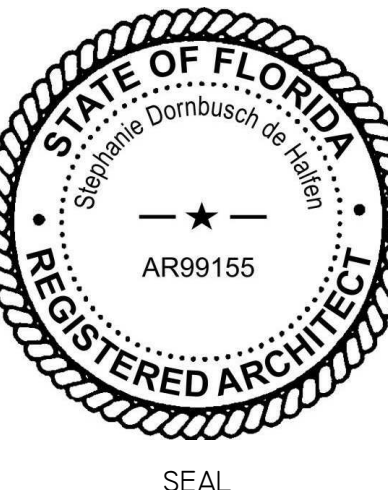
SDH_STUDIO
ARCHITECTURE + DESIGN

AA26002883
18200 NE 19TH AVE., SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM
STEPHANIE DORNBUSCH DE HALFEN
ARCHITECT P.A.
ARCH.REG.#99155

9961 (99)

9961 E. BROADVIEW DR.,
BAY HARBOR ISLAND, FL
33154

9961 BH LLC.



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

COVER PAGE

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF
SDH STUDIO, AND MAY NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF
STEPHANIE D. HALFEN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE: 05/09/2018

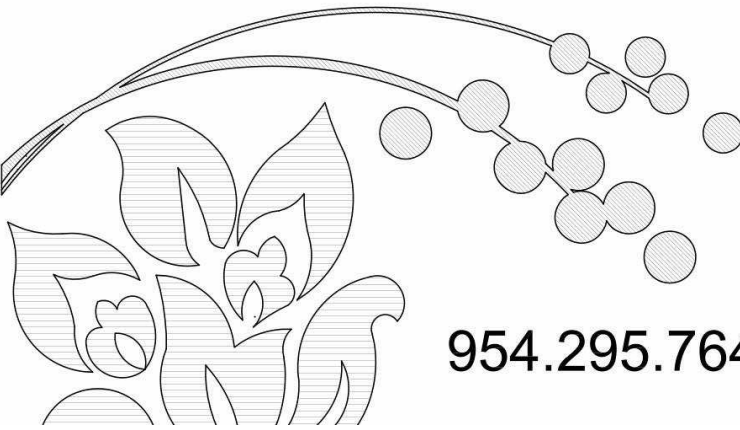
A-000

STRUCTURAL

MEP

LANDSCAPE

ARCHITECTURE



CHRIS EAVES
landscapes
by design

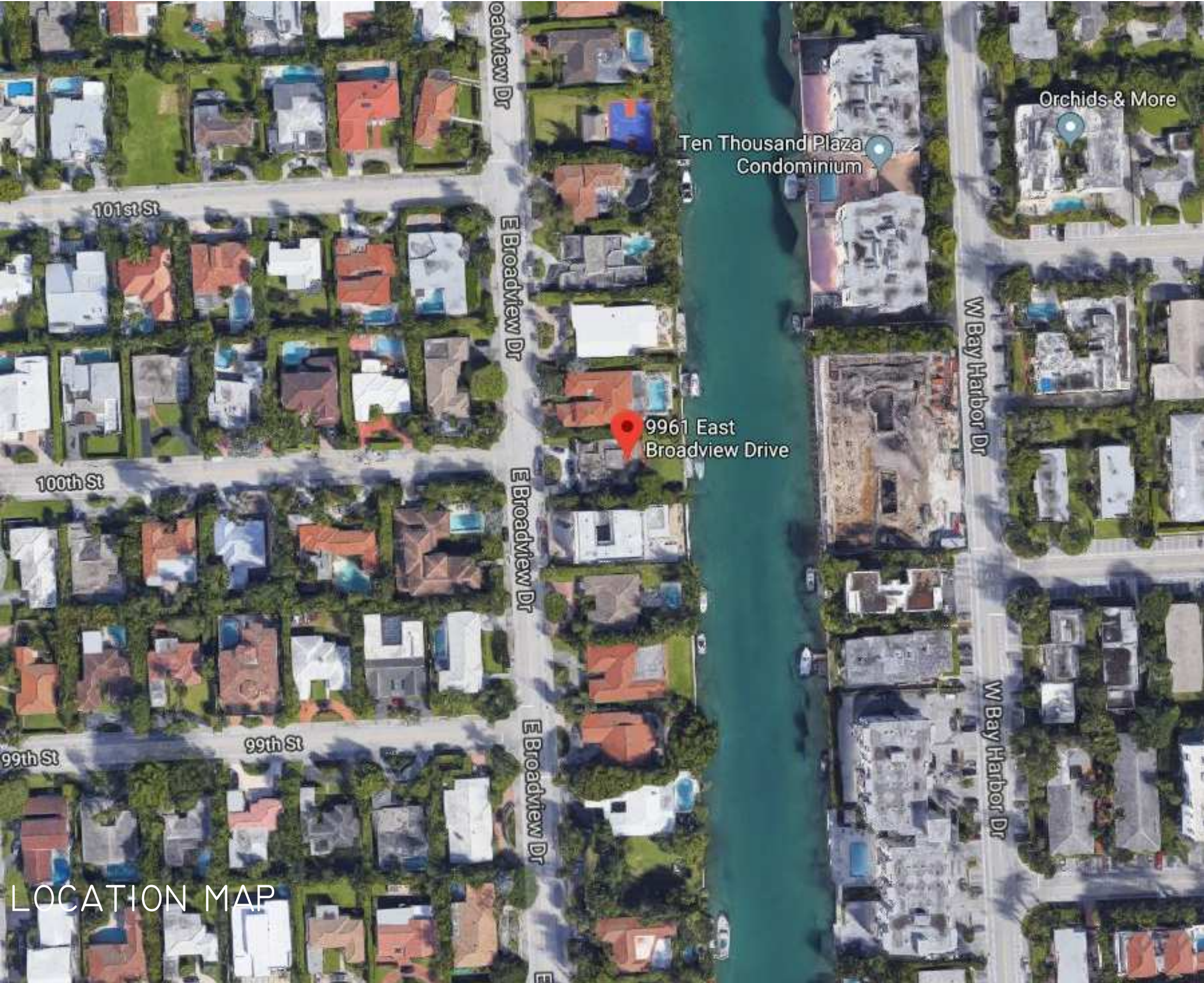
954.295.7649 ceaves.mail@gmail.com

sdhstudio
architecture | design

18200 NE 19TH AVE., SUITE 100 NORTH MIAMI BEACH, FL 33162

305 501 5013

WWW.SDHSTUDIO.COM



9961 E. BROADVIEW DR., BAY HARBOR ISLAND, FL 33154

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
A/C	AIR CONDITIONING	HORIZ	HORIZONTAL
AC	ACOUSTICAL	H.B.	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	I.D.	INTERIOR DIMENSION
A.F.F.	ABOVE FINISH FLOOR	INSUL.	INSULATION
AL OR ALUM	ALUMINUM	INTERM	INTERMEDIATE
ANOD.	ANODIZE	JAN.	JANITOR
BD	BOARD	MANUF.	MANUFACTURER
B.F.F.	BELOW FINISH FLOOR	MAT	MATERIAL
BLK'S	BLOCKING	MAX	MAXIMUM
BLK	BLOCK	MIN	MINIMUM
CFM	CEMENT	MTL	METAL
CER	CERAMIC	NIC	NOT IN CONTRACT
C.F.V.	CONTRACTOR FIELD VERIFY	NEOPR	NEOPRENE
C.J.	CONTROL JOINT	O.D.	OUTSIDE DIMENSION
CLG	CEILING	O.C.	ON CENTER
COL	COLUMN	O.S.	OVERFLOW SCUPPERS
CL	CLOSET	PTN	PARTITION
CONC	CONCRETE	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'G	COVERING	PLF	PLYWOOD POLE
DB	DOUBLE	PLYWOOD	PANEL
DIM	DIMENSION	PNI	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
D/W	DISH WASHER	P.T.	PRESSURE TREATED
E.A.	EACH	REINF.	REINFORCING
ELECT/ELEC	ELECTRICAL	REQ'D	REQUIRED
ELEV	ELEVATION	RM	ROOM
ELEV.	ELEVATOR	R.D.	ROOF DRAIN
EXH.	EXHAUST	SHT	SHEET
EXIST.	EXISTING	SCH	SCHEDULE
EXP.	EXPANSION	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STL	STEEL
F.D.	FLOOR DRAIN	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
F.O.I.C.	FURNISHED BY OWNER,	SPEC'S	SPECIFICATIONS
	INSTALLED BY CONTRACTOR	STR	STRUCTURAL
FLUOR	FLUORESCENT	SC	SOLID CORE WOOD
FIN.	FINISH	PH.	TELEPHONE
GA	GAUGE	TEMP	TEMPERED
GWB	GYP-SUM WALL BOARD	T.O.S.	TOP OF SLAB
GYP. BD.	GYP-SUM BOARD	VC	VINYL COMPOSITION TILE
GALV.	GALVANIZED	VERT	VERTICAL
GS	GALVANIZED STEEL	VEST.	VESTIBULE
GL	GLASS	WH	WATER HEATER
HM	HOLLOW METAL		

SYMBOL LEGEND			
	CENTER LINE		MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG		WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE		PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
	BUILDING ELEV. TAG		INTERIOR ELEV. TAG
	VIEW NAME 1/8" = 1'-0"		VIEW TITLE

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THOSE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL, AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE, THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIAL REQUESTS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS SHALL BE 1 HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS (AS BUILT) ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL. POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER. LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT TO BE CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS IIC-3,IIC-4,IIC-5. GARAGE OR STORAGE (SFHA,OSHA(IIC-5-F)) FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES (IE PARKING) LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
(1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 9.5".
3. HEADROOM IS AT LEAST 6'-6".
4. TREAD SHOULD HAVE A MIN. DEPTH OF 7.5" AT A POINT 12" FROM THE NARROWER EDGE.
5. ALL TREAD ARE IDENTICAL.
6. THE OCCUPANT LOAD SERVED IS NOT MORE THAN 5.
7. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHAKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUDS OR 1"x3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL". 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"x6" P.T. WOOD LAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
7. ARE CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2017. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202. REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

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

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

FLOOR PLAN NOTES

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

2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2

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

4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 4" SPHERE.
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF **BAY HARBOR ISLAND**. ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2017 I618.4.6.5
5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)

2. ALL WINDOWS AND DOORS IMPACT RESISTANT. BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.

4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

5. ALL WINDOWS WILL BE TINTED

POOL BARRIER; ALARM NOTES

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

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

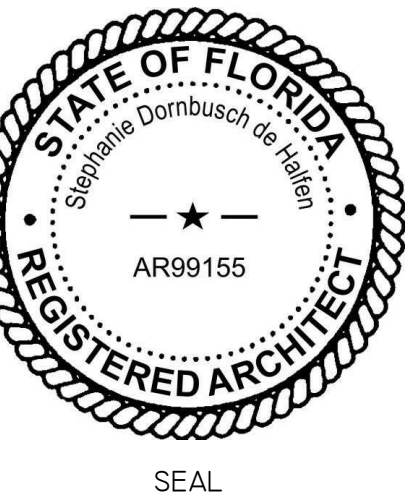
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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

GENERAL NOTES

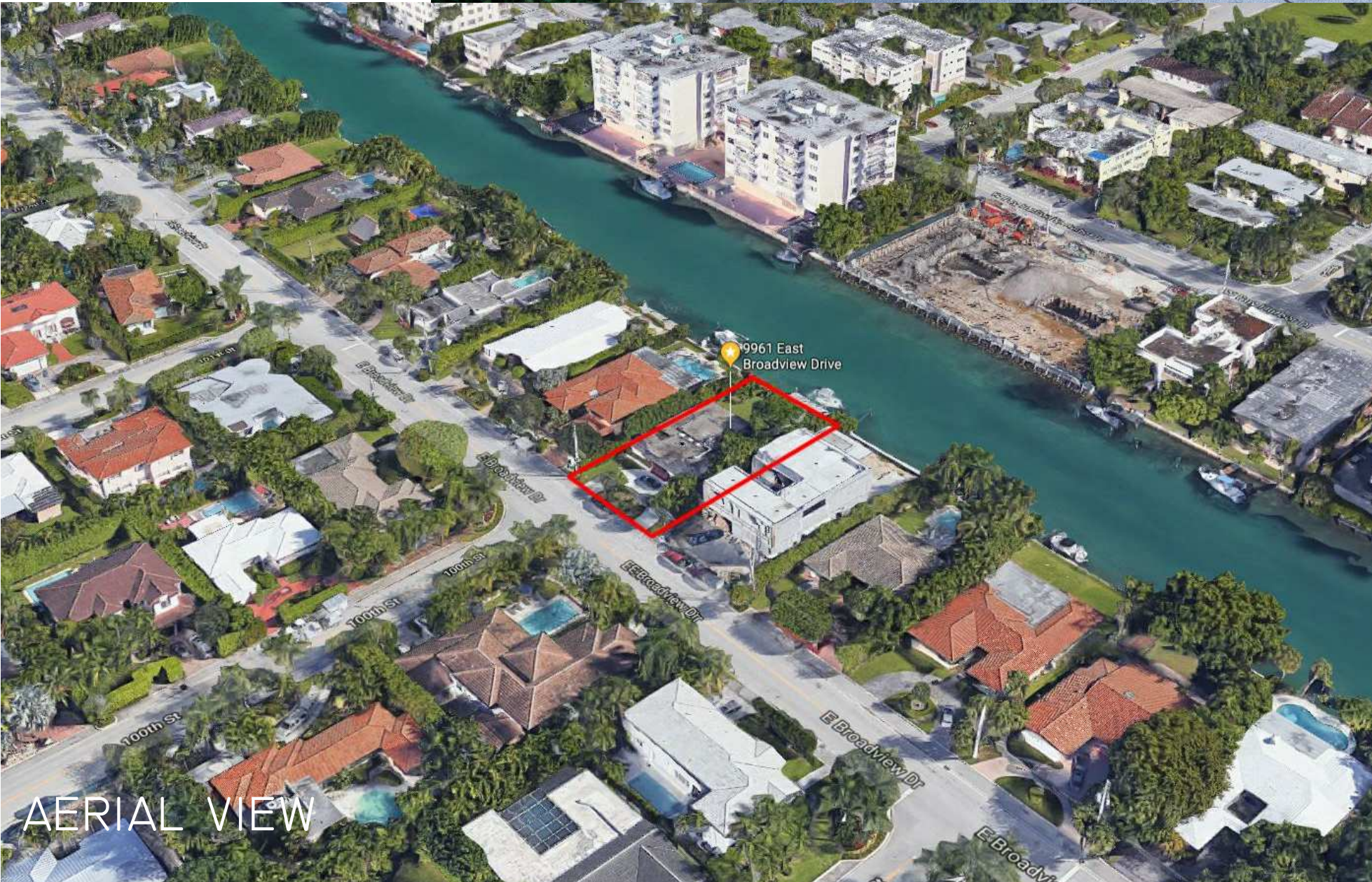
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DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE: 05/09/2018

A-001



VIEW FROM STREET



AERIAL VIEW



VIEW FROM HOUSE



BACK VIEW FROM HOUSE



PANORAMIC VIEW

SDH_STUDIO
ARCHITECTURE + DESIGN

AA26002883

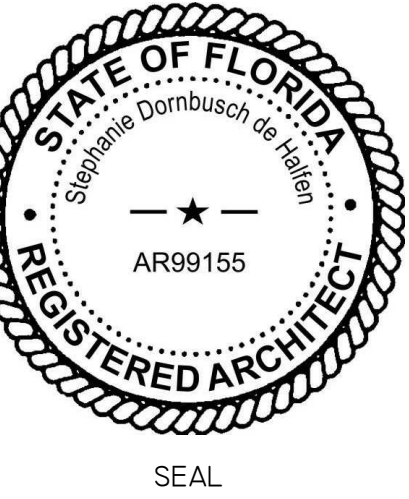
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NOTES/COMMENTS

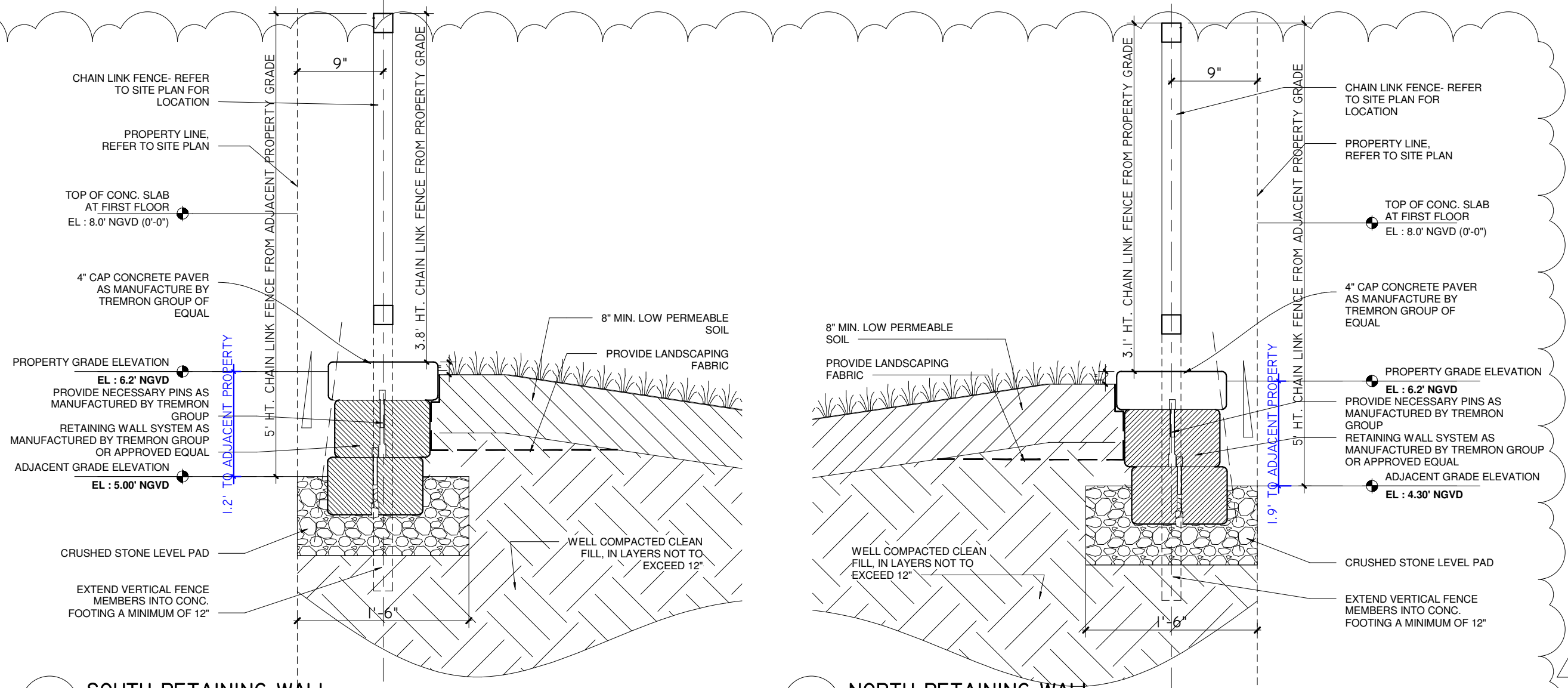
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SITE PHOTOS

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DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELEASE DATE: 05/09/2018

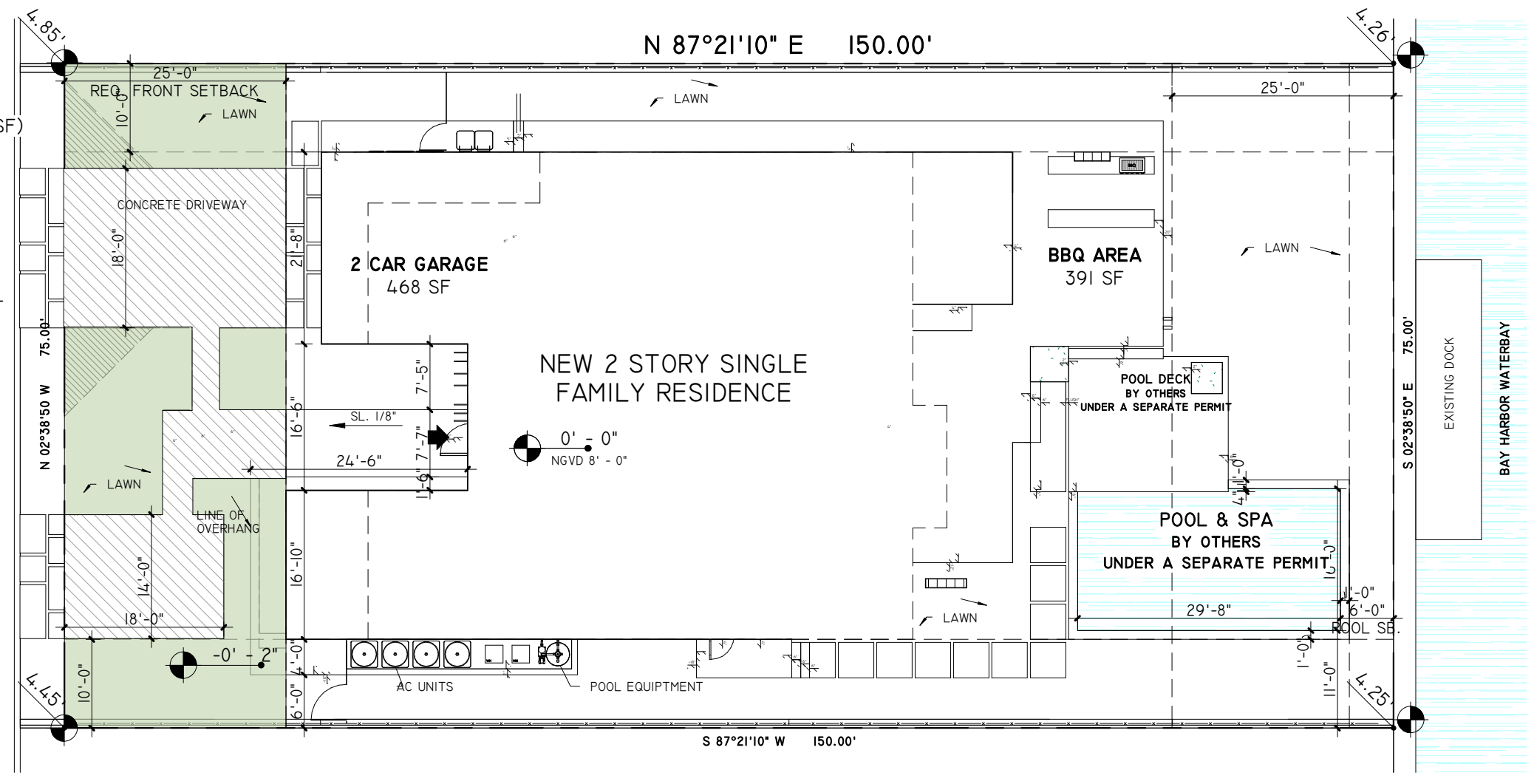
A-002



LEGEND
TOTAL LOT AREA: 11,250 SF
FRONT YARD: 1,875 SF (50% = 937.5 SF)

IMPERVIOUS AREA - FRONT YARD: 851.6 SF (45.5%)

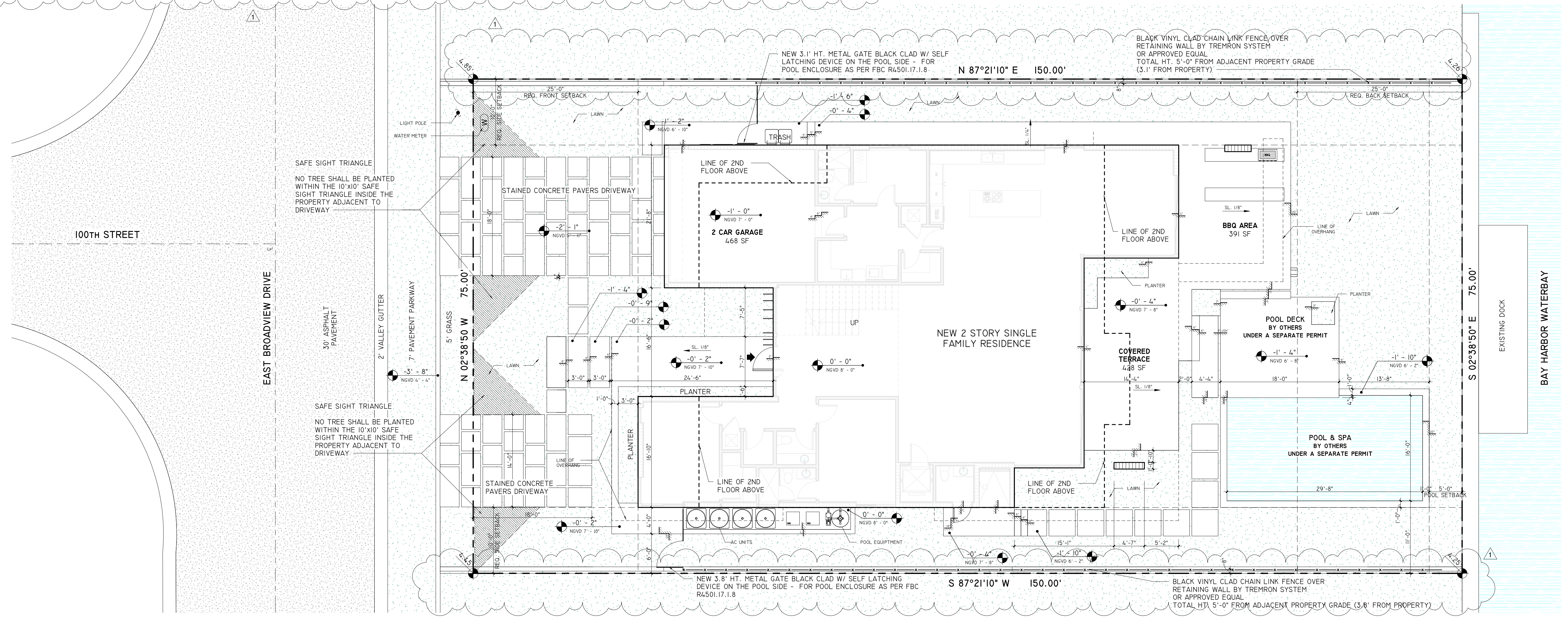
GREEN SPACE PROVIDED - FRONT YARD: 1,023.4 SF (54.5%) (50% MIN. ALLOWED)



