

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

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

October 20, 2015

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for "VSD Investment, LLC" located at 1251 95 Street, Lot 11 of Block 31. The owners are proposing to construct a new single family home. The proposed two story home will have approximately 5,575 square feet of a/c living space with a two car garage. The residence will have four bedrooms, seven full bathrooms and one half bath. In addition they propose an office and a second family room. Enclosed please find the site plan and elevations. (Item #1A)

** Staff Review:*

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

2. Request for approval for a new single family home for "Yearit Izhak" located at 1360 98 Street, Lot 5 of Block 35. On January 20, 2015 the Board approved an application for renovation an expansion of the existing house. Since then, the home has been demolished and a new architect was retained. The owner is now proposing to construct a new single story home. The residence will have four bedrooms, five full bathrooms, one half bath and a playroom. The house will be approximately 3,549 square feet of a/c living space with a two car garage and a pool. Enclosed please find the site plan and elevations. (Item #2A)

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

3. Request for approval for a new single family home for "Yoram Izhak" located at 1351 98 Street, Lot 10 of Block 36. On January 20, 2015 the Board deferred the project. The owner has now retained a new architect. The owner is proposing to construct a new single story family home. The home will have approximately 3,204 square feet of a/c living space with a two car garage and a pool. The residence will have four bedrooms, 5 full bathrooms, one half bath and an office / playroom. Enclosed please find the site plan and elevations. (Item #3A)

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

4. Request for approval for revisions for "Bijou" (Formerly "La Boutique") located at 9521-41 E. Bay Harbor Drive, Lots 3-4 of Block 1. The Board approved the project on December 3, 2013. Since the original approval from the P&Z Board, the property has changed ownership as has the architect of record. The new Developers are proposing to modify several areas. Staff has reviewed each modification and determined the changes requires PZB re-approval. Enclosed please find the site plan and elevations.(Item #4A)

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

5. Approval of minutes of the Board meeting held on July 21, 2015 (Item #5A)

ADJOURNMENT

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

AGENDA ITEM REPORT

October 20, 2015

ITEM NUMBER: 1.

ITEM:

Request for approval for a new single family home for "VSD Investment, LLC" located at 1251 95 Street, Lot 11 of Block 31. The owners are proposing to construct a new single family home. The proposed two story home will have approximately 5,575 square feet of a/c living space with a two car garage. The residence will have four bedrooms, seven full bathrooms and one half bath. In addition they propose an office and a second family room. Enclosed please find the site plan and elevations. (Item #1A)

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.	Pictures	VSD1251Pictures.pdf
2.	Survey	VSD1251Survey.pdf
3.	Staff Report	1251 95th Street SFR - PZB Staff Report Oct 12 2015.pdf
4.	Site Plan & Elevations	VSD1251SitePlan&Elevations.pdf

PROPOSED RESIDENCE FOR VSD INVESTMENT LLC.

PROPERTY: 1251 95 TH. ST. BAY HARBOR ISLAND, FL 33154



PROPOSED FRONT VIEW

PROPOSED RESIDENCE FOR VSD INVESTMENT LLC.

PROPERTY: 1251 95 TH. ST. BAY HARBOR ISLAND, FL 33154



PROPOSED REAR VIEW

PROPOSED RESIDENCE FOR VSD INVESTMENT LLC.

PROPERTY: 1251 95 TH. ST. BAY HARBOR ISLAND, FL 33154



PROPOSED EAST SIDE VIEW

PROPOSED RESIDENCE FOR VSD INVESTMENT LLC.

PROPERTY:1251 95 TH. ST. BAY HARBOR ISLAND, FL 33154



PROPOSED WEST SIDE VIEW

ADJOINING LOTS



RIGHT SIDE OF THE EXISTING SITE



LEFT SIDE OF THE EXISTING SITE

SUBJECT PROPERTY:1251 95 TH. ST. BAY HARBOR ISLAND, FL 33154



EXISTING SITE-FRONT VIEW



EXISTING SITE -REAR SIDE VIEW



EXISTING SITE -LEFT SIDE VIEW



EXISTING SITE -RIGHT SIDE VIEW



TOWN OF BAY HARBOR ISLANDS PLANNING AND ZONING APPLICATION

TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE MAKE SURE THIS FORM IS COMPLETED IN ITS ENTIRETY. ALL REQUIRED MATERIALS MUST BE SUBMITTED AT LEAST FIFTEEN (15) DAYS PRIOR TO THE NEXT PLANNING MEETING.

PROCESS NUMBER _____

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name DANIEL SOROGON Contact Number 305-970-1235
Address 34 N.W. 168TH ST.
City N.M.B. State FLA Email Address DANSOROGON@AOL.COM

OWNER / PROPERTY INFORMATION

Name VSD INVESTMENT LLC Address 1251 95TH ST BAY HARBOR, FLA
Folio # _____ Lot 11 Block 31

DESCRIPTION OF PROPOSED USE / REQUEST

NEW 2 STORY MODERN SINGLE FAMILY RESIDENCE
W/ SWIMMING POOL

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Date: 08/25/15 Signature of Applicant: _____

I hereby grant permission for members of the Town of Bay Harbor Islands Planning and Zoning Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 08/25/15 Signature of Owner: _____

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: 08/25/15 Signature of Applicant: _____

NOTE: If any application is disapproved, the Planning and Zoning Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Planning and Zoning Board may be appealed to the Town Council, whose decision on appeal shall be final.

Owner / Applicant given copy of Notice of Requirements (☒) Yes (☐) No

☐ Approved _____ ☐ Re-Submit _____

Chairman

Chairman

**TOWN OF BAY HARBOR ISLANDS
SFR PZB AGENDA PACKAGE CHECKLIST**

NAME: VSD INVESTMENT LLC PERMIT#: _____ MMPA#: _____
ADDRESS: 1251 95TH ST, BAY HARBOR LOT(S): 11 BLOCK: 31

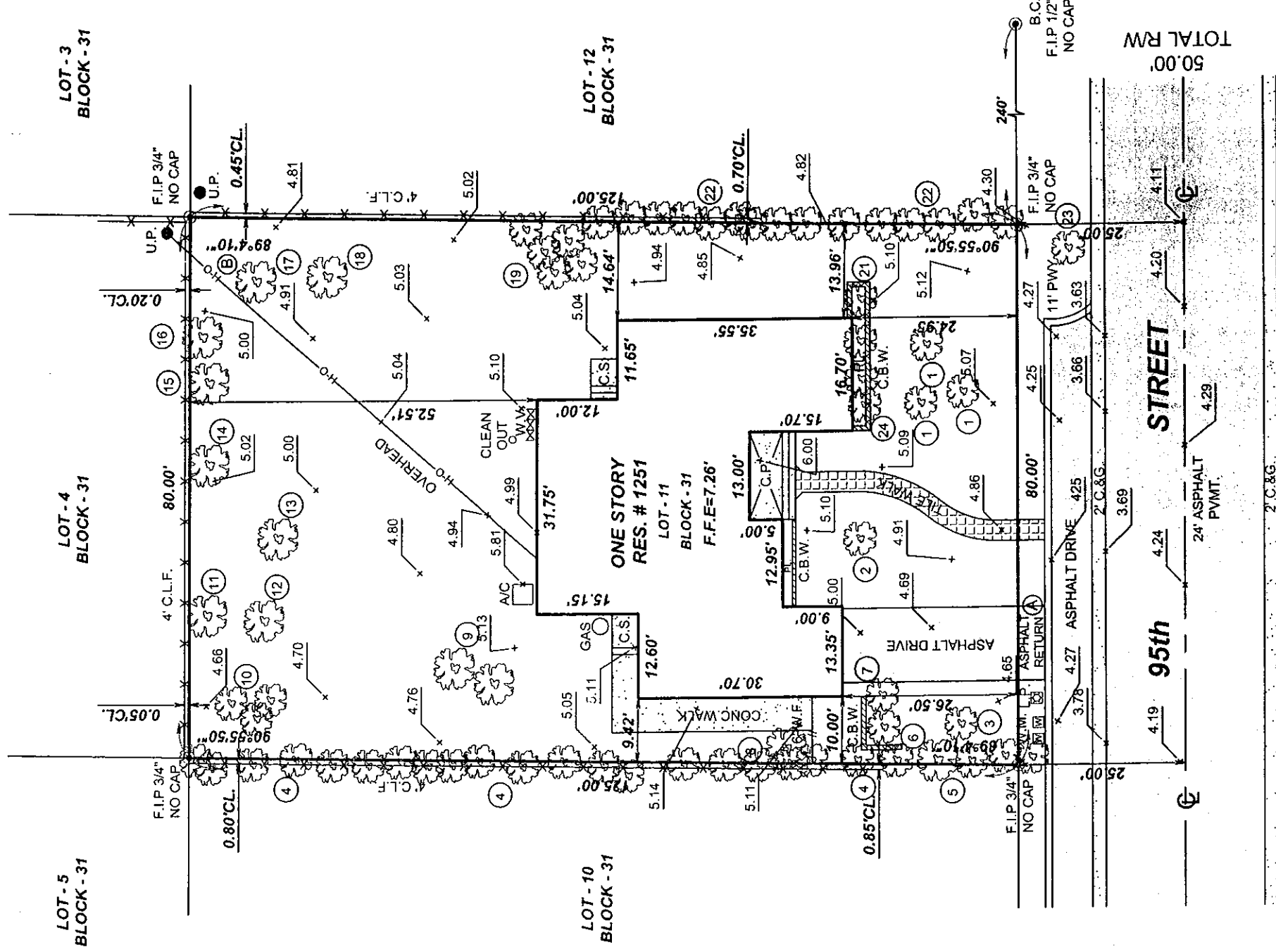
The following items must be included in the PZB plans:

(DO NOT SEND OUT UNLESS ALL ITEMS BELOW ARE SUBMITTED!!!)

- Cover Sheet:
 - ✓ ☐ Location Sketch;
 - ✓ ☐ Computation of Lot Area (pervious, impervious, area under A/C);
 - ✓ ☐ Required vs. Provided Setbacks.
 - ✓ ☐ Allowed vs. Provided Building Height.
- ✓ • Photographs of the existing site (all sides of the existing structure).
- ✓ • Photographs of all adjoining lots (sides / rear).
- ✓ • Survey (show all existing improvements / setbacks).
- ✓ • Tree Survey (show all existing tree locations / species / caliper / height).
- ✓ • Site Plan.
- ✓ • Floor Plans (all levels).
- ✓ • Roof Plan.
- ✓ • Building Elevations.
- Color Renderings (isometric / perspective). *AT TIME OF PRESENTATION*
- ✓ • Tree Disposition Plan (show trees to remain / be removed or relocated).
- Landscape Plans:
 - ✓ ☐ Plant List / Specification;
 - ✓ ☐ Required vs. Provided Table (trees / shrubs);
 - ✓ ☐ Planting Details;
 - ✓ ☐ Color Elevations of all sides including plant material.
- ✓ • Architectural Plans signed and sealed by an Architect.
- ✓ • Landscape Plans signed and sealed by a Landscape Architect.
- A board with a description and sample of all materials to be used. *AT TIME OF PRESENTATION*
- ✓ • All of the above must be submitted to the Town digitally (CD / Flash Drive).

BOUNDARY SURVEY

SCALE = 1" = 20'



SURVEYOR'S NOTE:

- A) Asphalt Return Encroaching onto Right-of-way on the Southwest side of Property.
- B) Overhead Utility Line Encroaching onto Subject Property on the Northeast side of Property.

SURVEYOR'S NOTE:

- There may be Easements recorded in the Public Records not shown on this Survey.
- The purpose of this Survey is for use in obtaining Title Insurance and Financing and should not be used for Construction purposes.

BOUNDARY SURVEY

SCALE = 1" = 20'

TREE TABLE

No.	TREE NAME	DIAMETER (')	HEIGHT (')	SPREAD (')
1	PALM	1.00	20.00	10.00
2	PALM	1.00	15.00	5.00
3	LEMON BOTTLEBRUSH	2.00	20.00	15.00
4	SMALL LEAFED	2.00	10.00	5.00
5	ROYAL PALM	1.50	25.00	20.00
6	WHITE BIRD	1.00	25.00	10.00
7	UNKWON	2.00	20.00	10.00
8	PAPAYA	1.00	20.00	5.00
9	PALM	0.70	20.00	5.00
10	CHINESSE FAN PALM	1.00	20.00	10.00
11	QUEEN SLAND UMBRLLA	1.00	15.00	7.00
12	AVOCADO	0.70	10.00	5.00
13	LEMON	-	7.00	5.00
14	QUEEN PALM	1.50	7.00	10.00
15	QUEEN ISLAND	1.00	20.00	10.00
16	QUEEN ISLAND	1.00	25.00	15.00
17	MANGO	3.00	30.00	20.00
18	AVOCADO	0.70	35.00	15.00
19	WHITE BIRD	1.00	20.00	10.00
20	QUEEN ISLAND UMBRELLA	0.80	25.00	10.00
21	COPPER LEAF	1.00	10.00	5.00
22	HIBISCUS	2.00	7.00	3.00
23	CALABA BEAUTY LEAF	0.80	15.00	10.00
24	CROTON	2.00	4.00	2.00

SURVEYOR'S NOTE:

- There may be Easements recorded in the Public Records not shown on this Survey.
- The purpose of this Survey is for use in obtaining Title Insurance and Financing and should not be used for Construction purposes.

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: October 12th, 2015

Subject: Proposed Single-Family Residence
1251 95th Street
Bay Harbor Islands Acct. No.: MB2015-151
MMPA Acct. No.: 01-0702-1025

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest submitted site plan and architectural plans (dated 10/12/15) 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 construction of a new single-family home located at 1251 95th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1251 95th Street
Legal Description: Lot 11 of Block 31, "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, Florida Architectural Services Inc., as agent for the property owner, VSD Investment LLC, has submitted an application for the construction of a new single-family residence on a non-waterfront lot located at 1251 95th Street. The proposed two-story home will have approximately 5,575 square feet of A/C living space with a two-car garage. The applicant is proposing a pool and pool deck as well as an expansive terrace in the rear of the property. The

residence will have four (4) bedrooms, seven (7) full bathrooms and one (1) half bathroom. In addition to the four (4) dedicated bedrooms, the plans also show an office and a second family room that could both be utilized as bedrooms, for a potential total of six (6) bedrooms. The height of the structure will be 25-feet above Base Flood Elevation (BFE) which is the maximum allowed for a flat roofed structure within the RD Single-Family District. The applicant is proposing two (2) driveway connections to 95th Street. 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 list the existing structure as a ranch design that was built in 1956 (FMSF No. DA10263). The new single-family home is a modern design with gray ceramic tile and wooden 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.

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 1251 95th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Florida Architectural Services Inc. dated October 12th, 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.

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE PERSON SO DOING WILL BE DEEMED TO HAVE AGREED TO THE ARCHITECT'S TERMS OF SERVICE.

PROPOSED RESIDENCE FOR VSD INVESTMENT LLC.

1251 95th St Bay Harbor Islands, FL 33154

GENERAL NOTES

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
A. THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS).
B. THE FLORIDA BUILDING CODE, LATEST EDITION.
C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
D. NATIONAL ELECTRICAL CODE, OSHA 4 NATIONAL BOARD OF FIRE UNDERWRITERS.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
- ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND OWNER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
- ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE OR DETAIL, IMPLICATION OR IMPLICATIONS HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR IN ALL FIELDS OF HIS WORK, AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTION AND APPROVAL OF HIS WORK. PRIOR BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
- ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
- DISCREPANCIES: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THOROUGHLY INSPECTED THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK, ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST OF THE SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
- BEFORE COMMENCING WITH THE WORK, THE CONTRACTOR SHALL FILE WITH OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMEN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. IT IS THE INTENTION OF THE PARTIES THAT THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND ARCHITECT FOR ANY AND ALL COSTS, CLAIMS, SUITS, AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY/INCLUDING DENTAL, ARISING OUT OF THE WORK OF THE CONTRACTOR.
- OMISSION: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
- ALTERING STRUCTURAL MEMBERS: NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITH OUT PRIOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS.
- ALL COLORS SHALL BE AS SELECTED BY THE ARCHITECT.
- THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES, OR OPENING TRUE AND OF PROPER SIZE IN HIS OWN WORK, OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTORS WORK. IN CASE OF HIS FAILURE TO LEAVE OR CUT SAME IN THE PROPER PLACE, HE SHALL CUT THEM AFTERWARDS AT HIS OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE ARCHITECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
- ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND RESIDUE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATIONS. ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE IN WRITING IN FORM AS ACCEPTABLE TO THE OWNER ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD NO LESS THAN (1) ONE YEAR AFTER DATE OF ACCEPTANCE OF WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL
- ALL WORK AND/OR MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRIES RECOMMENDATIONS OF SPECIFICATIONS.
- SHOP DRAWINGS AND SAMPLES FOR ITEMS DESIGNATED BY THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- NO CLAIMS FOR EXTRAS OR CHANGE ORDERS WILL BE GIVEN CONSIDERATION UNLESS THEY ARE IN WRITING AND SIGNED BY THE ARCHITECT, THE CONTRACTOR AND THE OWNER.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS OF THE AMERICAN INSTITUTE OF ARCHITECTS, LATEST EDITION, ARE HEREBY MADE PART OF CONTRACT DOCUMENTS. THESE GENERAL NOTES, SPECIFICATIONS AND CONTRACT BETWEEN THE OWNER AND CONTRACTOR SHALL TAKE PRECEDENCE OVER THE 'GENERAL CONDITIONS' IN THE EVENT OF A CONFLICT.
- AIR CONDITIONING + VENTILATION PERMIT BY MECHANICAL CONTRACTOR.
- LANDSCAPING NOTES
ALL PLANTS TO BE GUARANTEED FOR 60 DAYS TO COMMENCE AT CERTIFICATED OF OCCUPANCY. ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A GOOD HEALTHY CONDITION AND SPRINKLER SYSTEMS OF SUFFICIENT SIZE AND SPACING SHALL BE INSTALLED TO SERVE ALL REQUIRED LANDSCAPE AREAS OR WATER OUTLET WITHIN 80 FEET OF LANDSCAPED AREA. INSTALLATION ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. PLANT MATERIALS USED IN CONFORMANCE TO STANDARDS FOR FLORIDA NO1 OR BETTER IN 'GRADES + STANDARDS FOR NURSERY PLANTS' PART I, 1983 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE APPROVAL OF TRUSSES AND PRE CAST JOISTS SHOP DRAWINGS.

LEGAL DESCRIPTION:
LOT 11, BLOCK 31 OF 'BAY HARBOR ISLAND'
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXISTING HOUSE TO
BE DEMOLISHED UNDER
SEPARATE PERMIT.

LOCATION OF PROJECT



LOCATION MAP
N.T.S.

ZONING DATA

ZONING: RD-SINGLE FAMILY DISTRICT

LOT AREA: 10,000 SF.

LOT FRONTAGE: 80'-0"

SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH)	25'	25'-0"
REAR (NORTH)	15'	20'-4"
SIDE (EAST)	10'	10'-0"
SIDE (WEST)	10'	10'-0"
BUILDING HEIGHT	25' MAX ABOVE BFE.	25'-0"

AREA CALCULATIONS:

LOT AREA: 10,000 SF

MINIMUM FLOOR AREA: 1500 SF

FLOOR AREA: 3,450 SF

IMPERVIOUS: 6,550 SF

BUILDING AREAS UNDER A/C:

GROUND FLOOR A/C AREA: 2,675 SF

SECOND FLOOR A/C AREA: 2,500 SF

TOTAL A/C AREA: 5,175 SF

GENERAL AREAS:

GARAGE: 480 SF

COVERED ENTRANCE: 260 SF

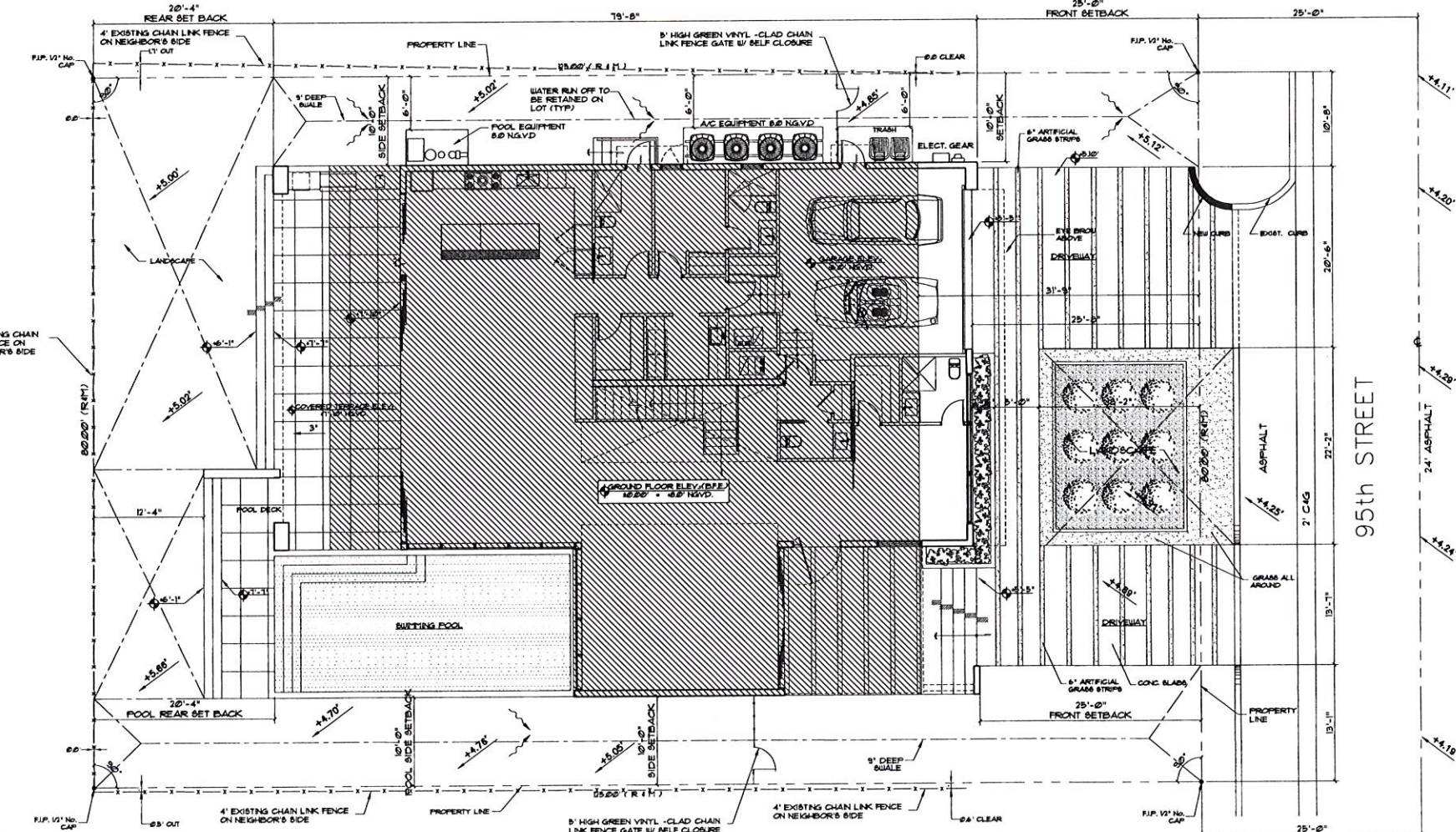
GROUND FL TERRACES: 605 SF

SECOND FL TERRACE + BALCONY: 500 SF

POOL DECK: 105 SF

DRIVEWAY: 125 SF

SWIMMING POOL: 560 SF



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

HATCHED AREA INDICATES
SECOND FLOOR ABOVE

EXISTING GRADE ELEVATIONS

NEW GRADE ELEVATIONS

0 10 20 30

REVISIONS	BY:
1	
2	
3	
4	
5	

PROPOSED RESIDENCE FOR:
VSD INVESTMENT LLC
PROPERTY ADDRESS: 1251 95TH ST BAY HARBOR ISLANDS, FL 33154
OWNER ADDRESS: 2600 ISLAND BLVD. APT 1025 AVENTURA FL 33160
PHONE: 1-727-691-9930

florida architectural services inc.
daniel sorogon architect/planner
AR 0010418
34 N.W. 188 TH. STREET, NORTH MIAMI BEACH FL 33169
(305) 653-0212



