

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

**MEETING OF THE
PLANNING AND ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING**

August 4, 2015

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new hotel for "Grand Beach Hotel" located at 9601 E. Bay Harbor Drive, Lots 35-37 of Block 4. The developers are proposing to construct a ninety-nine (99) room hotel. The proposed rooms range from 353 to 1,402 sq. ft. of a/c plus balconies, etc. On July 7, 2015 the Board denied the project. The architect has revised the plans. Enclosed please find the site plan and elevations. (Item #1A)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9601 E. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval of an addition and exterior renovations for "SAWMILL LLC " located at 9420 W. Broadview Drive, Lots 83-84 of Block 23. The proposed two story home will have approximately 7,593 square feet of a/c living space with a two car garage. The residence will have 5 bedrooms, 5 bathrooms, 3 half bathrooms, a theater, a gym and a kids play room. Enclosed please find pictures of the existing house, the site plan and elevations. (Item #2A)

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

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

August 4, 2015

ITEM NUMBER: 1.

ITEM:

Request for approval for a new hotel for "Grand Beach Hotel" located at 9601 E. Bay Harbor Drive, Lots 35-37 of Block 4. The developers are proposing to construct a ninety-nine (99) room hotel. The proposed rooms range from 353 to 1,402 sq. ft. of a/c plus balconies, etc. On July 7, 2015 the Board denied the project. The architect has revised the plans. Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 9601 E. Bay Harbor Drive.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	BHI PZB Staff Report GB Hotel July 28 2015.pdf
2.	Site Plan and Elevations	grandbeac8.4.15.pdf

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

To: Town of Bay Harbor Islands
Development Review Committee

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: July 28th, 2015

Subject: PUD / Gateway – Site Development Plan Application
Grand Beach Hotel (formerly Bay Harbor Inn) – 99 Room Hotel
9601 East Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2015-39
MMPA Acct. No. 01-0702-1009

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 7/14/15) that were submitted by the applicant to address the PZB comments made at the 7/07/15 meeting and, if found acceptable, **APPROVE** the proposed PUD / Gateway Site Development Plan application subject to the following:

- (1) The Board finds the proposed plan “fits” within the building envelope without alterations or variances;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: G – Gateway District (Lot 37)
RM-1 Multiple Family District (Lots 35 and 36)
General Location: 9601 East Bay Harbor Drive
Legal Description: Lots 35 through 37 of Block 4, “Bay Harbor Island” Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, John Carino of Carino & Company, Inc., as agent for the owner (Bay Harbor Hotel, LLC), submitted a revised PUD Rezoning / Site Development Plan application to allow for the construction of a ninety-nine (99) room hotel located at 9601 East Bay Harbor Drive. The proposed rooms will range between 353 to 1,402 square feet of A/C space plus balconies, etc. The lot is currently vacant and fenced off from view. The previous Bay Harbor Inn complex was demolished after plans to renovate the former hotel were abandoned due to costly flood-proofing and structural issues.

The proposed new revised site design incorporates one (1) rectangular-shaped building positioned north / south on the site. Two (2) one-way driveway connections to East Bay Harbor Drive are proposed. The southern driveway parallels East Bay Harbor Drive, provides access to the hotel lobby and connects to the northern driveway, which provides two-lane one-way access to the below grade parking garage (one lane into the garage and one lane to an elevated loading dock) and two-way / one-way outbound access from the southern driveway to East Bay Harbor Drive. The driveways meet / exceed the minimum Town criteria. The survey indicates that the lots are "full lots", meaning the site owners never deeded the front 11-feet of the lots to the Town for on-street roadway swale parking, as many others did in the past (there was never any on-street parking).

The proposed new building is 7-stories in height – six (6) floors of hotel rooms over one (1) floor of common areas @ 74'-10" above BFE (maximum of 75-feet permitted). A below grade parking garage is proposed. There is an elevator override / stair tower / mechanical equipment on the roof (no recreation).

According to the survey submitted, the lots are currently vacant, other than a few remaining trees and some broken asphalt. The survey indicates the current lot area is 33,672 square feet / 0.77 acres in size. The Town Code limits hotels to 70 rooms per acre (base). This would allow a maximum of 54 hotel rooms. The Town Commission amended the Zoning Code on April 11th, 2011 to allow applicants to request the use of TDR units to increase the number of hotel rooms on a site. A conversion factor of .486 DU per hotel room is included. TDR residential units can be acquired from either private property owners or the Town's TDR "pool." To achieve the requested 99 hotel rooms the applicant would need to acquire 22 TDR units (54 hotel rooms @ 70 rooms per acre plus 45 rooms @ .486 = 21.87 DU / rounded to 22 DU).

The adjoining / nearby development sites currently include the Village of Bal Harbour public works complex to the east across the Indian Creek Canal (350'+/- separation). To the immediate north is the 7-story Seascape Club Condo multi-family residential complex @ 12 DU / 23.1 DUA. To the west across East Bay Harbor Drive is the Palms Restaurant, the 2-story Daddy O Hotel and a 2-story commercial building at the signalized intersection. To the south across Kane Concourse is a 1-story commercial building (Taubco Office). This area of the Town is predominated by a mixture of older low-scale commercial complexes (2 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (5-7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the past 10+/- years. The former RE zoned lands located on waterfront lots are now zoned RM-1, while interior (non-waterfront lots) are zoned RM-2. In addition, in November 2004 the Town created the Gateway Zoning District. This zoning classification was applied to the first lot adjoining Kane Concourse and the waterways that surround the East Island. As to the subject site Lot 37 of Block 4 is zoned "G" Gateway. However, the allowable land uses on the Gateway lot are per the RM-1 District. The intention of the Gateway District was to establish special development criteria to limit the large massing of buildings near Kane Concourse. Also, the Town adopted other modifications to several other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions as well as other building design standards. As currently designed the plans adhere to the adopted Code provisions.

HISTORY OF SITE / PREVIOUS PUD APPROVALS

The original "Bay Harbor Inn" hotel was originally constructed on this site in 1950 (M-D public records) and operated as a hotel under different owners / operators over the years. The Town adopted its Planned Unit Development (PUD) Overlay Zoning District Code regulations in July 1987. Even though the hotel existed for many years, the Town's records reveal a PUD designation was approved for the subject property to allow a 24-room hotel with ancillary uses (restaurant / bar) in 1987-88. There have been subsequent approvals / updates for this site over the years. In early 2008, the Town approved a renovation plan for the site, construction started but ceased for about 2+/- years. The original hotel building had 17,533 sq. ft. of interior building area. The former bar / restaurant use was removed in the 2008 plan. The former hotel site had only 15 non-conforming, oddly shaped / positioned parking spaces. The site was far short of current day required on-site parking spaces (due primarily to the former restaurant / bar uses). However, the previous PUD approval in 1987-88 allowed that situation to occur, as valet parking was provided with off-street parking occurring in Town-owned parking lots, the alley area between Kane Concourse and 97th Street and other nearby sites. Operationally that parking arrangement seemed to have been sufficient when the former uses were operating, except on a few occasions. A proposed PUD revision in 2011 noted the new plan of development (54 hotel rooms) would need 37 parking spaces for the hotel rooms based on current Town Code requirements. Section 23-29.1(3) requires at least 40% of the minimum number of required parking spaces to be located on site. Because it was not possible to add more parking on the subject site the previous 2011 PUD revision required the acquisition / payment / off-site approval of twenty-one (21) parking space in the Town's Parking Trust or other Town approved off-site parking arrangements. There is an agreement in place for the hotel site to acquire 21 parking spaces in the Town's Parking Trust. The site owner is current on payments to the Town for the 21 off-site parking spaces. An illustration was submitted with the 2011 PUD revisions showing that within the near vicinity of the site there are approximately 198 parking spaces available in Town-owned parking lots, the alley south of the Palms Restaurant and private lots. There are also metered parking spaces available on Kane Concourse.

The underlying zoning districts will remain the same (Gateway on Lot 37 / RM-1 on Lots 35 and 36). The Town's PUD Code provisions allow certain uses other than residential on certain properties that meet the Code requirements and if approved by the Town Council after holding a public meeting. Hotels / motels are one of the listed uses that can be considered. This new PUD Overlay request would replace the previous PUD approvals granted by the Town, as all previous Town approvals have expired.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base residential density is 34 DUA. Additional dwelling units can be acquired to increase the base residential density if approved by the Town Commission. In 2011, the Town Council extended the ability to use TDR units for hotel developments (.486 DU to Hotel conversion factor). The Town's PUD Code section lists hotels / motels as uses that can be approved (Section 23-18(c)(4)). The proposed use of the property would be consistent with the applicable FLUM designation of the property; however, the number of rooms would not be consistent with the Comprehensive Plan provisions, unless the Town Council allows TDR DU to be converted / applied to this hotel development.

Land Development Regulations / Zoning Code – The property has two (2) existing Zoning classifications. Lot 37 is zoned “Gateway” while the other two (2) lots are zoned RM-1 Multiple Family Zoning District. The proposed use of the property (hotel) is not consistent with the zoning classifications unless the Town Council approves a PUD.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. Research revealed this site never granted any additional right-of-way to the Town for “swale parking spaces” as none existed

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

As stated above, the Site Development Plan depicts access to the site from two (2) main driveway connections to East Bay Harbor Drive. The southern driveway parallels East Bay Harbor Drive, provides access to the hotel lobby and connects to the northern driveway, which provides two-lane one-way access to the below grade parking garage (one lane into the garage and one lane to an elevated loading dock) and two-way / one-way outbound access from the southern driveway to East Bay Harbor Drive. The driveways meet or exceed the minimum Town criteria.

Based on 99 hotel rooms, the Code requires at least sixty (60) parking spaces. Forty-seven (47) parking spaces (46 tandem / 1 standard) are shown in the proposed below grade parking garage. An earlier submittal had all of the 60 required parking spaces on the site; however, engineering studies revealed that construction of a deeply recessed parking garage would be costly and difficult due to the land elevation / water table. Based on the revised development plan the applicant will need 13 off-site space. As stated above there is already an agreement between the landowner and Town that allowed 21 parking spaces off-site. The landowners are currently paying for those parking spaces (there will be a surplus of eight (8) spaces).

TRAFFIC IMPACTS

Section 28-18(e) sets forth the finding the Town must make to consider approval of the project. In 2011 when the hotel renovation project was re-approved by the Town Council, traffic impacts were analyzed to ensure that East Bay Harbor Drive, Kane Concourse and the signalized intersection of those roadways would operate at acceptable levels. The developer retained a Traffic Engineering Consultant (David Plummer & Associates) to study the project's expected traffic impacts. The 2011 study concluded that all roadway segments and the intersection of Kane Concourse and West Bay Harbor Drive would operate at acceptable Level of Service (LOS) in compliance with adopted standards. The traffic consultant recommended that a fine-tuning of the traffic signal timing be made to optimize traffic flows (lengthen the north / south green time). The study found that since all parking would be by valet, there would be minimal conflicts by motorists unaware of the traffic flow patterns. If the hotel maintained adequate valet personnel vehicle stacking / parking would not be an issue.

As part of the 2015 Site Development Plan submittals an updated Traffic Study, again prepared by David Plummer & Associates, was submitted for the proposed new 99-room hotel. The Traffic Study includes PM Peak Hour trip generation and distribution calculations. The Town's adopted LOS concurrency system utilizes a PM "Two-Way" Peak Hour analysis, as is common throughout Florida. The revised traffic study uses that analysis.

The 2011 traffic analysis found that if all rooms were occupied approximately 441 daily trips (ADT) would be generated by the 54-room project with about 29 AM Peak Hour trips and 32 PM Peak Hours trips. Most hotels operate at 75%-80% occupancy; therefore, about 353+/- trips per day / 26 PM Peak Hour trips was expected most of the time.

The new 2015 traffic study analysis found that if all rooms were occupied approximately 809 daily trips (ADT) would be generated by the 99-room project with about 52 AM Peak Hour trips and 59 PM Peak Hours trips. Again, since most hotels operate at 75%-80% occupancy it can be expected that about 647+/- trips per day / 47 PM Peak Hour trips can be expected most of the time. This is approximately one additional vehicle every 1.2 minutes in the peak hour.

Kane Concourse (96th Street) is a 4-lane divided roadway. According to the most recent FDOT 2012 LOS guidelines, this roadway can handle up to 32,400 AADT per day at LOS D (2,920 PMPH), the Town's adopted LOS. However, FDOT has jurisdiction over this state roadway and has adopted LOS E for their roadway. This allows up to 33,800 TPD / 3,040 PMPH trips at LOS E. The applicant obtained new trip counts in February 2015. This location currently experiences about 22,100 vehicles per day (decreased from 25,000 in 2011). This equates to a V/C ratio of .65 or LOS C+. East Bay Harbor Drive is a 60-foot wide local collector roadway with two (2) travel lanes, except at the intersection with Kane Concourse (turn lanes). This roadway carries about 5,600 trips per day (TPD) (5,700 in 2011) or about 501 trips in the PM Peak Hour just north of Kane Concourse (560 trips in 2011). The directional split was 244 trips southbound / 257 trips northbound. The roadway capacity at LOS "C" is 6,570 TPD and the roadway capacity at LOS "D" is 13,350 TPD. The Town adopted a preferred LOS "B" for all local roadways in 1989, unless another jurisdiction had precedent. FDOT and Miami-Dade County have adopted more precise traffic engineering criteria since that time and adopted a lower LOS that supersedes the Town's jurisdiction in some cases. For example, LOS "E" is the FDOT adopted LOS on Kane Concourse and Miami-Dade County adopted LOS "D" for local roadways. LOS "B" has been determined by FDOT to be non-achievable based on the

computer model utilized. The most common LOS used by local governments for roadways is LOS "D" and has been used in the past for roadway analysis. The roadway capacity used by the Town historically for local roadways (Complan) has been 10,000 TPD (LOS "D"). The traffic volumes on East Bay Harbor Drive have remained fairly constant over recent years. If the Town were to apply a LOS "C" standard to this section of East Bay Harbor Drive the roadway would be deemed to have a "theoretical" concurrency problem, requiring some mitigation and possibly physical improvements such as widening, which may be impossible due to the right-of-way limits and adjoining development. However, using the LOS "D" capacity there is no LOS problem. Observations of this roadway traffic volumes notes generally good traffic flows and minimal delays. Occasionally the intersection experiences traffic delays at the traffic signal at Kane Concourse. It has been several years since the Bay Harbor Inn hotel operated; therefore, recent impacts from that site on the roadway system have not occurred. Even when the former hotel / restaurant operated, traffic impacts were not overly severe and were reportedly caused by the former restaurant and bar, which the new plan does not include. MMPA believes any new traffic impacts can be handled on the roadway system and meet the appropriate LOS criteria. The peak traffic generation time for hotels (late morning / evenings) is not the same as daily morning or evening work / school trips.

The new revised 2015 study indicates the queuing (vehicle stacking) can be handled completely on the site with 4 valet attendants without interfering with traffic movements on East Bay Harbor Drive (about 2.50 minutes to handle each vehicle). The latest plans show 47 parking spaces on site, none of which are mechanical lifts. The use of tandem spaces is proposed and should not be an issue, since all parking is by valet service.

TRANSFER OF DEVELOPMENT RIGHT (TDR) ANALYSIS

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is new "Miami Modern" with decorative horizontal and vertical design elements and decorative wood accents.

Building Length / Breezeway – As the building is less than 205 feet in length (162'-2") no building angulations are required. The PUD District states a "breezeway" is not required.

Gateway Promenade Walkway - The site design drawings include the required Gateway Pedestrian Promenade area adjoining 96th Street / Kane Concourse. This pedestrian promenade is in addition to the public sidewalk within the right-of-way of Kane Concourse (on the bridge). Section 23-21(f) of the Gateway District requires a minimum 10-foot wide "Pedestrian Promenade" along Kane Concourse from the waterway to East Bay Harbor Drive. This is included in the design. The pedestrian promenade will be separated from the hotel areas by walls / landscape planters.

Public Sidewalks – A new concrete sidewalk is proposed extending from the existing sidewalk on Kane Concourse to the northerly property line on East Bay Harbor Drive as envisioned in the Town's infrastructure re-development plans. The plans show the new sidewalk adjoining the property line.

PLANNING AND ZONING BOARD REQUESTED CHANGES

At the July 7th, 2015 Planning and Zoning Board meeting this application was deferred and the Board advised the applicant to make several minor changes. The applicant has attempted to address all of the PZB requests. Below are the requested changes MMPA staff noted at the meeting:

1. Provide greater articulation to the east façade. The applicant has staggered the depths of the balconies slightly as well as added some wooden accents to break up the façade.
2. Add benches to the pedestrian promenade. The applicant has added three benches to the pedestrian promenade.
3. Dress-up the land uses / building façade of the corner of the building (EBHD & 96th Street). The applicant has provided greater landscape screening.
4. Address the unattractive garage vent louvers at ground level facing EBHD. The applicant has moved one of the garage vents to the north façade as well as significantly reduced the size. The other garage vent has been screened with increased landscaping.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

MMPA recommends **APPROVAL** of the revised PUD rezoning / Gateway / Site Development Plan of development. Following are suggested conditions of approval and/or comments on the latest plans dated July 14th, 2015 submitted to the Town for consideration:

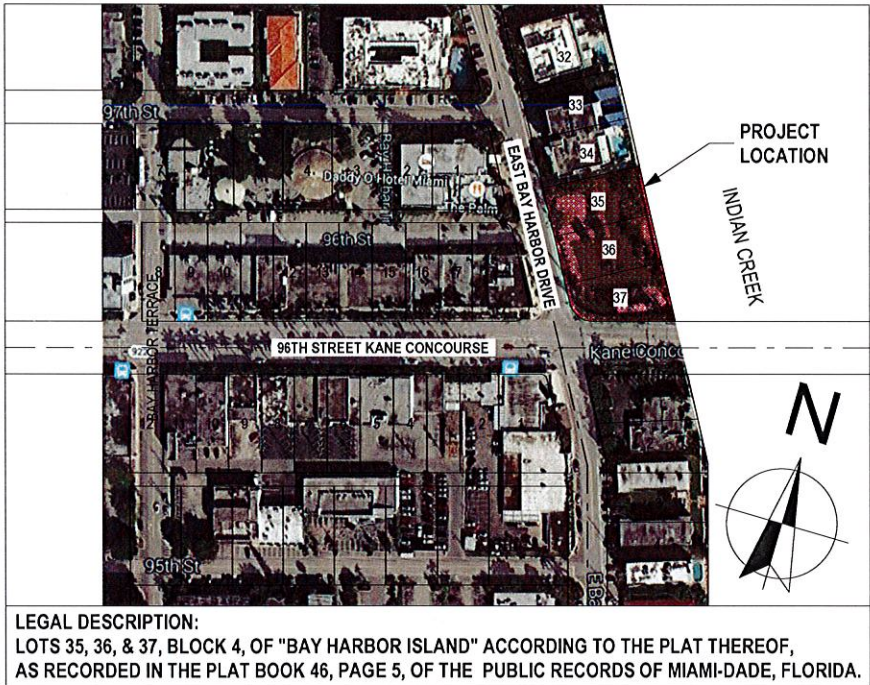
- 1) This approval is based on the Site Development Plans prepared by Carino & Company, Inc. dated July 14th, 2015 for a 99-room hotel. Any substantial changes requested after the Town's approval may require a separate approval from staff / Planning and Zoning Board / Town Council, as specified in the Code.
- 2) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 22 additional TDR dwelling units to the site from either the Town or private property owners for 45 additional hotel rooms. This acquisition of the TDR units must be finalized prior to the issuance of Building Permits.

- 3) As indicated, as re-designed there will not be enough parking spaces provided on the site to meet the Code requirement (60 spaces). There is already an agreement between the landowner and Town that allowed 21 parking spaces off-site. The landowner is current in paying for those parking spaces (there will be a surplus of 8 spaces). Since only 13 additional off-site parking spaces are required for this land use and 21 parking spaces have already been purchased, this will be acceptable.

GRAND BEACH HOTEL

BAY HARBOR

9601 East Bay Harbor Drive
Bay Harbor Islands, Florida 33154



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MB DEVELOPMENT, LLC
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Surfside, FL 33154

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MEP ENGINEER
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CIVIL ENGINEER
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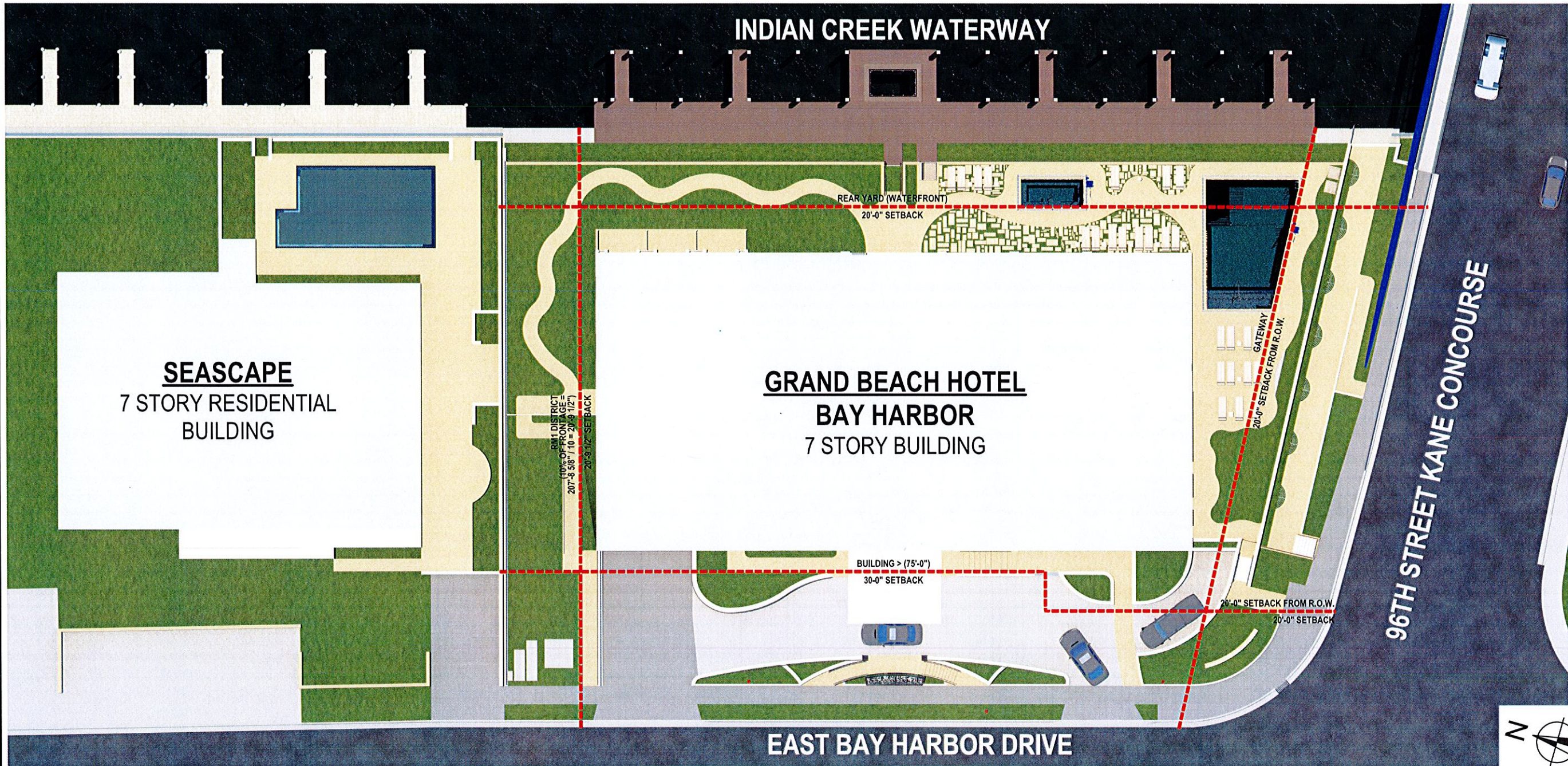
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	AERIAL RENDERING (PENDING)

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BM Server: BMSERVERX - BM Server\Bay Harbor\Bay Harbor



1 OVERALL SITE PLAN
NOT TO SCALE

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info@mbdevelopment.net

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AR 96403

CONSULTANT:
CARINO & CO.
ARCHITECTURE - DESIGN
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GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

OVERALL SITE PLAN

No. REVISION DATE

PROJECT DATA
R. DATE
7/14/2015



GRAPHIC SCALE:
SCALE: 1 INCH = 20 FEET

ALTA/ACSM LAND TITLE SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

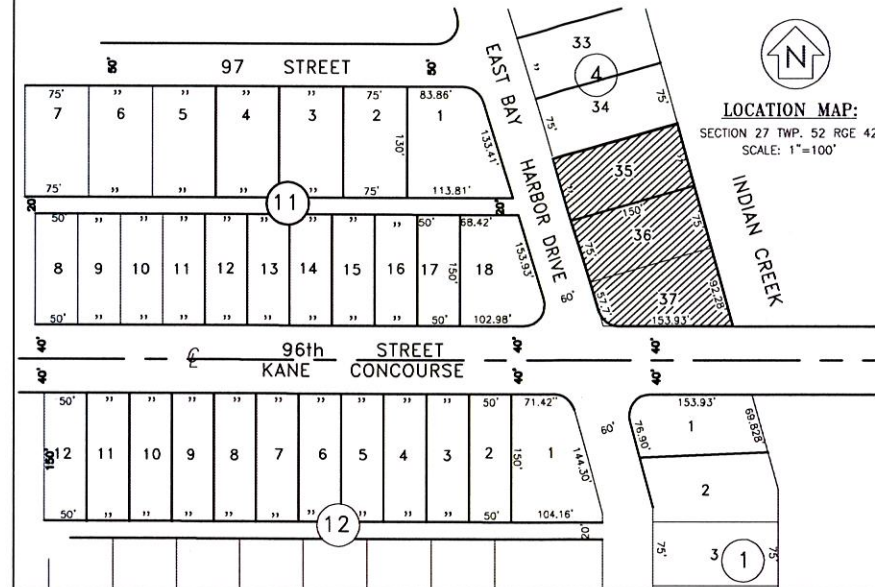
LEGEND:

ASPH = ASPHALT
BFP = BACKFLOW PREVENTER
BLOC = BUILDING
C.B. = CATCH BASIN
C.L. = CENTERLINE
C.O. = CLEAN OUT
C.L. = CHAIN LINK (FENCE)
CLR = CLEAR (WALL)
CONC = CONCRETE
D.H. = DRAIN HOLE
DIP = DUCTILE IRON PIPE
ELEC. = ELECTRIC
E/P = EDGE PAVEMENT
FD = FLOOD
HC = HANDICAP PARKING SPACE
INV EL = INVERT ELEVATION
IP = IRON PIPE
LB = LAND SURVEYOR BUSINESS
MEAS = MEASURE
MH = MANHOLE
NAD = NAIL & DISK
OVHD. = OVERHEAD
P/L = PROPERTY LINE
R/L = REGISTERED LAND SURVEYOR No.
SAN. = SANITARY
TOC = TOE OF CURVE
T.M.P. = TIMBER MOORING PILE
TR. SIG. = TRAFFIC SIGNAL (POLE)
V.C. = VITRIFIED CLAY (PIPE)
WM = WATER METER

INDICATES TREE REMOVED DURING DEMOLITION

TREE SURVEY - WITHIN PROPERTY LINES

No.	BOTANICAL NAME	COMMON NAME	# IN CLUSTER	DBH	DAH	SPREAD	CONDITION
1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24	12	13	GOOD	
2	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	10	10	10	FAIR	
3	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
4	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
5	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
6	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
7	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
8	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
9	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24	25	18	GOOD	
10	DICTYOSPERMA ALBUM	HURRICANE PALM	4	25	6	GOOD	
11	STAGIROS ROMANOFFIANA	QUEEN PALM	8	15	10	GOOD	
12	STAGIROS ROMANOFFIANA	QUEEN PALM	8	15	10	GOOD	
13	STAGIROS ROMANOFFIANA	QUEEN PALM	8	15	10	GOOD	
14	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	10	10	10	FAIR	
15	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
16	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
17	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
18	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
19	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
20	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
21	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
22	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
23	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
24	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
25	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
26	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
27	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
28	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
29	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
30	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
31	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
32	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
33	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
34	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
35	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
36	DIPIPS LITESCENS	ARCEA PALM	5	25	20	6	GOOD
37	STAGIROS ROMANOFFIANA	QUEEN PALM	8	15	10	GOOD	
38	STAGIROS ROMANOFFIANA	QUEEN PALM	8	15	10	GOOD	
39	STAGIROS ROMANOFFIANA	QUEEN PALM	8	15	10	GOOD	
40	STAGIROS ROMANOFFIANA	QUEEN PALM	8	15	10	GOOD	
41	STAGIROS ROMANOFFIANA	QUEEN PALM	8	15	10	GOOD	
42	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
43	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
44	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
45	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
46	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
47	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
48	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
49	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
50	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
51	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
52	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
53	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
54	STAGIROS ROMANOFFIANA	QUEEN PALM	8	15	10	GOOD	
55	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
56	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
57	DIPIPS LITESCENS	ARCEA PALM	6	25	20	6	GOOD
58	PHOENIX ROSELLII	PINNY DATE PALM	5	5	5	GOOD	
59	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
60	COCOS NUCIFERA	COCONUT PALM	8	25	20	GOOD	
61	COCOS NUCIFERA	COCONUT PALM	8	25	20	GOOD	
62	COCOS NUCIFERA	COCONUT PALM	9	30	25	GOOD	
63	COCOS NUCIFERA	COCONUT PALM	9	30	25	GOOD	
64	COCOS NUCIFERA	COCONUT PALM	9	30	25	GOOD	
65	COCOS NUCIFERA	COCONUT PALM	8	30	20	GOOD	
66	COCOS NUCIFERA	COCONUT PALM	8	25	25	GOOD	
67	COCOS NUCIFERA	COCONUT PALM	8	25	20	GOOD	
68	COCOS NUCIFERA	COCONUT PALM	8	25	20	GOOD	
69	COCOS NUCIFERA	COCONUT PALM	8	25	20	GOOD	
70	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	10	FAIR	
71	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
72	PHYOSPERMA MACARTURII	MACARTHUR PALM	3	4	5	GOOD	
73	PHYOSPERMA MACARTURII	MACARTHUR PALM	3	4	5	GOOD	
74	COCOS NUCIFERA	COCONUT PALM	8	30	25	GOOD	
75	COCOS NUCIFERA	COCONUT PALM	8	30	25	GOOD	
76	COCOS NUCIFERA	COCONUT PALM	8	30	25	GOOD	
77	COCOS NUCIFERA	COCONUT PALM	8	30	25	GOOD	
78	ACROSTICHUM elegans	PARROT PALM	5	8	25	20	GOOD
79	COCOS NUCIFERA	COCONUT PALM	8	30	20	GOOD	
80	COCOS NUCIFERA	COCONUT PALM	8	30	20	GOOD	
81	COCOS NUCIFERA	COCONUT PALM	8	30	20	GOOD	
82	VEITHA MERILLI	CHRISTMAS PALM	7	25	6	POOR	
83	VEITHA MERILLI	CHRISTMAS PALM	7	25	6	POOR	
84	VEITHA MERILLI	CHRISTMAS PALM	7	25	6	POOR	
85	VEITHA MERILLI	CHRISTMAS PALM	7	25	6	POOR	
86	VEITHA MERILLI	CHRISTMAS PALM	7	25	6	POOR	
87	VEITHA MERILLI	CHRISTMAS PALM	7	25	6	POOR	
88	VEITHA MERILLI	CHRISTMAS PALM	7	25	6	POOR	
89	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	10	FAIR	
90	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
91	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	12	10	20	FAIR	
92	WASHINGTONIA FLUTEA	WASHINGTONIA PALM	14	40	20	FAIR	



CERTIFIED TO:
BAY HARBOR HOTEL, LLC
THE CHURCH BY THE SEA, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE

ORDER NO. 9015: REVISED THIS 27th DAY OF JANUARY, 1988 TO SHOW FIRST FLOOR ELEVATIONS.

NATIONAL FLOOD INSURANCE PROGRAM DATA:
THIS PROPERTY LIES IN ZONE "AE",
HAVING A BASE FLOOD ELEVATION OF 9.0' FOR WEST PORTION
AND 10.0' FOR EAST PORTION OF PROPERTY.
SOURCE: "FIRM" (FLOOD INSURANCE RATE MAP)
COMMUNITY NO. 120637
PANEL NO. 0144 L
MAP DATED: SEPT. 11, 2009

EXISTING FIRST FLOOR ELEVATIONS:

BUILDING 1 ELEVATION 5.86'
BUILDING 2 ELEVATION 6.75'
BUILDING 3 ELEVATION 6.80'
BUILDING 4 ELEVATION 6.88'

LEGAL DESCRIPTION:

SURVEY OF LOTS 35, 36 AND 37, OF BLOCK 4, OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA: LYING AND BEING IN THE TOWN OF BAY HARBOR ISLANDS, FLORIDA.

CONTAINING 33,672.61 SQUARE FEET OR 0.7730 ACRES

SURVEYOR'S NOTES:

- ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM, 1929. (N.G.V.D.)
- SOURCE BENCHMARK IS USC & GS, BM. 9-243, LOC. No 2225, BRASS DISK IN SIDEWALK, AT THE SW CORNER OF BRIDGE OVER INDIAN CREEK ON 96th STREET. ELEVATION 11.77 FEET.

SURVEYOR'S CERTIFICATION:

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLATTED UNDER OUR DIRECTION AND THAT THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, UNDER CHAPTER RULE 5-J 17 FLORIDA ADMINISTRATIVE CODE, CHAPTER 472.027 FLORIDA STATUTES. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE REGISTERED LAND SURVEYOR SHOWN HEREON.

A.R. TOUSSAINT & ASSOCIATES, INC.

BY: _____ PRES.
ALBERT R. TOUSSAINT
REGISTERED ENGINEER NO. 8939
REGISTERED SURVEYOR AND MAPPER NO. 907
STATE OF FLORIDA
FLORIDA CERTIFICATE OF AUTHORIZATION LB-273

TREE SURVEY - ON SIDEWALK							
(No)	BOTANICAL NAME	COMMON NAME	# IN CLUSTER	DBH	DAH	SPREAD	CONDITION
11	VEITCHIA MERRILLI	CHRISTMAS PALM	3	8'	20	10	FAIR
12	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	25	7	FAIR
13	VEITCHIA MERRILLI	CHRISTMAS PALM	2	7'	30	10	FAIR
14	VEITCHIA MERRILLI	CHRISTMAS PALM	3	8'	40	10	FAIR
15	VEITCHIA MERRILLI	CHRISTMAS PALM	3	8'	40	10	FAIR
16	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
17	VEITCHIA MERRILLI	CHRISTMAS PALM	3	8'	40	10	FAIR
18	VEITCHIA MERRILLI	CHRISTMAS PALM	3	8'	40	10	FAIR
19	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	30	10	FAIR
20	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
21	VEITCHIA MERRILLI	CHRISTMAS PALM	3	8'	40	10	FAIR
22	VEITCHIA MERRILLI	CHRISTMAS PALM	3	8'	40	10	FAIR
23	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
24	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
25	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
26	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
27	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
28	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
29	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
30	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
31	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
32	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
33	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
34	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
35	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
36	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
37	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
38	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
39	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
40	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
41	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
42	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
43	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
44	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
45	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
46	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
47	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
48	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
49	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
50	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
51	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
52	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
53	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
54	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
55	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
56	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
57	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
58	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
59	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
60	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
61	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
62	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
63	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
64	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
65	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
66	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
67	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
68	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
69	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
70	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
71	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
72	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
73	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
74	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
75	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
76	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
77	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
78	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
79	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
80	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
81	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
82	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
83	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
84	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
85	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
86	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
87	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
88	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
89	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
90	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
91	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
92	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
93	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
94	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
95	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
96	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
97	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
98	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
99	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR
100	VEITCHIA MERRILLI	CHRISTMAS PALM	2	8'	40	10	FAIR

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DESIGN DATA

PROJECT NAME:			
NEW NAME: GRAND BEACH HOTEL - BAY HARBOR			
CONSTRUCTION TYPE: TYPE II			
OCCUPANCY TYPE: HOTEL			
PROPOSED USE: HOTEL			
ADDRESS: 9601 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154			
FLOOD ZONE: A.E. 10			
LOT SIZE:			
150.15' X 242.28' X 153.93' X 207.66' = 33,658 SF (IRREGULAR LOT)			
GROSS LOT AREA:			
33,658 SF = 0.7727 ACRES			
ZONING DESIGNATION:			
RM-1 (LOTS 35 & 36)			
GATEWAY (LOT 37)			
MAXIMUM HEIGHT:			
FROM BASE FLOOD ELEVATION (B.F.E.)		ALLOWED	PROVIDED
		75'	74'-10"
DENSITY - NUMBER OF GUEST ROOMS:			
(0.7727 X 70 ROOMS / ACRE) 0.486 = 54.1 / 0.486 = 111.1		ALLOWED	PROVIDED
* MAX. RESIDENTIAL UNIT DENSITY (SEC. 23-11, B1, 12 - AMENDED 11/12/2013)		111	99
= 70 RESIDENTIAL UNITS (WITH T.D.R.'S) / ACRE = 70 X .7727 = 54 RESIDENTIAL UNITS			
1 HOTEL ROOM = 0.486 RESIDENTIAL UNITS. THEREFORE MAX. RESIDENTIAL UNITS / 0.486 = MAX. HOTEL ROOMS			
*99 (UNITS) - 54 (UNITS) = 45 UNITS			
45 X .486 = 21.87			
22 TDR'S REQUIRED			
MINIMUM GUEST ROOM SIZE:			
		ALLOWED	PROVIDED
		300 SF	388 SF
AVERAGE GUEST ROOM SIZE:			
		ALLOWED	PROVIDED
		340 SF	502 SF
NUMBER OF PARKING SPACES:			
ONE SPACE FOR EACH OF THE FIRST 20 GUEST ROOMS,		REQUIRED	PROVIDED
ONE ADDED SPACE FOR EACH TWO GUEST ROOMS, OR		60	47
FRACTION THEREOF, IN EXCESS OF 20.			
* ADDITIONAL 13 SPACES TO BE APPLIED FOR THROUGH TOWN PARKING TRUST.			
ZONING DATA			
LAND USE DESIGNATION: MEDIUM - HIGH (M-H) DENSITY			
ZONING DISTRICT: EXISTING PUD / GATEWAY (LOT 35) & RM-1 (LOTS 36 & 37)			
TOTAL SITE AREA: 33,658 SF. = 0.772681 ACRES			
BASE FLOOD ELEVATION (B.F.E.) = +10'-0" N.G.V.D.			
PROPOSED FINISHED FLOOR ELEVATION = +10'-0" N.G.V.D.			
AVERAGE ELEVATION @ CROWN OF ROAD [EAST BAY HARBOR DRIVE] = +4.95' N.G.V.D.			
AVERAGE ELEVATION @ CROWN OF ROAD [96TH STREET / KANE CONCOURSE] = +/- 5' N.G.V.D.			
BUILDING SETBACKS			
NOTE: LOTS 35 & 36 IN RM-1 DISTRICT ZONING; LOT 37 IN GATEWAY (G) DISTRICT ZONING.			
REFER TO SHEET A-200 FOR GRAPHIC REPRESENTATION OF SETBACKS			
SIDE / DISTRICT / DIRECTION / ABUTMENT			
FRONT / RM-1 & GATEWAY / WEST / E. BAY HARBOR DR.		TYPE	ALLOWED
		SETBACK (RM-1)	30'-0" (WITH NO STEP BACK)
		SETBACK (GATEWAY)	20'-0"
		STEP BACK (GATEWAY)	2:1 SLOPE AFTER 25' TO 30' MAX. STEP BACK
		UNDERGROUND PARKING	15' FROM 96TH ST. R.O.W.
			COMPLIANT
SIDE / GATEWAY / SOUTH / 96TH STREET (KANE CONCOURSE)		TYPE	ALLOWED
		SETBACK	25'-0" W/ NO STEP BACK
		STEP BACK	2:1 SLOPE AFTER 25'
		POOL DECK	5' FROM PROPERTY LINE
		POOL	5' FROM PROPERTY LINE
		UNDERGROUND PARKING	15' FROM 96TH ST. R.O.W.
			COMPLIANT
SIDE / RM-1 / NORTH / PROPERTY LINE		TYPE	ALLOWED
		SETBACK	10% OF LOT WIDTH (207'-8 5/8")
		STEP BACK	= 20'-9 17/64"
		UNDERGROUND PARKING	3:1 SLOPE AFTER 25'
			COMPLIANT
BACK / RM-1 & GATEWAY / EAST / WATERFRONT (INDIAN CREEK)		TYPE	ALLOWED
		SETBACK	20'-0"
		POOL	5' FROM SEAWALL EDGE
		POOL DECK	5' FROM PROPERTY LINE
		UNDERGROUND PARKING	20' FROM PROPERTY LINE
		WATERWAY (DOCK)	23' FROM PROPERTY LINE
			COMPLIANT
SITE AREAS			
AREA CALCULATION		AREA SF	% REQUIRED
TOTAL GROSS LOT AREA:		33,658 SF	—
LANDSCAPED "GREEN" OPEN SPACE AT GROUND LEVEL		7,115 SF	20% MIN.
per Sec. 23-11, (B-1), (10), Landscape Requirements of Bay Harbor Islands, Florida, Code of Ordinances			21.14%
OPEN SPACE:		14,439 SF	40% MIN.
per Table A, Chapter 18, Section 18A-6C5 of the Miami-Dade County Landscape Code			42.90%
FIRST FLOOR AREA GROSS:		12,104 SF	—
per Sec. 23-1, Definitions, of Bay Harbor Islands, Florida, Code of Ordinances			35.96%

BUILDING AREA CALCULATIONS

INTERIOR FLOOR AREAS - GROSS

STORY	SIZE (GROSS)
PARKING LEVEL:	17,427 SF
LEVEL 1:	12,104 SF
LEVEL 2:	13,096 SF
LEVEL 3:	13,096 SF
LEVEL 4:	12,843 SF
LEVEL 5:	10,870 SF
LEVEL 6:	10,870 SF
LEVEL 7:	8,888 SF
ROOF:	2,501 SF
TOTAL GROSS BUILDING AREA	101,625 SF

LOBBY (GROUND) LEVEL COMMON AREAS

AREAS	SIZE (GROSS)
INTERIOR	
HOTEL LOBBY & CORRIDORS:	3,755 SF
PUBLIC RESTROOMS	395 SF
GYM	906 SF
TOTAL INTERIOR PUBLIC AREA:	5,056 SF

EXTERIOR (EAST & SOUTH SIDES)	SIZE (GROSS)
POOL / SPA WATER AREA:	889 SF
POOL DECK SEATING AREA:	2,688 SF
POOL DECK CIRCULATION / WALKWAYS	2,931 SF
DOCK	2,452 SF
TOTAL EXTERIOR PUBLIC AREA:	8,961 SF

LIST OF BUILDING USES & AREAS

FLOOR AREAS BY CATEGORY - NET

CATEGORY (INTERIOR)	SIZE (NET)
HORIZONTAL CIRCULATION:	11,503 SF
VERTICAL CIRCULATION:	5,745 SF
GUEST UNITS:	46,786 SF
KITCHEN:	511 SF
MECHANICAL:	4,057 SF
OFFICE:	798 SF
PARKING:	13,657 SF
PUBLIC AREAS:	3,040 SF
PUBLIC RESTROOMS:	402 SF
MERCHANTILE / SERVICE:	507 SF
STORAGE:	4,161 SF
TOTAL INSIDE NET BUILDING AREA	91,136 SF

EXTERIOR	SIZE (NET)
UNIT BALCONIES & TERRACES:	16,797 SF
SOUTH PARKING RAMP	551 SF
TOTAL OUTSIDE NET BUILDING AREA	17,338 SF
TOTAL NET FLOOR AREA (INTERIOR & EXTERIOR)	108,474 SF

SEE SCHEDULE ON A-001 FOR DETAILED AREA BREAKDOWN BY CATEGORY.

GUEST ROOM UNIT DATA

UNIT TYPE	TYPE	SIZE (SF)	QUANTITY
STANDARD ROOMS	A	463	39
	A1	463	17
	A2	448	2
	B	463	1
	C	459	9
	D	501	1
	E	746	5
	F	506	1
	G	353	2
	H	504	1
	J	1,402	1
TOTAL STANDARD ROOMS			
81			

ACCESSIBLE ROOMS *	A-SCF	463	5
	A1-SCF	463	1
	C-SCF	459	1
	C1-SCF	459	2
	D-MBT	501	2
	E-SCF	746	1
	F-MCF	506	1
	F-MRS	506	1
	H-MBT	504	2
	H-MRS	381	1
	J-SCF	780	1
TOTAL ACCESSIBLE ROOMS			
18			

*ADA CODE	DESCRIPTION
MBT	MOBILITY UNIT WITH BATH TUB
MRS	MOBILITY UNIT W/ ROLL-IN SHOWER
MCF	MOBILITY UNIT W/ COMMUNICATIONS FEATURES
SCF	STANDARD UNIT W/ COMMUNICATIONS FEATURES

NUMBER OF UNITS PER LEVEL (AS CONFIGURED):

STORY	TYPE	QUANTITY
LEVEL 1	STANDARD ROOMS	3
	ACCESSIBLE ROOMS	0
	LEVEL 1 TOTAL	3
LEVEL 2	STANDARD ROOMS	15
	ACCESSIBLE ROOMS	4
	LEVEL 2 TOTAL	19
LEVEL 3	STANDARD ROOMS	16
	ACCESSIBLE ROOMS	3
	LEVEL 3 TOTAL	19
LEVEL 4	STANDARD ROOMS	16
	ACCESSIBLE ROOMS	3
	LEVEL 4 TOTAL	19
LEVEL 5	STANDARD ROOMS	11
	ACCESSIBLE ROOMS	4
	LEVEL 5 TOTAL	15
LEVEL 6	STANDARD ROOMS	12
	ACCESSIBLE ROOMS	3
	LEVEL 6 TOTAL	15
LEVEL 7	STANDARD ROOMS	8
	ACCESSIBLE ROOMS	1
	LEVEL 7 TOTAL	9
TOTAL UNITS:	STANDARD ROOMS	81
	ACCESSIBLE ROOMS	18
	HOTEL GUEST ROOM TOTAL	99

ACCESSIBLE ROOMS CALCULATIONS AND ASSIGNMENTS

MINIMUM ROOM NUMBER REQUIREMENTS BELOW ARE PER FBC 2010 ACCESSIBILITY CODE TABLES 224.2 AND 224.4.
NUMBER OF GUEST ROOMS IN HOTEL: 99 = AS CONFIGURED
103 = MAXIMUM (IF GYM AND 7TH FLOOR OWNERS SUITE ARE CONVERTED TO SINGLE BAY GUEST UNITS)

LEGEND	ROOM TYPE	REQUIRED*	PROVIDED**	ROOM NUMBERS
MRS	MOBILITY ROOMS WITH ROLL-IN SHOWERS	1	2	224, 502
MBT	MOBILITY ROOMS WITHOUT ROLL-IN SHOWERS (BATH TUBS)	5	5	304, 404, 424", 522, 602
MCF	MOBILITY ROOMS WITH COMMUNICATION FEATURES	1***	1	424"
SCF	STANDARD ROOMS WITH COMMUNICATION FEATURES	12****	12	209, 211, 212, 309, 318, 424", 425, 501, 521, 611, 615, 717
TOTALS		17	18	

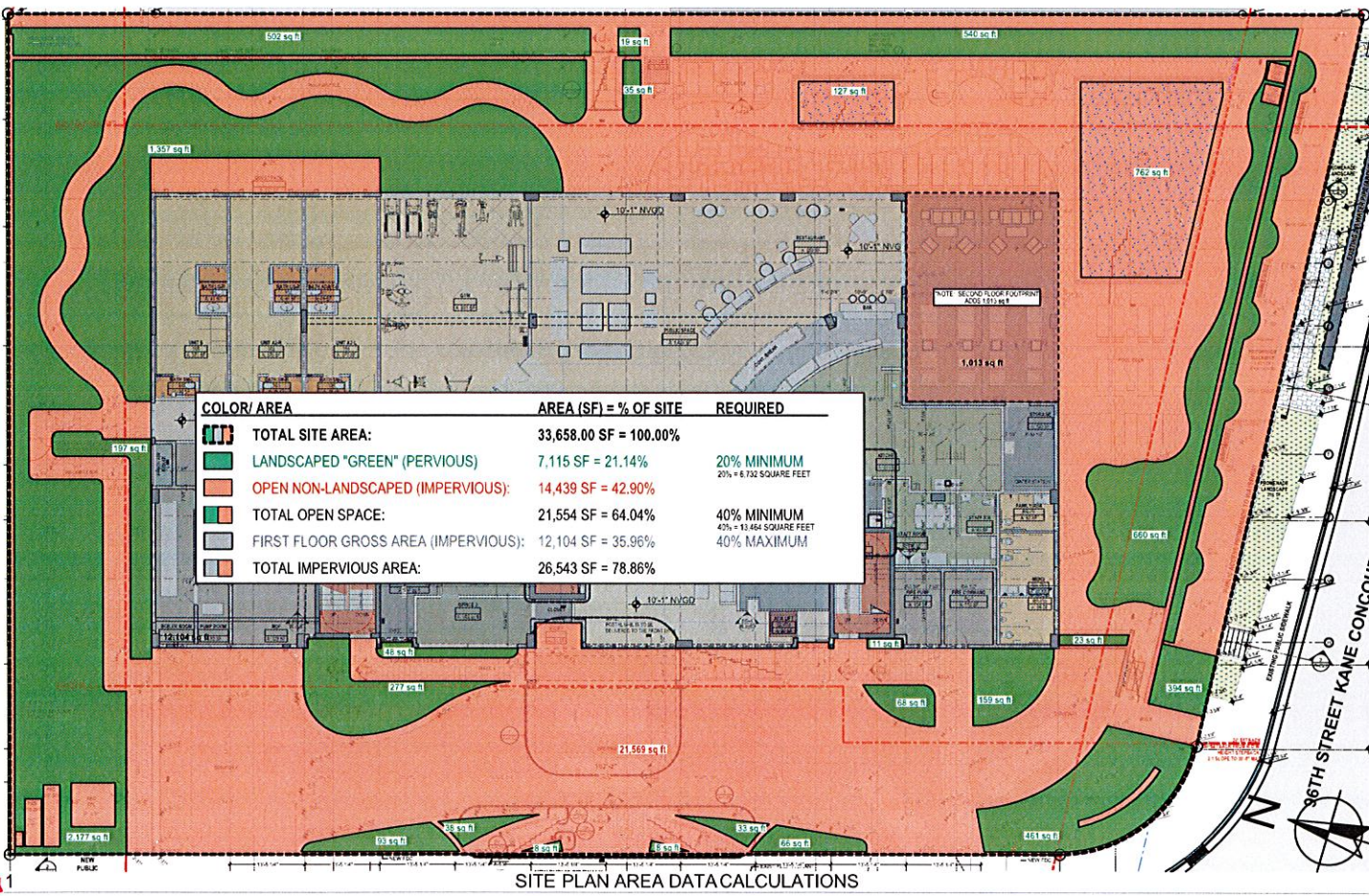
* REQUIRED ACCESSIBLE ROOMS ARE PROVIDED USING AS ROOM COUNT AS CONFIGURED.
** ACCESSIBLE ROOMS PROVIDED USING MAXIMUM POSSIBLE ROOM COUNT.
*** THIS ROOM MUST BE ONE OF THE MRS OR MBT MOBILITY ROOMS.
**** 12 SCF ROOMS ARE REQUIRED, BUT 1 MUST BE OF TYPE MCF.

TABLE 224.2 GUEST ROOMS WITH MOBILITY FEATURES

Minimum Number of Required Rooms Without Roll-in Showers	Minimum Number of Required Rooms With Roll-in Showers	Total Number of Required Rooms	Florida 5%
1 to 25	0	1	See Section 224.2
26 to 50	0	2	
51 to 75	1	4	
76 to 100	1	5	
101 to 150	2	7	
151 to 200	2	8	
201 to 300	3	10	
301 to 400	4	12	
401 to 500	4	13	
501 to 1000	2 percent of total	3 percent of total	
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000	10, plus 1 for each 100, or fraction thereof, over 1000	30, plus 2 for each 100, or fraction thereof, over 1000

TABLE 224.4 GUEST ROOMS WITH COMMUNICATION FEATURES

Total Number of Guest Rooms Provided	Minimum Number of Required Guest Rooms With Communication Features
2 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1000	5 percent of total
1001 and over	50, plus 3 for each 100 over 1000



GRAND BEACH HOTEL BAY HARBOR

9601 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

DEVELOPER

M.B. DEVELOPMENT, L.L.C.
9418 COLLINS AVENUE
SURFSIDE, FL 33154

CIVIL ENGINEER

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17670 N.W. 78TH AVENUE,
HIALEAH, FL 33015

ARCHITECT

CARINO & COMPANY, INC.
1500 BAY ROAD, #618
MIAMI BEACH, FL 33139

LANDSCAPE ARCHITECT

SECTION-L
3821 EL PRADO BOULEVARD,
MIAMI, FL 33133

MEP ENGINEER

UCI ENGINEERING
4247 S.W. 71ST AVENUE,
MIAMI, FL 33155

STRUCTURAL ENGINEER

DE LOS REYES ENGINEERING, INC.
8726 N.W. 26TH ST., SUITES 1 & 2
MIAMI, FL 33172

TRAFFIC ENGINEER

DAVID PLUMMER & ASSOCIATES
1750 PONCE DE LEON BLVD.,
CORAL GABLES, FL 33134

SEAWALL ENGINEER

OCEAN CONSULTING, INC.
340 MINORCA AVENUE, SUITE 7
CORAL GABLES, FL 33134



LEGAL DESCRIPTION:
LOTS 35, 36, & 37, BLOCK 4, OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN THE PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA.

2 PROJECT LOCATION MAP 1" = 200'

PROJECT AMENITIES & NOTES

AMENITY	NOTES
DRIVEWAY (U-SHAPED)	SOUTH ENTRANCE IS ENTRY ONLY (NO EXIT).
INDOOR PARKING FACILITY	47 SPACES TOTAL
VALET PARKING	ALL PARKING IS BY VALET ONLY.
CONCIERGE	
CHECK-IN DESK	
POOL & SPA	SPA HOURS ARE FROM DAWN TO DUSK.
OUTDOOR MUSIC SYSTEM	HOURS ARE FROM DAWN TO DUSK.
BOAT DOCK	12 SLIPS FOR REGISTERED GUESTS OF HOTEL
GYM	FOR REGISTERED GUESTS OF HOTEL
RESTAURANT	FOR REGISTERED GUESTS OF HOTEL
BAR	FOR REGISTERED GUESTS OF HOTEL
GUESTROOMS	99 TOTAL GUEST UNITS.