4 SOUTH RETAINING WALL
1" = 1'-0"

3 NORTH RETAINING WALL
1" = 1'-0"

2 GREEN SPACE DIAGRAM
1/16" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"

APPLICABLE CODES

FLORIDA BUILDING CODE 2017 EDITION
FLORIDA RESIDENTIAL CODE 2017
NATIONAL ELECTRICAL CODE 2017
FLORIDA PLUMBING CODE 2017
FLORIDA MECHANICAL CODE 2017
FLORIDA ENERGY CODE 2017

SCOPE OF WORK

1. NEW 2 STORY SINGLE FAMILY RESIDENCE

AREA TALLY

LOT AREA	11 250 SF
A/C GROUND FL	2 954 SF
A/C SECOND FL	2 666 SF
A/C TOTAL	5 620 SF
ENTRY	388 SF
TERRACES	834 SF
GARAGE	506 SF
BALCONIES	682 SF
POOL - POOL DECK	484 SF-255 SF
WALKWAY	140 SQF
DRIVEWAY 1	522 SQF
DRIVEWAY 2	254 SQF

ZONING INFORMATION

CITY OF BAY HARBOR ISLAND CHAPTER 23 - ZONING DISTRICT REQUIREMENTS SECTION 23-II RD-RESIDENTIAL DISTRICT		
BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	25'-0"
REAR SETBACK	25'-0"	25'-0"
SIDES SETBACK	10'-0"	10'-0"
POOL SETBACK	10' FROM SIDE AND 5' FROM REAR.	11'-0" FROM SIDE & 5'-0" REAR
HEIGHT LIMITATION	25' FROM BFE (8' NGVD)	25'-0"
PERVIOUS LOT AREA		4 264.13 SF
IMPERVIOUS LOT AREA		6 985.87 SF
50% MIN. FRONT YARD OPEN SPACE	937.5 SF	1,023.4 SF

LEGAL DESCRIPTION:

ADDRESS: 9961 E. BROADVIEW DR., BAY HARBOR ISLAND, FL 33154			
LOT: LOT # 16	BLOCK: 23	PLAT BOOK: 46	PAGE: 5
HIGHEST CROWN OF ROAD ELEV. = 4.33' AVERAGE OF CROWN OF ROAD ELEV. 4'-3" NGVD			
ELEVATIONS WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY: GARY B. CASTEL PLS LIC. # 4129			
ELEVATION	LOWEST FLOOR	GARAGE/STORAGE	GRADE
PROPOSED	8'-0" NGVD	7'-0" NGVD	6'-0" NGVD
AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IIC3-3D3)			

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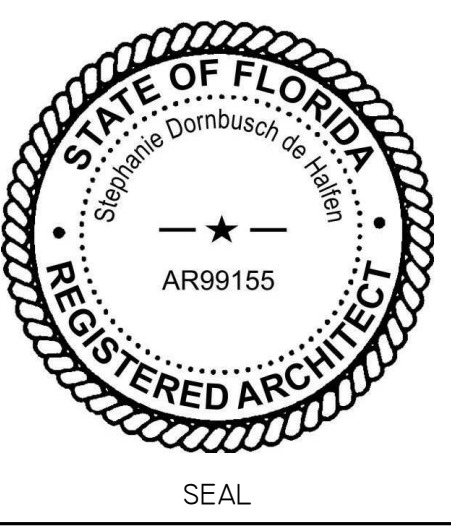
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NOTES/COMMENTS

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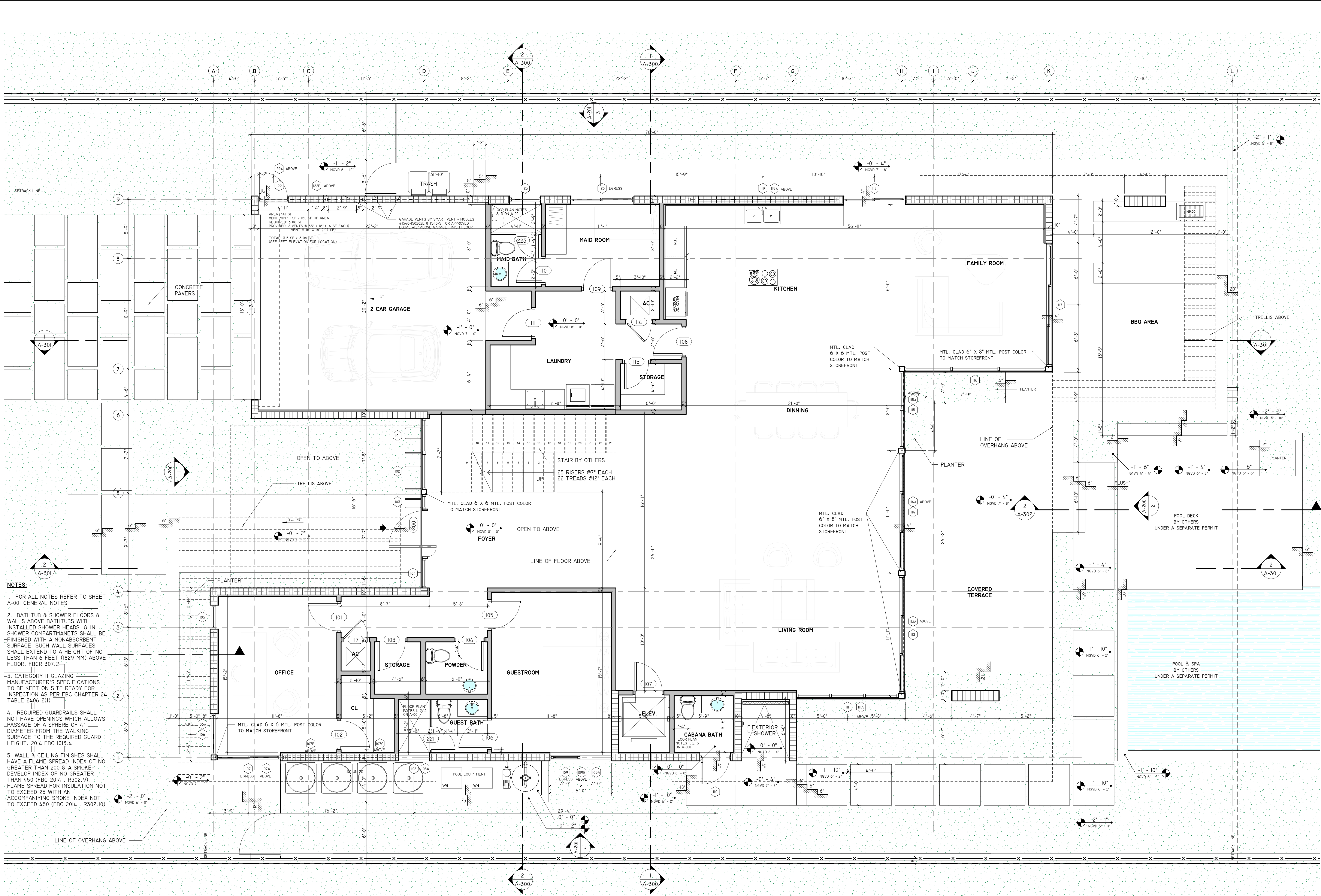
CITY COMMENTS 06-25-18

SITE PLAN

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A-100



NOTES:

1. FOR ALL NOTES REFER TO SHEET A-001 GENERAL NOTES
2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMANETS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE FLOOR. FBCR 307.2
3. CATEGORY II GLAZING MANUFACTURER'S SPECIFICATIONS TO BE KEPT ON SITE READY FOR INSPECTION AS PER FBC CHAPTER 24 TABLE 2406.2(1)
4. REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS WHICH ALLOWS PASSAGE OF A SPHERE OF 4" DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT. 2014 FBC 103.4
5. WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NO GREATER THAN 200 & A SMOKE-DEVELOP INDEX OF NO GREATER THAN 450 (FBC 2014, R302.9). FLAME SPREAD FOR INSULATION NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE INDEX NOT TO EXCEED 450 (FBC 2014, R302.10)

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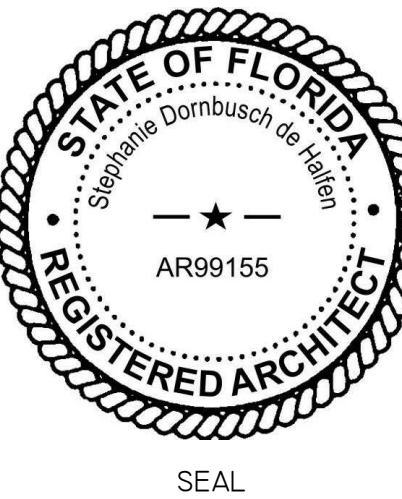
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FIRST FLOOR PLAN

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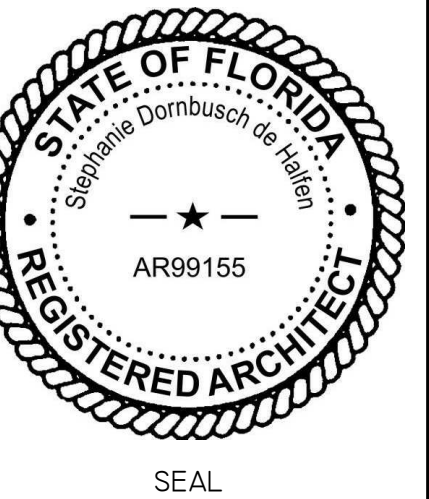
A-101

FIRST FLOOR PLAN
1/4" = 1'-0"

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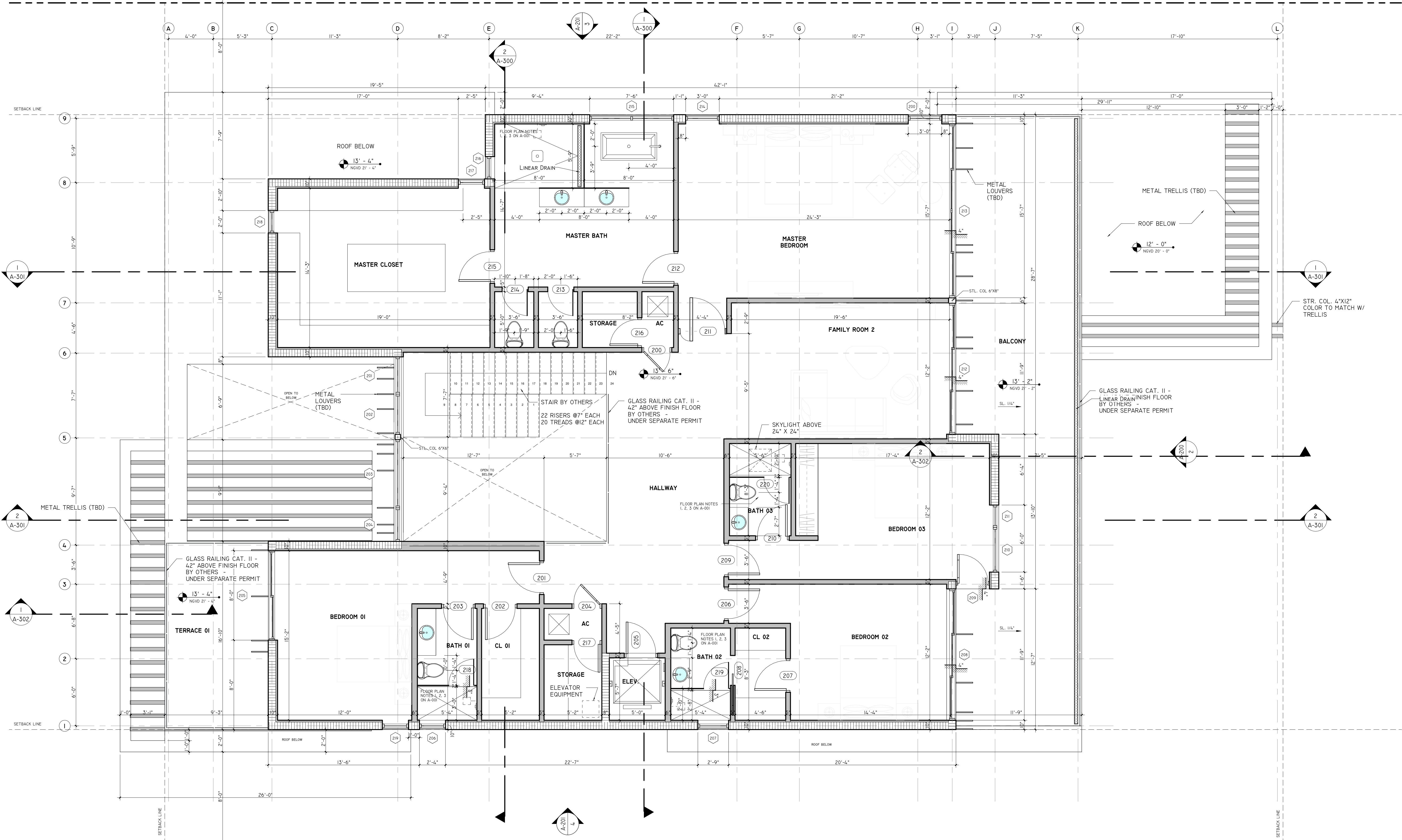
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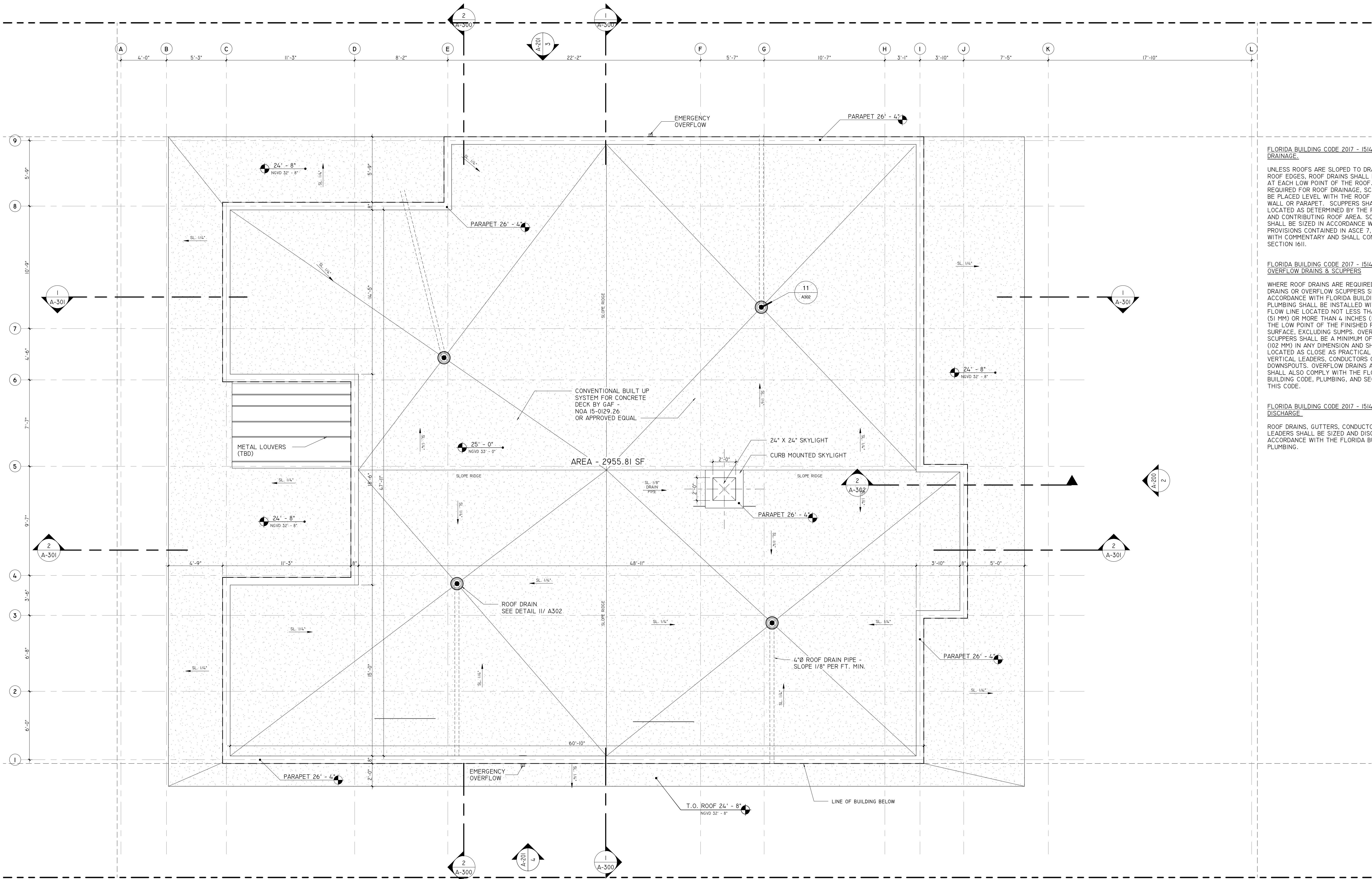
SECOND FLOOR

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A-102





FLORIDA BUILDING CODE 2017 - 1514.4 ROOF DRAINAGE.

UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. WHERE REQUIRED FOR ROOF DRAINAGE, SCUPPERS SHALL BE PLACED LEVEL WITH THE ROOF SURFACE IN A WALL OR PARAPET. SCUPPERS SHALL BE LOCATED AS DETERMINED BY THE ROOF SLOPE AND CONTRIBUTING ROOF AREA. SCUPPERS SHALL BE SIZED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN ASCE 7, SECTION 8 WITH COMMENTARY AND SHALL COMPLY WITH SECTION 1611.

FLORIDA BUILDING CODE 2017 - 1514.4.2 OVERFLOW DRAINS & SCUPPERS

WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS OR OVERFLOW SCUPPERS SIZED IN ACCORDANCE WITH FLORIDA BUILDING CODE, PLUMBING SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE, EXCLUDING SUMP. OVERFLOW SCUPPERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) IN ANY DIMENSION AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. OVERFLOW DRAINS AND SCUPPERS SHALL ALSO COMPLY WITH THE FLORIDA BUILDING CODE, PLUMBING, AND SECTION 1611 OF THIS CODE.

FLORIDA BUILDING CODE 2017 - 1514.4.3 SIZING & DISCHARGE

ROOF DRAINS, GUTTERS, CONDUCTORS AND LEADERS SHALL BE SIZED AND DISCHARGE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, PLUMBING.

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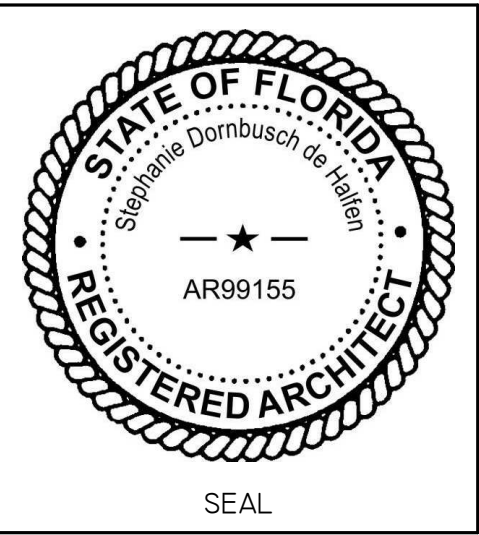
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NOTES/COMMENTS

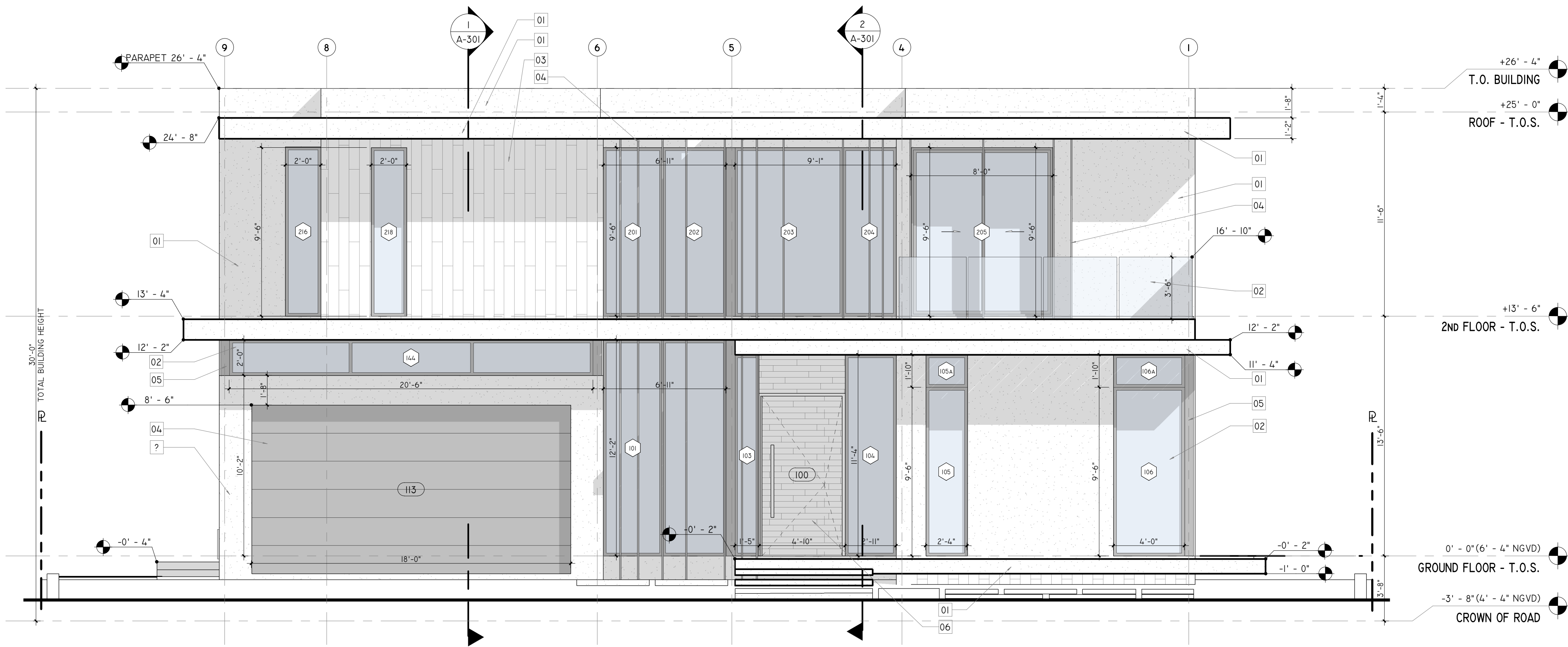
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ROOF PLAN

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A-103



MARK	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO FINISH
02	IMPACT GLAZING
03	DARK WOOD VEIN TILE
04	DARK BRONZE ANODIZED FINISH
05	DARK BRONZE ANODIZED FINISH TO MATCH W/ STOREFRONT
06	MAIN ENTRY DOOR, DARK WOOD FINISH, IMPACT RESISTANT