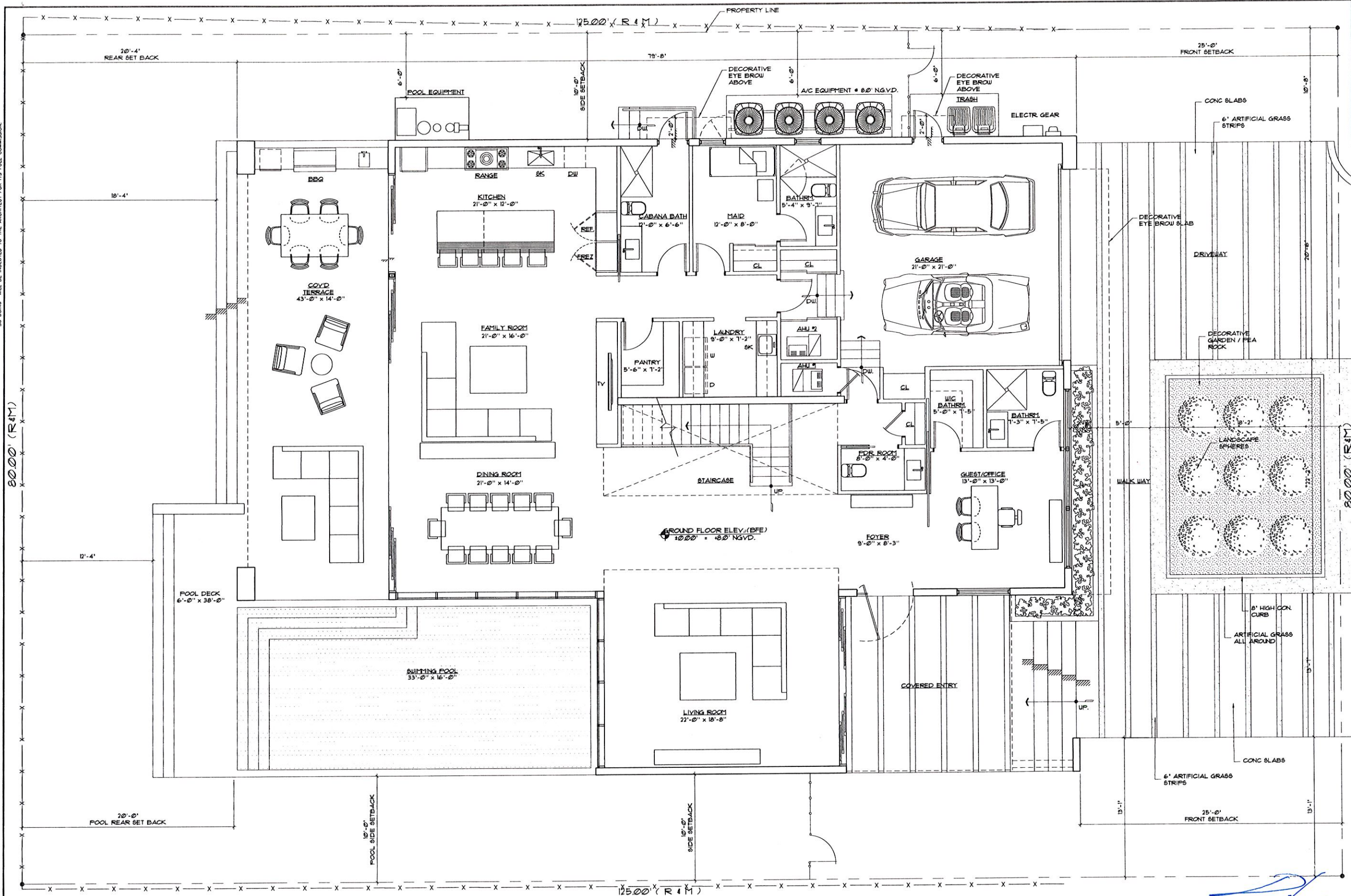
DRAWN
CB
CHECKED
DS
DATE
Sep 21, 2015
SCALE

JOB NO.
051 95TH ST + VSD

SHEET NO.
A-1
OF 1 SHEETS

COLOR ORIGINAL

ALL DESIGNS AND DRAWINGS HEREIN ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE PERSON SO DOING SHALL BE DEEMED TO HAVE AGREED TO THE ARCHITECT'S FULL COMMISSION.



80.00' (R4M)

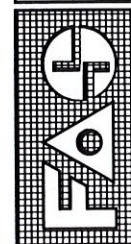
80.00' (R4M)

GROUND FLOOR PLAN
SCALE 1/4" = 1' - 0"

REVISIONS	BY
1	
2	
3	
4	
5	

PROPOSED RESIDENCE FOR:
VSD INVESTMENT LLC
PROPERTY ADDRESS: 1251 95TH ST BAY HARBOR BLVD, FL 33164
OWNER ADDRESS: 2800 ISLAND BLVD, APT 1425 AVENUE FL 33160
PHONE: 1-227-601-9330

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL 33169 (305) 653-0212

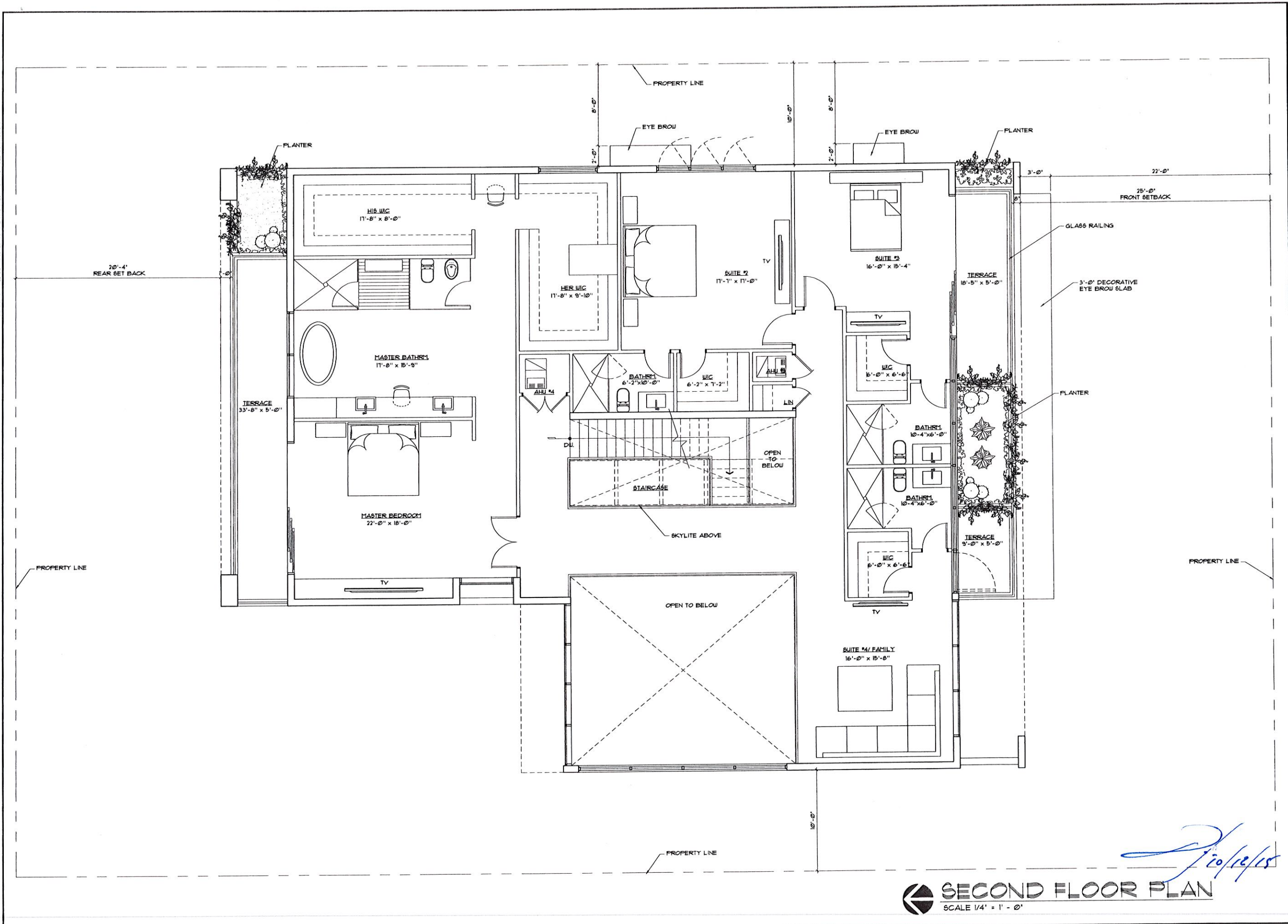


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JOB NO.
1251 95TH ST -VSD

SHEET NO.
A-2
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COLOR ORIGINAL

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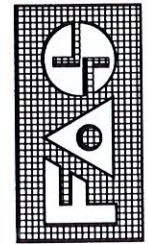
SECOND FLOOR PLAN
SCALE 1/4" = 1' - 0"

7/10/12/15

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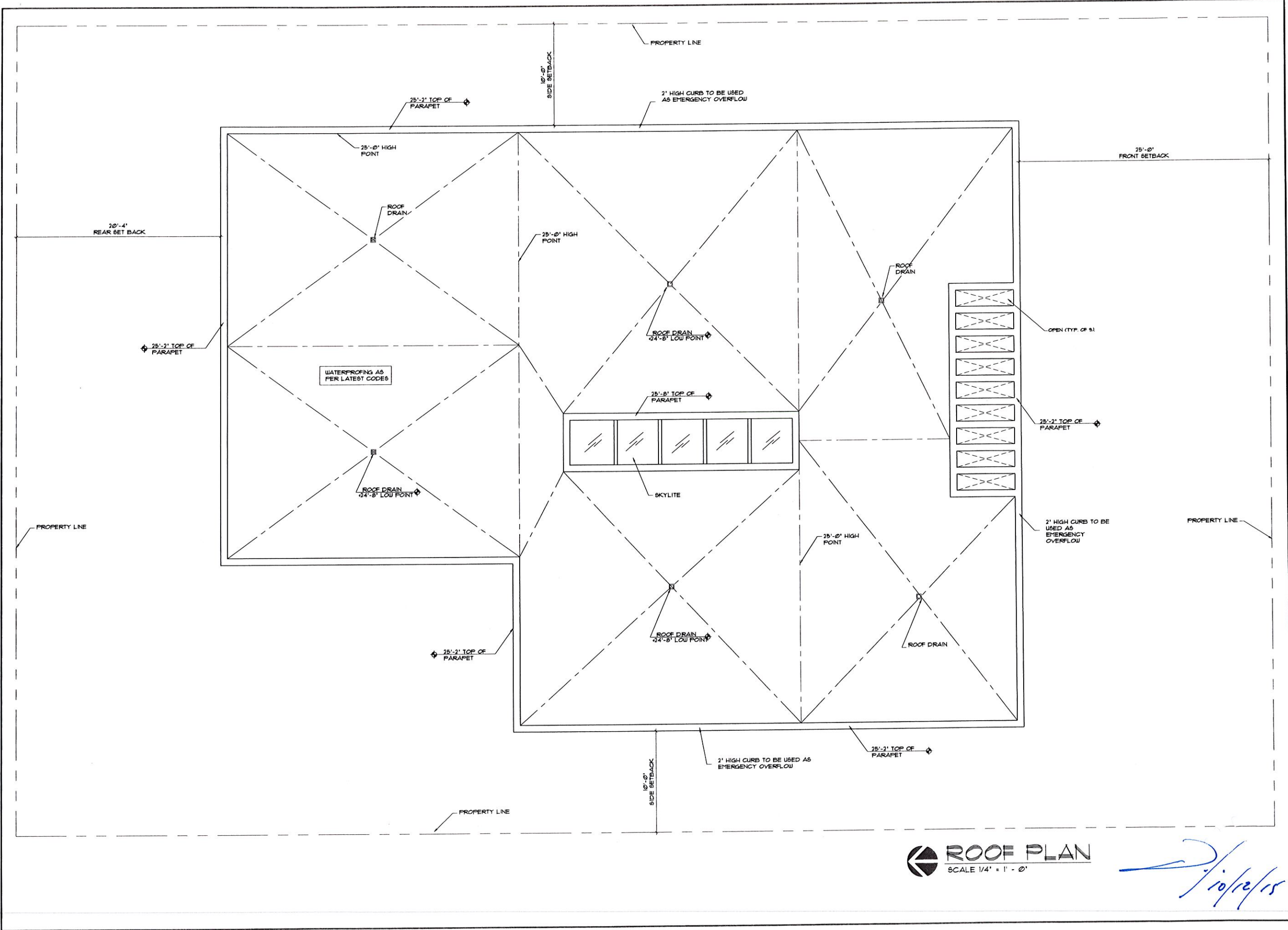
PROPOSED RESIDENCE FOR:
VSD INVESTMENT LLC.
PROPERTY ADDRESS: 181 25TH ST BAY HARBOR ISLANDS, FL 33154
OWNER ADDRESS: 2600 ISLAND BLVD. APT 1405 AVENTURA, FL 33160
PHONE: 305-227-6024-5930

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daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL 33169 (305) 653-0212



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JOB NO.	251 25TH ST - VSD
SHEET NO.	A-3
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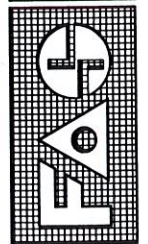
ROOF PLAN
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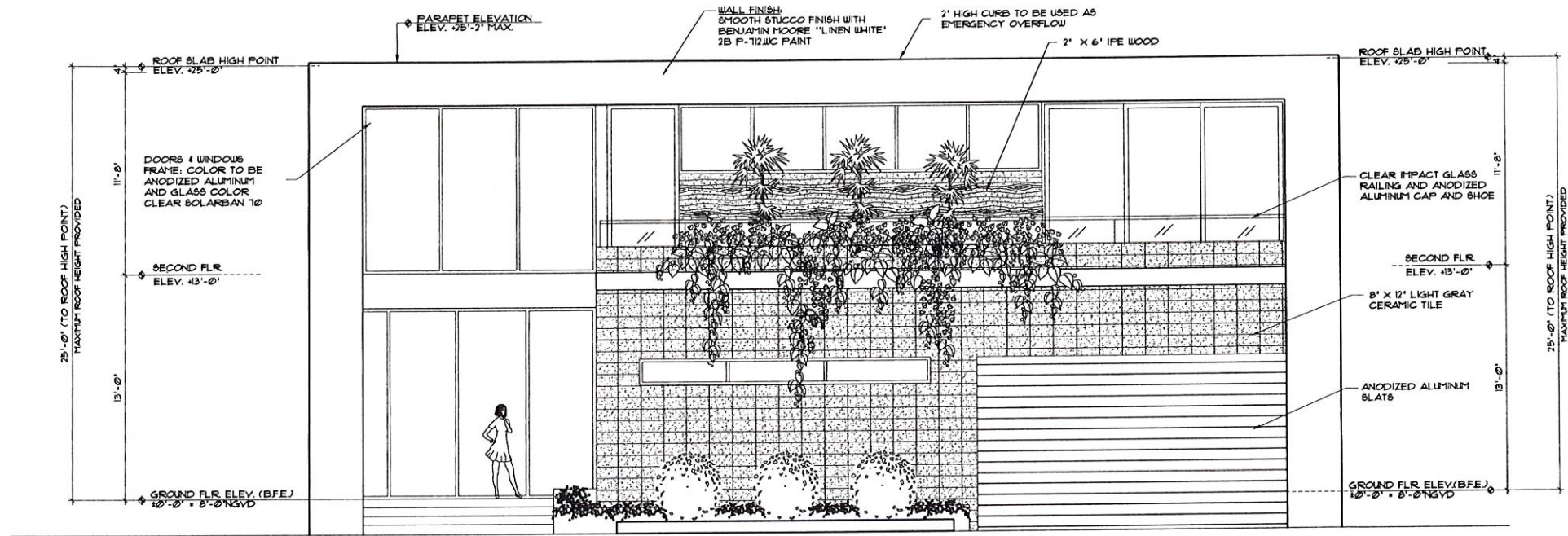
PROPOSED RESIDENCE FOR:
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PROPERTY ADDRESS: 181 18TH ST BAY HARBOR ISLAND, FL 33544
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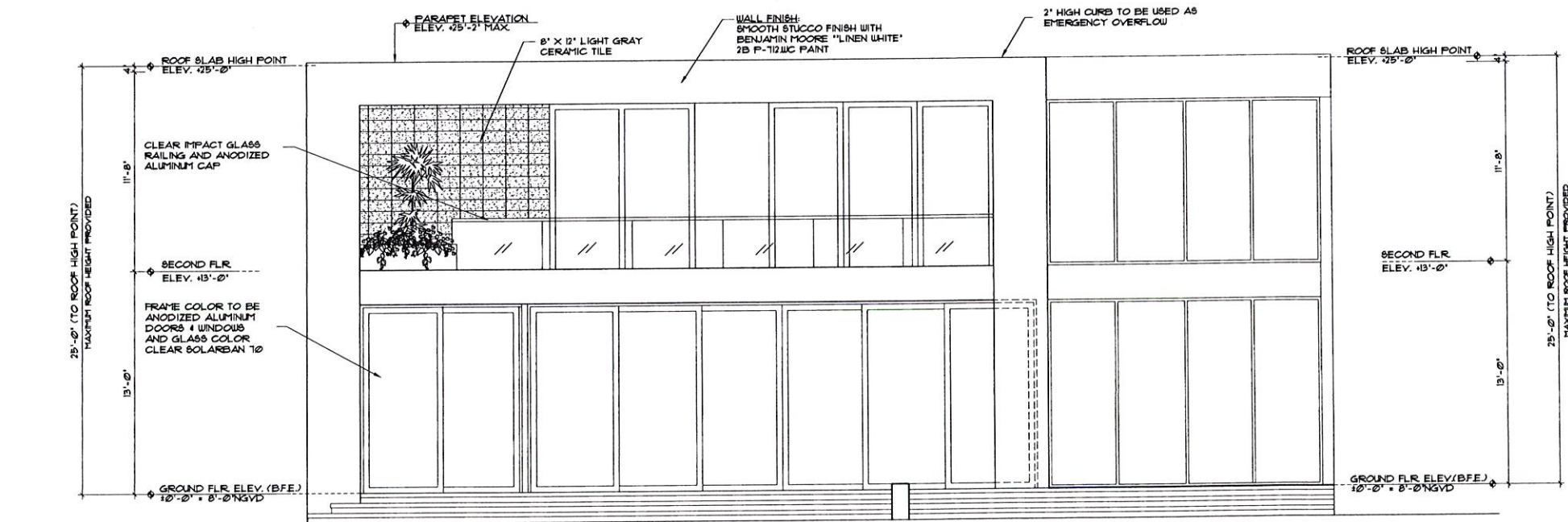
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JOB NO.	051 35TH ST -VSD
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FRONT ELEVATION

SCALE 1/4" = 1' - 0"



REAR ELEVATION

SCALE 1/4" = 1' - 0"

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PROPERTY ADDRESS: 1251 95TH ST BAY HARBOR ISLANDS, FL 33154
OWNER ADDRESS: 25000 ISLAND BLVD. APT 1405 AVENTURA FL 33160
PHONE: 305-227-9991-9990

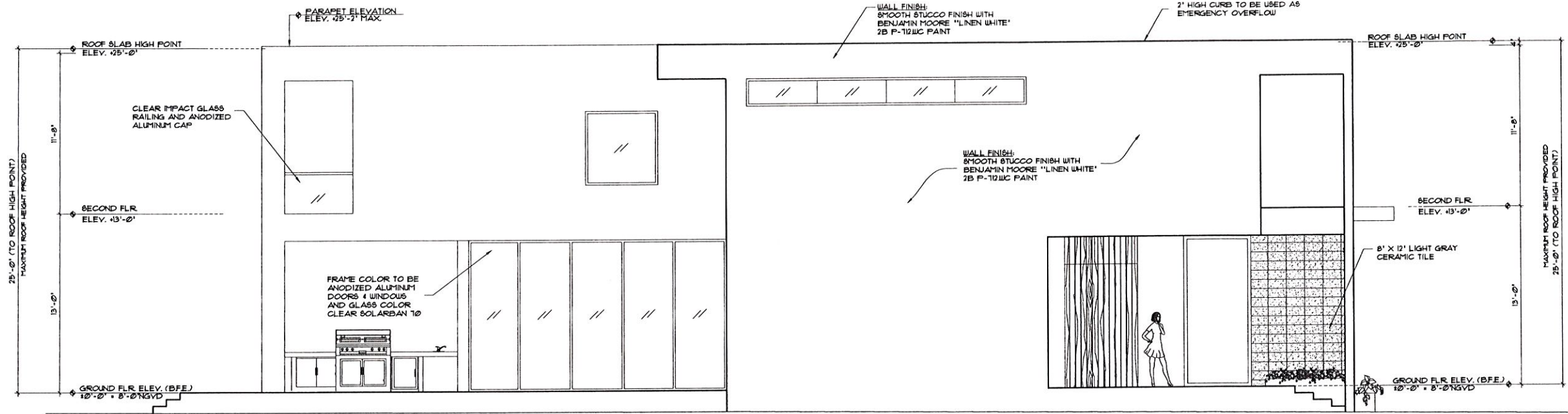
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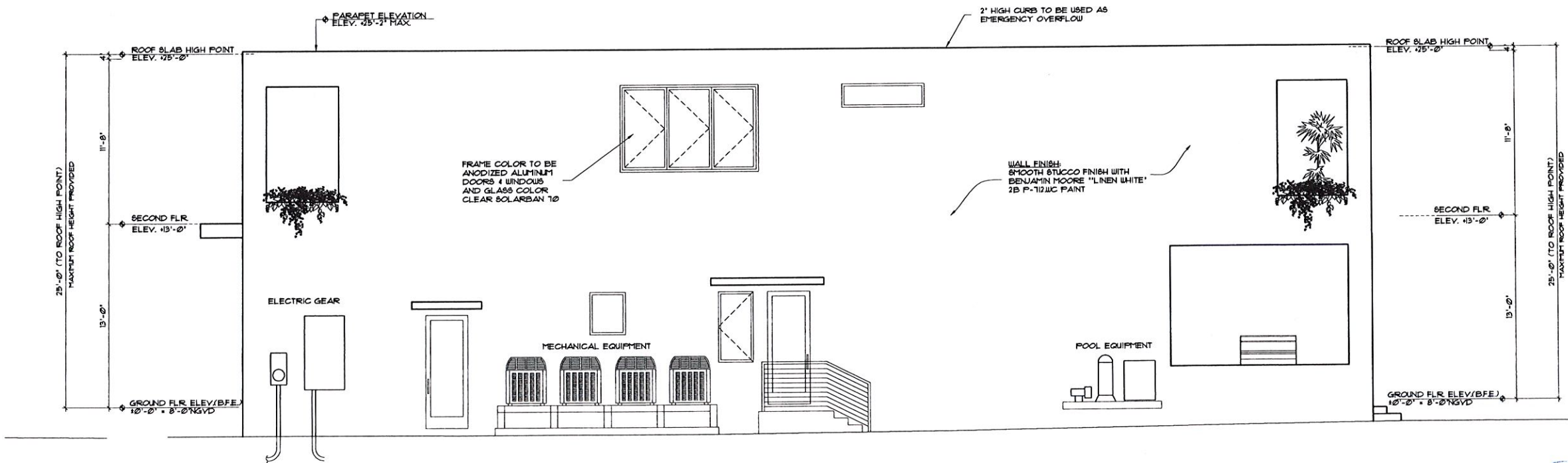
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1251 95TH ST -VSD
SHEET NO.
A-5
OF 1 SHEETS
COLOR ORIGINAL