DEVELOPMENT
9418 Collins Ave.
Surfside, FL 33154
info@mbdevelopment.net

SEAL:

ARCHITECT:
JOHN F. CARINO
AR 96403

CONSULTANT:

CARINO & CO.
REGISTERED PROFESSIONAL ARCHITECTS
1500 BAY ROAD, SUITE 618
MIAMI BEACH, FLORIDA 33139
TEL: 305.673.1111 FAX: 305.673.1112

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

PROJECT DATA

No.	REVISION	DATE
PA21	PA2 Comments	3/14/2015

A-000

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BM Server: BMSEVERK - BM Server\Bay Harbor\Bay Harbor

BUILDING AREAS BY CATAGORY					
CATAGORY	STORY	ZONE NAME	#	AREA (SF)	
Circulation-Horz.	PARKING LEVEL	PARKING RAMP-SOUTH		540.71	
	LOBBY LEVEL	B.O.H. CORR.		199.29	
	LOBBY LEVEL	ELEVATOR LOBBY		905.38	
	LOBBY LEVEL	CORRIDOR		819.11	
	LEVEL 2 - UNITS	CORRIDOR		1,732.68	
	LEVEL 3 - UNITS	CORRIDOR		1,732.68	
	LEVEL 4 - UNITS	CORRIDOR		1,733.19	
	LEVEL 5 - UNITS	CORRIDOR		1,528.40	
	LEVEL 6 - UNITS	CORRIDOR		1,534.29	
	LEVEL 7 - UNITS	CORRIDOR		1,318.08	
				12,043.81 sq ft	
Circulation-Vert.	PARKING LEVEL	ELEVATORS	ELVR1	214.69	
	PARKING LEVEL	SERV. ELEV.	ELVR2	73.11	
	PARKING LEVEL	STAIR 1	STR1	179.69	
	PARKING LEVEL	STAIR 2	STR2	179.69	
	LOBBY LEVEL	ELEVATORS	ELVR1	210.00	
	LOBBY LEVEL	SERV. ELEV.	ELVR2	73.11	
	LOBBY LEVEL	ADA LIFT	ELVR3	23.09	
	LOBBY LEVEL	STAIR 1	STR1	179.69	
	LOBBY LEVEL	STAIR 2	STR2	180.57	
	LEVEL 2 - UNITS	ELEVATORS	ELVR1	210.00	
	LEVEL 2 - UNITS	SERV. ELEV.	ELVR2	73.11	
	LEVEL 2 - UNITS	STAIR 1	STR1	179.69	
	LEVEL 2 - UNITS	STAIR 2	STR2	179.69	
	LEVEL 3 - UNITS	ELEVATORS	ELVR1	210.00	
	LEVEL 3 - UNITS	SERV. ELEV.	ELVR2	73.11	
	LEVEL 3 - UNITS	STAIR 1	STR1	179.69	
	LEVEL 3 - UNITS	STAIR 2	STR2	179.69	
	LEVEL 4 - UNITS	ELEVATORS	ELVR1	210.00	
	LEVEL 4 - UNITS	SERV. ELEV.	ELVR2	73.11	
	LEVEL 4 - UNITS	STAIR 1	STR1	179.69	
	LEVEL 4 - UNITS	STAIR 2	STR2	179.69	
	LEVEL 5 - UNITS	ELEVATORS	ELVR1	210.00	
	LEVEL 5 - UNITS	SERV. ELEV.	ELVR2	73.11	
	LEVEL 5 - UNITS	STAIR 1	STR1	179.69	
	LEVEL 5 - UNITS	STAIR 2	STR2	179.69	
	LEVEL 6 - UNITS	ELEVATORS	ELVR1	210.00	
	LEVEL 6 - UNITS	SERV. ELEV.	ELVR2	73.11	
	LEVEL 6 - UNITS	STAIR 1	STR1	179.69	
	LEVEL 6 - UNITS	STAIR 2	STR2	179.69	
	LEVEL 7 - UNITS	ELEVATORS	ELVR1	210.00	
	LEVEL 7 - UNITS	SERV. ELEV.	ELVR2	73.11	
	LEVEL 7 - UNITS	STAIR 1	STR1	179.69	
	LEVEL 7 - UNITS	STAIR 2	STR2	179.69	
	ROOF	ELEVATORS	ELVR1	210.00	
	ROOF	SERV. ELEV.	ELVR2	73.11	
	ROOF	STAIR 1	STR1	147.10	
	ROOF	STAIR 2	STR2	146.33	
					5,745.12 sq ft
	Guest Balconies	LOBBY LEVEL	GUEST PATIO		257.02
		LEVEL 2 - UNITS	BALCONY	B2-1	1,275.22
LEVEL 2 - UNITS		BALCONY	B2-2	349.77	
LEVEL 2 - UNITS		BALCONY	B2-3	172.00	
LEVEL 2 - UNITS		BALCONY	B2-4	172.00	
LEVEL 2 - UNITS		BALCONY	B2-5	349.77	
LEVEL 3 - UNITS		BALCONY	B3-1	1,290.05	
LEVEL 3 - UNITS		BALCONY	B3-2	349.77	
LEVEL 3 - UNITS		BALCONY	B3-3	171.82	
LEVEL 3 - UNITS		BALCONY	B3-4	171.82	
LEVEL 3 - UNITS		BALCONY	B3-5	347.50	
LEVEL 4 - UNITS		BALCONY	B4-1	1,285.77	
LEVEL 4 - UNITS		BALCONY	B4-2	331.26	
LEVEL 4 - UNITS		BALCONY	B4-3	171.82	
LEVEL 4 - UNITS		BALCONY	B4-4	171.82	
LEVEL 4 - UNITS		BALCONY	B4-5	331.26	
LEVEL 5 - UNITS		BALCONY	B5-1	905.62	
LEVEL 5 - UNITS		BALCONY	B5-2	85.07	
LEVEL 5 - UNITS		BALCONY	B5-3	171.82	
LEVEL 5 - UNITS		BALCONY	B5-4	171.82	
LEVEL 5 - UNITS		BALCONY	B5-5	85.07	
LEVEL 6 - UNITS		BALCONY	B6-1	1,267.68	
LEVEL 6 - UNITS		BALCONY	B6-2	335.34	
LEVEL 6 - UNITS		BALCONY	B6-3	171.82	
LEVEL 6 - UNITS		BALCONY	B6-4	171.82	
LEVEL 6 - UNITS		BALCONY	B6-5	333.07	
LEVEL 7 - UNITS		BALCONY	B7-1	505.66	
LEVEL 7 - UNITS		BALCONY	B7-2	703.48	
LEVEL 7 - UNITS		BALCONY	B7-3	171.82	
LEVEL 7 - UNITS		BALCONY	B7-4	171.82	
LEVEL 7 - UNITS		BALCONY	B7-5	188.29	
					12,638.87 sq ft
Guest Terrace	LEVEL 4 - UNITS	TERRACE	T4-2	40.99	
	LEVEL 4 - UNITS	TERRACE	T4-5	40.99	
	LEVEL 5 - UNITS	TERRACE	T5-1	374.18	
	LEVEL 5 - UNITS	TERRACE	T5-2	374.22	
	LEVEL 5 - UNITS	TERRACE	T5-3	372.93	
	LEVEL 5 - UNITS	TERRACE	T5-4	376.89	
	LEVEL 7 - UNITS	TERRACE	B7T-2	1,119.67	
	LEVEL 7 - UNITS	TERRACE	B7T-5	231.27	
				2,931.14 sq ft	
Guest Unit-Bathroom	LOBBY LEVEL	BATH SM-L	101	28.13	
	LOBBY LEVEL	BATH ADAT-L	101	41.02	
	LOBBY LEVEL	BATH LG-R	103	41.02	
	LOBBY LEVEL	BATH SM-R	103	28.13	
	LOBBY LEVEL	BATH SM-L	105	28.13	
	LOBBY LEVEL	BATH LG-R	105	41.02	
	LEVEL 2 - UNITS	BATH SM-R	201	28.13	
	LEVEL 2 - UNITS	BATH LG-L	201	41.02	
	LEVEL 2 - UNITS	BATH LG-R	202	41.02	
	LEVEL 2 - UNITS	BATH SM-L	202	28.13	
	LEVEL 2 - UNITS	BATH LG-L	203	41.02	
	LEVEL 2 - UNITS	BATH SM-L	203	28.13	
	LEVEL 2 - UNITS	BATH SM-R	204	28.13	
	LEVEL 2 - UNITS	BATH LG-R6	204	41.02	
	LEVEL 2 - UNITS	BATH SM-R	205	28.13	
	LEVEL 2 - UNITS	BATH LG-R	205	41.02	
	LEVEL 2 - UNITS	BATH SM-L	207	28.13	
	LEVEL 2 - UNITS	BATH LG-L	207	43.06	
	LEVEL 2 - UNITS	BATH SM-R CF	209	28.13	
	LEVEL 2 - UNITS	BATH LG-R CF	209	41.02	
	LEVEL 2 - UNITS	BATH SM-L CF	211	28.13	
	LEVEL 2 - UNITS	BATH LG-L CF	211	41.02	
	Circulation-Horz.	LEVEL 2 - UNITS	BATH SM-L CF	212	28.13
		LEVEL 2 - UNITS	BATH SM-L CF	212	28.13
LEVEL 2 - UNITS		BATH LG-LP CF	212	49.62	
LEVEL 2 - UNITS		BATH SM-R	215	28.13	
LEVEL 2 - UNITS		BATH LG-R	215	41.02	
LEVEL 2 - UNITS		BATH SM-L	217	28.13	
LEVEL 2 - UNITS		BATH LG-L	217	41.02	
LEVEL 2 - UNITS		BATH LG-R	218	41.02	
LEVEL 2 - UNITS		BATH SM-R	218	28.13	
LEVEL 2 - UNITS		BATH LG-R	219	41.02	
LEVEL 2 - UNITS		BATH SM-R	219	28.13	
LEVEL 2 - UNITS		BATH SM-L	301	32.82	
LEVEL 3 - UNITS		BATH LG-L	301	41.02	
LEVEL 3 - UNITS		BATH LG-R	302	41.02	
LEVEL 3 - UNITS		BATH SM-L	302	32.83	
LEVEL 3 - UNITS		BATH LG-L	303	41.02	
LEVEL 3 - UNITS		BATH SM-L	303	28.13	
LEVEL 3 - UNITS		BATH SM-R	304	28.13	
LEVEL 3 - UNITS		BATH ADA-T-R	304	68.74	
LEVEL 3 - UNITS		BATH SM-R	305	28.13	
LEVEL 3 - UNITS		BATH LG-R	305	41.02	
LEVEL 3 - UNITS		BATH LG-L	307	41.02	
LEVEL 3 - UNITS		BATH SM-L	307	28.13	
LEVEL 3 - UNITS		BATH SM-R	309	28.13	
LEVEL 3 - UNITS	BATH LG-R CF	309	41.02		
LEVEL 3 - UNITS	BATH SM-L CF	211	28.13		
LEVEL 3 - UNITS	BATH LG-L CF	211	41.02		
Circulation-Vert.	LEVEL 3 - UNITS	BATH LG-L	501	41.02	
	LEVEL 3 - UNITS	BATH SM-L	501	28.13	
	LEVEL 3 - UNITS	BATH ADA-S-R	502	70.81	
	LEVEL 3 - UNITS	BATH SM-R	502	28.13	
	LEVEL 3 - UNITS	BATH LG-R	503	41.02	
	LEVEL 3 - UNITS	BATH SM-L	503	28.13	
	LEVEL 3 - UNITS	BATH LG-L	506	41.02	
	LEVEL 3 - UNITS	BATH SM-L	506	28.13	
	LEVEL 3 - UNITS	BATH LG-R	507	41.02	
	LEVEL 3 - UNITS	BATH SM-R	507	28.13	
	LEVEL 3 - UNITS	BATH LG-L	509	41.02	
	LEVEL 3 - UNITS	BATH SM-L	509	28.13	
	LEVEL 3 - UNITS	BATH SM-L	510	28.13	
	LEVEL 3 - UNITS	BATH SM-R	511	28.13	
	LEVEL 3 - UNITS	BATH LG-R CF	511	41.02	
	LEVEL 3 - UNITS	BATH SM-L CF	512	28.13	
	LEVEL 3 - UNITS	BATH LG-L CF	515	41.02	
	LEVEL 3 - UNITS	BATH LG-L	515	41.02	
	LEVEL 3 - UNITS	BATH SM-L	515	28.13	
	LEVEL 3 - UNITS	BATH LG-R	516	41.02	
	LEVEL 3 - UNITS	BATH SM-R	516	28.13	
	LEVEL 3 - UNITS	BATH LG-R	517	41.02	
	LEVEL 3 - UNITS	BATH SM-R	517	28.13	
	LEVEL 3 - UNITS	BATH LG-L	518	41.02	
LEVEL 3 - UNITS	BATH SM-L	518	28.13		
LEVEL 3 - UNITS	BATH LG-L	519	41.02		
LEVEL 3 - UNITS	BATH SM-L	519	28.13		
LEVEL 3 - UNITS	BATH LG-R CF	521	41.03		
LEVEL 3 - UNITS	BATH SM-L	521	28.13		
LEVEL 3 - UNITS	BATH SM-L	522	28.13		
LEVEL 3 - UNITS	BATH ADA-T-L	522	68.74		
Circulation-Horz.	LEVEL 6 - UNITS	BATH SM-L	601	28.13	
	LEVEL 6 - UNITS	BATH LG-L			

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1. Seascope Club Residences - 9655 E. Bay Harbor Dr.



2. Island Place Residences - 9721 E. Bay Harbor Dr.



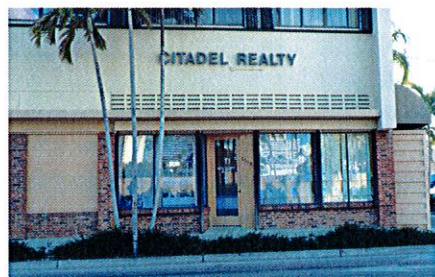
3. 3 Story Residences - 9700 E. Bay Harbor Dr.



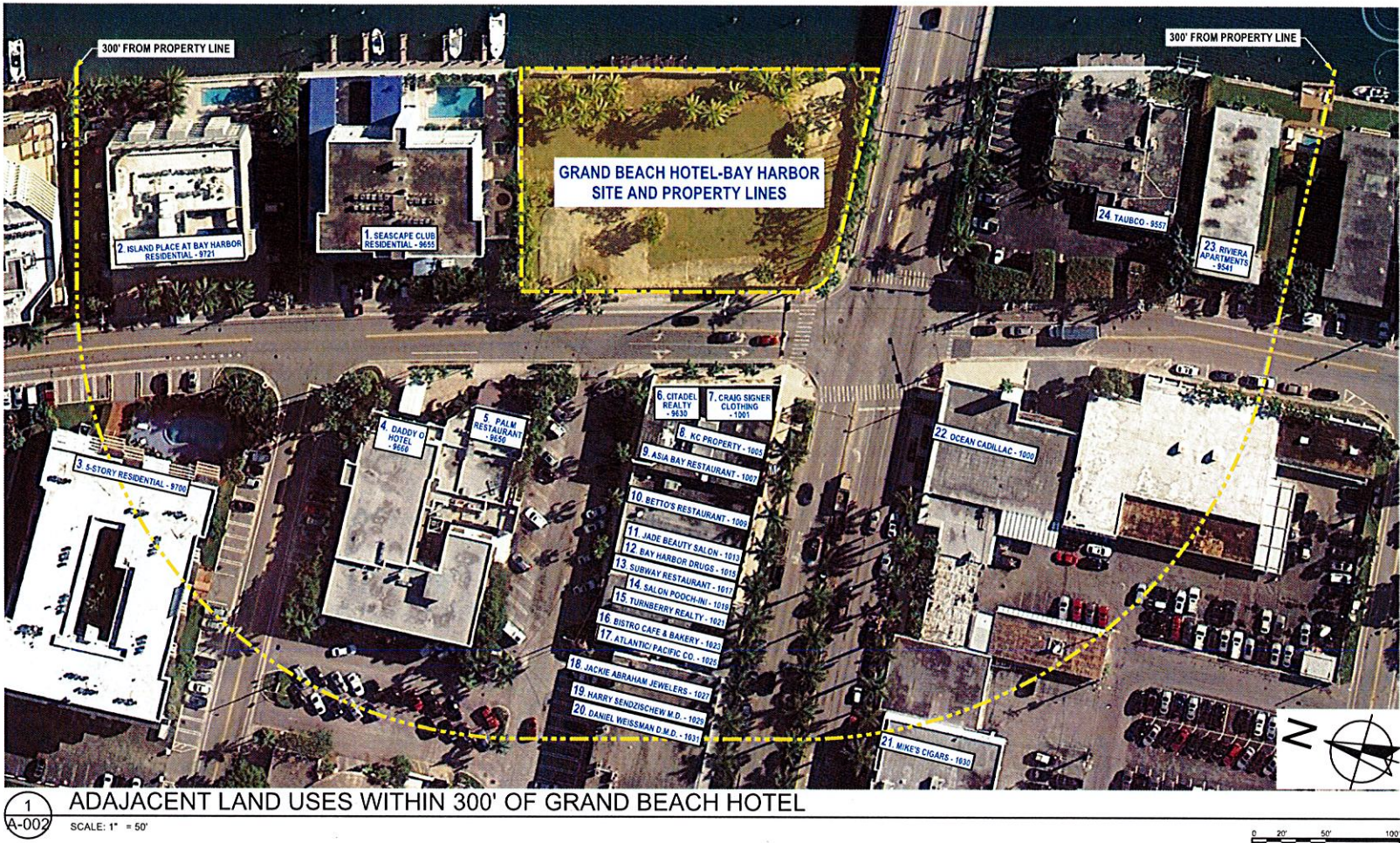
4. Daddy O Hotel - 9660 E. Bay Harbor Dr.



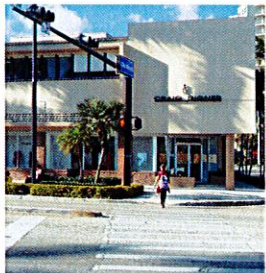
5. Palm Restaurant - 9650 E. Bay Harbor Dr.



6. Citadel Realty - 9630 E. Bay Harbor Dr.



1 A-002 ADAJACENT LAND USES WITHIN 300' OF GRAND BEACH HOTEL
SCALE: 1" = 50'



7. Craig Signer Clothing - 1001 Kane Concourse



10. Betto's Restaurant - 1009 Kane Concourse



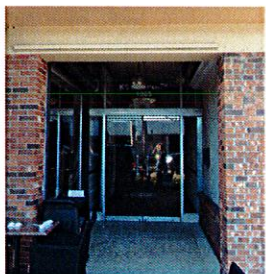
13. Subway Restaurant - 1017 Kane Concourse



16. Bistro Cafe and Bakery - 1023 Kane Concourse



22. Ocean Cadillac - 1000 Kane Concourse



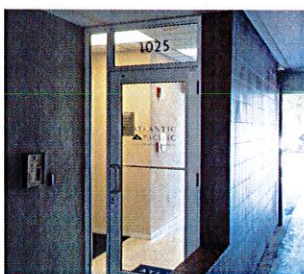
8. KC Property - 1005 Kane Concourse



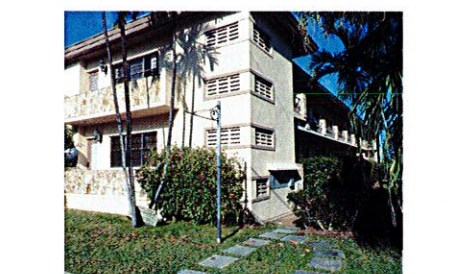
11. Jade Beauty Salon - 1013 Kane Concourse



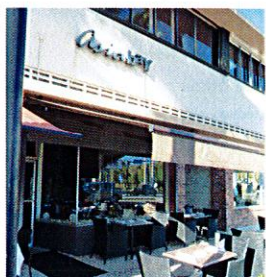
14. Salon Pooch-Ini - 1019 Kane Concourse



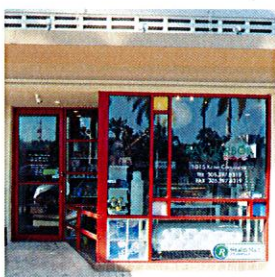
17. Atlantic Pacific Company - 1025 Kane Concourse



23. Riviera Apartments - 9541 E. Bay Harbor Dr.



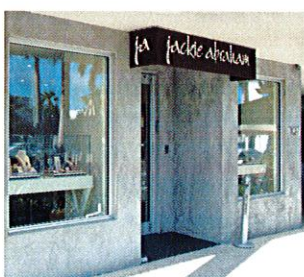
9. Asia Bay Restaurant - 1007 Kane Concourse



12. Bay Harbor Drugs - 1015 Kane Concourse



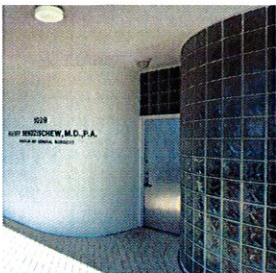
15. Turnberry Realty - 1021 Kane Concourse



18. Jackie Abraham Jewelers - 1027 Kane Concourse



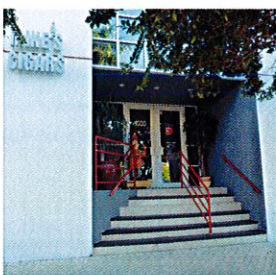
24. TAUBCO - 9557 E. Bay Harbor Dr.



19. Harry Sendzischew M.D. - 1029 Kane Concourse



20. Daniel Weissman D.M.D. - 1031 Kane Concourse



21. Mike's Cigars - 1030 Kane Concourse

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GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

ADJACENT LAND USES

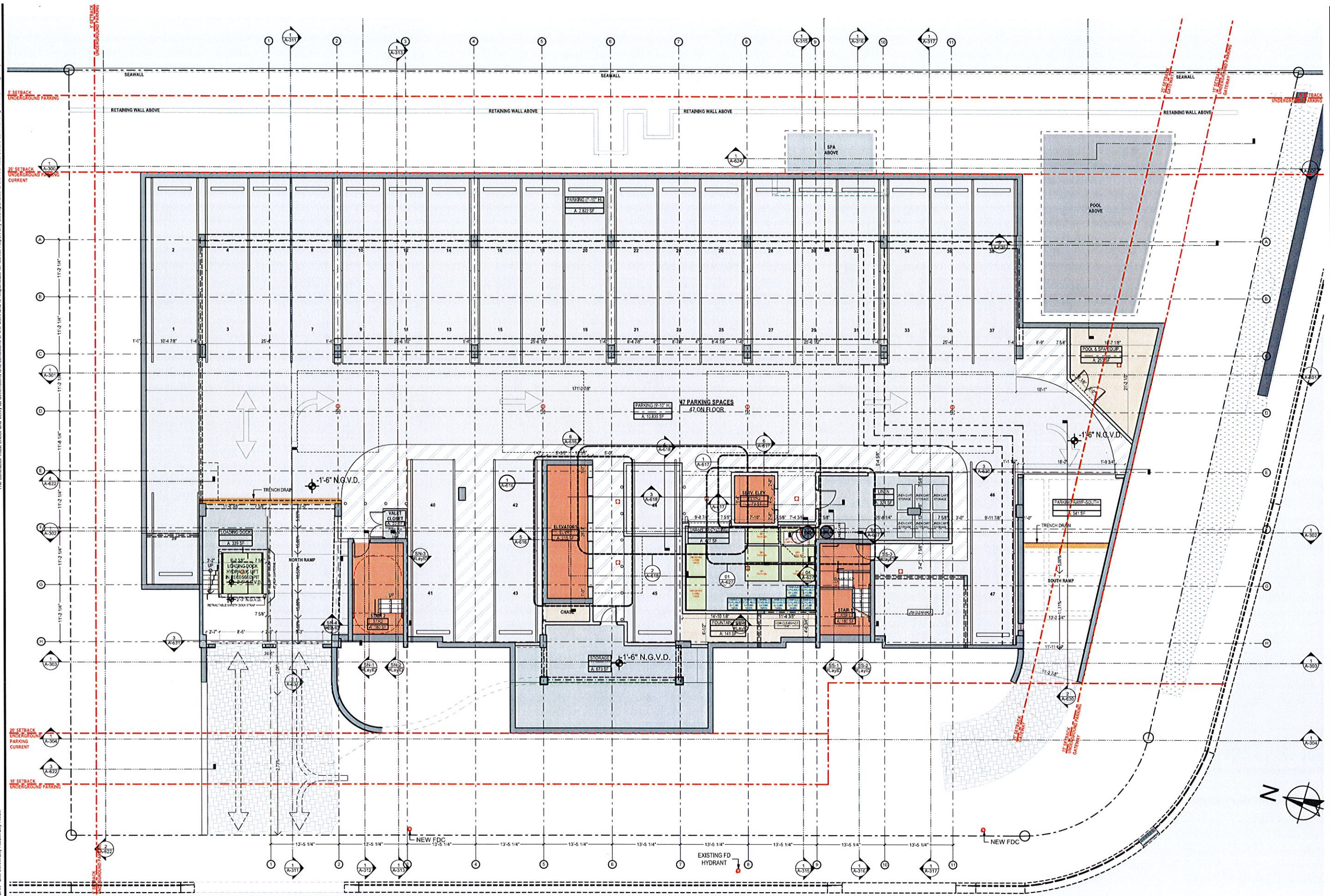
No. REVISION DATE

A-002

PROJECT DATA

R. DATE 7/14/2015

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

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9418 Collins Ave.
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AR 96403

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Miami, FL 33136
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Fax: (305) 571-1112
www.carinoandco.com

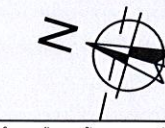
GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

LOWER LEVEL - GARAGE

No. REVISION DATE

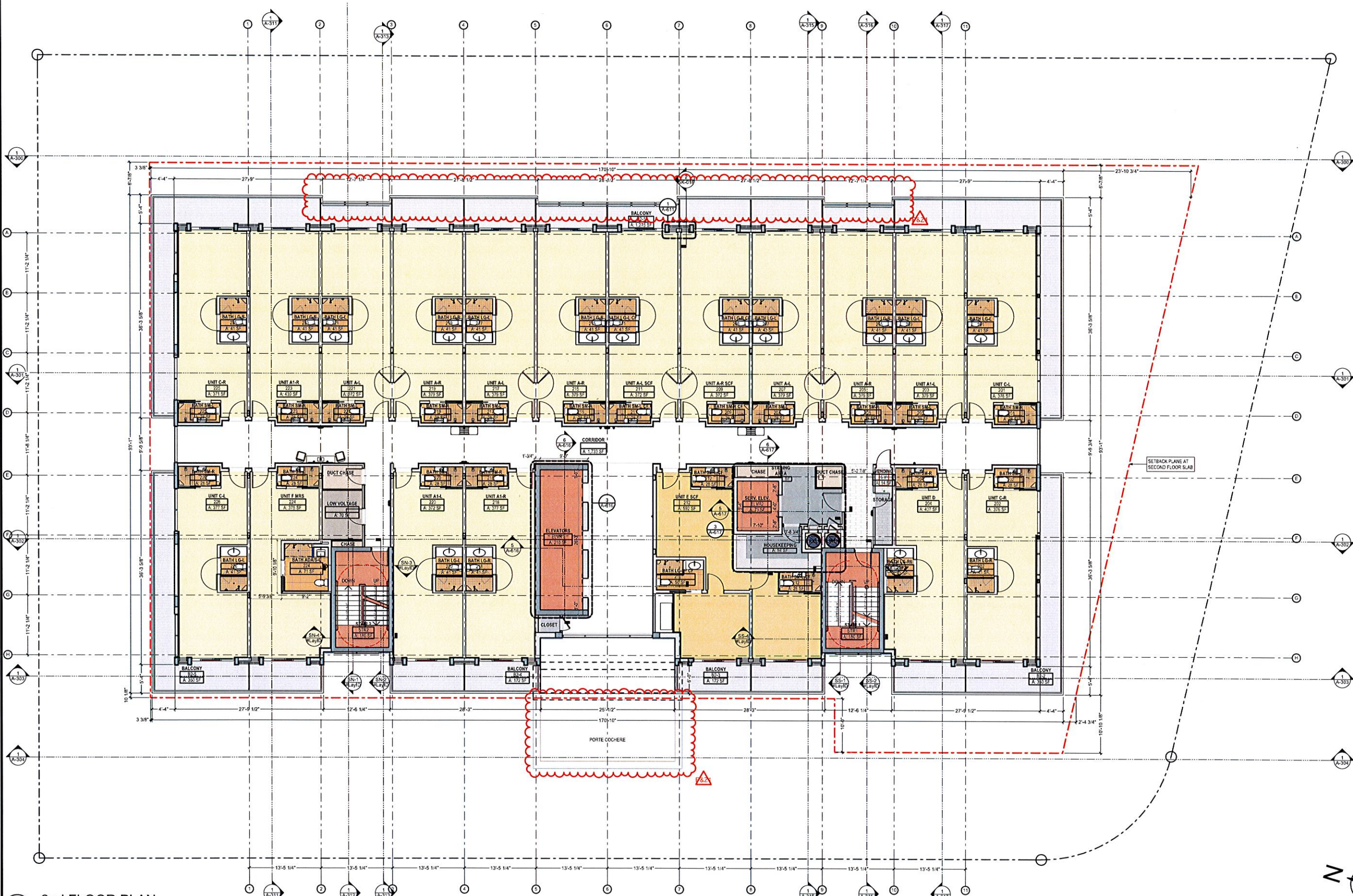
A-100

PLANS
DATE
7/14/2015



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2nd FLOOR PLAN

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

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FL 33154

LEVEL 2 - UNITS

No.	REVISION	DATE
PA21	PA2 Comments	7/14/2015

A-102

PLANS

DATE
7/14/2015

DEVELOPMENT
9601 E Bay Harbor Ave.
Surfside, FL 33154
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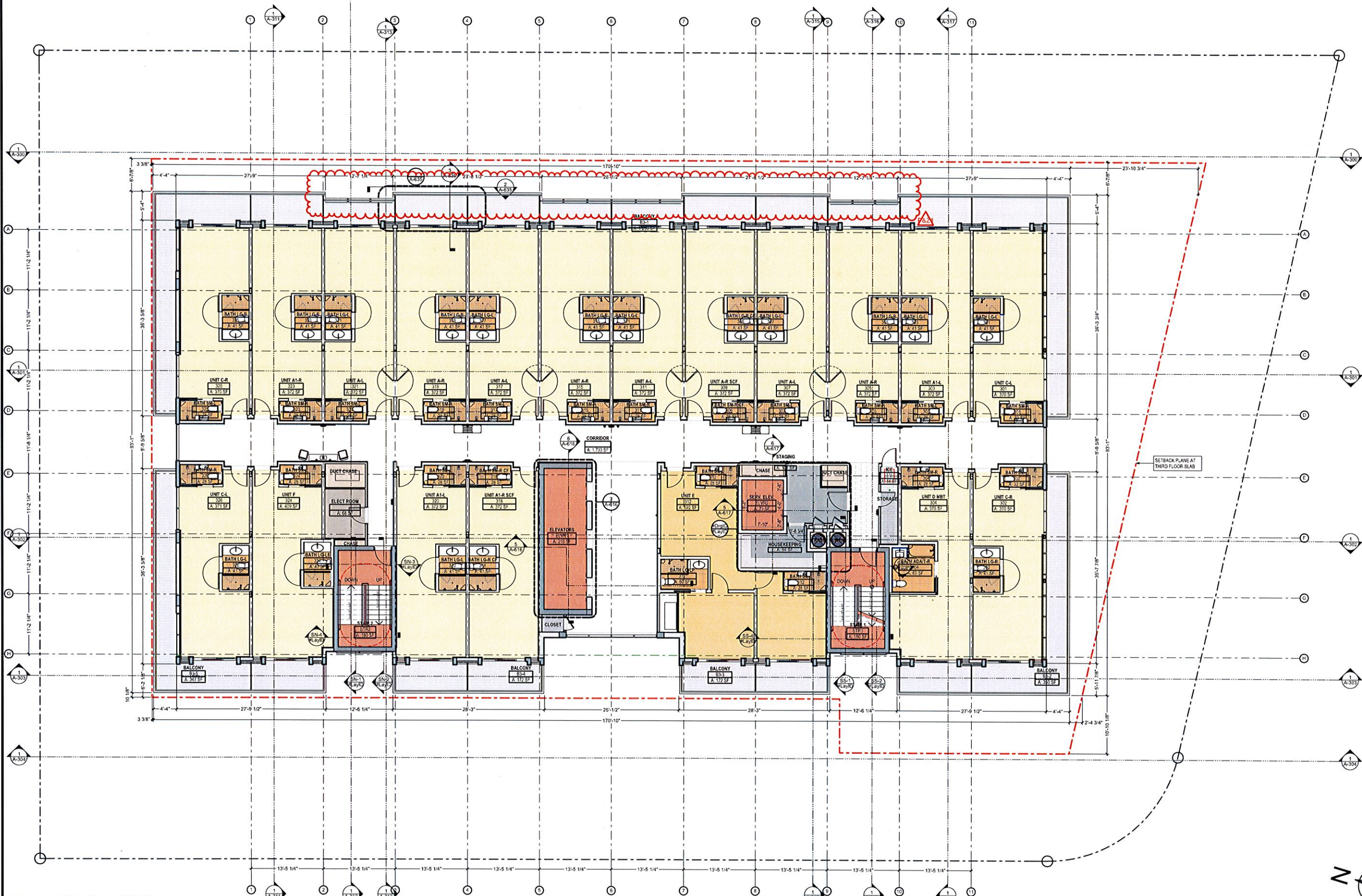
ARCHITECT:
JOHN F. CARINO
AR 96403

CONSULTANT:



BM Server: BMSERVER - BM ServerBay HarborBay Harbor

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1 LEVEL 3 - UNITS
SCALE: 1/8" = 1'-0"

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GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

LEVEL 3 - UNITS

No.	REVISION	DATE
PA21	PA2 Comments	1/14/2015

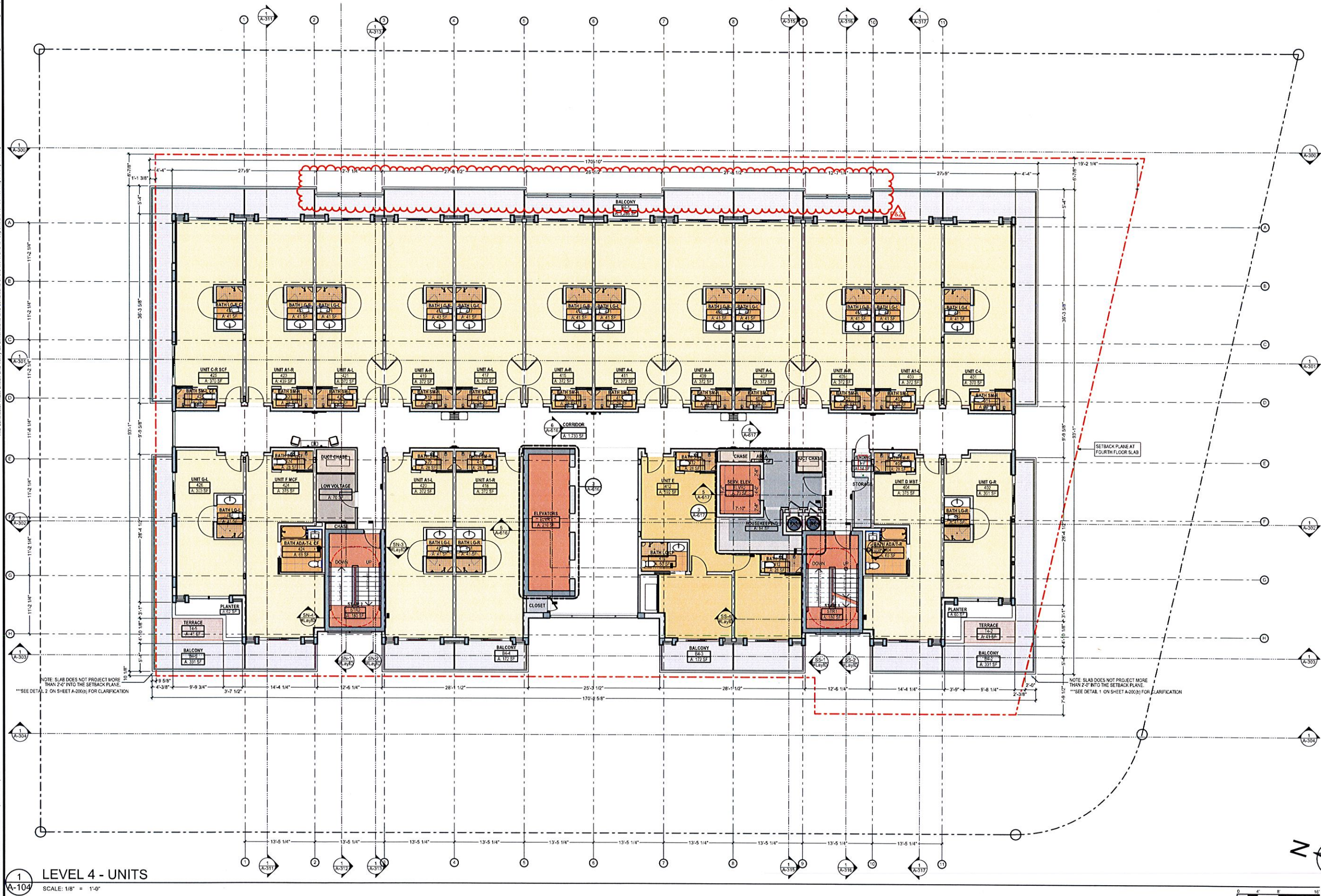
A-103

PLANS

R. DATE 7/14/2015

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BM Survey: BMSURVEY - BM Survey/Bay Harbor/Bay Harbor



1
A-104
LEVEL 4 - UNITS
SCALE: 1/8" = 1'-0"



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SEAL:

PROJECT:
GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

DATE:
7/14/2015

LEVEL 4 - UNITS

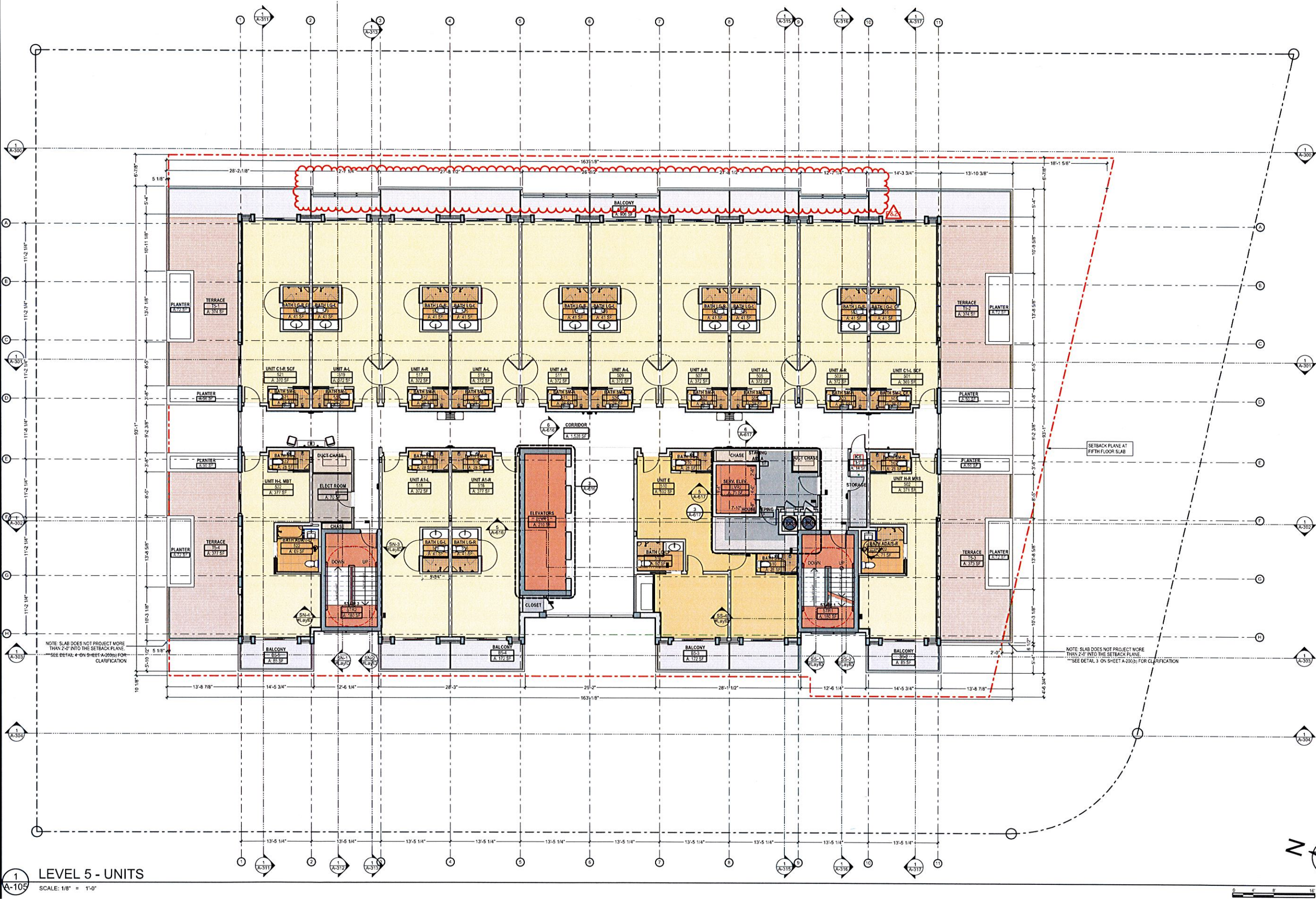
A-104

PLANS

R.

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BM Survey: BMSERVEX - BIM Survey/Bay Harbor/Bay Harbor



LEVEL 5 - UNITS

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

GRAND BEACH HOTEL BAY HARBOR 9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS, FL 33154

LEVEL 5 - UNITS

No.	REVISION	DATE
PA21	PA2 Comments	7/14/2015

A-105

PLANS

DATE
7/14/2015

SEAL
ARCHITECT
JOHN F. CARINO
AR 76403

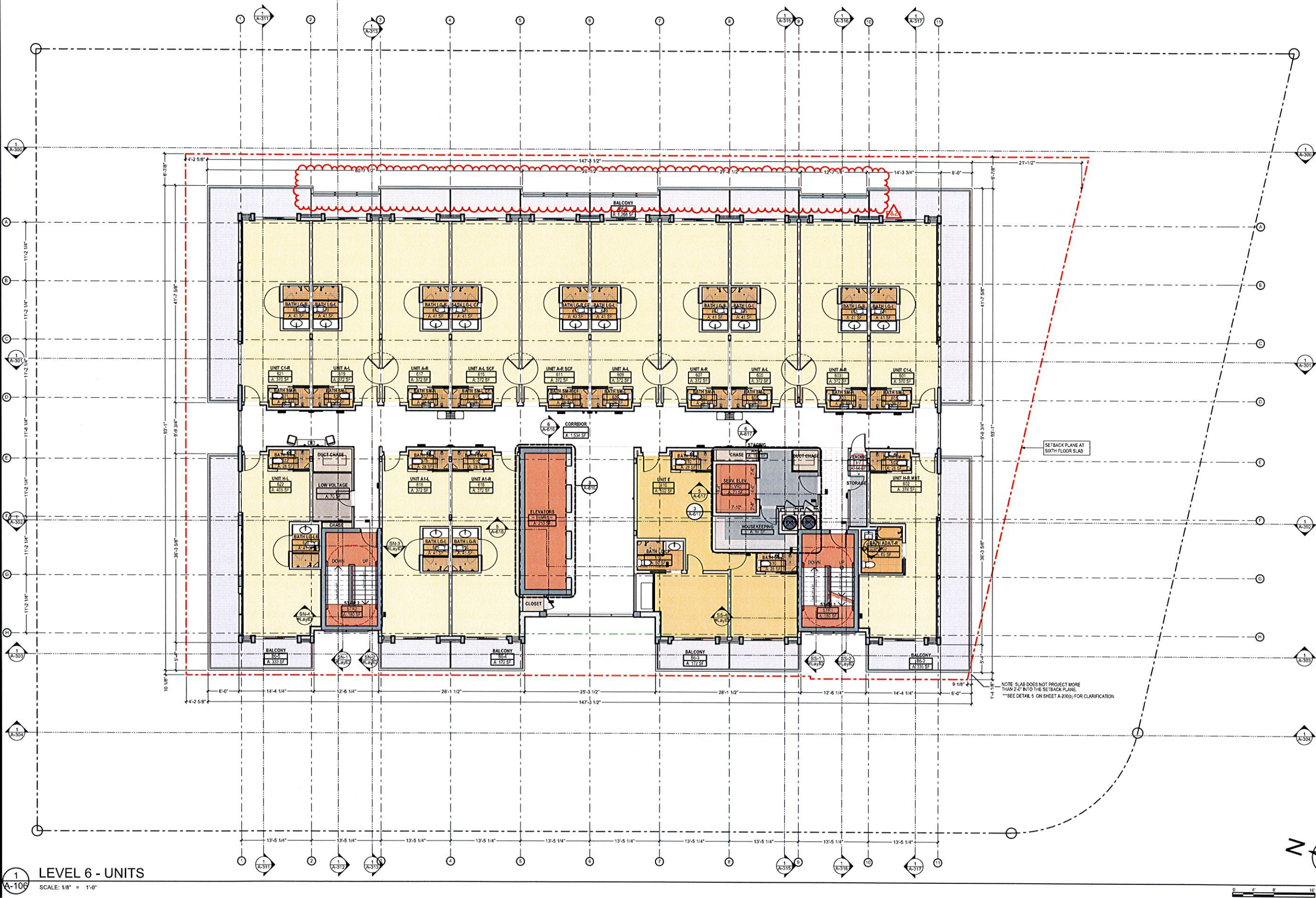
CONSULTANT:



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BM Survey: BUISERVEX - BM Survey/Bay Harbor/Bay Harbor



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No.	REVISION	DATE
P&T1	P&T Comments	7/14/2015

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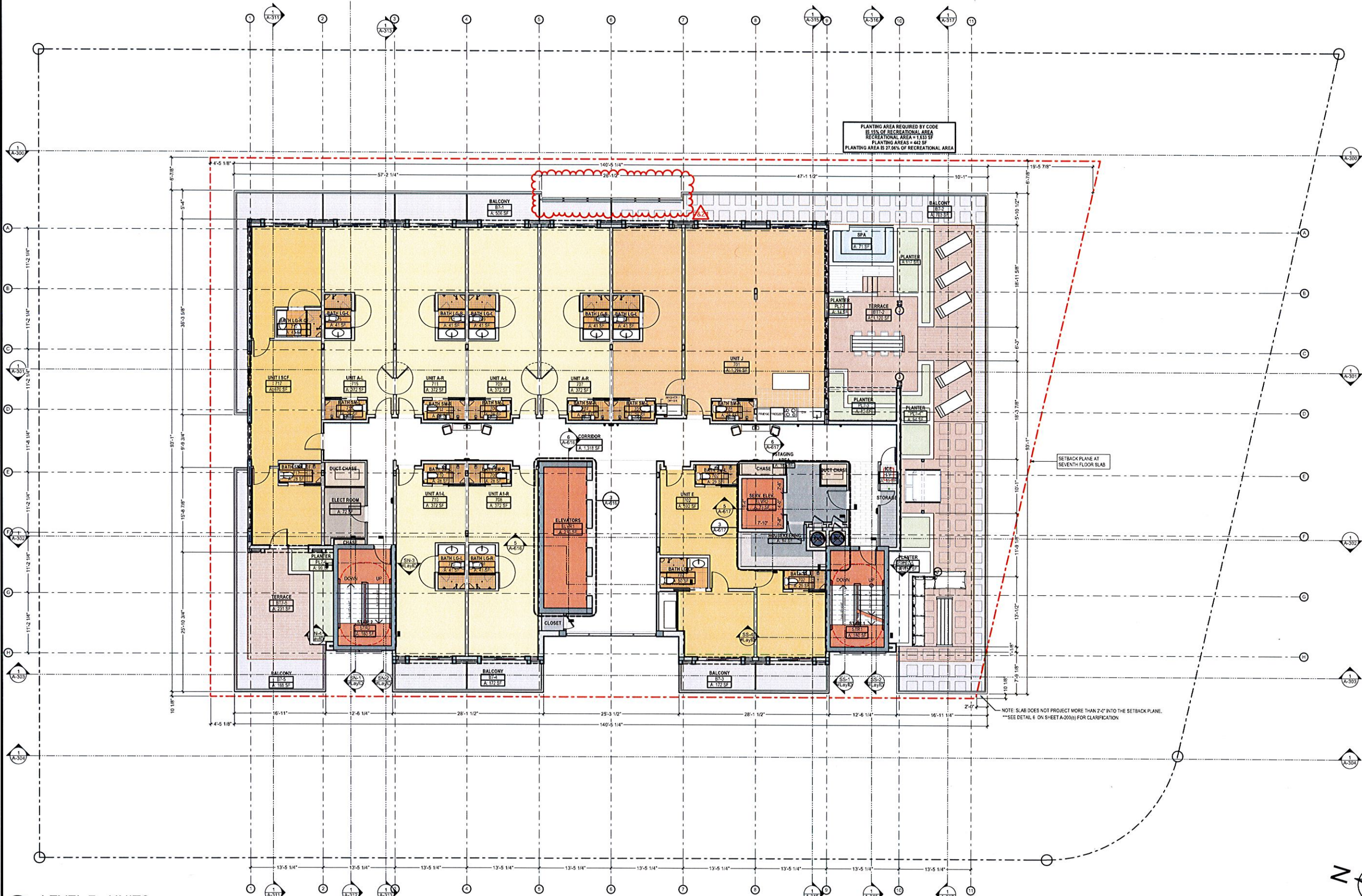
A-106

PLANS
DATE
7/14/2015

LEVEL 6 - UNITS

BM Server: BIMSERVERX - BIM Server\Bay Harbor\Bay Harbor

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PLANTING AREA REQUIRED BY CODE
IS 15% OF RECREATIONAL AREA
RECREATIONAL AREA 1,133 SF
PLANTING AREAS 140 SF
PLANTING AREA IS 27.36% OF RECREATIONAL AREA

NOTE: SLAB DOES NOT PROJECT MORE THAN 2'-0" INTO THE SETBACK PLANE.
***SEE DETAIL 6 ON SHEET A-200(b) FOR CLARIFICATION

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

LEVEL 7 - UNITS

No. REVISION DATE
P&Z1 P&Z Comments 3/14/2015

A-107

PLANS

DATE
7/14/2015

ARCHITECT
JOHN F. CARINO
AR 96403

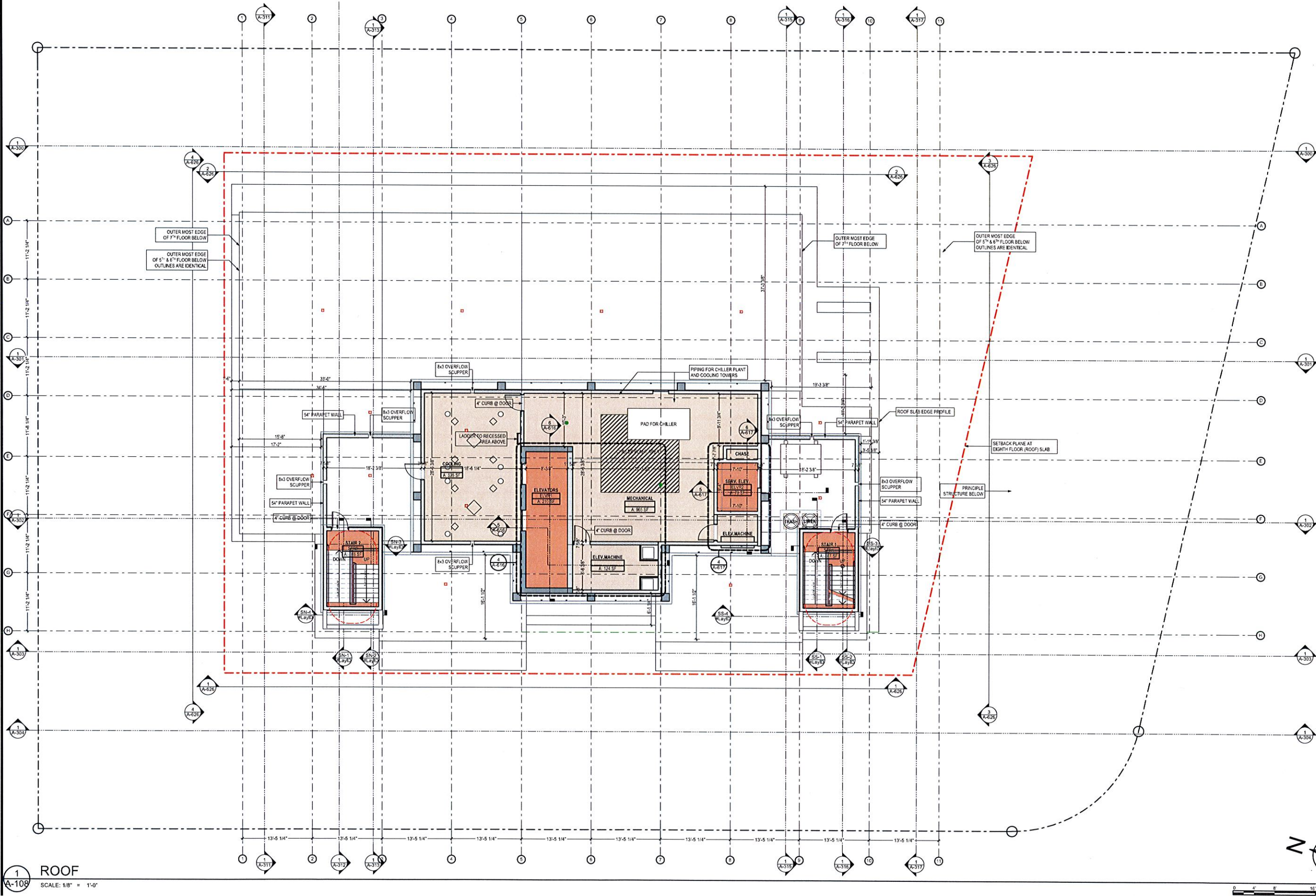
CONSULTANT:



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FL 33154

LEVEL 8 - ROOF

No. REVISION DATE

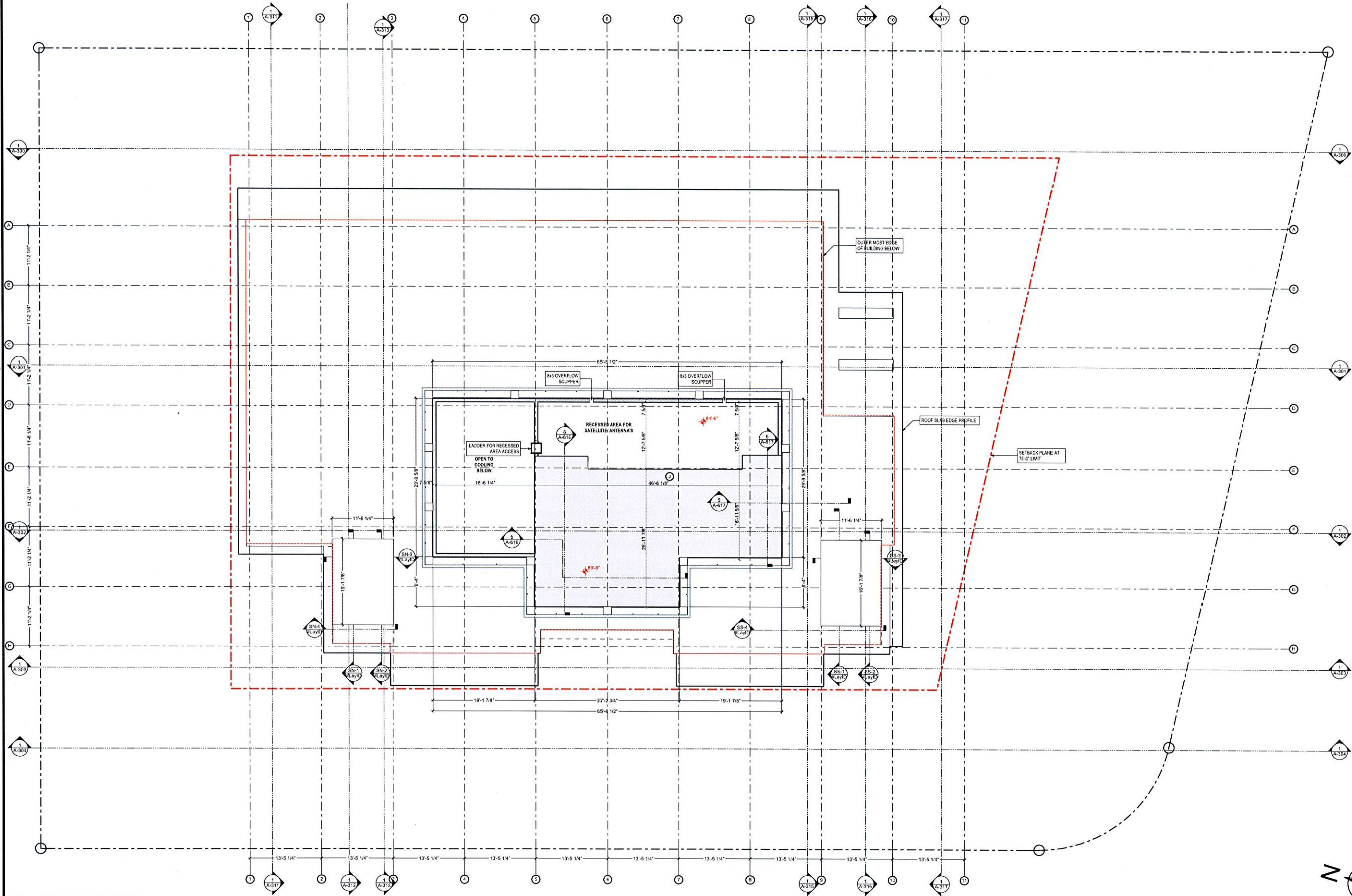
A-108

PLANS

R. DATE 7/14/2015

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BM Survey: BMSERVEX - BM ServerBay HarborBay Harbor



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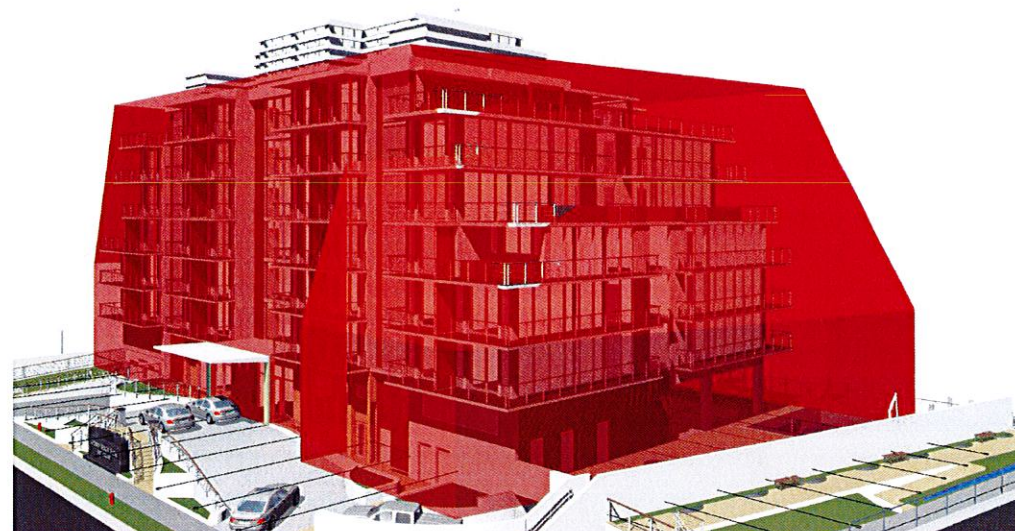
No.	REVISION	DATE
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A-109
PLANS
DATE
7/14/2015

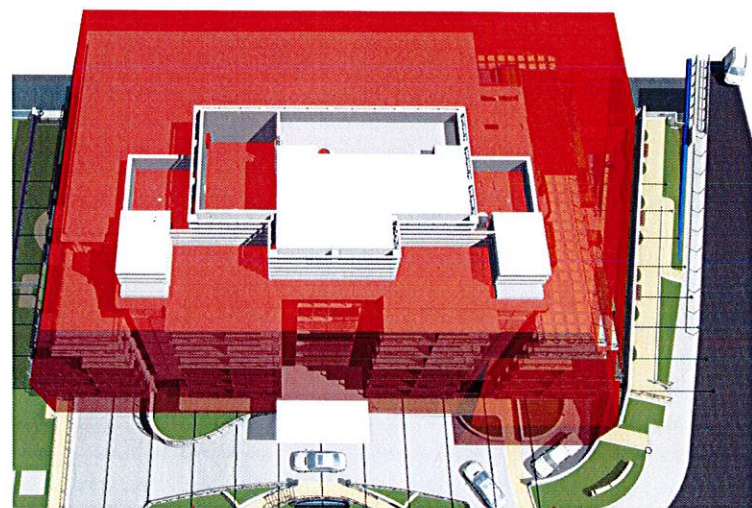
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1 NW PERSPECTIVE



2 SW PERSPECTIVE

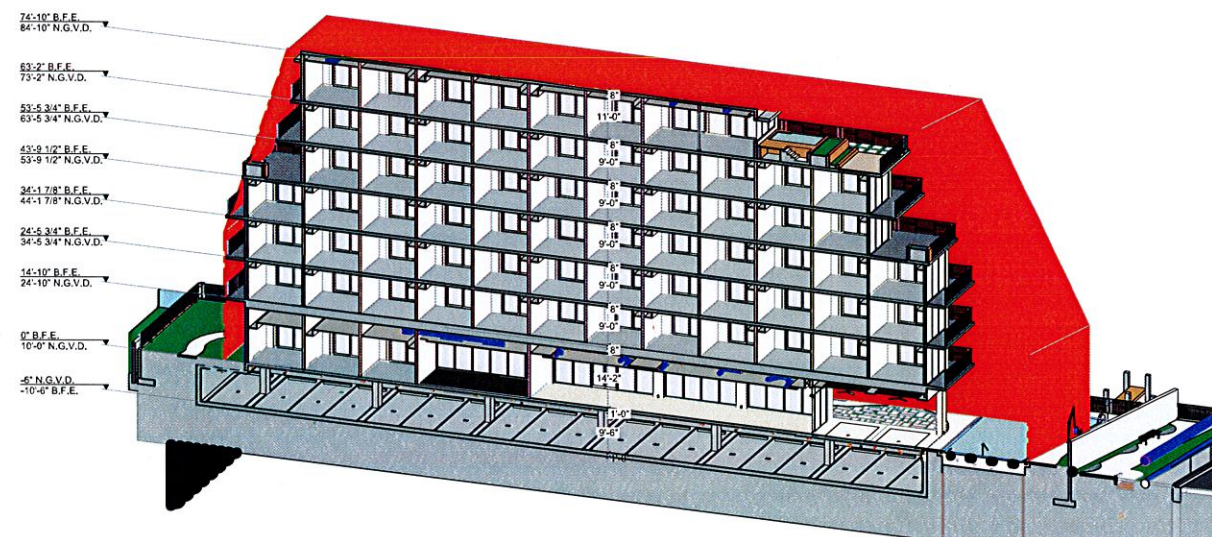


3 BIRDS-EYE PERSPECTIVE

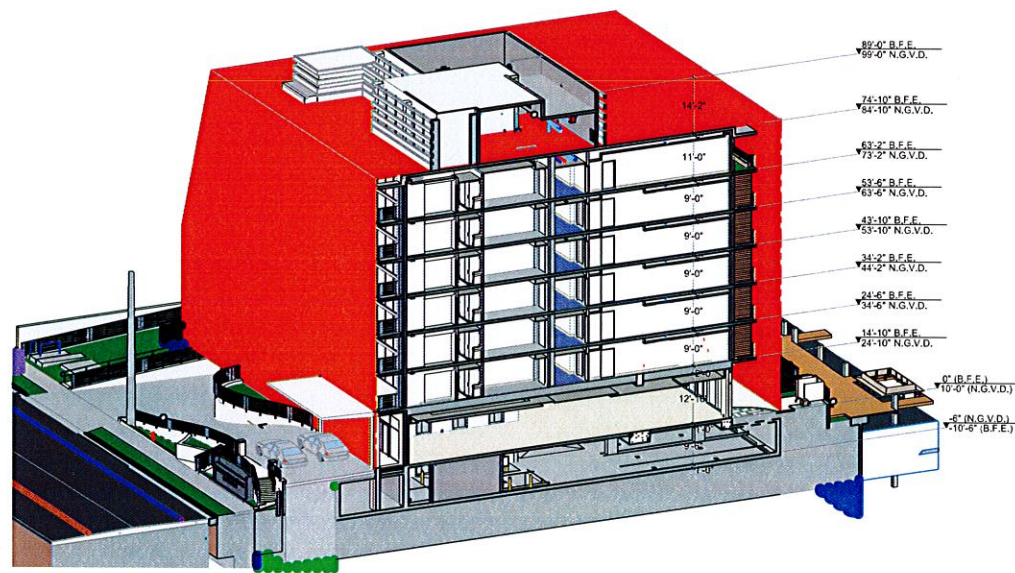
NOTE:
NO PROTRUSION EXCEEDS 2'-0" IN LENGTH.



4 NE PERSPECTIVE



5 NORTH TO SOUTH SECTION



6 WEST TO EAST SECTION



Architect:
JOHN K. CARINO
AR 96403

CONSULTANT



GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

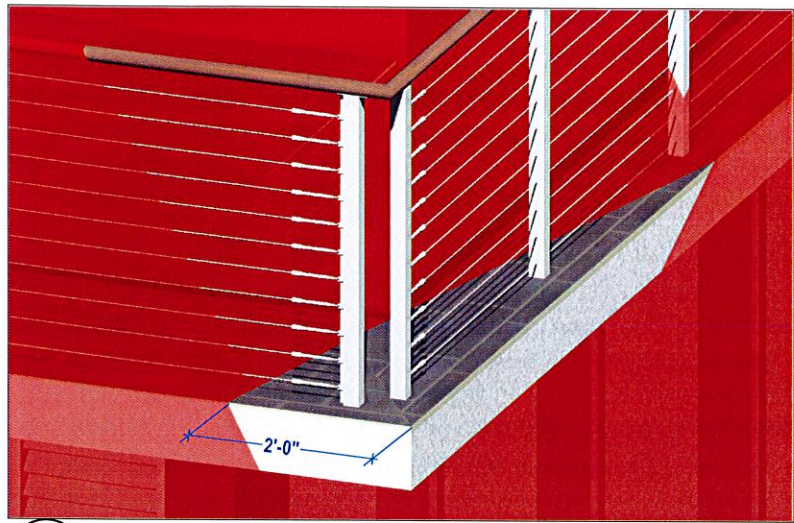
BUILDING SETBACK PLANES

No.	REVISION	DATE
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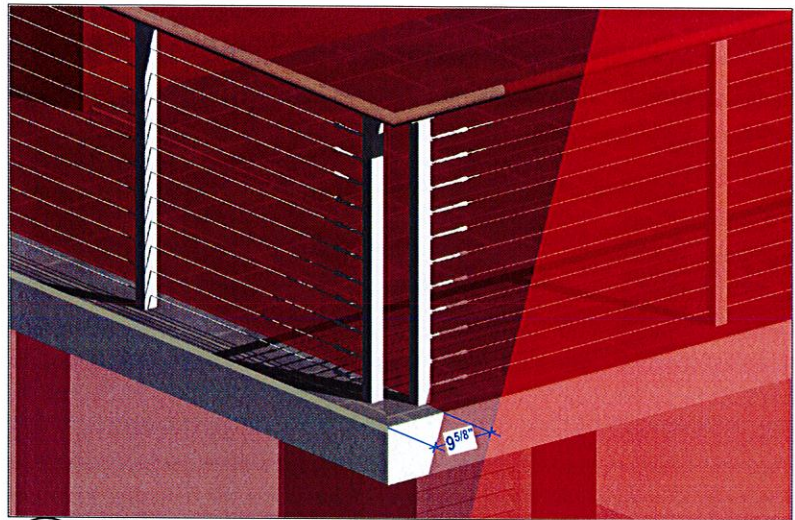
A-200(a)

ELEVATIONS

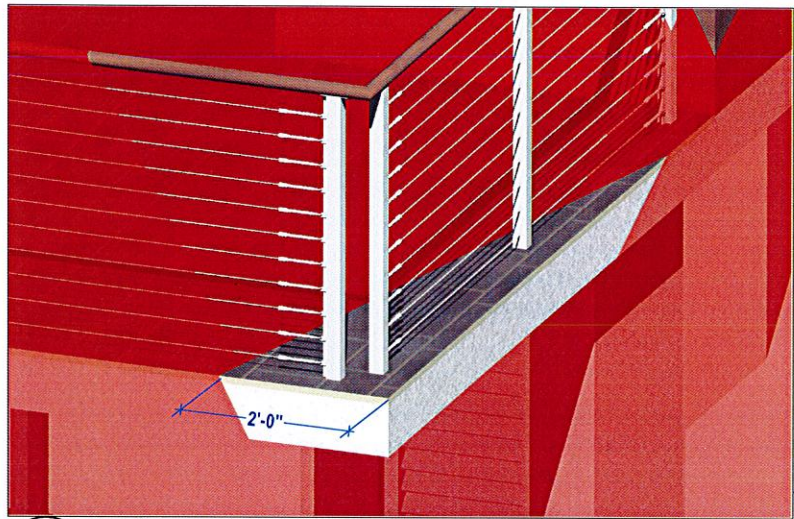
R. DATE 7/14/2015



1 LEVEL 4 - SOUTH ELEVATION
A-200(b)



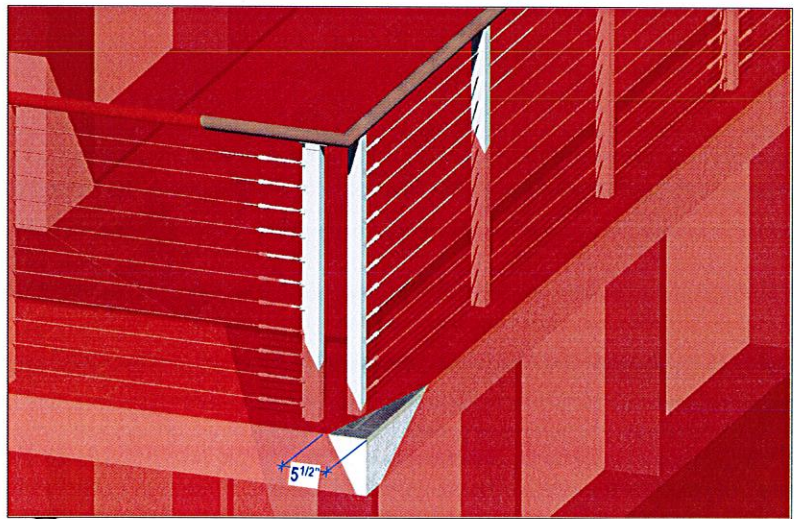
2 LEVEL 4 - NORTH ELEVATION
A-200(b)



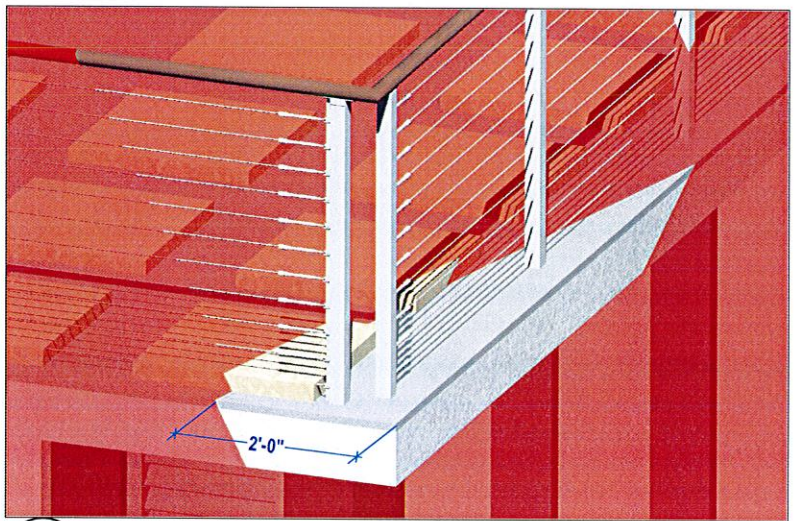
3 LEVEL 5 - SOUTH ELEVATION
A-200(b)



4 LEVEL 5 - NORTH ELEVATION
A-200(b)



5 LEVEL 6 - SOUTH ELEVATION
A-200(b)



6 LEVEL 7 - SOUTH ELEVATION
A-200(b)

MB DEVELOPMENT

Drawing Revision Narrative-Bay Harbor

TO: The Town of Bay Harbor
From: John Carino, R.A. - Carino & Company
PROJECT: Grand Beach Hotel - Bay Harbor
Date of Comments: 07-07-2015

DISCIPLINE P&Z Comment Responses

COMMENTS	DESCRIPTION
Comment 1	Can benches be added to the public promenade.
Response:	Benches have been added to the plans.
Comment 2	Work on the garage doors and 2 large louvers on West façade.
Response:	Garage doors drawings have been updated to better reflect the actual doors to be installed. The large louver on the north side has been completely removed. The large louver on the south side had been concealed by additional landscaping.
Comment 3	Review East elevation and try to break up the flat façade by adding some type of articulation..
Response	Some balconies have been recessed and new planters added on balcony edge.

General	Line weights have been reduced for better clarity on 11x17 printed sheets
REVISED SHEET.	DESCRIPTION
A-000	Small adjustments to sq' of Building Uses and Areas.
A-101	Pathway adjustment by garage to fit new landscaping vines, port cochere adjustment meeting the 25' width, south planter added landscaping, and benches were added to public promenade.
A-102	Balcony recesses with planters on East façade and port cochere adjustment meeting the 25' width.
A-103	Balcony recesses with planters on East façade.
A-104	Balcony recesses with planters on East façade.
A-105	Balcony recesses with planters on East façade.
A-106	Balcony recesses with planters on East façade.
A-107	Balcony recesses with planters on East façade.
A-201	North louver above garage door has been removed and port cochere adjustment meeting the 25' width.
A-202	Small louver added for fresh air circulation
A-203	Balcony recesses with planters on East façade.
A-312	Balcony recesses with planters on East façade.
A-629	Benches added to public promenade
A-702	Benches added to public promenade
L-302	Vines added to the north by the garage and additional sago palms added in south planter
L-303	Balcony recesses with planters on East façade.
L-304	Balcony recesses with planters on East façade.
L-305	Balcony recesses with planters on East façade.
L-306	Balcony recesses with planters on East façade.
L-307	Balcony recesses with planters on East façade.
L-308	Balcony recesses with planters on East façade.
L-309	Additional sago palms added in south planter
L-310	Vines added to the north by the garage and additional sago palms added in south planter
L-313	Balcony recesses with planters on East façade.

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BM Survey: BMSEVEREX - BM Survey/Bay Harbor/Bay Harbor



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AR 96403

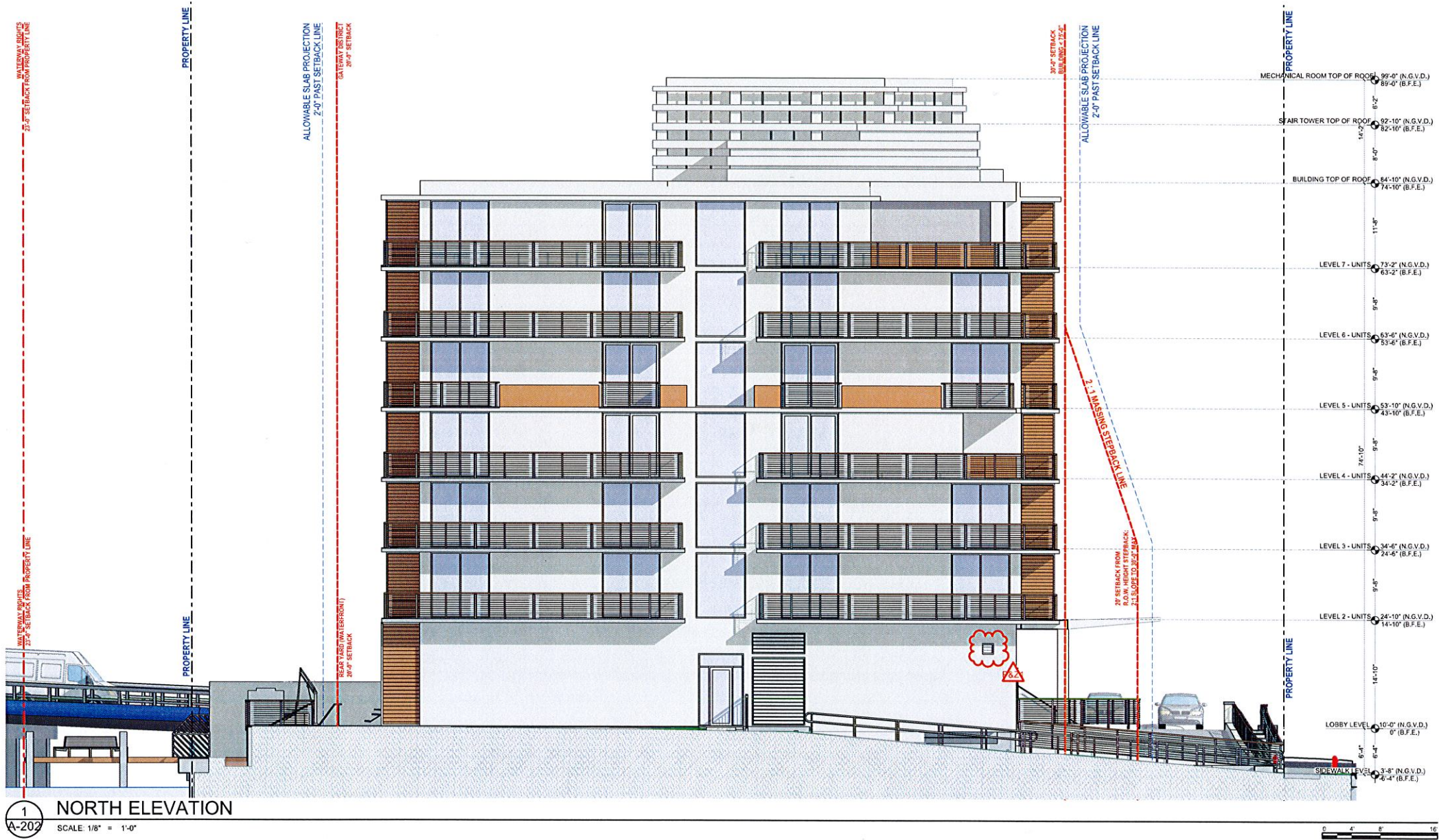
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9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

No. REVISION DATE
P&Z1 P&Z Comments 7/14/2015

A-201

ELEVATIONS
DATE 7/14/2015



GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

NORTH ELEVATION

No.	REVISION	DATE
PL21	PL2 Comments	7/14/2015

A-202

ELEVATIONS

R. DATE 7/14/2015

ARCHITECT
JOHN F. CARINO
AR 76403

CONSULTANT:



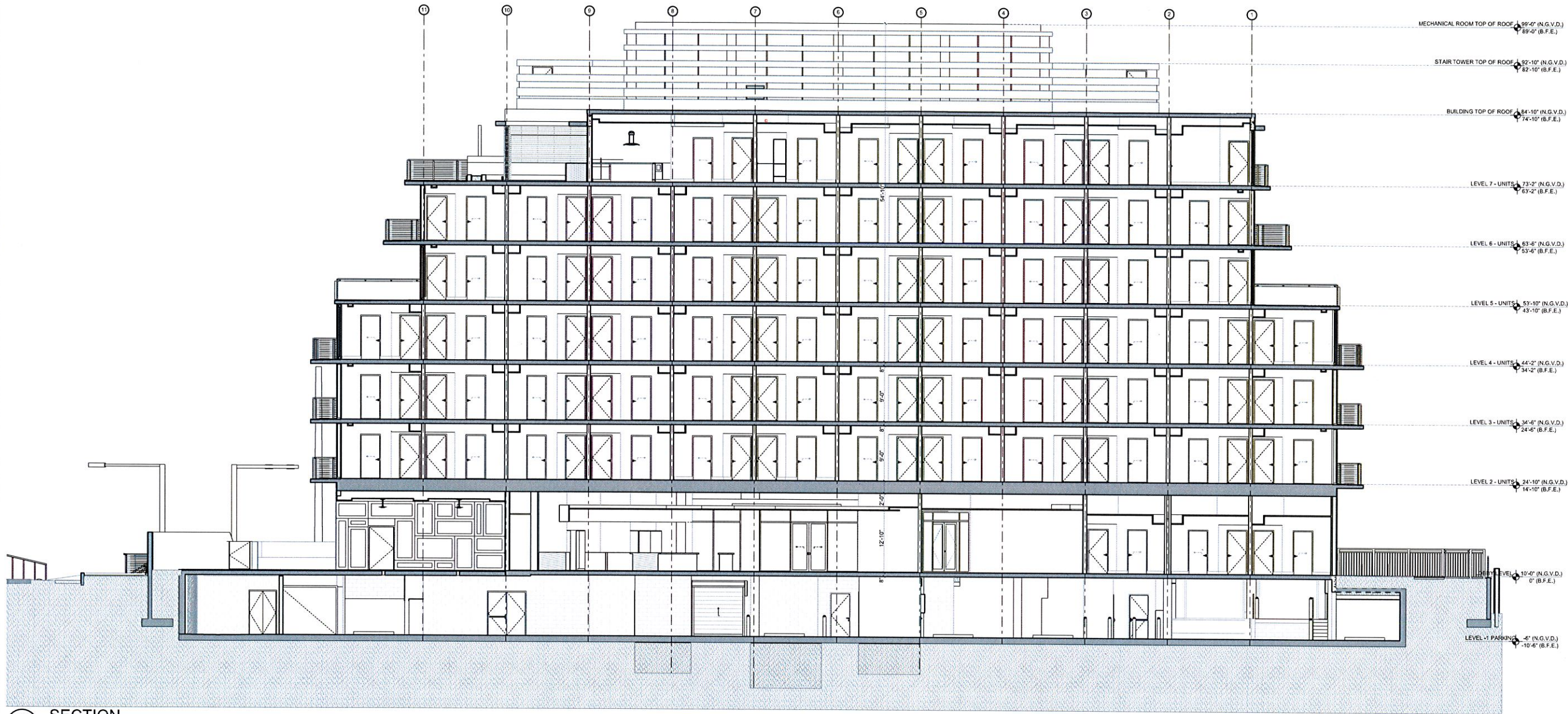
DEVELOPMENT
9418 Collins Ave.
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BM Server BIMSERVERX - BM ServerBay HarborBay Harbor



1 SECTION
A-301

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Miami, FL 33101

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9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

NO. REVISION DATE

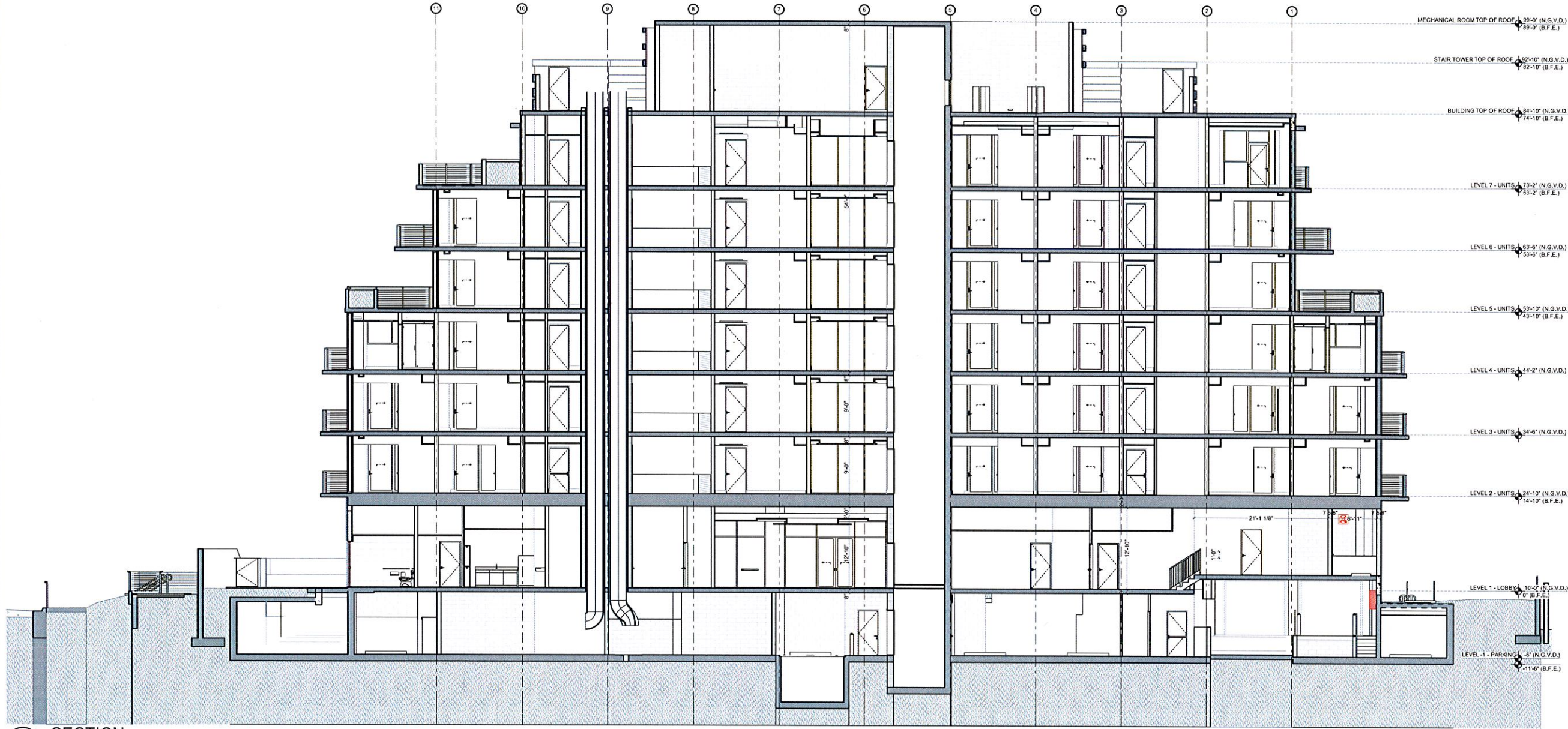
A-301

N-S
DATE
7/14/2015

SECTIONS

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BM Server: BMSEVEREX - BM ServerBay HarborBay Harbor



SECTION 1
A-302

0 4 8 16

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GRAND BEACH HOTEL BAY HARBOR
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FL 33154

SECTIONS

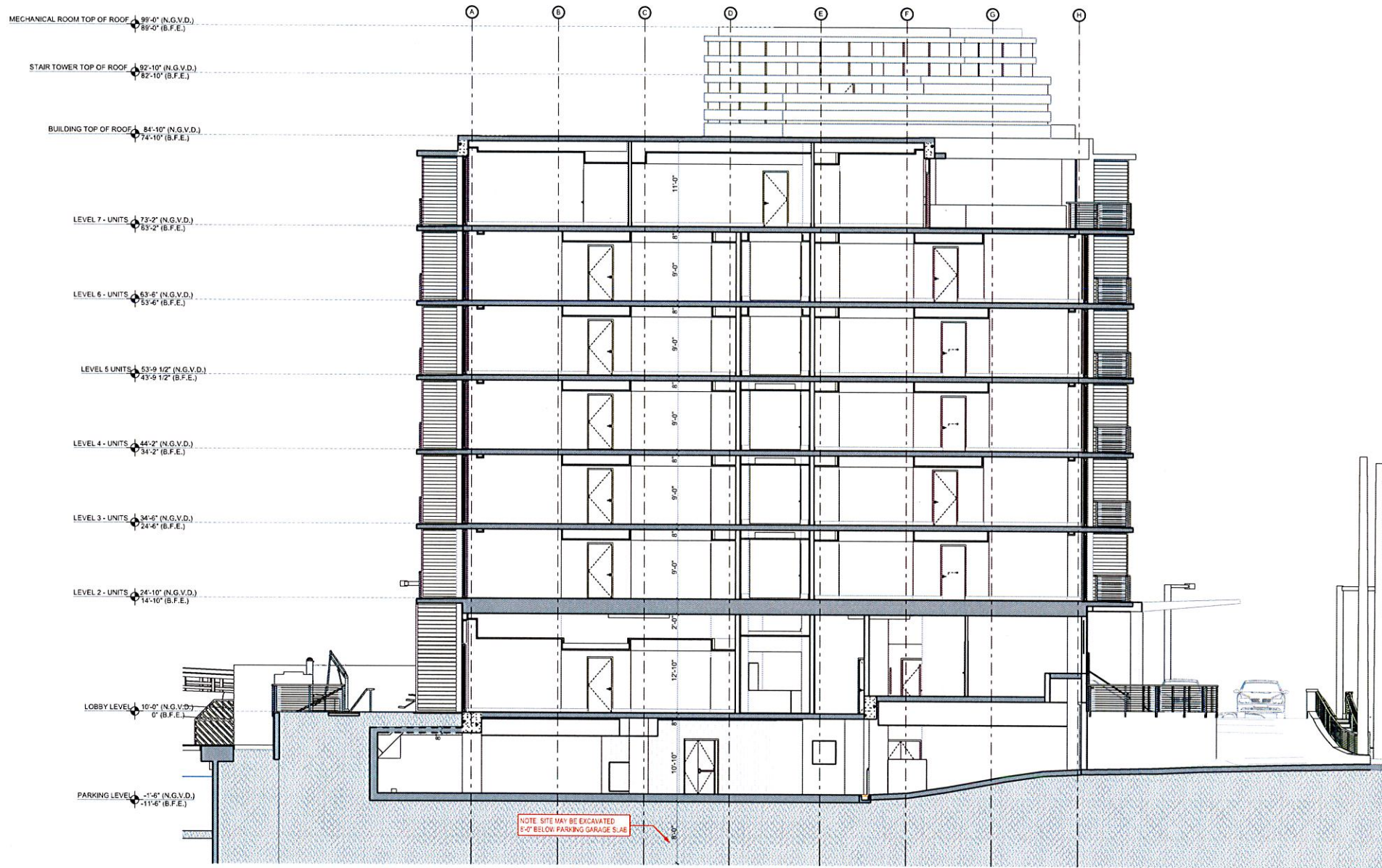
No. REVISION DATE

A-302

R. N-S
DATE
7/14/2015

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BM Survey: BMSSERVEX - BM SurveyBay HarborBay Harbor



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

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SECTIONS

NO. REVISION DATE

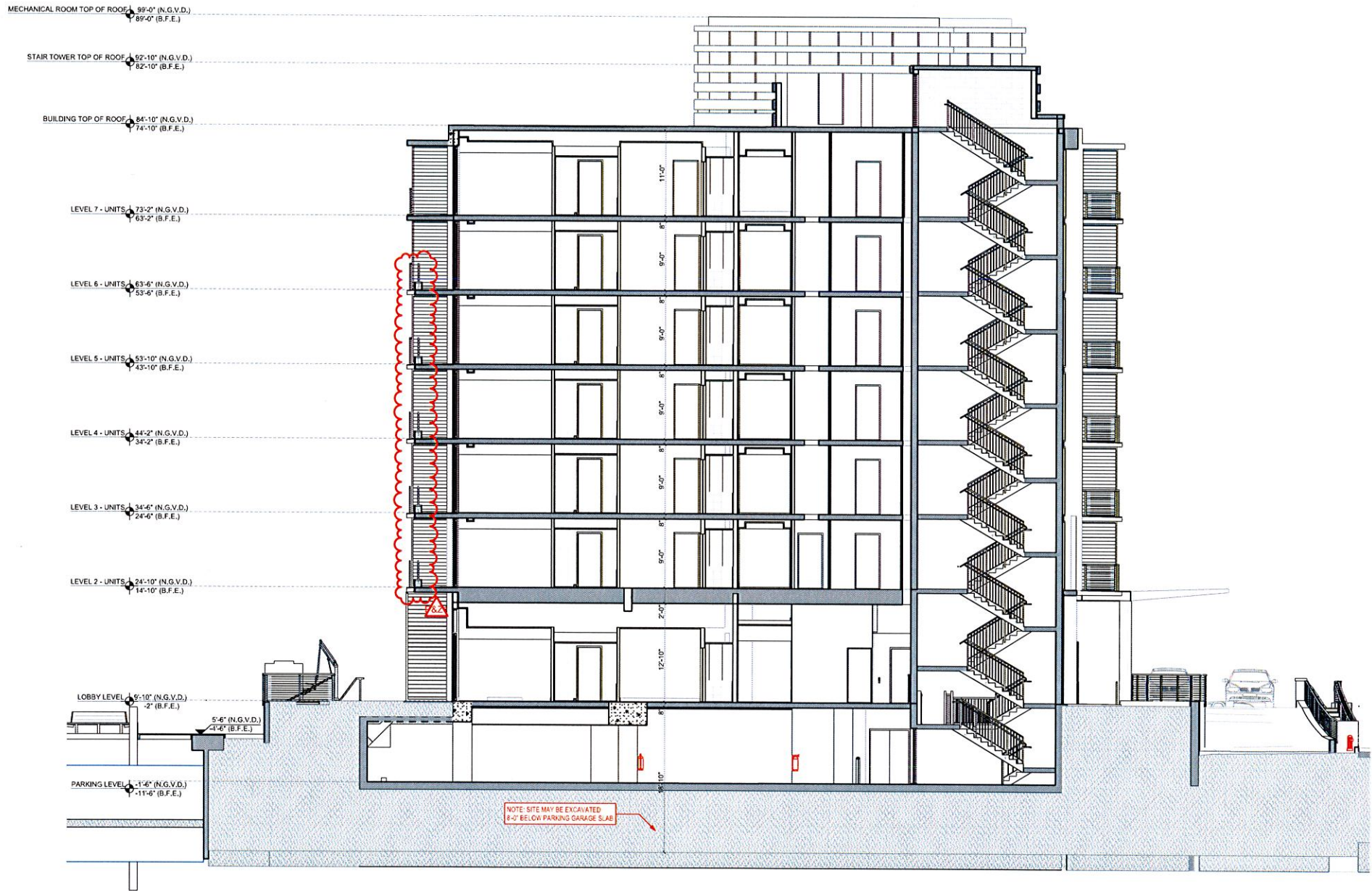
A-311

S-W

R. DATE
7/14/2015

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BM Server: BIMSERVERX - BIM ServerBay HarborBay Harbor



1 EAST - WEST SECTION
A-312 SCALE: 1/8" = 1'-0"

ARCHITECT:
JOHN K. CARINO
AR 94403

CONSULTANT:



GRAND BEACH HOTEL BAY HARBOR
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FL 33154

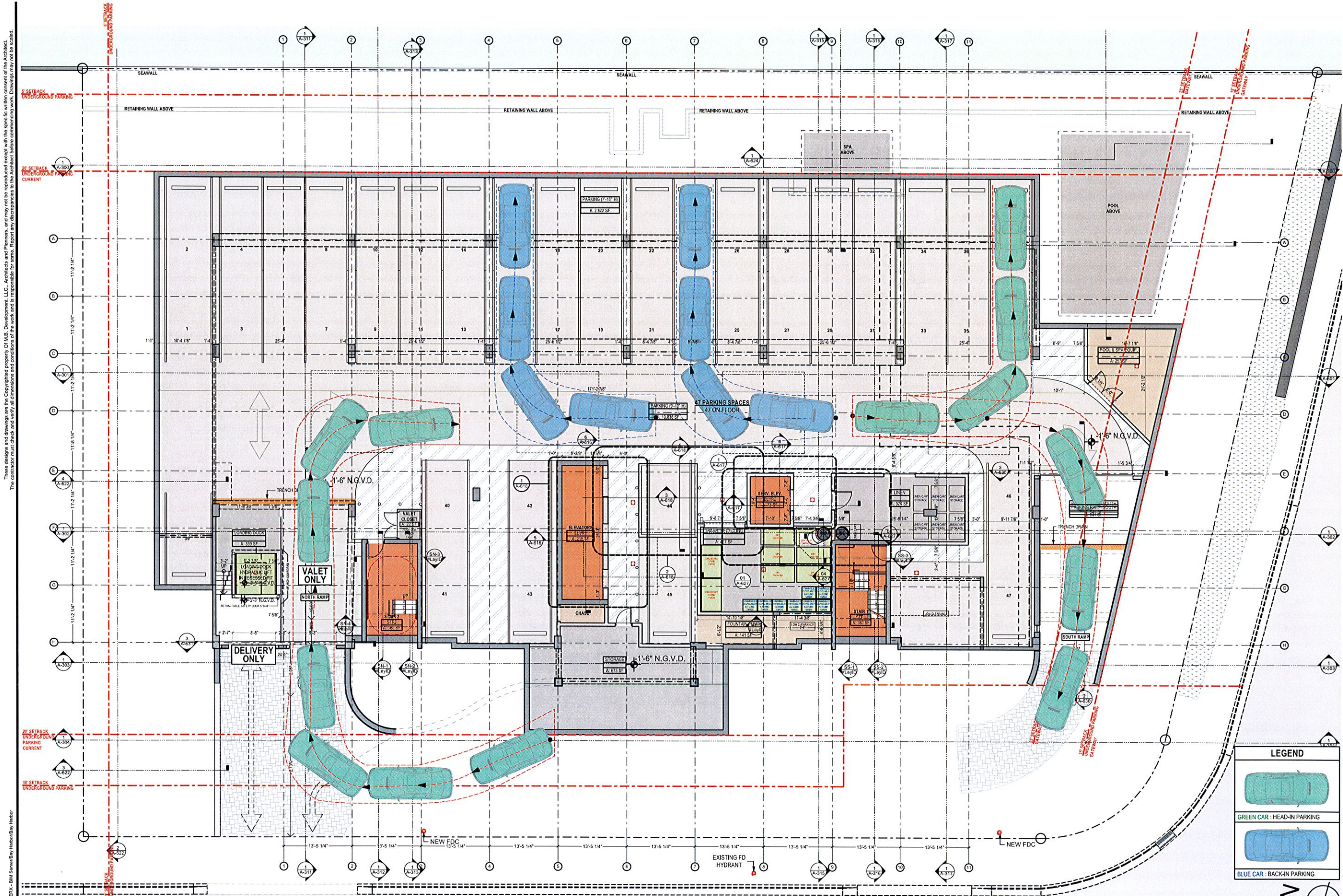
SECTIONS

No.	REVISION	DATE
PA2.1	PA2 Comments	7/14/2015

A-312

S-W

R. DATE 7/14/2015



1 VALET PARKING DIAGRAM
A-619
SCALE: 1/8" = 1'-0"

LEGEND

GREEN CAR: HEAD-IN PARKING

BLUE CAR: BACK-IN PARKING



GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

VALET PARKING DIAGRAM

REVISION DATE

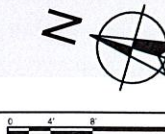
A-619
DETAILS
DATE
7/14/2015

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BIM Server: BIMSERVERX • BIM Server/Bay Harbor/Bay Harbor



No.	REVISION	DATE
-----	----------	------

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CONSULTANT:

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ARCHITECTURE • DESIGN

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ARCHITECT
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415. 377. 40 801

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CARLSBAD, CALIF. 92008

DELIVERY TRUCK PARKING DIAGRAM

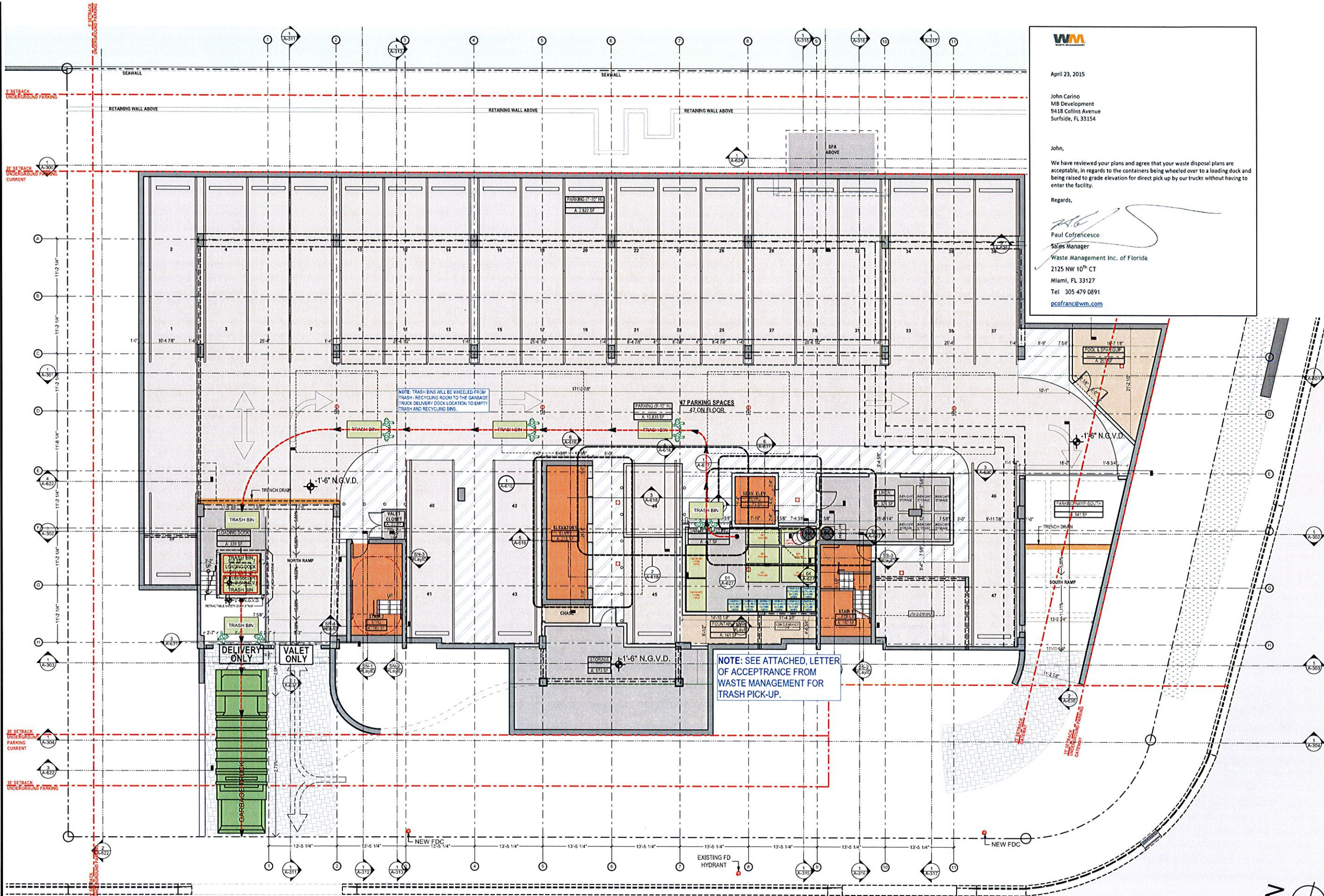
A-620

DETAILS

7/14/2015

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BIM Server: BIMSERVERX - BIM Server/Bay Harbor/Bay Harbor



April 23, 2015

John Carino
MB Development
9418 Collins Avenue
Surfside, FL 33154

John,

We have reviewed your plans and agree that your waste disposal plans are acceptable, in regards to the containers being wheeled over to a loading dock and being raised to grade elevation for direct pick up by our trucks without having to enter the facility.