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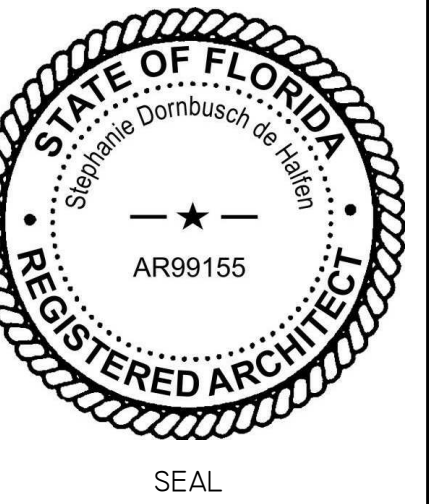
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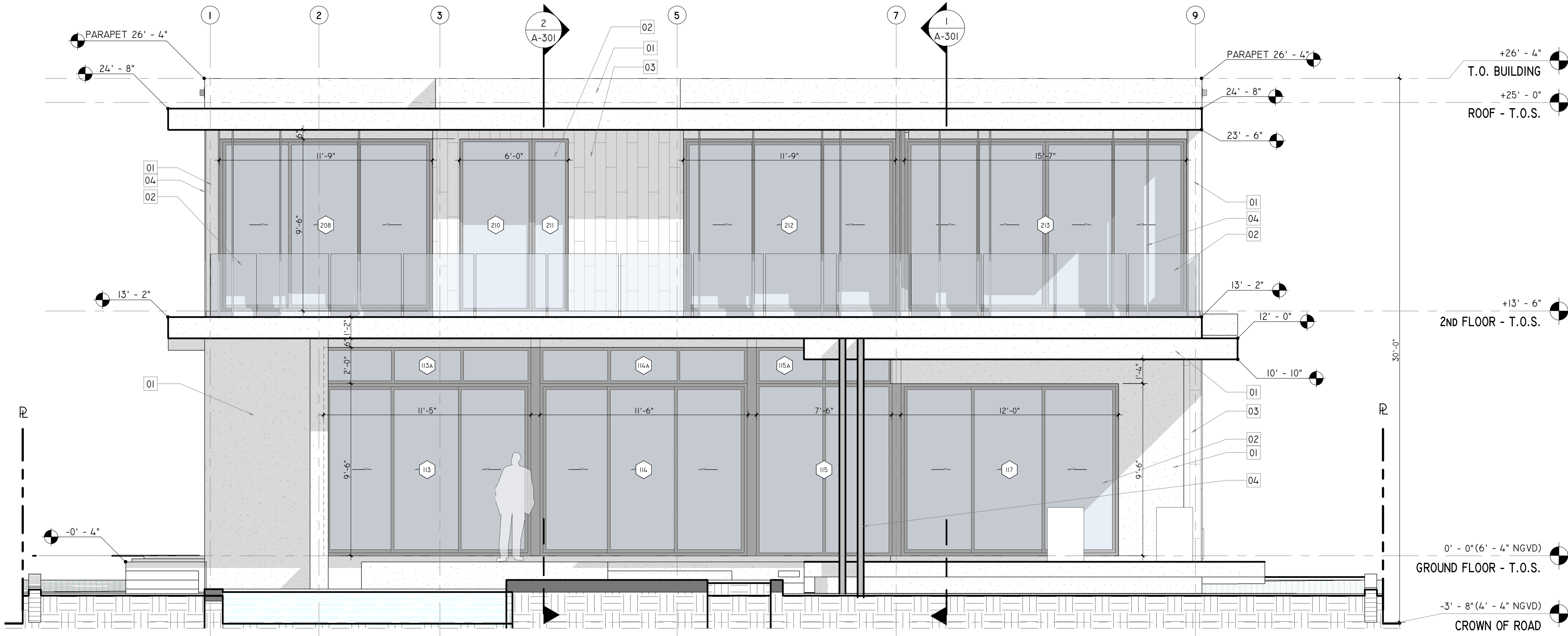
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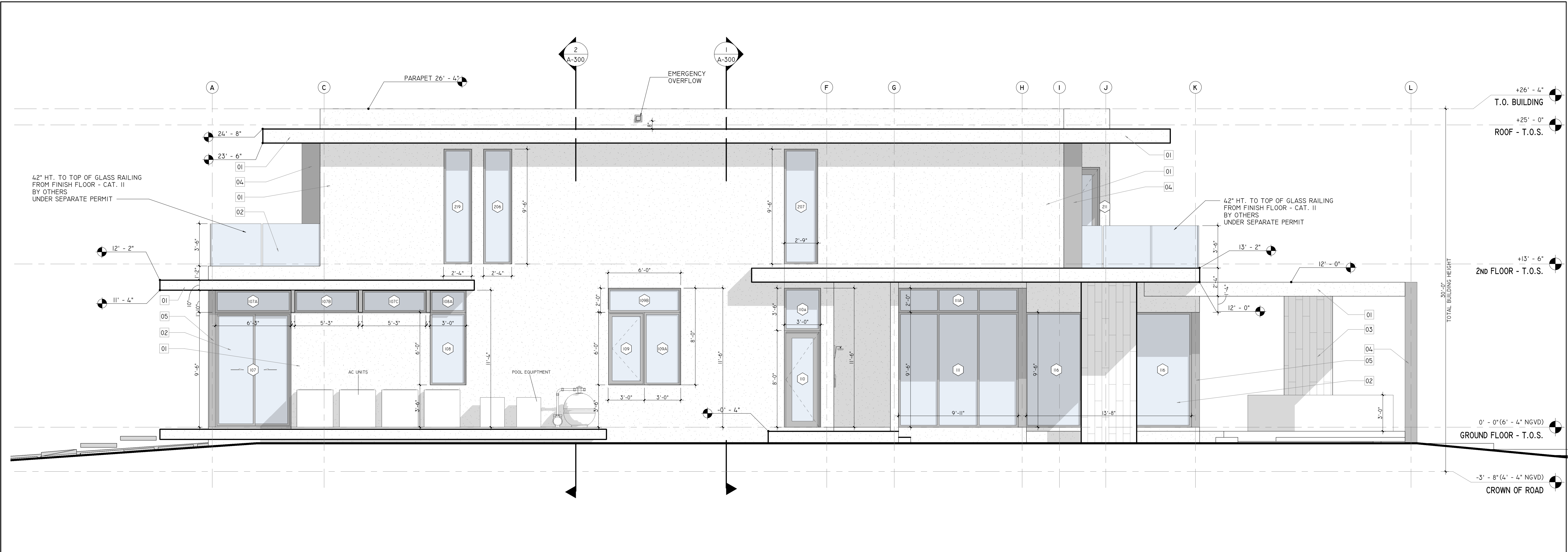
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A-200

1 WEST ELEVATION
1/4" = 1'-0"



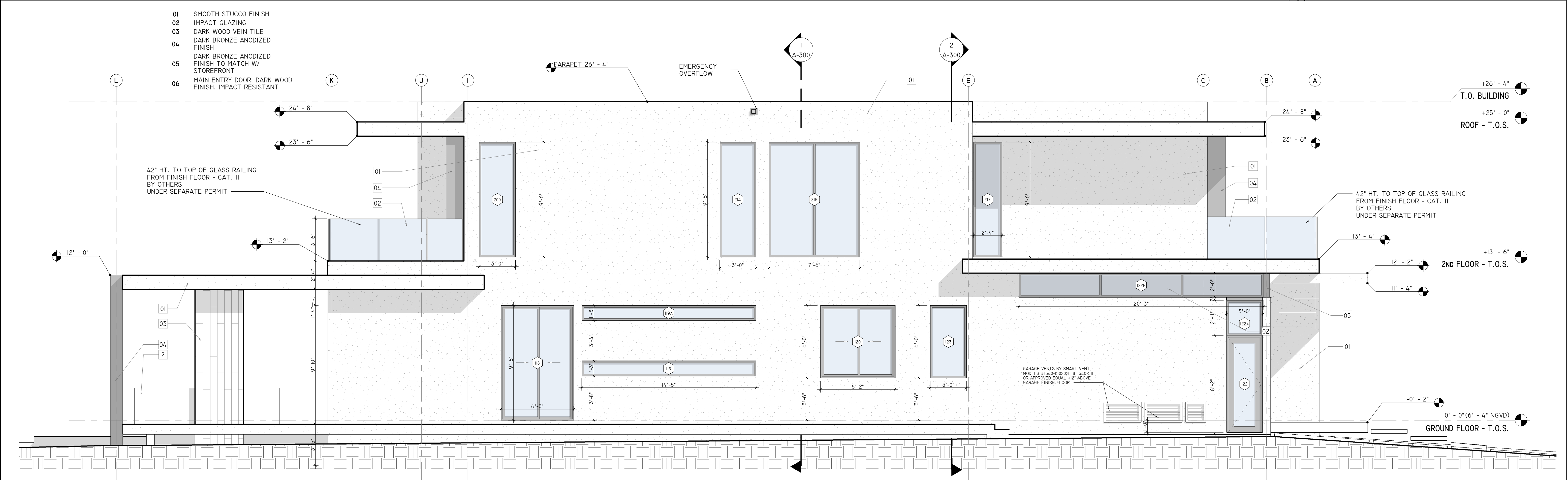
2 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

MARK MATERIAL DESCRIPTION

- 01 SMOOTH STUCCO FINISH
02 IMPACT GLAZING
03 DARK WOOD VEIN TILE
04 DARK BRONZE ANODIZED FINISH
05 DARK BRONZE ANODIZED FINISH TO MATCH W/ STOREFRONT
06 MAIN ENTRY DOOR, DARK WOOD FINISH, IMPACT RESISTANT



2 NORTH ELEVATION
1/4" = 1'-0"

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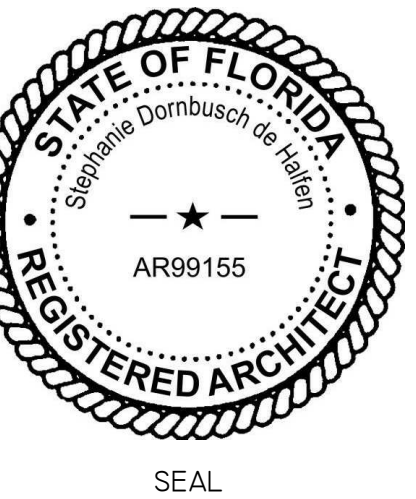
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A-201



SOUTH-EAST VIEW



NORTH-WEST VIEW



FRONT - WEST



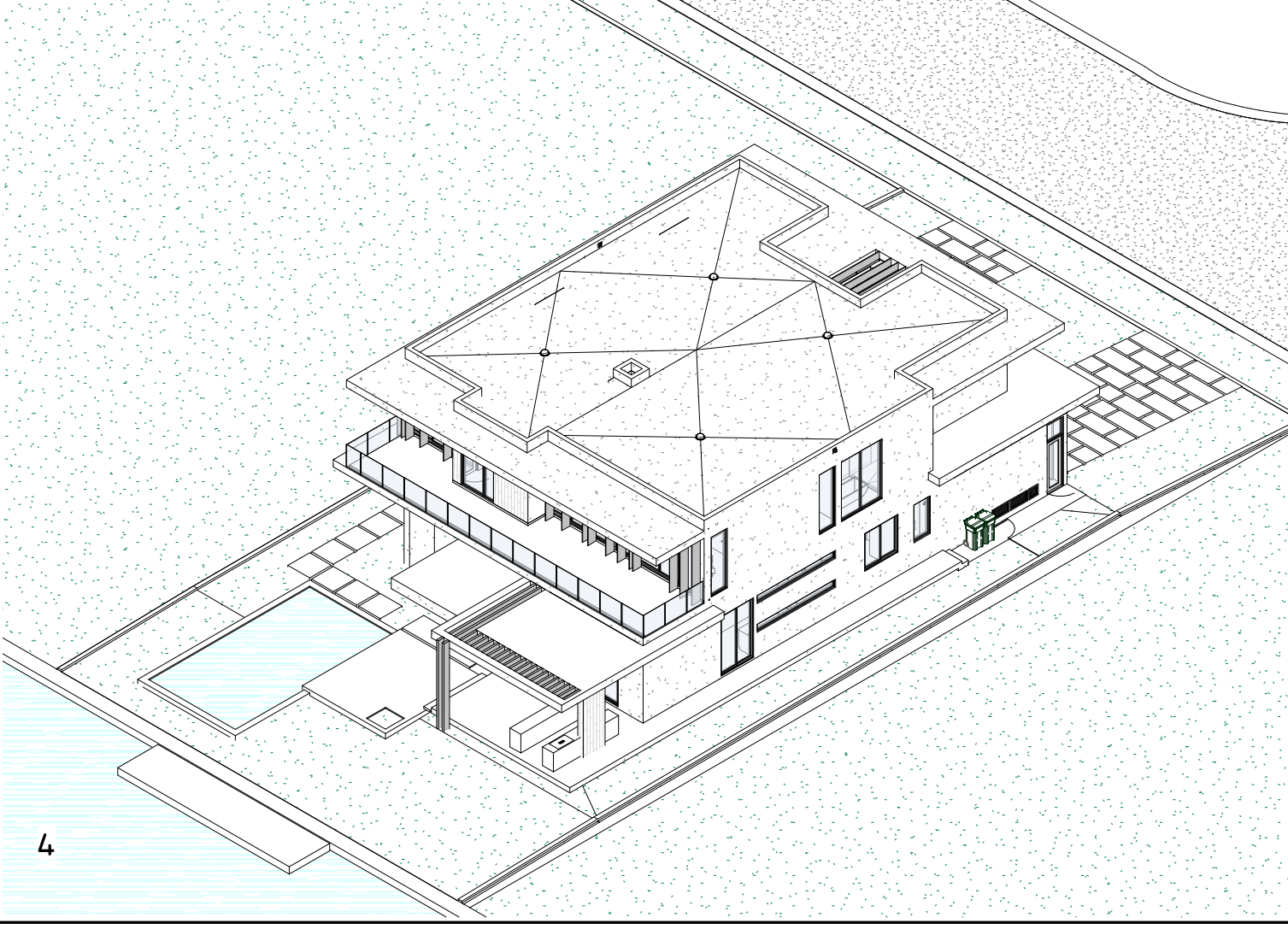
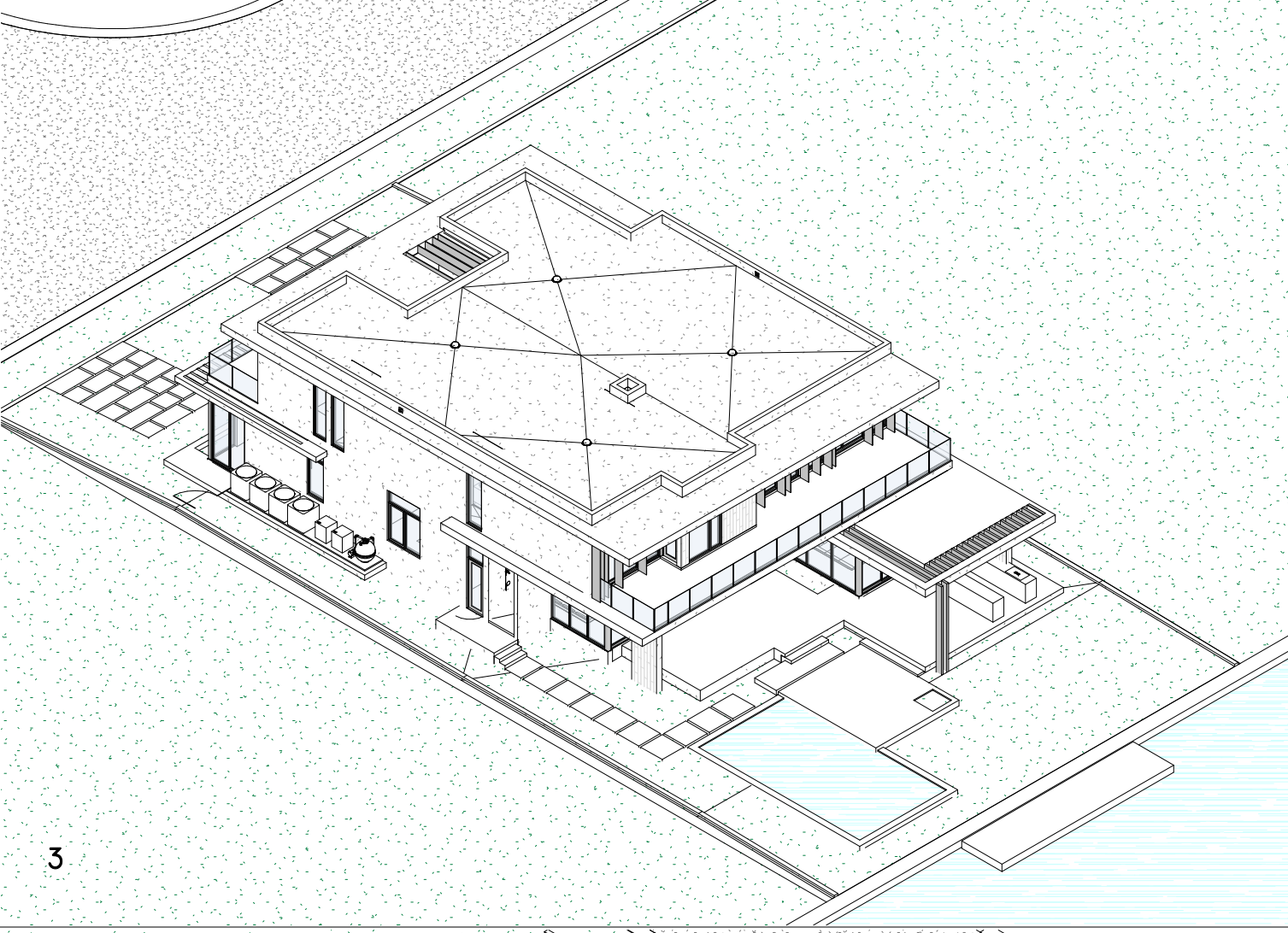
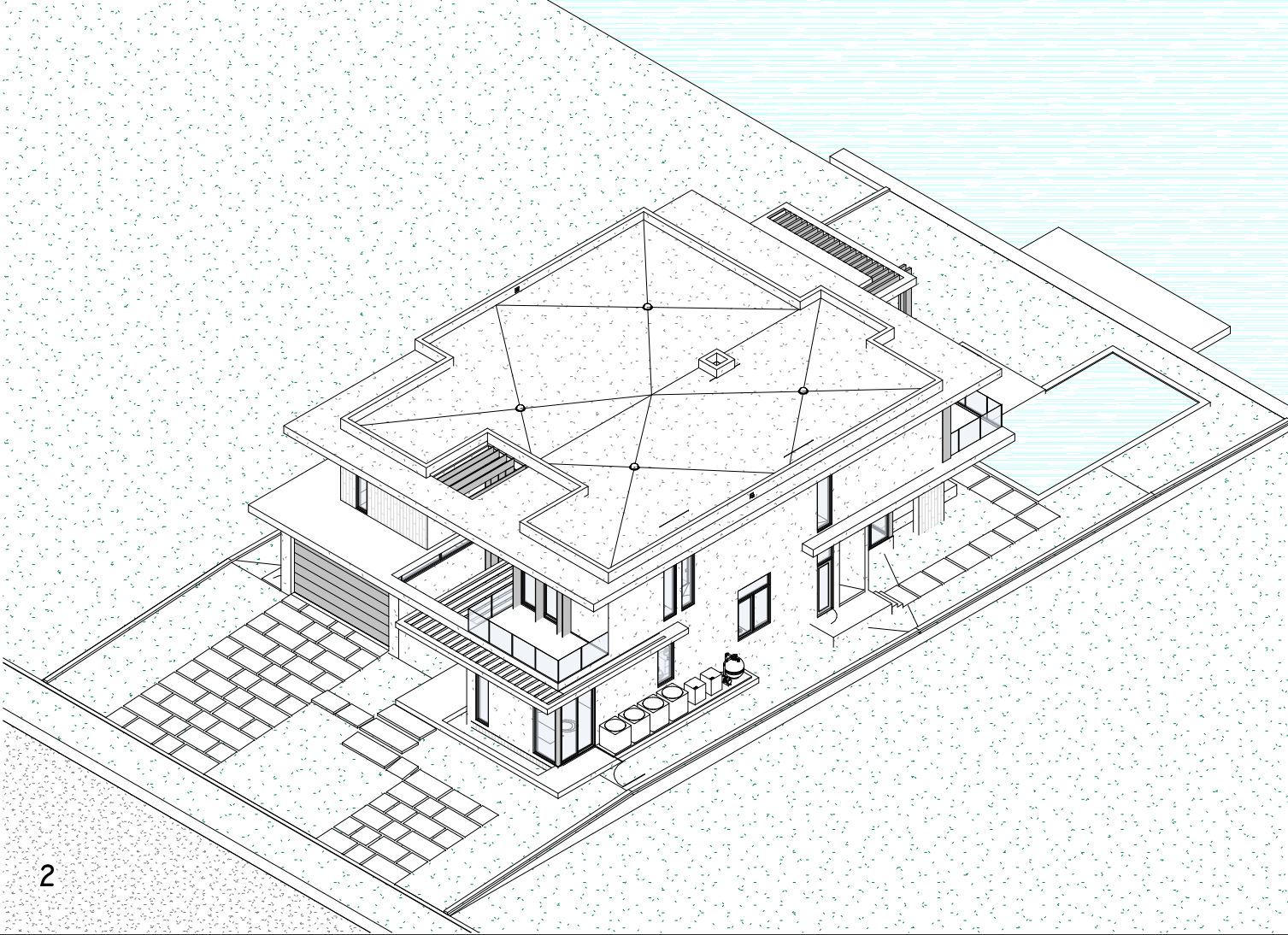
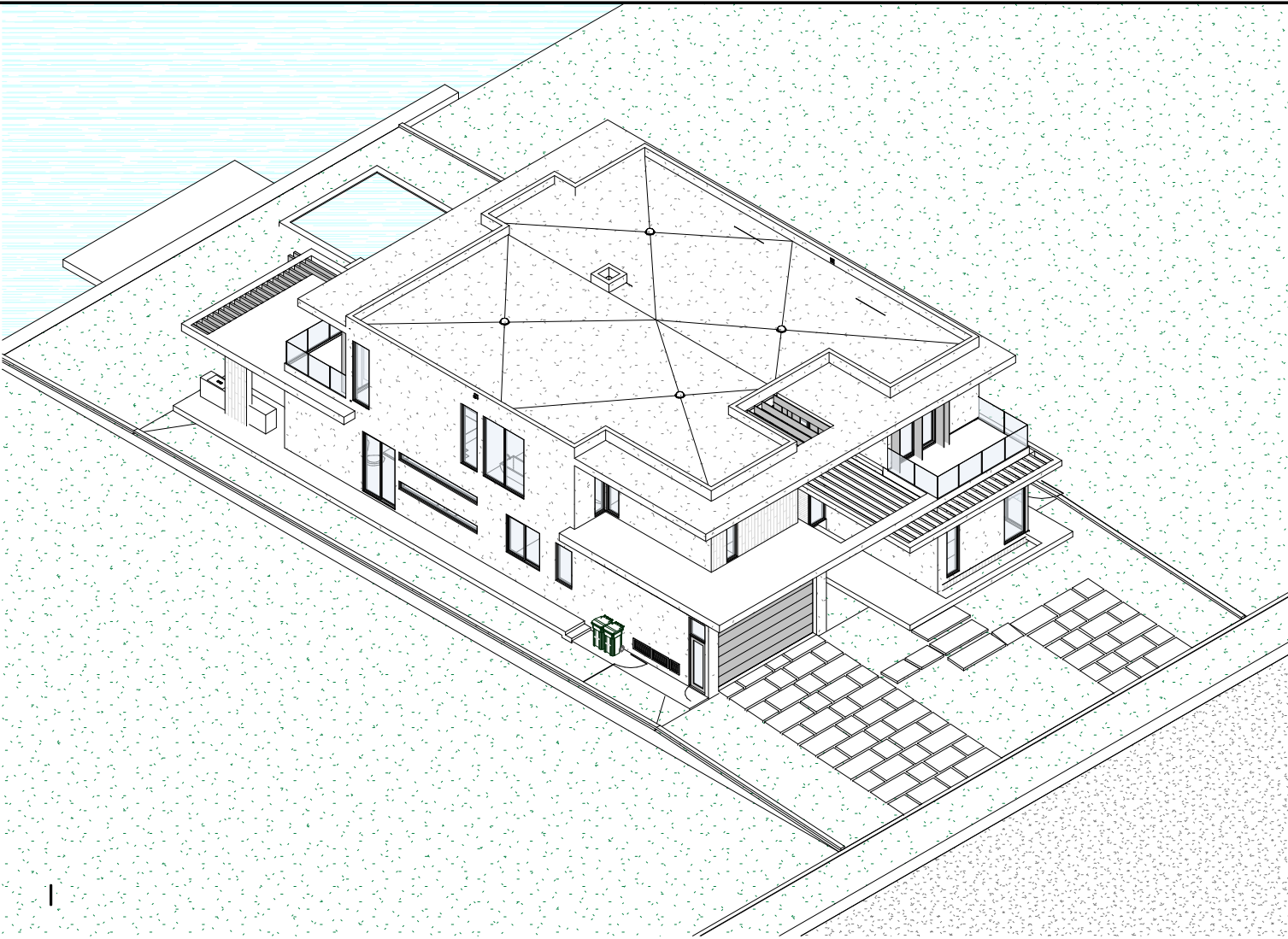
BACK - EAST



RIGHT - SOUTH



LEFT - NORTH



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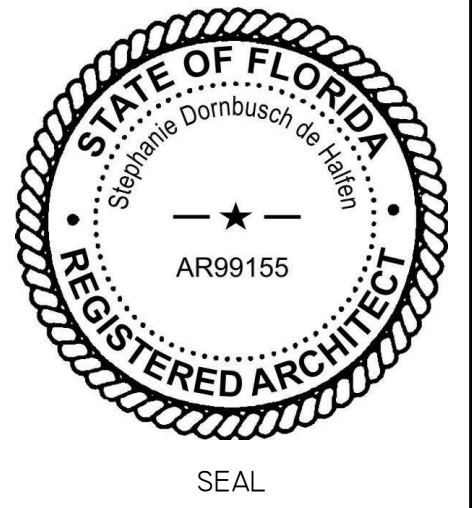
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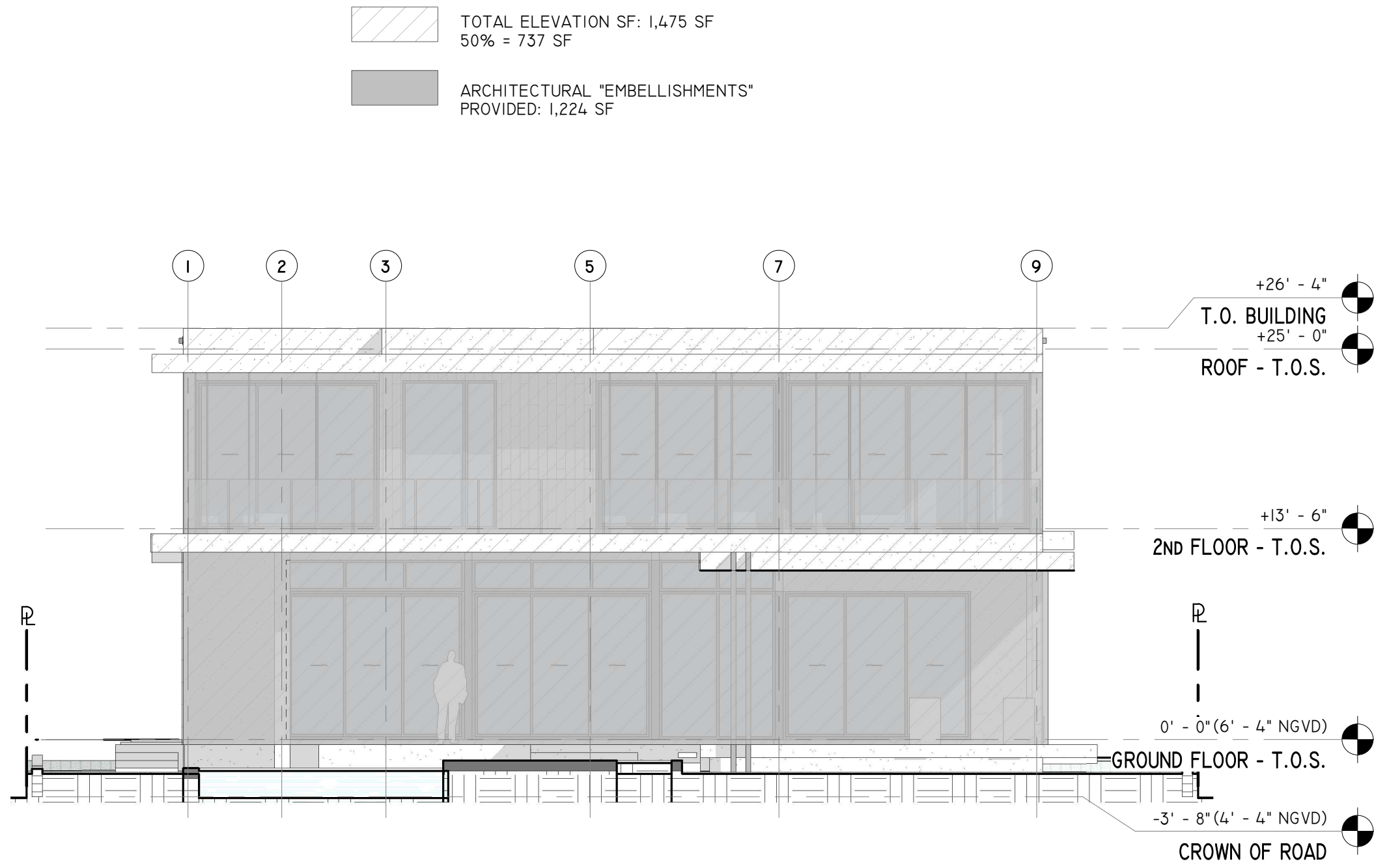
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ISOMETRICS + LANDSCAPE
ELEVATIONS