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

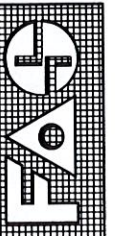


RIGHT SIDE ELEVATION
SCALE 1/4" = 1' - 0"

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PHONE: 1-227-601-9330

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(305) 653-0212

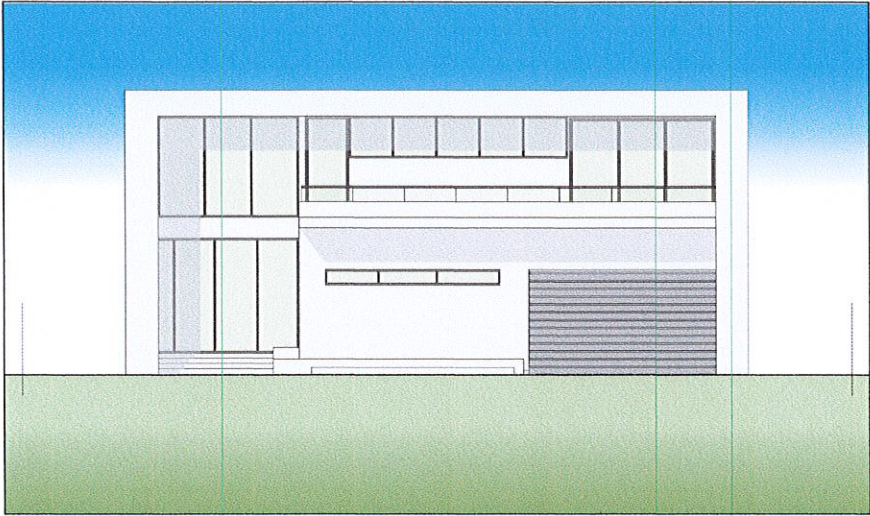


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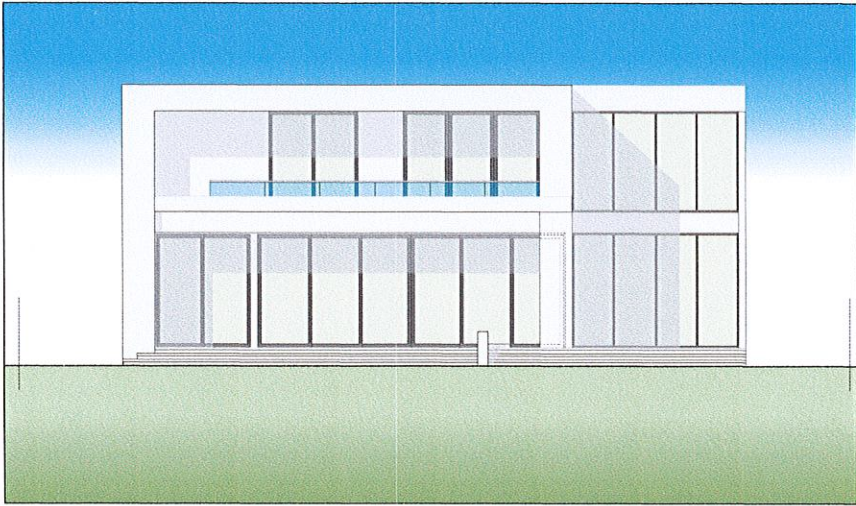
JOB NO.
251 95TH ST - VSD

SHEET NO.
A-6
OF 7 SHEETS
COLOR ORIGINAL

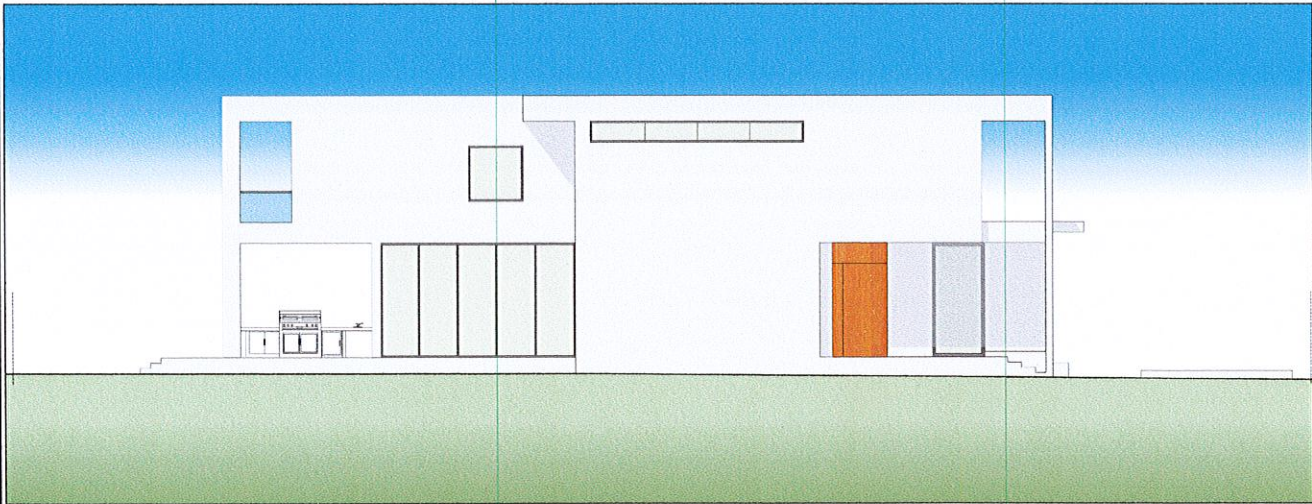
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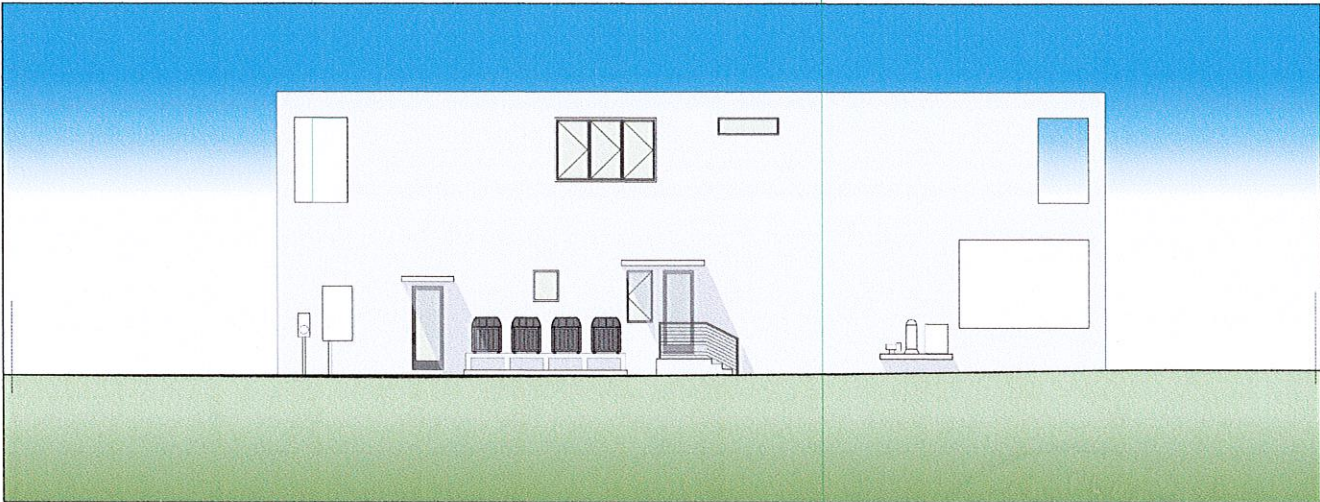
FRONT ELEVATION
SCALE 1/8" = 1' - 0"



REAR ELEVATION
SCALE 1/8" = 1' - 0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1' - 0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1' - 0"

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10/12/15

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PROPOSED RESIDENCE FOR:
VSD INVESTMENT LLC.
PROPERTY ADDRESS: 1251 95TH ST DAY HARBOR ISLANDS, FL 33544
OWNER ADDRESS: 2600 ISLAND BLVD. APT 1405 AVENUE A, FL 33149
PHONE: 1-322-700-9930

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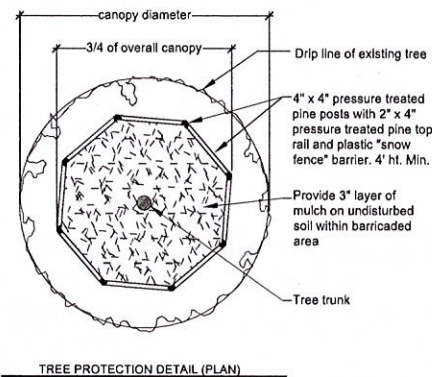
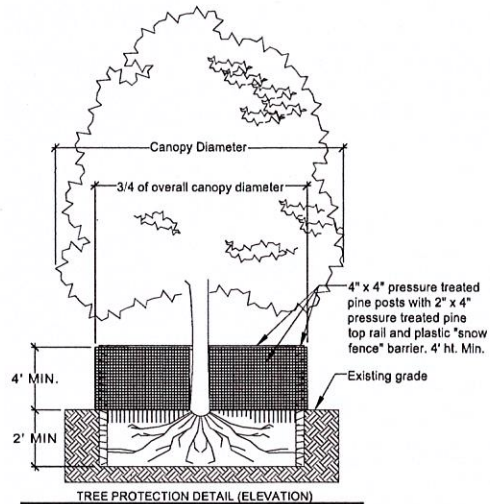


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PROPOSED LANDSCAPE FOR VSD INVESTMENT LLC.

1251 95th St Bay Harbor Islands, FL 33154



TREE & PALM PROTECTION DETAIL

SCALE: N.T.S.

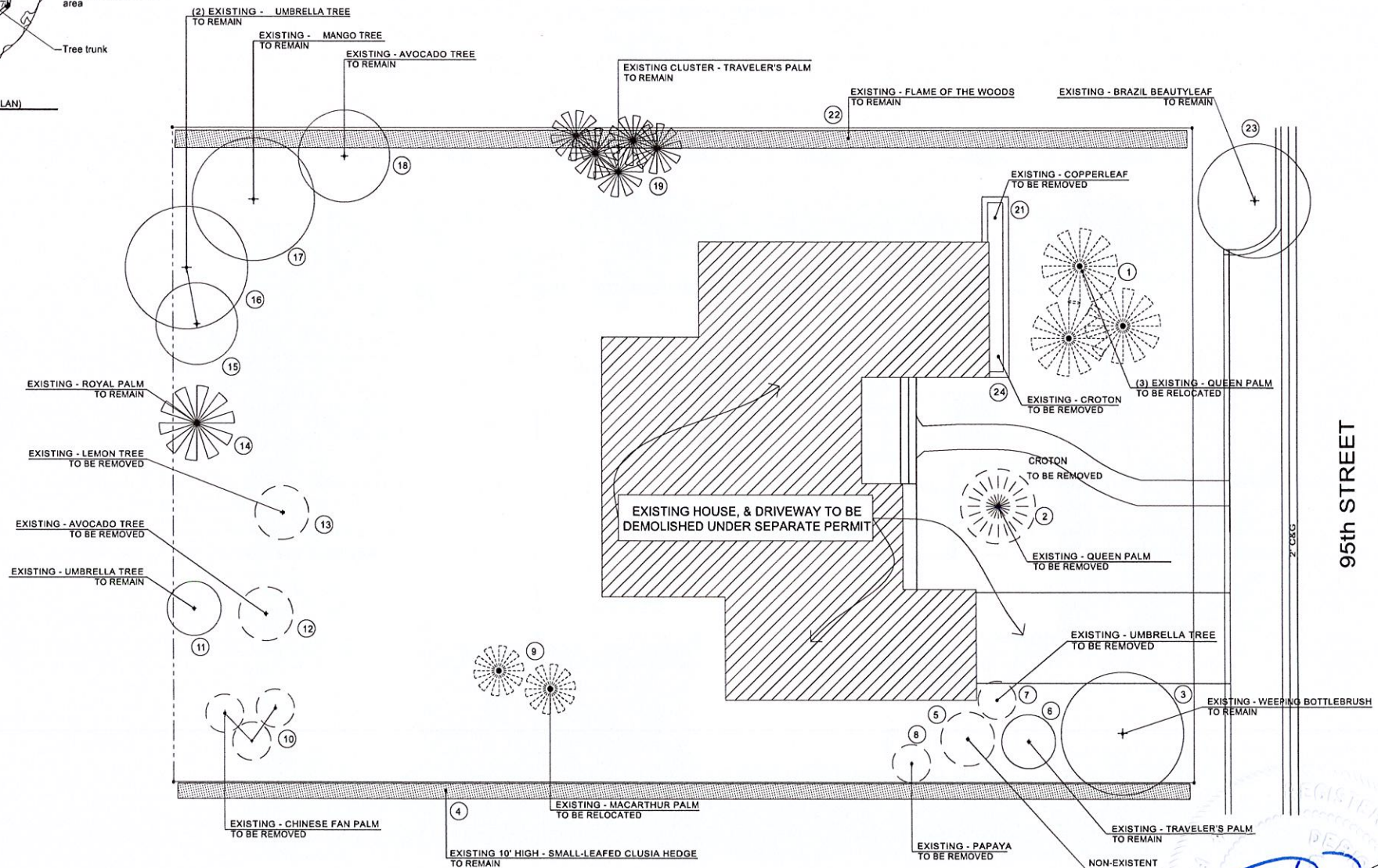
- Before beginning work, the General Contractor and Landscape Contractor is required to meet at the site with the Landscape Architect to review all work procedures, access routes, storage areas, and tree and palm protection measures.
- The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. The trimming shall be as per the ANSI A-300 Standards.
- The General Contractor shall erect fences to protect trees or palms to be preserved as per Tree Protection Detail 05/L-101 and Tree Disposition Plan L-100. Fences define a specific protection zone for each tree or to be protected. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect.
- Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- All underground utilities and drain or irrigation lines shall be routed outside the tree or palm protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
- No construction materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree or palm protection zone (fenced area).
- Additional tree pruning required for clearance during construction shall be trimmed as per ANSI A-300 Standards and not by construction personnel.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
- If injury should occur to any tree during construction, the General Contractor is responsible for notifying the Landscape Architect as soon as possible for evaluation so that appropriate treatments can be applied.
- The General Contractor shall notify the Landscape Architect of any grading, construction, demolition, or other work that is expected to encounter tree or palm roots.
- All trees to remain on site shall be irrigated three times a week for the duration of construction. At each irrigation procedure shall apply to the soil area within the tree or palm protection zone 2-3 gallons of water per inch of trunk caliper.
- Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree and palm protection zone.
- Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
- If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
- Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
- No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
- Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

TREE & PALM PROTECTION NOTES

SCALE: N.T.S.

DERM TREE MITIGATION SUMMARY CHART				
PROPOSED CANOPY LOSS				
393 Proposed Canopy Loss (see Existing Tree Disposition List)				
275 - 70% of canopy mitigation must be met with new trees				
118 - 30% of canopy mitigation may be met with palms				
REQUIRED CANOPY MITIGATION				393
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CANOPY CREDIT (Sq Ft)	CANOPY MITIGATED (Sq Ft)
5	Shade Tree #1	12' OAH	500	2,500
0	Shade Tree #2	8' OAH	300	0
0	Palm #1	10' OAH	300	0
0	Small Tree	6' OAH	200	0
PROVIDED CANOPY MITIGATION				2,500

EXISTING TREE TABLE								
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DIAMETER (IN)	CANOPY (SQ. FT)	DISPOSITION	COMMENTS
1	<i>Syagrus romanzoffiana</i>	Queen Palm	20	10	12		TO BE RELOCATED	3 Single Palms
2	<i>Syagrus romanzoffiana</i>	Queen Palm	15	5	12	20	TO BE REMOVED	Single Palm
3	<i>Callistemon viminalis</i>	Weeping Bottlebrush	20	15	24		TO REMAIN	
4	<i>Clusia guifera</i>	Small-Leaved Clusia	10	5	Hedge		TO REMAIN	Out of property line
5	<i>Roystonea regia</i>	Royal Palm	25	20	18		NON-EXISTENT	Specie and size info. from Survey
6	<i>Ravenala madagascariensis</i>	Traveler's Palm	25	10	12		TO REMAIN	
7	<i>Schefflera actinophylla</i>	Queensland Umbrella Tree	20	10	24		TO BE REMOVED	Prohibited Specie
8	<i>Carica papaya</i>	Papaya	20	5	12	20	TO BE REMOVED	
9	<i>Ptychosperma macarthurii</i>	Macarthur Palm	20	5	8		TO BE RELOCATED	2 Multi Trunk palms (4 trunks & 2 trunks)
10	<i>Livistona chinensis</i>	Chinese Fan Palm	20	20	12	314	TO BE REMOVED	Triple Palm
11	<i>Schefflera actinophylla</i>	Queensland Umbrella Tree	15	7	12		TO REMAIN	
12	<i>Persea americana</i>	Avocado Tree	10	5	6	20	TO BE REMOVED	
13	<i>Citrus lemon</i>	Lemon Tree	7	5	4	20	TO BE REMOVED	
14	<i>Roystonea regia</i>	Royal Palm	7	10	18		TO REMAIN	
15	<i>Schefflera actinophylla</i>	Queensland Umbrella Tree	20	10	12		TO REMAIN	
16	<i>Schefflera actinophylla</i>	Queensland Umbrella Tree	25	15	12		TO REMAIN	
17	<i>Mangifera indica</i>	Mango Tree	30	20	36		TO REMAIN	
18	<i>Persea americana</i>	Avocado Tree	35	15	8		TO REMAIN	
19	<i>Ravenala madagascariensis</i>	Traveler's Palm	20	10	12		TO REMAIN	
20	<i>Schefflera actinophylla</i>	Umbrella Tree	25	10	9		NON-EXISTENT	Specie and size info. from Survey
21	<i>Acalypha wilkesiana 'Marginala'</i>	Copperleaf	10	5	2		TO BE REMOVED	Shrubs
22	<i>Isora casei</i>	Flame of the woods	7	3	24		TO REMAIN	
23	<i>Calophyllum brasiliense</i>	Brazil Beautyleaf	15	10	9		TO REMAIN	
24	<i>Codiaeum variegatum 'Petra'</i>	Croton	4	2	2		TO BE REMOVED	Shrubs
TOTAL PROPOSED CANOPY LOSS (in square feet)						393		9/28/2015



EXISTING LANDSCAPING PLAN

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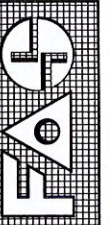
OCT 11 2015

DERICK LANGEL (LA6687016) / ALL LANDSCAPE DATA INC.
9737 NW 41 ST, SUITE 109 | DORAL, FL 33176 | (954) 303-7059
www.allandscapedata.net / www.allandscapedata.com

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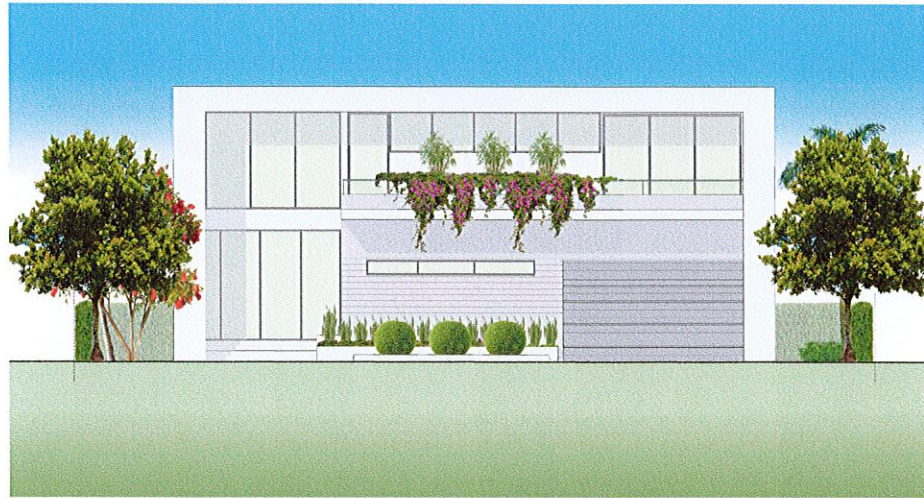
PROPOSED RESIDENCE FOR:
VSD INVESTMENT LLC.
PROPERTY ADDRESS: 1251 95TH ST BAY HARBOR ISLANDS, FL 33154
OWNER ADDRESS: 2600 ISLAND BLVD, APT 405 AVENTURA FL 33160
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AR 0010418
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COLOR ORIGINAL