Regards,

Paul Cofrancesco

Sales Manager

Waste Management Inc. of Florida

2125 NW 10th CT

Miami, FL 33127

Tel: 305 479 0891

pcofrance@wm.com

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

GARBAGE / RECYCLING PICK-UP PROCESS

No. REVISION DATE

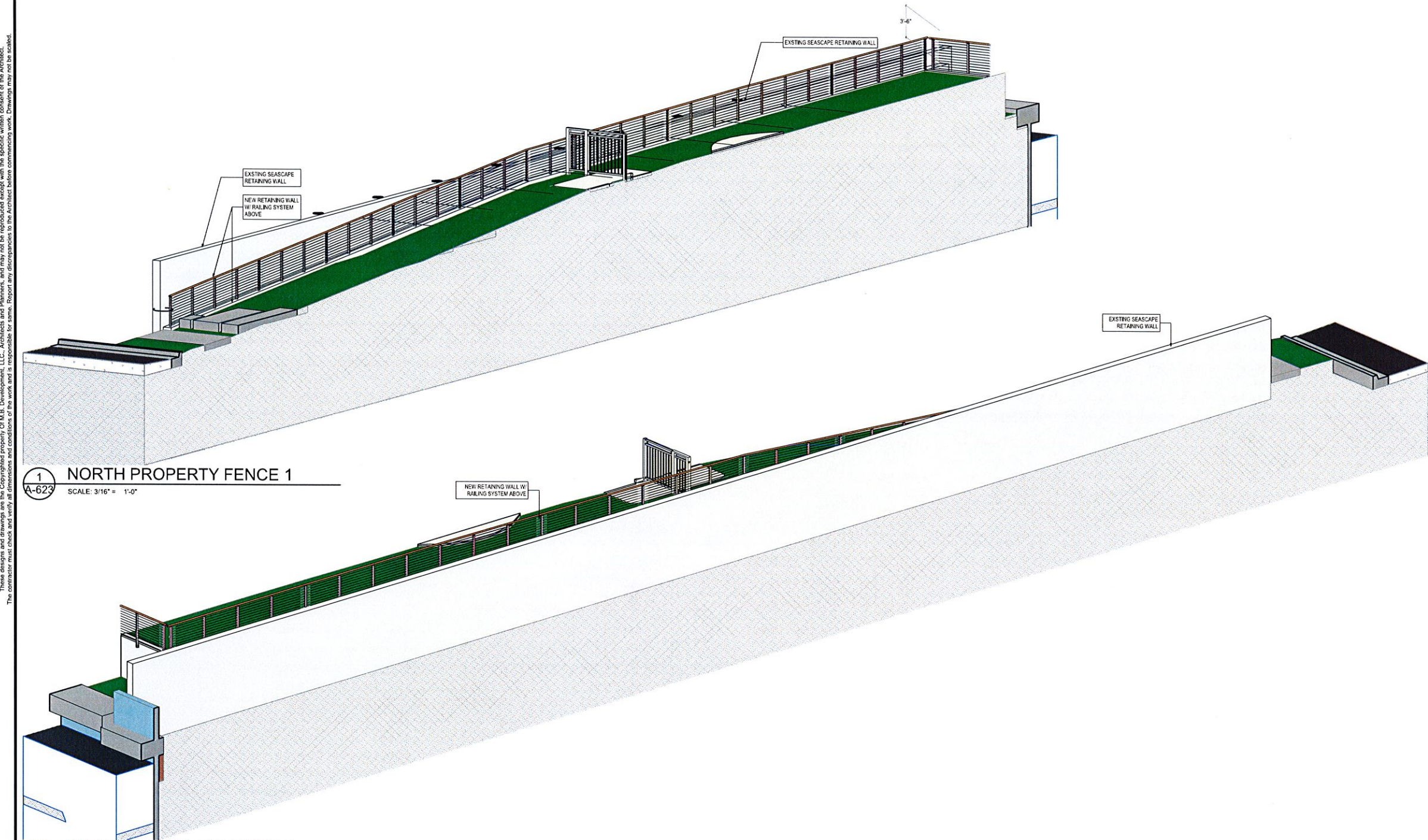
A-621

DETAILS

R. DATE 7/14/2015



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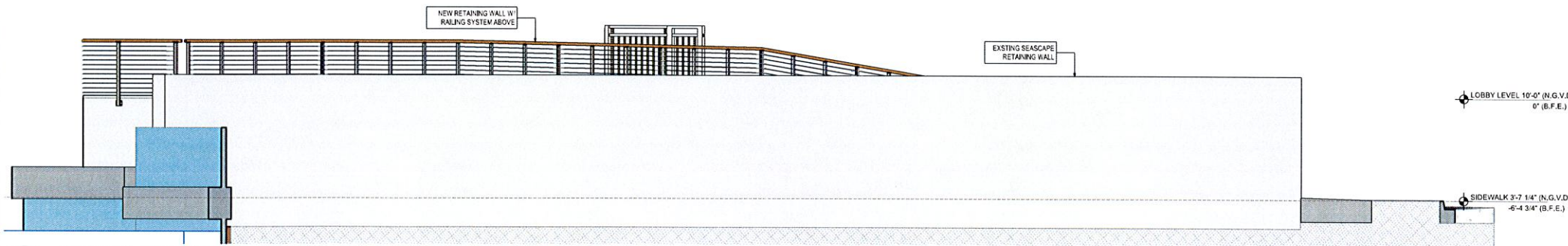


1 NORTH PROPERTY FENCE 1

A-623 SCALE: 3/16" = 1'-0"

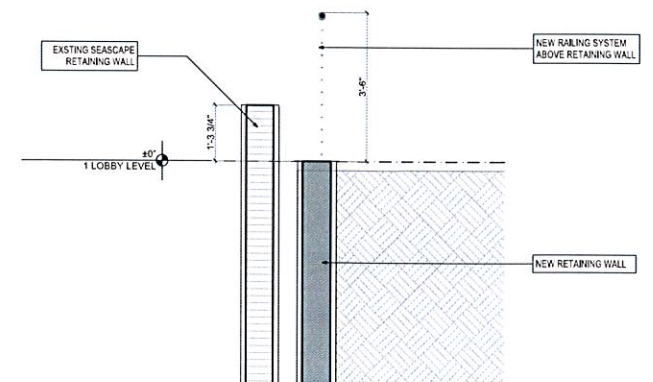
2 NORTH PROPERTY FENCE 2

A-623 SCALE: 3/16" = 1'-0"



3 NORTH PROPERTY FENCE 3

A-623 SCALE: 1/4" = 1'-0"



4 NORTH PROPERTY LINE FENCE SECTION

A-623 SCALE: 1/2" = 1'-0"

SEAL:

ARCHITECT:
JOHN K. CARINO
AR 96403

CONSULTANT:



GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154
NORTH PROPERTY LINE FENCE

No. REVISION DATE

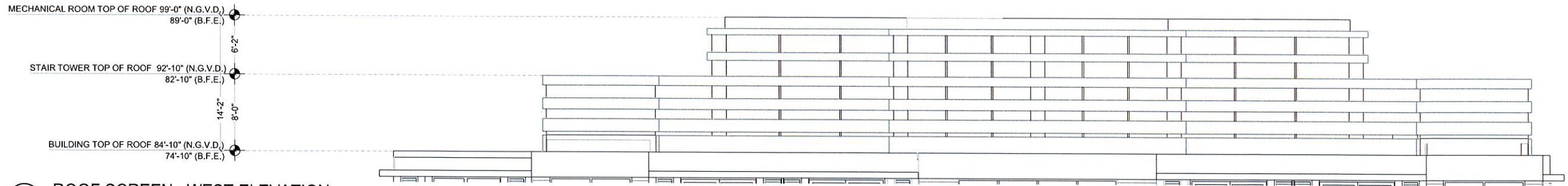
A-623

DETAILS

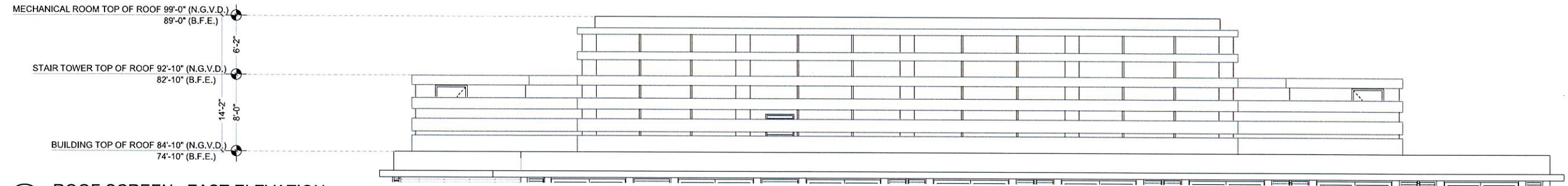
R. DATE 7/14/2015

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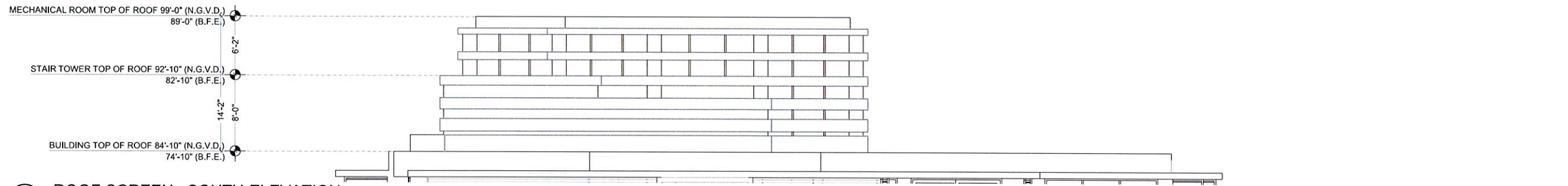
BM Server: BIMSERVERX - BM ServerBay HarborBay Harbor



1 ROOF SCREEN : WEST ELEVATION
A-626 SCALE: 3/16" = 1'-0"



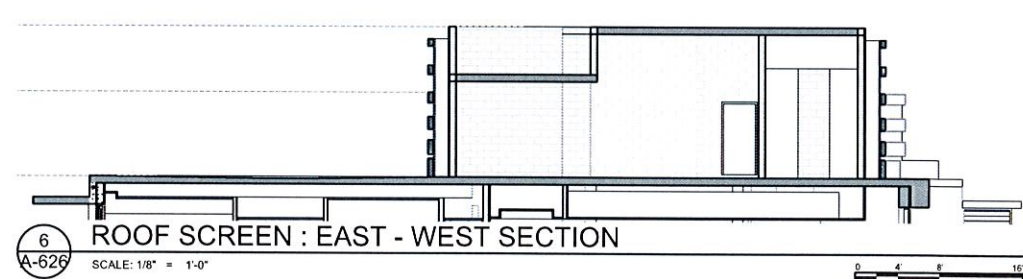
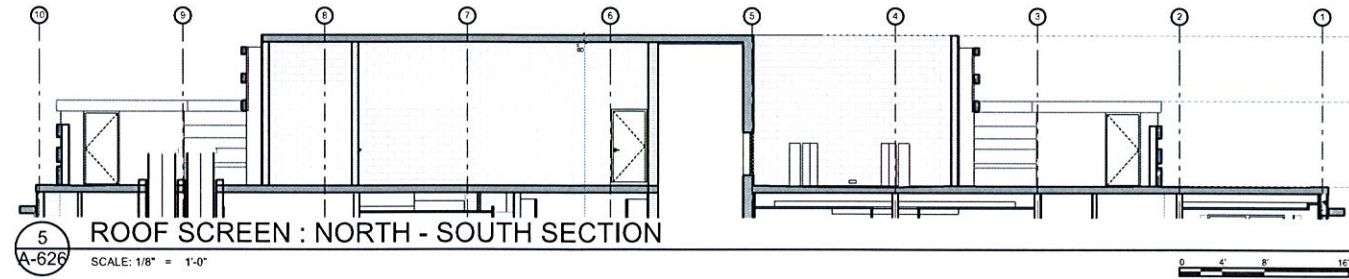
2 ROOF SCREEN : EAST ELEVATION
A-626 SCALE: 3/16" = 1'-0"



3 ROOF SCREEN : SOUTH ELEVATION
A-626 SCALE: 3/16" = 1'-0"

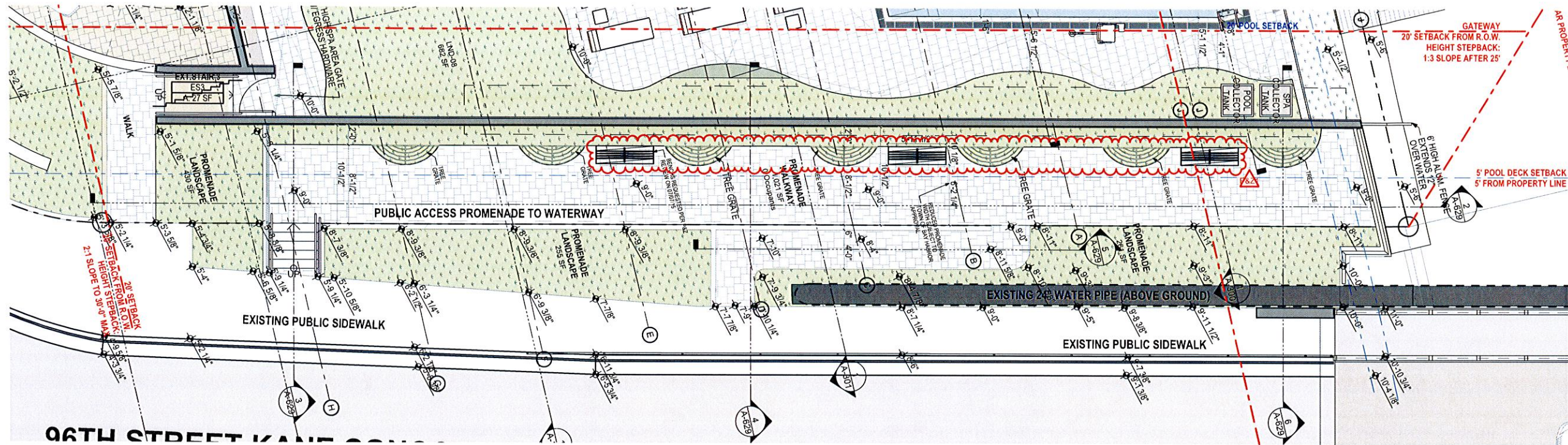


4 ROOF SCREEN : NORTH ELEVATION
A-626 SCALE: 3/16" = 1'-0"

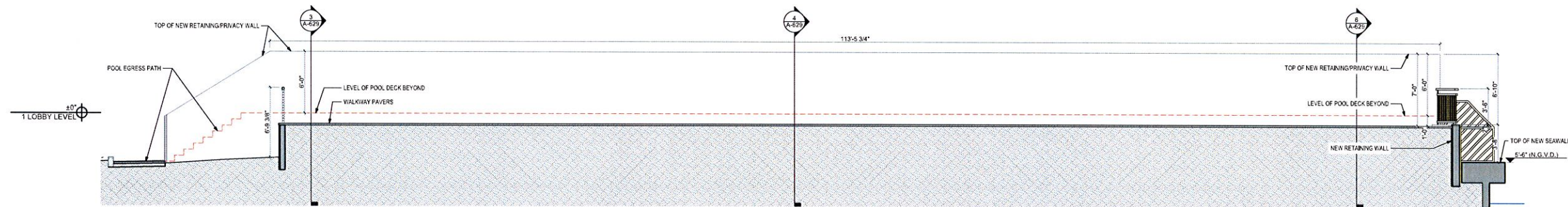


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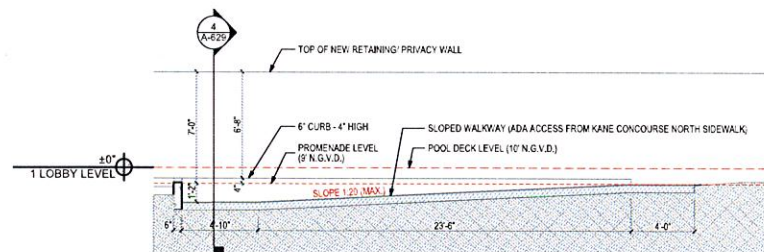
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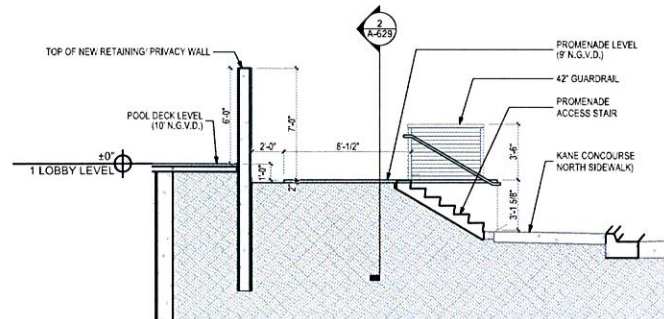
1
A-629
1st FLOOR PLAN
SCALE: 3/16" = 1'-0"



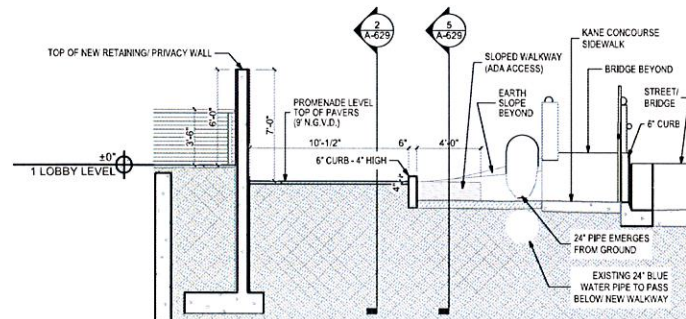
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A-629
Public Promenade-Long E-W Section
SCALE: 3/16" = 1'-0"



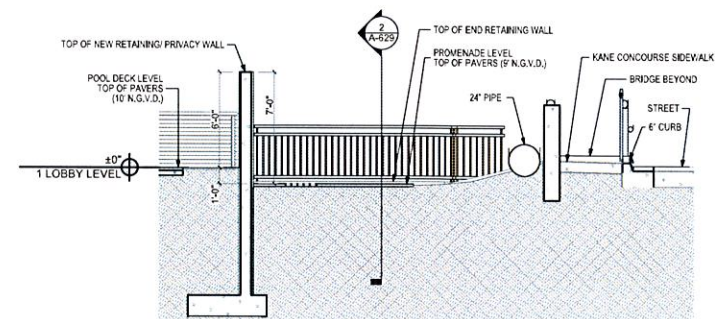
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A-629
Public Promenade-ADA Access E-W Section
SCALE: 3/16" = 1'-0"



3
A-629
Public Promenade-West End N-S Section
SCALE: 3/16" = 1'-0"



4
A-629
Public Promenade-ADA Access N-S Section
SCALE: 3/16" = 1'-0"



6
A-629
Public Promenade-East End N-S Section
SCALE: 3/16" = 1'-0"

DEVELOPMENT
9418 COBBLE AVE.
OVERLAND PARK, KS 66211
info@mbdevelopment.net

ARCHITECT
JOHN K. CARINO
AR 96403

CONSULTANT:
CARINO & CO.
ARCHITECTS & DESIGN
JENNAL, LEANE
CHIEF ARCHITECT
JAMES CARINO
PRINCIPAL
2151 E. 12TH AVE., SUITE 200
OVERLAND PARK, KS 66211
913.646.1234

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154
PUBLIC PROMENADE - RAISED

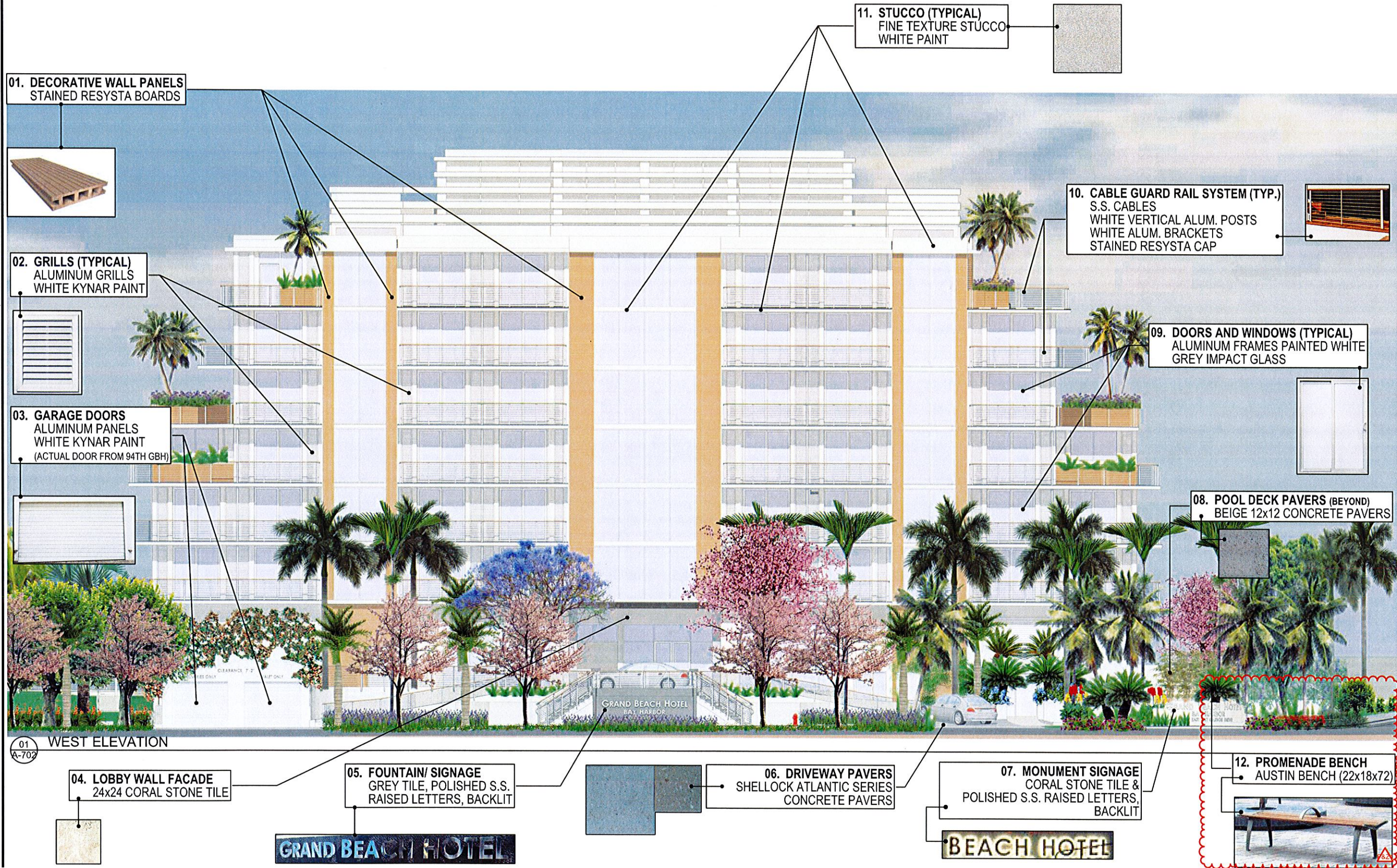
No.	REVISION	DATE
1	PLZ Comments	7/14/2015

A-629

DETAILS
DATE
7/14/2015

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BIM Server: BIMSERVER - BM Server\BIM Server\BIM Server\BIM Server



DEVELOPMENT
9418 Collins Ave
Surfside, FL 33154
info@mbdevelopment.net

Architect:
JOHN K. CARINO
AF 96403

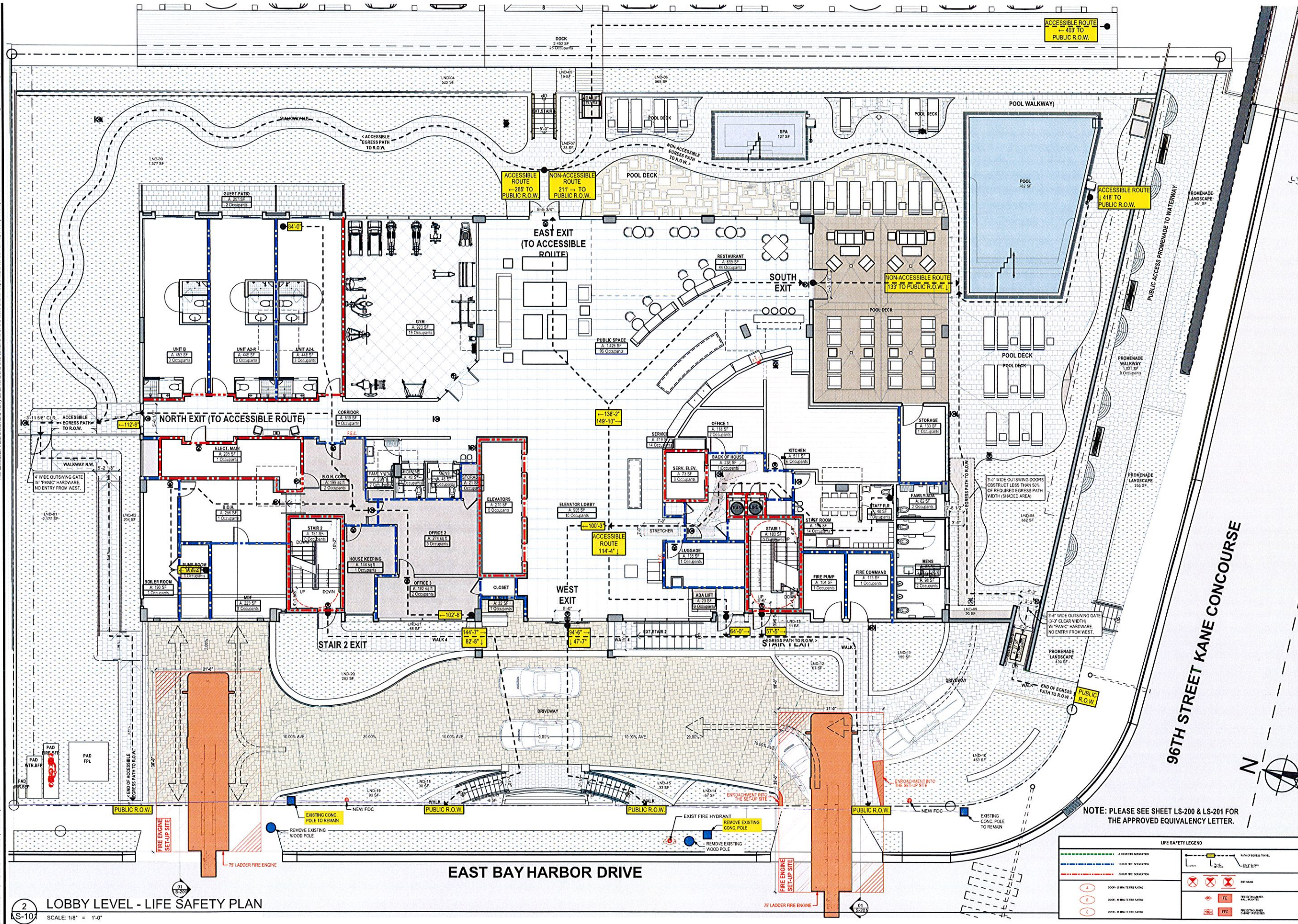
CONSULTANT:
CARINO & CO.
ARCHITECTS & PLANNERS
1700 N. BAY DRIVE, SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 954.477.4400 FAX: 954.477.4401

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

EXTERIOR BUILDING MATERIALS & FINISHES

No.	REVISION	DATE
P&Z	P&Z Comments	7/14/2015

A-702
SCHEDULES &
DIAGRAMS
DATE
7/15/2015



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BIM Server: BIMBROWSER - BIM Server: BIMBROWSER - BIM Server: BIMBROWSER

Memorandum

Date: April 9, 2015

To: Alan Cominsky, Division Chief
Miami Dade Fire Marshal

From: Tony Tola, Bureau O.I.C.
Fire Engineering & Water Supply Bureau

Subject: Modification of Code Requirement-Grand Beach Hotel-Bay Harbor
9601 East Bay Harbor Dr., Bay Harbor Islands, FL 33154

Request:

Grand Beach Hotel in Bay Harbor is requesting the Authority Having Jurisdiction approval for increased Life Safety features that will serve as equivalencies for non-compliance with provisions of Miami-Dade Fire Rescue Access Road Requirements (Aerial Apparatus Set-Up Sites section) requirement and the Florida Fire Prevention Code for the property located at 9601 East Bay Harbor Dr., Bay Harbor Islands, FL 33154, a proposed hotel.

Description and History:

The proposed subject building is a 7 story hotel with 99 guest rooms. The building has full sprinkler protection throughout. On the North side of the property is the "Seascape Condominium". On the East side is Indian Creek Waterway, and to the South side is Kane Concourse. The South side is jeopardized due to the following: 1) has 2 projections not allowing the setup area requirement of 21' X 36', 2) has the beginning of a slope, and 3) has FPL power lines overhead. Therefore, Aerial Apparatus Setup Site would only be accessible along the East side of the building on Bay Harbor Drive. This does not comply with the Aerial Apparatus Set-Up Sites section within the Miami-Dade Fire Rescue Access Road requirements and the Florida Fire Prevention Code, NFPA 1, Chapter 16, 2010 Edition.

Code Requirement:

Miami-Dade Fire Rescue Access Road Requirements requires the following:

Aerial Apparatus Set-Up Sites

- Sites shall be provided at the corner of each building over three stories in height and at the approximate center of buildings in excess of 125 feet in length for firefighting operations.
- Sites shall be no closer than 10 feet and no further than 30 feet from any building. Each site shall be a minimum 21 feet wide and 36 feet long with a cross slope no greater than 5 percent.
- Site shall comply with the requirements of the emergency vehicle support capabilities above and also capable of withstanding any point forces resulting from outriggers.

2013 Florida Fire Prevention Code, NFPA 1: 18.2.3, Fire Department Access Roads requires the following:

NFPA 1: 18.2.3.1.4: When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features.

Recommendation:

I recommend this request be approved.

Justification:

Proposing additional features listed below to comply with Miami-Dade Fire Rescue Access Road-Aerial Apparatus Set-Up Sites requirements due to limited access.

Equivalency Core A: for buildings 4 stories up to 8 stories, less than 75 ft high.

- A1. Stair width increased to 48" per flight and having 36" doors.
- A2. Enclosed two hour fire rated lobbies and 90 minute doors (for fire crews staging).
- A3. Increased unit to unit fire separation to 1 hour, and unit to common areas to 2 hours (Stair enclosure wall rating reduction normally allowed under sec. 7.1.3.2.1. F.F.P.C. for apartments and hotels is not allowed).
- A4. Increase elevator size to 5'3" X 6'8" clear interior dimensions having a minimum capacity of 3,500 lbs with a 48" opening door.
- A5. Strengthen the impact resistance and structural integrity of elevator hoist-ways and exit enclosure wall by using concrete block or poured concrete, no drywall allowed.
- A6. Pressurized, enclosed 1 hour rated lobby.

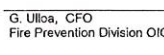
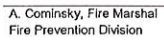
Comments:

None.

Requirement(s) for Approval:

Complying with the above mentioned equivalencies.

Thank you for your consideration.

Approved	Date	Disapproved
 G. Ulloa, CFO Fire Prevention Division OIC	4/10/15	 G. Ulloa, CFO Fire Prevention Division OIC
 A. Cominsky, Fire Marshal Fire Prevention Division	4/10/15	 A. Cominsky, Fire Marshal Fire Prevention Division

MECHANICAL ROOM TOP OF ROOF 99'-0" (N.G.V.D.)
89'-0" (B.F.E.)

STAIR TOWER TOP OF ROOF 92'-10" (N.G.V.D.)
82'-10" (B.F.E.)

BUILDING TOP OF ROOF 84'-2" (N.G.V.D.)
74'-2" (B.F.E.)

LEVEL 7 - UNITS 73'-2" (N.G.V.D.)
63'-2" (B.F.E.)

LEVEL 6 - UNITS 63'-6" (N.G.V.D.)
53'-6" (B.F.E.)

LEVEL 5 - UNITS 53'-10" (N.G.V.D.)
43'-10" (B.F.E.)

LEVEL 4 - UNITS 44'-2" (N.G.V.D.)
34'-2" (B.F.E.)

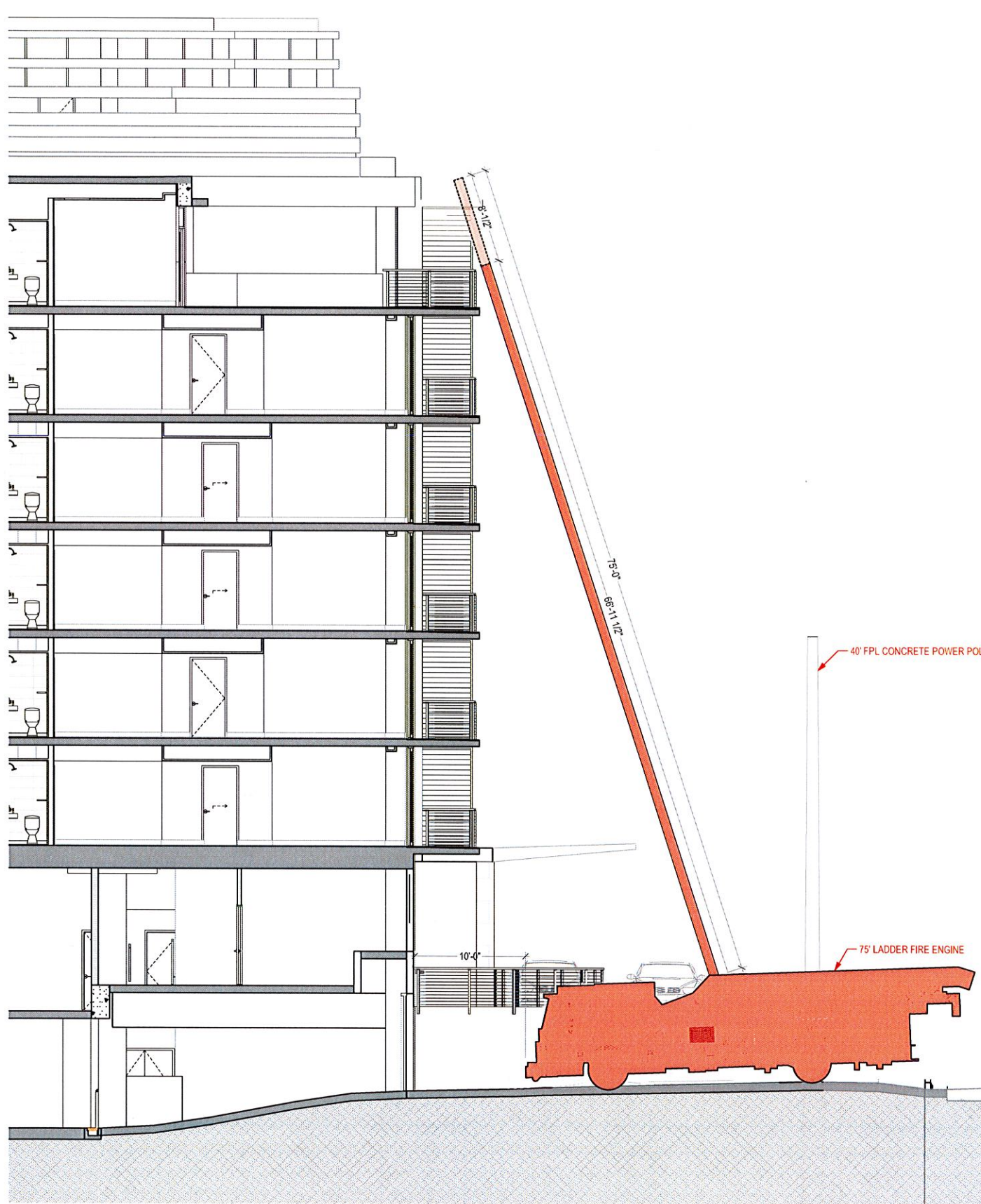
LEVEL 3 - UNITS 34'-6" (N.G.V.D.)
24'-6" (B.F.E.)

LEVEL 2 - UNITS 24'-10" (N.G.V.D.)
14'-10" (B.F.E.)

LOBBY LEVEL - GROUND FLOOR 10'-0" (N.G.V.D.)
0" (B.F.E.)

PARKING LEVEL - GARAGE -6" (N.G.V.D.)
-10'-6" (B.F.E.)

01
LS-200
75' LADDER FIRE ENGINE: DRIVEWAY SET-UP SECTION VIEW
SCALE: 3/16" = 1'-0"



DEVELOPMENT
4418 Collins Ave.
Suite 100
Miami Beach, FL 33141
info@mbdevelopment.com

SEAL:

ARCHITECT:
JOHN K. CARINO
AR 96403

CONSULTANT:



GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

FIRE ENGINE NORTH DRIVEWAY SET-UP SECTION VIEW

No. REVISION DATE

LS-200

LIFE SAFETY DETAILS /
SECTIONS

R. DATE
7/14/2015

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BIM Server: BIMSERVERX - BIM Server/Bay Harbor/Bay Harbor

Memorandum 

Date: April 9, 2015

To: Alan Cominsky, Division Chief
Miami Dade Fire Marshal

From: Tony Tola, Bureau O.I.C. 
Fire Engineering & Water Supply Bureau

Subject: Modification of Code Requirement-Grand Beach Hotel-Bay Harbor
9601 East Bay Harbor Dr., Bay Harbor Islands, FL 33154

Request:

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Recommendation:

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Justification:

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- A2. Enclosed two hour fire rated lobbies and 90 minute doors (for fire crews staging).
- A3. Increased unit to unit fire separation to 1 hour, and unit to common areas to 2 hours (Stair enclosure wall rating reduction normally allowed under sec. 7.1.3.2.1. F.F.P.C. for apartments and hotels is not allowed).
- A4. Increase elevator size to 5'3" X 6'8" clear interior dimensions having a minimum capacity of 3,500 lbs with a 48" opening door.
- A5. Strengthen the impact resistance and structural integrity of elevator hoist-ways and exit enclosure wall by using concrete block or poured concrete, no drywall allowed.
- A6. Pressurized, enclosed 1 hour rated lobby.

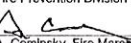
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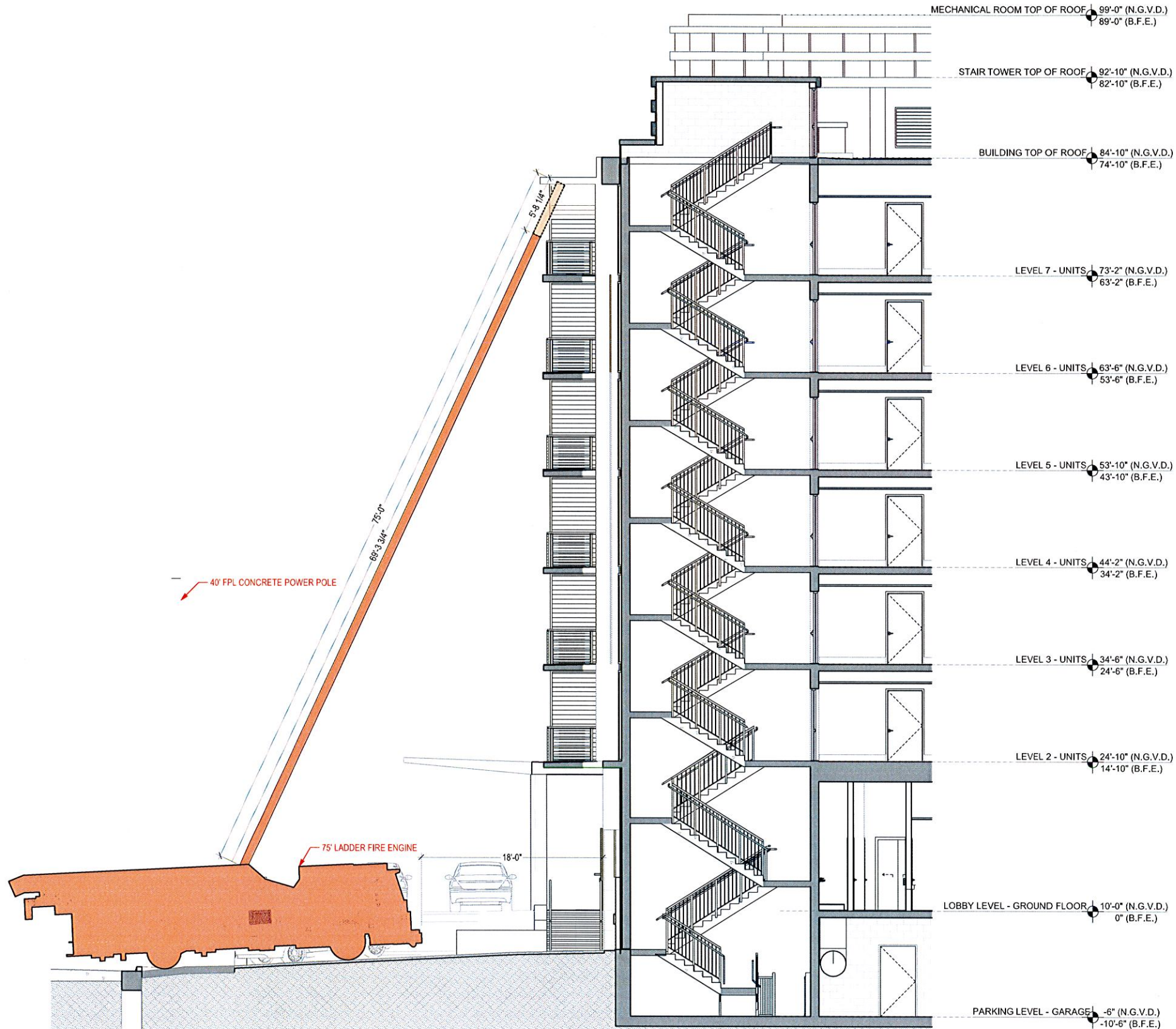
None.

Requirement(s) for Approval:

Complying with the above mentioned equivalencies.

Thank you for your consideration.

Approved	Date	Disapproved
 G. Ulloa, CFO Fire Prevention Division OIC	4/10/15	G. Ulloa, CFO Fire Prevention Division OIC
 A. Cominsky, Fire Marshal Fire Prevention Division	4/10/15	A. Cominsky, Fire Marshal Fire Prevention Division



01
S-201
75' LADDER FIRE ENGINE: DRIVEWAY SET-UP SECTION VIEW
SCALE: 3/16" = 1'-0"


MB DEVELOPMENT
1418 COLLIER AVE.
SUITE 301
MIAMI BEACH, FL 33154
info@mbdevelopment.net

SEAL:
Architect:
JOHN K. CARINO
AF 94403

CONSULTANT:

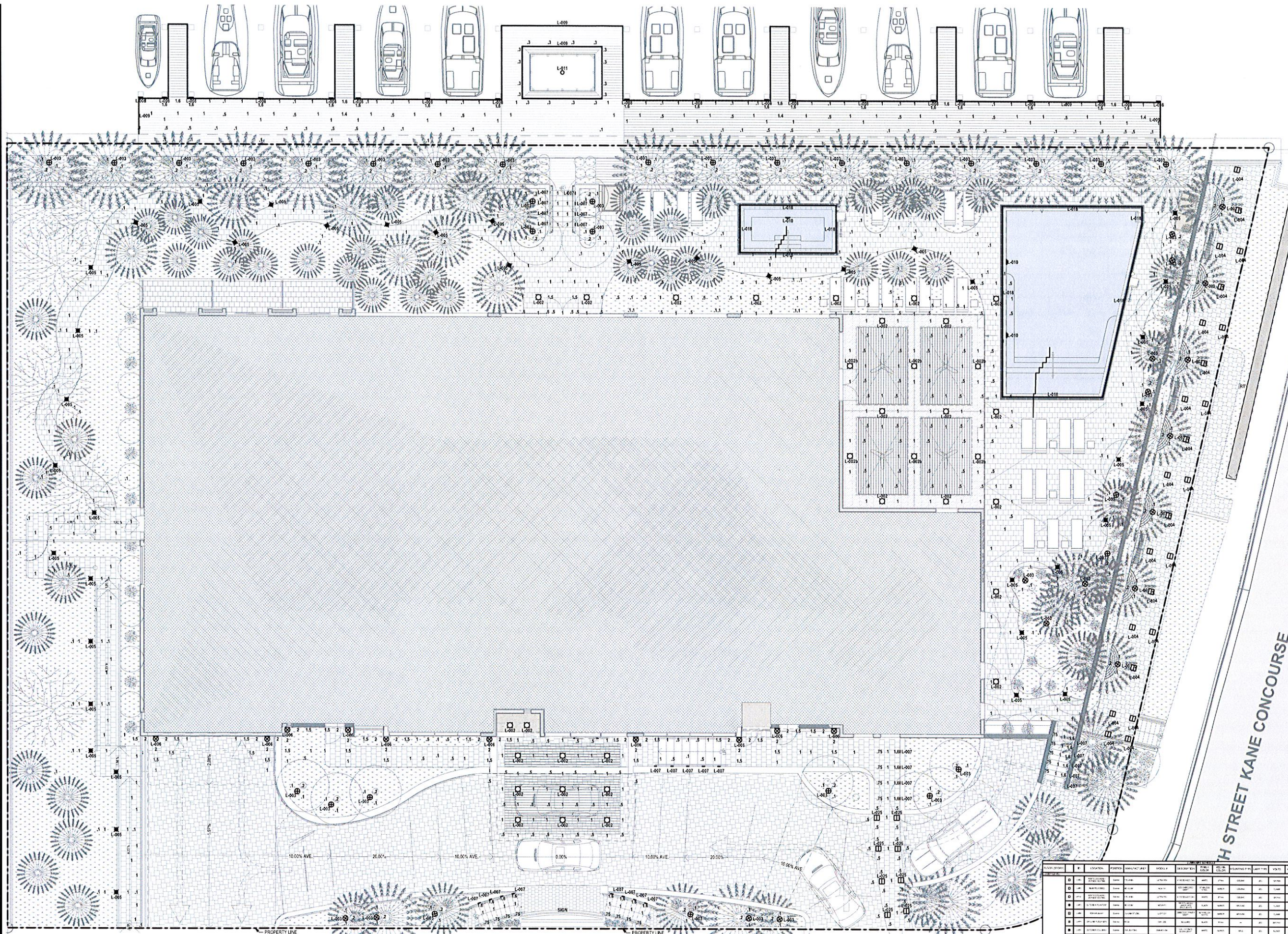
CARINO & CO.
ARCHITECTURE & DESIGN
1418 COLLIER AVE., SUITE 301
MIAMI BEACH, FL 33154
TEL: 305.673.1111
WWW.CARINOANDCO.COM

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154
FIRE ENGINE SOUTH DRIVEWAY SET-UP SECTION VIEW

No. REVISION DATE

LS-201
LIFE SAFETY DETAILS /
SECTIONS
DATE
7/14/2015

BIM Server: BIMSERVERX - BIM Server/Bay Harbor/Bay Harbor



1
LG-101

GROUND FLOOR LIGHTING PLAN

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

[illegible]

DEVELOPMENT
9418 Collins Ave.
Surfside, FL 33154
info@mbdevelopment.net

Architect:
JOHN K. CARINO
AR 96403

CONSULTANT:

CARINO & CO.
ARCHITECTURE + DESIGN

JOHN S. CARINO
ARCHITECT
100, 1000 P St.,
N.W.,
WASHINGTON, D.C. 20004
(202) 638-1100
FAX (202) 638-1101
WWW.CARINOARCH.COM

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

GROUND FLOOR LIGHTING PLAN

No.	REVISION	DATE
-----	----------	------

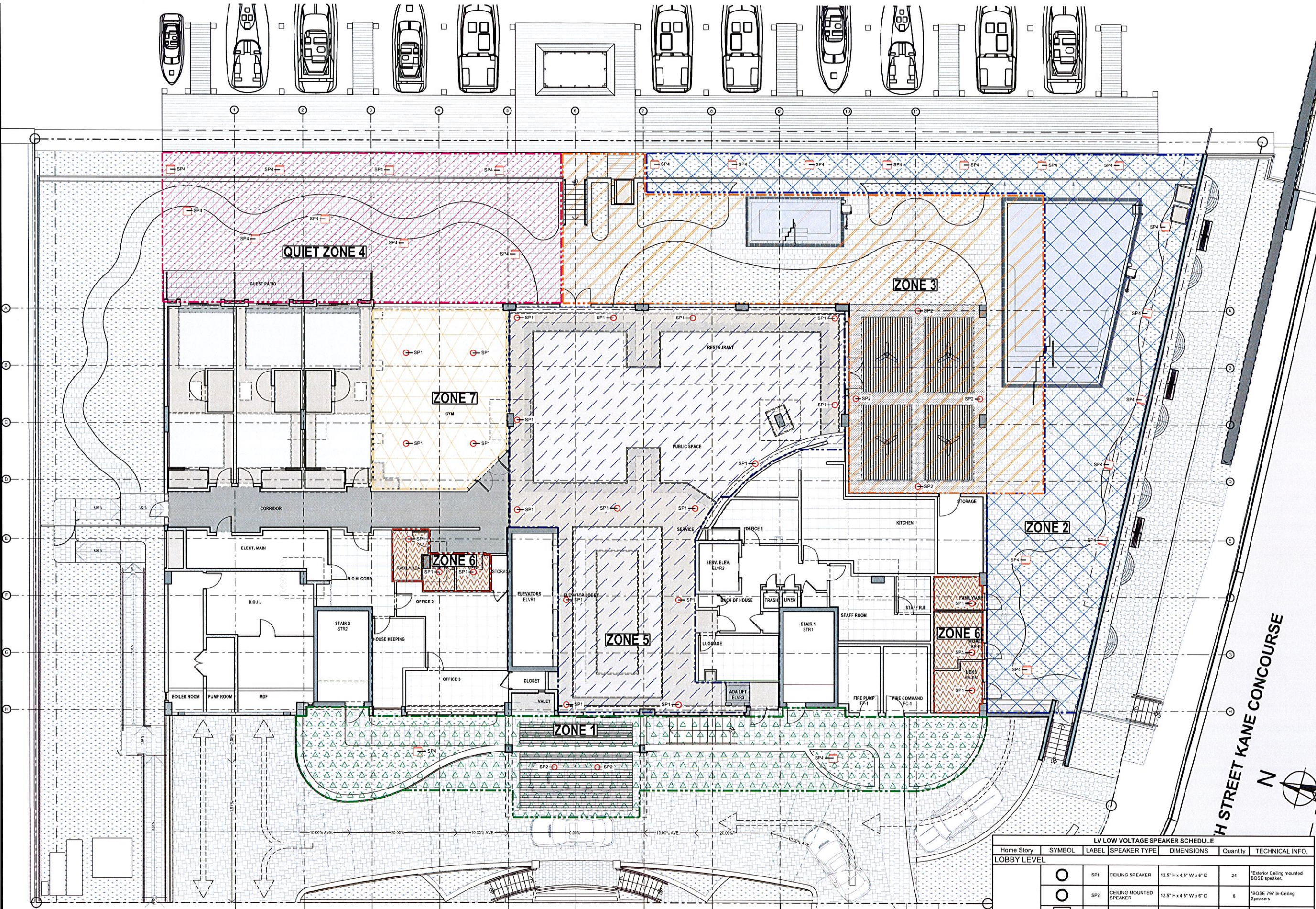
LIG-101

LIGHTING PLAN

R. DATE: TIL 10/20/2011

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BIM Server: BMSERVERX - BIM Server\Bay Harbor\Bay Harbor



1 LOBBY LEVEL - MUSIC
LV-101M SCALE: 1/8" = 1'-0"

LV LOW VOLTAGE SPEAKER SCHEDULE						
Home Story	SYMBOL	LABEL	SPEAKER TYPE	DIMENSIONS	Quantity	TECHNICAL INFO.
LOBBY LEVEL		SP1	CEILING SPEAKER	12.5" H x 4.5" W x 6" D	24	*Exterior Ceiling mounted BOSE speaker.
		SP2	CEILING MOUNTED SPEAKER	12.5" H x 4.5" W x 6" D	6	*BOSE 797 In-Ceiling Speakers
		SP4	GROUND MOUNTED SPEAKER	9" H x 8.5" W x 8.5" D	25	*TIC CORP. (GSS OUTDOOR MINI OMNI SPEAKER)

0' 4' 8' 12'

DEVELOPMENT
9418 Collins Ave.
Surfside, FL 33154
info@mb-development.net

SEAL:
ARCHITECT:
JOHN F. CARINO
AR 76403

CONSULTANT:

CARINO & CO.
ARCHITECTURAL & DESIGN
JOHN F. CARINO
ARCHITECT
1000 N. BAY STREET, SUITE 1000
MIAMI, FL 33132
305.371.1111

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

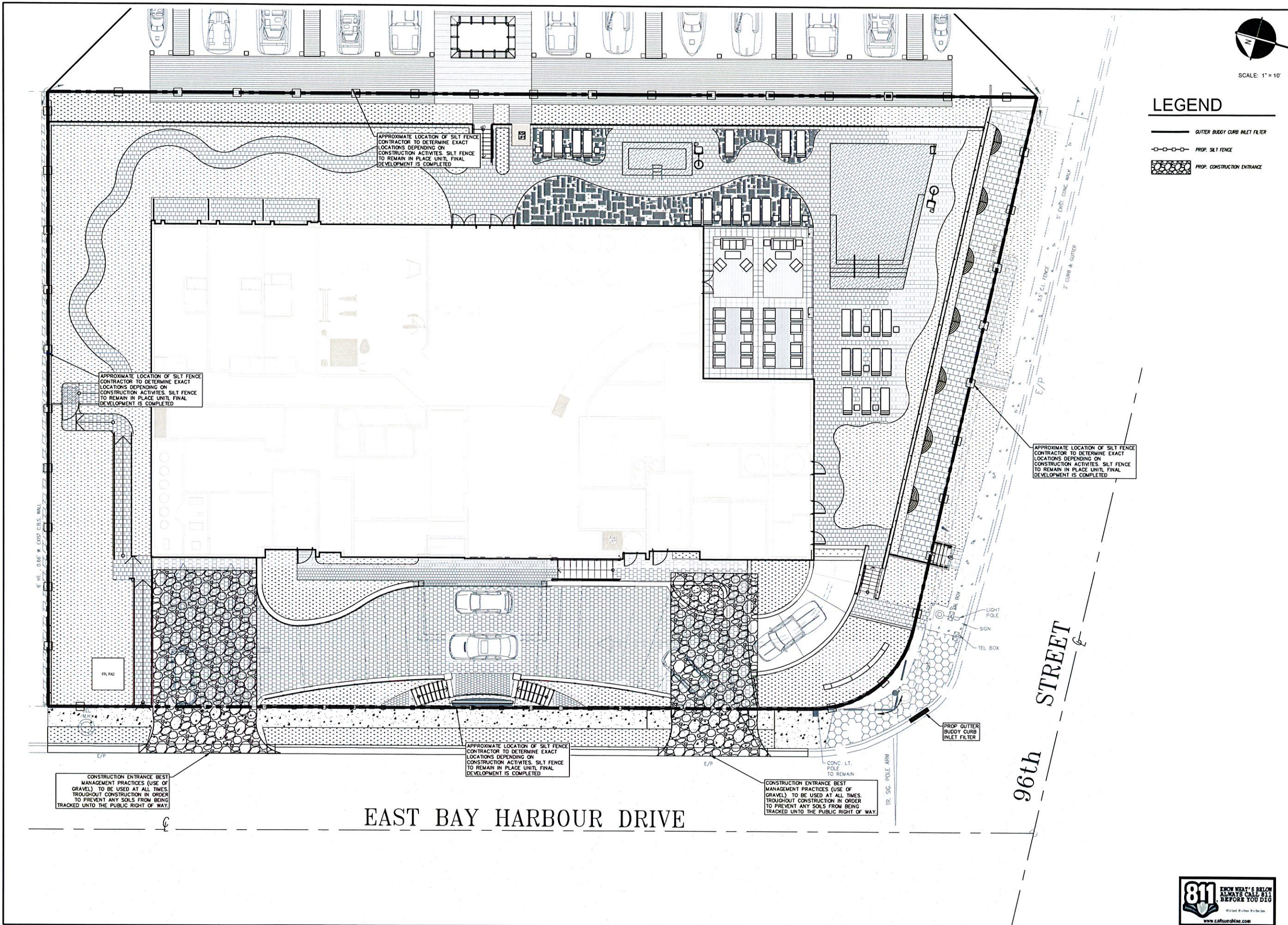
LEVEL 1 - LOBBY | LOW VOLTAGE MUSIC PLAN

No. REVISION DATE

LV-101M

LOW VOLTAGE PLANS

R. DATE 7/14/2015



SCALE: 1" = 10'

LEGEND

- GUTTER BUDDY CURB INLET FILTER
- PROP. SILT FENCE
- PROP. CONSTRUCTION ENTRANCE

NO.	DATE	REMARKS

3325 SOUTH UNIVERSITY DRIVE, SUITE 111
DAVE, FLORIDA 33328
(954)318-0624 (954)358-0190 FAX
CERTIFICATE OF AUTHORIZATION No. 9808



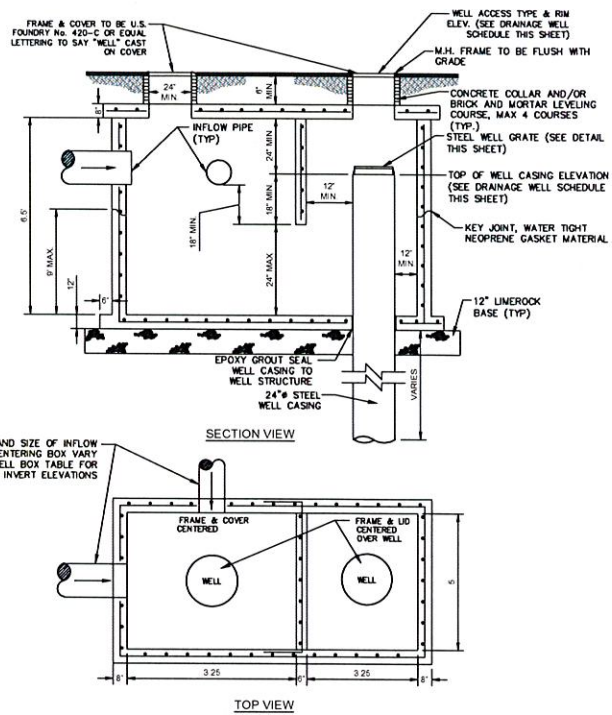
ROBERT J. ROSS, P.E.
FLORIDA P.E. #59485
DATE: 04/23/2015

GRAND BEACH HOTEL - BAY HARBOR
9601 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

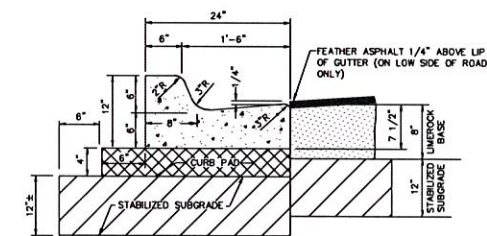
POLLUTION AND EROSION CONTROL PLAN

SCALE
DRAWN BY:
CHECKED BY:
DATE

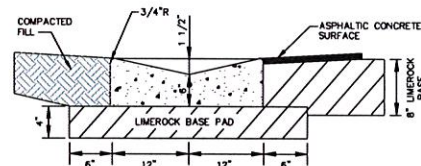




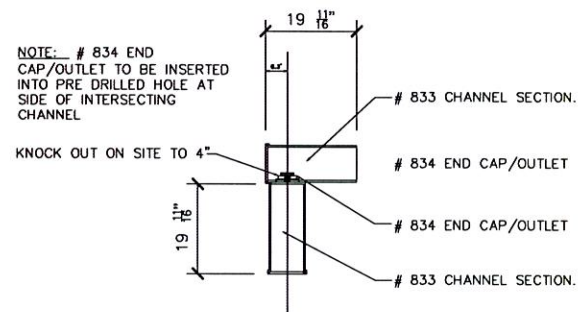
DRAINAGE WELL DETAIL



TYPE "F" CURB & GUTTER



VALLEY GUTTER DETAIL



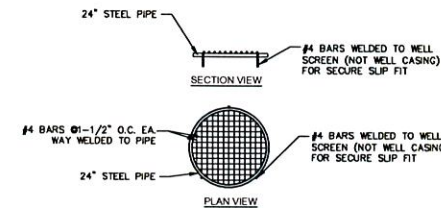
8" CHANNEL DRAIN 90° INTERSECTION DETAIL

WELL BOX SUMMARY TABLE										
STRUCTURE NO.	FRAME & COVER	INVERT				WELL CASING ELEVATION (NGVD)	GRATE/RIM ELEVATION (NAVD)	STRUCTURE BOTTOM ELEVATION (NAVD)	LOCATION	
		N	W	E	S				LATITUDE	LONGITUDE
DW #1	SEE DETAIL	-	0.65	0.50	-	2.50'	5.60	(-) 1.70'	25°-53'-13.2"	80°-07'-44.6"
DW #2	SEE DETAIL	1.50	-	-	0.75	2.50'	5.50	(-) 1.70'	25°-53'-14.3"	80°-07'-45.3"

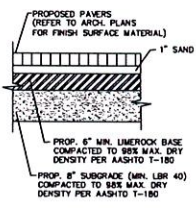
- NOTES:
1. DEEP WELL TO BE CONSTRUCTED PER DRAINAGE WELL SCHEDULE. CONTRACTOR IS TO VERIFY A MINIMUM WELL CAPACITY OF 500 G.P.M. AND CONTACT ENGINEER OF RECORD IF CAPACITIES ARE LOWER. PER FOOT OF HEAD FOR ALL WELLS. CONTRACTOR MUST PROTECT GROUND CASE AND ASK FOR WELL AT ANY DEPTH.
 2. STEEL WELL GRATE TO BE INSTALLED OVER 24" WELL CASING. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.
 3. WELL TESTING TO COMPLY WITH ASTM D 5472-93 AND D-4050-96 AND BE PERFORMED BY A THIRD PARTY (FLORIDA REGISTERED GEOLOGIST).
 4. CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER

DRAINAGE WELL STRUCTURES STRUCTURAL NOTES:

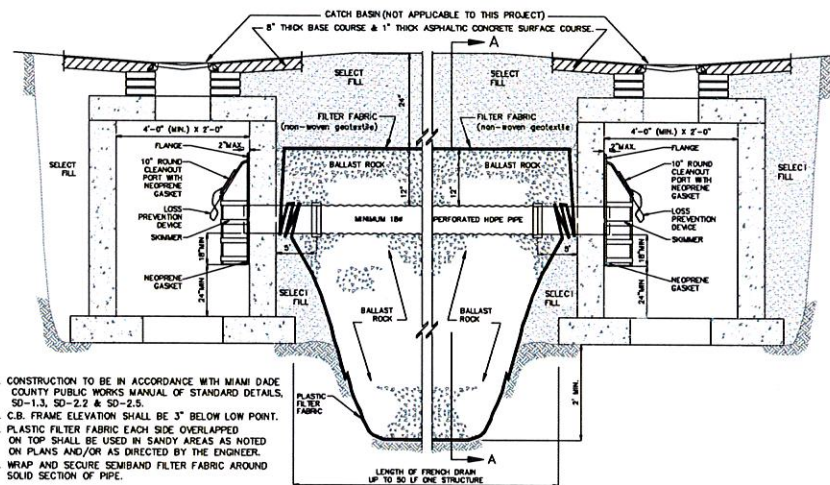
1. CONCRETE: CONCRETE SHALL BE MAX. WEIGHT, AND SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2 INCHES EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER.
2. REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S. MANUFACTURE.
3. MORTAR: MORTAR GROUT TO SET THE PIPE, TOP SLABS, AND LAPPING COURSE SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MORTAR FOR ENGINEER REVIEW AND APPROVAL.
4. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR PRECAST STRUCTURES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF STRUCTURE.
5. MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL HAVE THE WORD "WELL" CAST ON COVER.