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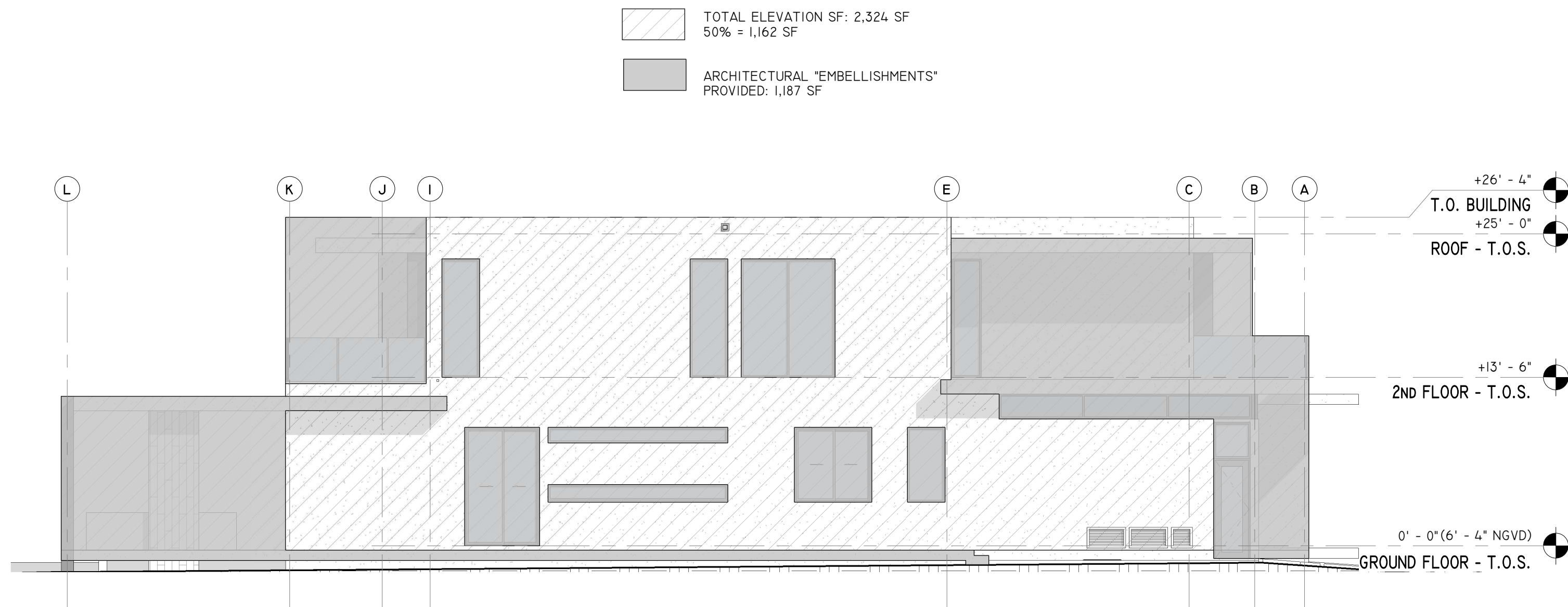
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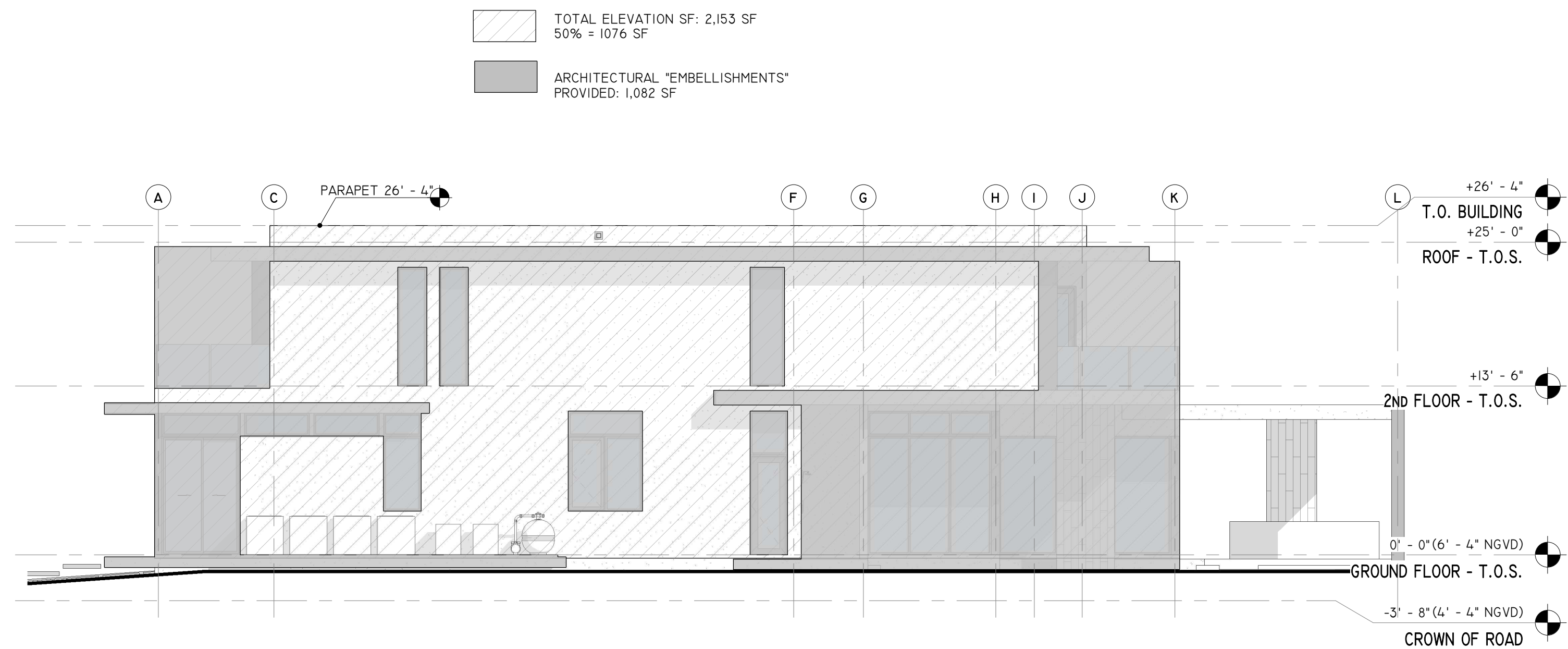
1 EAST ELEVATION DIAGRAM
1/8" = 1'-0"



4 WEST ELEVATION DIAGRAM
1/8" = 1'-0"



2 NORTH ELEVATION DIAGRAM
1/8" = 1'-0"



3 SOUTH ELEVATION DIAGRAM
1/8" = 1'-0"

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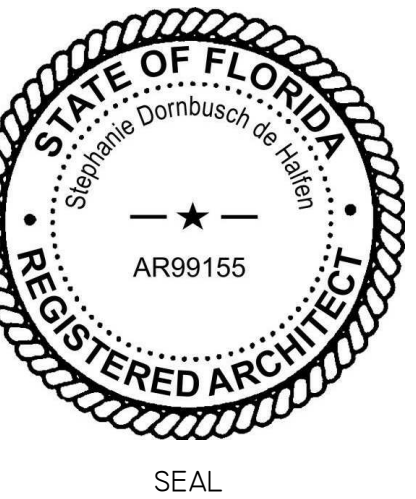
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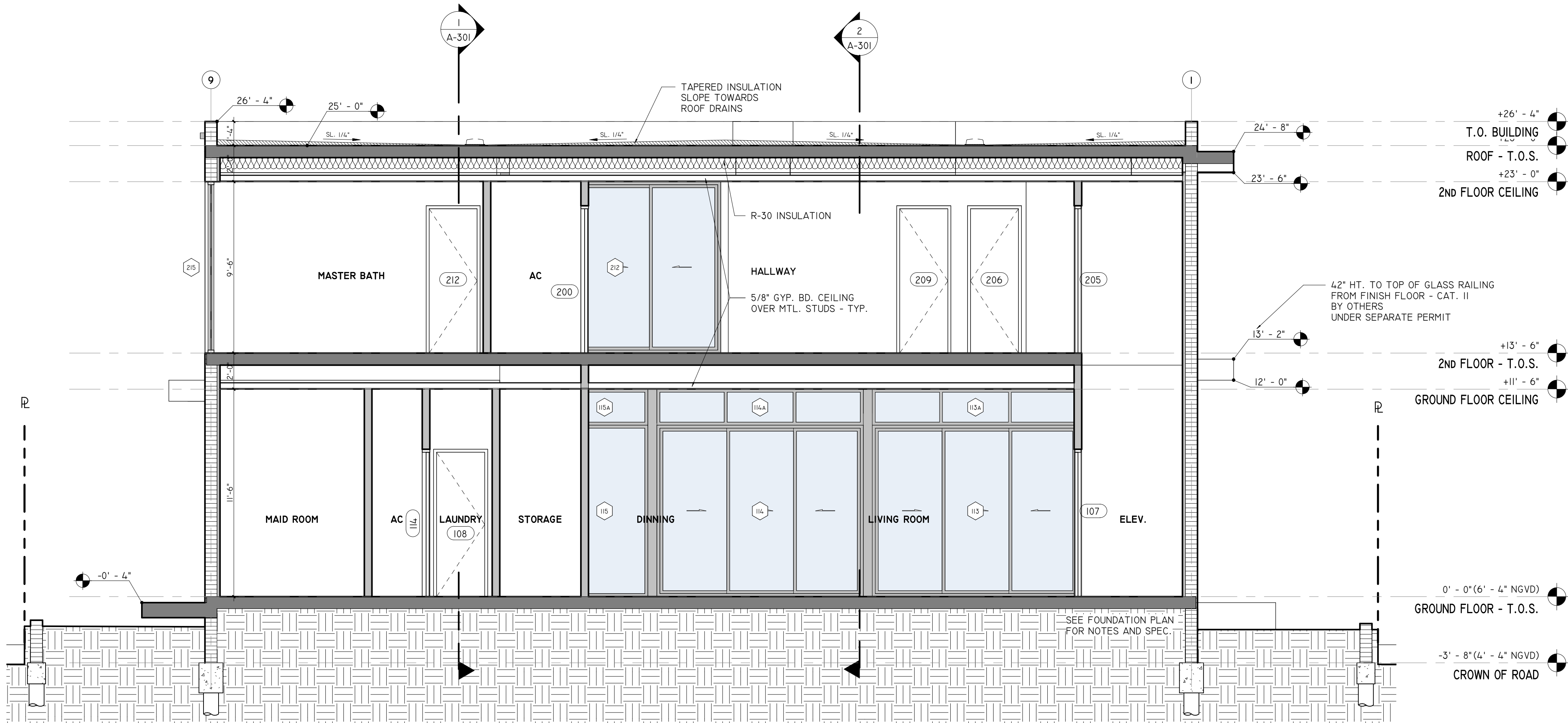
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ELEVATION DIAGRAMS

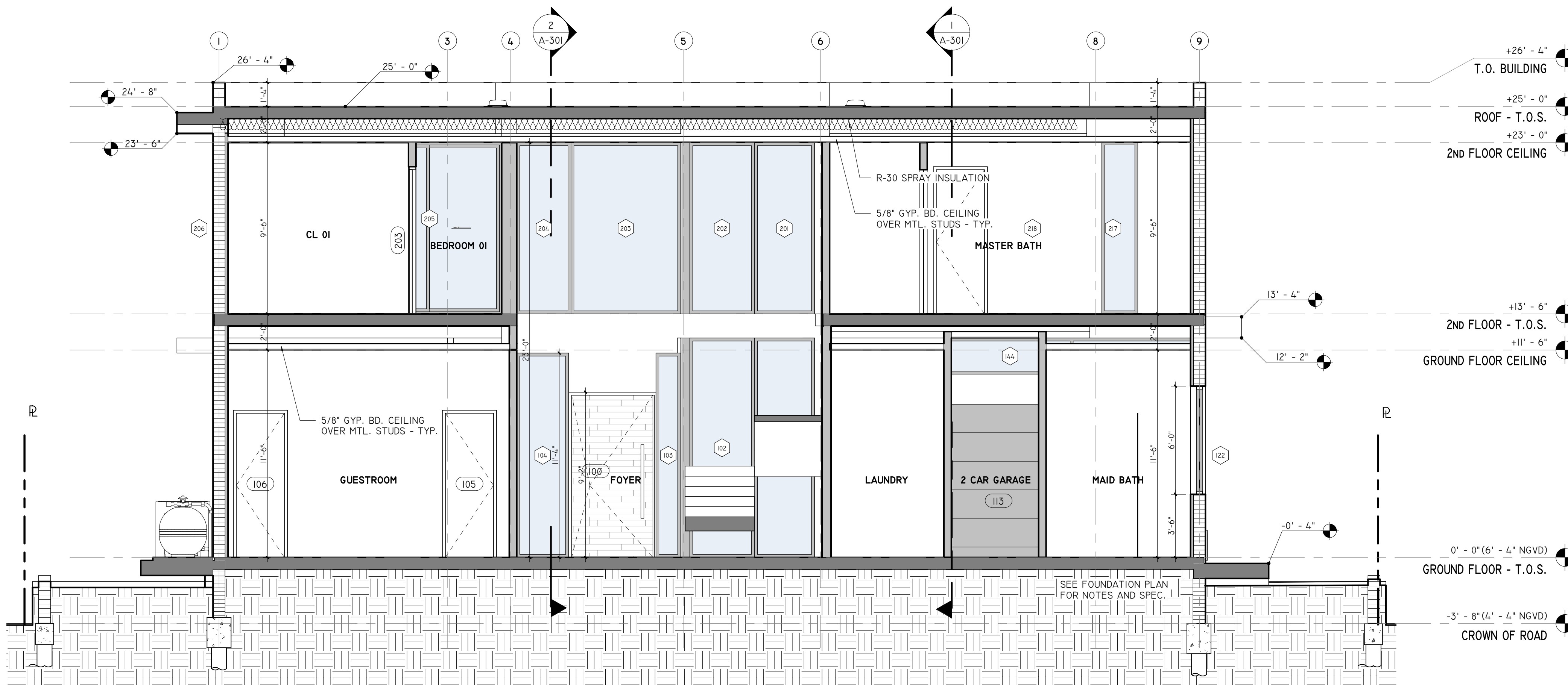
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SECTION A
1/4" = 1'-0"



SECTION B
1/4" = 1'-0"