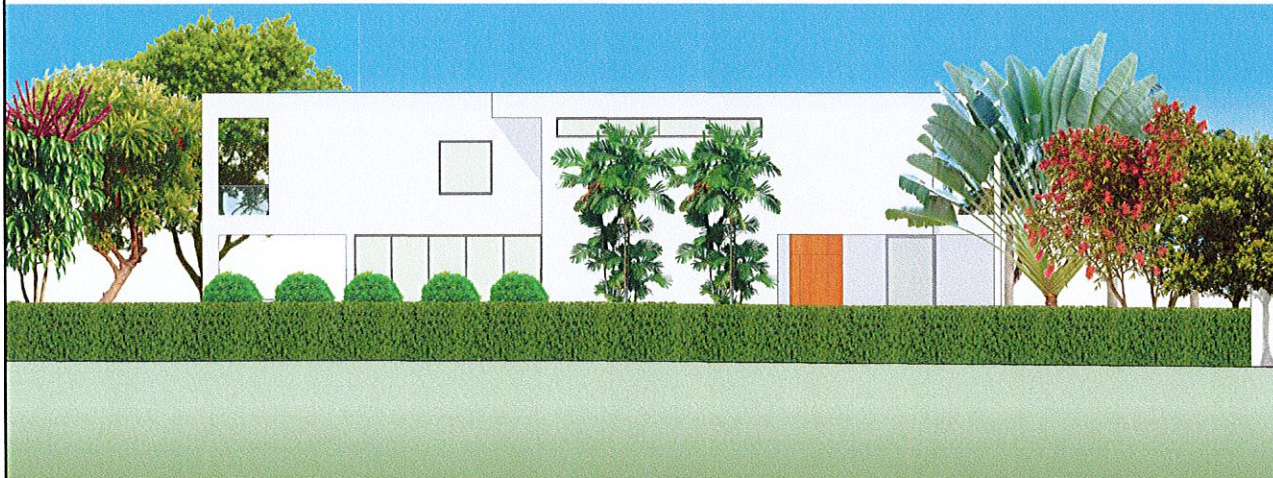
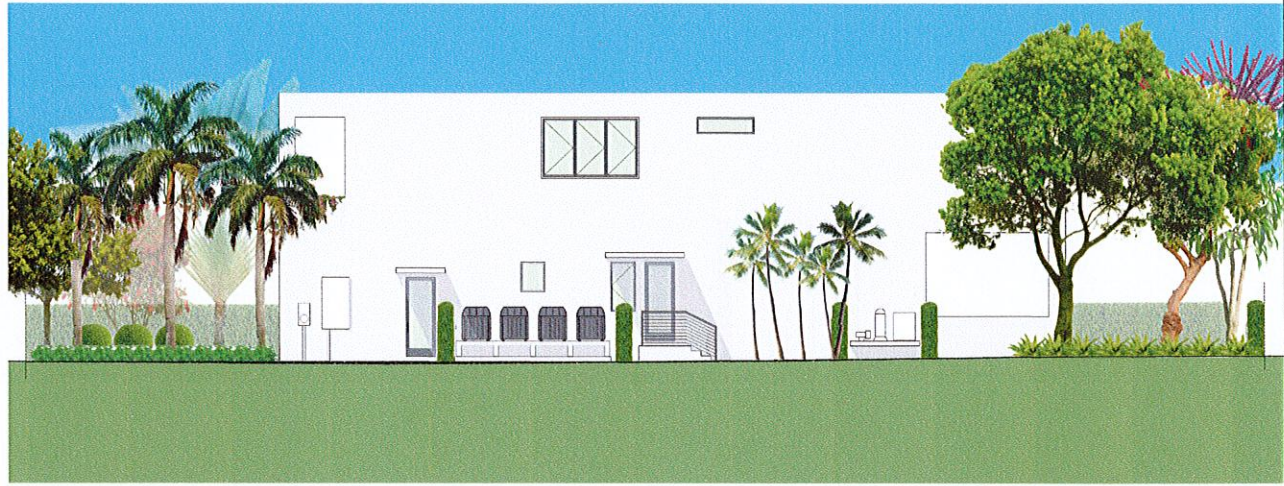
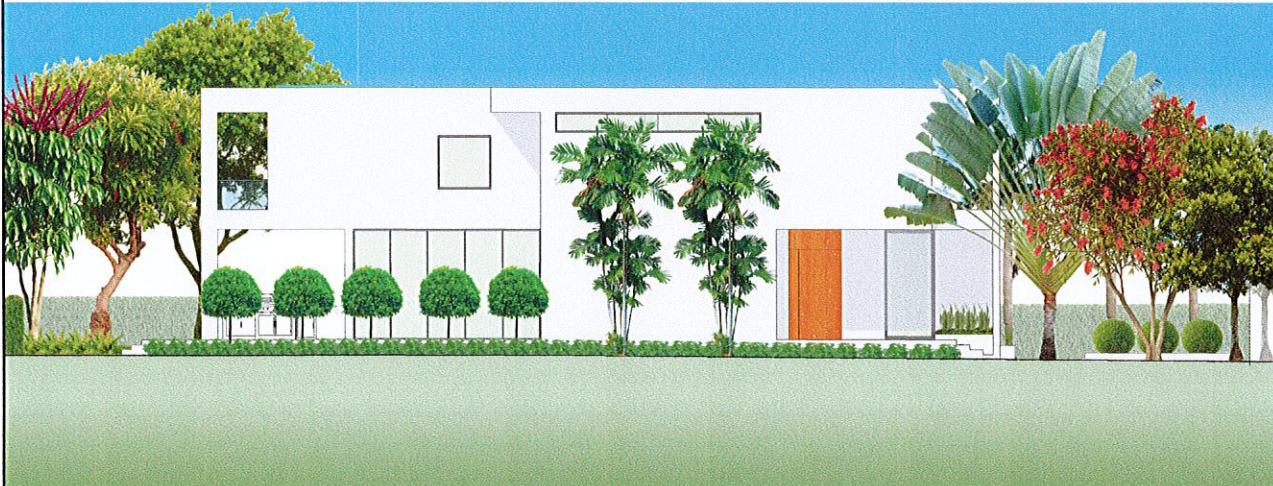
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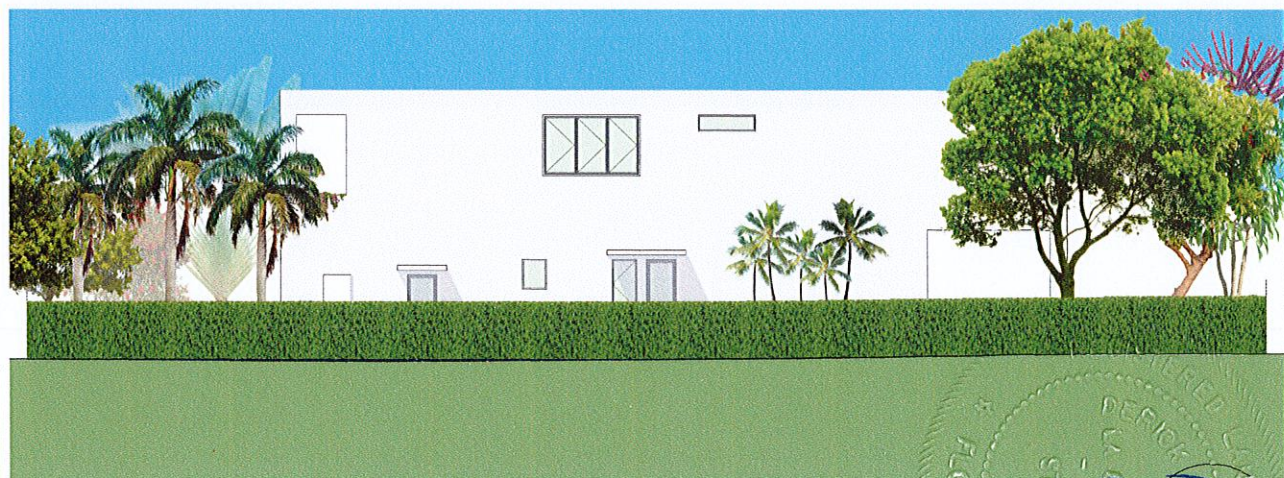
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SCALE 1/8" = 1' - 0"



REAR ELEVATION
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LEFT SIDE ELEVATION
SCALE 1/8" = 1' - 0"

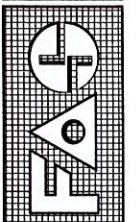


RIGHT SIDE ELEVATION
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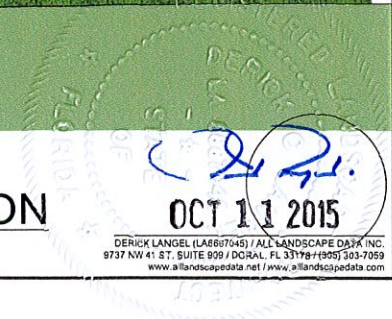
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OWNER ADDRESS: 2600 ISLAND BLVD. APT 1405 AVENTURA FL 33160
FOLIO # 13-2227-001-5930

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daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL 33169 (305) 653-0212



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NOTES:

- All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Electric, Phone or Cable Boxes, Lift Stations, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
- All light poles if any shown on plan shall be a minimum of 15' from tree locations.
- The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.

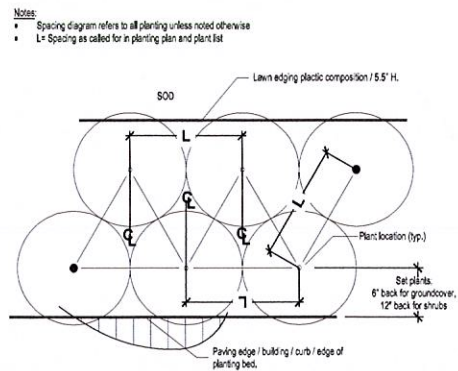
GENERAL NOTES

- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
- Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
- No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
- All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
- All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
- Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
- The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
- All permitting and fees to be the responsibility of the Contractor.

PLANTING NOTES

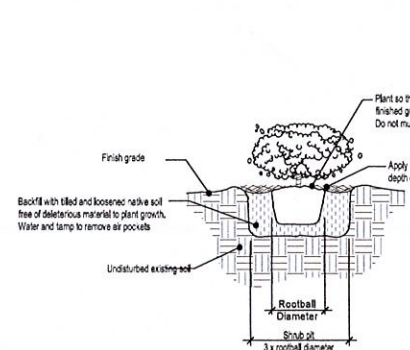
- Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
- Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
- All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
- Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
- Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
- The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
- All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
- All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
- Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviro-mulch immediately after planting. In no case shall Cypress mulch be used.
- All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
- Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
- All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
- All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
- Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
- Stake all trees and palms for approval by Landscape Architect prior to installation.
- Any sod areas damaged by construction are to be replaced with St. Augustine 'Floritam' sod.
- All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floritam' sod.
- St. Augustine 'Floritam' - Contractor's responsibility to verify quantity.
- Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
- Root barrier shall be Vespro Inc. or approved equal.

1 Tree/Palm General Planting Notes SCALE: N.T.S.



4 Shrubs Planting Detail SCALE: N.T.S.

2 Tree/Palm Transplanting Notes SCALE: N.T.S.

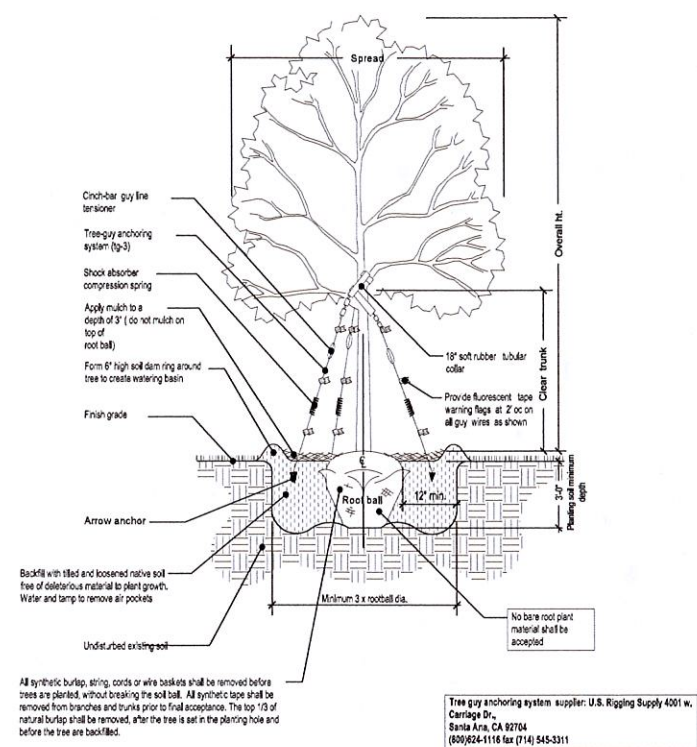


5 Shrubs Planting Detail SCALE: N.T.S.

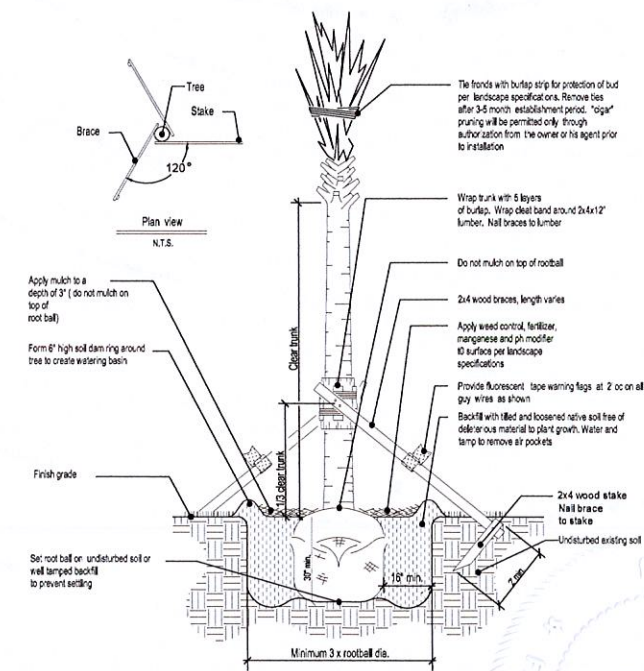
TREE AND PALM TRANSPLANTING NOTES

- Certified arborist is to be hired to supervise and direct all phases of transplanting trees and palms.
- Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during construction period by watering, weeding, mowing, spraying, fertilizing, and pruning.
- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
- Landscape Contractor shall regularly inspect the relocated materials to ensure compliance with standard horticultural practices.
- The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of final inspection all transplanted trees and palms that are not in a healthy growing condition shall be replaced by the Landscape Contractor.
- Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:

- The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
- All small roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
- Trees shall not be pruned at transplanting to compensate for root loss. Any trimming required shall be as per the International Society of Arboriculture Trimming Standards.
- For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall be have all fronds cut without damaging the bud.
- After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
- Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
- Provide tree protection as per Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
- After root pruning, during root regeneration period trees shall be watered as per standard horticultural practices.
- Immediately prior to transplanting tie the branches of the tree up to avoid damage.
- The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out at time of moving from the hole.
- Finish cutting of root ball for transplanting.
- Transplanting must occur within 24 hours after being dug for relocation. Trees/Palms should be kept in shade and the canopy kept moist.
- Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
- The depth of the new hole shall be minimum equal to the depth of the root ball and the width shall be minimum equal to three times the width of the root ball. The Landscape Contractor is to verify that all new holes have appropriate percolation. Landscape Contractor is to report to the Landscape Architect if water percolation does not meet requirements for healthy plant growth.
- Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
- The slings used to lift the trees and heavy weight palms shall be non-binding nylon type slings that are wrapped under the root ball to support the weight of tree or heavy palm. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
- The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding the sling may be necessary so that the trunk or "boots" are not damaged.
- Trees shall be planted 2" max. higher than their original planting level prior to relocation. Palms shall be planted at the same elevation prior to relocation. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
- The trees and palms shall be backfilled with existing soil free of deleterious material to plant growth.
- Trees and palms shall be deep root watered to eliminate air pockets in the backfill mix prior to mulching.
- A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
- Provide a minimum of 3" layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation. Keep mulch 6" away from the trunk.
- Install tree and palm bracing as per attached details, to ensure stability of tree and palm during time period prior to and after transplanting, stake trees and palms after transplanting only is required to keep them stable.
- Over the guarantee period the Landscape Contractor is responsible for resetting any trees/palms that are not vertical when caused by winds less than 75 MPH.
- After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of:
First Month- daily; Second Month - 3 times per week; Third and Fourth Months - 2 times per week; Last Eight Months - 1 time per week. For trees over 4" in caliper at the time of planting, the schedule should be: First 6 weeks - daily, from 1.5 months to 6 months-3 times per week, last 6 months - 1 time per week.



3 Tree Planting Detail SCALE: N.T.S.



6 Palm Planting Detail SCALE: N.T.S.

OCT 11 2015

DERICK LANGOEL (LA6697045) / ALL LANDSCAPE DATA INC.
8737 NW 41 ST, SUITE 808 / DORAL, FL 33178 / (305) 303-7059
www.landscapedata.net / www.alllandscapedata.com

REVISIONS	BY:
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PROPOSED RESIDENCE FOR:

VSD INVESTMENT LLC.
PROPERTY ADDRESS: 1251 95TH ST BAY HARBOR ISLANDS, FL 33154
OWNER ADDRESS: 2800 ISLAND BLVD. APT 1405 AVENTURA FL 33160
FOLIO # 13-2227-001-5930

florida architectural services inc.
daniel sorogon architect/planner
AR 0010418
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL 33169
(305) 653-0212



DRAWN
CB
CHECKED
DS
DATE
Sep 21, 2015
SCALE

JOB NO.
1251 95TH ST - VSD

SHEET NO.
L-4

OF 4 SHEETS

COLOR ORIGINAL

BROADVIEW TERRACE

LOT - 5
BLOCK - 31

LOT - 4
BLOCK - 31

LOT - 3
BLOCK - 31

LOT - 10
BLOCK - 31

LOT - 11
BLOCK - 31

LOT - 12
BLOCK - 31

ONE STORY
RESIDENCE No. 1251
F.F.ELEV.: 7.31'

ASPHALT
DRIVEWAY

95TH STREET

MAP OF BOUNDARY SURVEY

FOR: 1251 95 STREET, BAY HARBOR ISLANDS, FLORIDA 33154

LEGAL DESCRIPTION:
LOT 11, BLOCK 31, 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.

CERTIFIED TO:
VSD INVESTMENT LLC; BECKER & POLIAKOFF, P.A.; OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY; ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY
APPEAR.

GENERAL NOTES

- LEGAL DESCRIPTION PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT DETERMINE OR IMPLY REAL PROPERTY OWNERSHIP.
- THE LANDS SHOWN HEREIN ARE SUBJECT TO RESTRICTIONS OF PLAT (S) OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AFFECTING THESE LANDS.
- MEASURED VALUES OF BOUNDARY DISTANCES, DIRECTIONS AND INTERIOR ANGLES HAVE BEEN FOUND CONSISTENT WITH VALUES OF RECORD, UNLESS OTHERWISE SHOWN.
- ELEVATIONS, IF SHOWN, ARE REFERRED TO N.G.V.D. 1929.
- UNDERGROUND IMPROVEMENTS, FOOTINGS AND UTILITIES ARE NOT LOCATED ON THIS SURVEY MAP.
- FENCE OWNERSHIP NOT DETERMINED. APPARENT CLEARANCES AND/OR ENCROACHMENTS ARE NOTED BY VISUAL MEANS ONLY.
- NO IDENTIFICATION CAPS FOUND ON SURVEY MONUMENTS, UNLESS OTHERWISE NOTED.
- THE SCALE, AS SHOWN IS THE INTENDED PLOTTING SCALE OF THIS MAP.
- THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- THIS SURVEY MAP AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- SIGNATURES OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



BELLO & BELLO
LAND SURVEYING CORPORATION LB No. 7262
12230 S.W. 131 AVENUE SUITE 201
MIAMI, FL 33186
PH: (305) 251-9606 FAX: (305) 251-6057
KBELLO@BELLOLANDSURVEYING.COM

PROJECT No. 15399

I HEREBY CERTIFY THAT THIS SKETCH
OF SURVEY OF THE HEREON
DESCRIBED PROPERTY IS A TRUE AND
CORRECT REPRESENTATION OF A
SURVEY MADE UNDER MY DIRECTION
AND SAID SURVEY MEETS THE
MINIMUM TECHNICAL STANDARDS AS
SET FORTH BY THE FLORIDA BOARD
OF PROFESSIONAL SURVEYORS AND
MAPPERS IN CHAPTER 5-17 FLORIDA
ADMINISTRATIVE CODE PURSUANT TO
SECTION 472.027 FLORIDA STATUTES
AND IS ACCURATE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND
BELIEF.

[Signature]
SQUALYS C. BELLO-IZNAGA
PROFESSIONAL SURVEYOR
& MAPPER No. 6169
STATE OF FLORIDA

FIELD WORK DATE: 09/01/2015
COMPLETION DATE: 09/02/2015

LEGEND & ABBREVIATIONS

CONCRETE	CONCRETE BLOCK WALL	CONCRETE BLOCK	CONCRETE BLOCK
WOOD DECK	WOOD DECK	WOOD DECK	WOOD DECK
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AGENDA ITEM REPORT

October 20, 2015

ITEM NUMBER: 2.

ITEM:

Request for approval for a new single family home for "Yearit Izhak" located at 1360 98 Street, Lot 5 of Block 35. On January 20, 2015 the Board approved an application for renovation an expansion of the existing house. Since then, the home has been demolished and a new architect was retained. The owner is now proposing to construct a new single story home. The residence will have four bedrooms, five full bathrooms, one half bath and a playroom. The house will be approximately 3,549 square feet of a/c living space with a two car garage and a pool. Enclosed please find 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.	Staff Report	1360 98th Street SFR - PZB Staff Report Oct 12 2015.pdf
2.	Site Plan & Elevation	1360.98stPZB10.20.15.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: October 12th, 2015

Subject: Proposed Single-Family Residence
1360 98th Street
Bay Harbor Islands Acct. No.: BP2015-259
MMPA Acct. No.: 01-0702-1022

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest submitted site plan and architectural plans (dated 10/12/15) 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 construction of a new single-family house located at 1360 98th Street.

GENERAL PROJECT INFORMATION

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

PROJECT DESCRIPTION

The project architect, Bahia Hermosa, LLC, as agent for the property owner, Yearit Izhak, has submitted an application for the construction of a new single-family residence on a non-waterfront lot located at 1360 98th Street. The proposed single-story home will have approximately 3,549 square feet of A/C living space with a two-car garage and a pool and pool deck in the rear of the property. The residence will have four (4) bedrooms, five (5) full bathrooms, one (1) half

bathroom, and a playroom. Per Sec. 23-1, the height of a structure is measured from Base Flood Elevation (BFE) to the average height of the highest gable of a pitched roof. The average height of the structure will be 18'-10 1/4" above BFE (25'-4" to the highest point of the roof) which is below the maximum allowed within the RD Single-Family District. The applicant is proposing two (2) driveway connections to 98th Street. A gated front yard area is proposed. 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 list the now demolished structure as a masonry vernacular design with some MiMo features that was built in 1947 (FMSF No. DA10309). The new single-family home design has some Mediterranean features.

PROJECT HISTORY

On January 20th, 2015 the PZB approved an application for the renovation and expansion of an existing single-family home at the above referenced location. Since that time, the existing home has been demolished. A new architect was retained and submitted an application for the construction of a new single-family home; as such, this is considered a new project. The applicant / new architect submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 1360 98th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Bahia Hermosa, LLC dated October 12th, 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.