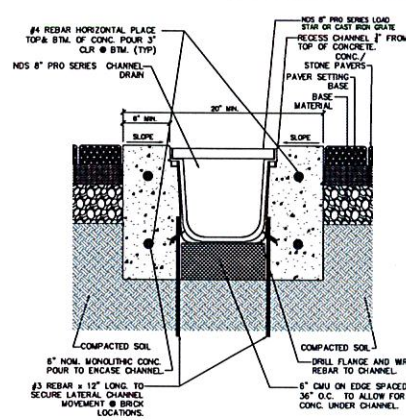
STEEL WELL GRATE DETAIL



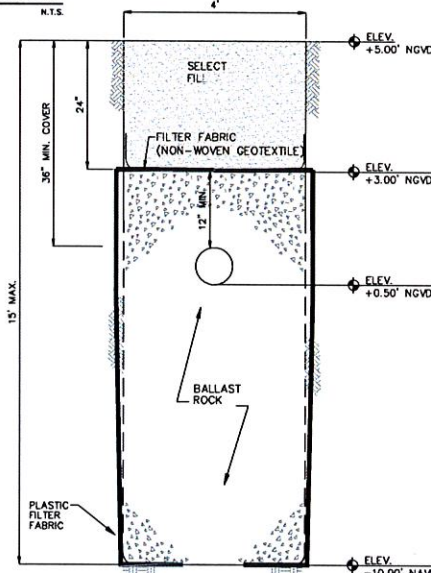
TYPICAL PAVER SECTION



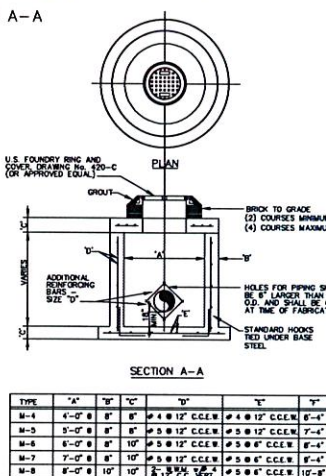
TYPICAL EXFILTRATION TRENCH DETAIL



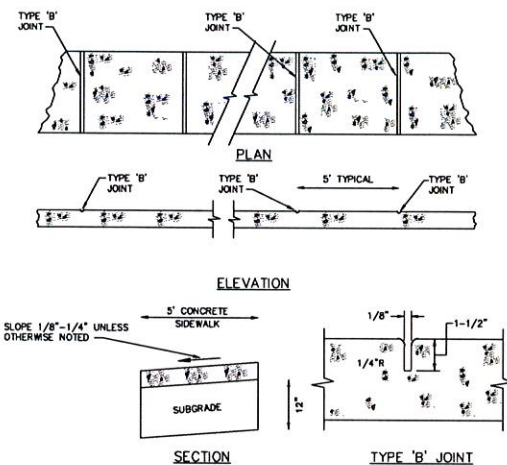
NDS 8" PRO SERIES CHANNEL TYPICAL INSTALLATION DETAIL



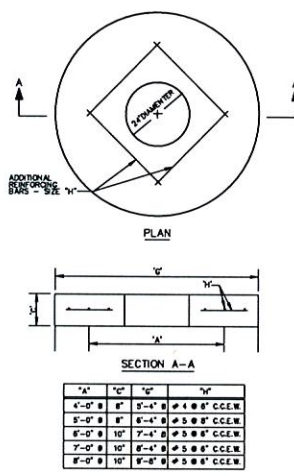
SECTION A-A



PRECAST DRAINAGE MANHOLE



TYPICAL SIDEWALK DETAIL



PRECAST CONCRETE-TOP SLAB

[illegible]

3325 SOUTH UNIVERSITY DRIVE, SUITE 111
DAVE, FLORIDA 33328
(954)318-0624 (954)358-0190 FAX
CERTIFICATE OF AUTHORIZATION No. 9808



ROBERT J. ROSS, P.E.
FLORIDA P.E. #59485
DATE: 04/23/2015

GRAND BEACH HOTEL - BAY HARBOR
9601 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PAVING GRADING AND DRAINAGE DETAILS

SCALE:

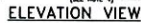
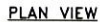
DRAWN BY:

CHECKED BY:

DATE:



1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREE-EDGE FITTINGS, IN ACCORDANCE WITH WASH COUNTY CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASHO.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE 4.01.01 OF 4).



- 2- THE HOISTWAYS SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
- 3- GUIDO PULPS SHALL BE INSTALLED IF THE HOISTWAYS ARE EXPOSED TO POSSIBLE DAMAGE FROM VIBRATORY TENSION, AS DETERMINED BY THE ENGINEER.
- 4- THE ASSEMBLY SHALL BE INSTALLED IN AN AVAILABLE LOCATION, APPROVED BY THE CONTRACTOR.
- 5- THE ASSEMBLY FOR SACKS/SPOUTS (CONCRETE PIPE 24" OR EQUAL) SHALL BE THE GUARANTEE OF THE CONTRACTOR TO BE MADE ACCORDINGLY, WITH GALVANIZED STEEL PIPE AND FLOOR PLATING. ATTACH FLOOR PLATING TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
- 6- THE HOISTWAYS SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE HOISTWAY PREVENTION ASSEMBLY.
- 7- PIPING TO THE SMALLER SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH FITTINGS. ALL PIPING SHALL BE OIL-TEMPERED AND SHALL BE FLANGED FITTINGS. ALL PIPING SHALL BE IN ACCORDANCE WITH BRIDGE CONSTRUCTION SPECIFICATIONS FOR DOWNDOW WATER MAINS. PIPE PIPING IS NOT ACCEPTED BY BID.
- 8- ALL COLUMNS SHALL BE PLACED WITH BRASS PLATES
- 9- ALL ABOVE GROUND PIPING AND EQUIPMENT, EXCEPT FOR BRASS AND STAINLESS STEEL PIPING, SHALL BE FINISHED WITH POLYURETHANE PAINT (RPO-500) OR EPOXY (EPO-100) IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS.
- 10- REFER TO ATTACHED LISTS (SEE 1.1.4, 2.1.4 AND 3.5 OF 3) OF APPROVED HOISTWAYS, PREVENTION ASSEMBLY, AND LIFTING DEVICES.
- 11- ALL ABOVE GROUND MATERIALS SHALL BE "LIFT FREE" AND FULL COMPLIANCE WITH THE FEDERAL REQUIREMENT OF LEAD AND CHROMIUM FREE.



1. THE RECORDS SHALL BE MAINTAINED WITH MINIMUM REDUNDANT CLIPPING OF 30 PAGES PER FROM
INITIALS OF ALL DISCREPANCY.

2. SIGNED COPY SHALL BE MAINTAINED IF THE INSTRUMENT IS EXPOSED TO POSSIBLE CHANGE FROM ORIGINAL
TEXT, AS ACCORDING TO THE REQUIREMENT.

3. THE INSTRUMENT SHALL BE MAINTAINED IN AN ACCESSIBLE LOCATION, APPROVED BY THE SPOKESMAN.

4. ALL RECORDS SHALL BE PLACED OR RETAINED IN ACCORDANCE WITH SPOKESMAN'S INSTRUCTIONS.

5. ALL RECORDS SHOULD BE PLACED AND EQUIPMENT CHECKED FOR CORRECT AND SUFFICIENT SIZE, POSITION, LABEL
AND DATE, WITH SIGNED COPY, COPY-OUT OR LOW-PAGE IN ACCORDANCE WITH SPOKESMAN'S INSTRUCTIONS.

6. THE INSTRUMENT SHALL REMAIN CHARGED AND READY FOR USE AT ALL TIMES.

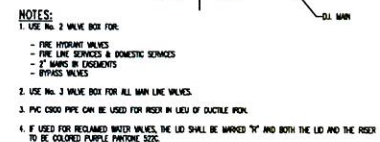
7. THE INSTRUMENT SHALL REMAIN IN THE CHARGE OF THE SPOKESMAN OR HIS DESIGNATEE, AND SHALL BE
MAINTAINED IN A SAFE LOCATION, APPROVED BY THE SPOKESMAN.

8. EXISTING COPY SHALL BE MAINTAINED IN ACCORDANCE WITH SPOKESMAN'S INSTRUCTIONS, AND SHALL BE
MAINTAINED IN A SAFE LOCATION, APPROVED BY THE SPOKESMAN.

9. THE INSTRUMENT SHALL BE MAINTAINED IN A SAFE LOCATION, APPROVED BY THE SPOKESMAN.

10. ALL RECORDS SHALL BE PLACED WITH SIGNED COPY.

11. SIGNED COPY SHALL BE MAINTAINED WITH SIGNED COPY IN ACCORDANCE WITH SPOKESMAN'S INSTRUCTIONS.



NOTES:

1. USE No. 2 VALVE BOX FOR:
 - FIRE HYDRANT VALVES
 - FIRE LINE SERVICES & E
 - 2" MAINS IN EASEMENTS
 - BYPASS VALVES
2. USE No. 3 VALVE BOX FOR
3. PVC CS90 PIPE CAN BE US
4. IF USED FOR RECLAIMED W
- TO BE COLORED PURPLE P

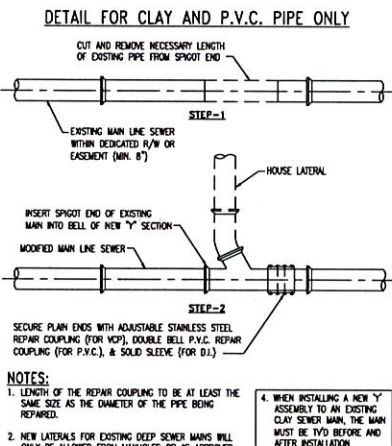
MDWASD DETAIL WS 4.19
PRESSURE VACUUM BREAKER
IRRIGATION SYSTEM ONLY

MDWASD DETAIL WS 4.18
REDUCED PRESSURE ZONE BACKFLOW
PREVENTER FOR WATER SERVICE
2 1/2" THRU 10"L

MDWASD DETAIL WS 4.20
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR
FIRELINE SERVICE



MDWASD DETAIL SS 1.0
GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS



NOTES:

1. LENGTH OF THE REPAIR COUPLING TO BE AT LEAST THE SAME SIZE AS THE DIAMETER OF THE PIPE BEING REPAIRED.
2. NEW LATERALS FOR EXISTING DEEP SEWER MAINS WILL ONLY BE ALLOWED FROM MANHOLES OR AS APPROVED BY THE DEPARTMENT.
3. FOR D.I.P. MAIN CUT IN NEW D.I. TEE OR WYE.

MDWASD DETAIL SS 3.1
WYE BRANCH CONNECTION FOR EXIST. SHALLOW MAIN



SECTION

NOTES:

1. ALL EXPOSED METALLIC THREADS ARE TO BE COATED WITH BUTYRASTIC PRIME AFTER INSTALLATION.
2. USE 4" X 4" WALLS.
3. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
4. ALL SPACER TUBES AND TAMPERS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.

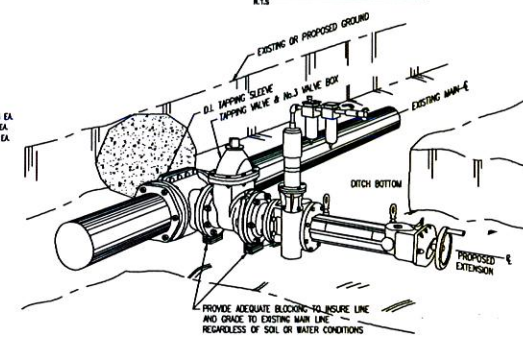
MDWASD DETAIL WS 4.21
DUAL 2" METER INSTALLATION FOR
TYPICAL 4" DOMESTIC SERVICE LINES



NOTES:

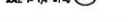
1. METEOR BOX TO BE IN 5"x4"x4" THICK CONCRETE SLAB WITH 6#6-- 81.4 x 81.4 BARS/M.A.
2. ALL EXPOSED METALLIC THRODS ARE TO BE PAINTED WITH BITUMASTIC PAINT AFTER INSTALLATION.
3. USE 4"x4" VAULT.
4. ALL 2" PPING TO BE SCH. 40 BRASS.
5. METEOR WILL NOT BE INSTALLED IF THE METEOR BOX IS LOCATED ON A DRIVING SURFACE.
6. ALL SPICER TUBES AND TAILPIECES SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.

MDWASD DETAIL WS 4.21
TYPICAL PIPE LAYOUT FOR
DOMESTIC AND IRRIGATION SERVICE



1. CONTRACTOR TO INSTALL AND PRESSURE TEST TAPPING SLEEVE AND VALVE, WITNESSED BY MONROE INSPECTOR.
2. DEPARTMENT FORCES SHALL MAKE ALL TAPS 20 INCHES AND SMALLER. CONTRACTOR TO OBTAIN FROM INSPECTOR MINIMUM DITCH DIMENSIONS REQUIRED FOR TAPPING OPERATION AND EXCAVATE TO SAME. A DRAINER EXCAVATION AND MAINTAIN MAXIMUM DEPTH OF 2 FT. OF WATER IN DITCH, WHEN REQUIRED.
3. CONTRACTOR TO SUPPLY EQUIPMENT TO HANDLE TAPPING MACHINE AND DRAINING EQUIPMENT.
4. BY-PASS VALVE FOR 20" AND LARGER VALVES, PER ANIMA C-500, INSTALLED WITH No. 2 VALVE BOX.

MDWASD DETAIL GS 1.8
TAPPING SLEEVE AND VALVE INSTALLATION

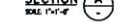


NOTES:

1. SUPPLIER SHALL PERMANENTLY MARK HIS NAME AND DATE OF MANUFACTURE BOTTOM OF EACH COVER BY WELDING, STAMPING OR AS APPROVED BY THE DEPARTMENT
2. ALL WELDS SHALL BE CONTINUOUS.
3. FOLLOWING FABRICATION THE EXPOSED UNIT SHALL BE THOROUGHLY CLEANSED W/ALCOHOL SWABBER.



MDWASD DETAIL WS 2.20
TYPICAL 4'x4' PRECAST METER
VAULT FOR NON TRAFFIC AREAS



$$\text{SOLE: } P = F \cdot Q$$



NOTES:

1. UNLESS OTHERWISE SPECIFIED, ALL ASPHALTIC CONCRETE DRIVEWAYS OR OIL-SAND DRIVEWAYS SHALL BE REPLACED WITH TYPE I PAVEMENT RESTORATION WITH 1" ASPHALTIC CONCRETE AND 4" BASE.
2. FOR PAVEMENT RESTORATION, REFER TO D.O.T. HIGH-WAY COUNTY PLAN.

TYPICAL PAVEMENT RESTORATION DETAIL



DISTRIBUTION MAIN

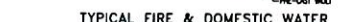
C.I. TAPPING SLEEVE OR TEE

M.A. TAPPING VALVE OR GATE VALVE (N.R.S.)

REDUCER

R OR EASEMENT LINE

FOR CONTINUATION SEE BS 4.20, SHEET 2 OF 4



TYPICAL FIRE & DOMESTIC WATER
CONNECTION TO MAIN

NOTES:

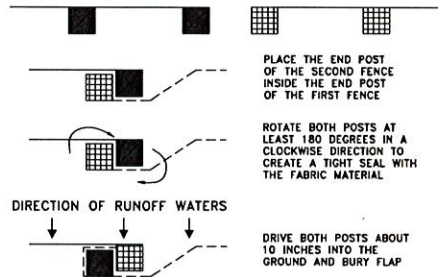
1. ALL EXPOSED METALLIC THREADS ARE TO BE COATED WITH BUTYLASTIC PAINT AFTER INSTALLATION.
2. CONCRETE SLAB REQUIRED FOR SECTIONAL VAULTS ONLY.
3. FOR DETAILS OF THE ROOF, SEE DETAIL WS 1.10.
4. DOMESTIC SERVICES 1", 2" & 4" (PER WS 4.21).

MDWASD DETAIL WS 4.20
TYPICAL FIRE & DOMESTIC WATER
SERVICE CONNECTIONS

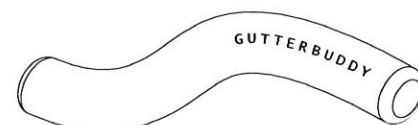
[illegible]

27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOO.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY. POLLUTANT DISCHARGE SHALL BE CONTROLLED AND REROURED THROUGH HAY FILTERS. SEDIMENT DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DRAIN INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEDIMENT ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANUEMENT ANTEANGEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

SILT FENCE INSTALLATION DETAIL

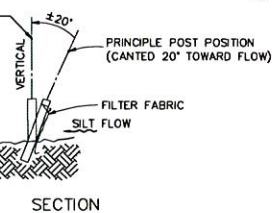


SILT FENCE ATTACHMENT DETAIL
NTS



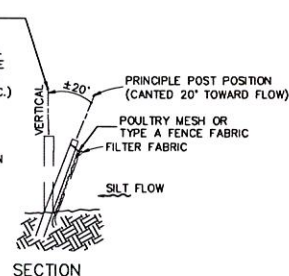
CURB INLET FILTER DETAIL

PE III SILT FENCE



TYPE III SILT FENCE

TYPE IV SILT FENCE



TYPE IV SILT FENCE

SILT FENCE APPLICATIONS



- ## GENERAL NOTES
1. TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1.
 2. TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. REQUESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT-OF-WAY.
 3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UP-UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
 4. WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.
 5. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (LF).
 6. DURING CONSTRUCTION ALL CATCH BASINS TO BE EQUIPPED WITH FILTER FABRIC AND HAY BALES OVER GRATES PER DETAIL THIS SHEET.
 7. SILT FENCE SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT OFF-SITE DISCHARGES OF SEDIMENT.
 8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS

TYPICAL CONSTRUCTION ENTRANCE DETAIL

33325 SOUTH UNIVERSITY DRIVE, SUITE 111
DAVIE, FLORIDA 33328
(954)318-0624 (954)358-0190 FAX
CERTIFICATE OF AUTHORIZATION No. 9808

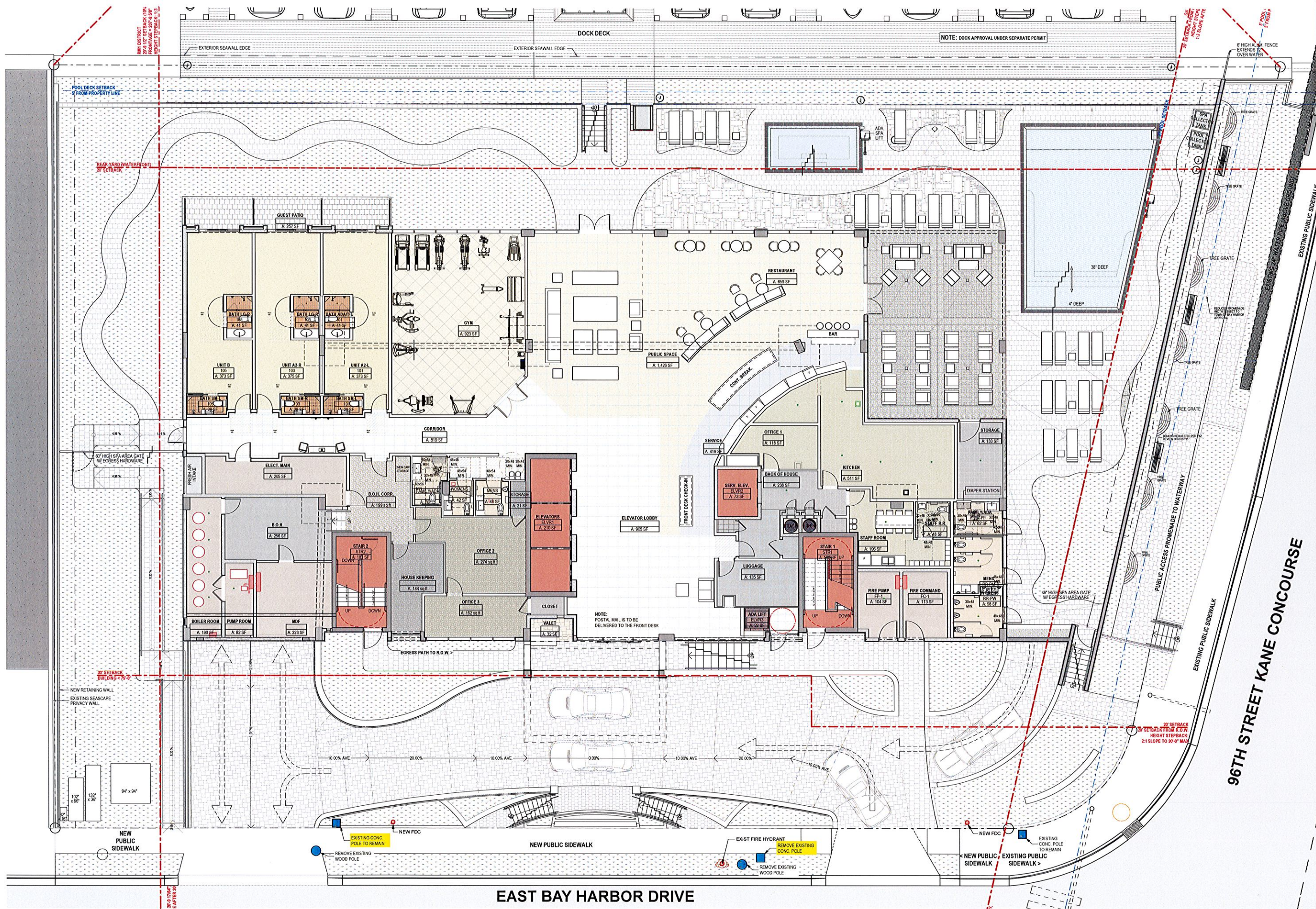
ROBERT J. ROSS, P.E.
FLORIDA P.E. #59485
DATE: 04/23/2015

POLLUTION PREVENTION DETAILS

C-8

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BM Server: BMSERVERX - BM Server/Bay Harbor/Bay Harbor



1 LOBBY LEVEL FPL POLES
C-9 SCALE: 1/8" = 1'-0"

DEVELOPMENT
9418 Collins Ave.
Surfside, FL 33154
info@mbdevelopment.com

Architect:
JOHN K. CARINO
AK 16403

CONSULTANT:
CARINO & CO.
ARCHITECTURAL - DESIGN
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Surfside, FL 33154
(305) 281-1111

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

FPL POLE LAYOUT

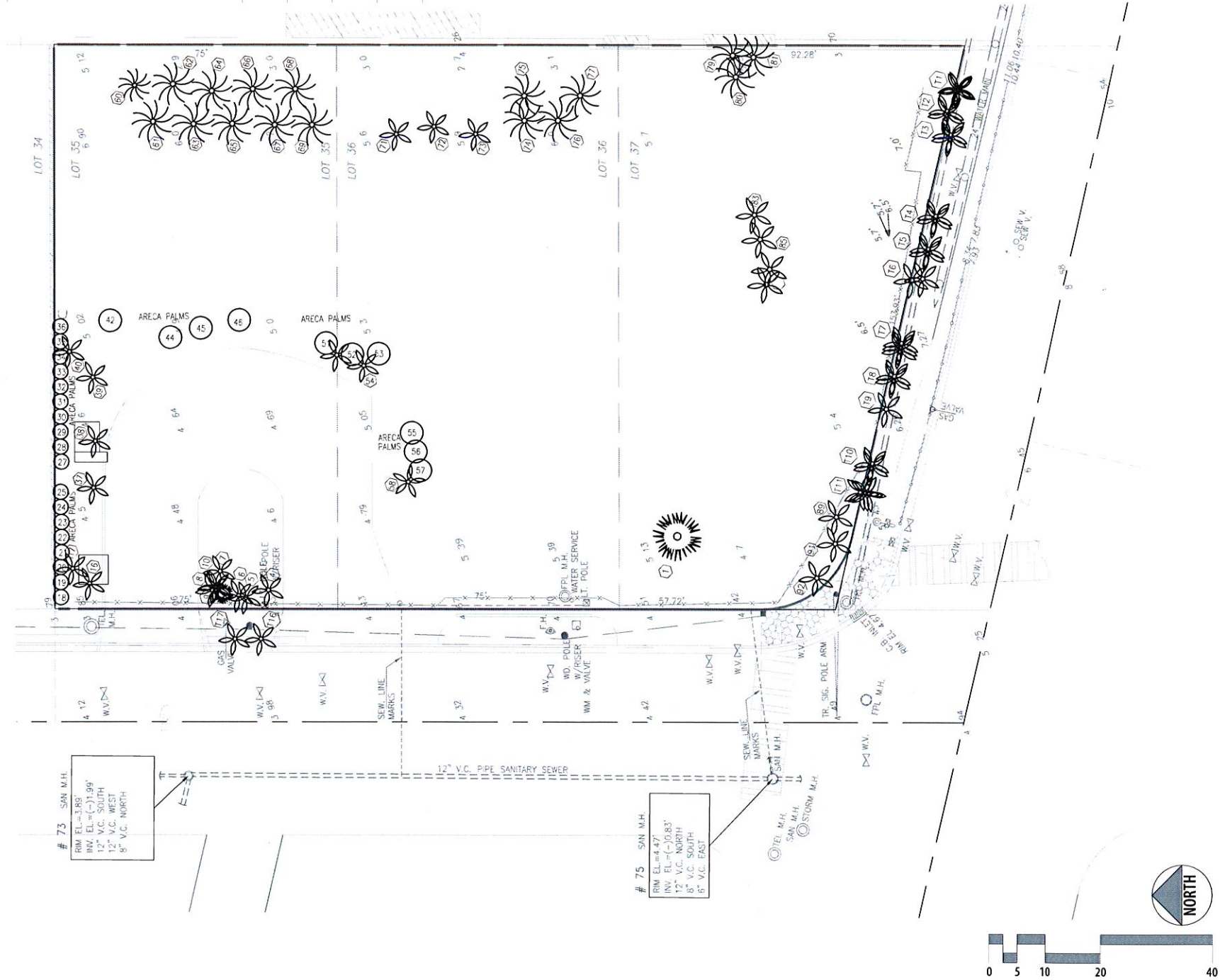
No. REVISION DATE

C-9

CIVIL
DATE
7/14/2015

TREE SURVEY							
NUMBER	BOANICAL NAME	COMMON NAME	# IN CLUSTER	DBH (inches)	OAH (feet)	SPREAD	CONDITION
1	Washingtonia robusta	Mexican Fan Palm		24	12	13	GOOD
2	REMOVED						
3	REMOVED						
4	Washingtonia filifera	California Fan Palm		12	35	20	FAIR
5	Washingtonia filifera	California Fan Palm		12	35	20	FAIR
6	Washingtonia filifera	California Fan Palm		12	60	25	FAIR
7	Washingtonia filifera	California Fan Palm		12	40	20	FAIR
8	Washingtonia filifera	California Fan Palm		12	55	20	FAIR
9	Washingtonia robusta	Mexican Fan Palm		24	25	18	GOOD
10	Dictyosperma album	Hurricane Palm		4	25	6	GOOD
11	REMOVED						
12	REMOVED						
13	REMOVED						
14	REMOVED						
15	REMOVED						
16	Washingtonia filifera	California Fan Palm		12	40	20	FAIR
17	Washingtonia filifera	California Fan Palm		14	50	20	FAIR
18	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
19	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
20	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
21	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
22	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
23	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
24	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
25	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
26	REMOVED						
27	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
28	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
29	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
30	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
31	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
32	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
33	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
34	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
35	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
36	Dypsis lutescens	Areca Palm	5	2.5	20	6	GOOD
37	Syagrus romanzoffiana	Queen Palm		8	13	10	GOOD
38	Syagrus romanzoffiana	Queen Palm		8	15	10	GOOD
39	Syagrus romanzoffiana	Queen Palm		7	15	10	GOOD
40	Syagrus romanzoffiana	Queen Palm		7	25	15	GOOD
41	REMOVED						
42	Dypsis lutescens	Areca Palm	6	6	25	8	GOOD
43	REMOVED						
44	Dypsis lutescens	Areca Palm	6	6	25	8	GOOD
45	Dypsis lutescens	Areca Palm	6	6	25	8	GOOD
46	Dypsis lutescens	Areca Palm	6	6	25	8	GOOD
47	REMOVED						
48	REMOVED						
49	REMOVED						
50	REMOVED						
51	Dypsis lutescens	Areca Palm	6	6	25	8	GOOD
52	Dypsis lutescens	Areca Palm	6	6	25	8	GOOD
53	Dypsis lutescens	Areca Palm	6	6	25	8	GOOD
54	Syagrus romanzoffiana	Queen Palm		8	20	12	GOOD
55	Dypsis lutescens	Areca Palm	6	6	25	8	GOOD
56	Dypsis lutescens	Areca Palm	4	3	15	6	GOOD
57	Dypsis lutescens	Areca Palm	6	6	25	8	GOOD
58	Phoenix roebelinii	Pigmy Date Palm		5	9	5	GOOD
59	REMOVED						
60	Cocos nucifera	Coconut Palm		8	25	20	GOOD
61	Cocos nucifera	Coconut Palm		8	25	20	GOOD
62	Cocos nucifera	Coconut Palm		9	30	25	GOOD
63	Cocos nucifera	Coconut Palm		8	30	25	GOOD
64	Cocos nucifera	Coconut Palm		9	30	25	GOOD
65	Cocos nucifera	Coconut Palm		8	30	20	GOOD
66	Cocos nucifera	Coconut Palm		8	25	25	GOOD
67	Cocos nucifera	Coconut Palm		9	20	20	GOOD
68	Cocos nucifera	Coconut Palm		8	25	20	GOOD
69	Cocos nucifera	Coconut Palm		8	30	20	GOOD
70	REMOVED						
71	Ptychosperma macarturii	Macarthur Palm	2	4	35	5	GOOD
72	Ptychosperma macarturii	Macarthur Palm	3	4	35	5	GOOD
73	Ptychosperma macarturii	Macarthur Palm	2	4	35	5	GOOD
74	Cocos nucifera	Coconut Palm		8	30	25	GOOD
75	Cocos nucifera	Coconut Palm		8	20	20	GOOD
76	Cocos nucifera	Coconut Palm		8	30	20	GOOD
77	Cocos nucifera	Coconut Palm		8	30	25	GOOD
78	REMOVED						
79	Cocos nucifera	Coconut Palm		8	25	20	GOOD
80	Cocos nucifera	Coconut Palm		8	30	20	GOOD
81	Cocos nucifera	Coconut Palm		8	30	20	GOOD
82	REMOVED						
83	Veitchia merillii	Christmas Palm		7	25	6	POOR
84	REMOVED						
85	Veitchia merillii	Christmas Palm		7	25	6	POOR
86	Veitchia merillii	Christmas Palm		7	25	6	POOR
87	Veitchia merillii	Christmas Palm		7	25	6	POOR
88	Veitchia merillii	Christmas Palm		7	25	6	POOR
89	Washingtonia filifera	California Fan Palm		12	40	10	FAIR

TREE SURVEY							
NUMBER	BOANICAL NAME	COMMON NAME	# IN CLUSTER	DBH (inches)	OAH (feet)	SPREAD	CONDITION
90	REMOVED						
91	Washingtonia filifera	California Fan Palm		18	40	25	FAIR
92	Washingtonia filifera	California Fan Palm		14	40	20	FAIR
T1	Veitchia merillii	Christmas Palm	3	6	20	10	FAIR
T2	Veitchia merillii	Christmas Palm	2	6	25	7	FAIR
T3	Veitchia merillii	Christmas Palm	2	7	30	10	FAIR
T4	Veitchia merillii	Christmas Palm	3	8	40	10	FAIR
T5	Veitchia merillii	Christmas Palm	3	8	40	10	FAIR
T6	Veitchia merillii	Christmas Palm	2	8	40	10	FAIR
T7	Veitchia merillii	Christmas Palm	3	8	40	10	FAIR
T8	Veitchia merillii	Christmas Palm	3	8	40	10	FAIR
T9	Veitchia merillii	Christmas Palm	2	8	30	10	FAIR
T10	Veitchia merillii	Christmas Palm	2	8	40	10	FAIR
T11	Veitchia merillii	Christmas Palm	3	6	40	10	FAIR
T12	REMOVED						
T13	REMOVED						
T14	REMOVED						
T15	REMOVED						
T16	Veitchia merillii	Christmas Palm		4	20	6	GOOD
T17	Veitchia merillii	Christmas Palm		4	20	6	GOOD



NUMBER	BOANICAL NAME	COMMON NAME	# IN CLUSTER	DBH (inches)	OAH (feet)	SPREAD	CONDITION	ACTION
90	REMOVED							
91	Washingtonia filifera	California Fan Palm		18	40	25	FAIR	REMOVE
92	Washingtonia filifera	California Fan Palm		14	40	20	FAIR	REMOVE
T11	Veitchia merrillii	Christmas Palm	3	6	20	10	FAIR	REMAIN IN PLACE
T2	Veitchia merrillii	Christmas Palm	2	6	25	7	FAIR	REMAIN IN PLACE
T3	Veitchia merrillii	Christmas Palm	2	7	30	10	FAIR	REMAIN IN PLACE
T4	Veitchia merrillii	Christmas Palm	3	8	40	10	FAIR	REMAIN IN PLACE
T5	Veitchia merrillii	Christmas Palm	3	8	40	10	FAIR	REMAIN IN PLACE
T6	Veitchia merrillii	Christmas Palm	2	8	40	10	FAIR	REMAIN IN PLACE
T7	Veitchia merrillii	Christmas Palm	3	8	40	10	FAIR	REMAIN IN PLACE
T8	Veitchia merrillii	Christmas Palm	3	8	40	10	FAIR	REMAIN IN PLACE
T9	Veitchia merrillii	Christmas Palm	2	8	30	10	FAIR	REMAIN IN PLACE
T10	Veitchia merrillii	Christmas Palm	2	8	40	10	FAIR	REMOVE
T11	Veitchia merrillii	Christmas Palm	3	6	40	10	FAIR	REMAIN IN PLACE
T12	REMOVED							
T13	REMOVED							
T14	REMOVED							
T15	REMOVED							
T16	Veitchia merrillii	Christmas Palm		4	20	6	GOOD	REMOVE
T17	Veitchia merrillii	Christmas Palm		4	20	6	GOOD	REMOVE

This site plan for Lot 34 details landscaping and utility layouts. The plan includes several rows of ARECA PALMS, some marked with red 'X's, and a cluster of trees labeled 'GAS VALVE' and 'TR. SIG. POLE ARM'. Utility lines for water (W.V.), sewer (S.W.), and gas (G.V.) are shown, along with a 'SAN. M.H.' (Sanitary Manhole) and a 'W.D. POLE' (Water Distribution Pole). The plan also features a 'W.R. POLE' (Water Rising Pole) and a 'W.M. & VALVE' (Water Main and Valve). A scale bar at the bottom indicates distances from 0 to 48 feet, and a north arrow is located in the bottom right corner.

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BM Server: MB BimServer - BM Server (18.0Y105.BH.GBH-NEW105.BH.GBH)

GENERAL NOTES:

1. A MINIMUM OF 3" INCHES OF STERILIZED PINE BARK MULCH SHALL BE PLACED AROUND ALL NEWLY INSTALLED TREE, SHRUB AND GROUND COVER PLANTING AREAS, WITH THE EXCEPTION OF BEACH PLANTING. MULCH SHALL BE INSTALLED NO CLOSER THAN 6" FROM THE BASE OF ALL TREES.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT MATERIAL QUANTITIES, INCLUDING SOD AND MULCH.
3. CONTRACTOR SHALL INSURE THAT ADEQUATE WATER IS SUFFICIENTLY SUPPLIED IN NECESSARY QUANTITIES TO ALL NEWLY INSTALLED PLANTINGS TO ESTABLISH PLANT MATERIAL.
4. PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. I OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PART I, CURRENT EDITION, AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
5. FOR PLANTING BED SOIL PREPARATION SEE PLANTING DETAILS AND SPECIFICATIONS. ALL SODDED AREAS SHALL HAVE 2" OF PLANTING SOIL. THE PLANTING SOIL SHALL BE WELL MIXED, WITH APPROPRIATE FERTILIZER ADDED, UNLESS FIELD OBSERVATION AND SOIL ANALYSIS DICTATE A DIFFERENT COMPOSITION THE LANDSCAPE ARCHITECT MAY REQUIRE SOIL ANALYSIS TO BE SUBMITTED IF DEEMED APPROPRIATE. ALL SOIL SHALL BE FREE OF WEEDS, LARGE ROCKS (OVER 3" DIAMETER) DEBRIS (INCLUDING LIMBS, STEMS, OLD IRRIGATION PIPE, AND OTHER NON-ORGANIC MATERIALS). THE USE OF RECYCLED COMPOST AS A SOIL AMENDMENT IS RECOMMENDED.
6. IN AREAS WHERE PAVED SURFACES ABUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHALL BE EVEN.
7. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION GUIDELINES FOR FINE PRUNING, PRUNING STANDARDS FOR CLASS 1 PRUNING.
8. ALL LANDSCAPE TO BE IRRIGATED BY RECLAIMED WATER IF AVAILABLE.
9. ONE HUNDRED PERCENT (100%) COVERAGE OF ALL GRASS AREAS MUST BE ACHIEVED WITHIN NINETY (90) DAYS.
10. BLACK ALUMINUM EDGING, 4" X 3/16", SHALL BE USED TO SEPARATE LINEAR PLANTING AREAS AND SHALL BE STAKED IN PLACE.
11. BIO-BARRIER ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE WITHIN 6' OF A PUBLIC UTILITY LINE OR EDGE OF PAVEMENT/HARDSCAPE CONDITION. SEE SHEET LA-2 FOR DETAILS.
12. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE CONDITIONS AND ASK ALL QUESTIONS PRIOR TO PLACING A BID.
13. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES, ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
14. EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARDS, ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
15. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
16. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
17. ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH PLANTING SOIL AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 3' MIN. AND REPLACED WITH PLANTING SOIL AS PER SPECIFICATIONS. ALL PLANTERS SHALL HAVE ATLAS PEAT 3000 MIX EXCEPT PLANTERS WHERE MEDJOL DATE PALMS WILL BE INSTALLED. MEDJOL PLANTERS SHALL BE FILLED WITH SILICA SAND.
18. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHALL BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES, AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING WITH THE LANDSCAPE ARCHITECT.
19. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL SHALL MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE.
20. ALL TREES TO BE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLANS.
21. SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS, GRASS, CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER SPECIFICATIONS.
22. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
23. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
24. ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.
25. ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH LANDSCAPE ARCHITECT.

Town of Bay Harbor Islands, Florida Landscape Requirements Legend (Worksheet)																																											
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3) Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 16A)																																											
Site Address	Legal Description																																										
9601 East Bay Harbor Drive	See Cover Sheet																																										
Net Lot Area	0.7726A1	Acres /	33.658 SF																																								
		Required	Provided																																								
I. Open Space Requirement																																											
1. Net Lot Area = 33.658 SF x 20% = 6.732 SF 20% / 6.732 SF 21.6% / 7.284 SF (BIR - Sec. 25-11)																																											
2. Maximum Lawn Area Allowed (MOC - Sec. 18A-6(A)(5)) a. Req. open space: 6.732 SF x 60% = 4.039 SF 60% Max / 4.039 SF 24.4% / 964 SF																																											
II. Shade Trees																																											
A. Required																																											
1. 28 shade trees/acre. 28 x _____ acres = _____ 22 _____ 33 _____ (Min. 12" in height / 4" clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MOC - Sec. 18A-6(C)(5)) and BIR Sec. 24-16																																											
2. Native Species Required - 50% Min. # of shade trees req. _____ x 50% = _____ 11 _____ 18 _____ (BIR - Sec. 24-16(A)(2))																																											
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. # of shade trees req. _____ x 50% = _____ 11 _____ 18 _____ (MOC - Sec. 18A-6(C)(1)(b))																																											
B. Tree Species																																											
1. Number of shade trees required (from Sec. (B)(A)(1) above) _____ 22 _____																																											
2. Number of shade tree species required (BIR - Sec. 24-16(A)(2)) _____ 6 _____ 6 _____ *See Following Table:																																											
Page 1 of 3 Revised 12/09/14																																											
Number of Different Tree Species based on Quantity																																											
1-5 required shade trees 2 shade tree species 6-10 required shade trees 3 shade tree species 11-15 required shade trees 4 shade tree species 16-20 required shade trees 5 shade tree species 21-30 required shade trees 6 shade tree species 31 or more required shade trees 7 shade tree species																																											
C. Tree Heights																																											
1. Number of Stories of building _____ 7 _____																																											
2. Number of shade trees required _____ 22 _____ (from Sec. (B)(A)(1) above)																																											
3. Shade tree heights required: 12 ft. - _____ % or _____ 6 shade trees 14-16 ft. - _____ % or _____ shade trees 16-18 ft. - _____ % or _____ 11 shade trees 18-20 ft. - _____ % or _____ 6 shade trees																																											
Size of Tree Species in Relationship to Building Height																																											
<table><thead><tr><th>No. Stories</th><th>Min. Shade Tree Height (ft.)</th><th>Min. Spread (ft.)</th><th>Palm Height (ft.)</th></tr></thead><tbody><tr><td>1-2</td><td>12</td><td>5</td><td>14-18</td></tr><tr><td>3</td><td>50% min. req.</td><td>5</td><td>14-18</td></tr><tr><td>4</td><td>50% min. req.</td><td>5</td><td>14-18</td></tr><tr><td>5</td><td>25% 14-16</td><td>6</td><td>18-22</td></tr><tr><td>6</td><td>25% 14-16</td><td>6</td><td>18-22</td></tr><tr><td>7</td><td>25% 16-18</td><td>7</td><td>22-28</td></tr><tr><td>8 plus</td><td>25% min. req.</td><td>7</td><td>14-18</td></tr><tr><td></td><td>50% 16-18</td><td>7</td><td>22-28</td></tr><tr><td></td><td>25% 18-20</td><td>8</td><td>22-28</td></tr></tbody></table> (BIR - Sec. 24-16(A)(2))				No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)	1-2	12	5	14-18	3	50% min. req.	5	14-18	4	50% min. req.	5	14-18	5	25% 14-16	6	18-22	6	25% 14-16	6	18-22	7	25% 16-18	7	22-28	8 plus	25% min. req.	7	14-18		50% 16-18	7	22-28		25% 18-20	8	22-28
No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)																																								
1-2	12	5	14-18																																								
3	50% min. req.	5	14-18																																								
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6	25% 14-16	6	18-22																																								
7	25% 16-18	7	22-28																																								
8 plus	25% min. req.	7	14-18																																								
	50% 16-18	7	22-28																																								
	25% 18-20	8	22-28																																								
III. Street Trees																																											
Required Provided																																											
1. Street Trees @ 1:35' _____ 7 _____ 13 _____ Width of lot _____ 135' = _____ (15' min height / 6" clear wood / 2 1/2" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BIR - Sec. 24-16(A)(2)(a))																																											
Page 2 of 3 Revised 12/09/14																																											
IV. Shrubs Required																																											
Required Provided																																											
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max. 24" in center) (BIR - Sec. 24-16(A)(7)(d)) _____ 220 _____ 632P _____																																											
2. Native Species Required - 30% Min. (MOC - Sec. 18A-6(D)(1)(a)) _____ 66 _____ 169 _____																																											
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MOC - Sec. 18A-6(D)(1)(b)) _____ 110 _____ 1307 _____																																											
V. Buffers (If applicable) (BIR - Sec. 24-16)																																											
1. Parking Lot from ROW _____ N/A _____ (yes / no) _____ (yes / no) _____																																											
2. Dissimilar Uses _____ N/A _____ (yes / no) _____ (yes / no) _____																																											
VI. Parking Lot Landscaping (If applicable)																																											
Required Provided																																											
1. 10 SF / parking space: 10 x _____ spaces = _____ SF (MOC - Sec. 18A-6(J)) _____ N/A _____																																											
2. Shade Trees Required (MOC - Sec. 18A-6(J)) _____ N/A _____																																											
3. Shrubs Required (MOC - Sec. 18A-6(I)) _____ N/A _____																																											
VII. Right Tree Right Place (BIR - Sec. 24-16(A)(2)(f))																																											
1. Number of trees near power lines (See attached FTS guidelines) _____ 13 _____																																											
VIII. Florida Friendly Landscaping (MOC - Sec. 18A-6(K))																																											
All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.																																											
Page 3 of 3 Revised 12/09/14																																											



SEAL:

LANDSCAPE ARCHITECT:
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GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

LANDSCAPE CALCULATIONS AND NOTES

No. REVISION DATE
1 P&Z Comments 07.07.15

L-300

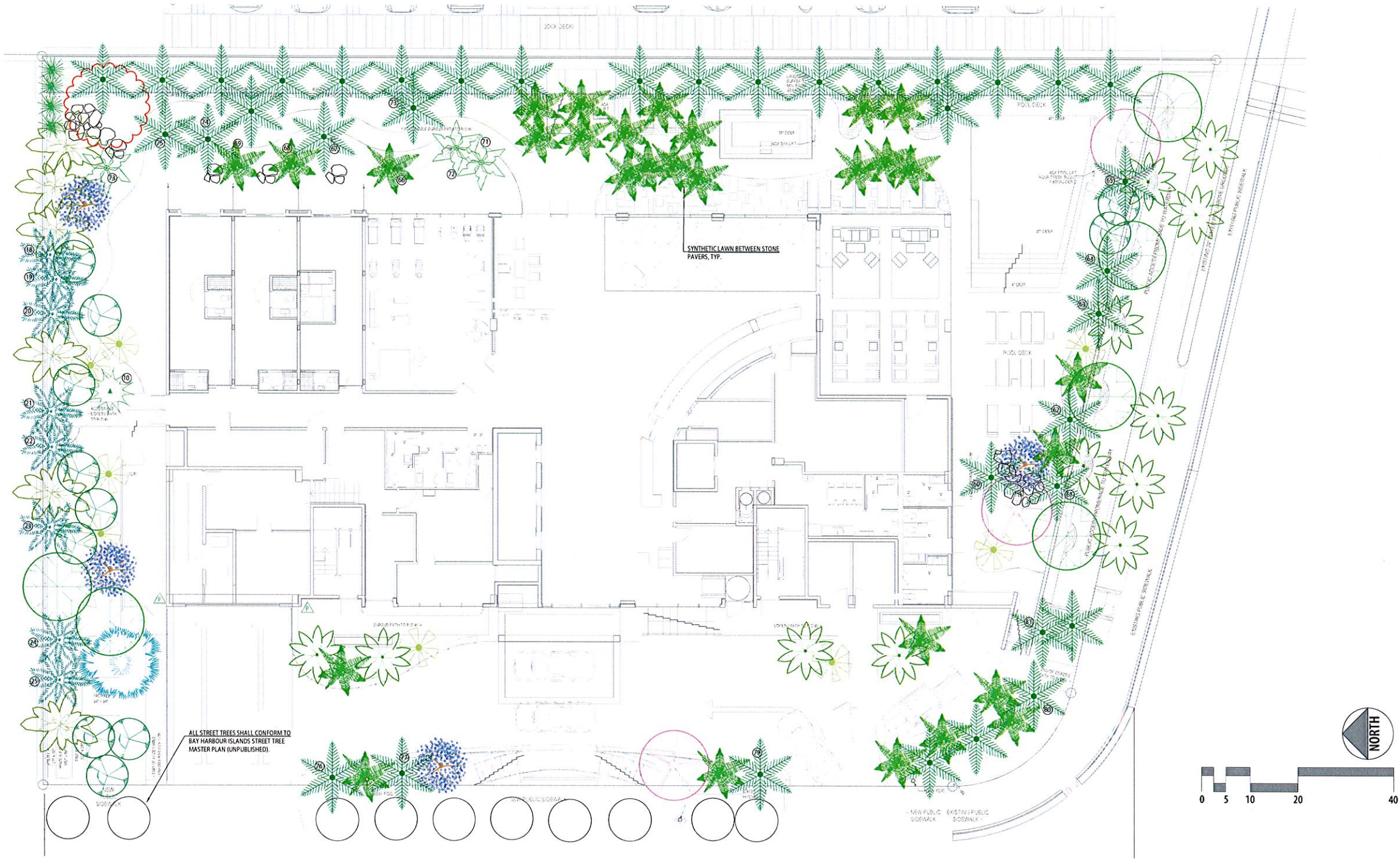
R. DATE
3/16/2015

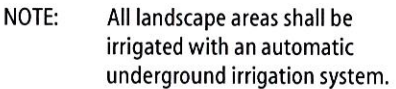
TREE and PALM LEGEND					
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
4		Bauhinia blakeana	Hong Kong Orchid Tree	12' OA HT, 2' DIA	
1		Bismarkia nobilis	Bismarck Palm	10' CT	
6		Bursera simaruba	Gumbo Limbo	16' OA HT, 2' DIA	
33		Carpentaria acuminata	Carpentaria Palm	20' OA HT	
6		Caryota mitis	Clumping Fishtail Palm	MIN 20' OA HT	
3		Chorisia speciosa	Floss Silk Tree	18' OA HT, 2' DIA	

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
12		Coccoloba diversifolia	Pigeon Plum	12' OA HT, 2' DIA	
17		Cocos nucifera	Coconut	N/A	Relocated from on site
20		Cocos nucifera 'Green Malayan'	Green Malayan Coconut Palm	14' to 25' GW	FG, MIN. 7 FRONDS, BB, CERTIFIED JAMAICAN MALAYAN
1		Delonix regia	Royal poinciana	14' OA Height 2' DIA	
1		Dictyosperma album	Hurricane Palm	N/A	Relocated from on site
8		Dyopsis lutescens	Areca Palm	N/A	Relocated from on site

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
15		Hyophorbe verschaffelii	Spindle Palm	6' CT	
3		Ptychosperma macartuii	Macarthur Palm	N/A	Relocated from on site
4		Rhaps excelsa	Lady palm	12' OA	
12		Roystonea regia	Florida Royal palm	20' MIN GW	Royal Palms along Kane Concourse shall match those on opposite side (15' OAH).
		ALL STREET TREES SHALL CONFORM TO BAY HARBOUR ISLANDS STREET TREE MASTER PLAN (UNPUBLISHED).			

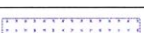
NOTE: All landscape areas shall be irrigated with an automatic underground irrigation system.

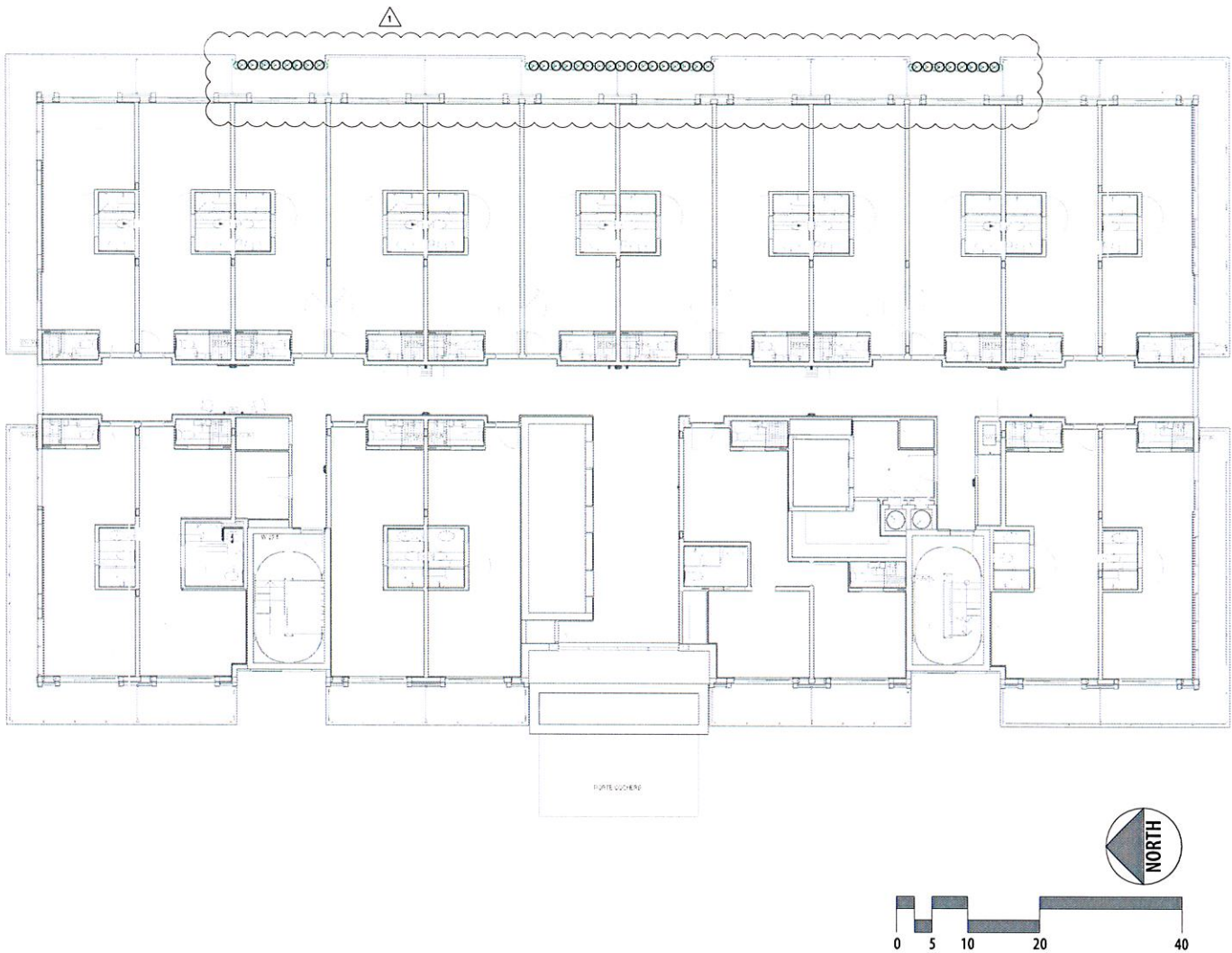




SHRUB and GROUNDCOVER AND LEGEND							
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRI.	NATIVE	LOW MAINT.
65		Galphimia glauca	Thryallis	7 Gal.			X
342		Hemerocallis sp.	Day Lily	3 Gal.	12" O.C.		X
582		Kalanchoe blossfeldiana	Kalanchoe	1 Gal.	6" O.C.		
256		Kalanchoe thyrsiflora	Flapjack	1 Gal.	6" O.C.		
182		Lantana montevidensis	Trailing Lantana	3 Gal.	24" O.C.		X
63		Monstera deliciosa	Swiss Cheese Plant	3 Gal.	24" O.C.		
116		Nephrolepis biserrata	Macho Fern	3 Gal.	18" O.C.	X	X
79		Pentas lanceolata	Pentas	3 Gal.	18" O.C.		X
250		Philodendron "Burlie Marx"	Philodendron	3 Gal.	8" O.C.		
59		Phyllostachys nigra	Black Bamboo	15 Gal.			
121		Plumbago auriculata	Plumbago	3 Gal.			X

VINE LEGEND							
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	NATIVE	LOW MAINTENANCE
324		Pyrostegia venusta	Flame Vine	15 Gal.			X
265		Mandevilla spp.	Mandevilla spp.	15 Gal.			X
408		Ficus pumila	Creeping Fig	15 Gal.			X

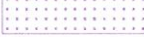
SHRUB, GROUNDcover AND VINE LEGEND					
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
16		Bambusa vulgaris 'Wamin'	Dwarf Buddha Belly Bamboo	7 Gal.	MIN 24"X24", 18' O.C.
11		Plumeria hybrid	Plumeria paradise	3 Gal.	
6		Cycas revoluta	Sego palm	3 Gal.	
20		Cordyline fruticosa 'Black Magic'	Black Magic	3 Gal.	
65		Begonia odorata 'Alba'	Begonia	3 Gal.	
94		Juniperus conferta	Shore Juniper	3 Gal.	
96		Ipomoea stolonifera	Beach Morning Glory	3 Gal.	
345		Trachelospermum jasminoides	Star Jasmine	3 Gal.	
965		Spathoglottis plicata	Ground orchid	1 Gal.	
321		Kalanchoe thyrsiflora	Flapjack	1 Gal.	
855		Ruellia simplex	Ruellia	3 Gal.	
125		Asparagus densiflorus 'Meyersii'	Foxtail fern	1 Gal.	