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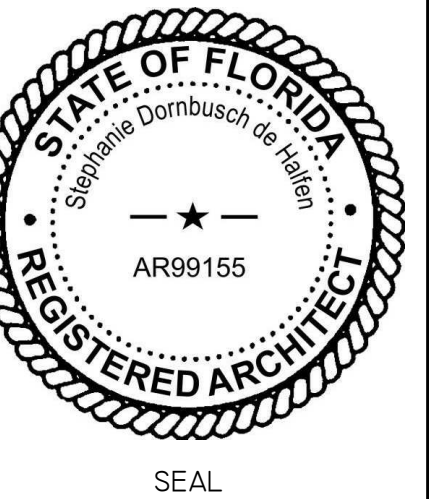
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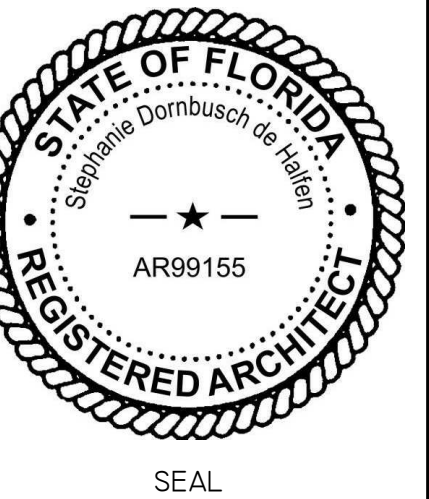
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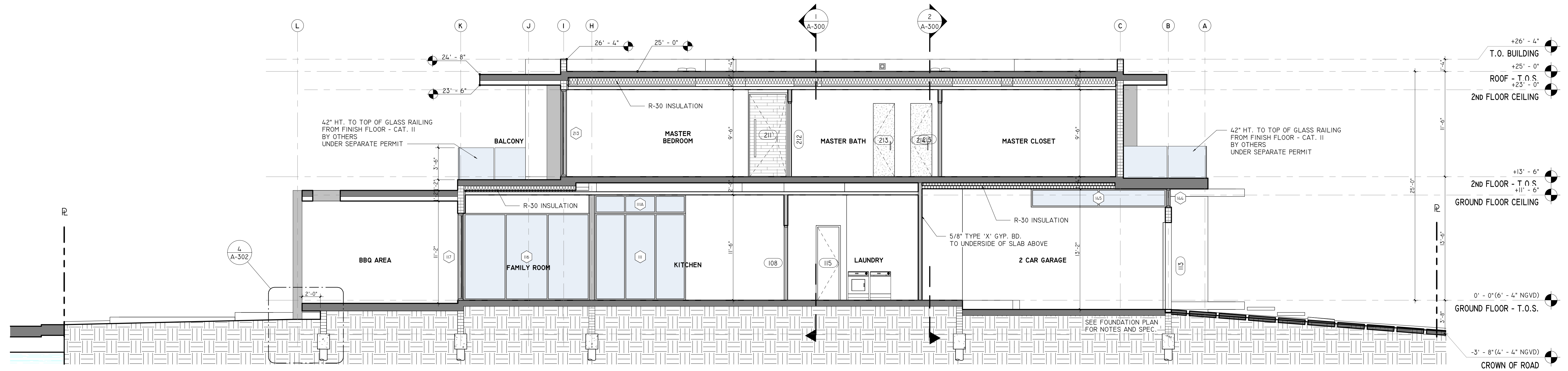
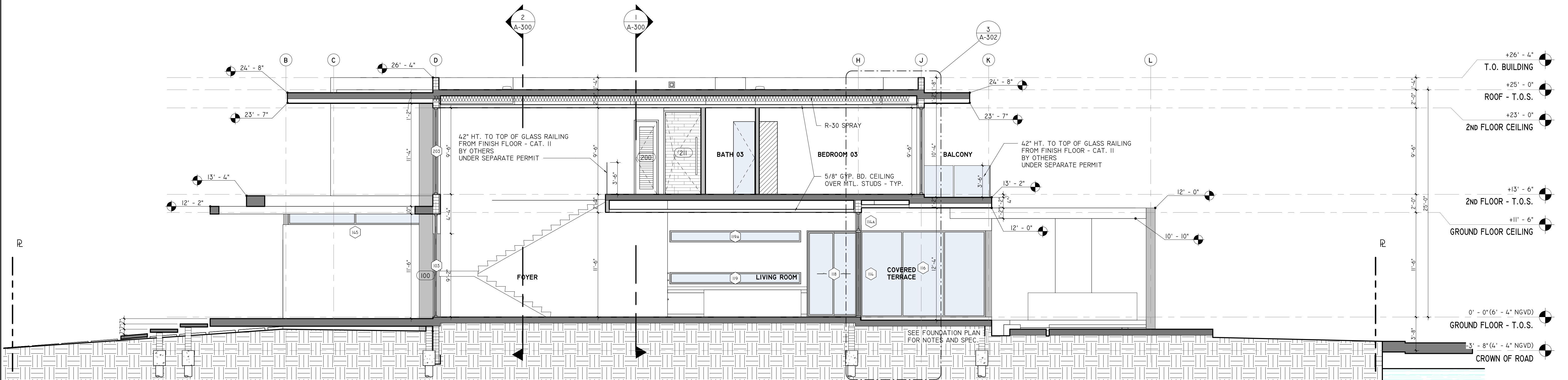
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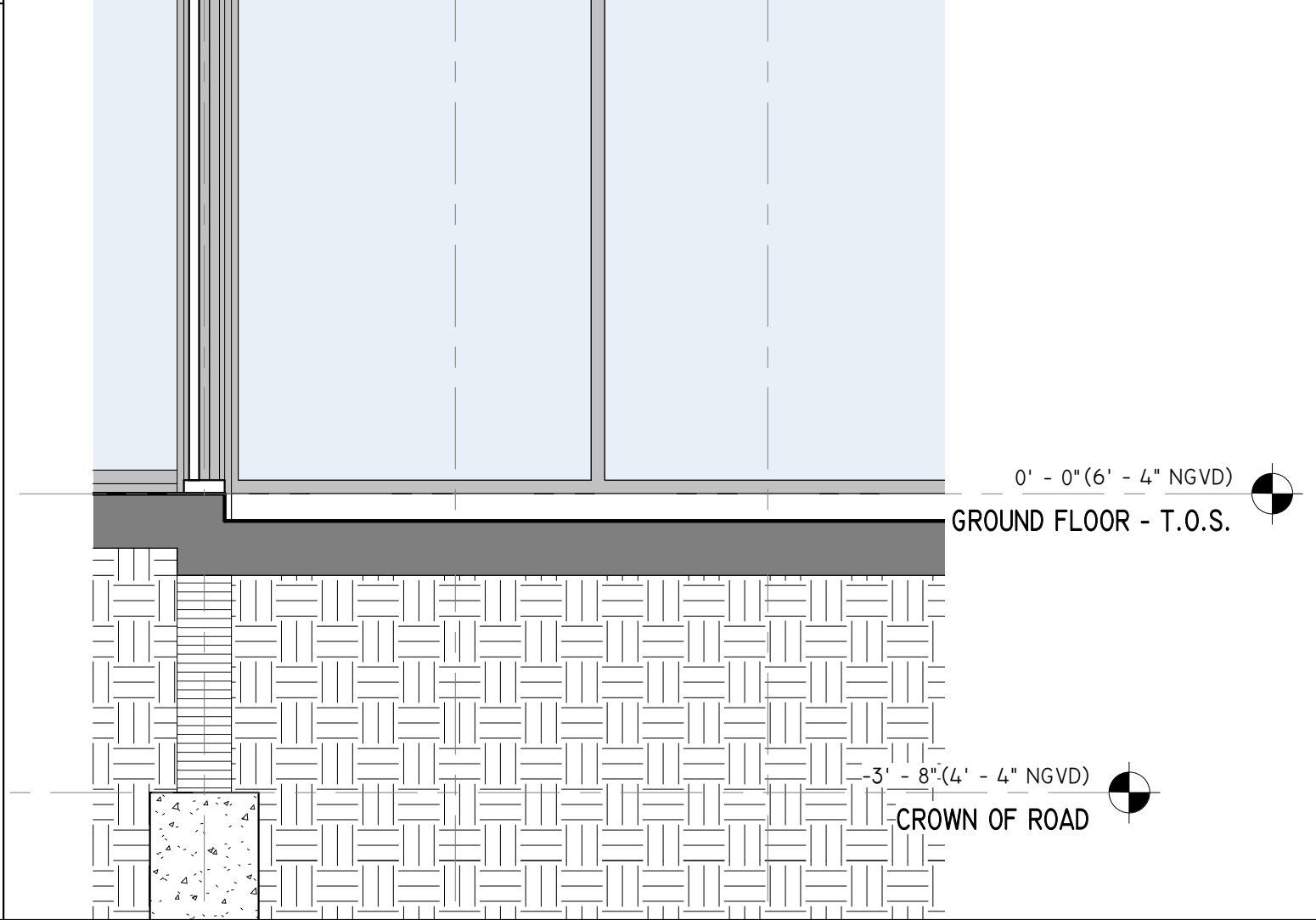
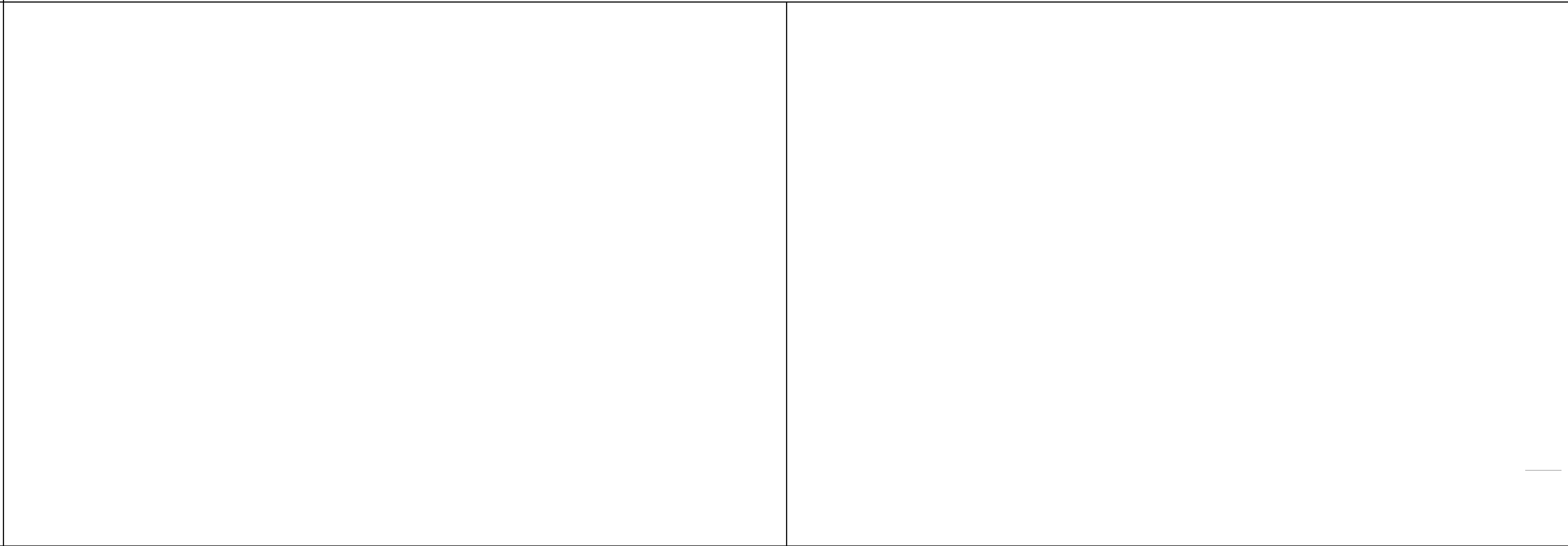
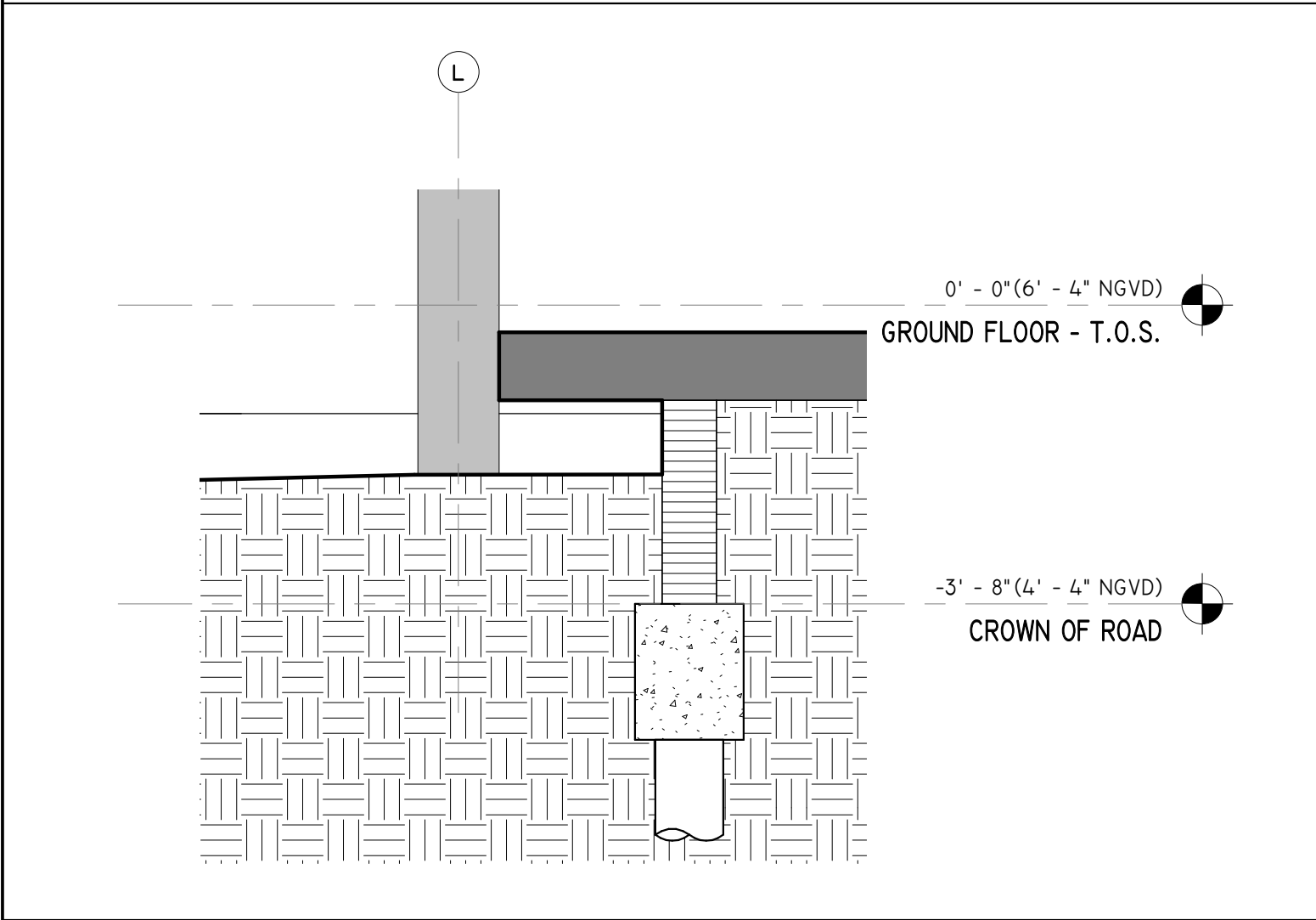
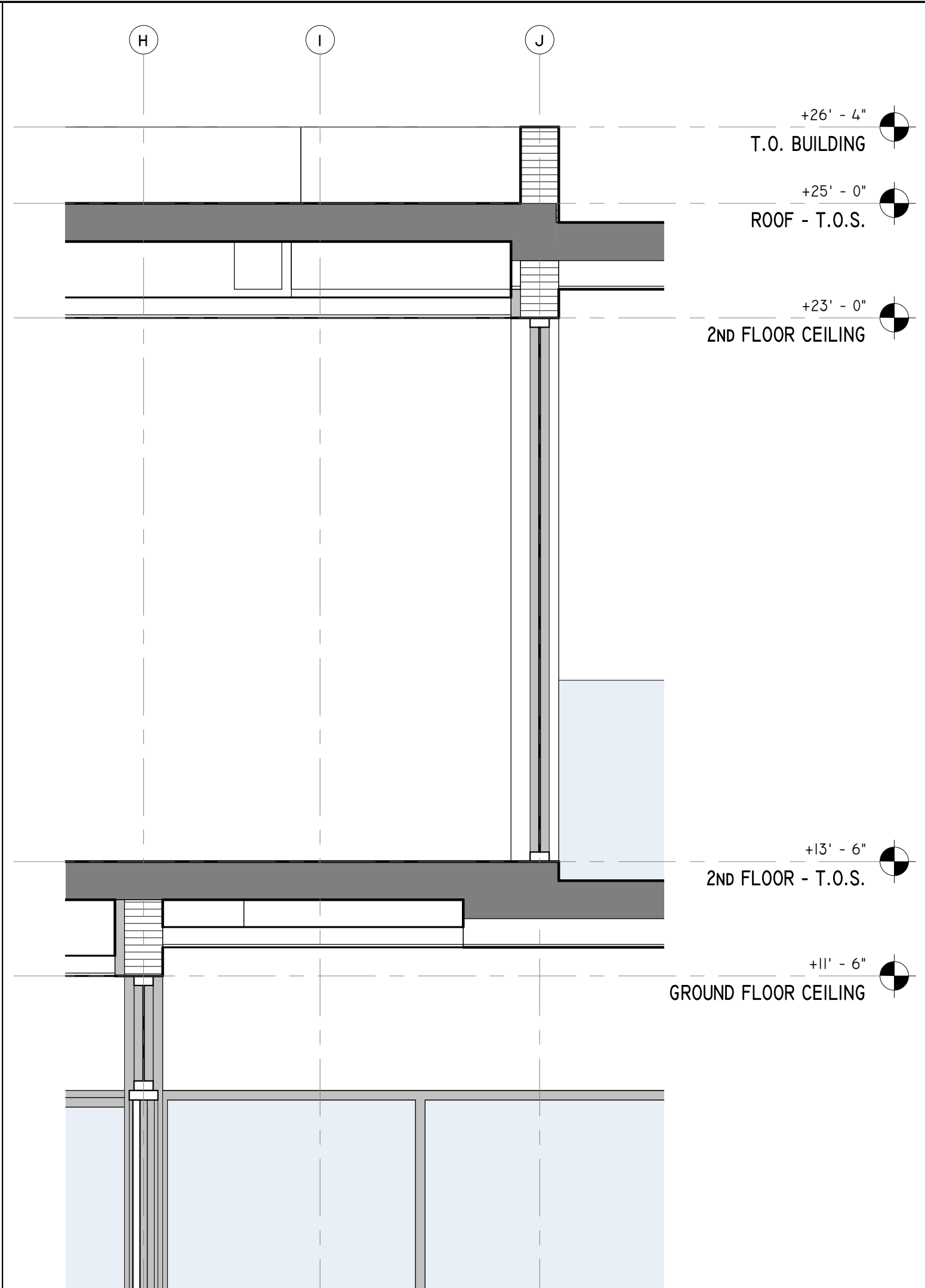
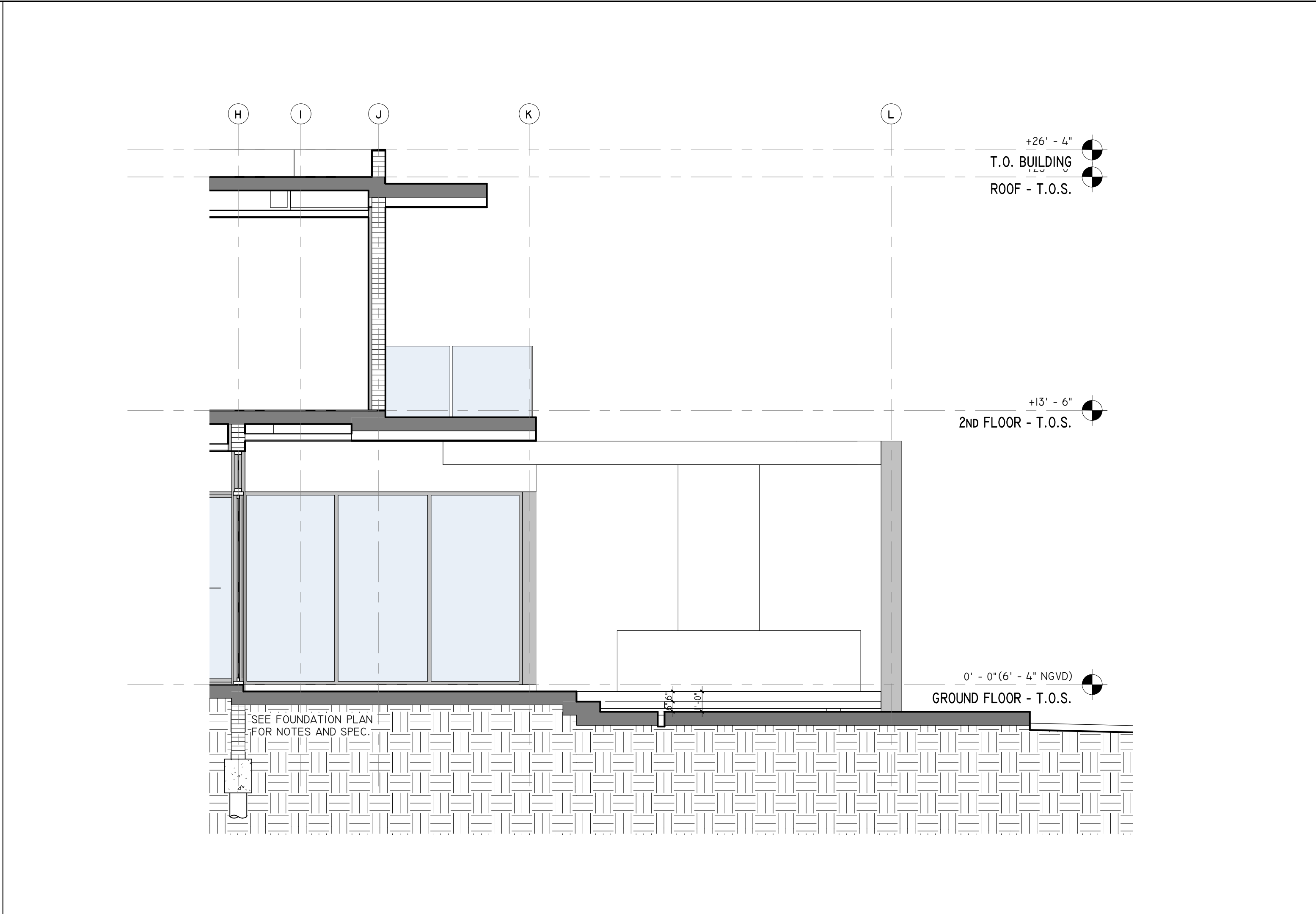
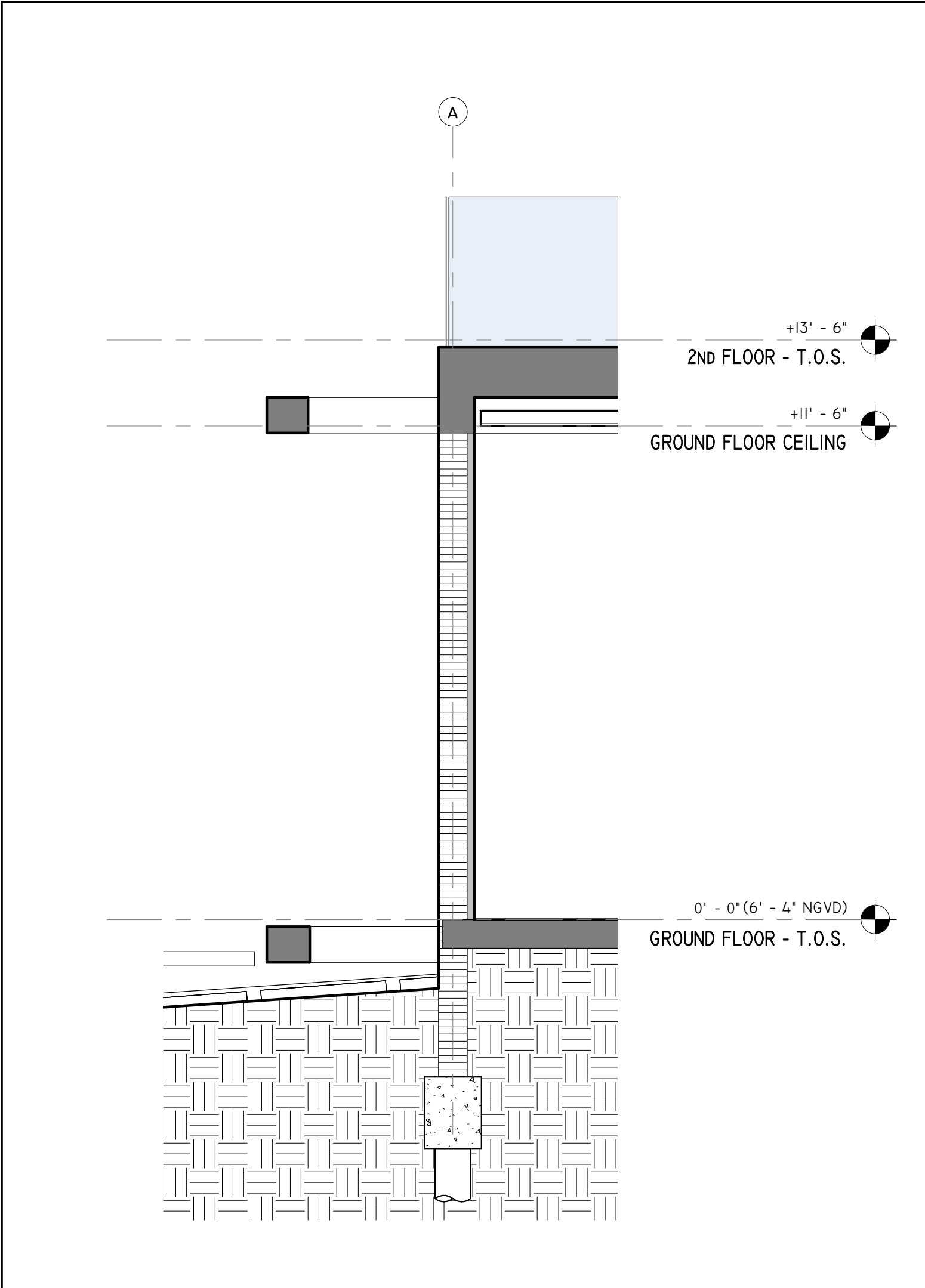
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SECTION C
3/16" = 1'-0"SECTION D
3/16" = 1'-0"



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STATE OF FLORIDA
Stephanie Dornbusch de Halfen
— ★ —
AR99155
REGISTERED ARCHITECT
SEAL

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WALL SECTIONS

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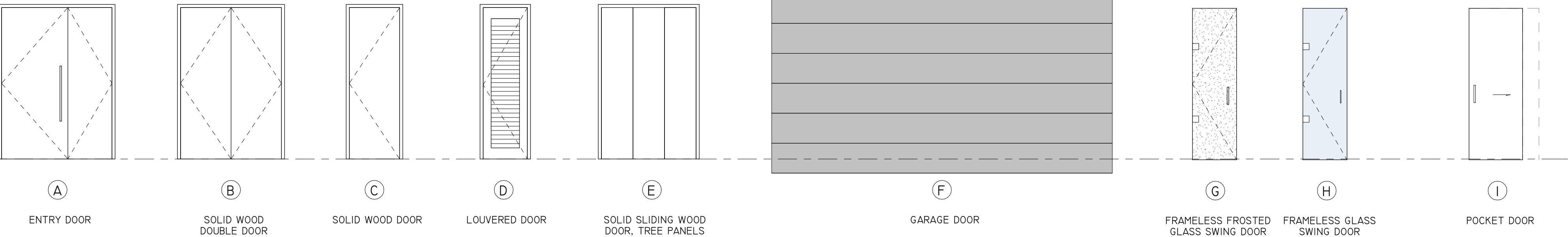
A-302

STOREFRONT SCHEDULE							
MARK	FROM ROOM: NAME	WIDTH	HEIGHT	TYPE COMMENTS	REMARKS	SHGC	U-FACTOR
101	FOYER	3' - 4"	12' - 2"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
102	FOYER	3' - 7"	12' - 2"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
103	FOYER	1' - 5"	11' - 4"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
104	FOYER	2' - 11"	11' - 4"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
105	OFFICE	2' - 4"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
105A		2' - 4"	1' - 10"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
106	OFFICE	4' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
106A		4' - 0"	1' - 10"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
107	OFFICE	6' - 3"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	1.08	0.28
107A		6' - 3"	1' - 10"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
107B		5' - 3"	1' - 10"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
107C		5' - 3"	1' - 10"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
108		3' - 0"	6' - 0"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
108A		3' - 0"	1' - 10"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
109	GUESTROOM	3' - 0"	6' - 0"	CASEMENT	CAT II SAFETY GLASS	1.08	0.28
109A	GUESTROOM	3' - 0"	6' - 0"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
109B		6' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
110	CABANA BATH	3' - 0"	8' - 0"	FRENCH DOOR	CAT II SAFETY GLASS	1.08	0.28
110A		3' - 0"	3' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
111	LIVING ROOM	9' - 11"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
111A	LIVING ROOM	9' - 11"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
113	LIVING ROOM	11' - 5"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	1.08	0.28
113A	LIVING ROOM	11' - 5"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
114	LIVING ROOM	11' - 5"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	1.08	0.28
114A	LIVING ROOM	11' - 5"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
115	DINNING	7' - 6"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
115A		7' - 6"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
116	FAMILY ROOM	13' - 9"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
117	FAMILY ROOM	12' - 0"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	1.08	0.28
118	KITCHEN	6' - 0"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	1.08	0.28
119	KITCHEN	14' - 5"	1' - 3"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
119A		14' - 5"	1' - 3"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
120	MAID ROOM	6' - 2"	6' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	1.08	0.28
122	2 CAR GARAGE	3' - 0"	8' - 0"	FRENCH DOOR	CAT II SAFETY GLASS	1.08	0.28
122A		3' - 0"	2' - 11"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
122B		20' - 3"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
123		3' - 0"	6' - 0"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
144		20' - 6"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
144.5		14' - 9"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
200	MASTER BEDROOM	3' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
201		3' - 4"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
202		3' - 7"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28

STOREFRONT SCHEDULE							
MARK	FROM ROOM: NAME	WIDTH	HEIGHT	TYPE COMMENTS	REMARKS	SHGC	U-FACTOR
203		6' - 1"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
204		3' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
205	BEDROOM 01	8' - 0"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	1.08	0.28
206		2' - 4"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
207		2' - 9"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
208	BEDROOM 02	11' - 9"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	1.08	0.28
209	BEDROOM 03	3' - 0"	8' - 0"	FRENCH DOOR	CAT II SAFETY GLASS	1.08	0.28
210	BEDROOM 03	4' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
211	BEDROOM 03	2' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
212		11' - 9"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS	1.08	0.28
213	MASTER BEDROOM	15' - 7"	9' - 6"	SLIDING GLASS DOOR		1.08	0.28
214	MASTER BEDROOM	3' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
215	MASTER BATH	7' - 6"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
216	MASTER BATH	2' - 0"	9' - 7"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
217	MASTER CLOSET	2' - 4"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
218		2' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28
219	BEDROOM 01	2' - 4"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS	1.08	0.28

DOOR SCHEDULE								
Mark	Location	Type	Width	Height	Rough Width	Rough Height	Material	Remark
100	FOYER	A	54"	108"	60"	110"	WOOD	PIVOT ENTRY DOOR
101	OFFICE	C	32"	96"	34"	98"	WOOD	INT. DOOR
102	CL	C	32"	96"	34"	98"	WOOD	INT. DOOR
103	STORAGE	C	32"	96"	34"	98"	WOOD	INT. DOOR
104	POWDER	C	32"	96"	34"	98"	WOOD	INT. DOOR
105	GUESTROOM	C	32"	96"	34"	98"	WOOD	INT. DOOR
106	GUEST BATH	C	32"	96"	34"	98"	WOOD	INT. DOOR
107	ELEV.	C	32"	96"	34"	98"	WOOD	INT. DOOR
108	KITCHEN	C	32"	96"	34"	98"	WOOD	INT. DOOR
109	MAID ROOM	C	32"	96"	34"	98"	WOOD	INT. DOOR
110	MAID BATH	C	28"	96"	30"	98"	WOOD	INT. DOOR
111	LAUNDRY	C	32"	96"	34"	98"	WOOD	20 MIN. RATED - SELF-CLOSER
113	2 CAR GARAGE	F	216"	114"			METAL	ROLL-UP GARAGE DOOR
114	AC	D	28"	96"	31 1/2"	96"	WOOD	INT. DOOR
115	STORAGE	C	28"	96"	30"	98"	WOOD	INT. DOOR
117	AC	D	28"	96"	31 1/2"	96"	WOOD	INT. DOOR
200	AC	D	28"	96"	31 1/2"	96"	WOOD	INT. DOOR
201	BEDROOM 01	C	32"	96"	34"	98"	WOOD	INT. DOOR
202	CL 01	C	32"	96"	34"	98"	WOOD	INT. DOOR
203	BATH 01	C	32"	96"	34"	98"	WOOD	INT. DOOR
204	AC	D	28"	96"	31 1/2"	96"	WOOD	INT. DOOR
205	ELEV.	C	32"	96"	34"	98"	WOOD	INT. DOOR
206	BEDROOM 02	C	32"	96"	34"	98"	WOOD	INT. DOOR
207	CL 02	C	32"	96"	34"	98"	WOOD	INT. DOOR
208	BATH 02	I	32"	96"	35 1/2"	96"	WOOD	INT. DOOR
209	BEDROOM 03	C	32"	96"	34"	98"	WOOD	INT. DOOR
210	BEDROOM 03	C	32"	96"	34"	98"	WOOD	INT. DOOR
211	MASTER BEDROOM	A	48"	108"	60"	110"	WOOD	PIVOT INT. DOOR
212	MASTER BATH	C	32"	96"	34"	98"	WOOD	INT. DOOR
213	MASTER BATH	G	28"	96"	28"	96"	GLASS	GLASS DOOR
214	MASTER BATH	G	28"	96"	28"	96"	GLASS	GLASS DOOR
215	MASTER CLOSET	C	32"	96"	34"	98"	WOOD	INT. DOOR
216	STORAGE	C	28"	96"	30"	98"	WOOD	INT. DOOR
217	STORAGE	C	28"	96"	30"	98"	WOOD	INT. DOOR
218	BATH 01	H	28"	96"	28"	96"	GLASS	SHOWER DOOR
219	BATH 02	H	28"	96"	28"	96"	GLASS	SHOWER DOOR
220	BATH 03	H	28"	96"	28"	96"	GLASS	SHOWER DOOR
221	GUEST BATH	H	28"	96"	28"	96"	GLASS	SHOWER DOOR
223	MAID BATH	H	28"	96"	28"	96"	GLASS	

ROOM FINISH SCHEDULE					
Name	Area	Floor finish	Wall Finish	Ceiling	Baseboard
2 CAR GARAGE	468 SF	CONC.	GYP. BD.	GYP. BD.	
AC	11 SF	TILE	GYP. BD.	GYP. BD.	
AC	8 SF	TILE	GYP. BD.	GYP. BD.	
AC	14 SF	TILE	GYP. BD.	GYP. BD.	
AC	15 SF	TILE	GYP. BD.	GYP. BD.	
BALCONY	682 SF	TILE			
BATH 01	37 SF	TILE	TILE	GYP. BD.	
BATH 02	29 SF	TILE	TILE	GYP. BD.	
BATH 03	29 SF	TILE	TILE	GYP. BD.	
BBQ AREA	391 SF	TILE	TILE		
BEDROOM 01	236 SF	TILE	TILE	GYP. BD.	
BEDROOM 02	189 SF	TILE	GYP. BD.	GYP. BD.	
BEDROOM 03	231 SF	TILE	GYP. BD.	GYP. BD.	
CABANA BATH	32 SF	TILE	TILE	GYP. BD.	
CL	33 SF	TILE	GYP. BD.	GYP. BD.	
CL 01	52 SF	TILE	GYP. BD.	GYP. BD.	
CL 02	37 SF	TILE	GYP. BD.	GYP. BD.	
COVERED TERRACE	428 SF	TILE	GYP. BD.		
DINNING	289 SF	TILE		GYP. BD.	
ELEV.	28 SF	CONC.	GYP. BD.	GYP. BD.	
FAMILY ROOM	214 SF	TILE	GYP. BD.	GYP. BD.	
FOYER	388 SF	TILE	GYP. BD.	GYP. BD.	
GUEST BATH	28 SF	TILE	TILE	GYP. BD.	
GUESTROOM	182 SF	TILE	GYP. BD.	GYP. BD.	
KITCHEN	360 SF	TILE	GYP. BD.	GYP. BD.	
LAUNDRY	140 SF	TILE	GYP. BD.	GYP. BD.	
LIVING ROOM	522 SF	TILE	GYP. BD.	GYP. BD.	
MAID BATH	25 SF	TILE	TILE	GYP. BD.	
MAID ROOM	89 SF	TILE	GYP. BD.	GYP. BD.	
MASTER BATH	271 SF	TILE	GYP. BD.	GYP. BD.	
MASTER BEDROOM	386 SF	TILE	GYP. BD.	GYP. BD.	
MASTER CLOSET	271 SF	TILE	GYP. BD.	GYP. BD.	
OFFICE	175 SF	TILE	GYP. BD.	GYP. BD.	
POWDER	31 SF	TILE	TILE	GYP. BD.	
STORAGE	27 SF	TILE	GYP. BD.	GYP. BD.	
STORAGE	35 SF	TILE	GYP. BD.	GYP. BD.	
STORAGE	23 SF	TILE	GYP. BD.	GYP. BD.	
STORAGE	25 SF	TILE	GYP. BD.	GYP. BD.	
TERRACE 01	156 SF	TILE			



DOORS & WINDOWS
1/4" = 1'-0"

DOOR NOTES

- ROUGH OPENING FOR EUROPEAN DOORS
- HEIGHT OF ROUGH OPENING TO BE MEASURED FROM FINISH FLOOR ELEVATION (FFE)

ROOM FINISH SCHEDULE NOTES

- SEE SPECIFICATIONS FOR ACTUAL MATERIAL SELECTION & SIZE. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN FINISH SCHEDULE, INTERIOR ELEVATIONS AND SPECIFICATIONS.
- ALL WOOD BASEBOARD AND CASING TO BE PAINT GRADE POPLAR UNLESS OTHER WISE NOTED IN INTERIOR.
- ALL FLEXIBLE BASEBOARD, CASING AND STAIR SKIRT SHALL BE EXTRA-FLEX.
- GENERAL CONTRACTOR SHALL COUNT SINK ALL FINISH NAILS.
- GENERAL CONTRACTOR SHALL SUBMIT SAMPLE OF ALL MILLWORK ASSEMBLY FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- CERAMIC TILE ON ALL SHOWERS/TUBS/WALLS UP TO FINISH CEILING.