ABBREVIATIONS			
ABV	ABOVE	H.C.	HOLLOW CORE
ACOUS	ACOUSTICAL	HOWD	HARDWOOD
ADJ	ADJUSTABLE	HOWE	HARDWARE
AL	ALUMINUM	HGT	HEIGHT
APPROX	APPROXIMATE	HORIZ	HORIZONTAL
BD	BOARD	I.D.	INSIDE DIAMETER
BLDG	BUILDING	INCAND	INCANDESCENT
BLK	BLOCK	INSUL	INSULATION
BOT	BOTTOM	INT	INTERIOR
CAB	CABINET	JOINT	JOINT
CER	CERAMIC	LAM	LAMINATE
CI	CAST IRON	LOC	LOCATION
CLR	CLEAR	LOC	LOCATION
COL	COLUMN	MAX	MAXIMUM
CONC	CONCRETE	MECH	MECHANICAL
CONN	CONNECTION	MET	METAL
CONT	CONTINUOUS	MFR	MANUFACTURER
CTSK	COUNTERSINK	MNL	MINIMUM
DECOR	DECORATIVE	MISC	MISCELLANEOUS
DET	DETAIL	M.O.	MASONRY OPENING
D.F. DIA	DOWELBAR	MTD	MISMATCH
DM	DIAMETER	MUL	MULLION
DN	DIMENSION	N/C	NOT IN CONTRACT
D.S.	DOWN	NO.	NUMBER
DWD	DOWN SPURT	N.T.S.	NOT TO SCALE
EA	DRAWING	O.A.	OVERALL
EL	EACH	OSB	OSB
ELEV	ELEVATION	O.C.	ON CENTER
ELEC	ELEVATOR	O.D.	OUTSIDE DIAMETER
EQ	ELECTRICAL	OFF	OFFICE
EQM	EQUAL	OPENG	OPENING
EXP	EXHAUST	OPP	OPPOSITE
EXT	EXPANSION	PL	PLATE
EXIST	EXISTING	PLAS	PLASTER
F.F.	EXISTING	PLYWD	PLYWOOD
FLASH	FINISH FLOOR	PR	PAIR
FLOR	FLASHING	PREST	PRECAST
FT	FLUORESCENT	P.T.D.F	PRESSURE
FTG	FOOTING	PTN	TREATED
GA	GAUGE	Q.T.	QUARTY TILE
GALV	GALVANIZED	RAD	RADIUS
GL	GLASS	REIN	REINFORCE
GR	GRADE	REQ	REQUIRED
GYP	GYPSONIUM	ROOM	ROOM
H.B.	HOSE BIB		

SHOP DRAWINGS:

A. THE CONTRACTOR SHALL SUBMIT THREE COPIES OF ALL SHOP DRAWINGS ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT OF THE WORK.

B. CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS.

C. WINDOW AND DOOR SUPPLIER SHALL PROVIDE SHOP DRAWINGS.

SECTION AND DETAILS

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OTHERWISE.

PLUMBING FIXTURES:

A. ALL SHOWER HEADS SHALL HAVE ANTI SCALDING PROTECTION.



CUSTOM RESIDENCE

CONSTRUCTION NOTES, SPECIFICATIONS AND GENERAL REQUIREMENTS

ARCHITECT'S STATUS:

A. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

CODES:

A. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, PLUMBING, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCY TO THE ARCHITECT'S ATTENTION PRIOR TO THE COMMENCEMENT OF THE WORK.

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-08 EDITION), (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD 13TH EDITION, BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-08/ASCE 5-08/TMS 402-08), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (ANSI/APA NDS-2005).

B. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

PERMITS:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS.

JOB CONDITIONS:

A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND/OR CONTRACT NEGOTIATIONS, AND HE SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT. BACK CHARGES WILL NOT BE ACCEPTED.

B. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS. DO NOT SCALE DRAWINGS.

C. IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND/OR AS AN ADDITION OR ALTERATION TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUBPACKERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

WORK NECESSARY TO COMPLETE CONSTRUCTION:

A. IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N/C" (NOT IN CONTRACT).

CLEAN UP / REPAIR:

A. THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVER-SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL ITEMS DAMAGED BY THE PROCESS OF CONSTRUCTION AND SHALL FINISH ALL PATCHWORKS AND REPAIRS TO MATCH ADJACENT AREAS AND SURFACES.

TIMBER

A. STRUCTURAL TIMBER TO BE SOUTHERN PINE #2 (MIN.) STRESS GRADE LUMBER OR APPROVED EQUAL. THE MIN. ALLOWANCE PROPERTIES ARE AS FOLLOWS:
F_b = 1,100 PSF/V = 90 PSI E = 1,600,000 PSI AND PRESSURE TREATED FOR USE AGAINST CONCRETE AND MASONRY.

B. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:
AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL, NATIONAL FOREST PRODUCTS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN PLYWOOD ASSOCIATION, PLYWOOD DESIGN SPECIFICATION, AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS, NATIONAL LUMBER MANUFACTURERS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

C. ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS. TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATE FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY USP OR SIMPSON.

D. LUMBER USED FOR LOAD SUPPORTING SHALL HAVE GRADE MARKS COMPLYING WITH THE PROCEEDURES AND AGENCIES APPROVED BY USP PROCEDURE PS-23-94.

E. PLYWOOD: PRODUCT STANDARD PS-1-73 AND RULES FOR DFPA GRADE. TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.

F. MARKING: WOOD AND LUMBER SHALL BE MARKED WITH ITS GRADE AND PLYWOOD WITH ITS GRADE. TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS. A PIECE WITH DEFECTS SHALL NOT BE USED REGARDLESS OF GRADING.

G. EXTERIOR PLYWOOD SHEATHING SHALL BE GROUP I STANDARD (C-D), EXT-DPA, (C-C), EXT-DPPA, STRUCTURAL I (C-D), EXT-DPPA OR STRUCTURAL I (C-C), EXT-DPPA.

DOORS AND WINDOWS:

A. "C" LABEL DOOR AND FRAME WITH CLOSER AND METAL THRESHOLD BETWEEN HOUSE AND GARAGE.

B. SAFETY GLAZING (TEMPERED GLASS) DOOR SIDE LITES WITHIN 12" OF DOOR GLASS TUB AND SHOWER ENCLOSURES WINDOW AND MIRRORS AT TUB AND SHOWERS WITH GLASS LESS THAN 6" x 6" FRENCH DOORS.

C. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS 20" WIDE 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR (MAX).

D. WINDOW UNITS SHALL DISP. LABELS SHOWING COMPLIANCE WITH THE FL ENERGY CODE.

E. ALL NEW SINGLE FAMILY HOUSES, DUPLEXES, TRIPLEXES, CONDOMINIUMS AND TOWNHOUSES SHALL PROVIDE AT LEAST ONE BATHROOM LOCATED WITH MAX. POSSIBLE PRIVACY, WHERE BATHROOMS ARE PROVIDED ON HABITABLE GRADE LEVELS, WITH A DOOR THAT HAS A MIN. 20" CLEAR OPENING.

THERMAL MOISTURE PROTECTION:

A. INSULATION: INSULATION SHALL BE PROVIDED AND INSTALLED PER FLORIDA MODEL ENERGY CODE SECTION 9. MINIMUM OF R-19 BLANKET INSULATION AT ROOF AND R-11 AT FRAME WALLS. R-4.2 ON MASONRY UNLESS NOTED OTHERWISE. PROVIDE THERMAL INSULATION AT ALL EXTERIOR STUD WALLS. EXTENDED FULL HEIGHT OF WALLS, FITTED TIGHTLY BETWEEN STUDS. VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST FLORIDA MODEL ENERGY CODE AS SUBMITTED.

B. ROOF / TILE: TILE SHALL BE AS SHOWN ON DRAWINGS AND AS SELECTED BY ARCHITECT/DESIGNER. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND FLORIDA BUILDING CODE 2010. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH A ROOFERS WRITTEN GUARANTEE COVERING WORKMANSHIP MATERIAL MANUFACTURERS GUARANTEE FOR REPLACEMENT OF THE SAME AT NO COST TO THE OWNER WITHIN WARRANTY PERIOD.

DESIGN PARAMETERS

BUILDING CLASSIFICATION:
FBC 2010 CHAPTER 3, GROUP R-3 OCCUPANCY TABLE 503.
TYPE V-B LIMITED TO 3-STORIES AND UNLIMITED S.F. PER FLOOR.
WIND LOADS AS PER FLORIDA BUILDING CODE, 2010 EDITION AND ANSUSASCE 7-10 AND AMENDMENTS.

CODE EDITION	FL Building Code 2010
BUILDING DESIGNED AS	ENCLOSED
WIND EXPOSURE CLASSIFICATION	C
WIND SPEED DESIGN	170 MPH (3 sec gust)
INTERNAL PRESSURE COEFFICIENT	0.18
Kz	0.85
MAXIMUM ROOF HEIGHT	27'-0"
MEAN ROOF HEIGHT	NA
ROOF LIVE LOAD	30 PSF
TOP CHORD DEAD LOAD	15 PSF
BOT CHORD DEAD LOAD	10 PSF
FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD SUPERIMPOSED	25 PSF
RISK CATEGORY	II
MIN. SOIL BEARING PRESSURE	0 PSF
SHUTTERS	NO
IMPACT RESISTANT ASSEMBLY	YES
IS A CONT. LOAD PATH PROVIDED	YES
ARE COMPONENT & CLADDING DETAILS PROVIDED	YES

WALL LEGEND

	MASONRY WALL
	GROUT FILLED CELL IN MASONRY WALL
	POURED CONCRETE COL. IN MASONRY WALL
	NON-BEARING FRAME WALL
	FRAME BEARING WALL

RESIDENTIAL CODE INFORMATION

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2010 EDITION. THE CODE IS COMPILED WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70.

RESIDENTIAL POOL SAFETY ACT - CHAPTER 41 OF THE 2010 FBC RESIDENTIAL

- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE REQUIREMENTS OF RESIDENTIAL POOL SAFETY ACT SECTION R4107.17.1.9.
- ALL SCREEN DOORS ARE TO BE SELF-LATCHING AND SELF-CLOSING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F. (MIN).
- ALARMS SHALL BE INSTALLED ON SCREEN DOORS.
- THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-08, 315-08, ASD), (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD 13th EDITION, BUILDING CODE REQUIREMENTS AND SPECS FOR MASONRY STRUCTURES (ACI 530-08/ASCE 5-08/TMS 402-08), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (ANSI/APA NDS-2005, ASD, AF&PA).

DRAWING INDEX

ARCHITECTURAL	
A001	COVER SHEET
A101	SITE PLAN
A201	FIRST FLOOR PLAN
A202	ROOF PLAN
A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
	LANDSCAPE
	TREE SURVEY
	SITE PHOTOGRAPHS
	COLORED RENDERINGS

LEGAL DESCRIPTION: LOTS, BLOCK 35, OF "BAY HARBOR ISLANDS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BLOCK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING RD REQUIREMENTS (PER LDR SECTION 23-11)		
	REQUIRED	PROPOSED
LOT SIZE	10,000 S.F. (MINIMUM)	11,250 S.F.
FLOOR AREA	1,500 S.F. (MINIMUM)	3,549 S.F. (A/C)
PERVIOUSIMPERVIOUS		7220 SQFT. IMPERVIOUS = 64.1% 4030 SQFT. PERVIOUS = 35.9%
FRONT SETBACK	25'-0" (MINIMUM)	25'-0"
SIDE SETBACK	10'-0" (MINIMUM)	10'-0"
REAR SETBACK	15'-0" (MINIMUM)	25'-8"
STRUCTURE HEIGHT	25'-0" TO MEAN ROOF	18'-10 1/4" 25'-4" TO PEAK



JEFF FALKANGER

OCT 13 2015

AR 4556



BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:

DWG File #:

Scale:

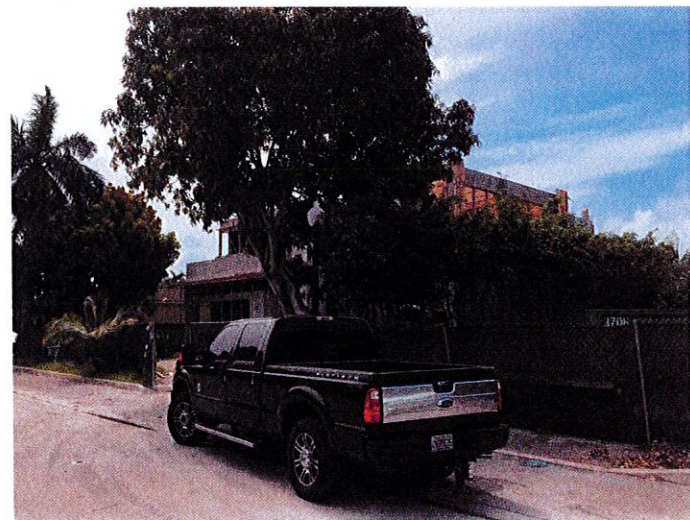
SHT. A001



TWO VACANT LOTS
TO THE WEST



UNDER CONSTRUCTION
TO THE EAST



EXISTING LOT
LOOKING EAST FROM STREET



EXISTING LOT
LOOKING STRAIGHT FROM STREET



ACROSS THE STREET



ACROSS THE STREET



ACROSS THE STREET

PERMIT SET

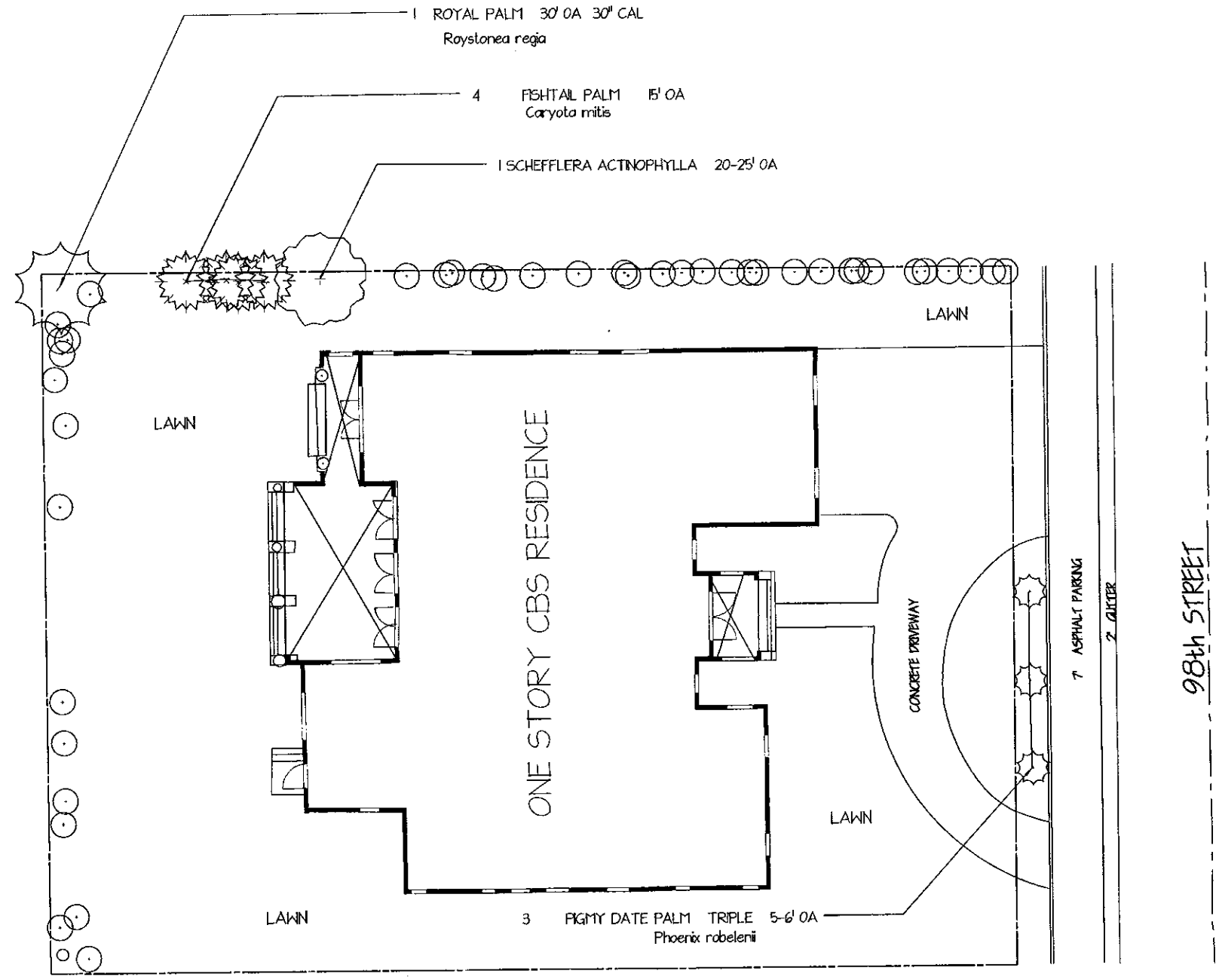
NEW RESIDENCE

1360 98TH ST.
BAY HARBOR ISLANDS FLORIDA



BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

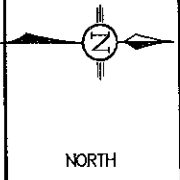
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DWG File #:
Scale:
SHT.



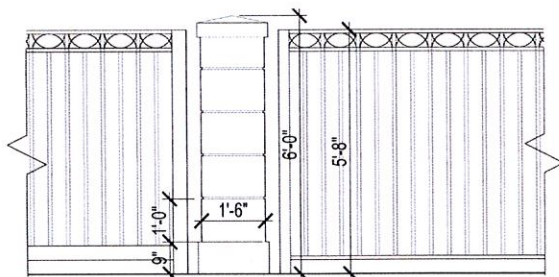
○ NOTE : SYMBOL DENOTES EXISTING ALEXANDER PALM,
Ptychosperma elegans, 15-25' OA

TREE SURVEY FOR:

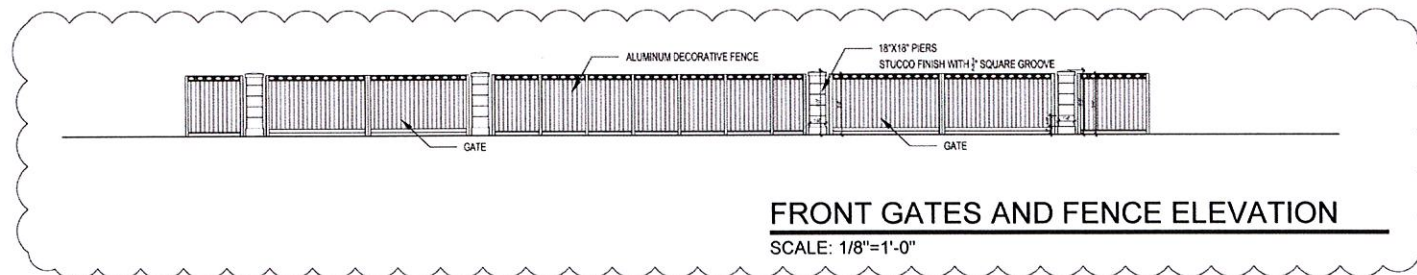
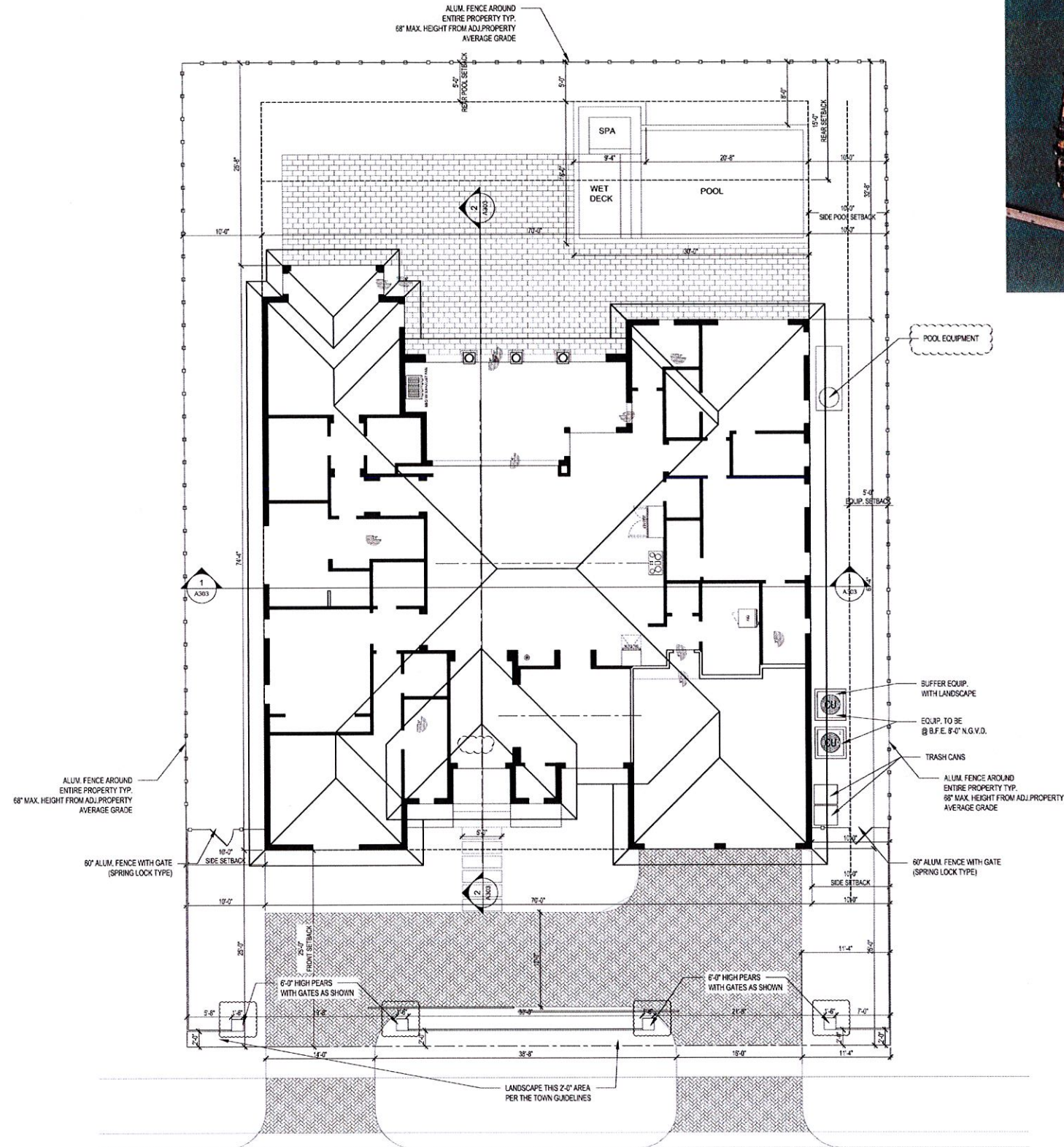
YORAN RESIDENCE
1360 98TH STREET BAY HARBOR ISLANDS, FLORIDA 33154
SCALE 1/8" = 10'
DATE 9/15/2014
DRAWN BY RCF



TERRASCAPES OF SOUTH FLORIDA
561-929-1309



FRONT PIER AND FENCE DETAIL
SCALE: 1/2"=1'-0"



FRONT GATES AND FENCE ELEVATION
SCALE: 1/8"=1'-0"



SITE LOCATION MAP
SCALE: N.T.S.