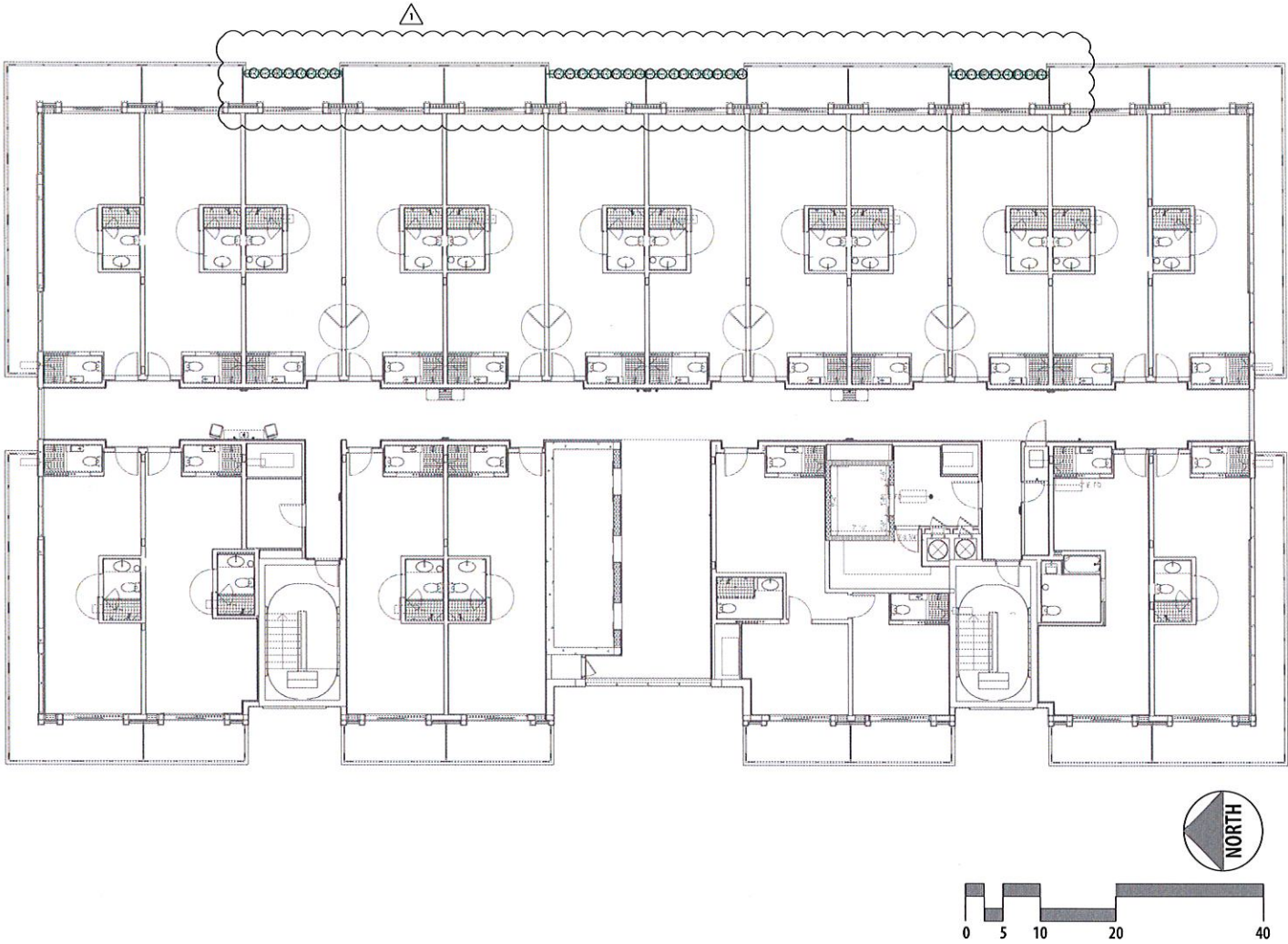


TREE AND PALM LEGEND					
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
9		Cocos nucifera	Coconut palm	NA	Relocated from site
9		Rhapis excelsa	Lady palm	NA	
17		Pachypodium lamerei	Madagascar palm		

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SEAL:

Landscapes Architect:
SEBASTIAN SABA
LA 6666779

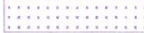
CONSULTANT:



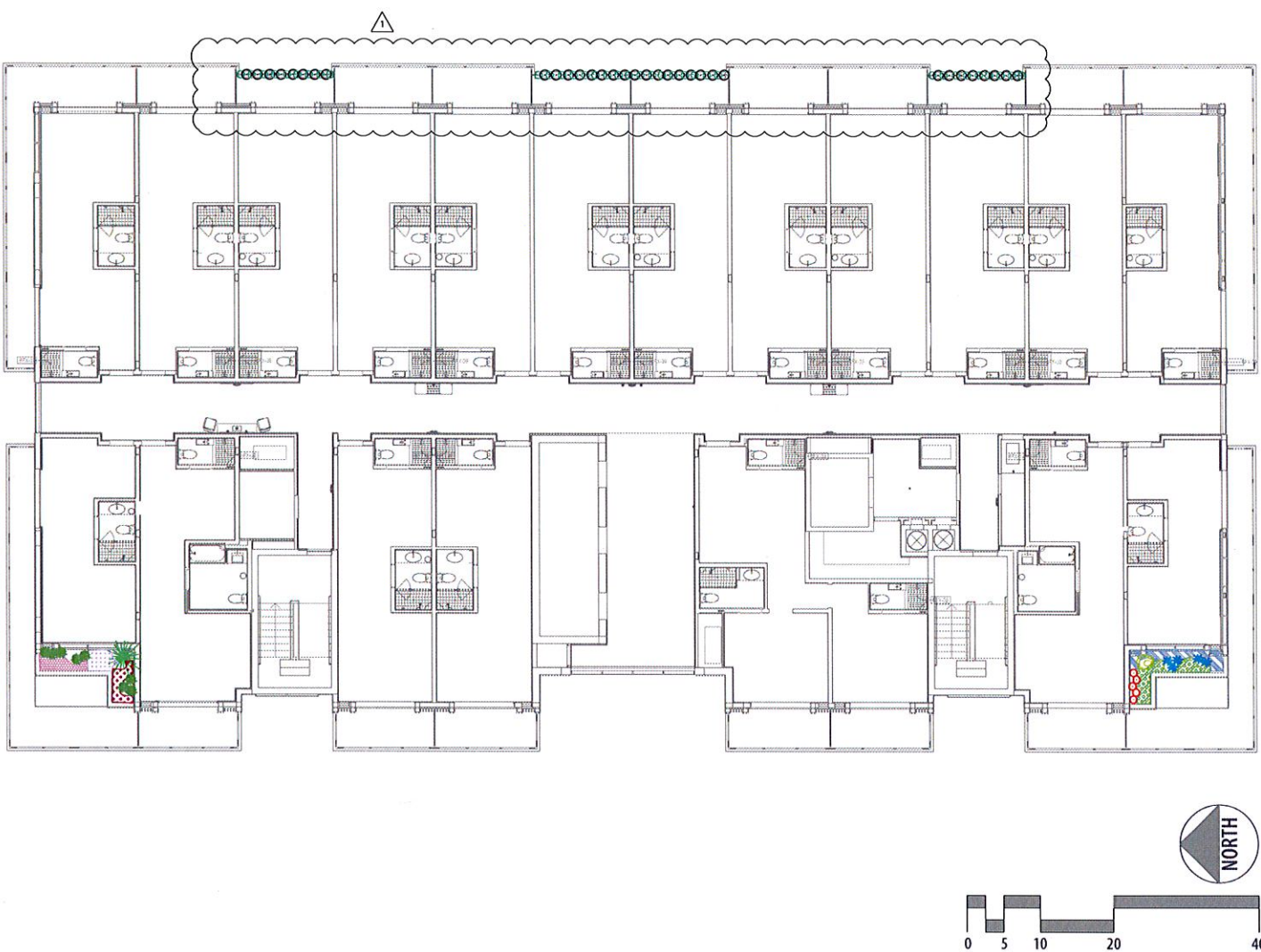
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DEVELOPMENT

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SUNIL K. SANKAR
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GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

FOURTH FLOOR TERRACE : PLANTING PLAN

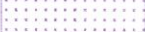
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L-305

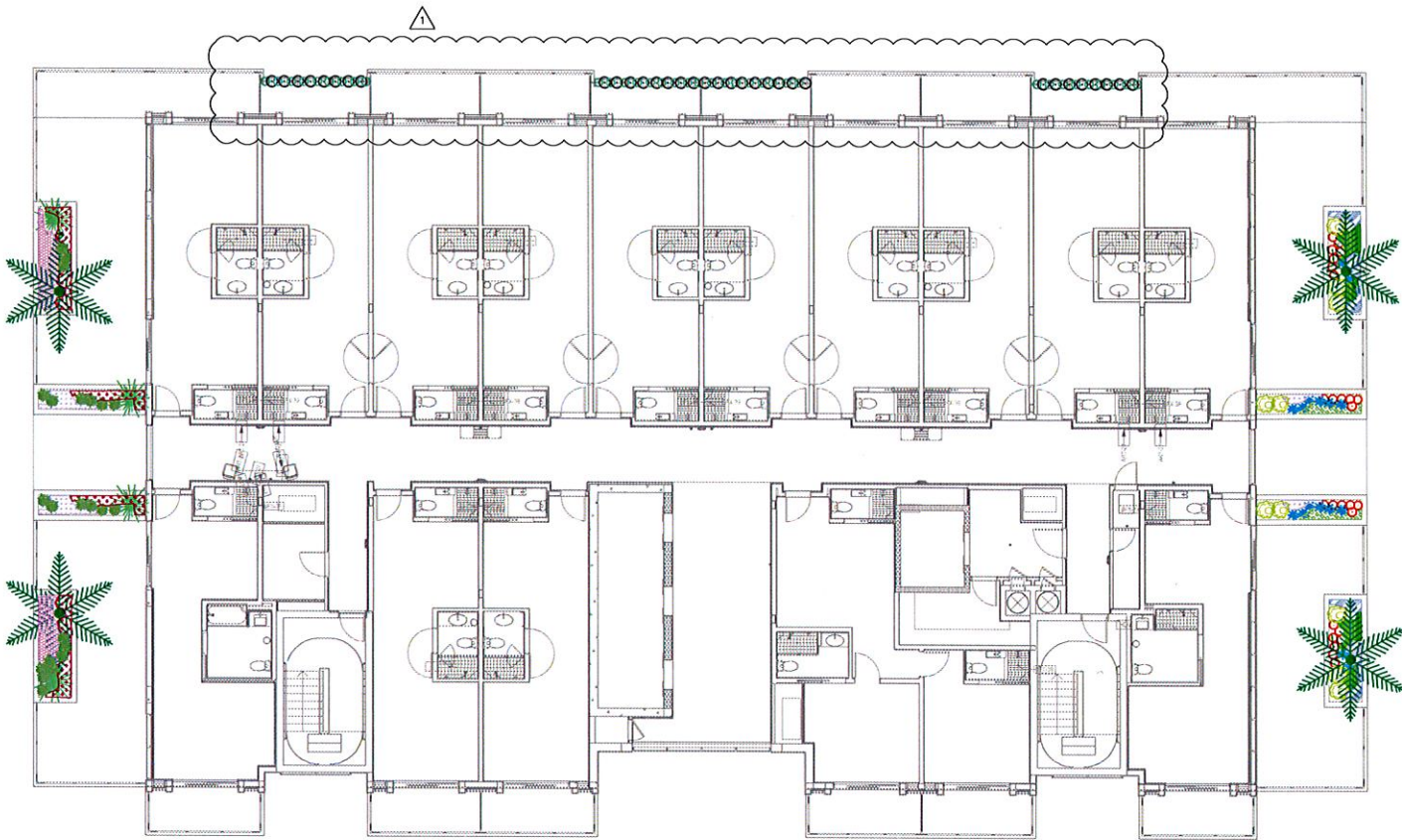
LANDSCAPE
DATE
7/14/2015

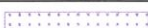
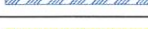
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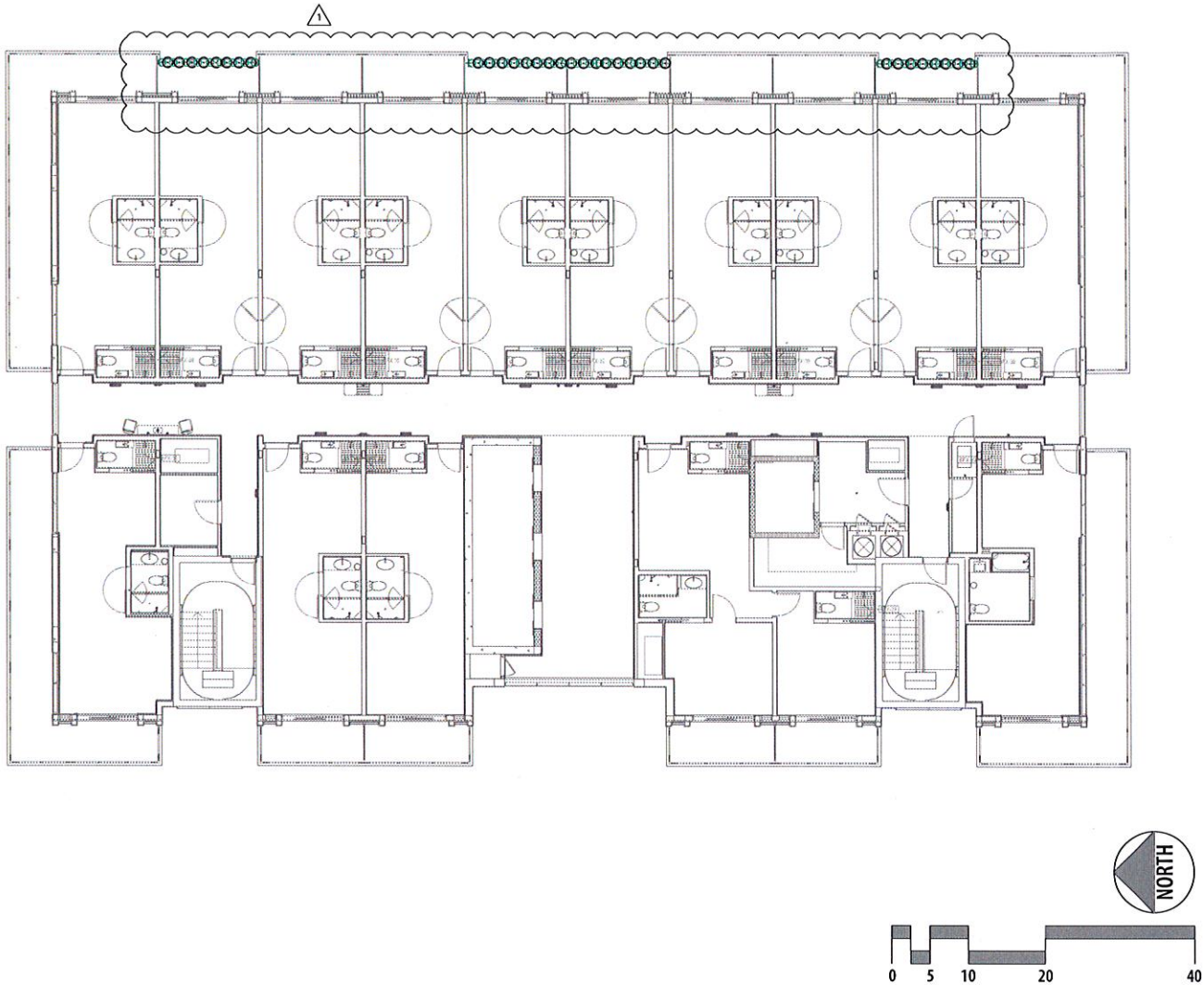
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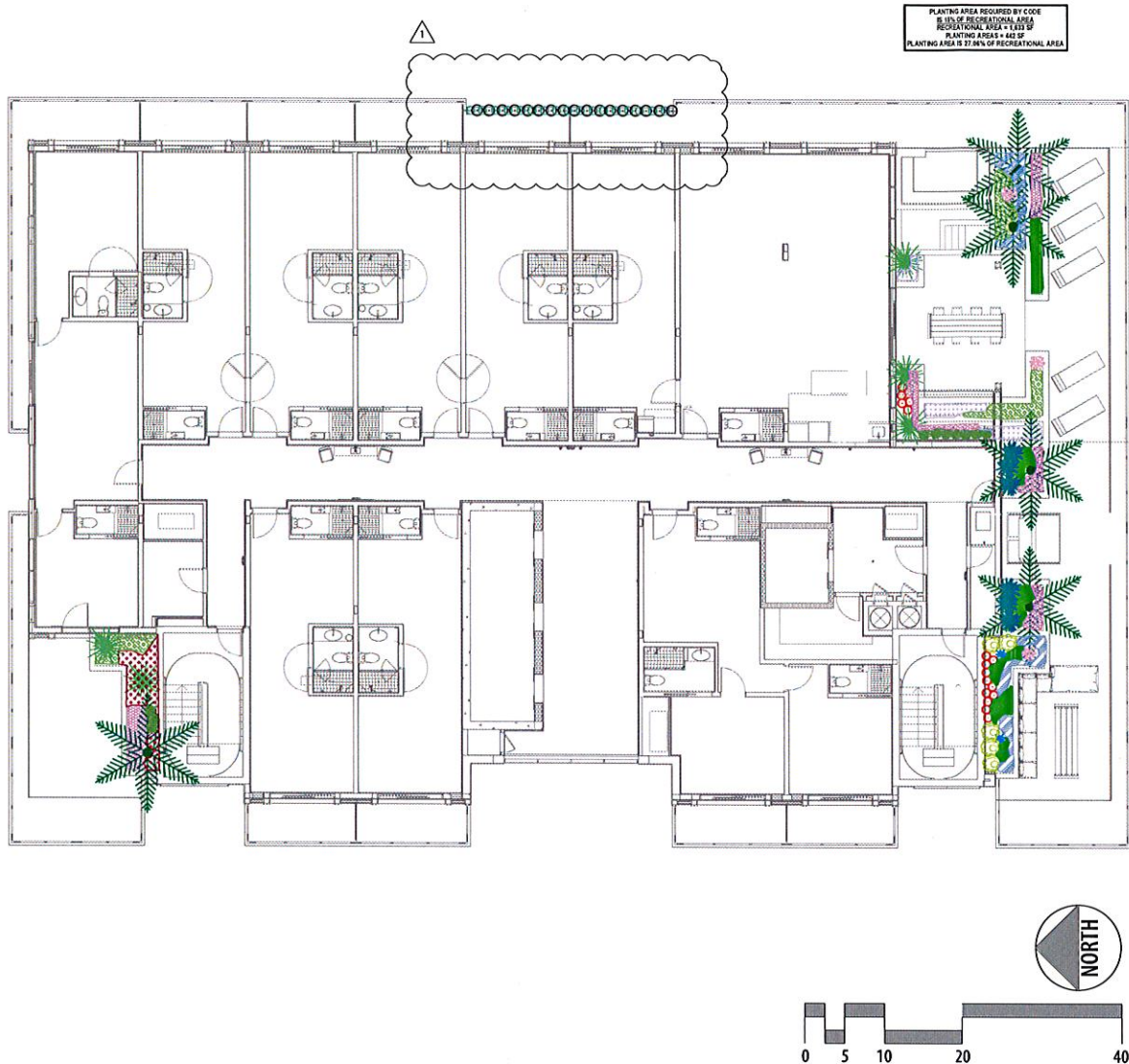


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17		Pachypodium lamerei	Madagascar palm		



GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
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South Elevation

DEVELOPMENT
9418 Collins Ave.
Surfside, FL 33154
info@mbdevelopment.net

SEAL:

Landscape Architect:
SEBIA A. SABA
LA 6666777

CONSULTANT:



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miami, fl 33133
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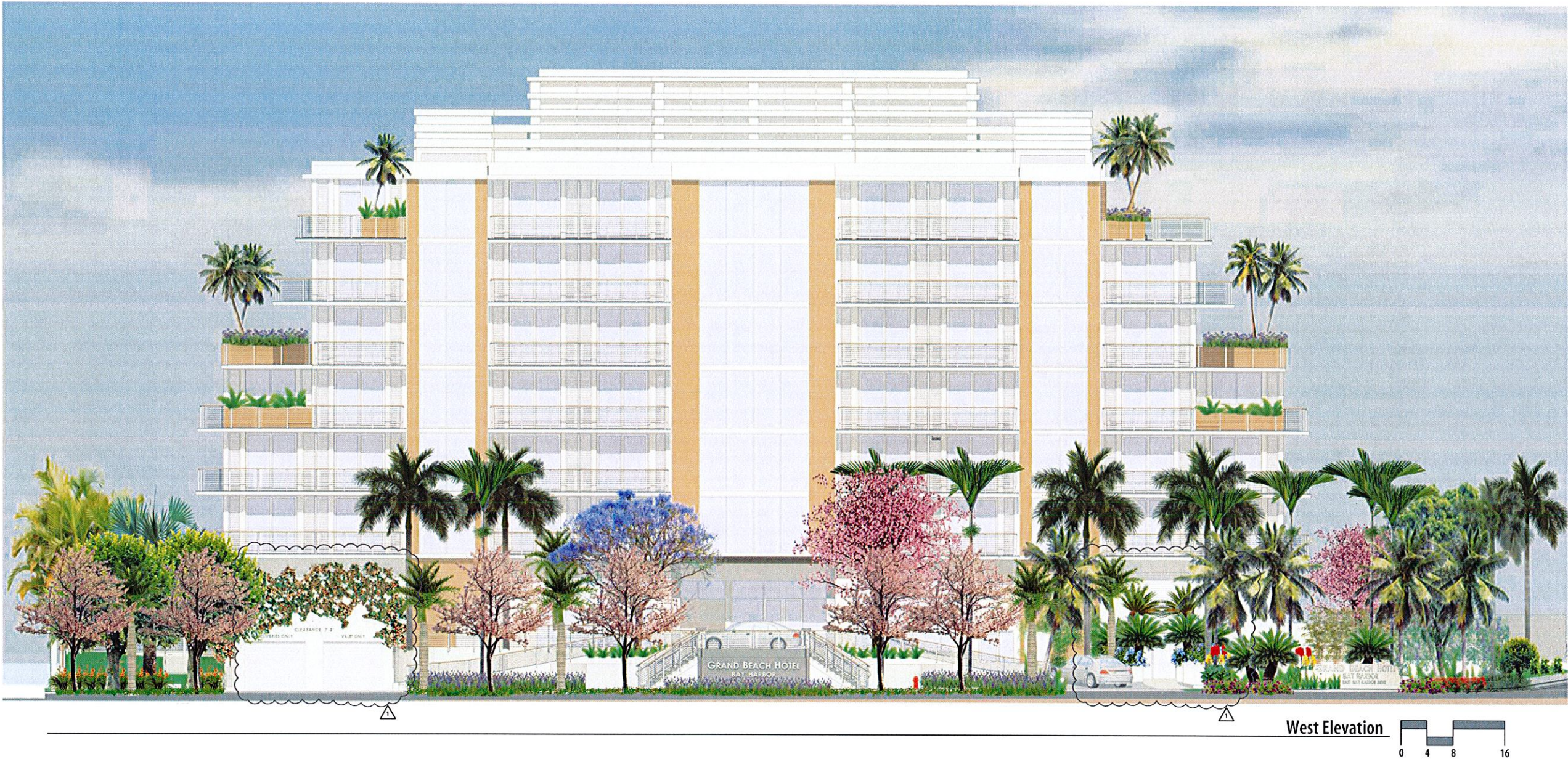
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L- 309

R. DATE
3/16/2015

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GRAND BEACH HOTEL BAY HARBOR

9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

West Elevation

DEVELOPMENT
9418 Collins Ave.
Suite 100, FL 33154
info@mbdevelopment.net

SEA:

Landscape Architect:
SERAJ A. SABA
LA 6666779

CONSULTANT:



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miami, fl 33133
786.408.3661
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No.	REVISION	DATE
1	P&Z Comments	07.07.15

L- 310

R. DATE
3/16/2015



North Elevation

GRAND BEACH HOTEL BAY HARBOR

9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

North Elevation

No.	REVISION	DATE
1	P&Z Comments	07.07.15

DEVELOPMENT
9418 Collins Ave.
Suite 100, FL 33154
info@mbdevelopment.net

SEAL

Landscape Architect:
SERAJ A. SABA
LA 6668779

CONSULTANT:



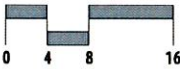
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L- 311

R. DATE
3/16/2015



North Elevation (from neighbor viewpoint)



GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

North Elevation (Neighbor)

No.	REVISION	DATE
1	P&Z Comments	07.07.15

DEVELOPMENT
9418 Collins Ave.
Suite 100, FL 33154
info@mbdevelopment.net

SEAL:

Landscape Architect:
SEBASTIAN A. SABA
LA 0666777

CONSULTANT:



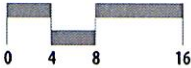
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L- 312

R. DATE
3/16/2015



East Elevation



GRAND BEACH HOTEL BAY HARBOR

9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,

FL 33154

East Elevation

No.	REVISION	DATE
1	P&Z Comments 07.07.15	

L- 313

R. 3/18/2015

DEVELOPMENT
9418 Collins Ave.
Suite 100
Miami Beach, FL 33154
info@mbdevelopment.net

Landscaping Architect:
SERAJ A. SABA
LA 6666779

CONSULTANT:

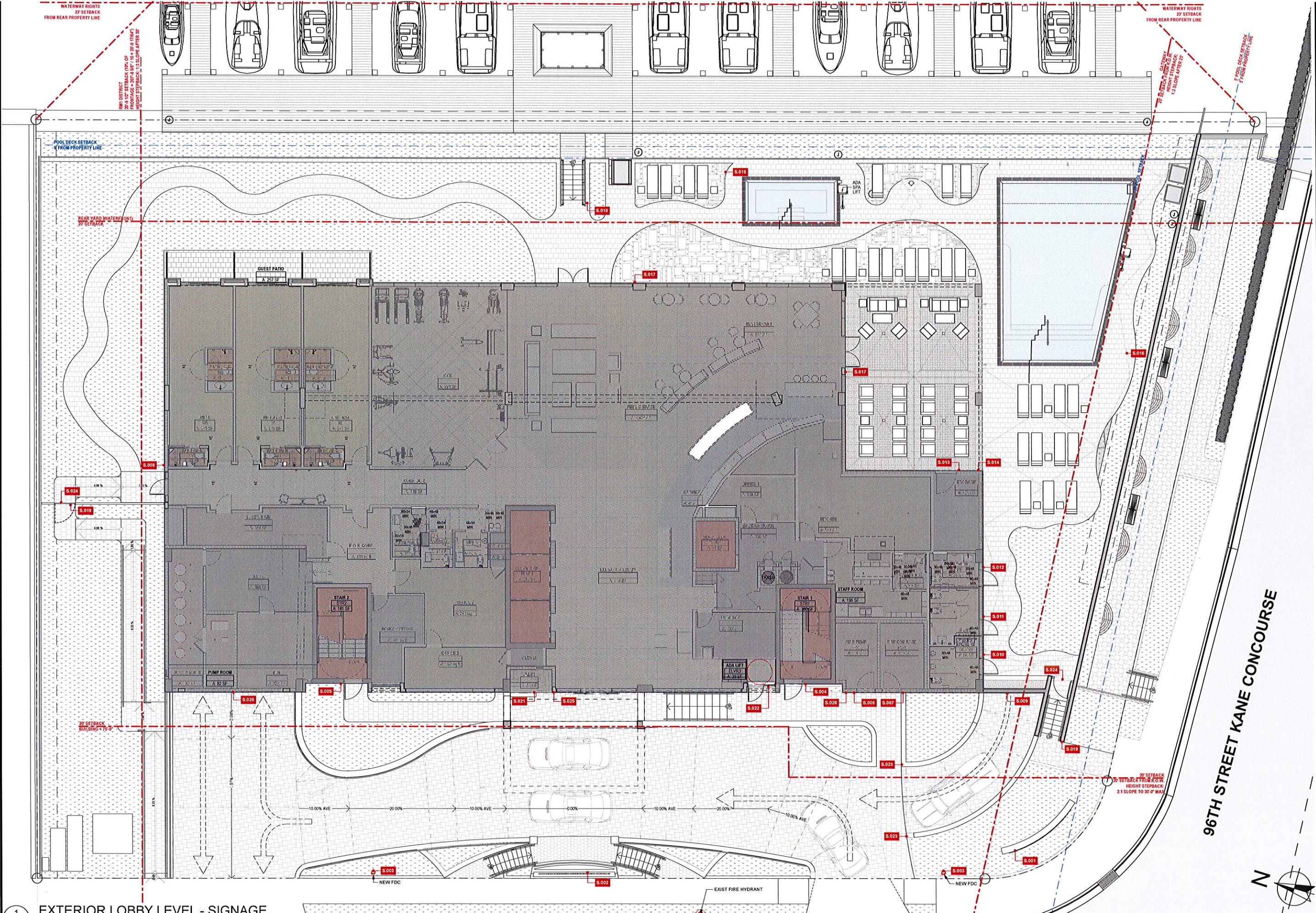


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1
SIG-101a
EXTERIOR LOBBY LEVEL - SIGNAGE
SCALE: 1/8" = 1'-0"



DEVELOPMENT

9418 Collins Ave.,
Suite 101, FL 33154
info@mbdevelopment.com

Architect:
JOHN R. SRINO
AR 96403

CONSULTANT:

CARINO & CO.
ARCHITECTURE + DESIGN
JAMES A. CARINO
ARCHITECT
FL 33154
info@carinoandco.com

SEAL

ARCHITECT:
JOHN R. SRINO
AR 96403

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

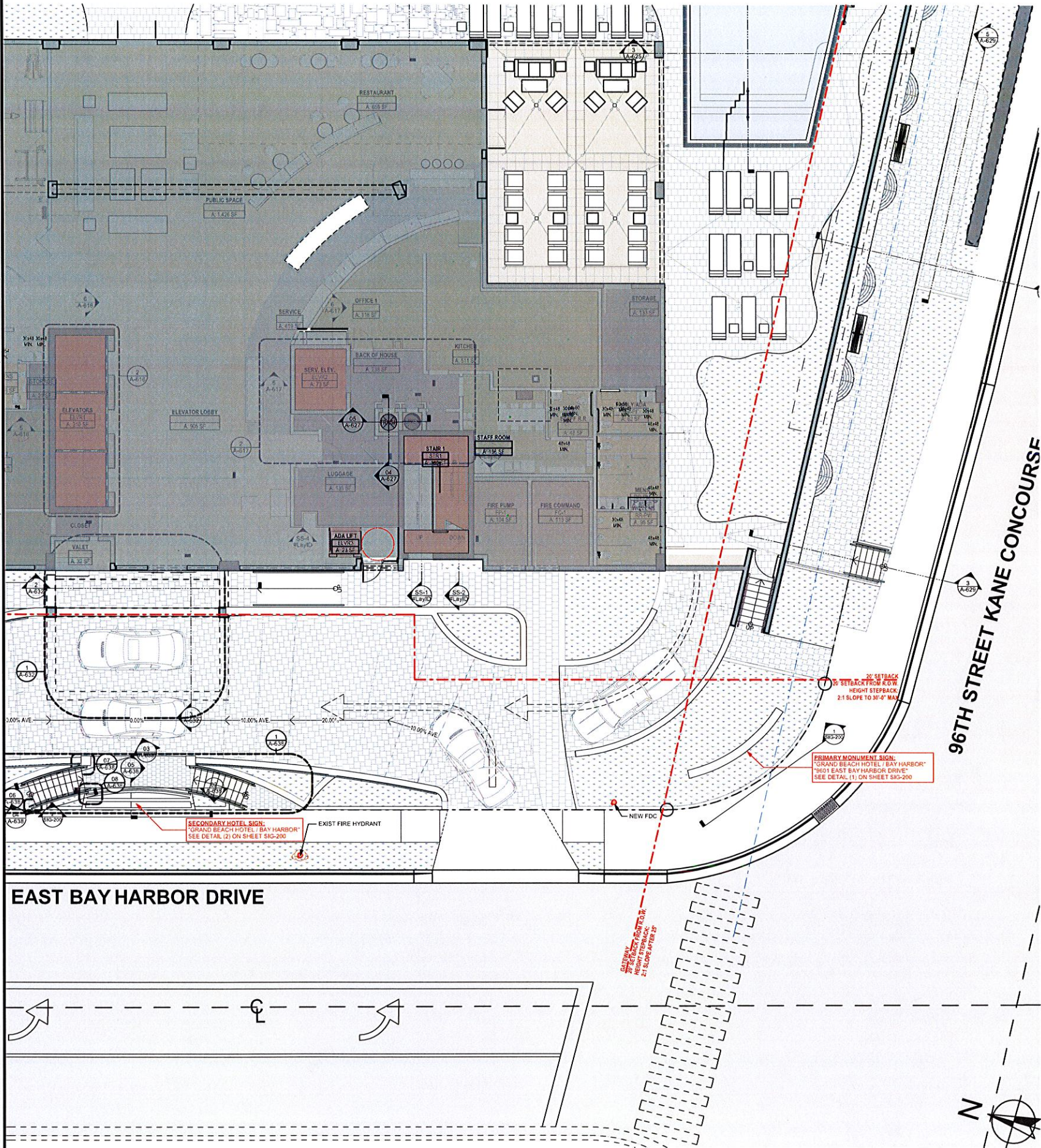
LEVEL 1 - LOBBY : EXTERIOR SIGNAGE

No. REVISION DATE

SIG-101a
EXTERIOR & INTERIOR
SIGNAGE
DATE:
7/14/2015

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BM Survey: BUREAU OF SURVEYING - BM Survey: Bay Harbor/Bay Harbor



96TH STREET KANE CONCOURSE

LOBBY LEVEL - BUSINESS SIGN LOCATION

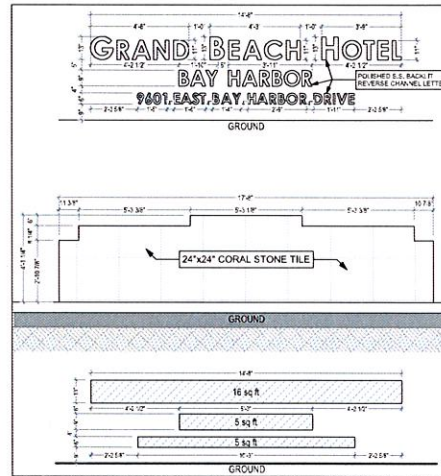
SIG-200 SCALE: 1/8" = 1'-0"



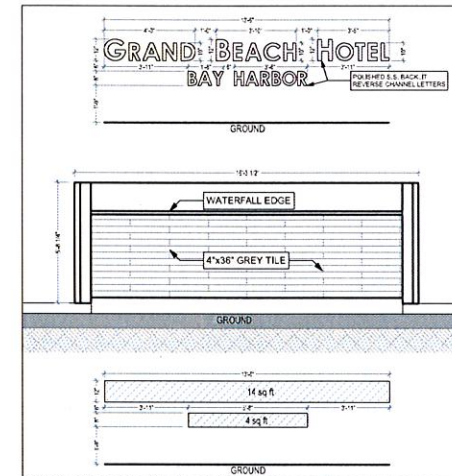
PRIMARY SIGN : PERSPECTIVE



SECONDARY SIGN : PERSPECTIVE



1 PRIMARY SIGN : MONUMENT SIGN DETAILS
SCALE: 1/4" = 1'-0"



2 SECONDARY SIGN : HOTEL SIGN DETAILS
SCALE: 1/4" = 1'-0"

PRIMARY EXTERIOR SIGN Sec. 17-20. - Exterior Signs (B-1 District)

- (1) **Maximum Sign Area.**
No primary sign shall have an area measured from end to end and from top to bottom of all lettering and including spaces between exceeding one and one-half square feet for each linear foot of street frontage occupied by licensed establishment, with a maximum overall size of 30' square feet.
- (2) **Maximum Height of Sign.**
No primary sign shall have lettering exceeding 18" inches in height and lettering less than 12" inches in height per line of linear signage.
- (3) **Maximum Length of Sign.**
No primary sign shall have a length exceeding 60 percent of the linear street frontage occupied by the licensed establishment.
- (6) **Secondary Business Signs.**
Businesses occupying the corner space of corner building may have one primary sign facing the street on which its main entrance is located. A secondary sign may be displayed provided it is not greater than 50 percent of the measurements specified for a sign in subsections (1), (2) and (3) above.
- (8) **Mounting.**
All signage affixed to a building's exterior in the B-1 district shall be affixed to the wall surface or on top of ledge or overhang.

***We have (2) Property Fronts due to it being a corner lot. We are allowed (1) 30 sq. ft. sign & (1) 15 sq. ft. for a total of 45.00 sq. ft. Currently proposing (1) Primary Sign to be 26.00 sq. ft. & (1) Secondary Sign to be 18.00 sq. ft. for a total of 44.00 sq. ft.

Source: ARTICLE II. - B-1 ZONE. (c) Sec.17-20. Exterior Signs. | Code of Ordinances

DEVELOPMENT
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Architect:
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AS 94403

CONSULTANT:

CABINO & CO.
ARCHITECTURE - DESIGN
1000 N. BAY ST.
SUITE 100
MIAMI, FL 33132
(305) 371-1111
www.cabinoco.com

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

PRIMARY MONUMENT SIGN & SECONDARY SIGN DETAILS

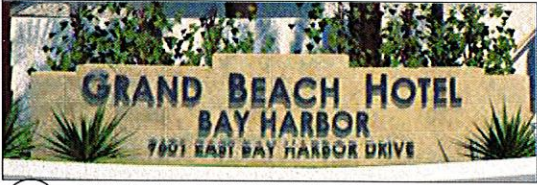
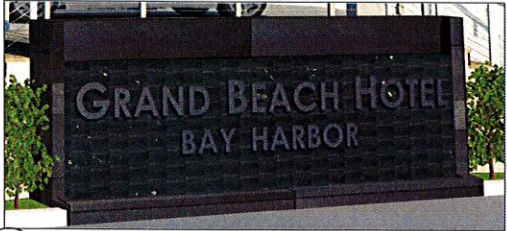
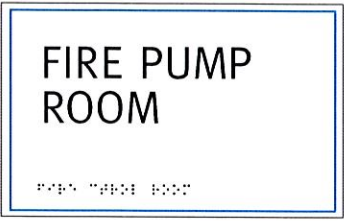
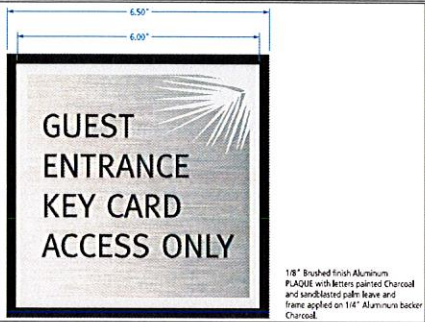
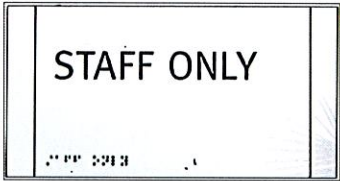
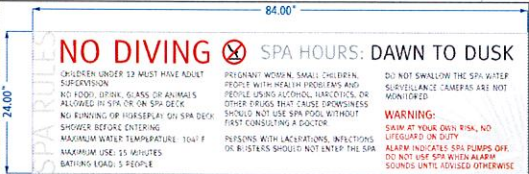
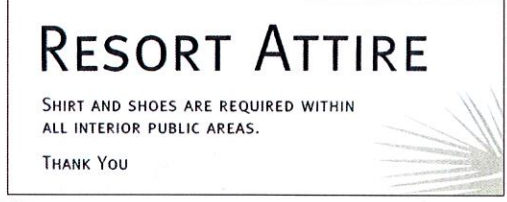
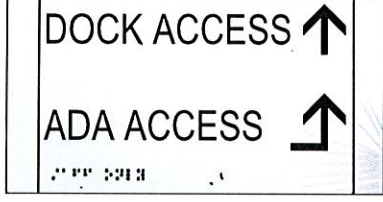
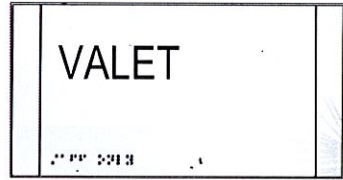
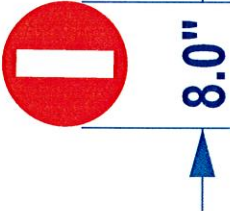
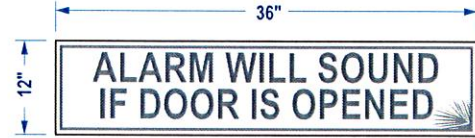
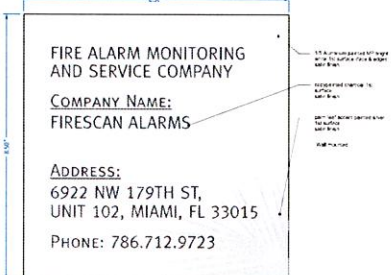
No. REVISION DATE

SIG-200

SIGNAGE PROOFS &
DETAILS

R. DATE
7/14/2015

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 \$0.001 PRIMARY HOTEL MONUMENT SIGN (26 sq. ft.)	 \$0.002 SECONDARY HOTEL SIGN (18 sq. ft.)	 \$0.003 REGULATORY SIGN (18" x 12") & (18" x 5.5") (QUANTITY 2)	 \$0.004 REGULATORY SIGN (8" x 8")	 \$0.005 REGULATORY SIGN (8" x 8")
 \$0.006 REGULATORY SIGN (6.5" x 4.0")	 \$0.007 REGULATORY SIGN (6.5" x 4.0")	 \$0.008 IDENTIFICATION SIGN	 \$0.009 REGULATORY SIGN	 \$0.010 IDENTIFICATION SIGN (6.25" x 7.5")
 \$0.011 IDENTIFICATION SIGN (6.25" x 7.5")	 \$0.012 IDENTIFICATION SIGN (6.25" x 7.5")	 \$0.013 IDENTIFICATION SIGN (7.5" x 4")	 \$0.014 DIRECTIONAL SIGN (6.25" x 7.5")	 \$0.015 REGULATORY SPA RULES SIGN
 \$0.016 REGULATORY SPA RULES SIGN	 \$0.017 NOTIFY PUBLIC RULES SIGN (12" x 6") (QUANTITY 2)	 \$0.018 IDENTIFICATION SIGN (7.5" x 4") (QUANTITY 2)	 \$0.019 IDENTIFICATION SIGN (7.5" x 4") (QUANTITY 2)	 \$0.020 REGULATORY SIGN (72" x 6") WALL MOUNTED LETTERING
 \$0.021 IDENTIFICATION SIGN (7.5" x 4")	 \$0.022 IDENTIFICATION SIGN (7.5" x 4")	 \$0.023 REGULATORY SIGN (QUANTITY 2)	 \$0.024 REGULATORY SIGN (12" x 36") (QUANTITY 2)	 \$0.025 REGULATORY SIGN (8.5" x 8.5") (QUANTITY 1)
				 \$0.026 REGULATORY SIGN (16"Ø)

BM Server: BIMServerBayHarborBayHarbor

DEVELOPMENT
9418 Collins Ave.
Suite 315
Miami, FL 33154
info@mbdevelopment.com

ARCHITECT
JOHN F. CARINO
AR 96403

CONSULTANT:

CARINO & CO.
ARCHITECTURE & DESIGN
JOHN F. CARINO
ARCHITECT
10000 BAYVIEW BLVD., SUITE 1000
MIAMI, FL 33154
407.551.1000
info@carinoandco.com

GRAND BEACH HOTEL BAY HARBOR
9601 E BAY HARBOR DRIVE BAY HARBOR ISLANDS,
FL 33154

LEVEL 1 - LOBBY : SIGNAGE PROOFS

No. REVISION DATE

SIG-201
SIGNAGE PROOFS &
DETAILS

R. DATE 7/14/2015

















AGENDA ITEM REPORT

August 4, 2015

ITEM NUMBER: 2.

ITEM: Request for approval of an addition and exterior renovations for "SAWMILL LLC " located at 9420 W. Broadview Drive, Lots 83-84 of Block 23. The proposed two story home will have approximately 7,593 square feet of a/c living space with a two car garage. The residence will have 5 bedrooms, 5 bathrooms, 3 half bathrooms, a theater, a gym and a kids play room. Enclosed please find pictures of the existing house, the site plan and elevations. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

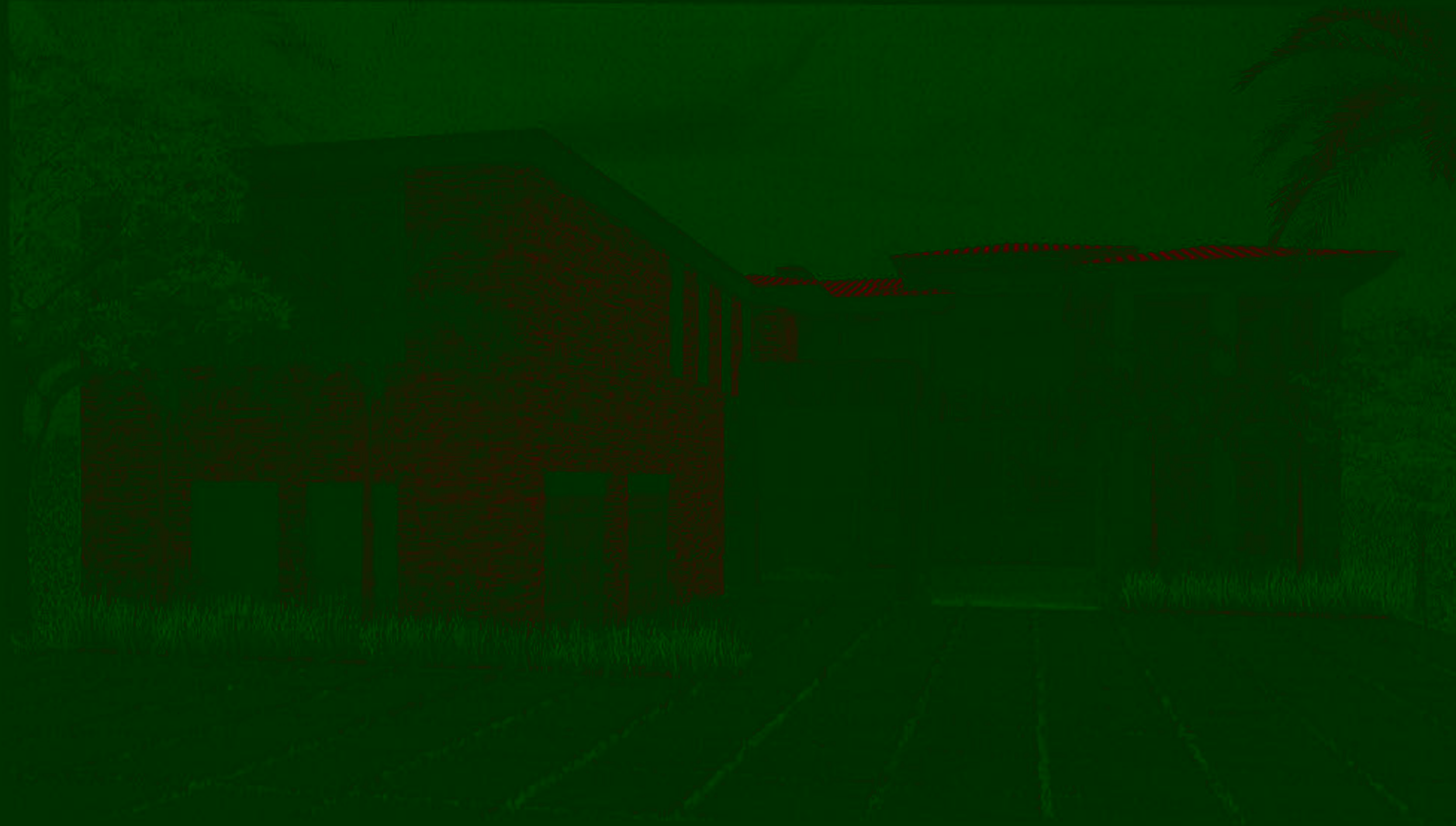
BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	9420wbrdvdr.pdf
2.	Staff Report	9420 WBVD SFR - PZB Staff Report July 14 2015.pdf

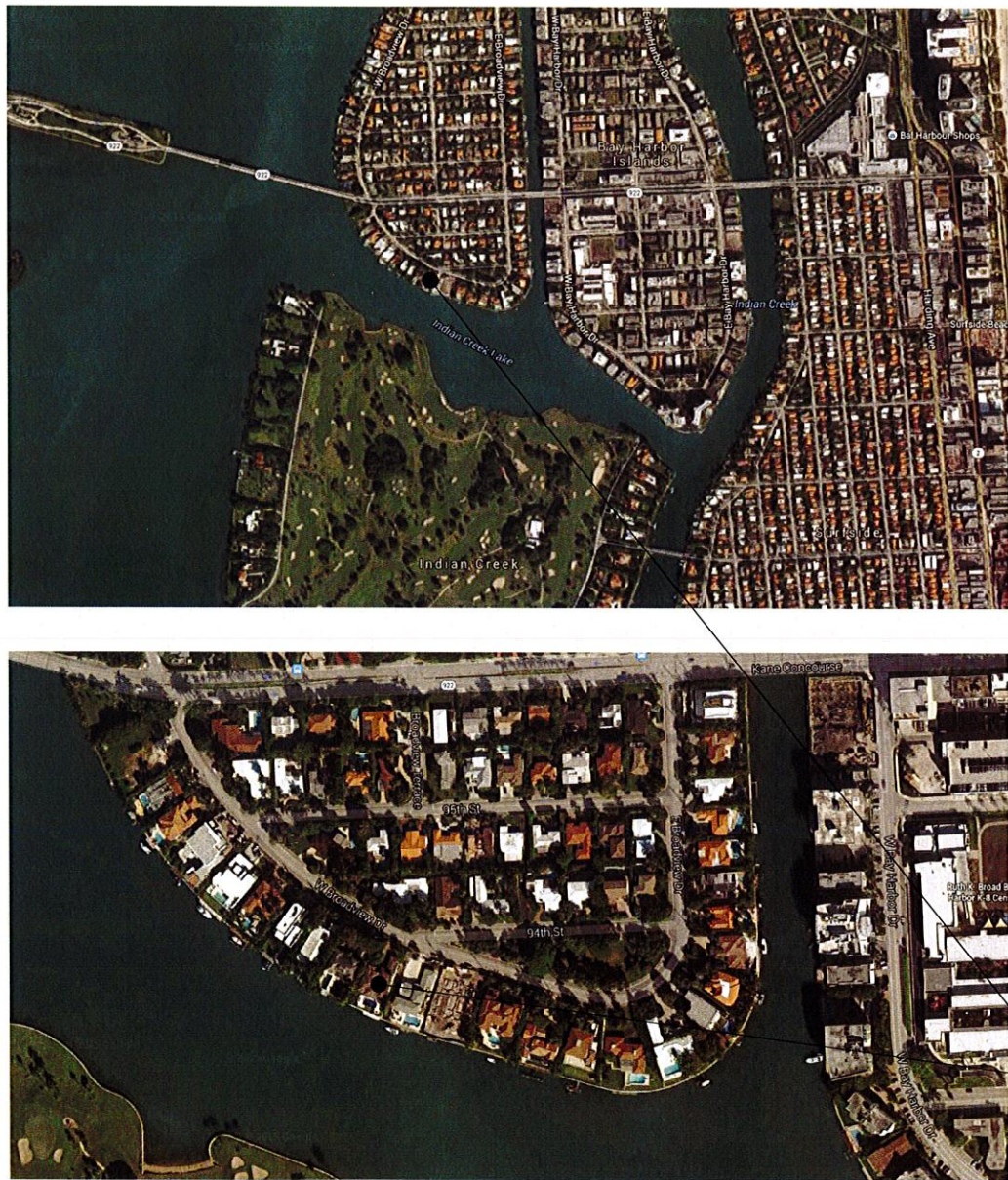
ADDITION AND RENOVATION TO EXISTING RESIDENCE



ADDITION AND RENOVATION TO EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE,

BAY HARBOR ISLANDS, FLORIDA 33154



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A-0.1	INDEX OF DRAWINGS / LOCATION MAP
A-0.2	SURVEY
A-1.0	PROPOSED SITE PLAN
A-0.4	PROPOSED CALCULATIONS
DEMOLITION	
D-1.0	DEMOLITION FIRST FLOOR PLAN
D-1.1	DEMOLITION SECOND FLOOR PLAN
D-1.2	DEMOLITION ROOF PLAN
D-1.3	DEMOLITION FRONT AND REAR EXTERIOR ELEVATIONS
D-1.4	DEMOLITION LEFT AND RIGHT SIDE EXTERIOR ELEVATIONS
CONTEXT	
	EXISTING IMAGES
	ADJOINING PROPERTY IMAGES
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	REAR RENDERING
	SIDE RENDERING (EAST)
	SIDE RENDERING (WEST)
	PROPOSED RENDERED ELEVATIONS
	MATERIAL BOARD
ARCHITECTURAL	
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A-1.3	CABANA FLOOR PLAN
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L-1	EXISTING TREE SURVEY + DISPOSITION CHART
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE NOTES + DETAILS
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L-5	COLORS ELEVATIONS - SIDES

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

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(305) 434-8338
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seal

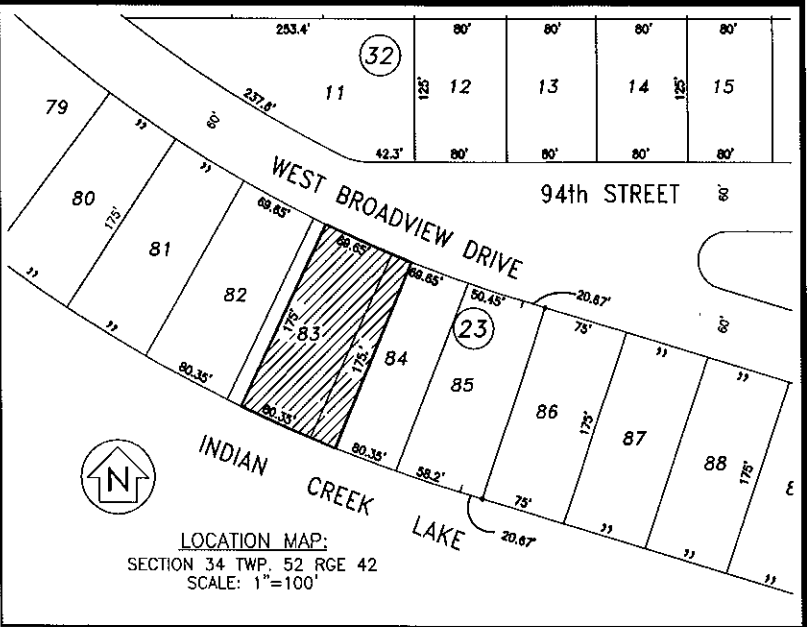
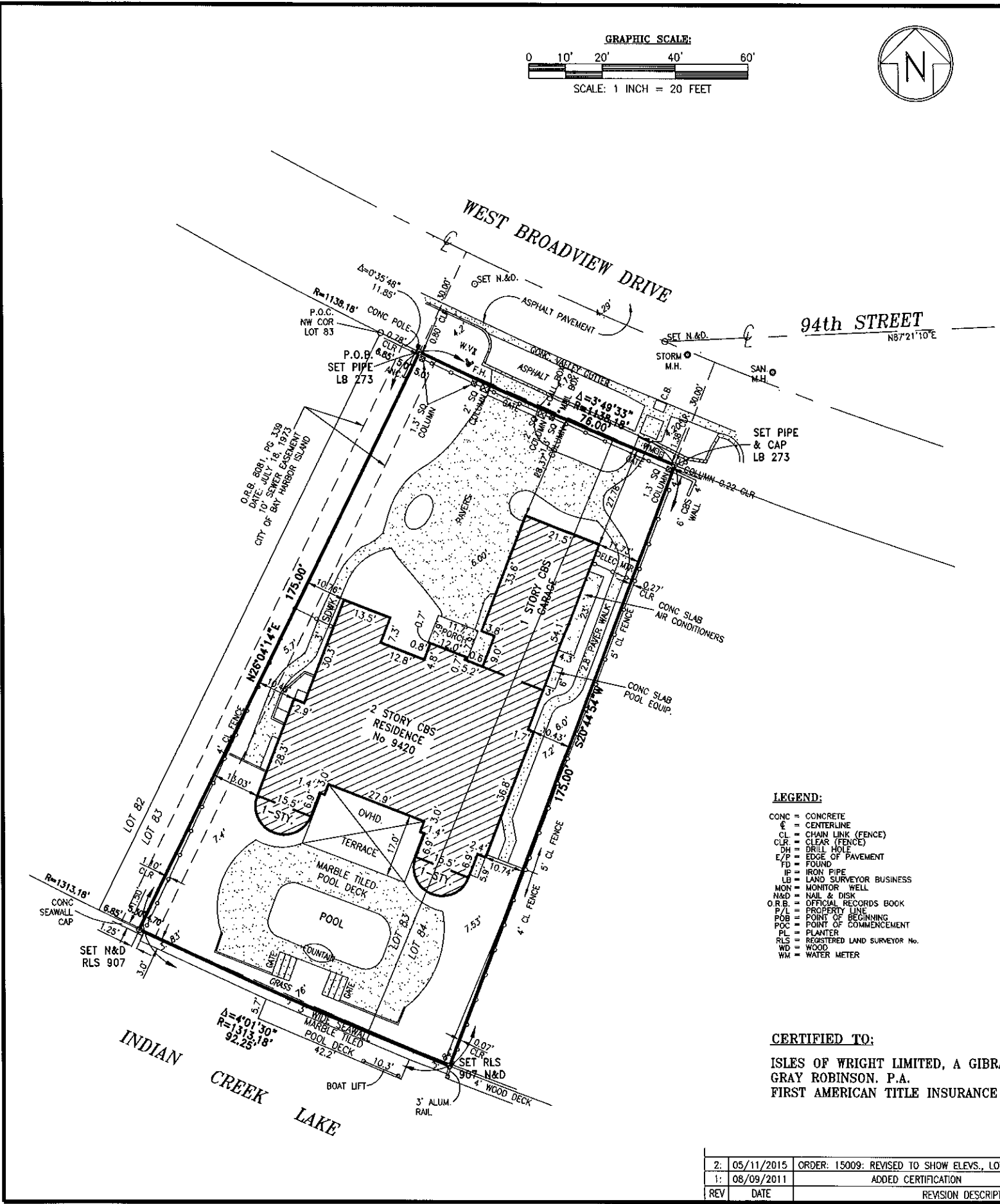
Ralph Choeff
registered architect
AR0009679

comm no.
1454

date:
05/07/15

revised:
05-27-2015
P2B REVISIONS
06-19-2015
P2B REVISIONS

sheet no.
A-0.1



SKETCH OF SURVEY

PREPARED BY:
A. R. TOUSSAINT & ASSOCIATES, INC.
LAND SURVEYORS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB-273
820 N.E. 126 ST. NORTH MIAMI, FLORIDA 33161
PHONE 305-891-7340 FAX 305-893-0325

SURVEYORS' NOTE:

- 1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM, 1929. (N.G.V.D.)
- 2. PROPERTY AREA = 14,723 SQUARE FEET.
- 3.