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

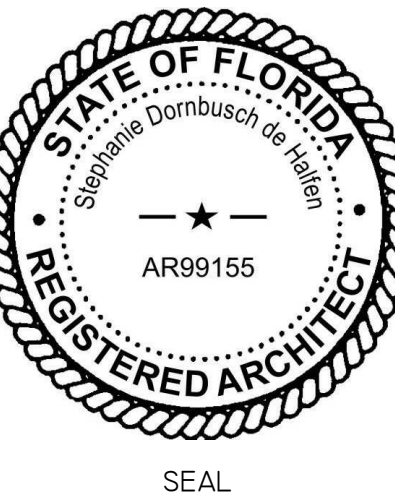
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ARCH.REG#99155

9961 (99)

9961 E. BROADVIEW DR.,
BAY HARBOR ISLAND, FL
33154

9961 BH LLC.



NOTES/COMMENTS

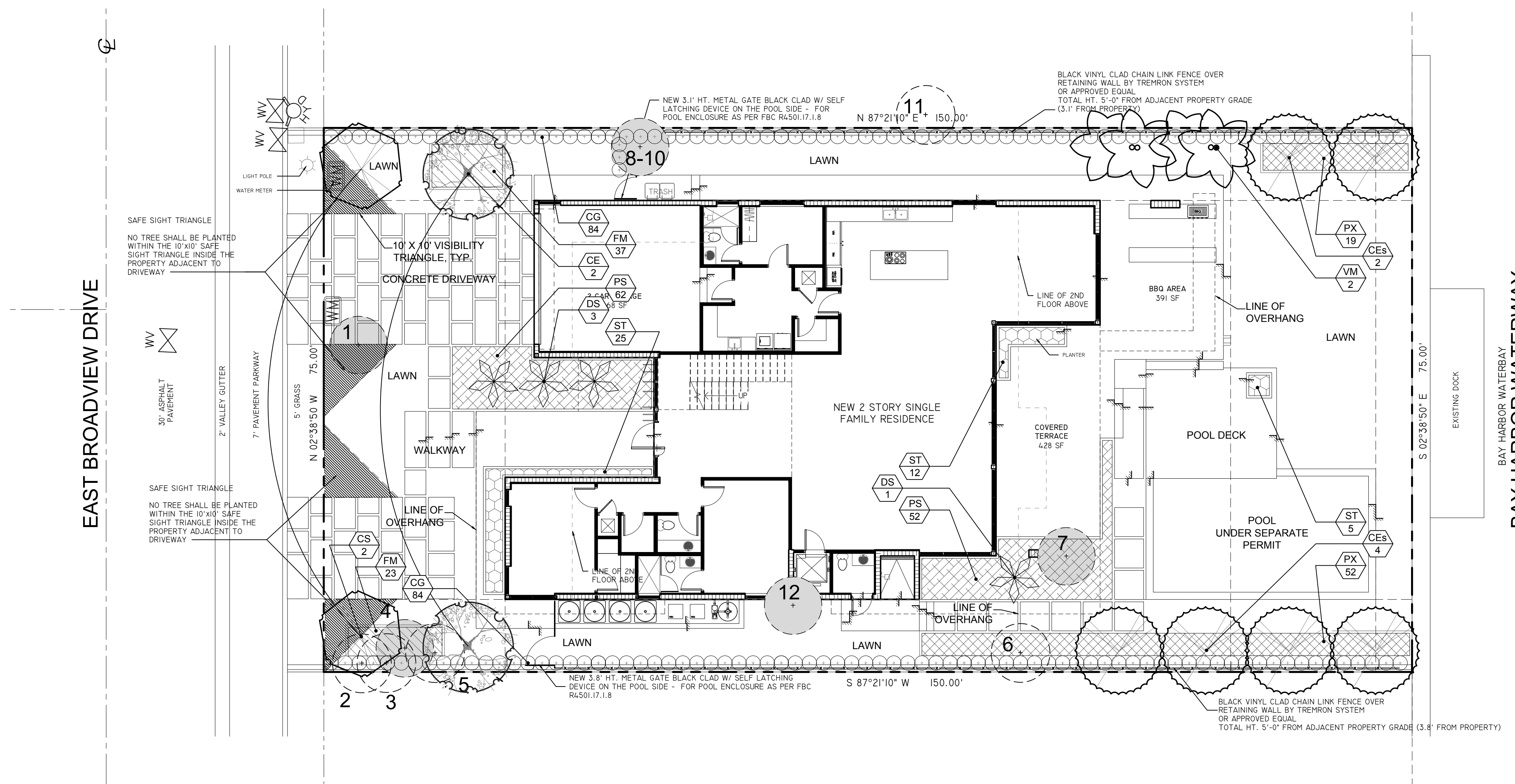
REVISIONS / SUBMISSIONS

DOOR AND WINDOWS
SCHEDULE

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
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STEPHANIE D. HALFEN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING 05/09/2018
RELEASE DATE:

A-500



LANDSCAPE LIST

TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
CS	2	Cassia surattensis GLAUCCOUS CASSIA	15' HT. X 5' SPR. 3" DBH F. G., FLORIDA #1, 6' C.W. MIN.
CE	2	*Conocarpus erectus GREEN BUTTONWOOD	12' HT. X 5' SPR. 2.5" DBH F. G., FLORIDA #1, 4' C.W. MIN.
CEs	6	*Conocarpus erectus sericeus SILVER BUTTONWOOD	12' HT. X 5' SPR. 2.5" DBH F. G., FLORIDA #1, 4' C.W. MIN.
VM	2	Veitchia montgomeryana 'double' DOUBLE MONTGOMERY PALM	25' O.A. HT. MIN., DOUBLE F.G., STAGGERED, 8' G.W. MIN.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
CG	168	*Clusia guttifera SMALL LEAF CLUSIA	36" HT. X 24" SPR. / 24" O.C. 3 GAL.
DS	4	Dioon spinulosum Giant Dioon	36" HT. X 36" SPR. 15 GAL.
FM	60	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
PS	114	Pennisetum setaceum 'Alba' WHITE FOUNTAIN GRASS	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
PX	71	Philodendron 'Xanadu' XANADU PHILODENDRON	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
ST	42	Sansevieria trifasciata 'Black Gold' VARIEGATED SNAKE PLANT	24" HT. X 18" SPR. / 18" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floritam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zone: Single Family Residential Net Lot Area .26 acres 11,250 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of paved area as indicated on site plan:	NA	6,985.87
B. Square Feet of pervious area as indicated on site plan:	NA	4,264.13

LAWN AREA CALCULATION

A. Square Feet of lawn area 50% max.:	2,132	2,079
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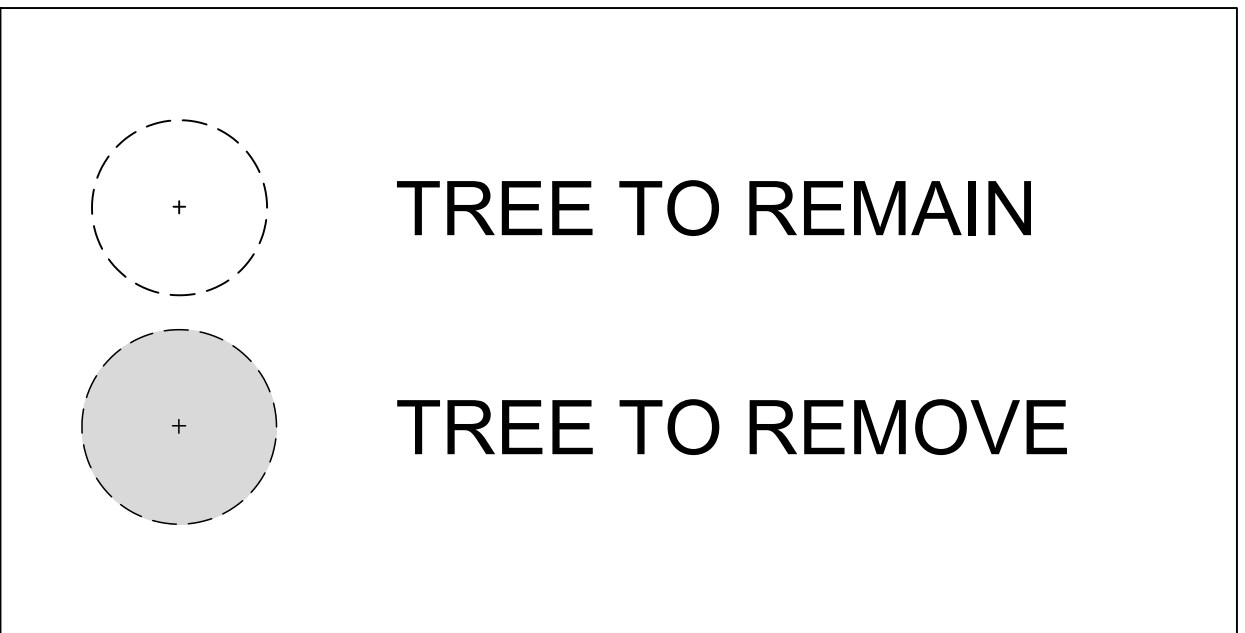
TREES

A. No. trees required for Waterfront Lot =	6	6 (1 existing)
B. Min. 2 canopy trees located in front setback =	2	2
C. % Palms Allowed: No. trees required x 40% =	2	2
D. % Natives Required: No. trees provided x 50% =	3	3
E. Street trees (1 per 35 L.F. of frontage): 75 linear feet along street/35' =	2	2

SHRUBS

A. No. of shrubs required = 50	50	50+
B. % of native shrubs required: No. shrubs provided x 50% =	25	25+
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 50%=	25	25+

EXISTING TREE SYMBOL LEGEND



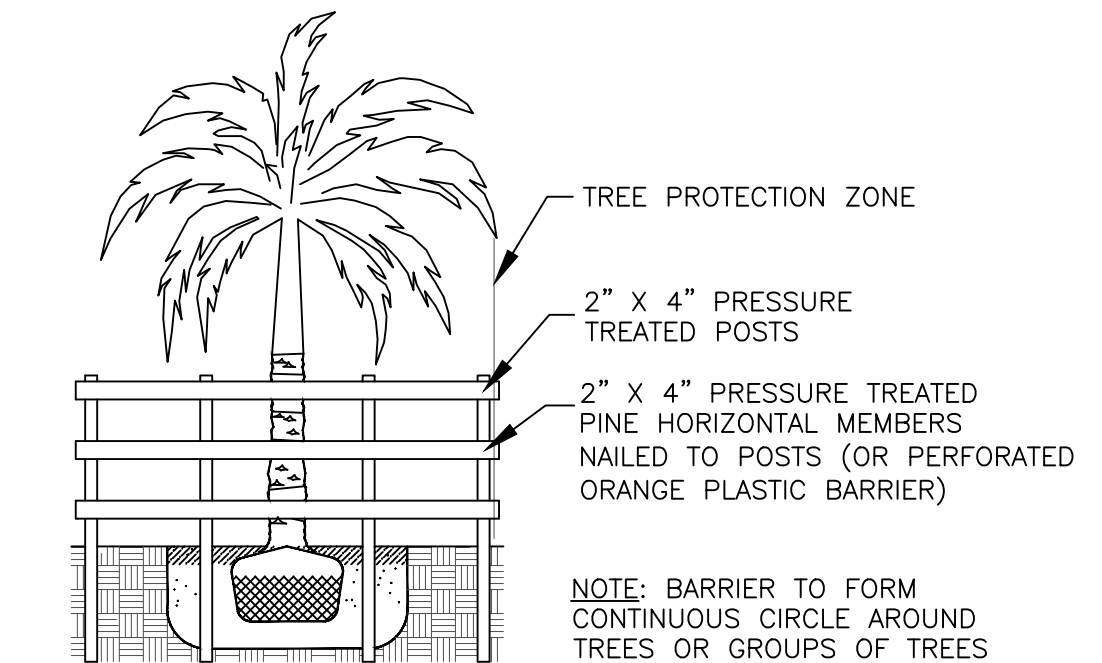
Tree Disposition Chart

Tree #	DBH (in)	Height (ft)	Spread (ft)	Scientific Name	Common Name	Disposition	Condition	T.P.Z. (ft)
1	24	15	12	Sabal palmetto	Sabal Palm	Remove	Good	n/a
2	3 (x3)	25	12	Ptychosterma elegans	Alexander Palm (triple)	Remain	Good	5
3	3	30	10	Ptychosterma elegans	Alexander Palm	Remain	Good	5
4	8	20	10	Shefflera actinophylla	Umbrella Tree	Remove	Fair	n/a
5				Ptychosterma elegans	Alexander Palm	Remain	Good	5
6	14	60	30	Eucalyptus deglupta	Rainbow Eucalyptus	Remain	Good	14
7	32	35	40	Bucida buceras	Black Olive	Remove	Fair	n/a
8				Casuarina equisetifolia	Australian Pine	Remove	Fair	n/a
9				Casuarina equisetifolia	Australian Pine	Remove	Fair	n/a
10				Casuarina equisetifolia	Australian Pine	Remove	Fair	n/a
11				Casuarina equisetifolia	Australian Pine	Remain (off-site)	Fair	n/a
12	3 (x3)	30	14	Ptychosterma elegans	Alexander Palm (triple)	Remove	Fair	n/a

Total Canopy Removed = 1,369 SF/ 500 = 3 Replacement Trees for Mitigation are Provided on this Plan

NOTES:

- 1) All invasive species shall be removed from site.
- 2) Hedges within the front yard property lines shall not exceed 4' height and hedges along the side yard property lines shall not exceed 6' height.
- 3) Length of warranty for plant material is 12 months minimum for trees and palms and 6 months minimum for shrubs and groundcover.
- 4) All mechanical equipment to be screened.
- 5) This plan was designed using FYN "Florida Friendly" landscaping principles.



TREE PROTECTION BARRIER FOR EXISTING TREES & PALMS

Steven C. Eaves
LA #6667920

Revisions:

LANDSCAPE PLAN

9961 EAST BROADVIEW DR.

BAY HARBOR ISLANDS, FLORIDA 33154

Sheet Description
LANDSCAPE PLAN

Release Date
5-02-2017

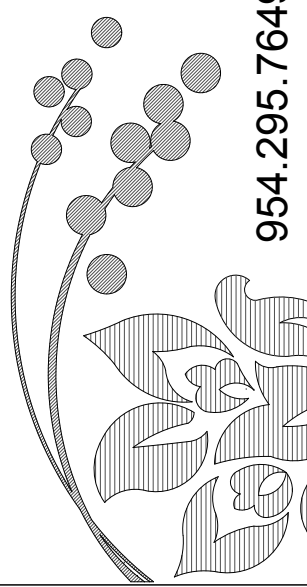
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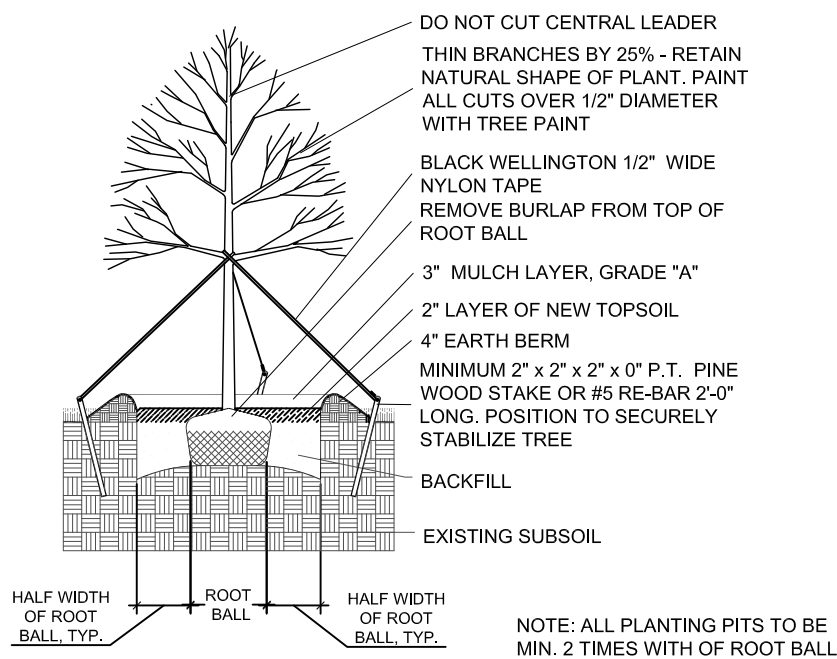
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SHEET 1 OF 2