LEGAL DESCRIPTION: LOTS, BLOCK 35, OF "BAY HARBOR ISLANDS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BLOCK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ZONING RD REQUIREMENTS (PER LDR SECTION 23-11)		
	REQUIRED	PROPOSED
LOT SIZE	10,000 S.F. (MINIMUM)	11,250 S.F.
FLOOR AREA	1,500 S.F. (MINIMUM)	3,549 S.F. (AV)
PERVIOUS/IMPERVIOUS		7220 SQFT. IMPERVIOUS = 64.1% 4030 SQFT. PERVIOUS = 35.9%
FRONT SETBACK	25'-0" (MINIMUM)	25'-0"
SIDE SETBACK	10'-0" (MINIMUM)	10'-0"
REAR SETBACK	15'-0" (MINIMUM)	25'-8"
STRUCTURE HEIGHT	25'-0" TO MEAN ROOF	18'-10 1/4" 25'-4" TO PEAK

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

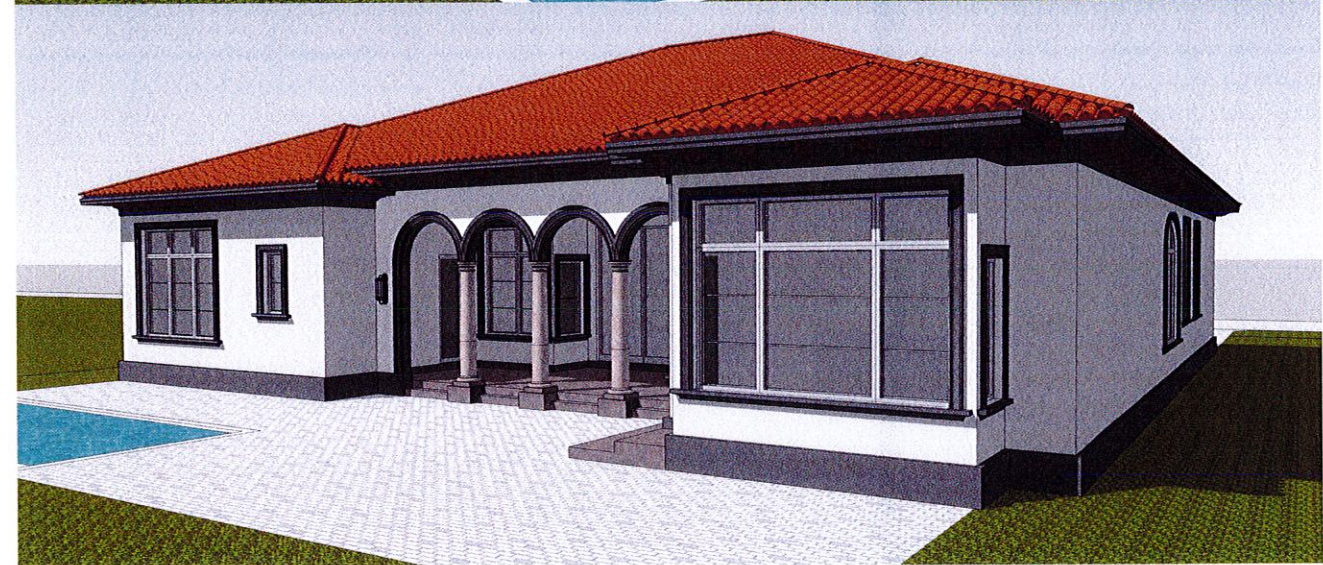
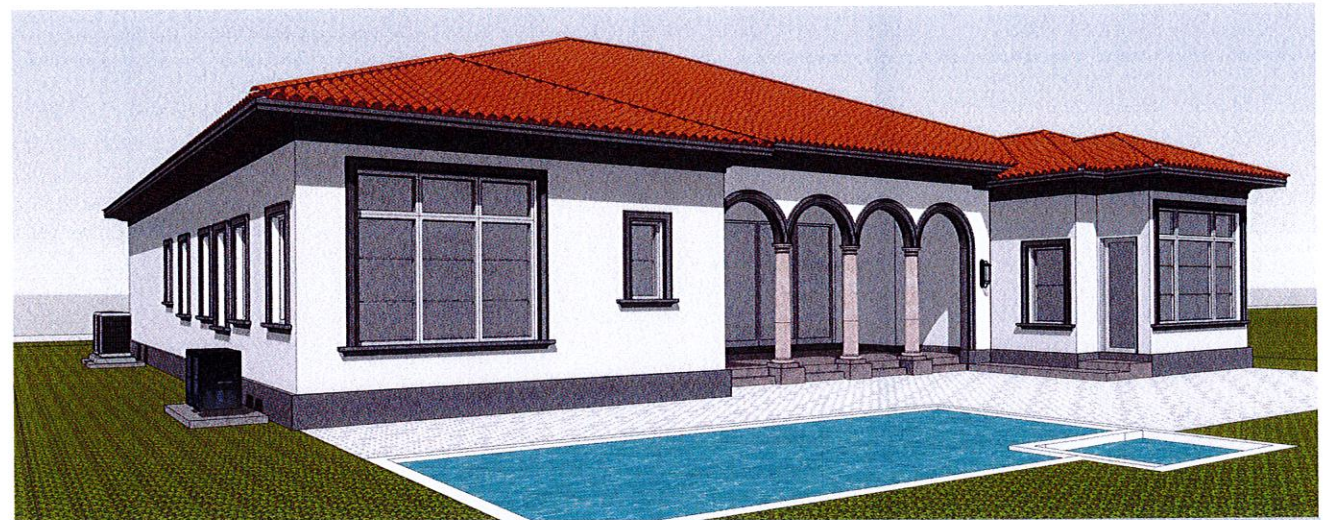
FW Date: 04-19-15
Drawn By: 04-19-15
Date Drawn: 04-19-15
REVISED: 08-27-15
Checked By: LK

NEW RESIDENCE
1360 98TH ST.
BAY HARBOR ISLAND FLORIDA



BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A101



PERMIT SET

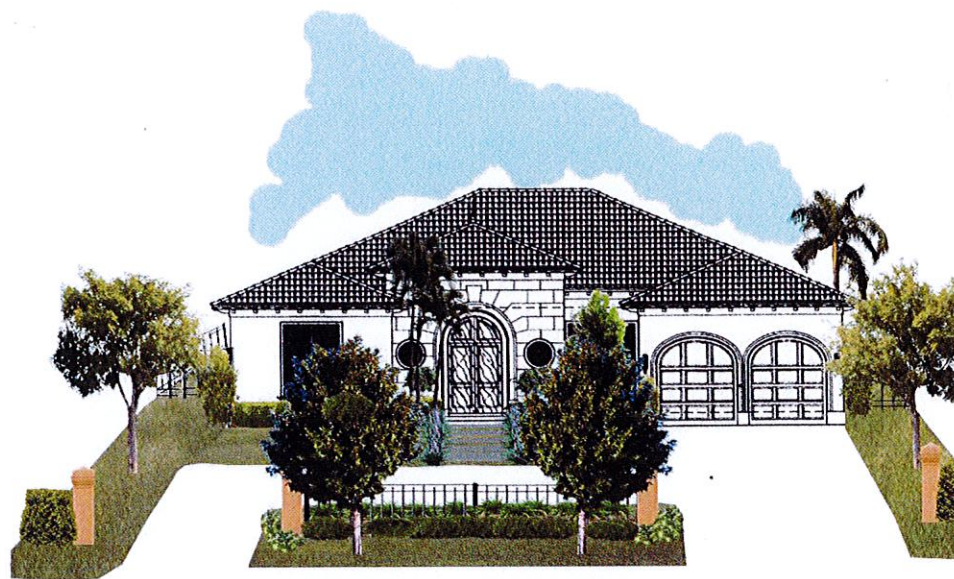
NEW RESIDENCE

1360 98TH ST.
BAY HARBOR ISLAND FLORIDA

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

FW Date:
Drawn By:
Date Drawn:
REVISED:
Checked By:

Job #:
DWG File #:
Scale:
SHT.



1360 98 STREET BAY HARBOR ISLANDS
NORTH ELEVATION N.T.S.



1360 98 STREET BAY HARBOR ISLANDS
WEST ELEVATION N.T.S.



SOUTH ELEVATION N.T.S.



1360 98 STREET BAY HARBOR ISLANDS
EAST ELEVATION N.T.S.

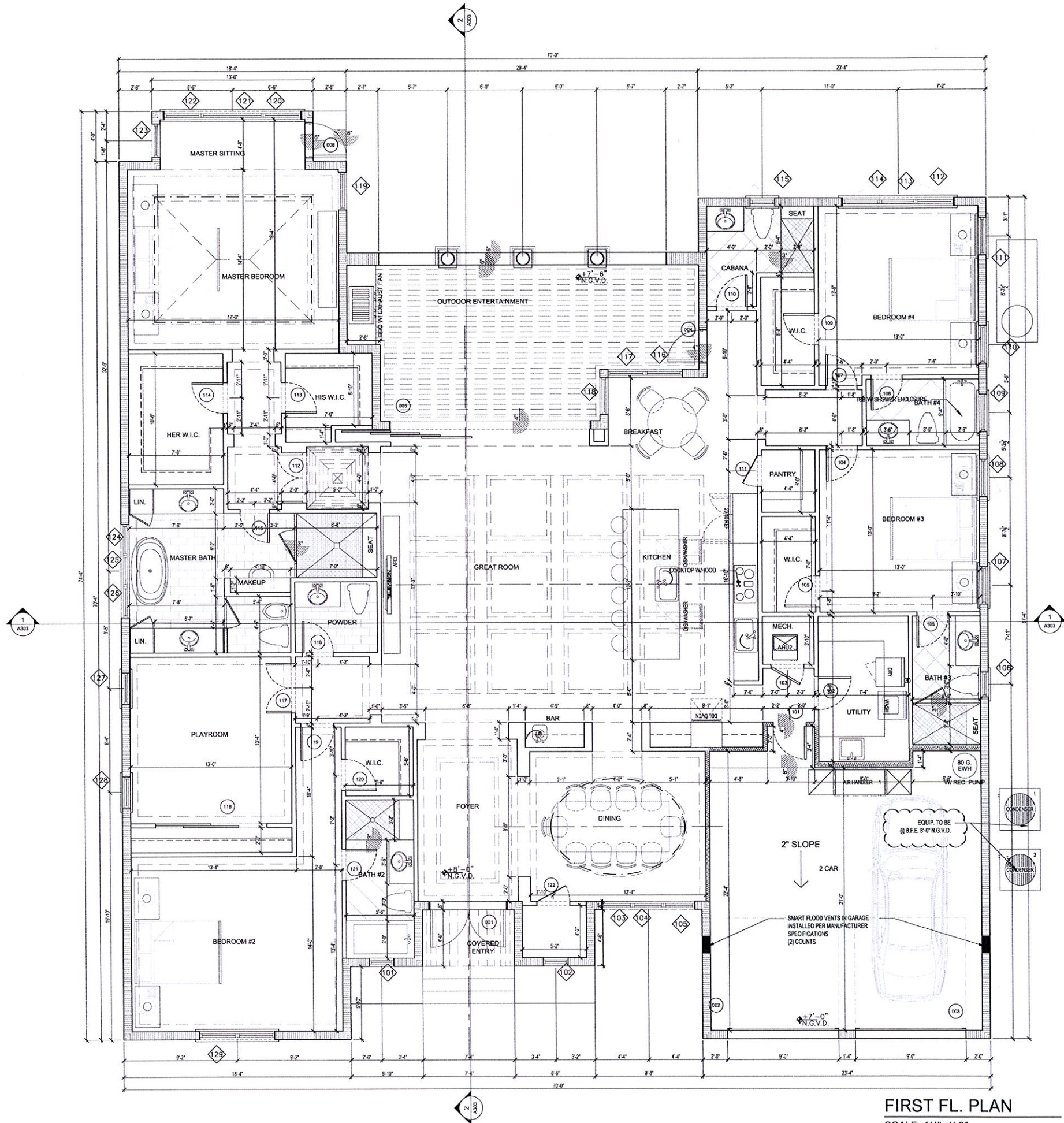
NEW RESIDENCE
1360 98 STREET
BAY HARBOR ISLANDS, FLORIDA

TERRASCAPES
OF SOUTH FLORIDA
561-929-1309

WINDOW SCHEDULE						
Number	SIZE	TYPE	Head Height	TRANSOM ABOVE	TOP @	Remarks
101	2'-0"x2'-0"	FX GLS	8'-0"		8'-0"	CIRCULAR (SEE ELEVATION)
102	2'-0"x2'-0"	FX GLS	8'-0"		8'-0"	CIRCULAR (SEE ELEVATION)
103	2'-6"x6'-0"	FX GLS	8'-0"	24"	10'-0"	
104	2'-6"x6'-0"	FX GLS	8'-0"	24"	10'-0"	
105	2'-6"x6'-0"	FX GLS	8'-0"	24"	10'-0"	
106	2'-0"x5'-0"	CSMNT	8'-0"		8'-0"	
107	3'-0"x5'-0"	CSMNT	8'-0"		8'-0"	EGRESS
108	3'-0"x5'-0"	CSMNT	8'-0"		8'-0"	EGRESS
109	3'-0"x5'-6"	CSMNT	8'-0"		8'-0"	
110	3'-0"x5'-0"	CSMNT	8'-0"		8'-0"	EGRESS
111	3'-0"x5'-0"	CSMNT	8'-0"		8'-0"	EGRESS
112	3'-0"x6'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
113	3'-0"x6'-0"	FX GLS	8'-0"	24"	10'-0"	
114	3'-0"x6'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
115	2'-0"x4'-0"	CSMNT	8'-0"		8'-0"	
116	3'-0"x6'-0"	FX GLS	8'-0"	24"	10'-0"	
117	3'-0"x6'-0"	FX GLS	8'-0"	24"	10'-0"	
118	3'-0"x6'-0"	FX GLS	8'-0"	24"	10'-0"	
119	3'-0"x6'-0"	FX GLS	8'-0"	24"	10'-0"	
120	3'-0"x6'-0"	CSMNT	8'-0"	24"	10'-0"	
121	5'-0"x6'-0"	FX GLS	8'-0"	24"	10'-0"	
122	3'-0"x6'-0"	CSMNT	8'-0"	24"	10'-0"	
123	2'-8"x6'-0"	FX GLS	8'-0"	24"	10'-0"	
124	2'-6"x6'-0"	FX GLS	8'-0"	ARCHED	10'-0"	ARCHED (SEE ELEVATION)
125	2'-6"x6'-0"	FX GLS	8'-0"	ARCHED	10'-0"	ARCHED (SEE ELEVATION)
126	2'-6"x6'-0"	FX GLS	8'-0"	ARCHED	10'-0"	ARCHED (SEE ELEVATION)
127	2'-6"x6'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
128	2'-6"x6'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
129	6'-0"x5'-0"	CSMNT DBL	8'-0"	24"	10'-0"	EGRESS

1ST FLOOR INTERIOR DOOR SCHEDULE			
Number	SIZE	TYPE	Remarks
101	2'-8"x8'-0"	SWING	--
102	2'-8"x8'-0"	SWING	--
103	2'-8"x8'-0"	SWING	--
104	2'-6"x8'-0"	SWING	--
105	2'-6"x8'-0"	SWING	--
106	2'-6"x8'-0"	SWING	--
107	2'-6"x8'-0"	SWING	--
108	2'-6"x8'-0"	SWING	--
109	2'-6"x8'-0"	SWING	--
110	2'-6"x8'-0"	SWING	--
112	4'-0"x8'-0"	SWING DBL	--
113	2'-6"x8'-0"	SWING	--
114	2'-6"x8'-0"	SWING	--
115	2'-4"x8'-0"	SWING	--
116	2'-6"x8'-0"	SWING	--
116	2'-6"x8'-0"	SWING	--
117	4'-0"x8'-0"	SWING DBL	--
118	9'-0"x8'-0"	SLIDER	--
119	2'-8"x8'-0"	SWING	--
120	2'-6"x8'-0"	SWING	--
121	2'-6"x8'-0"	SWING	--

DOOR SCHEDULE		
TAG	SIZE	TYPE
D001	6'-0"x8'-0"	ENTRY DBL
D002	9'-0"x10'-0"	OHGD
D003	9'-0"x10'-0"	OHGD
D005	16'-0"x10'-0"	SLIDER POCKET
D006	2'-8"x8'-0"	FRENCH



FIRST FL. PLAN
SCALE: 1/4"=1'-0"

NEW RESIDENCE

FW Date:
Drawn By:
Date Drawn: 04-19-15
REVISED: 08-25-15
Checked By: LK

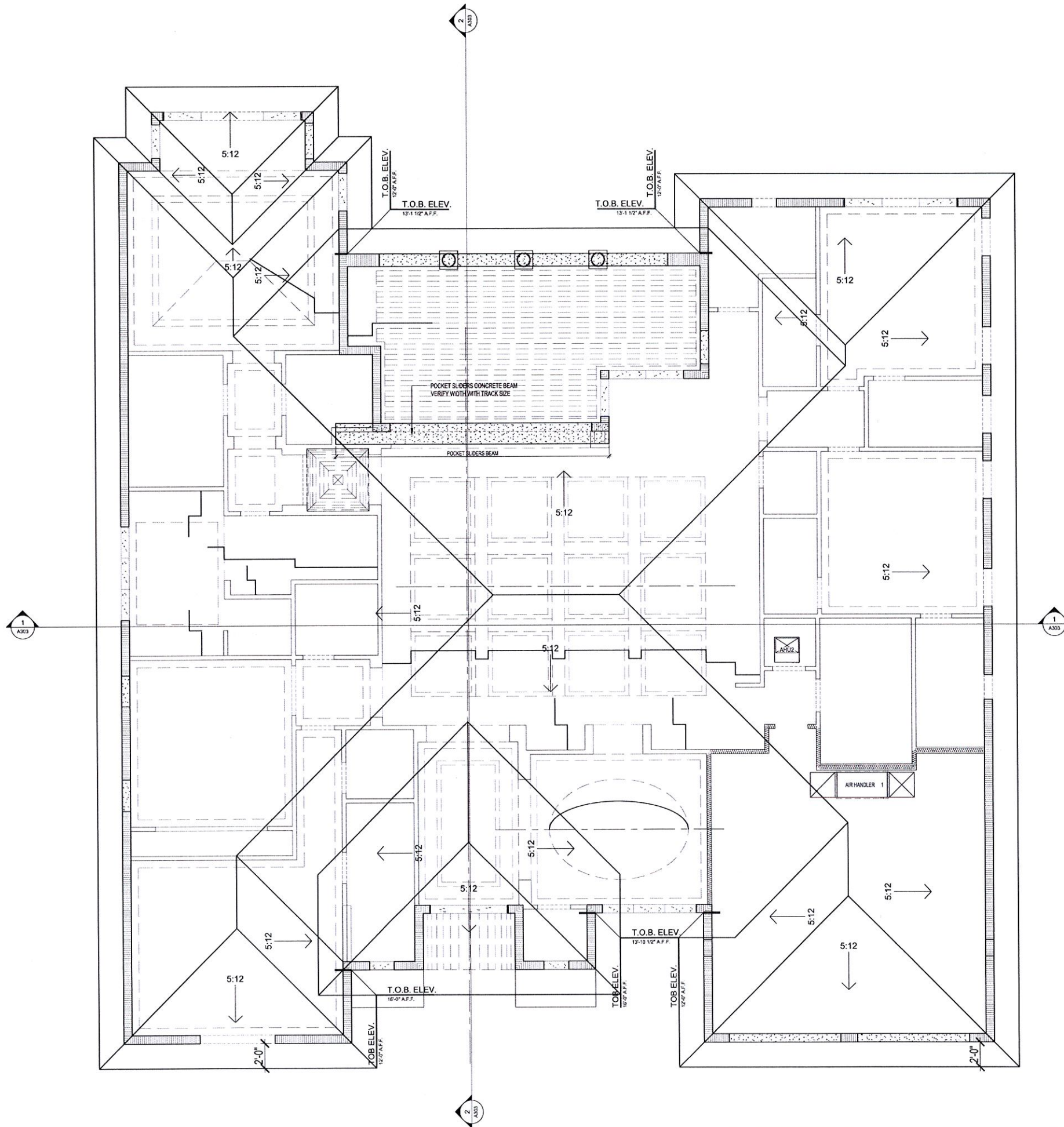
1360 98TH ST.
BAY HARBOR ISLAND FLORIDA

JEFF FALKANGER
07/13/2015
A/E

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:

Scale:
SHT. A201



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

FW Date:
Drawn By:
Date Drawn: 04-19-15
REVISED: 08-25-15
Checked By: LK

NEW RESIDENCE
1360 98TH ST.
BAY HARBOR ISLAND FLORIDA

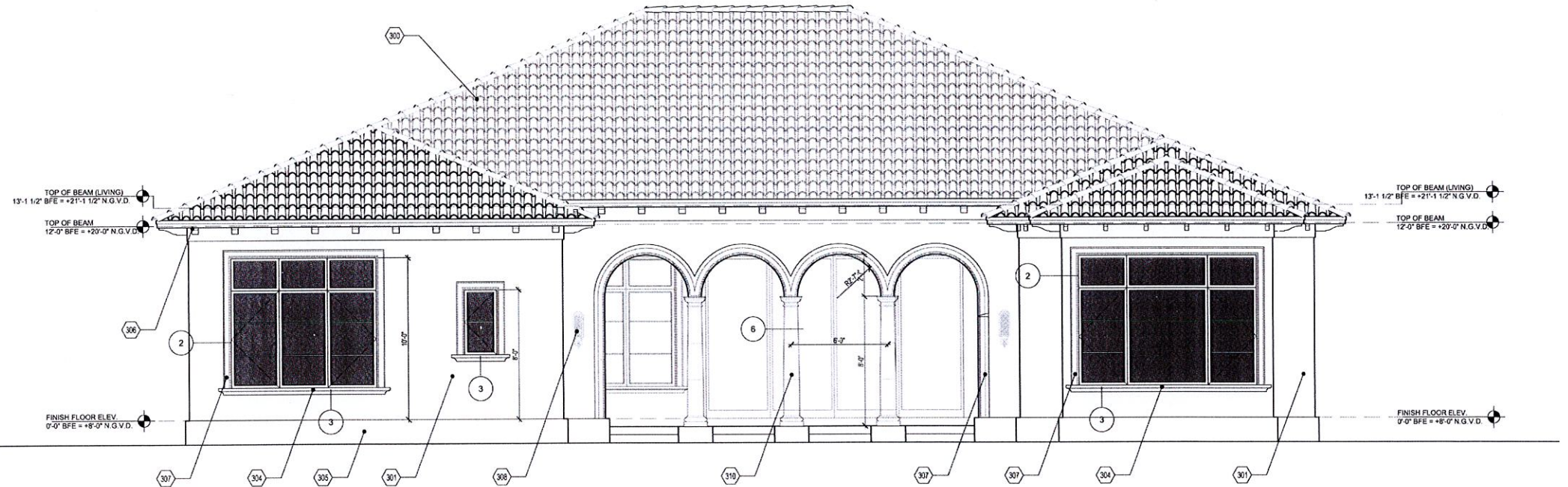
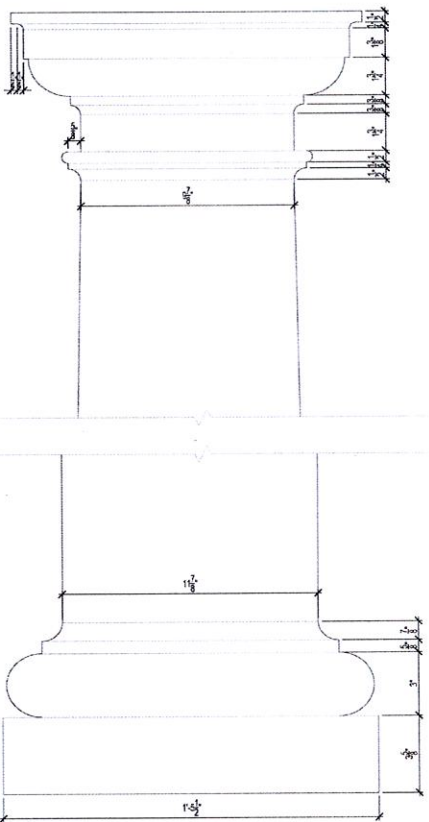
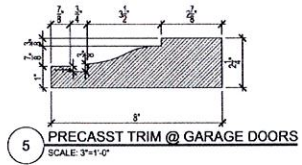
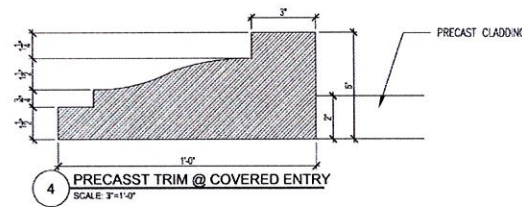
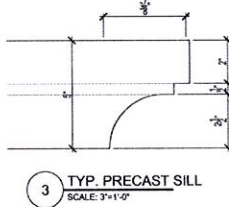
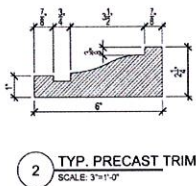
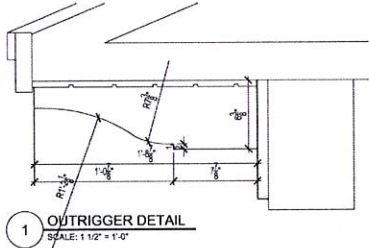
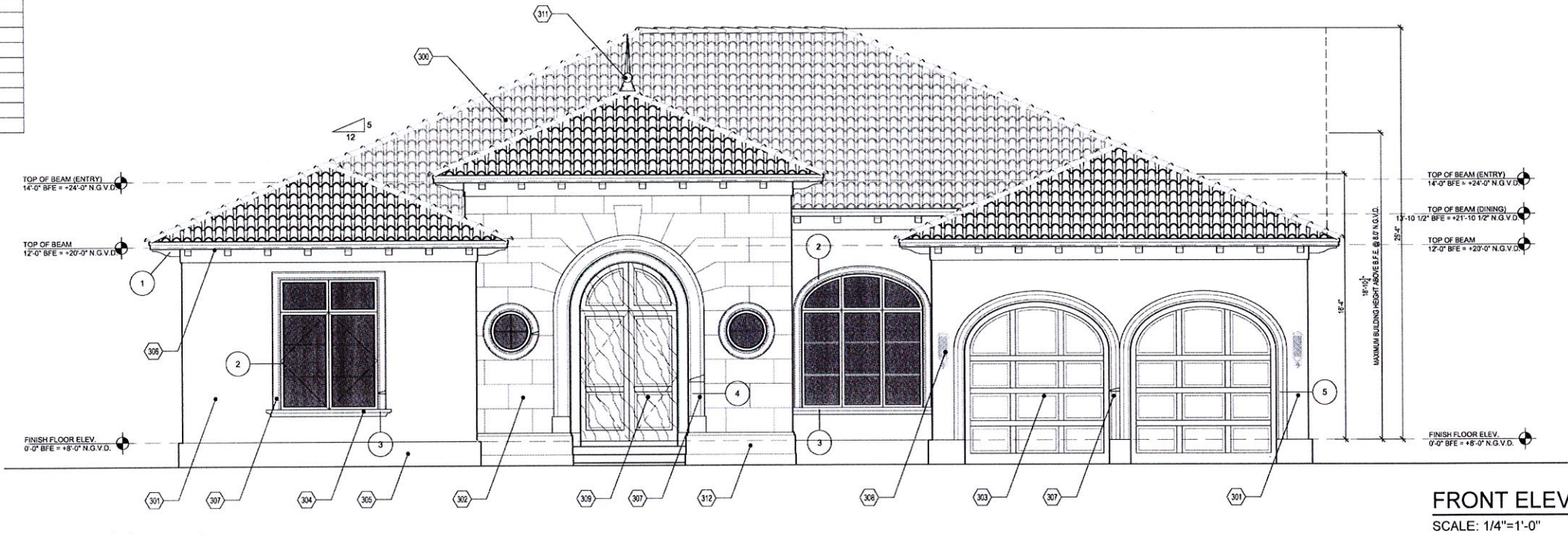
JEFF FALKANGER
OCT 13 2014



BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT. **A202**

KEYNOTES	
300	CONCRETE ROOF TILE
301	SMOOTH STUCCO FINISH (TYP.)
302	PRECAST STONE CLADDING
303	WOOD OR SIMILAR CLAD METAL GARAGE DOORS
304	PRECAST SILL
305	2 1/2" STUCCO WATERTABLE HEIGHT VARIES SEE ELEVATION (TYP.)
306	WOOD SOFFIT AND OUTRIGGERS AND FREEZE BOARD
307	PRECAST TRIM
308	WALL MOUNTED LIGHT FIXTURE
309	CUSTOM WOOD ENTRY DOOR
310	PRECAST COLUMN
311	DECORATIVE METAL FINIAL
312	PRECAST STONE WATER TABLE AT ENTRY ONLY
313	
314	
315	



FW Date:
Drawn By:
Date Drawn: 04-19-15
REVISED: 08-25-15
Checked By: LK

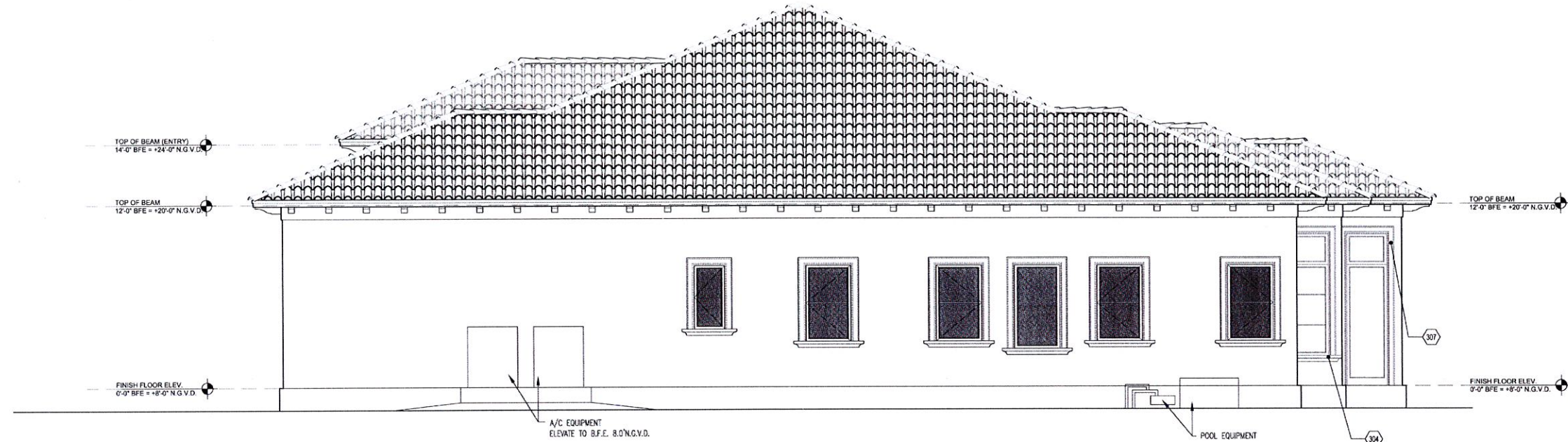
NEW RESIDENCE
1360 98TH ST.
BAY HARBOR ISLAND FLORIDA

JEFF FALKANGER
OCT 13 2015
AR 4886

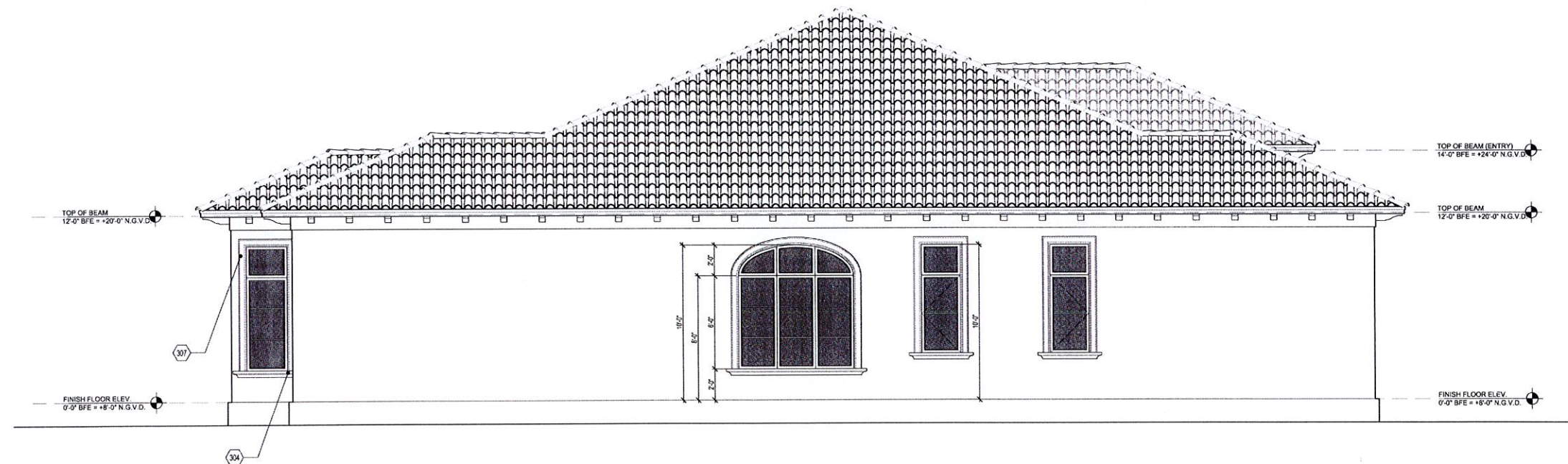


BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT. **A301**



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



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

FW Date:
Drawn By:
Date Drawn: 04-19-15
REVISED: 08-25-15
Checked By: LK

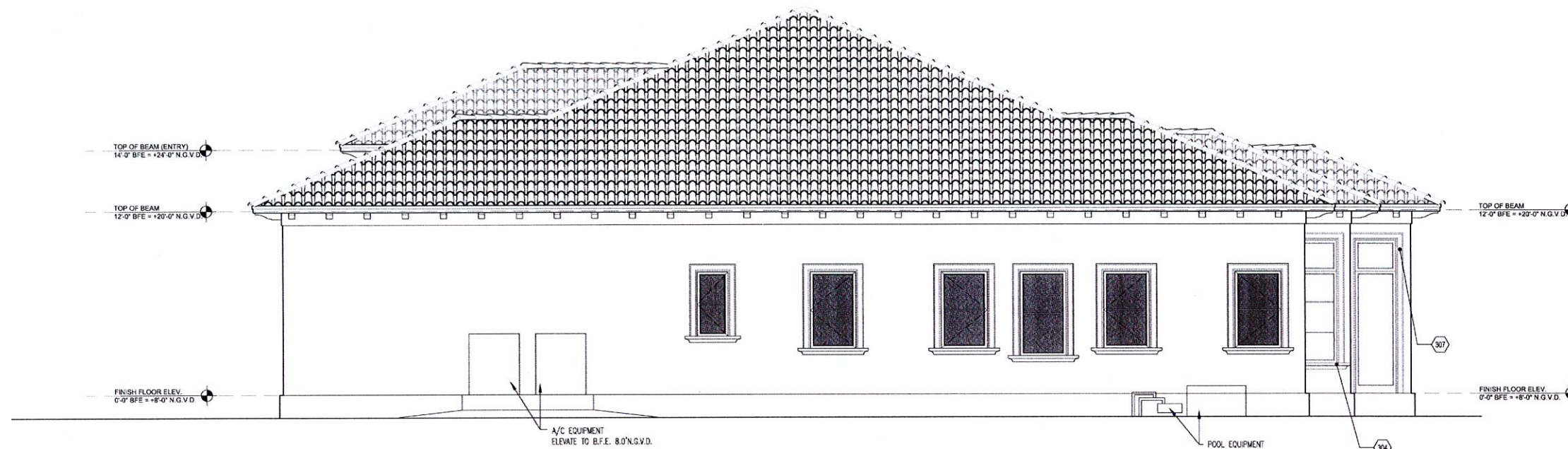
NEW RESIDENCE
1360 98TH ST.
BAY HARBOR ISLAND FLORIDA

JEFF FALKANGER
OCT 13 2015
AR 4588

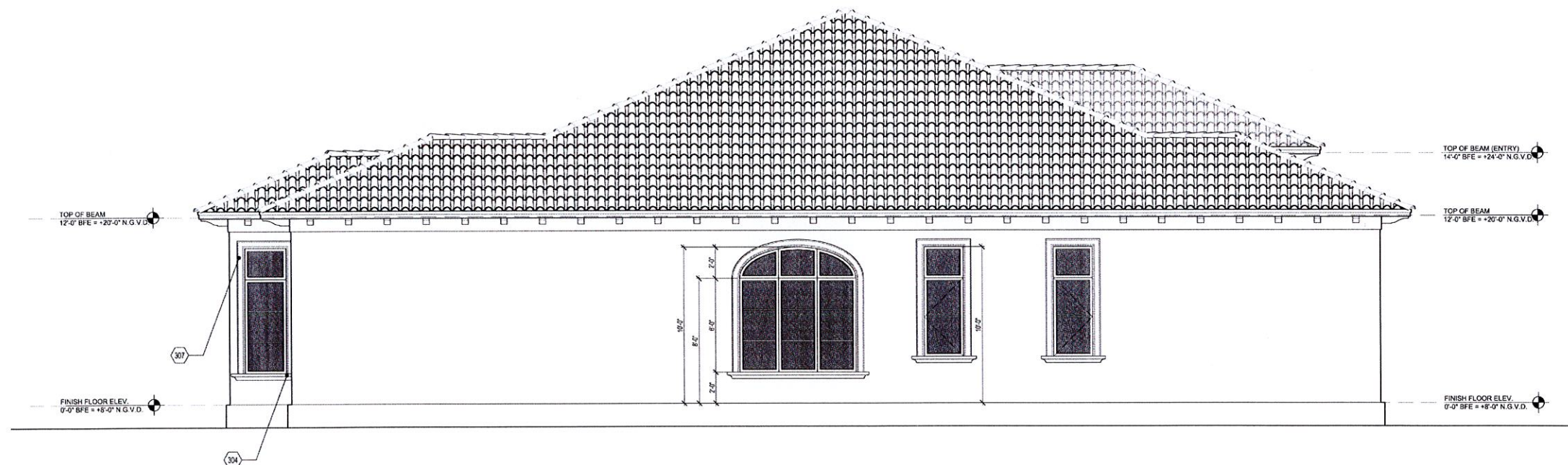


BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT. **A302**



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



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

FW Date:
Drawn By:
Date Drawn: 04-19-15
REVISED: 08-25-15
Checked By: LK

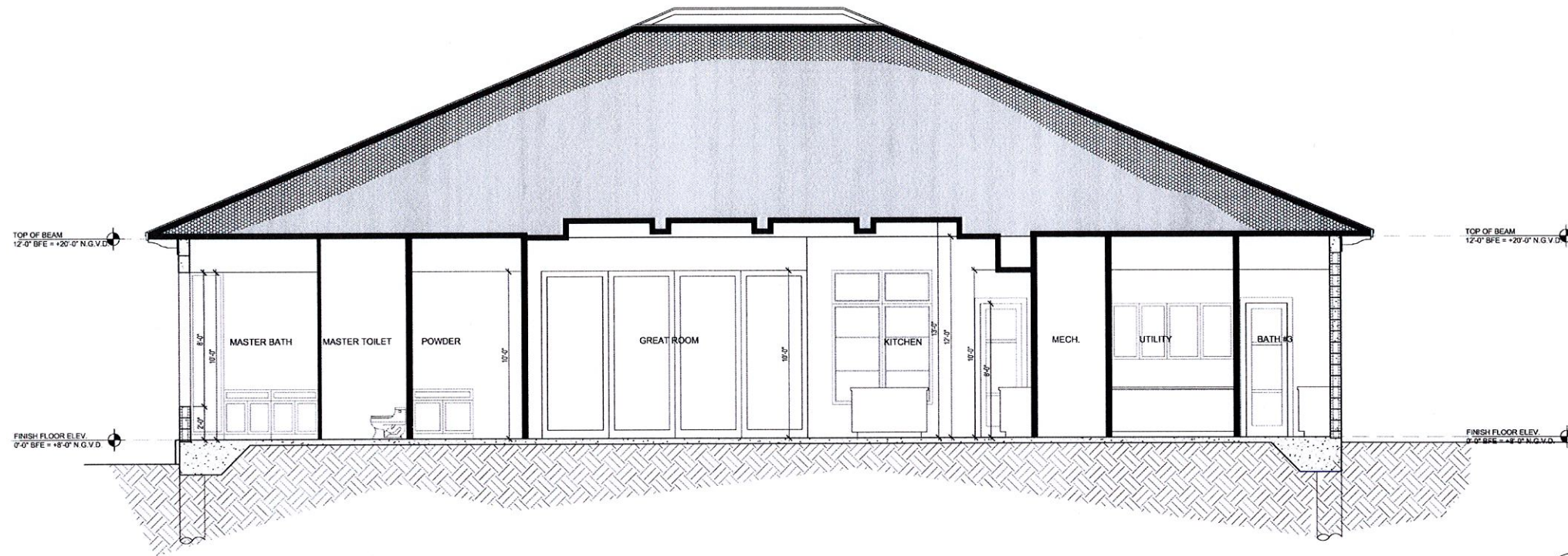
NEW RESIDENCE
1360 98TH ST.
BAY HARBOR ISLAND FLORIDA

JEFF FALKANGER
OCT 13 2016
APR 10 2016

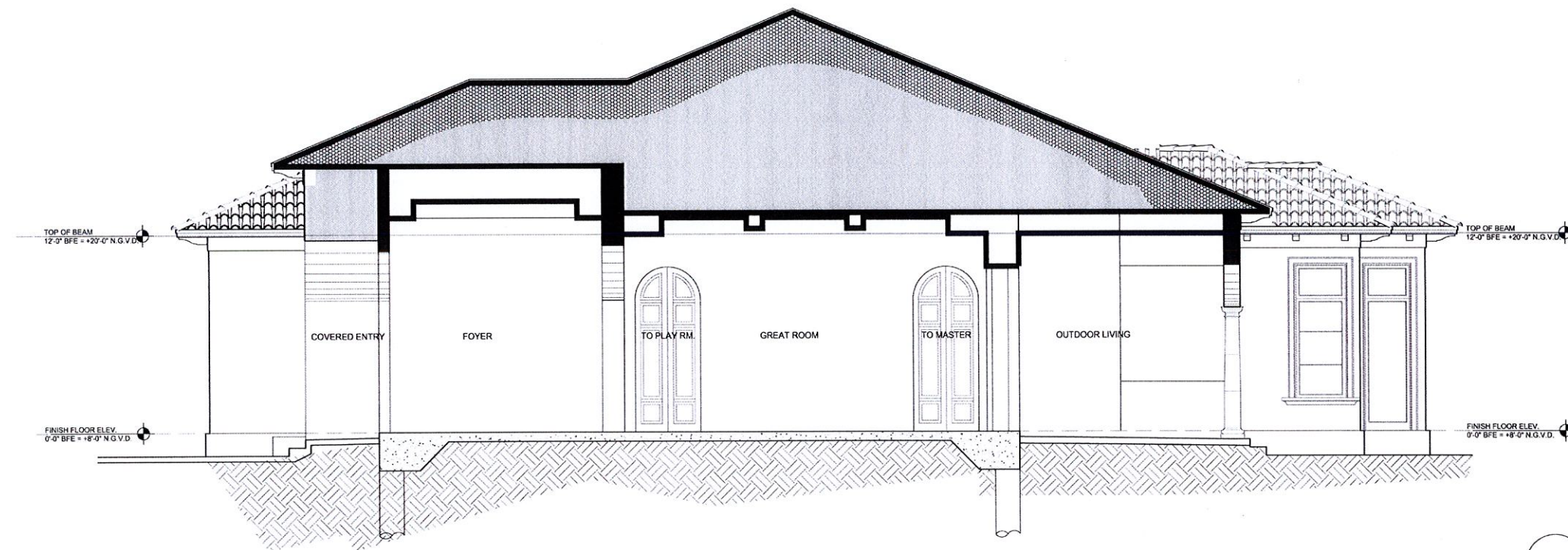


BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL 561-531-6468

Job #:
DWG File #:
Scale:
SHT. **A302**



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



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

FW Date:
Drawn By:
Date Drawn: 04-19-15
REVISED: 08-25-15
Checked By: LK

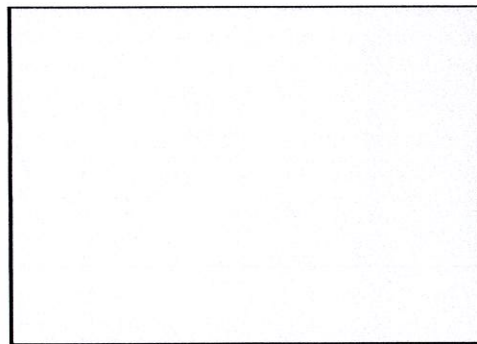
NEW RESIDENCE
1360 98TH ST.
BAY HARBOR ISLAND FLORIDA

JEFF FALKANGER
OCT 13 2015
AR 4656

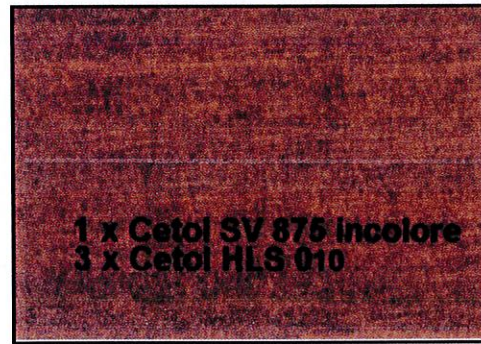


BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A303



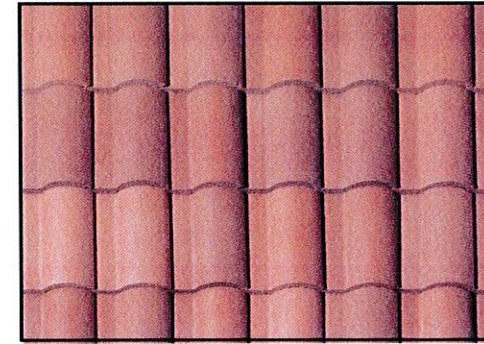
BUILDING COLOR
SHERWIN WILLIAMS
SW7000



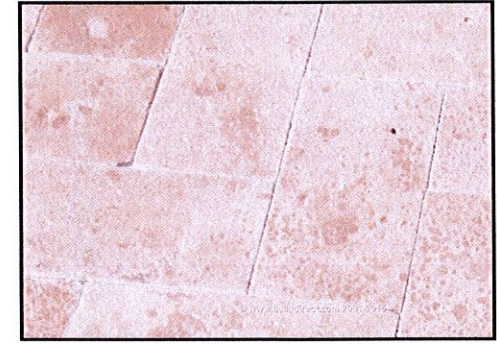
WOOD STAIN
SIKKENS DARK OAK 009



STONE CLADDING
AND TRIM
LIME STONE



ROOF TILE
BORAL, SANGRIA BLEND
"s" TILE



DRIVEWAY
TURKISH TRAVERTINE

PERMIT SET

NEW RESIDENCE

1360 98TH ST.
BAY HARBOR ISLAND FLORIDA

JEFF FALKANGER
OCT 13 2016
AR 4656



BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A301

AGENDA ITEM REPORT

October 20, 2015

ITEM NUMBER: 3.