FEDERAL FLOOD INSURANCE DATA:	
COMMUNITY NO.	120637
MAP NO.	12086 C 0144
PANEL:	0144
SUFFIX:	"L"
FIRM MAP DATE:	09-11-2009
ZONE:	"AE"
BASE FLOOD ELEV.	8.0'

LEGAL DESCRIPTION:

THOSE PORTIONS OF LOTS 83 AND 84, BLOCK 23, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING DESCRIBED AS:
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 83; THENCE SOUTHEASTERLY ALONG THE NORTHEASTLY LINE OF SAID LOT 83, BEING A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,138.18 FEET AND A CENTRAL ANGLE OF 0°35'48.5" FOR AN ARC DISTANCE OF 11.855 FEET TO THE POINT OF BEGINNING. (A RADIAL LINE TO SAID POINT BEARS SOUTH 25°34'21" WEST); THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE AND THE NORTHEASTLY LINE OF SAID LOTS 83 AND 84 THROUGH A CENTRAL ANGLE OF 3°49'33" FOR AN ARC DISTANCE OF 76.00 FEET; THENCE SOUTH 20°44'54" WEST 175.00 FEET TO A POINT ON AN EXISTING SEAWALL AND THE SOUTHWESTERLY LINE OF SAID LOT 84; (A RADIAL LINE TO SAID POINT BEARS SOUTH 21°36'49" WEST); THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 83 AND 84 BEING A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,313.18 FEET, A CENTRAL ANGLE OF 4°01'30", FOR AN ARC DISTANCE OF 92.25 FEET; THENCE NORTH 26°04'14" EAST 175.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

WE HEREBY CERTIFY THAT THIS SKETCH OF SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLATTED UNDER OUR DIRECTION AND THAT THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, UNDER RULE 5J-17 FLORIDA ADMINISTRATIVE CODE, CHAPTER 472.027 FLORIDA STATUTES.
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE REGISTERED LAND SURVEYOR SHOWN HEREON.

A.R. TOUSSAINT & ASSOCIATES, INC.
BY: _____ PRES.
ALBERT R. TOUSSAINT
REGISTERED ENGINEER NO. 8839
REGISTERED LAND SURVEYOR NO. 907
STATE OF FLORIDA
FLORIDA CERTIFICATE OF AUTHORIZATION LB-273

LEGEND:

- CONC = CONCRETE
- C = CENTERLINE
- CL = CHAIN LINK (FENCE)
- CLR = CLEAR (FENCE)
- DH = DRILL HOLE
- E/P = EDGE OF PAVEMENT
- FD = FOUND
- IP = IRON PIPE
- LB = LAND SURVEYOR BUSINESS
- MON = MONITOR WELL
- N&D = NAIL & DISK
- O.R.B. = OFFICIAL RECORDS BOOK
- P/L = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PL = PLANTER
- RLS = REGISTERED LAND SURVEYOR NO.
- WD = WOOD
- WM = WATER METER

CERTIFIED TO:

ISLES OF WRIGHT LIMITED, A GIBRALTAR CORPORATION
GRAY ROBINSON, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

2:	05/11/2015	ORDER: 15009: REVISED TO SHOW ELEV., LOT AREA, BASE FLOOD ELEVATION	WT	AT
1:	08/09/2011	ADDED CERTIFICATION		
REV	DATE	REVISION DESCRIPTION	BY	CH

FILE: 2011/14658_1824	DATE: MARCH 18, 2011	9420 BROADVIEW DRIVE BAY HARBOR, FLORIDA 33154 MIAMI-DADE COUNTY
FB: PG. 551	33-41	
DRAWING NUMBER	14658	SHEET 1 OF 1
DRAWN BY:	WT	

APPLICABLE CODE: FBC 2010 RESIDENTIAL - ALL
PLANS AND CALCULATIONS HAVE BEEN PREPARED
IN COMPLIANCE WITH F.B.C. 2010 RESIDENTIAL.

CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRICAL, MECHANICAL & PLUMBING
EQUIPMENT IS TO BE ABOVE BASE FLOOD
ELEVATION (+8'-0" NGVD) - ALL CONSTRUCTION &
FINISH MATERIALS BELOW BASE FLOOD ELEVATION
ARE TO BE FLOOD RESISTANT.

ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY
AND SHALL NOT DRAIN ONTO NEIGHBORING
PROPERTY

TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

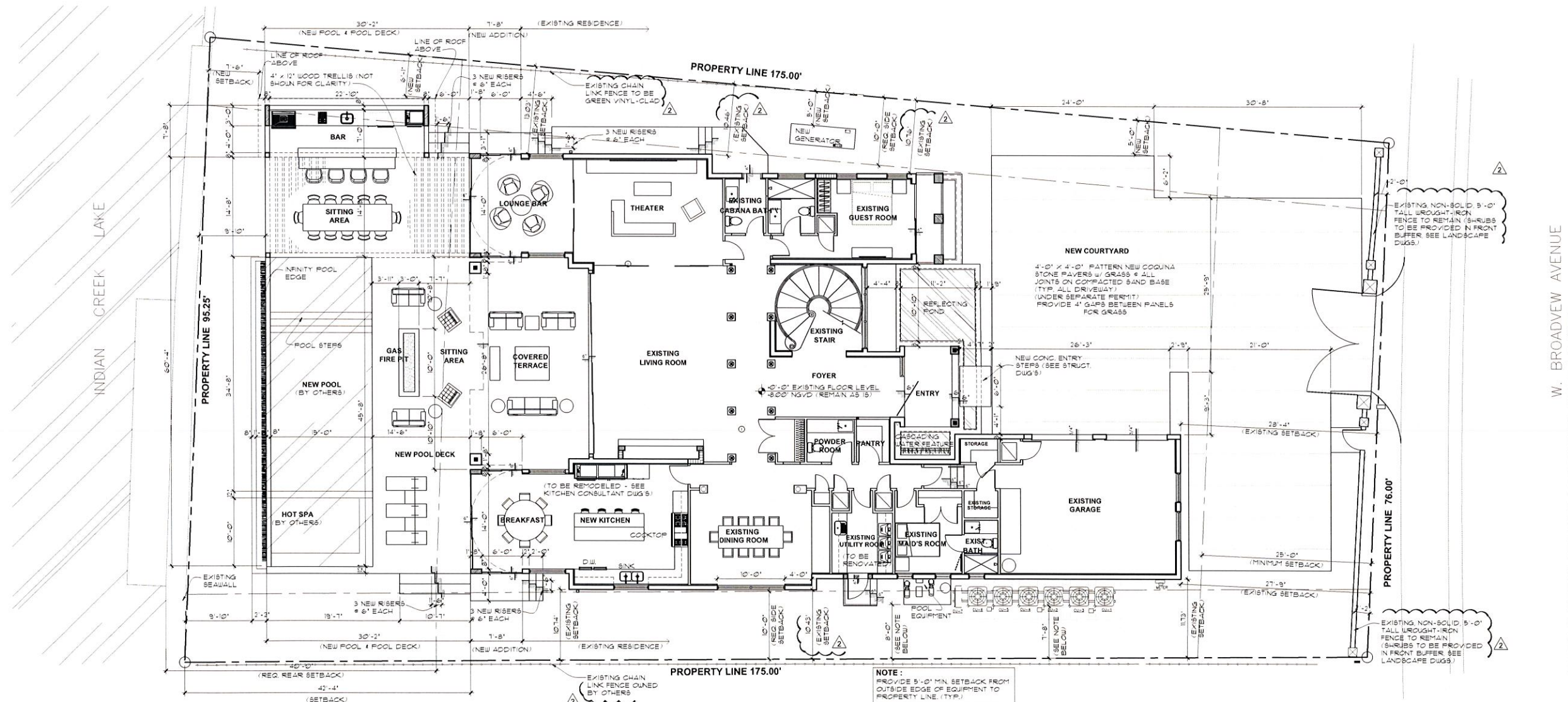
FOR SITE CALCULATIONS AND PROJECT DATA, SEE SHEET A-0.4.

ADDITIONS / RENOVATIONS TO THIS RESIDENCE DO NOT EXCEED EXISTING RESIDENCE PROFILE.

PORTION OF LOT 83 AND PORTION OF LOT 84, BLOCK
23 BAY HARBOR ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

9420 W. BROADVIEW DRIVE, BAY HARBOR ISLANDS,
FLORIDA 33154

ZONING DATA	REQUIRED /ALLOWED	EXISTING	PROVIDED
CLASSIFICATION:	RD		
FLOOD ZONE:	AE		
MIN. FLOOD ELEVATION:	+8.00' N.G.V.D.	+8.00' N.G.V.D.	+8.00' N.G.V.D.
LOT AREA:	14,737 S. F. (100%)	14,737 S. F. (100%)	14,737 S. F. (100%)
MIN. FLOOR AREA (AC):	2,000 S. F.	6,654 S. F.	7,593 S. F.
MAX. BUILDING HEIGHT:	25'-0"	25'-0"	25'-0"
FRONT SETBACK:	25'-0"	27'-9"	27'-9"
REAR SETBACK:	40'-0"	42'-4"	42'-4"
SIDE SETBACKS:	10'-0"	W 10.46' E 10.43'	W 10.46' E 10.43'



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

CHOEFFLEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd., suite 201
Miami, Florida 33138

(t) 305.434.8338
(f) 305.892.5292

www.choefflevy.com

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

deal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

date:
05/07/15

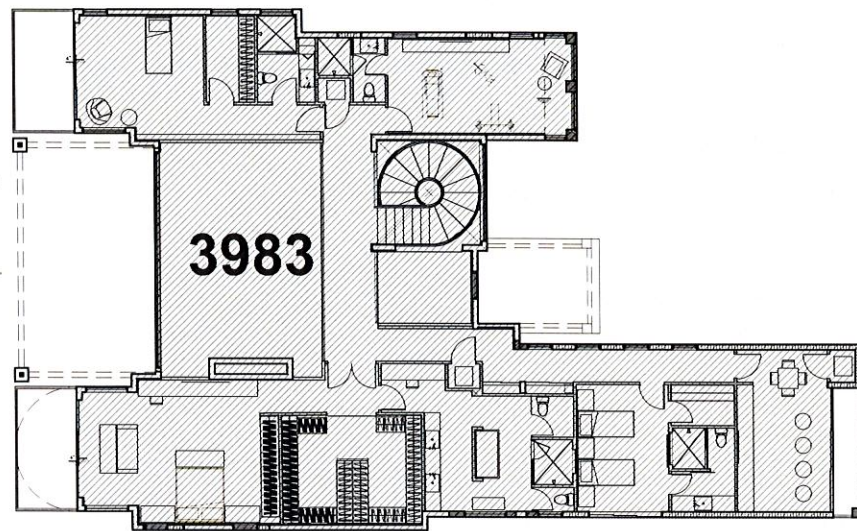
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05-27-2015
PZB REVISIONS

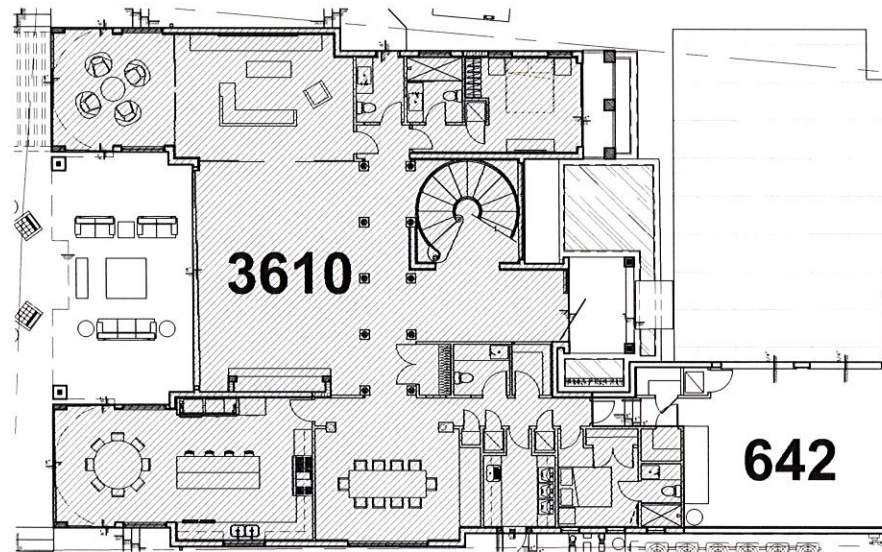
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PZB REVISIONS

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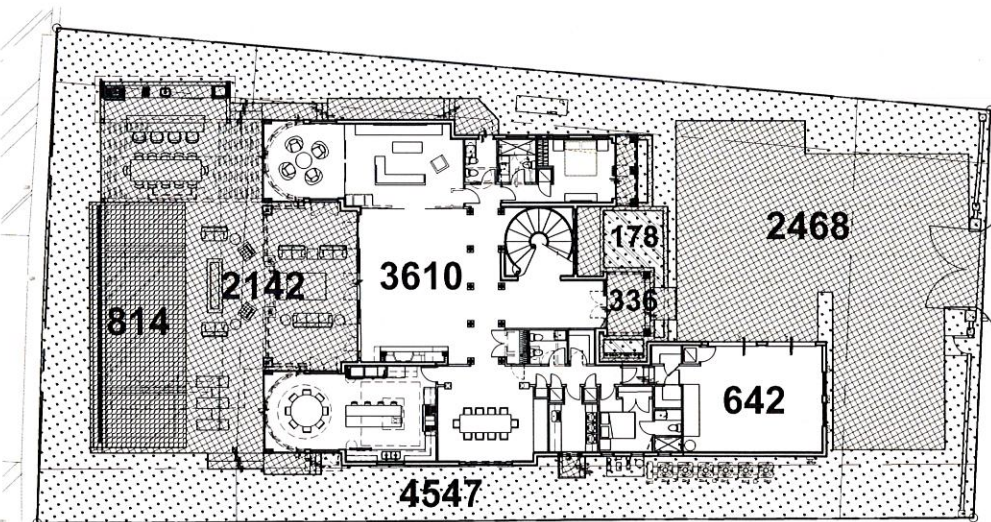
A-1.0



1
A-EA
PROPOSED
SECOND FLOOR AREA
SCALE 3/32" = 1'-0"



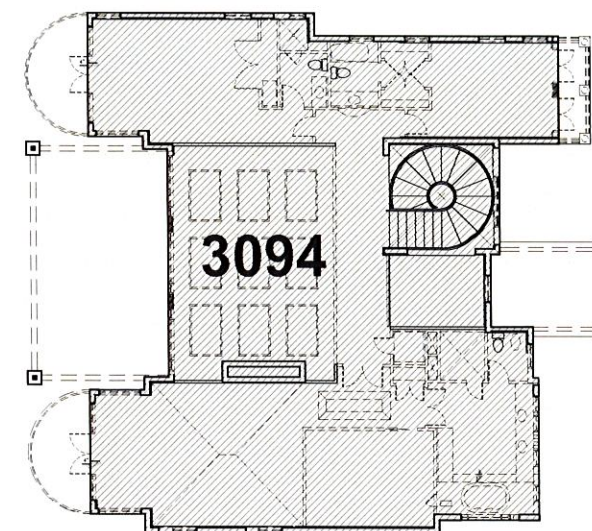
2
A-EA
PROPOSED
FIRST FLOOR AREA
SCALE 3/32" = 1'-0"



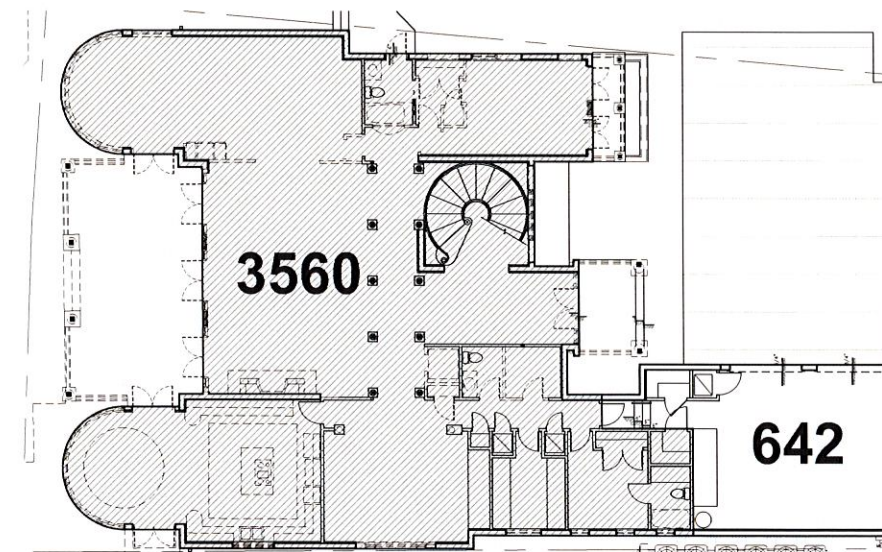
3
A-EA
PROPOSED PERVIOUS
VS. IMPERVIOUS AREA
SCALE 1/8" = 1'-0"

PROPOSED BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR (AC)	3,610 S. F.
SECOND FLOOR (AC)	3,983 S. F.
TOTAL (AC):	7,593 S. F. (51.5%)
GARAGE (NON AC)	642 S. F.
TOTAL (NON AC):	642 S. F. (4.4%)
TOTAL BUILDING AREA (AC + NON AC):	8,235 S. F. (55.9%)

EXISTING BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR (AC)	3,560 S. F.
SECOND FLOOR (AC)	3,094 S. F.
TOTAL (AC):	6,654 S. F. (45.2%)
GARAGE (NON AC)	642 S. F.
TOTAL (NON AC):	642 S. F. (4.4%)
TOTAL BUILDING AREA (AC + NON AC):	7,296 S. F. (49.5%)



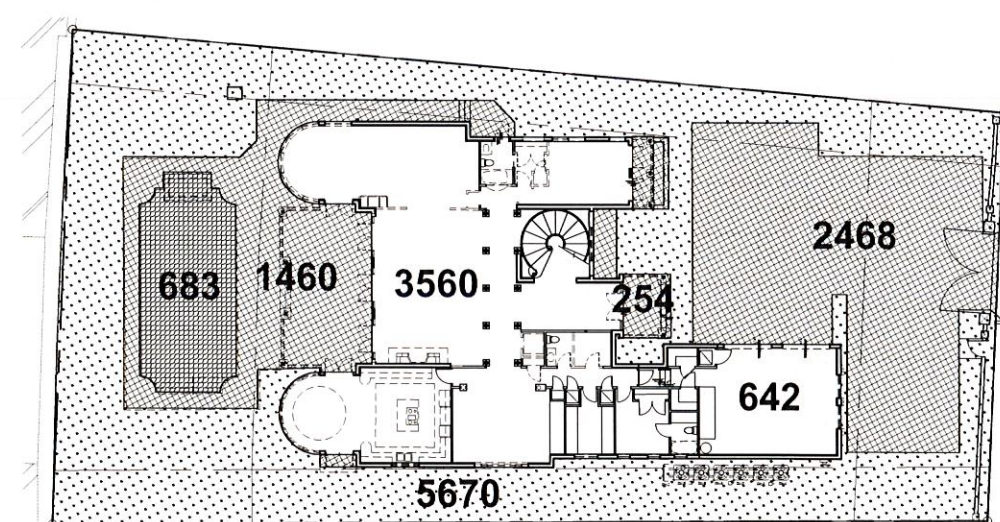
4
A-EA
EXISTING
SECOND FLOOR AREA
SCALE 3/32" = 1'-0"



5
A-EA
EXISTING
FIRST FLOOR AREA
SCALE 3/32" = 1'-0"

PROPOSED SITE DATA	
EXISTING LOT SIZE:	14,737 S. F. (100%)
PERVIOUS AREA:	
POOL & REFLECTING PONDS	992 S. F.
LANDSCAPING	4,547 S. F.
TOTAL PERVIOUS AREA:	5,539 S. F. (37.6%)
IMPERVIOUS AREA:	
DECK & PAVERS	2,478 S. F.
DRIVEWAY PAVERS	2,467 S. F.
BUILDING	4,252 S. F.
TOTAL IMPERVIOUS AREA:	9,198 S. F. (62.4%)

EXISTING SITE DATA	
EXISTING LOT SIZE:	14,737 S. F. (100%)
PERVIOUS AREA:	
POOL & REFLECTING PONDS	683 S. F.
LANDSCAPING	5,670 S. F.
TOTAL PERVIOUS AREA:	6,353 S. F. (43.1%)
IMPERVIOUS AREA:	
DECK & PAVERS	1,714 S. F.
DRIVEWAY PAVERS	2,468 S. F.
BUILDING	4,202 S. F.
TOTAL IMPERVIOUS AREA:	8,384 S. F. (56.9%)



6
A-EA
EXISTING PERVIOUS
VS. IMPERVIOUS AREA
SCALE 1/8" = 1'-0"

seal

Ralph Choeff
registered architect
AR0009679

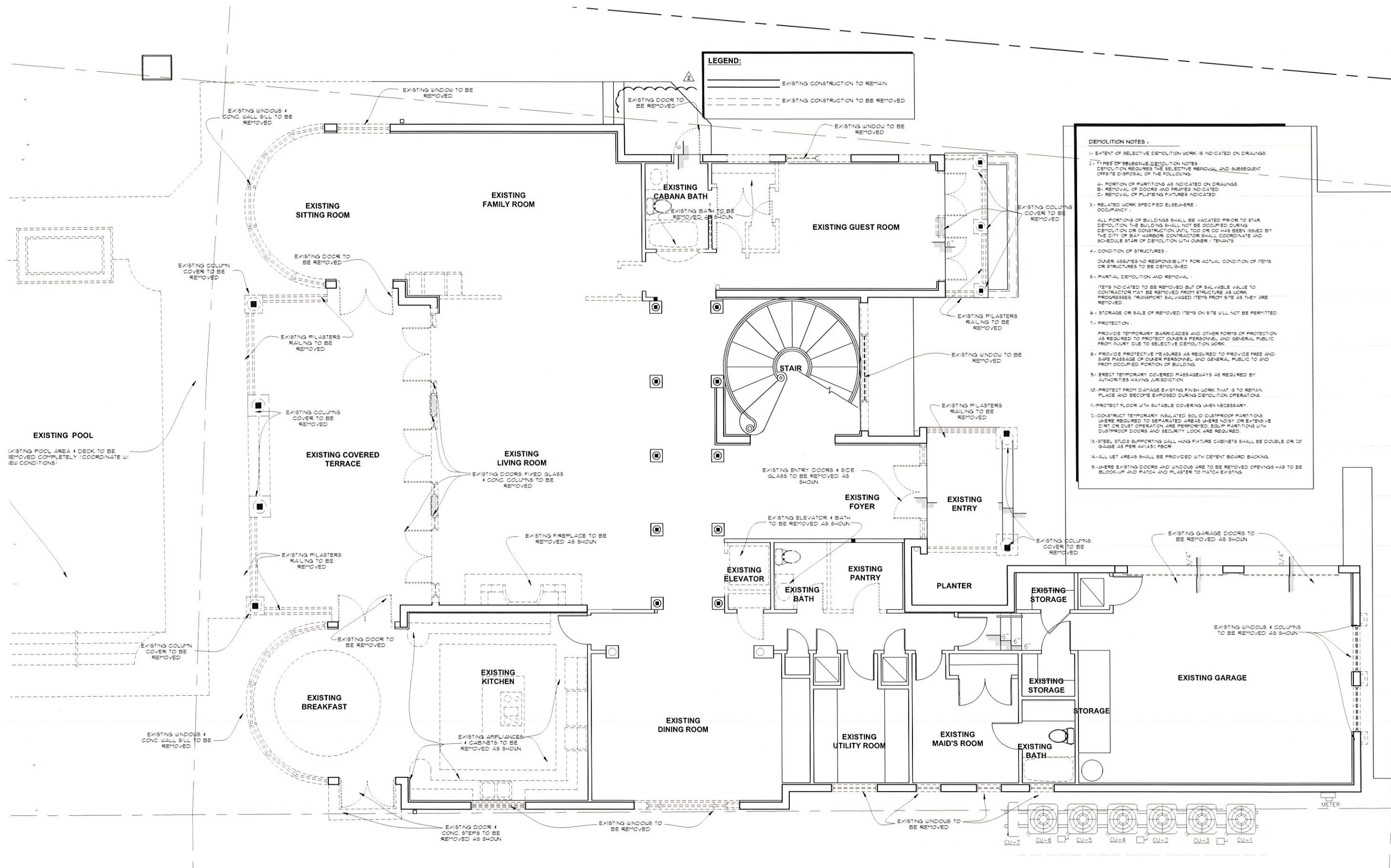
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1454

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05/07/15

revised:
05-27-2015
P2B REVISIONS

sheet no.

A-0.4



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

**ADDITION AND RENOVATION TO
 EXISTING RESIDENCE**

9420 W. BROADVIEW DRIVE
 BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
 registered architect
 AR0009679

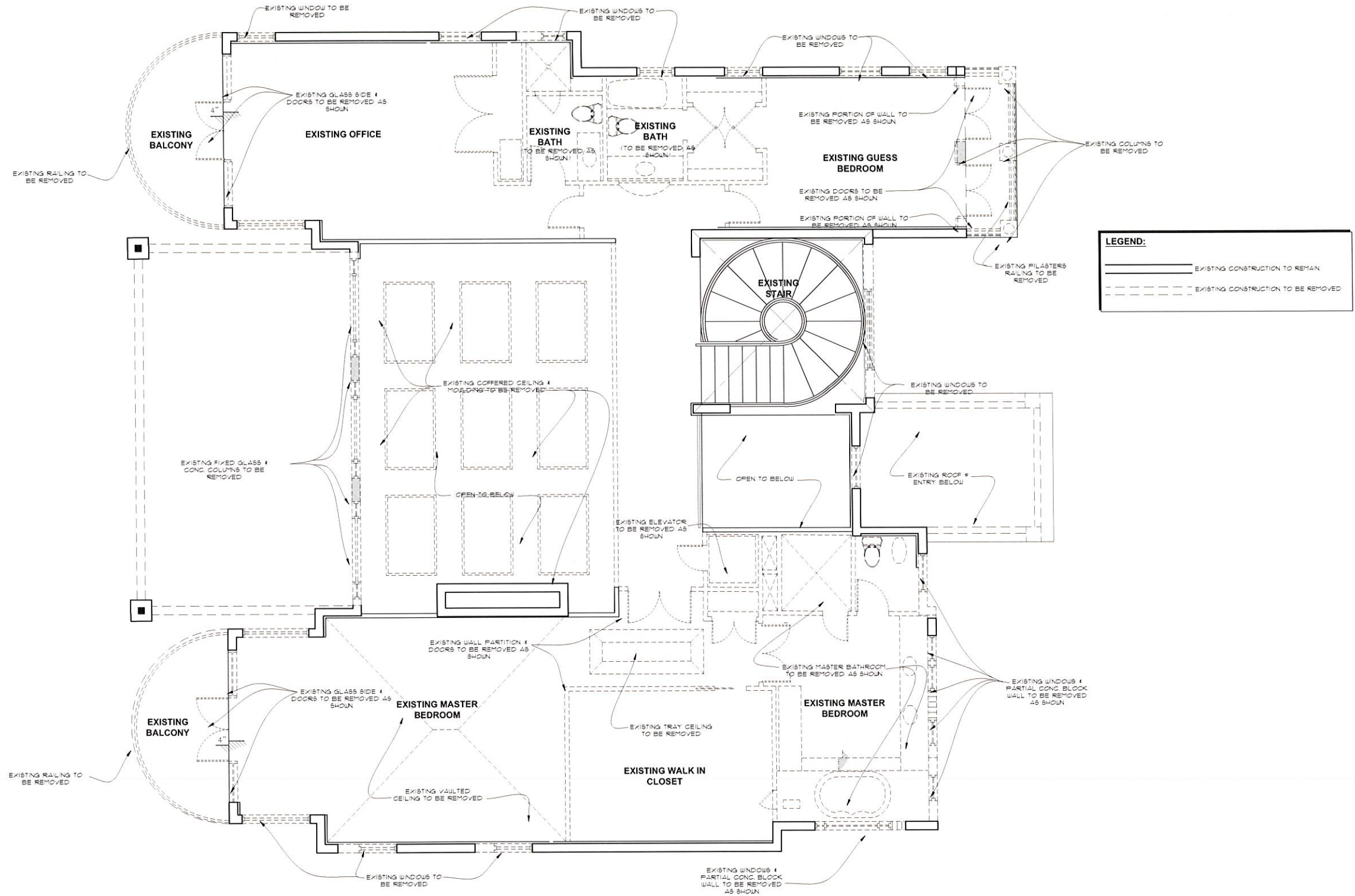
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 05/07/15

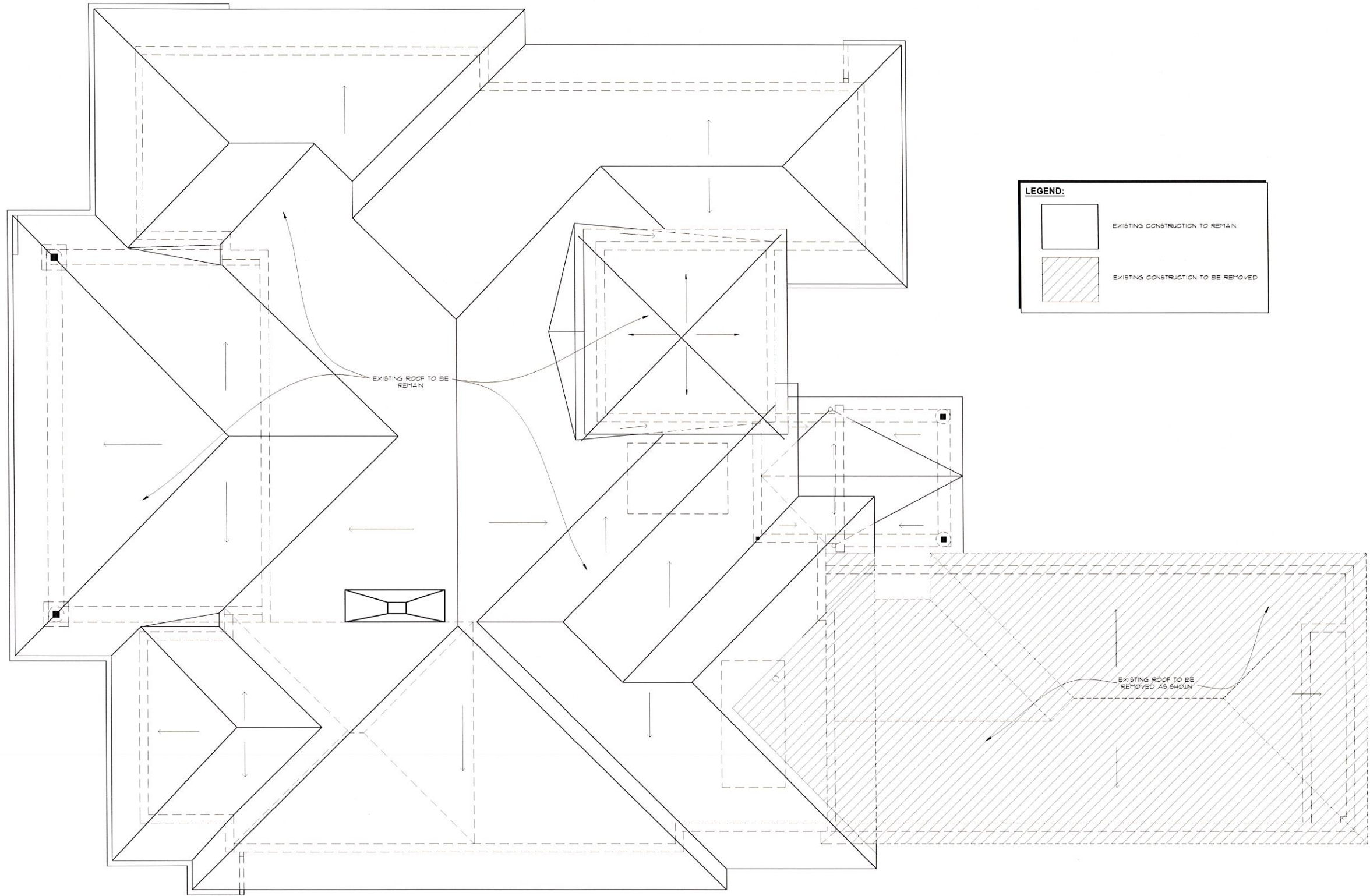
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 05-27-2015
 PZB REVISIONS
 06-19-2015
 PZB REVISIONS

sheet no.

D-1.0



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



LEGEND:

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED

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

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
registered architect
AR0009679

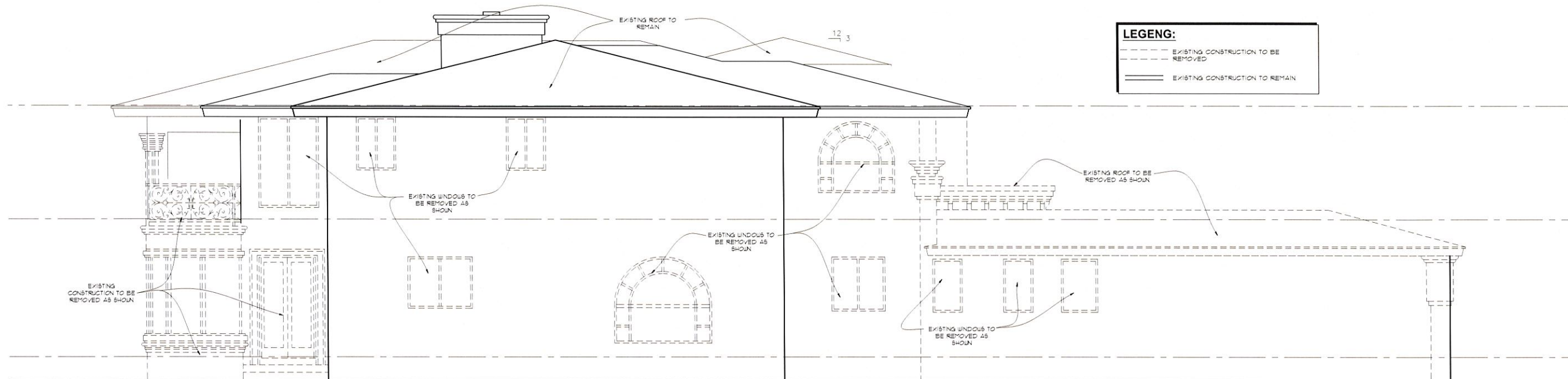
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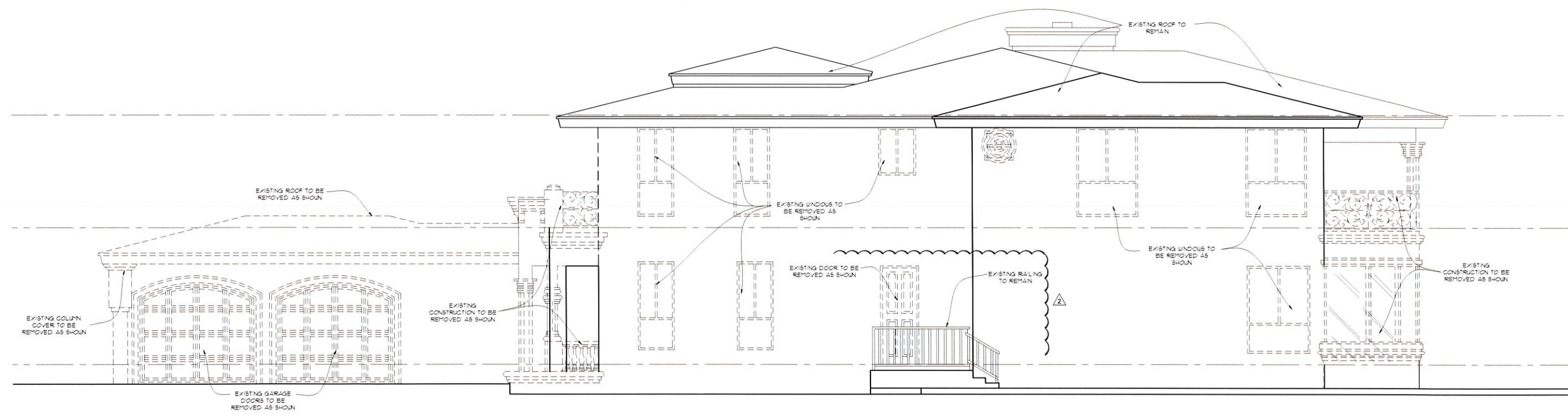
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(f) 305.892.5292



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



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

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

date:
05/07/15

revised:
△ 05-27-2015
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△ 06-19-2015
PZB REVISIONS

sheet no.

D-1.4



Photo A



Photo B



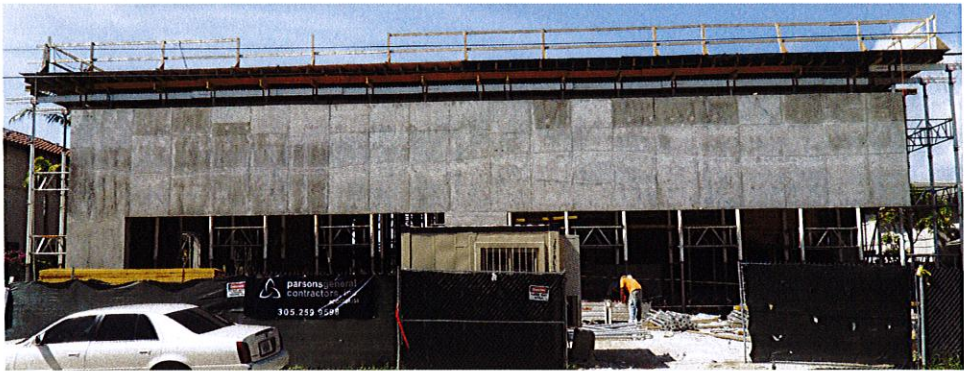
Photo C



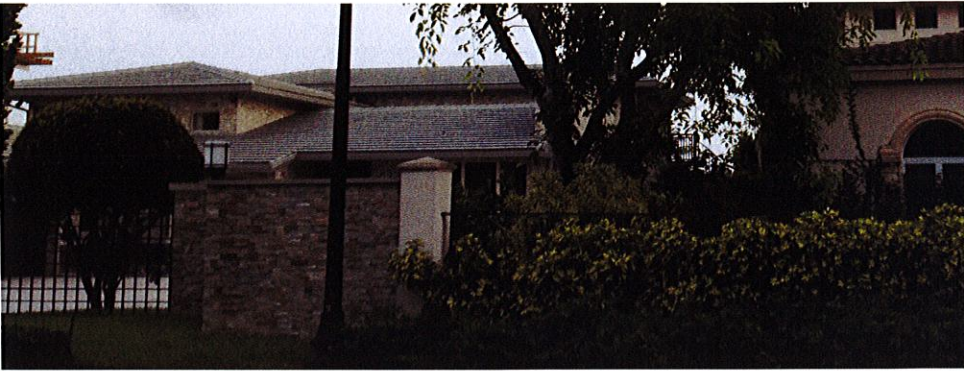
Photo D



Residence ①



Residence ②



Residence ③



Subject Property [9420 W. Broadview Dr.]



Residence ④



Residence ⑤



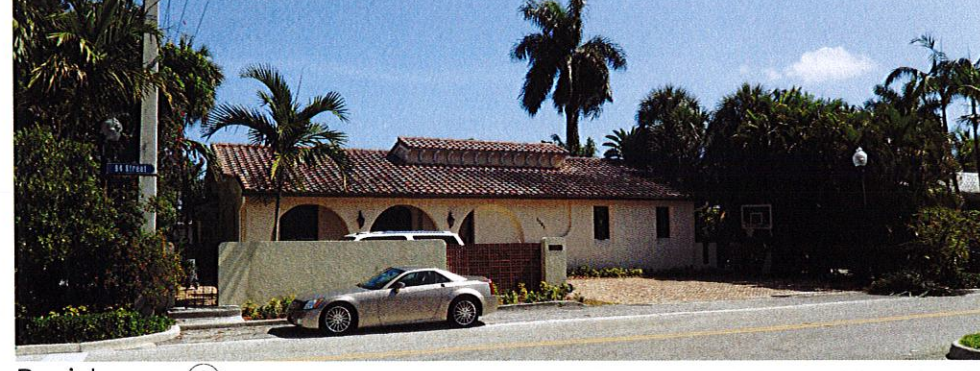
Residence ⑥



Palm Island Park ⑦



Residence ⑧



Residence ⑨

Aerial Photographs





Front View



Rear View



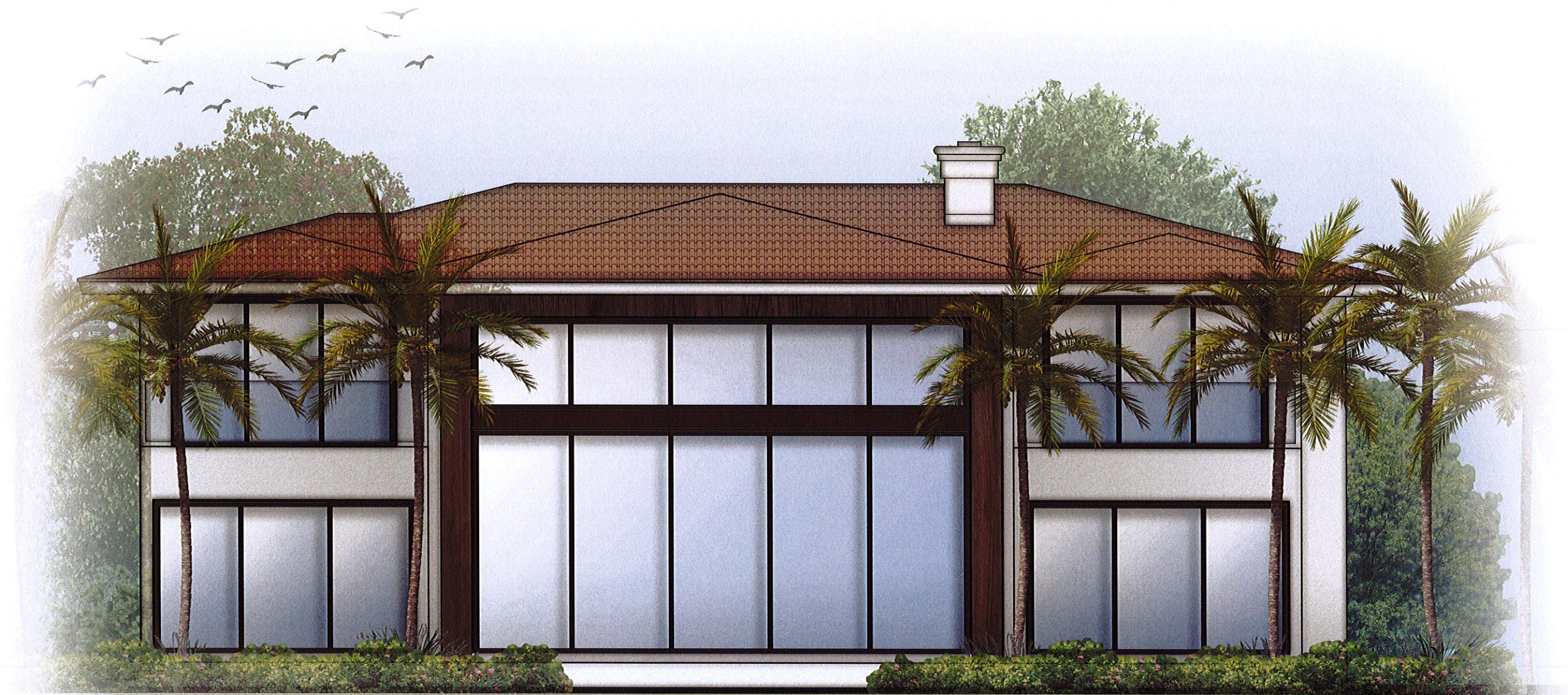
Side View (East)



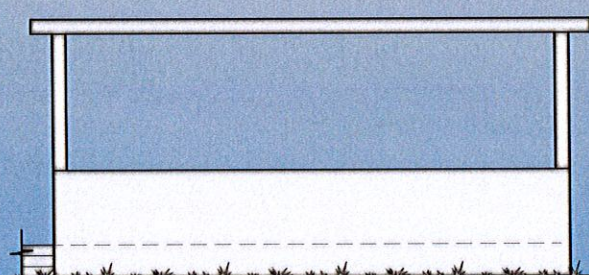
Side View (West)



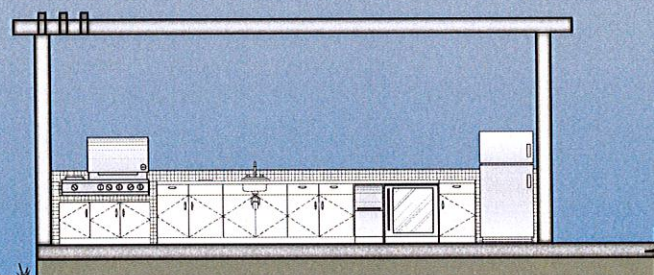
Front View



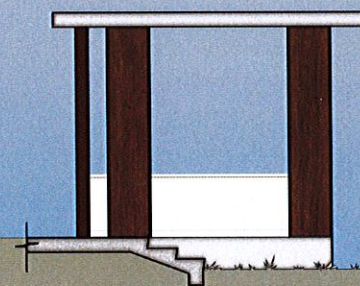
Rear View



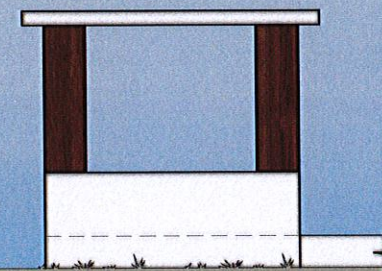
REAR



FRONT



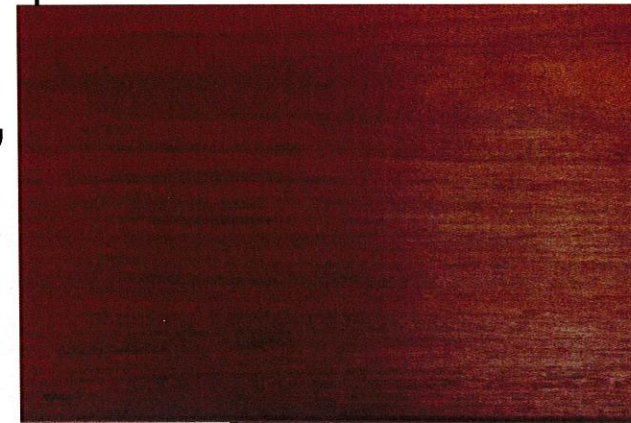
LEFT



RIGHT

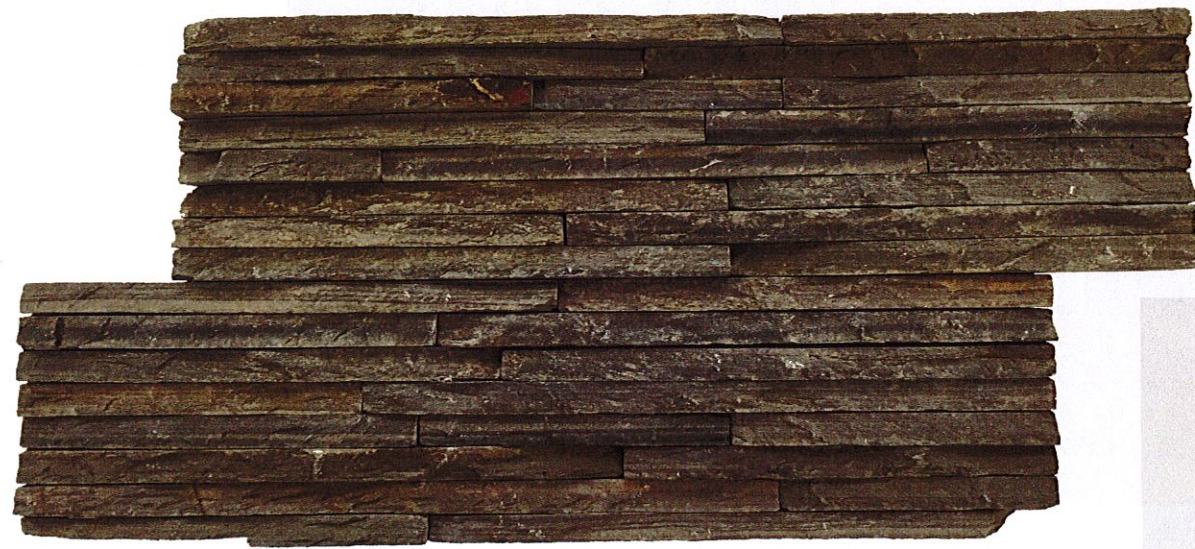
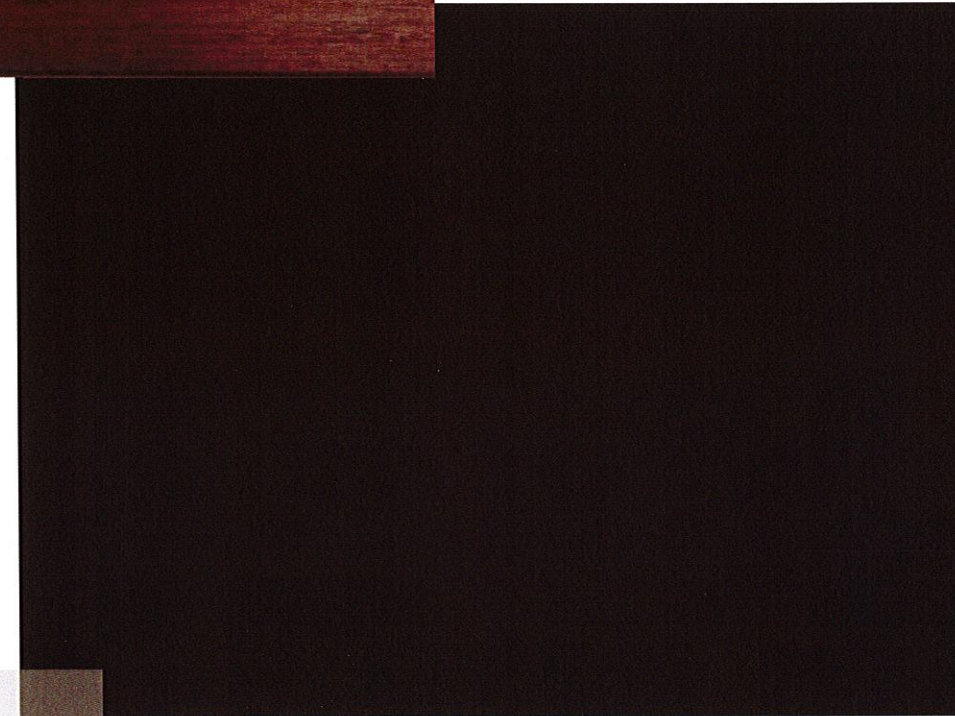
Cabana Elevations