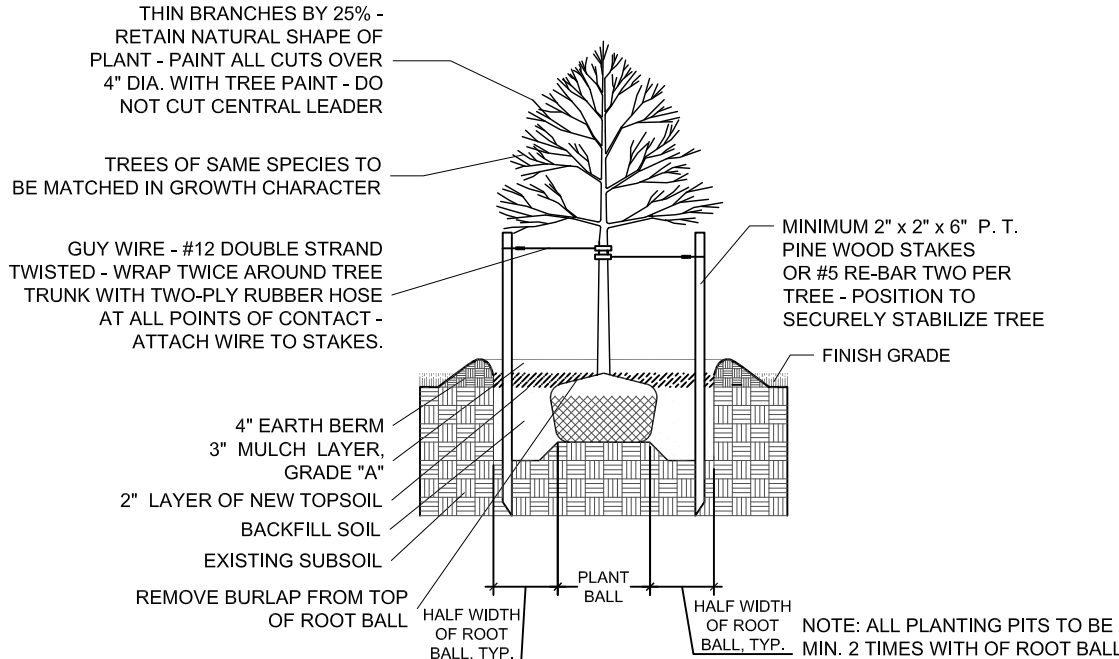
CHRIS EAVES
landscapes
by design



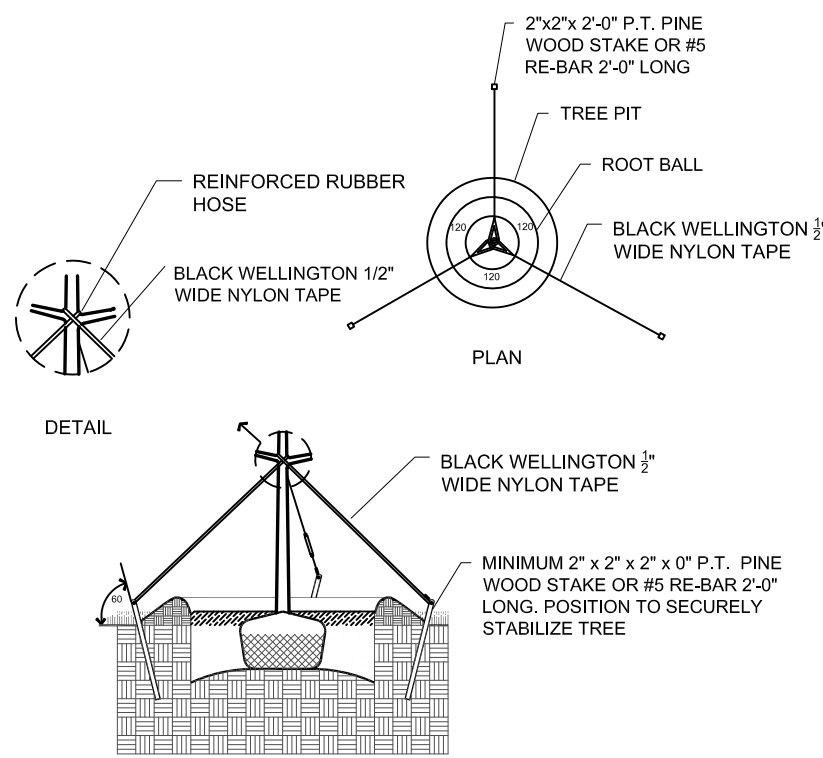
954.295.7649 ceaves.mail@gmail.com



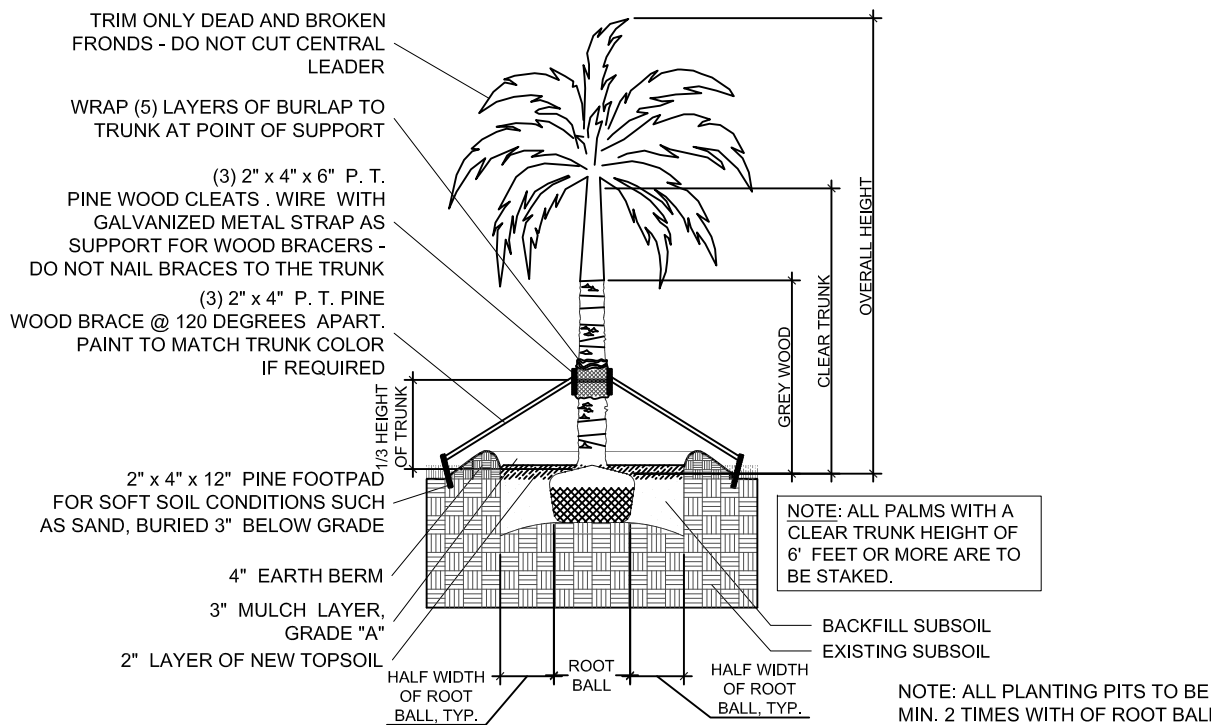
LARGE TREE PLANTING DETAIL



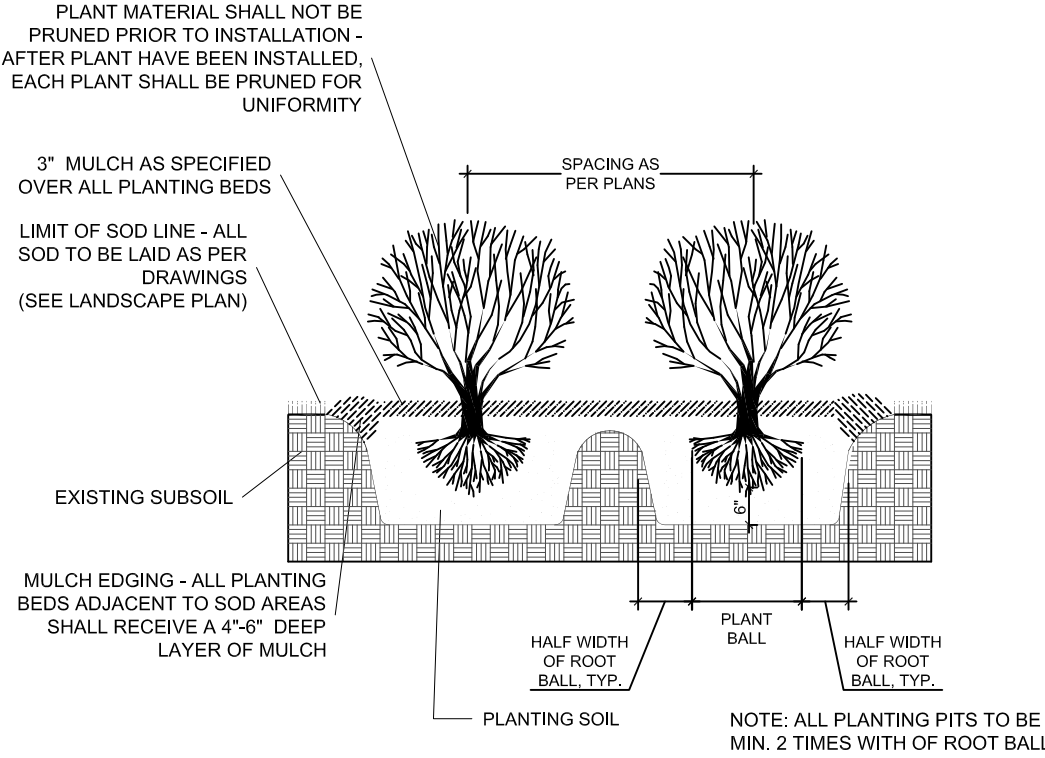
SMALL TREE PLANTING DETAIL



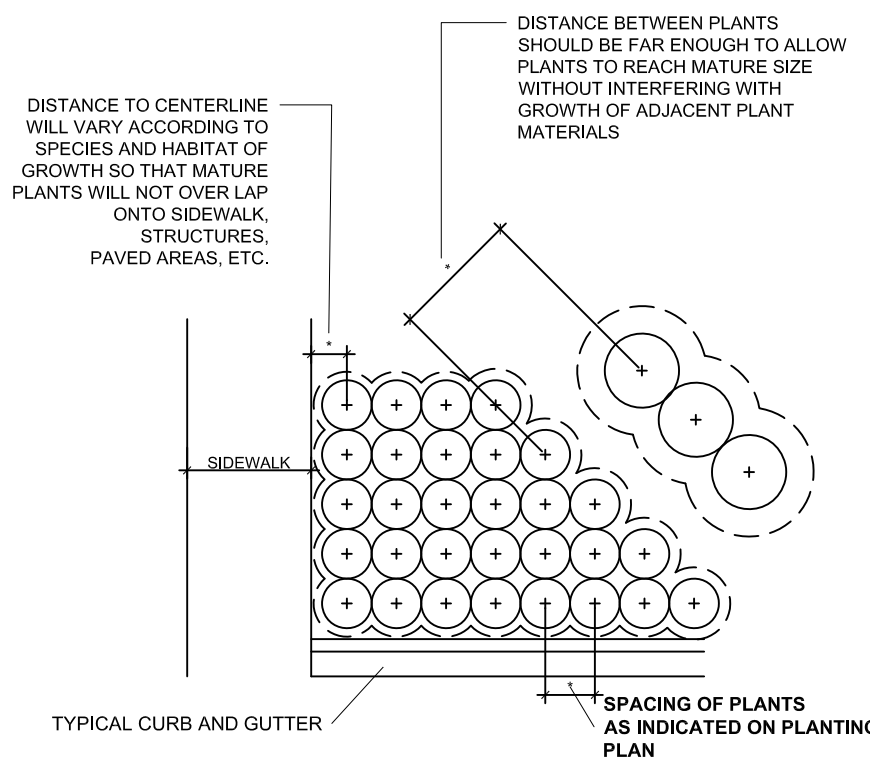
TYPICAL TREE GUYING DETAIL



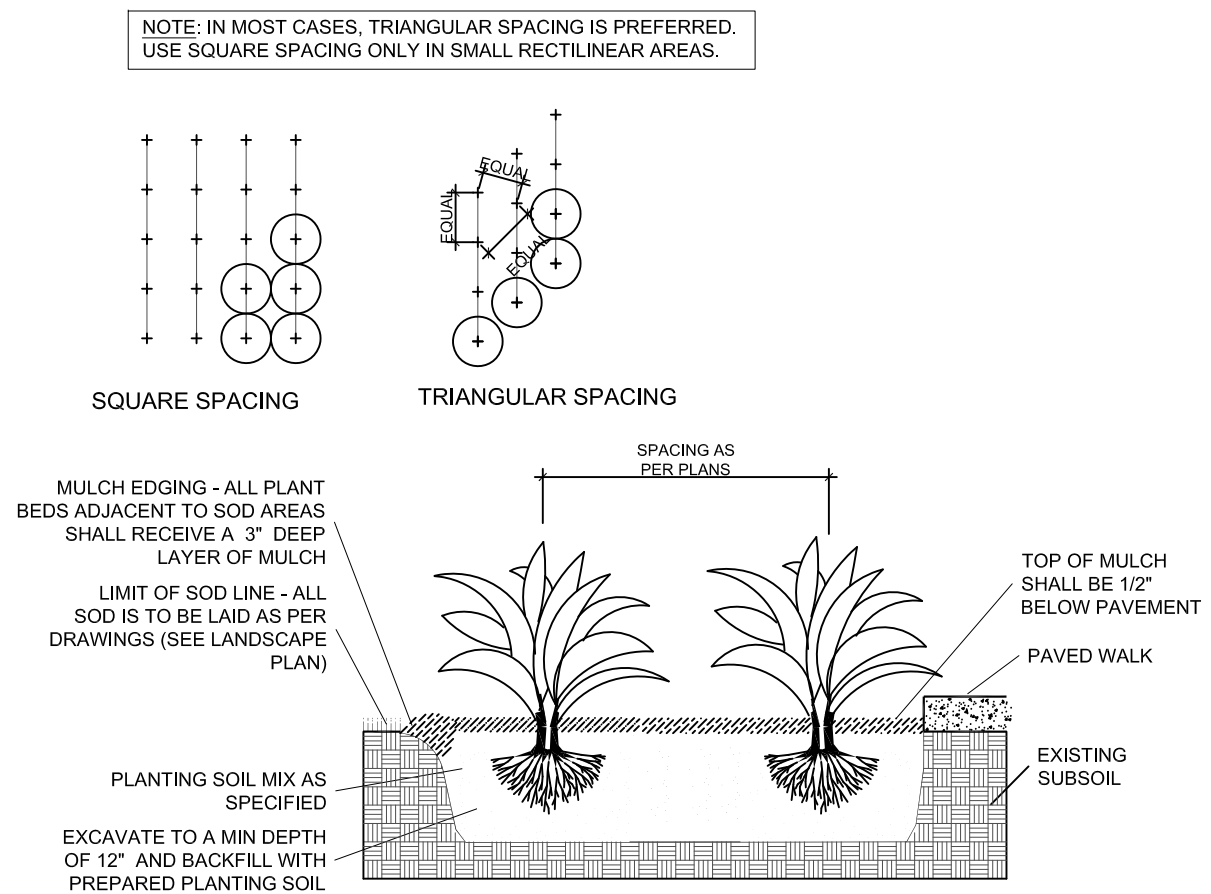
STRAIGHT TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

Sec. 24-16. - Minimum landscape standards.

(a)The Miami-Dade County Landscape Ordinance is hereby adopted as the minimum landscape standards for all property within the town. In addition to the minimum standards set forth in the Miami-Dade County Landscape Ordinance, section 18A, all property within the town shall also comply with the following additional landscape maintenance standards:

(2)[Supplemental landscape standards adopted.] In addition to the minimum standards set forth in the Miami-Dade County Landscape Code, the town hereby adopts the following supplemental landscape standards for all property within the town that exceeds or supplements the Miami-Dade standards due to the town's coastal barrier island location and the community's desire to achieve a higher quality landscape appearance:

Number of required trees.
a.Single-family. Single-family home sites located on non-waterfront lot(s) are required to have a minimum of five trees per lot. Single-family home sites located on waterfront lot(s) are required to have a minimum of six trees per lot.

Minimum standards of plant materials at time of planting.
a.Street trees. Street trees shall be a minimum of 15 feet in overall height with at least six feet of clear wood before branching, a minimum caliper of two and one-half inches and shall be planted at to meet the Miami-Dade minimum criteria of 35 feet average separation but shall not exceed 40 feet on center at time of planting. The town reserves the right to designate a common tree species for a roadway or portion of certain roadway segments to achieve a uniformity of appearance. All street trees planted after the effective date of this section shall comply with the town's street master plan species and specifications.
b.Shade trees. Shade trees shall be a minimum of 12 feet in overall height with at least four feet of clear wood before branching and a minimum caliper of two and one-half inches at the time of planting. Fifty percent of required shade trees shall be a native species.
c.Palms. Palm trees shall be a minimum of 15 feet in overall height with a minimum caliper of three inches at time of planting. Palm trees may be used to meet the required tree quantities at a 3:1 ratio. Royal palm trees, Canary Island date palms and other similar large palm species shall count one-for-one as meeting the minimum tree requirements if the palm tree has over 15 feet of grey wood before any palm fronds start. Palm tree species shall comprise no more than 25 percent of the required tree quantity.
d.Shrubs. Shrubs shall be a minimum of 24 inches in height and shall be planted at a maximum of 24 inches on center at time of planting. If shrubs are used as a visual screen between dissimilar land uses such shrubs shall be planted at a minimum of 36 inches in height and 24 inches on center.
e.Plant quality. All tree species and other landscape material shall be Florida #1 or better, as established by "Grades and Standards for Nursery Plants" of the State of Florida Department of Agriculture.
f.Landscape material near overhead power lines. Notwithstanding the above standards, the size of trees planted in proximity to overhead power lines may be adjusted to provide tree species recommended in the Florida Power and Light (FPL) publication entitled "Plant the Right Tree in the Right Place," current revision, upon site plan review.
g.For single-family and two-family developments at least two shade trees or their equivalent shall be planted in the front yard area.

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

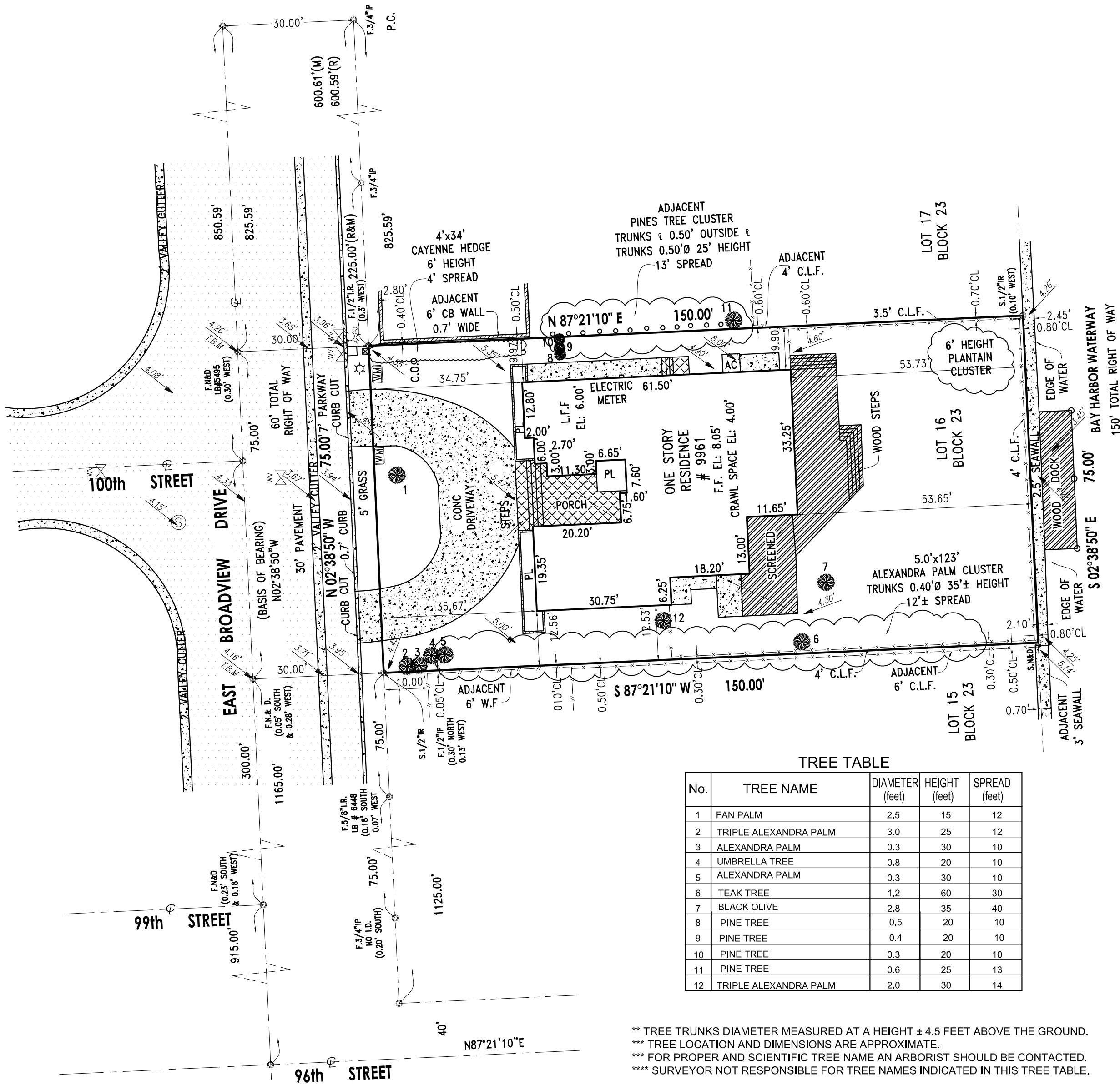
-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

BOUNDARY & TREE SURVEY



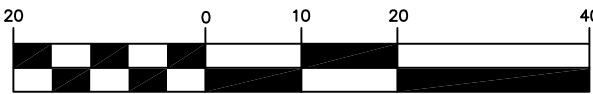
TREE TABLE

No.	TREE NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	FAN PALM	2.5	15	12
2	TRIPLE ALEXANDRA PALM	3.0	25	12
3	ALEXANDRA PALM	0.3	30	10
4	UMBRELLA TREE	0.8	20	10
5	ALEXANDRA PALM	0.3	30	10
6	TEAK TREE	1.2	60	30
7	BLACK OLIVE	2.8	35	40
8	PINE TREE	0.5	20	10
9	PINE TREE	0.4	20	10
10	PINE TREE	0.3	20	10
11	PINE TREE	0.6	25	13
12	TRIPLE ALEXANDRA PALM	2.0	30	14

** TREE TRUNKS DIAMETER MEASURED AT A HEIGHT ± 4.5 FEET ABOVE THE GROUND.
*** TREE LOCATION AND DIMENSIONS ARE APPROXIMATE.
*** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.
**** SURVEYOR NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS TREE TABLE.



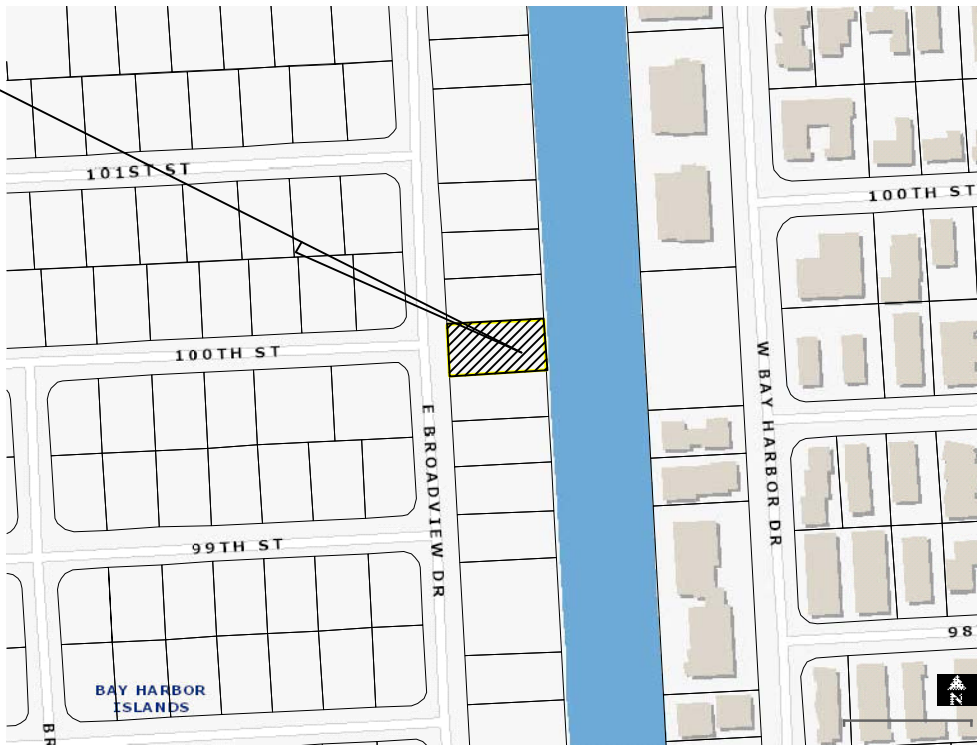
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION:
LOT 16, IN BLOCK 23, OF " BAY HARBOR ISLAND ", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 9961 E. BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154-1118

FOLIO No: 13-2227-001-4050

SURVEYOR'S NOTES:

- 1) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4) THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051 (3) (b), 15.b.II, OF 1 FOOT IN 7,500 FEET FOR SUBURBAN AREAS.
- 5) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON. UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON; CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, FOR BUILDING AND ZONING INFORMATION. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- 9) AREA OF THE PROPERTY: 11250.00 SQUARE FEET OR 0.258 ACRES.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 11) TYPE OF SURVEY: BOUNDARY AND TREE SURVEY.
- 12) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
- 13) NORTH ARROW DIRECTION AND BEARINGS ARE BASED ON RECORDED PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 14) ELEVATIONS, IF ANY, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 15) MIAMI-DADE COUNTY BENCHMARK: R-243, ELEVATION: 6.61' (NGVD, 1929).
- 16) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY:

9961 BH, LLC.
CLEAR TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

SYMBOLS

- ASPHALT AREAS
- CONCRETE AREAS
- COVERED AREAS
- TILE AREAS
- WOOD DECK AREAS
- WATER METER
- SANITARY SEWER MANHOLE
- FPL CONC POLE
- CLEAN OUT
- FIBERGLASS LIGHT POLE
- ELECTRIC BOX
- FIRE HYDRANT
- WATER VALVE
- CHAIN LINK FENCE (C.L.F.)
- WOOD FENCE (W.F.)
- EXISTING ELEVATION

LEGEND AND ABBREVIATIONS:

- A. = ARC
- A/C = AIR CONDITIONER PAD
- B.S. = BUILDING SETBACK
- C.B. = CATCH BASIN
- C.L.F. = CHAIN LINK FENCE
- CL = CENTER LINE
- CL = CLEAR
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK STRUCTURE
- Δ = DELTA
- ENC. = ENCROACHMENT
- EL. = ELEVATION
- F.F.EL. = FINISH FLOOR ELEVATION
- F.P.C.P. = FOUND PERMANENT CONTROL POINT
- F.I.P.1/2" = FOUND IRON PIPE 1/2"
- F.I.R.1/2" = FOUND IRON REBAR 1/2"
- F.N. = FOUND NAIL
- F.N.&D. = FOUND NAIL AND DISC
- F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- I.D. = IDENTIFICATION
- (M) = MEASURED
- M = MONUMENT LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- O/L = ON LINE
- O/S = OFF SET
- OHW = OVERHEAD WIRES LINE
- PG. = PAGE
- P.B. = PLAT BOOK
- PL = PLANTER
- P.R.C. = POINT OF REVERSE CURVE
- P.C. = POINT OF CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- P.T. = POINT OF TANGENCY
- P.B. = PLAT BOOK
- P.F. = PLASTIC FENCE
- R = RADIUS
- (R) = RECORD
- R.P. = RADIUS POINT
- R.&M. = RECORD AND MEASURE
- R/W = RIGHT OF WAY
- SBT = BELL SOUTH TELEPHONE
- SWK. = SIDEWALK
- S.N.&D. = SET NAIL & DISC
- T = TANGENT
- TBM = TEMPORARY BENCHMARK ELEVATION
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- WM = WATER METER
- W.F. = WOOD FENCE

GARY B. CASTEL

PROFESSIONAL LAND SURVEYOR

25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032

Mobile Phone: (786) 486-6786
E-Mail. esplandsinc@gmail.com

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY B. CASTEL 03/19/2018

Registered Land Surveyor No. 4129
State of Florida

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

COMMUNITY NAME AND NUMBER: TOWN OF BAY HARBOR ISLANDS: 120637		PANEL NUMBER AND SUFFIX: 12086 C 0144 - L	FIRM PANEL EFFECTIVE DATE: 09 / 11 / 2009
COUNTY NAME: MIAMI-DADE		FLOOD ZONE: AE	BASE FLOOD ELEVATION : 8.0'
STATE: FLORIDA			
No.	REVISIONS		JOB N°: 03 - 2018 - 055
			FIELD CREW : EDMUND
			DRAWN : I.C.
			CHECKED: G.C.
			FIELD DATE : 03 / 16 / 2018
			DATE : 03 / 19 / 2018
			SHEET
			1
			of 1

AGENDA ITEM REPORT

July 17, 2018

ITEM NUMBER: 3.

ITEM: Discussion regarding the proposed ordinance drafted by the Town Planner after the last meeting discussions. The proposed ordinance will be transmitted to the Town Council to consider at the August meeting with the recommendation from the Planning and Zoning Board. Attached is a copy of the ordinance and additional information provided by the Town Planner's office. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. Notes from Planning and Zoning Meeting June 6th
2. Draft Ord June 11 2018
3. BHI PZB Staff Report SFR LDRs #2 June 27 2018

Notes from Planning and Zoning Meeting June 6th, 2018

1- Percentage of pervious area required per lot

- a. Two stories houses must have at least 40%
- b. One story houses must have at least 35%

Obs.: pervious area is defined herein as permeable landscaped material such as grass, sod, earth, sand or any type of landscape

2- 2/3 (66%) of any building above 18' (feet) tall must be recessed in the order of 1:1 on the side setbacks. Hence, 1/3 of the building (33%) side facades- considering the maximum length permitted by the required front and back setbacks- above 18' (feet) tall may be located in the minimum required side yard setback. See examples below from nearby city:

a. *Golden Beach Sec. 66-69.1. - Zone One (h)*

All residences designed as two-story structures shall be required to increase the side Setbacks along two-thirds of the length of the second story by one foot for each one foot (1:1) of building height above the first 18 feet

Obs 1.: Golden Beach Zone One is along the ocean front where state requires the lower habitable floor to be at 18' above MSL to avoid wave damage.

Obs. 2: Typical 2nd Story at 10'-12' so step back should stand there for 2- story homes. Need flexibility for tall one-story homes.

3- A Waiver that allows property owners to go up to 40%, instead of 33% of wall above 18' (feet) to be in alignment with required minimum setback (10 feet from side property line) of any structure above 18' (feet) would be possible if the 40% were divided into, at least two areas and if the following elements were added to the façade:

- a. Architectural details such as wood casing or wood panels
- b. Green walls
- c. Porch
- d. Eyebrows
- e. Fenestration

Concept Regulation: Second story additional setbacks. All residences designed as two-story structures shall be required to increase the setbacks along two-thirds of the allowable length of the second story by one foot for each one foot (1:1), study ratio 1:2/ 1:3/ other) of building height above the first 18 feet (should be for 2nd story where it begins – 18' was noted in GB code). Notwithstanding the above, the Planning and Zoning Board may allow the one-third base setback to increase to no more than 40% of the length of the second story, if the building area is broken into at least two (2) subareas, and the following design elements are included, either singularly or in combination, as determined appropriate by the board: enhanced architectural details such as wood casings or panels, bands, reveals, balconies, porches and terraces, roof or other overhangs, eyebrows, undulating building areas, or other building fenestrations.

Figure 1 - 2nd Story Setback 1/3: 2/3
Sides Only

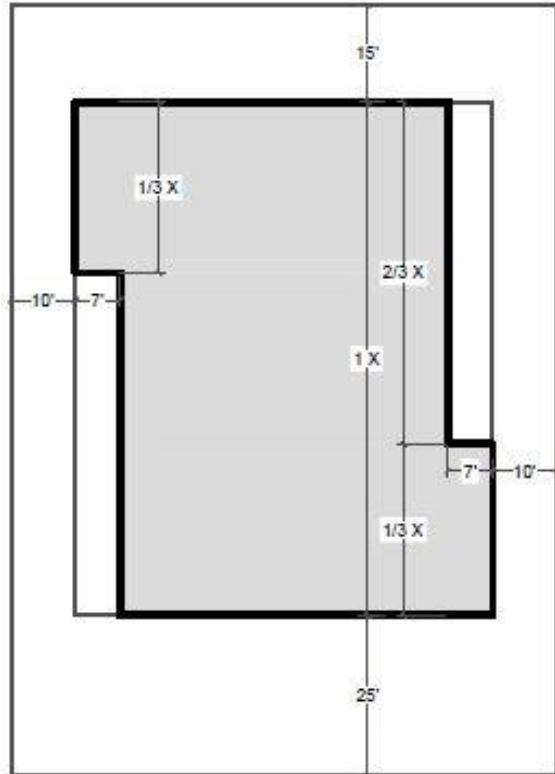


Figure 2 - 2nd Story Setback 40%: 60%
Sides Only

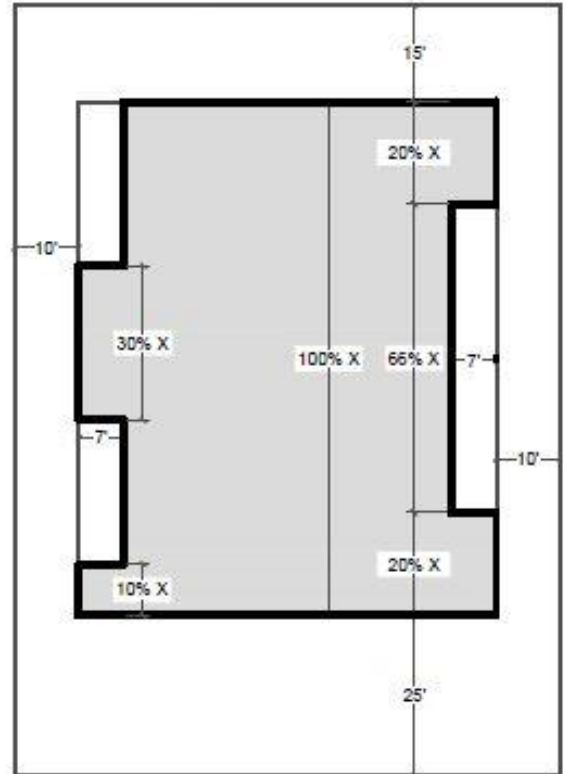


Figure 3 - 2nd Story Setback 1/3: 2/3
All Facades

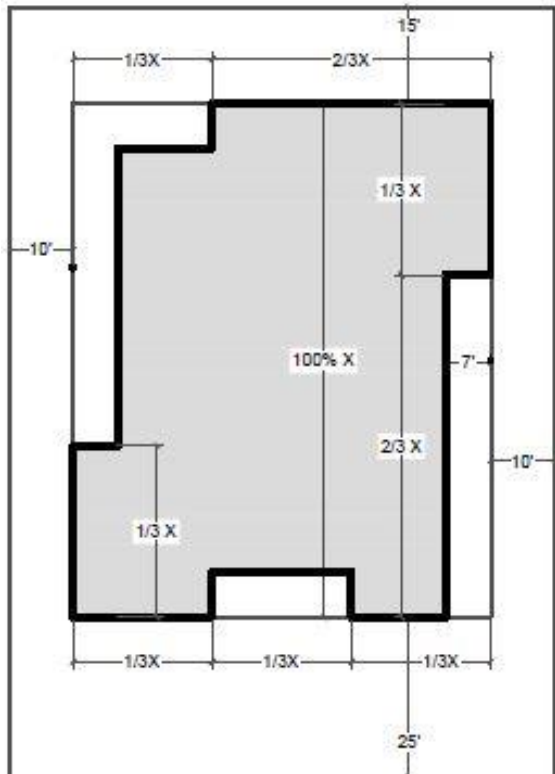
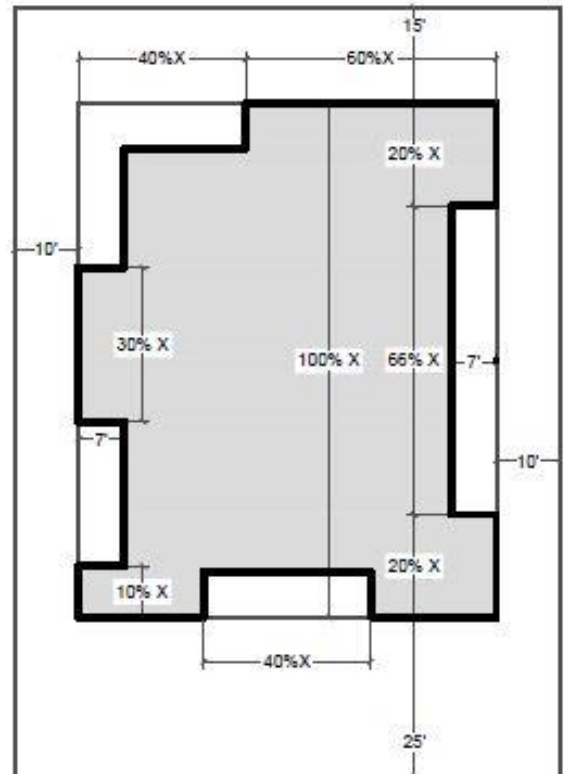


Figure 2 - 2nd Story Setback 40%: 60%
All Facades



The illustrations above depict the proposed regulations. Figure 1 and 2 are for side yards only. Figure 3 and 4 show the regulation applied to all four sides. They are a plan view of two stories house 25 feet height on a regular single-family lot 85' per 120'. The first image shows the side setback with two thirds of the side façade recessed, figure 2 shows the side of the house with the broken recessed area and for that reason, combined with other design elements, it can have less than 2/3 of the recessed requirement. Having 40% of its side façade aligned with the first floor, instead of the initially required 33%. Figure 3 and 4 show the respective regulations applied for Figure 1 and 2 but for the front and back façade as well.

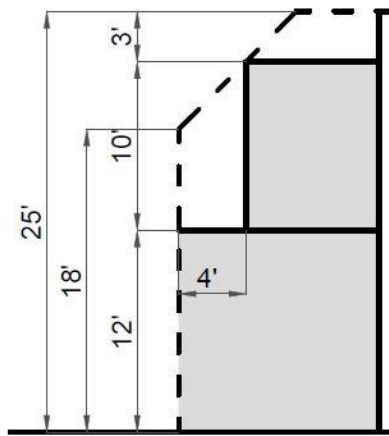


Figure 5 - Option 1

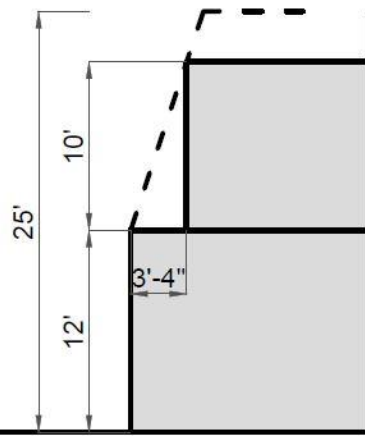


Figure 6- Option 2

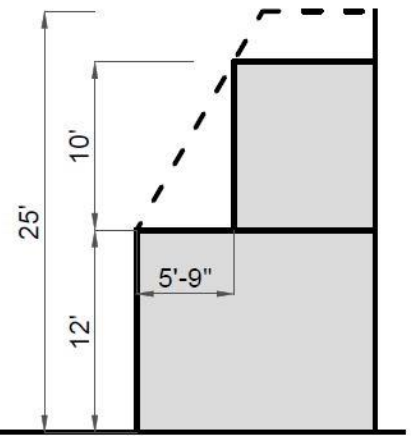


Figure 7 - Option 3

In the image above three different regulation options are shown. The first one is that after 18' tall the building must recess in the proportion of 1:1. The second one the building must recess in the scale of 1:3 after 12' height and the third one the building must setback on the scale of 1:2 after 12' height.

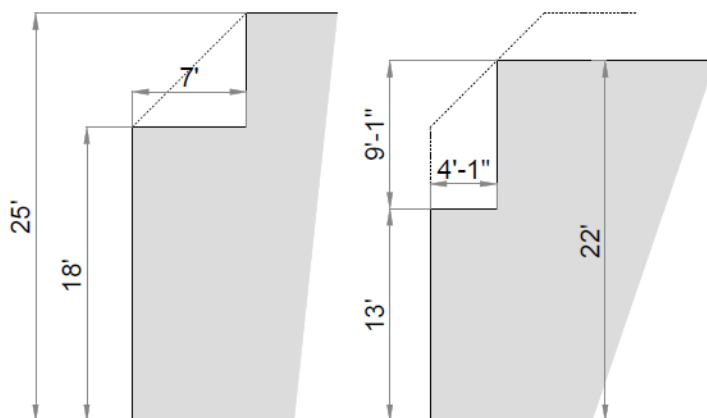


Figure 8

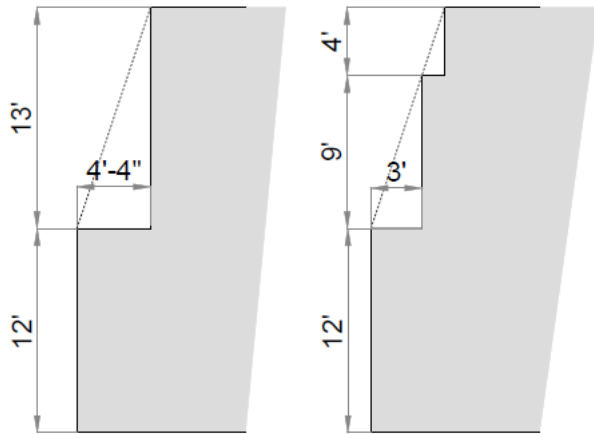


Figure 9

Figure 8 depicts example sections of the side setback of a house following Option 1. In the first section the first floor has a high ceiling of 18 feet and for that reason the second story had to have an extra setback of 7 feet on two thirds of the side setback going full height to 25 feet tall at a 1:1 ratio. The second section on Figure 8 follows the same regulation but because the first floor of the house is 13' tall and the total height of the building is 22 feet the side setback was only 4.1 feet on 2/3 of the building. Figure 9 exemplifies Option 2.

Any of these options will give freedom allow for a lot of creativity to designers and homeowners, while providing a bigger variety of volumes from the street perspective. In the past ten years the base flood elevation has increased, and people are building to the allowed heights and setbacks to maximize the square footage. Although, a good city requires a balance between negative and positive spaces and the proposed regulation intends to balance the new trends without compromising creativity and innovation.

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA; AMENDING THE TOWN'S CODE OF ORDINANCES AS RELATED TO MINIMUM OPEN SPACE REQUIREMENTS AND SECOND STORY SETBACKS REQUIREMENTS IN THE RD SINGLE-FAMILY DISTRICT; AMENDING CHAPTER 23-1 OF THE ZONING AND PLANNING CODE ENTITLED DEFINITIONS; AMENDING CHAPTER 23-11 OF THE ZONING AND PLANNING CODE ENTITLED LAND DEVELOPMENT REGULATIONS; PROVIDING REQUIREMENTS AND STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council periodically studies various land development trends and issues and amends the Town's Land Development Regulations accordingly; and

WHEREAS, the Town Council has studied the current Code provisions of the Town and find that certain modifications are necessary and desirable to further regulate single-family home development; and

WHEREAS, public meetings were held before the Planning and Zoning Board of the Town to discuss various options and recommend proposed modifications to the Town's Land Development Regulations; and

WHEREAS, the Town Council held duly advertised public meetings to consider the proposed modifications to the Town's Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA:

Section 1: That the Town of Bay Harbor Islands Code of Ordinances is hereby amended to modify Section 23-1 and Section 23-11, as more fully set forth in the attached Exhibit "A", and by reference are made a part hereof.

Section 2: That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that the invalidity shall not affect the other sections, paragraphs, sentences, words or application of this Ordinance.

Section 3: That it is the intention of the Town Council of the Town of Bay Harbor Islands, and it is therefore ordained, that the provisions of the Ordinance shall become and be made a part of the Town of Bay Harbor Islands' Code of Ordinances, that sections of this Ordinance may be re-numbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 4: That all Ordinances, parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5: That this Ordinance shall be in full force and take effect immediately upon its passage and adoption.

PASSED on First Reading this ____ day of _____, 2018.

PASSED on Second Reading this ____ day of _____, 2018.

STEPHANIE BRUDER
Mayor

ATTEST:

MARLENE SIEGEL
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

CRAIG SHERMAN, ESQ.
Town Attorney

EXHIBIT A
Amendments to the Town of Bay Harbor Islands
Zoning and Planning Code – Chapter 23

Sec. 23-1. – Definitions.

For the purposes of this article, certain terms and words are herein defined. Words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the words “used for” include the meaning “designed for”; the word “structure” includes the word “building”; the word “shall” is mandatory and not discretionary; the word lot includes the words “plot” or “tract”.

Impervious Area: Means an area covered by a material which does not permit infiltration or percolation of water directly into the ground.

Open Space: Those areas on a plot that include permeable landscaped materials such as grass, trees, shrubs, ground covers, open earth with mulch or decorative materials, sand and any type of living landscaping. The term shall not include driveways, other paved areas, swimming pools, spas, ponds, walkways, patios and decks, and similar impervious areas. No partial credit shall be allowed for “pervious pavers”. Artificial turf shall not count toward any required landscaped open space.

Pervious Area: Means a permeable area of land within the plot which permits the drainage and percolation of water.

Sec. 23-11. - Land development regulations.

In all area districts hereinabove set forth and designated, there shall be front, rear and side yard setbacks provided for of not less than the dimensions specified, and other land development standards, as follows, to wit:

(A) RD-Single Family Area:

- (1) Front yard setback (any street frontage including corner lots).

All lots except Kane Concourse frontage: 25 feet.

All lots fronting Kane Concourse: 40 feet.

- (2) Rear yard setbacks (waterfront).

Block 23, Lots 29-95: 40 feet measured from the outside bulkhead wall.

Block 23, Lots 1-28 and Lots 96-104: 25 feet measured from the outside bulkhead wall.

(3) Rear yard setbacks (non-waterfront).

Lots fronting Kane Concourse: Ten feet.

All other lots: 15 feet.

(4) Side yard setbacks (all lots).

All lots: Ten feet.

Alternative “A”

(XX) Second story additional setbacks. All residences designed as two-story structures (actual two-stories or tall one-story / vaulted ceiling) shall be required to increase the setbacks along two-thirds of the allowable length of the second story by one foot for each one foot (1:1) of building height above the first 12 feet. Notwithstanding the above, the board may allow the one-third base setback to increase to no more than 40% of the length of the second story along each facade, if the building area is broken into at least two (2) subareas, and the following design elements are included, either singularly or in combination, as determined appropriate by the board: enhanced architectural details such as wood casings or panels, bands, reveals, balconies, porches and terraces, roof or other overhangs, eyebrows, undulating building areas, or other building fenestrations. Also notwithstanding the above, the board may allow the second story additional setback to begin above 12 feet, but not more than 18 feet, if the above listed design elements are included, either singularly or in combination, as determined appropriate by the board.

Alternative “B”

(XX) Second story additional setbacks. All residences designed as two-story structures shall be required to increase the setbacks along two-thirds of the allowable length of the second story by one foot for each one foot (1:1) of building height above the first 18 feet. Notwithstanding the above, the Planning and Zoning Board may allow the one-third base setback to increase to no more than 40% of the length of the second story, if the building area is broken into at least two (2) subareas, and following design elements are included, either singularly or in combination, as determined appropriate by the board: enhanced architectural details such as wood casings or panels, bands, reveals, balconies, porches and terraces, roof or other overhangs, eyebrows, undulating building areas, or other building fenestrations.

MMPA Note: A single story is typically 10'-12'. Some homes have tall one-story areas (vaulted ceilings / clerestory). The 18' dimension discussed by the PZB is from the GB Code and is for oceanfront sites - the lowest habitable floor must be elevated for storm surge. 18' is quite tall adjoining a neighboring single-story house – it is basically 1½ stories before stepping back.

(5) Notwithstanding the above, as to triangular or otherwise odd-shaped lots, the town shall have the power to adjust the street or front yard setback restrictions in the interest of proper, useful and equitable planning.

(6) Height limits.

- a. No building in RD-Single Family area, shall exceed two and one-half stories or 25 feet in height above the base flood elevation (BFE) prescribed by United States, state or county flood control laws or regulations.
- b. Notwithstanding the above, roofs with a slope exceeding two and one-half inches per foot may exceed the above height restriction to a maximum height of 35 feet on waterfront properties and a maximum height of 30 feet on non-waterfront properties, provided that the point on the roof at which the slope begins such excess height is no closer to the property lines than as described below:
 - i. On all lots in the RD-Single Family district: 15 feet from each side property line.
 - ii. Block 23, Lots 29-95: 45 feet from the outside bulkhead wall, 60 feet from any street.
 - iii. Block 23, Lots 1-28: 30 feet from the outside bulkhead wall, 55 feet from any street.
 - iv. Lots facing Kane Concourse: 15 feet from the rear property line, 30 feet from any street.
 - v. Corner lots in Blocks 30, 31, 33 and 34: 35 feet from any street.
 - vi. On all other lots in the RD-Single Family district: 40 feet from any street (front) property line, 20 feet from any rear property line.

(7) Building Articulation. Architectural embellishments, including but not be limited to, windows, eyebrows, material changes, reliefs, reveals, ornamentation, banding, canopies, copings, etc. must be incorporated into the design to avoid large flat

uninterrupted wall surfaces for at least 50% of the length of all elevations of the main house and any accessory structures.

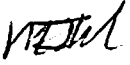
(8) Open Space Requirements.

a. Each plot shall provide for a minimum of thirty-five (35) percent landscaped "green" pervious open space at ground level for one-story homes. Each plot shall provide for a minimum of forty (40) percent landscaped "green" pervious open space at ground level for homes with any portion of the home above one story.

b. Each plot shall provide for a minimum of fifty (50) percent landscaped "green" pervious open space at ground level in the front yard area. The use of pervious pavers or landscape strips in driveways or walkways shall not be included in the fifty (50) percent landscaping requirement. Within front setback areas sufficient open space and landscaping materials shall be provided to break large expanses of hardscapes, screen parking areas and provide shade.

**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: June 27th, 2018

Subject: Town of Bay Harbor Islands
Land Development Code Update
Single-Family Home Design Standards
MMPA Acct. No. 01-0702-0500

ISSUE:

Recently the Town has been discussing / studying / meeting about the appearance of some of the new "contemporary / modern" home designs being built in the community. The comments included "over-building / too massive / too plain / too much plain exposed concrete / too much lot coverage" and other comments. The Town has spent a lot of time over the last 13+/- years studying its land development regulations and updating its Codes. In general, we find the Town's regulations similar to many other communities, comprehensive and fairly detailed, but are flexible enough to allow architects / builders some freedom to propose a wide variety of single-family house designs.

Upon the Board's recommendation, the Town Council adopted single-family land development regulation modifications to require 1) at least 50% of the front yard area to be landscape, and 2) building facades must be articulated.

A joint workshop meeting occurred on May 1st, 2018 between the Town Council and PZB which provided a forum of open discussion about the recent community appearance observations, and suggestions to address the concerns. The PZB has continued to meet / discuss further land development regulation modifications. At the June 6th, 2018 PZB meeting a general consensus was reached on several additional possible Code amendments. MMPA was instructed to prepare some draft studies and Code amendments for consideration.

Attached please find several documents related to this item – Notes from 6/06/18 PZM meeting discussion / illustrations / draft Ordinance. MMPA has provided two alternatives for the 2nd story additional setback issue for discussion.

AGENDA ITEM REPORT

July 17, 2018

ITEM NUMBER: 4.

ITEM: Approval of minutes of the Board meeting held on February 6, 2018 and February 20, 2018 (Item #4)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 2-6-18 DRAFT
2. 2-20-18 DRAFT

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

A Planning & Zoning Board Meeting was held Tuesday, February 6, 2018 at 7:05 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	
Board Member Alan Bebhik	Board Member Jed Frankel
Board Member Robert Saland	Board Member Oscar Sklar

QUASI-JUDICIAL PUBLIC HEARING

Item 1. Administration of oath of office to a newly appointed Board member, Wesley Kean.

Town Clerk Siegel administered the oath of office to newly appointed Board Member Wesley Kean.

Item 2. Request for approval for a new multi-family dwelling for “Driftwood” located at 9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. The developers are proposing to construct a thirty-five (35) dwelling unit mid rise residential development. The proposed units range from 1,877 to 2,739 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one trapezoid shaped 7 story building positioned on top of a partially depressed parking garage @ max. 75 feet above BFE. The developer will be required to obtain 9 Transfer of Development Rights (TDR).

* Staff Review: Design meets Town Code and was approved by the Development Review Committee pending the approval of 9 Transfer of Development Rights.

Assistant Town Attorney Simone swore in all the individuals speaking at the Public Hearing.

Attorney Matthew Armster, 200 S. Biscayne Blvd., came forward and provided a brief description of the proposed project. The applicant was proposing to build a thirty five (35) unit mid-rise residential development. He also explained that the applicant has submitted the site plans were in compliance with the Town Code.

There was a detailed discussion from the Board on the proposed design; landscaping plan; parking garage design; 24 hours valet service; parking lifts; guest parking; traffic flow in the access area; drainage system for the balconies; materials and location of the air conditioning units.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and was concerned with how the new developments screened the parking garages, FPL transformers and mechanical parking lifts.

Ralph Weiner, 9901 E. Bay Harbor Dr., came forward was concerned with setbacks, balconies, projections on the rear, height of the building restrictions and landscaping on the roof top.

Marjorie Rossin, 9910 E. Bay Harbor Dr., came forward and asked why wasn't the Town conducted a study on e-grass.

CLOSED PUBLIC COMMENT

ACTION: Board Member Saland made a motion to approve the proposed project with the following conditions.

1. Provide proper drainage to the balconies.
2. Provide adequate screening to the balconies for the waterfront units.

Board Member Kean seconded the motion and it failed, 4-2, with Board Members Hurwitz, Bechik, Sklar, and Frankel opposed.

Chair Hurwitz suggested addressing the traffic flow and circulation to the access area.

Item 3. Request for approval for a new commercial building "Concourse Terrace II" located at 9555 Bay Harbor Terrace, Lot 13 of Block 12. The owner is proposing to construct a new 46,738 +/- square foot commercial building. The proposed building is shown to be a 7 story in height at 65" above BFE with roof-top amenities . On the ground floor facing Bay Harbor Terrace and 95 Street there are three retail spaces. The 2nd floor will include a private gym for the building tenants. Third floor will be dedicated to storage area for the offices in the building. Floors four to seven will be office space.

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

Board member Sklar recused himself for this item.

Architect Ari Sklar, came forward and presented the Board with the proposed project to construct a new seven (7) story building with roof top amenities. The applicant proposed retail use on the ground floor facing Bay Harbor Terrace and 95th Street. He explained that the project would have a unique mechanical parking system with 2 full time valet employees. The rotary parking system houses 7 parking slots per carousel. The garage would have a total of 63 mechanical parking spaces

There was a detailed discussion from the Board with regards to the proposed materials, viewing area, retail spaces on the ground floor; configuration of the office spaces and the north façade.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and was concerned with the proposed project proximity to the surrounding school, the alley entrance and parking lifts.

CLOSED PUBLIC COMMENT

Consensus was for the applicant to come back and address the Board recommendations.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 4. Approval of the minutes held on June 6, 2017, June 20, 2017 and September 5, 2017.

ACTION: Board Member Bebchik made a motion to approve the Minutes. Board Member Saland seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 9:42 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT

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

A Planning & Zoning Board Meeting was held Tuesday, February 20, 2018 at 7:05 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 Alan Bebachik
Board Member Jed Frankel	Board Member Wesley Kean
Board Member Robert Saland	Board Member Oscar Sklar

Item 1. Discussion and recommendation requested by the Town Council regarding the outdoor lighting requirements. Enclosed is a copy of the proposed ordinance and staff report.

Town Planner, Michael Miller, came forward and explained the topic of discussion was forward by the Town Council due to recent re development activity in Town. The lighting code has not been changed since 1969. He further explained that there were several projects that have lighting on the roof top, which may affect an adjoining property. He has review the recent multifamily Code on lighting requirements and recommends a Code amendment not to exceed the one foot candle light plan. The one foot candle from the property line was a standard in other cities. He will be providing samples of what lighting exposure of one foot candle.

There was a detailed discussion from the Board on the proposed amendments for the multifamily homes; single family homes; samples of lighting plan for a one foot candle; requirements for new developments to submit a lighting plan; roof top lighting; parking lot lighting; lighting for landscaping; lighting limitations for game court facilities; photometric plan to be submitted for new developments;

PUBLIC COMMENT

John Vetter, 10350 W. Bay Harbor Drive, came forward and provided the Board with recent pictures of the Sereno Project located on East Bay Harbor Drive. He felt that Code did not address the lighting in the ground floor such as the lobbies.

Frances Neuhut, 9920 W. Broadview Drive, came forward and felt that the Board should also be addressing the Lighting for Town owned properties. She felt that there was a lack of lighting in the municipal parking lots and some corner streets, but asked to be cautious with marine life near the waterfronts.

Consensus was to incorporate the Board recommendations to add additional language for the single family homes; require a photometric plan for new developments; research the hotel roof top lighting; and samples of night renderings.

CLOSED PUBLIC COMMENT

Item 2. Discussion and recommendation requested by the Town Council regarding the design standards for single family homes on the West Island.

Town Planner Miller explained that the discussion arose from a recent Council Meeting regarding the single family designs on the West Island. He explained that there were no requirements for open space in the front yard for the RD single family district at the time. The goal was to address the open space requirements.

There was a detailed discussion from the Board on the front yard landscaping; type of landscaping at planting; suggestions of percentage of landscaping dedicated to the front yard; lot coverage; percentage limitation for the first and/ or second floor homes; Board discretion for waiver based on architectural designs; and samples of other neighboring homes percentages of open spaces.

At this time Board Member Sklar left the meeting.

Consensus was for the Board to continue to discuss the design standards for single family homes that address the front yard percentages for open space; samples of neighboring cities lot and building coverage percentages and the Board option to grant waivers for architectural designs.

There being no further business to discuss meeting was adjourned at 10:30 p.m.

CHAIR

ATTEST

TOWN CLERK