Ipe Wood

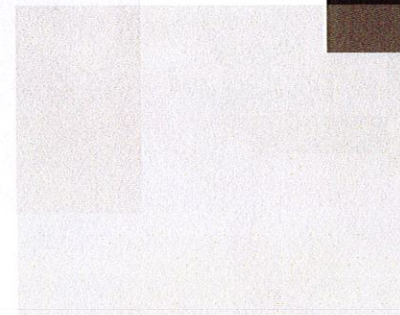


Benjamin Moore "China White"

Bronze Aluminum



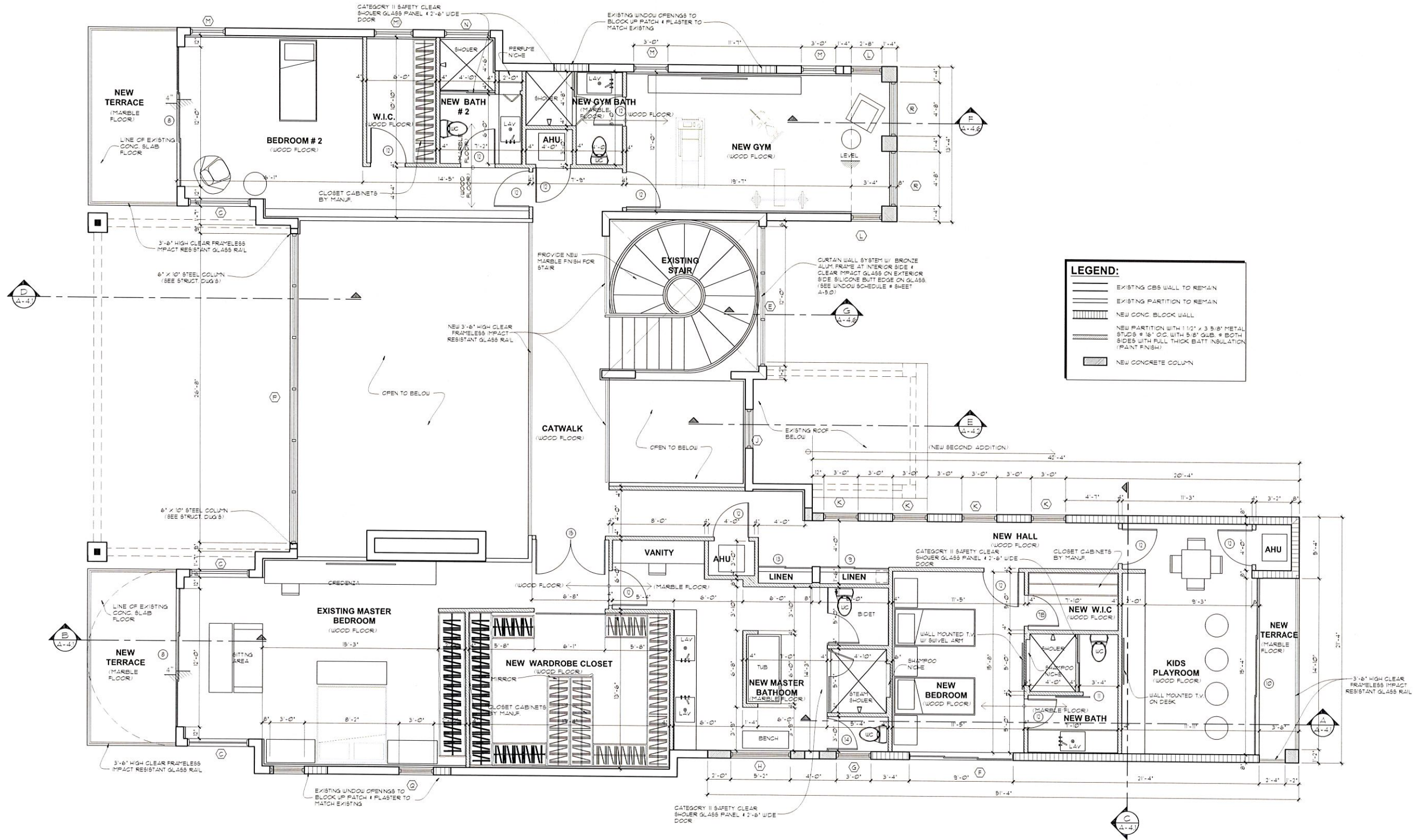
Irregular-Cut
Stone



Clear Impact Resistant Glass

Material Samples

* or similar product



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

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

Ralph Choeff
registered architect
AR0009679

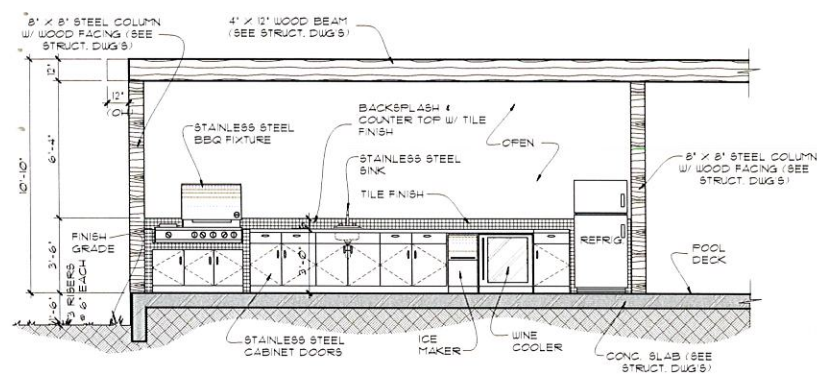
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05/07/15

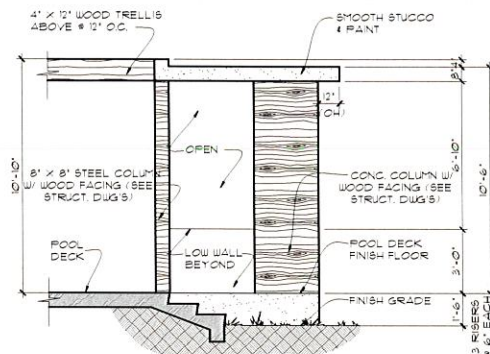
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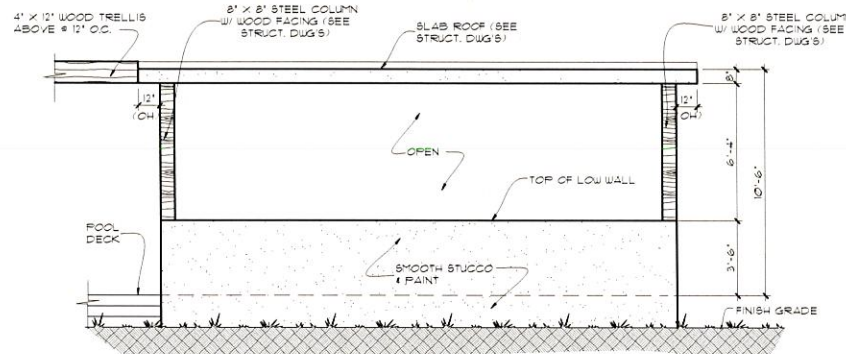
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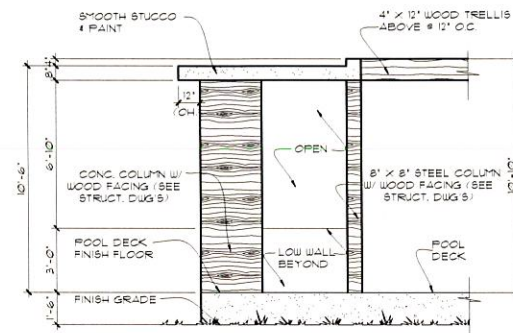
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2 RIGHT SIDE



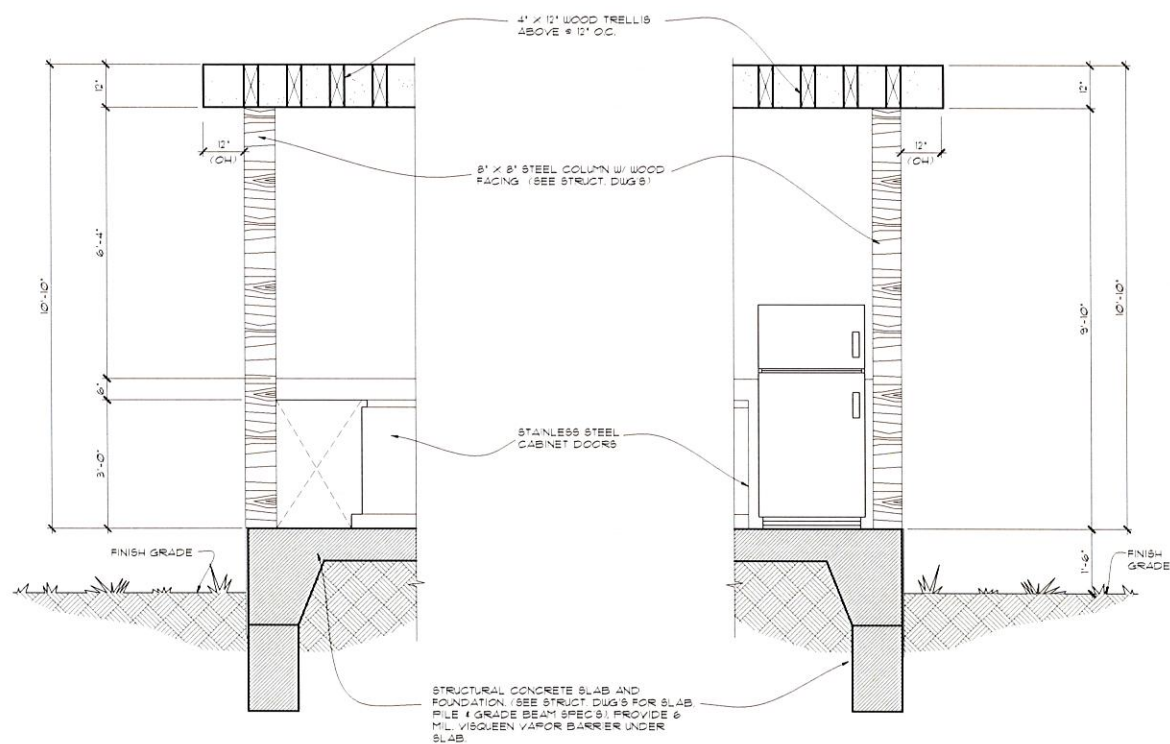
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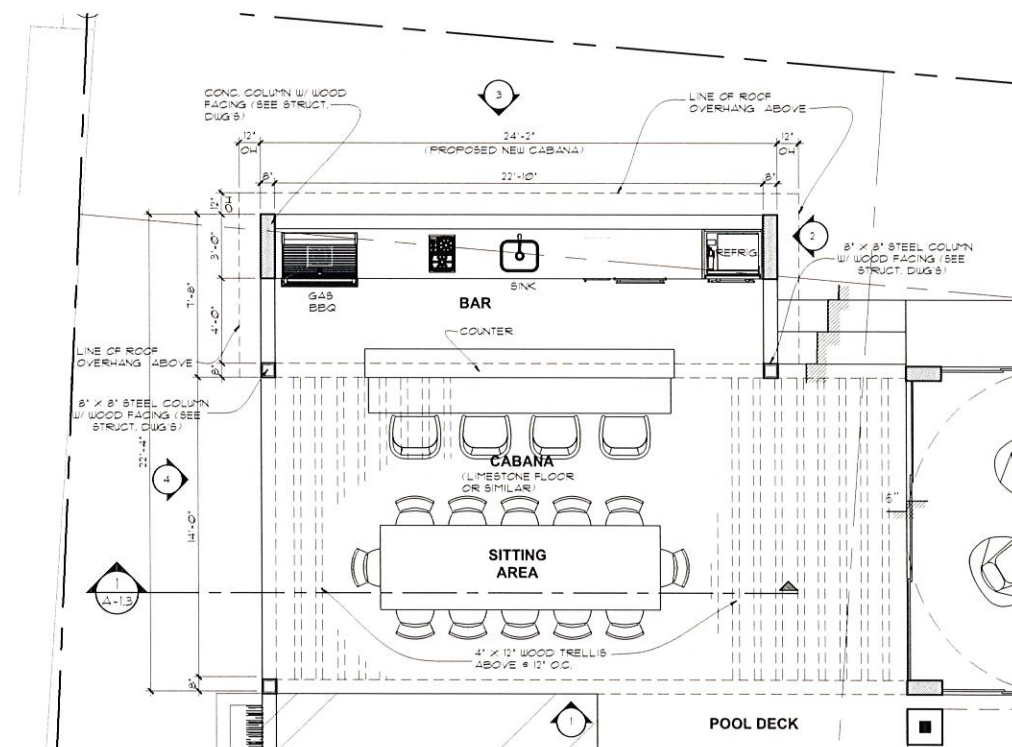
4 LEFT SIDE

CABANA EXTERIOR ELEVATIONS

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



1 SECTION
A-1.3
SCALE: 1/2"=1'-0"



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

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
registered architect
AR0009679

comm no.
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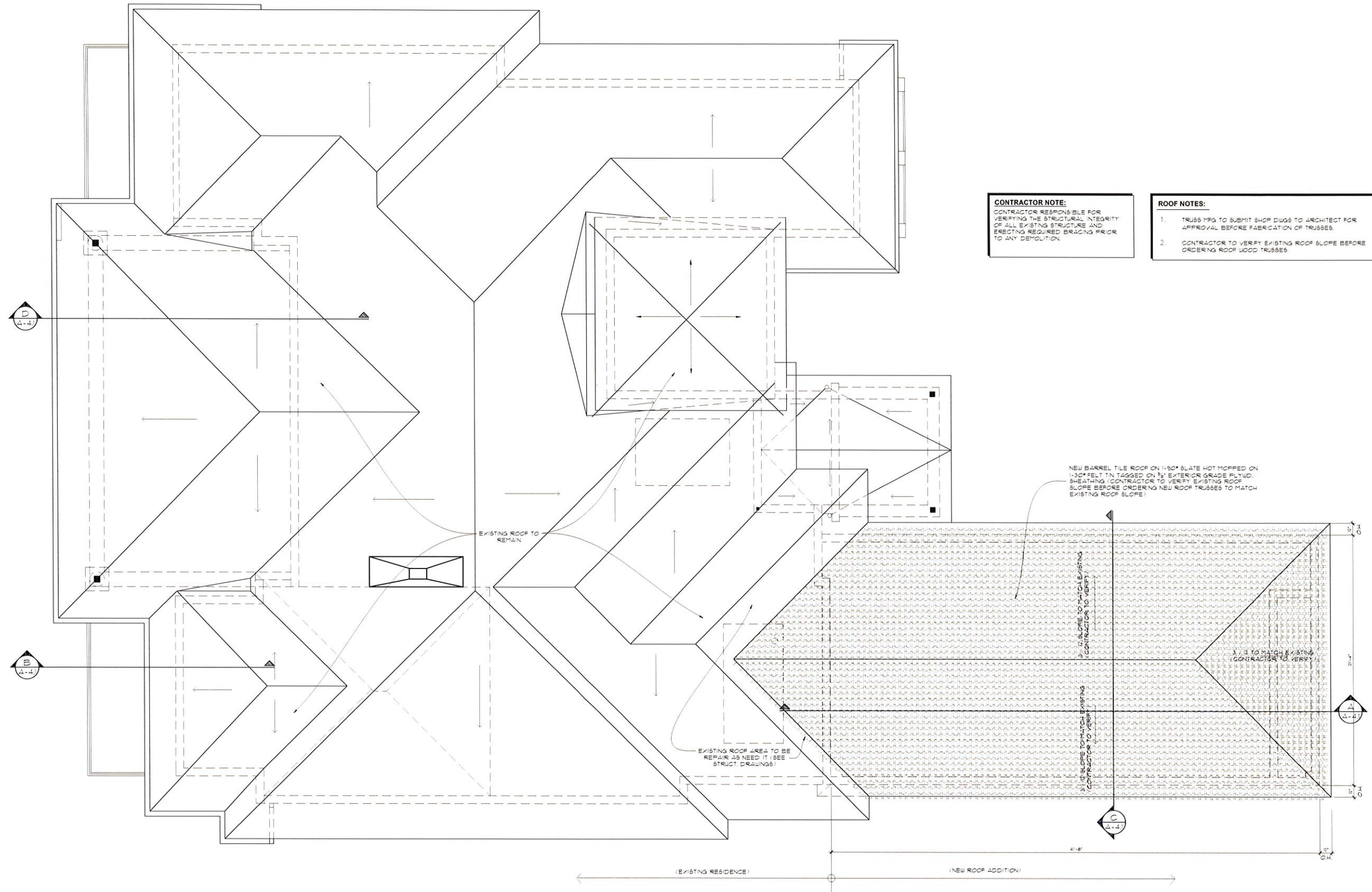
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05/07/15

revised:
05-27-2015
PZB REVISIONS

sheet no.

A-1.3

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CONTRACTOR NOTE:
CONTRACTOR RESPONSIBLE FOR
VERIFYING THE STRUCTURAL INTEGRITY
OF ALL EXISTING STRUCTURE AND
ERECTION REQUIRED BRACING PRIOR
TO ANY DEMOLITION.

- ROOF NOTES:**
1. TRUSS MFG TO SUBMIT SHOP DUGS TO ARCHITECT FOR APPROVAL BEFORE FABRICATION OF TRUSSES.
 2. CONTRACTOR TO VERIFY EXISTING ROOF SLOPE BEFORE ORDERING ROOF WOOD TRUSSES.



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

ADDITION AND RENOVATION TO
EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

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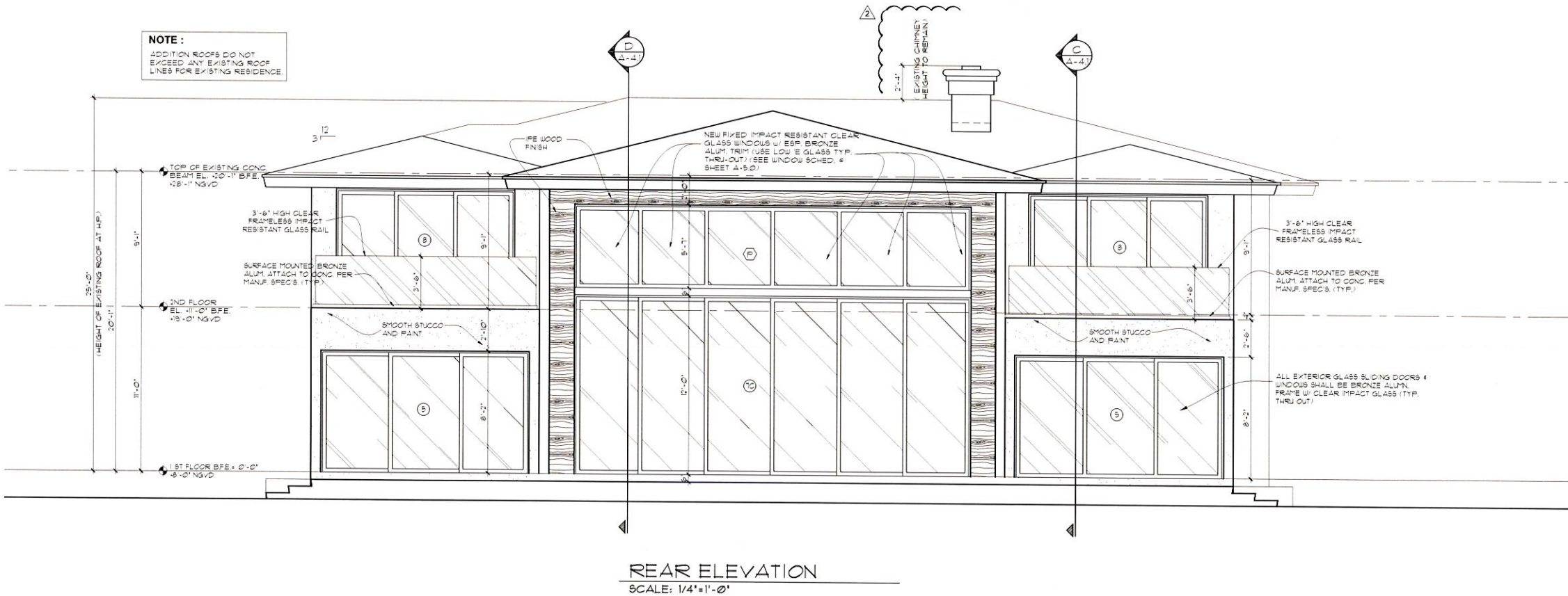
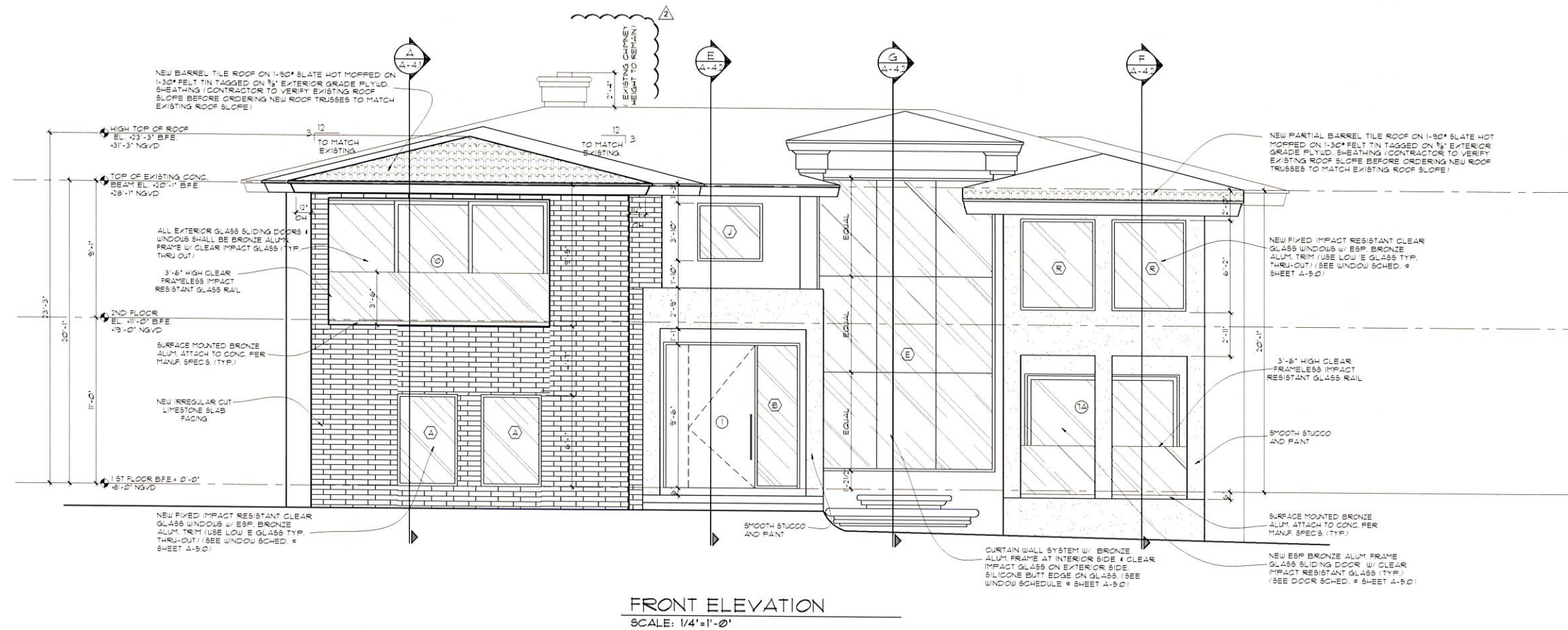
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ADDITION AND RENOVATION TO
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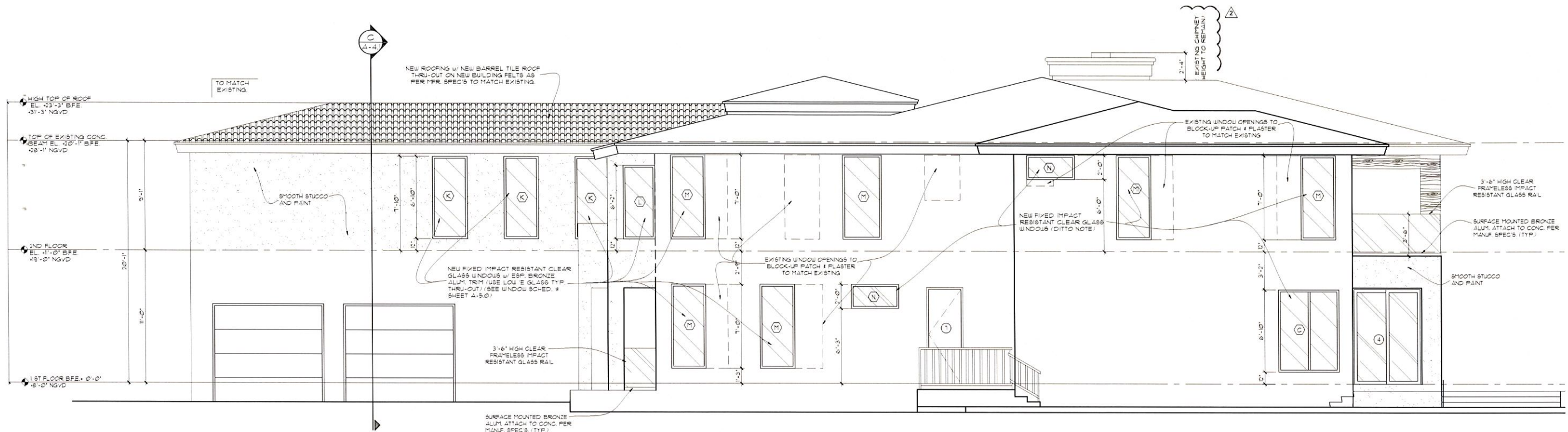
Ralph Choeff
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comm no.
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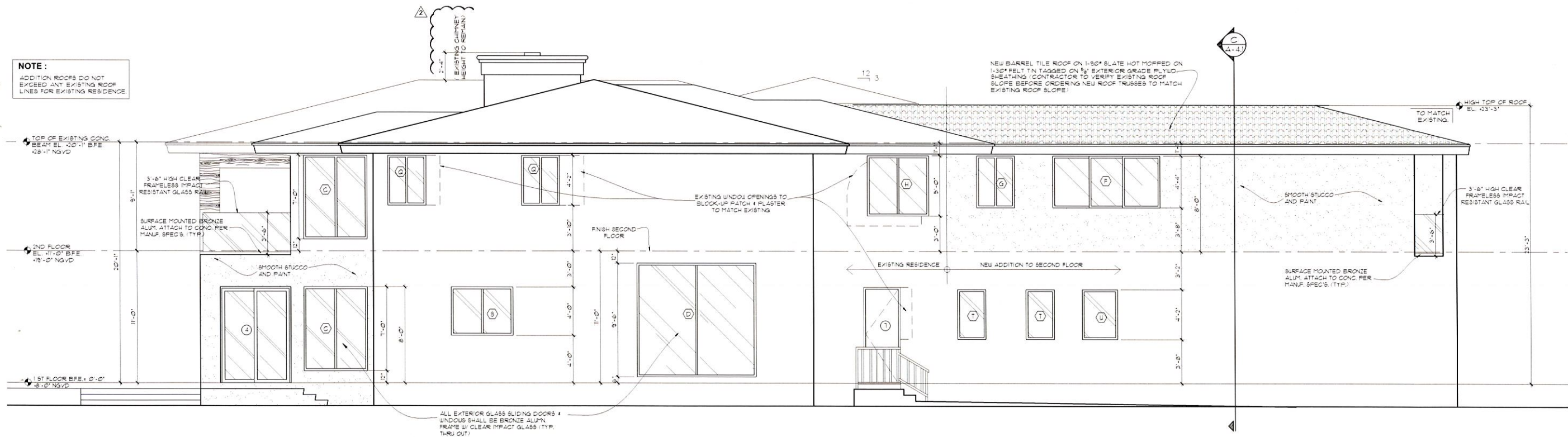
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05/07/15

revised:
05-27-2015
PZB REVISIONS
06-19-2015
PZB REVISIONS

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A-3.1

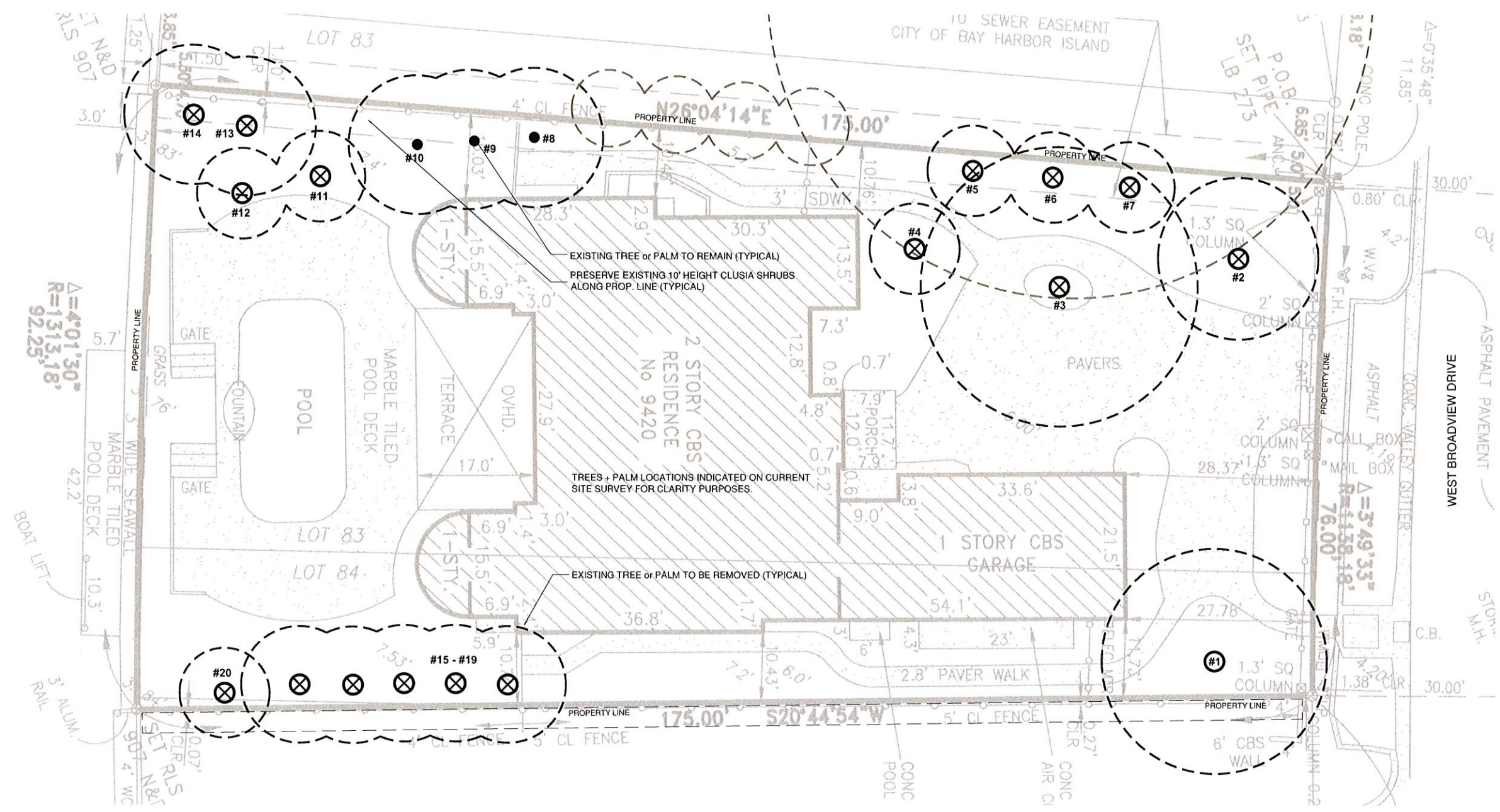


RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

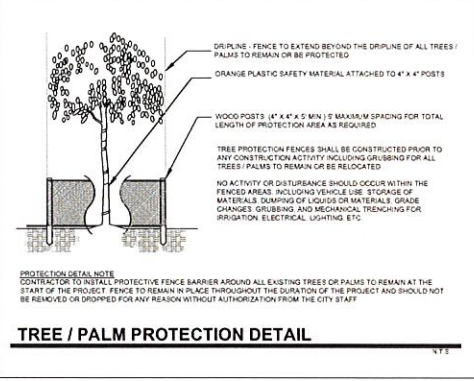


LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

INDIAN CREEK LAKE



TREE INVENTORY + DISPOSITION PLAN NOTES
1. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SITE SURVEY PREPARED BY A.R. TOUSSAINT & ASSOCIATES DATED 05/11/2015
2. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED BY MD ERM PRIOR TO REMOVING ANY TREES OR PALMS AS NOTED IN THESE PLANS
3. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.



EXISTING TREE INVENTORY & DISPOSITION CHART - MIAMI DADE E.R.M.							
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	COMMENTS
#1	Pongam Tree	Pongamia pinnata	+/- 24' x 18'	+/- 18"	GOOD	REMAIN	NICE TREE, PROVIDES SHADE. PRESERVE + PROTECT.
#2	Pontal Palm	Beaucamea recurvata	+/- 18' x 12'	+/- 16"	GOOD	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED
#3	Yellow Tabebuia	Tabebuia caraliba	+/- 30' x 20'	+/- 16"	FAIR	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED
#4	Pygmy Date Palm	Phoenix roebellini	+/- 15' x 8'	+/- 6"	FAIR	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED
#5	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED
#6	Thatch Palm	Thrinax radiata	+/- 20' x 6'	+/- 6"	FAIR	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED
#7	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED
#8	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.
#9	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.
#10	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.
#11	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED
#12	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED
#13	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED
#14	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED
#15-19	Rubber Trees	Ficus elastica(s)	+/- 20' x 10'	+/- 8" ea	FAIR	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED
#20	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED

TOTAL CANOPY LOSS = 1,685 SF - TOTAL MITIGATION PROVIDED EXCEEDS 1,685 SF. SEE SHEET L2 & L3 FOR MITIGATION TREES



EXISTING TREE INVENTORY + DISPOSITION CHART



CHOEFFEY FISCHEMAN
ARCHITECTURE + DESIGN

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE LLC

ADDITION AND RENOVATION TO
EXISTING RESIDENCE

CHRISTOPHER CAWLEY, R.L.A.
Florida License LA 6696708

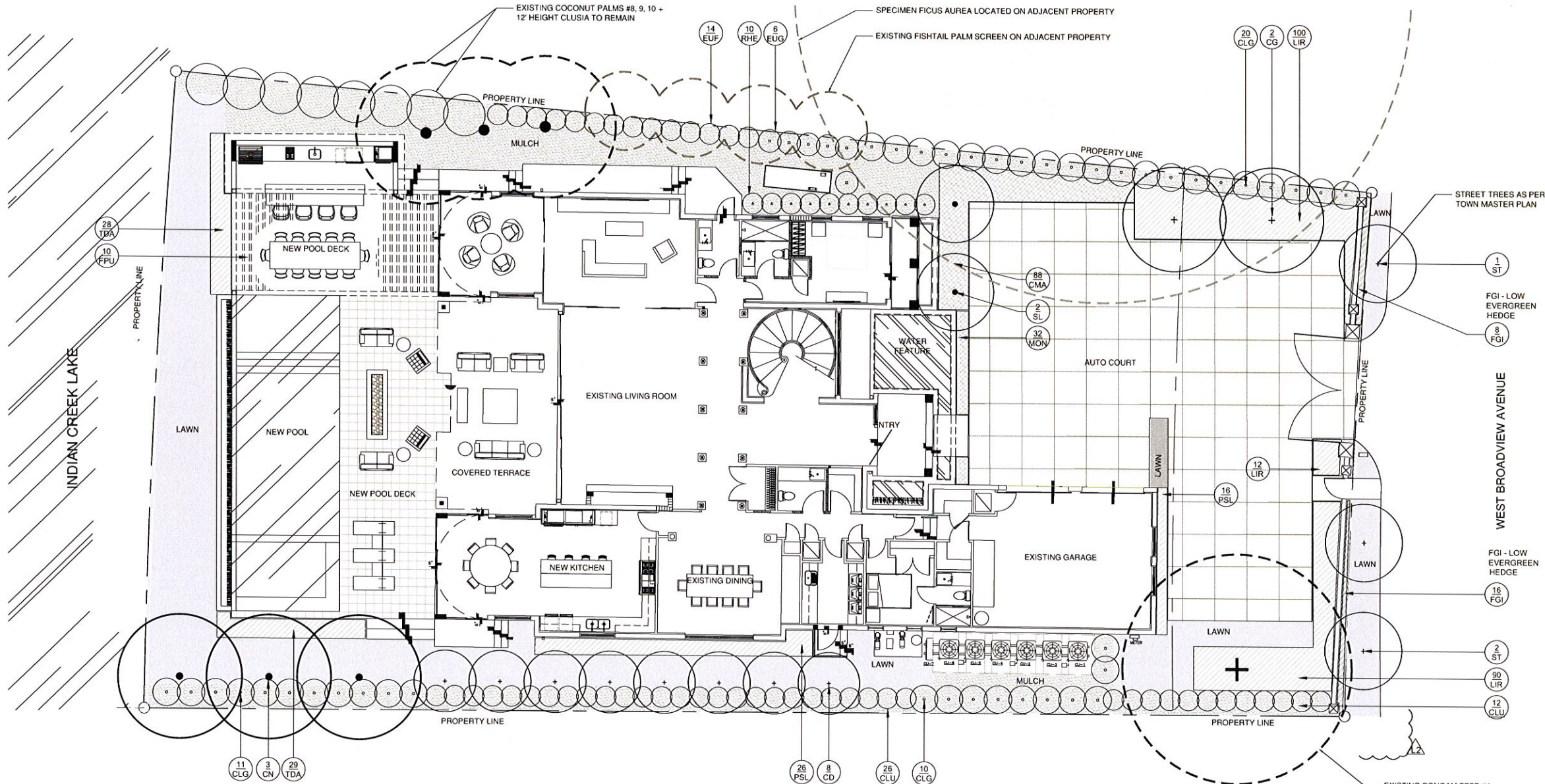
comm no.
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05/07/15

revised:

sheet no.

L-1



LANDSCAPE PLAN NOTES

1. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN TOWN OF BAY HARBOR ISLANDS (SEC 24-16) AND CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.

2. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.

3. SHEETS L-1, L-2, AND L-3 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

REV L2 - DRC COMMENTS DATED 06.16.15

1. The provided column in the landscape template is revised to show the numbers to the correctly corresponding lines.

2. The generator is fully screened from view by 8' height at time of planting Spanish Stopper shrubs. An additional 8' Spanish Stopper is provided to screen the view from the street.

3. The A/C and pool equipments are fully screened from view by 8' height at time of planting Clusia Shrubs.

PLANTLIST - 9420 WEST BROADVIEW DRIVE					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	YES	8	PIGEON PLUM TREES	Coccoloba diversifolia	18' height minimum, 6" c.l., standard form, 4" dbh, equal to 'Treeworld Wholesale'
CG	NO	2	BRIDAL VEIL TREES	Caesalpinia granadillo	18' height minimum, 6" c.l., standard form, 4" dbh, equal to 'Treeworld Wholesale'
ST	TBD	3	PER BAY HARBOR MASTER PLAN	Per Bay Harbor Master Plan	Per Bay Harbor Master Plan
PALMS					
CN	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	14' grey wood, full heads, matched, 'Florida Fancy'
SL	NO	2	SATAKENTIA	Sarakentia lukuensis	12' grey wood, full heads, matched, 'Florida Fancy'
RHE	NO	10	LADY PALMS	Rhapis excelsa	3' x 3' clump, full, space 36" on center
SHRUBS					
CLG	NO	21	CLUSIA SHRUBS	Clusia guttifer	15 gallon, 6' height, full to base, columnar + matched appearance, space 4' o.c. or as necessary
CLU	NO	38	CLUSIA SHRUBS	Clusia guttifer	7 gallon, 3' height, full to base, space as necessary to create a consistent row planting
EUF	YES	14	SPANISH STOPPER	Eugenia foetida	15 gallon, 5' height, full to base, space as necessary to create a consistent row planting
EUG	YES	6	SPANISH STOPPER	Eugenia foetida	20 gallon, 8' height, full to base, space as necessary to create a consistent row planting
PSL	YES	32	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 24" height, full, space as necessary to create a consistent row
FGI	NO	24	GREEN ISLAND FICUS	Ficus 'Green Island'	3 gallon, 12" height x 12" spread, clipped into a neat hedge, to be maintained on private property

PLANTLIST - 9420 WEST BROADVIEW DRIVE					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
GROUNDCOVERS + VINES					
CMA	NO	88	CARISSA 'EMERALD BLANKET'	Carrissa mac. 'Emerald Blanket'	1 gallon, full, space 18" on center
LIR	YES	198	BIG BLUE LILY TURF	Liriope muscari	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
OPJ	YES	32	MONDO GRASS	Ophiopogon japonicus	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
TDA	YES	57	FAKAHATCHEE	Tripsacum dactyloides	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
SOD, AGGREGATE, & MULCH					
SOD	'EMPIRE TURF' ZOYSIA OR LAWN TO BE SELECTED + APPROVED - OVER 2" TOPSOIL BED. SEE PLANTING SPECS.				
MLC	DARK COLORED SHREDDED ORGANIC MULCH, (NO CYPRESS MULCH OR DYED MULCH), 3" MINIMUM DEPTH				
EXISTING TREES TO REMAIN					
# 1	NO	1	PONGAM TREE	Pongamia pinnata	24' height, 18" width, full, good quality tree to remain, provides shade
# 8,9,10	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	24' height, 18" width, full, good quality palm to remain, provides tropical flair



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ADDITION AND RENOVATION TO
EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

comm no.
1454

date:
05/07/15

revised:

DRG COMMENTS
DATED 06.16.15

sheet no.

L-2

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS.
- THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY, AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
- THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.

- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICTS RECTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

- SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.

- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

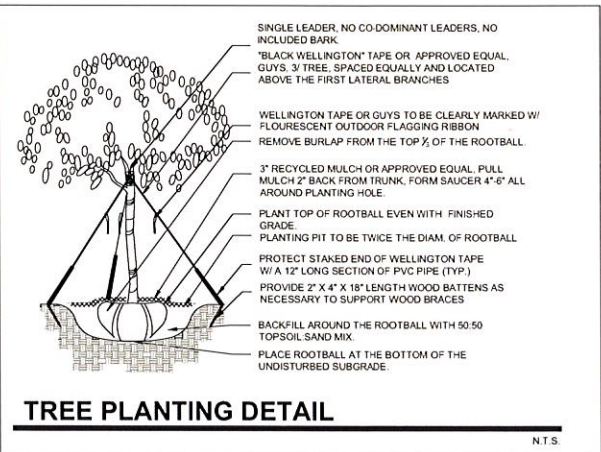
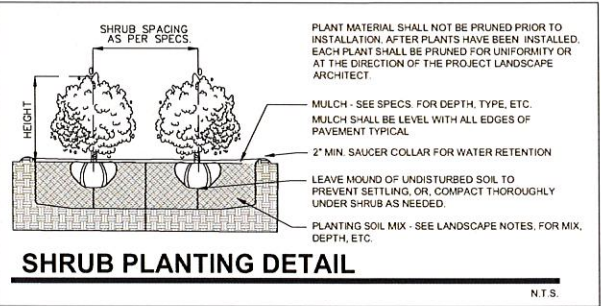
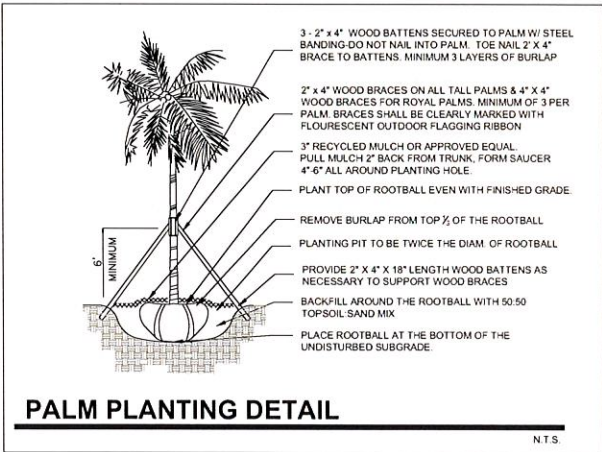
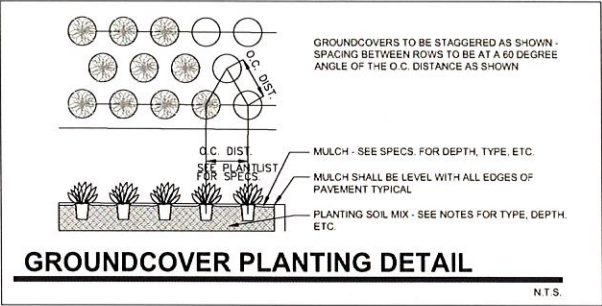
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.

- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING- IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.

- FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.



LANDSCAPE DETAILS NOTES
1. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.
2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
4. SHEETS L-1 thru L-5 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

REV L2 - DRC COMMENTS DATED 06.16.15
1. The provided column in the landscape template is revised to show the numbers to the correctly corresponding lines.
2. The generator is fully screened from view by 8' height at time of planting Spanish Stopper shrubs. An additional 8' Spanish Stopper is provided to screen the view from the street.
3. The A/C and pool equipments are fully screened from view by 6' height at time of planting Glusia Shrubs.

Town of Bay Harbor Islands Landscape Code (Sec. 24-16) Requirements Legend		
Residential - Single-Family and Two-Family Home Sites		
A. Shade Trees Required*	Required	Provided
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	10
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	8
6. Drought Tolerant and Low Maintenance Species Require - 50%	3	8
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	386
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	253
5. Drought Tolerant and Low Maintenance Species Require - 50%	25 / 30	46
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area	(Max)	1,466

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

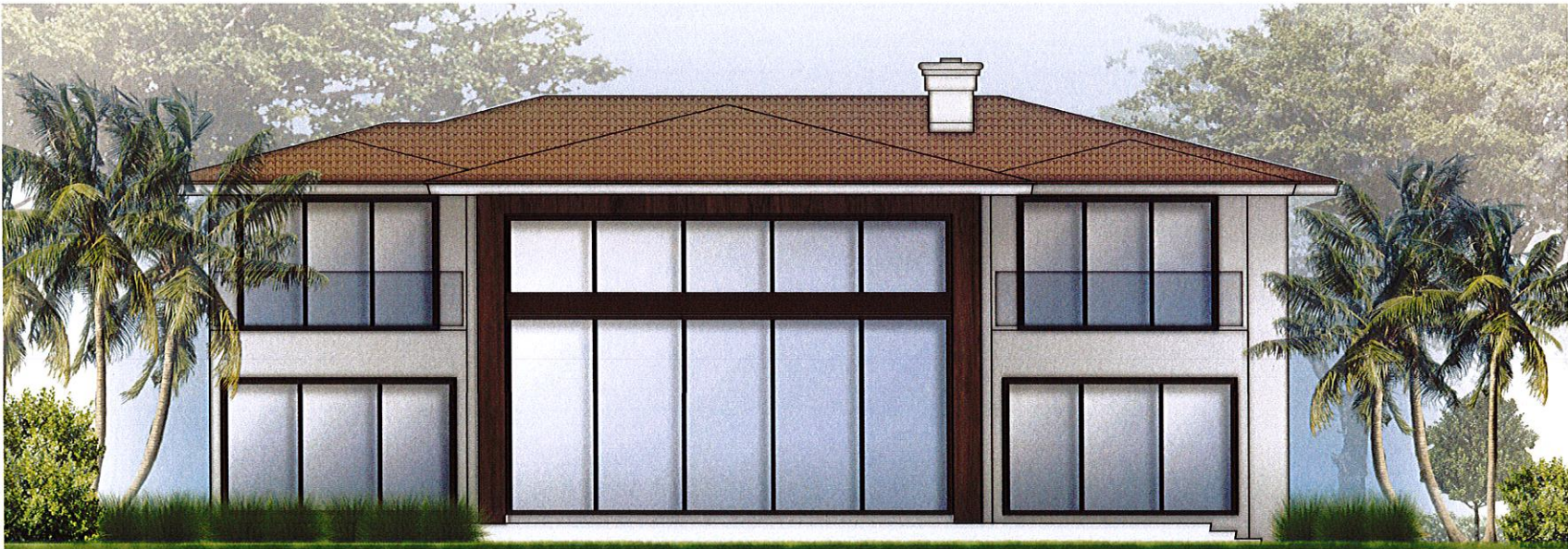




EXISTING PONGAM TREE PROVIDES SHADE
CLUSIA SHRUBS FRAME PROPERTY

SATENKENTIA PALMS
LOW EVERGREEN GROUNDCOVER
BRIDAL VEIL

NORTH ELEVATION NTS



CLUSIA SHRUBS
FAKAHATCHEE GRASS

FAKAHATCHEE GRASS
NEW COCONUT PALMS

SOUTH ELEVATION NTS

CHOEFF LEVY FISCHMAN
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8425 Biscayne Blvd, Suite 201
Miami, Florida 33138
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ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, RLA
FLORIDA LICENSE LA 9560706

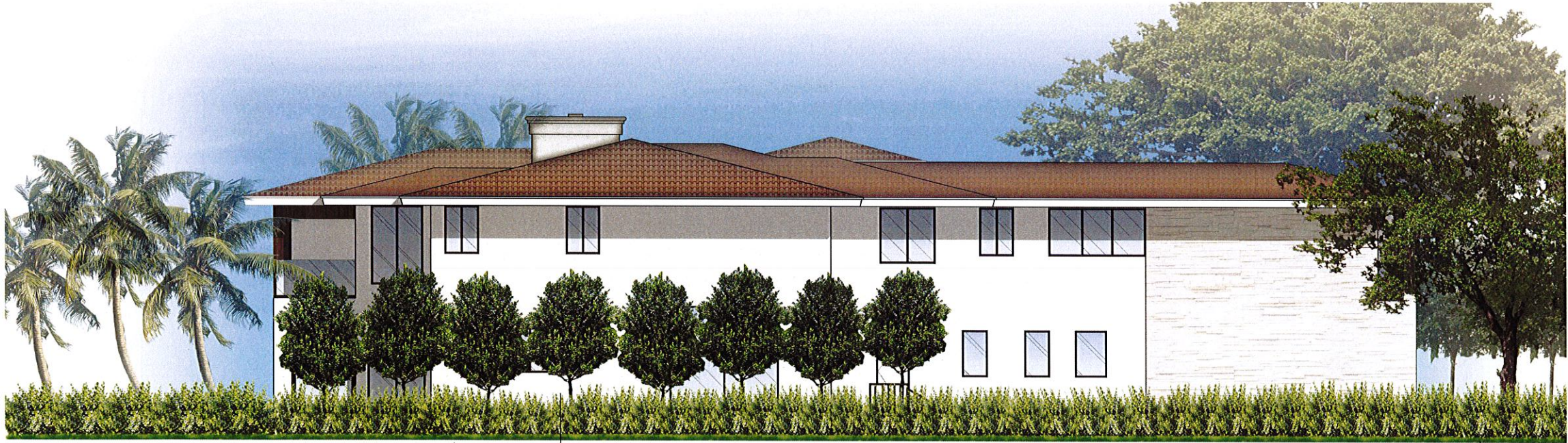
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BRIDAL VEIL TREES
CLUSIA SHRUBS FRAME PROPERTY
SATENKENTIA PALMS
NATIVE DWARF BAHAMA COFFEE SHRUBS
EXISTING COCONUT PALMS
EXISTING CLUSIA SHRUBS

WEST ELEVATION NTS



CLUSIA SHRUBS PROVIDE SCREENING ALONG P.L.
NATIVE PIGEON PLUM TREES
FAKAHATCHEE GRASS
EXISTING PONGAM TREE TO REMAIN, PRESERVE + PROTECT

EAST ELEVATION NTS

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9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, R.L.A.
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05/07/15

revised:

sheet no.

L-5

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

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

Date: July 14th, 2015

Subject: Addition and Renovation to an Existing Single-Family Residence
9420 W. Broadview Drive
Bay Harbor Islands Acct. No.: MB2015-87
MMPA Acct. No.: 01-0702-1015

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 07/13/15) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the addition and renovation to an existing single-family house at 9420 W. Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9420 W. Broadview Drive
Legal Description: Portions of Lot 83 and 84 of Block 23, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Choeff Levy Fischman Architecture and Design, as agent for the property owner, Sawmill, LLC, has submitted an application for the addition and renovation to an existing single-family residence on a waterfront lot located at 9420 W. Broadview Drive. The proposed two-story home will have approximately 7,593 square feet of A/C living space with a two-car garage. The residence will have five (5) bedrooms, five (5) full bathrooms, three (3) half

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9420 West Broadview Drive
July 14th, 2015
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bathrooms, a theater, a gym, and a kids play room. The overall height of the structure will be 25'-0" above Base Flood Elevation (BFE), which is the maximum allowed within the RD Single-Family District. The applicant is proposing one (1) driveway connection to W. Broadview Drive. Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The Historical Structure Survey for the Town of Bay Harbor Islands does not include the above referenced property. The Miami-Dade County Property Appraisers website lists the structure as being built in 1998. The single-family home will be a contemporary architectural design with a large stone accents.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above under the legal description. If there is not already a Unity of Title for the site this is recommended, as the site is composed of portions of several lots.

SUMMARY / SITE PLAN COMMENTS

The current site plan and architectural plans submitted for the addition and renovation of an existing single-family house at 9420 W. Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

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It should be noted that the proposed plans show a pool cabana structure in the rear of the property. Per Section 23-12(15)(e)(iii), certain open, airy and decorative structures such as pool cabanas may project into the rear and side yard setback areas (or into the front and side yard setback areas of waterfront lots) to a point no closer than five feet from the lot line or the seawall for waterfront lots, subject to written approval by the Planning and Zoning Board. The applicant is requesting Planning and Zoning Board approval for the cabana structure per Sec. 23-12(15)(e)(iii).

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Choeff Levy Fischman Architecture and Design dated June 19th, 2015 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) The PZB finds the pool cabana structure design / location is acceptable.