ITEM:

Request for approval for a new single family home for "Yoram Izhak" located at 1351 98 Street, Lot 10 of Block 36. On January 20, 2015 the Board deferred the project. The owner has now retained a new architect. The owner is proposing to construct a new single story family home. The home will have approximately 3,204 square feet of a/c living space with a two car garage and a pool. The residence will have four bedrooms, 5 full bathrooms, one half bath and an office / playroom. Enclosed please find the site plan and elevations. (Item #3A)

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.	Staff Report	1351 98th Street SFR - PZB Staff Report Oct 12 2015.pdf
2.	Site Plan & Elevations	1351.98stPZB10.20.15.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: October 12th, 2015

Subject: Proposed Single-Family Residence
1351 98th Street
Bay Harbor Islands Acct. No.: MB2015-134
MMPA Acct. No.: 01-0702-1021

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest submitted site plan and architectural plans (dated 10/12/15) 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 construction of a new single-family house located at 1351 98th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1351 98th Street
Legal Description: Lot 10 of Block 36, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Bahia Hermosa, LLC, as agent for the property owner, Yoram Izhak, has submitted an application for the construction of a new single-family residence on a non-waterfront lot located at 1351 98th Street. The proposed single-story home will have approximately 3,204 square feet of A/C living space with a two-car garage and a pool and pool deck in the rear of the property. The residence will have four (4) bedrooms, five (5) full bathrooms, one (1) half

bathroom, and an office / playroom. The overall height of the structure will be 24'-3" above Base Flood Elevation (BFE), which is below the maximum allowed within the RD Single-Family District. The applicant is proposing two (2) driveway connections to 98th Street. 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 list the now demolished structure as a Masonry Vernacular design that was built in 1947 (FMSF No. DA10310). The new single-family home design has some Mediterranean features.

PROJECT HISTORY

On January 20th, 2015 the PZB deferred an application for the renovation and expansion of an existing single-family home at the above referenced location. Since that time, the existing home has been demolished. A new architect was retained and submitted an application for the construction of a new single-family home; as such, this is considered a new project. The applicant / new architect submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 1351 98th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Proposed Single-Family Residence
1351 98th Street
October 12th, 2015
Page 3**

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Bahia Hermosa, LLC dated October 12th, 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.

ABBREVIATIONS

ABV	ABOVE	H.C	HOLLOW CORE	R.O	ROUGH OPENING
ACOUS	ACOUSTICAL	HOWD	HARDWOOD	RWD	REDWOOD
ADJ	ADJUSTABLE	HOVE	HARDWARE	R.W.L	RAIN WATER LEADER
AL	ALUMINUM	HST	HEIGHT	S.C	SOLID CORE
APPROX	APPROXIMATE	HORIZ	HORIZONTAL	SCHED	SCHEDULE
BO	BOARD	ID	INSIDE DIAMETER	SHT	SHEET
BLOG	BUILDING	INCANDESCENT	SM	SIMILAR	SIMILAR
BLK	BLOCK	INSUL	INSULATION	SQ	SQUARE
BOT	BOTTOM	INT	INTERIOR	SST	STAINLESS STEEL
CAB	CABINET	JOINT	JOINT	STD	STANDARD
CER	CERAMIC	LAM	LAMINATE	STL	STEEL
C.I	CAST IRON	LAV	LAVATORY	STOR	STORAGE
CLR	CLEAR	LOC	LOCATION	STRUCT	STRUCTURE
COL	COLUMN	MAX	MAXIMUM	SUSP	SUSPENDED
CONC	CONCRETE	MECH	MECHANICAL	SYM	SYMMETRICAL
CONN	CONNECTION	MET	METAL	T.C	TONGUE AND GROOVE
CONT	CONTINUOUS	MFR	MANUFACTURER	TEL	TELEPHONE
CTSK	COUNTERSINK	M/N	MISCELLANEOUS	T&G	TONGUE AND GROOVE
DECOR	DECORATIVE	MSC	MISCELLANEOUS	THK	THICK
DET	DETAIL	M.O	MASONRY OPENING	T.O.C	TOP OF CHIMNEY
D.F DIA	DOUGLAS FIR	MTD	MINIMUM	T.O.F	TOP OF FRAMING
DW	DIAMETER	MUL	MULLION	T.O.L	TOP OF LEDGER
DN	DOWN	N.C	NOT IN CONTRACT	T.O.P	TOP OF PLATE
D.S	DOWN SPOUT	NO	NUMBER	T.O.PL	TOP OF PLATE
DWG	DRAWING	N.T.S	NOT TO SCALE	TYP	TYPICAL
EA	EACH	O.A	OVERALL	U.O.N	UNLESS OTHERWISE
EL	ELEVATION	OBS	OBSCURE	VERT	VERTICAL
ELEV	ELEVATOR	O.C	ON CENTER	VEST	VESTIBULE
ELEC	ELECTRICAL	O.D	OUTSIDE DIAMETER	V.G.D.F	VERTICAL GRAIN
EQ	EQUAL	OFF	OFFICE	W	WITH
EXH	EXHAUST	OPND	OPENING	W/O	WITHOUT
EXP	EXPANSION	OPP	OPPOSITE	W.C	WATER CLOSET
EXT	EXTERIOR	PL	PLATE	WD	WOOD
EXST	EXISTING	PLAS	PLASTER	WDW	WINDOW
F.F	FINISH FLOOR	PLYWD	PLYWOOD	WH	WATER HEATER
FLASH	FLASHING	PR	PAIR	WSC	WAINSCOT
FLOR	FLOOR	PRCST	PRECAST	WT	WEIGHT
FT	FOOT	P.T.D.F	PRESSURE TREATED	S/M	SYMBOLS
FTG	FOOTING	PTN	PARTITION	S	AND
GA	GAUGE	Q.T	QUARRY TILE	AT	ANGLE
GLV	GALVANIZED	RAO	RADIUS	CL	CENTER LINE
GR	GRADE	REIN	REINFORCE	D	DIAMETER OR ROUND
GYP	GYPSONIUM	RM	REQUIRED	Ø	ROUND OR NUMBER
H.B	HOSE BIBB	ROOM	ROOM	#	

SHOP DRAWINGS:

A. THE CONTRACTOR SHALL SUBMIT THREE COPIES OF ALL SHOP DRAWINGS. ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECTS REVIEW PRIOR TO FABRICATION AND COMMENCEMENT OF THE WORK.

B. CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS

C. WINDOW AND DOOR SUPPLIER SHALL PROVIDE SHOP DRAWINGS

SECTION AND DETAILS

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OTHERWISE.

PLUMBING FIXTURES:

A. ALL SHOWER HEADS SHALL HAVE ANTI-SCALDING PROTECTION



CUSTOM RESIDENCE

CONSTRUCTION NOTES, SPECIFICATIONS AND GENERAL REQUIREMENTS

ARCHITECT'S STATUS:

A. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR APPROVE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY AND PROGRESS OF THE CONSTRUCTION WITH THE WORK. AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S NEGLIGENCE, OR FOR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

CODES:

A. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, PLUMBING, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCY BETWEEN THE CODES AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-08 EDITION), (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC 360-10TH EDITION, BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-08/ASCE 5-08/TMS 402-08), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (ANSI/APA NDS-2005).

B. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

PERMITS:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS.

JOB CONDITIONS:

A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BO AND/OR CONTRACT NEGOTIATIONS. HE SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION. BIOS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT. BACK CHARGES WILL NOT BE ACCEPTED.

B. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS DO NOT SCALE DRAWINGS.

C. IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND / OR AS AN ADDITION OR ALTERATION TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING PRIOR TO THE SUBMISSION OF BO OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK WHEN COMPLETED WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

WORK NECESSARY TO COMPLETE CONSTRUCTION:

A. IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.C." (NOT IN CONTRACT).

CLEAN UP / REPAIR:

A. THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE. SOLING, PAINT, OVER SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B. THE CONTRACTOR SHALL REPAIR AND / OR REPLACE ALL ITEMS DAMAGED BY THE PROCESS OF CONSTRUCTION AND SHALL FINISH ALL PATCHWORKS AND REPAIRS TO MATCH ADJACENT AREAS AND SURFACES.

TIMBER

A. STRUCTURAL TIMBER TO BE SOUTHERN PINE #2 (MIN.) STRESS GRADE LUMBER OR APPROVED EQUAL. THE MIN. ALLOWANCE PROPERTIES ARE AS FOLLOWS:
#2 S. P. 150 PSI F.V. + 90 PSI. E. + 1,900,000 PSI AND PRESSURE TREATED FOR USE AGAINST CONCRETE AND MASONRY.

B. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:
AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL, NATIONAL FOREST PRODUCTS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN PLYWOOD ASSOCIATION, PLYWOOD DESIGN SPECIFICATION, AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS, NATIONAL LUMBER MANUFACTURERS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

C. ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATE FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY USP OR SIMPSON.

D. LUMBER USED FOR LOAD SUPPORTING SHALL HAVE GRADE MARKS COMPLYING WITH AND PROCEDURES AND AGENCIES APPROVED BY US PROCEDURE PS-20-94.

E. PLYWOOD PRODUCT STANDARD PS-1-73 AND RULES FOR DFWA GRADE TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.

F. MARKING: WOOD AND LUMBER SHALL BE MARKED WITH ITS GRADE AND PLYWOOD WITH ITS GRADE TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS. A PIECE WITH DEFECTS SHALL NOT BE USED REGARDLESS OF GRADING.

G. EXTERIOR PLYWOOD SHEATHING SHALL BE GROUP 1 STANDARD (C-D) EXT-DFWA (C-D) EXT-DFWA STRUCTURAL (C-D) EXT-DFWA OR STRUCTURAL I (C-C) EXT-DFWA.

DOORS AND WINDOWS:

A. 1" C LABEL DOOR AND FRAME WITH CLOSER AND METAL THRESHOLD BETWEEN HOUSE AND GARAGE.

B. SAFETY GLAZING (TEMPERED GLASS) DOOR SIDE LITES WITHIN 12" OF DOOR GLASS TUB AND SHOWER ENCLOSURES WINDOW AND MIRRORS AT TUB AND SHOWERS WITH SLILLS LESS THAN 60" A.F.F. FRENCH DOORS.

C. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS 20" WIDE, 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR (MAX).

D. WINDOW UNITS SHALL DISP. LABELS SHOWING COMPLIANCE WITH THE FL ENERGY CODE.

E. ALL NEW SINGLE-FAMILY HOUSES, DUPLEXES, TRI-PLEXES, CONDOMINIUMS AND TOWNHOUSES SHALL PROVIDE AT LEAST ONE BATHROOM LOCATED WITH MAX POSSIBLE PRIVACY, WHERE BATHROOMS ARE PROVIDED ON HABITABLE GRADE LEVELS WITH A DOOR THAT HAS A MIN. 20" CLEAR OPENING.

THERMAL MOISTURE PROTECTION:

A. INSULATION: INSULATION SHALL BE PROVIDED AND INSTALLED PER FLORIDA MODEL ENERGY CODE SECTION 9 MINIMUM OF R-19 BLANKET INSULATION AT ROOFS AND R-11 AT FRAME WALLS. R-4.2 ON MASONRY. UNLESS NOTED OTHERWISE, PROVIDE THERMAL INSULATION AT ALL EXTERIOR STUD WALLS, EXTENDED FULL HEIGHT OF WALLS, FITTED TIGHTLY BETWEEN STUDS. VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST FLORIDA MODEL ENERGY CODE AS SUBMITTED.

B. ROOF / TILE: TILE SHALL BE AS SHOWN ON DRAWINGS AND AS SELECTED BY ARCHITECT/DESIGNER. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND FLORIDA BUILDING CODE 2010. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH A ROOFER'S WRITTEN GUARANTEE COVERING WORKMANSHIP, MATERIAL, MANUFACTURERS' GUARANTEE FOR REPLACEMENT OF THE SAME AT NO COST TO THE OWNER WITHIN WARRANTY PERIOD.

DESIGN PARAMETERS

BUILDING CLASSIFICATION:
FBC 2010 CHAPTER 3, GROUP R-3 OCCUPANCY TABLE 503
TYPE V-B LIMITED TO 3-STORIES AND UNLIMITED S.F. PER FLOOR

WIND LOADS AS PER FLORIDA BUILDING CODE, 2010 EDITION AND ANSI/ASCE 7-10 AND AMENDMENTS

CODE EDITION	FL Building Code 2010
BUILDING DESIGNED AS:	ENCLOSED
WIND EXPOSURE CLASSIFICATION	C
WIND SPEED DESIGN	170 MPH (3 sec. gust)
INTERNAL PRESSURE COEFFICIENT	+0.18
Kd	0.95
MAXIMUM ROOF HEIGHT	27'-0"
MEAN ROOF HEIGHT	NA
ROOF LIVE LOAD	30 PSF
TOP CHORD DEAD LOAD	15 PSF
BOT CHORD DEAD LOAD	10 PSF
FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD SUPERIMPOSED	25 PSF
RISK CATEGORY	II
MIN. SOIL BEARING PRESSURE	0 PSF
SHUTTERS:	NO
IMPACT RESISTANT ASSEMBLY:	YES
IS A CONT. LOAD PATH PROVIDED	YES
ARE COMPONENT & CLADDING DETAILS PROVIDED	YES

RESIDENTIAL CODE INFORMATION

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2010 EDITION. THE CODE IS COMPLIED WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70.

RESIDENTIAL POOL SAFETY ACT - CHAPTER 41 OF THE 2010 FBC RESIDENTIAL

1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE REQUIREMENTS OF RESIDENTIAL POOL SAFETY ACT SECTION R4107.17.1.9.
2. ALL SCREEN DOORS ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F. (MIN).
3. ALARMS SHALL BE INSTALLED ON SCREEN DOORS.
4. THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-08 315-08 ASD), (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD 13th EDITION, BUILDING CODE REQUIREMENTS AND SPECS FOR MASONRY STRUCTURES (ACI 530-08/ASCE 5-08/TMS 402-08), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (ANSI/APA NDS-2005, ASD, AF&PA).

WALL LEGEND

	MASONRY WALL		WALL ABV OR BELOW
	GROUT FILLED CELL IN MASONRY WALL		POTSHELF HEIGHT AS NOTED
	POURED CONCRETE COL IN MASONRY WALL		POURED CONCRETE COL IN MASONRY WALL
	NON-BEARING FRAME WALL		NON-BEARING FRAME WALL
	FRAME BEARING WALL		NON-BEARING INSULATED WALL

DRAWING INDEX

ARCHITECTURAL		PERMIT SET	
A001	COVER SHEET		
A101	SITE PLAN		
A201	FIRST FLOOR PLAN		
A202	ROOF PLAN		
A301	BUILDING ELEVATIONS		
A302	BUILDING ELEVATIONS		
	LANDSCAPE		
	TREE SURVEY		
	SITE PHOTOGRAPHS		
	COLOR RENDERINGS		

LOT10, BLOCK 36, OF "BAY HARBOR ISLANDS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BLOCK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ZONING RD REQUIREMENTS (PER LDR SECTION 23-11)		
	REQUIRED	PROPOSED
LOT SIZE	10,000 S.F. (MINIMUM)	10,000 S.F.
FLOOR AREA	1,500 S.F. (MINIMUM)	3,204 S.F. (A/C)
PERVIOUS/IMPERVIOUS		6330 SQ.FT. IMPERVIOUS = 63.3% 3670 SQ.FT. PERVIOUS = 36.7%
FRONT SETBACK	25'-0" (MINIMUM)	25'-2"
SIDE SETBACK	10'-0" (MINIMUM)	10'-3"
REAR SETBACK	15'-0" (MINIMUM)	25'-0"
STRUCTURE HEIGHT	25'-0"	24'-3"



JEFF FALKANGER

OCT 13 2015

AR 4656



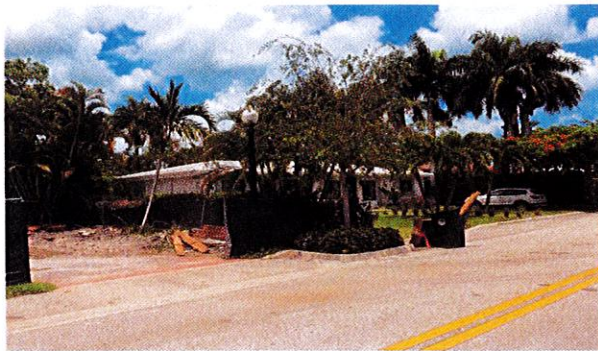
BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL: 561-531-6468

Job #:

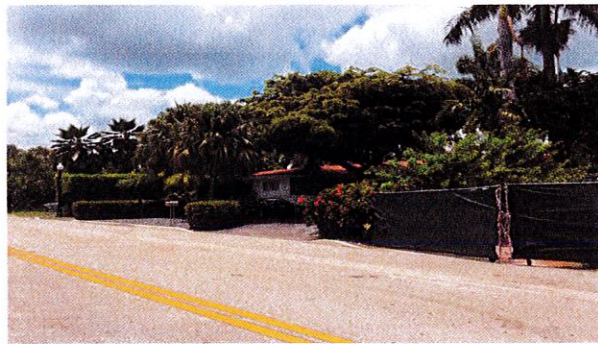
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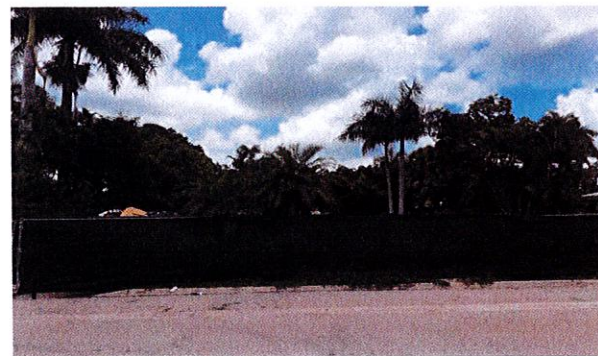
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EAST SIDE ADJOINING LOT



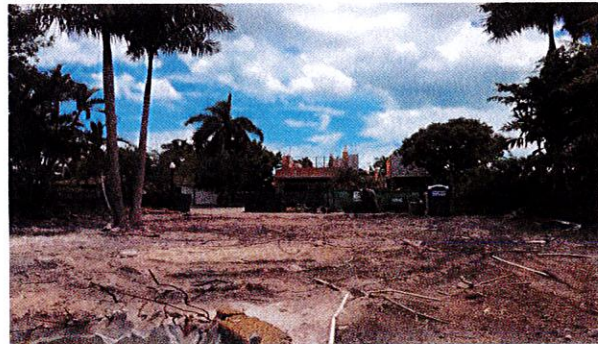
WEST SIDE ADJOINING LOT



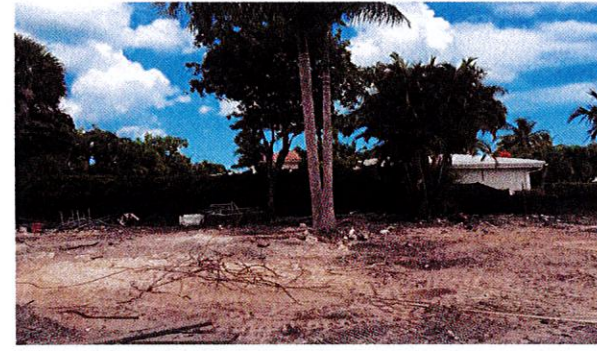
EXISTING LOT
LOOKING NORTH FROM STREET



EXISTING LOT
LOOKING NORTH



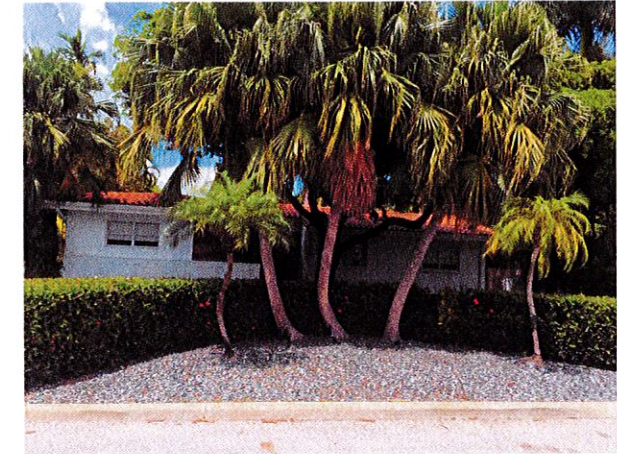
EXISTING LOT
LOOKING SOUTH



EXISTING LOT
LOOKING EAST



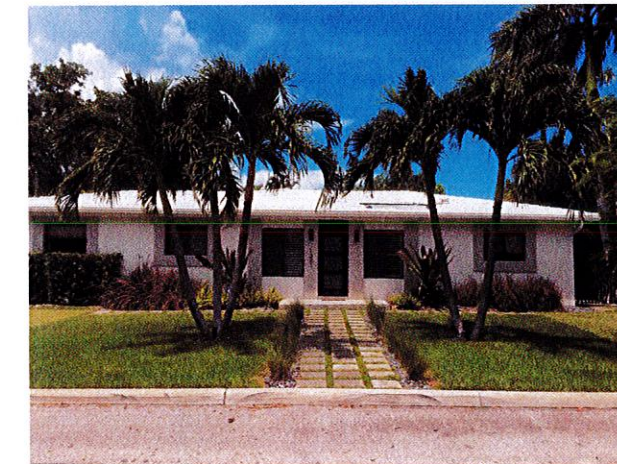
EXISTING LOT
LOOKING WEST



1ST.PROPERTY TO THE WEST



2ND.PROPERTY TO THE WEST



PROPERTY TO THE EAST

PERMIT SET

NEW RESIDENCE

1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

JEFF FALKANGER
OCT 13 2015
AR 4556

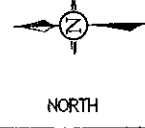


BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT.

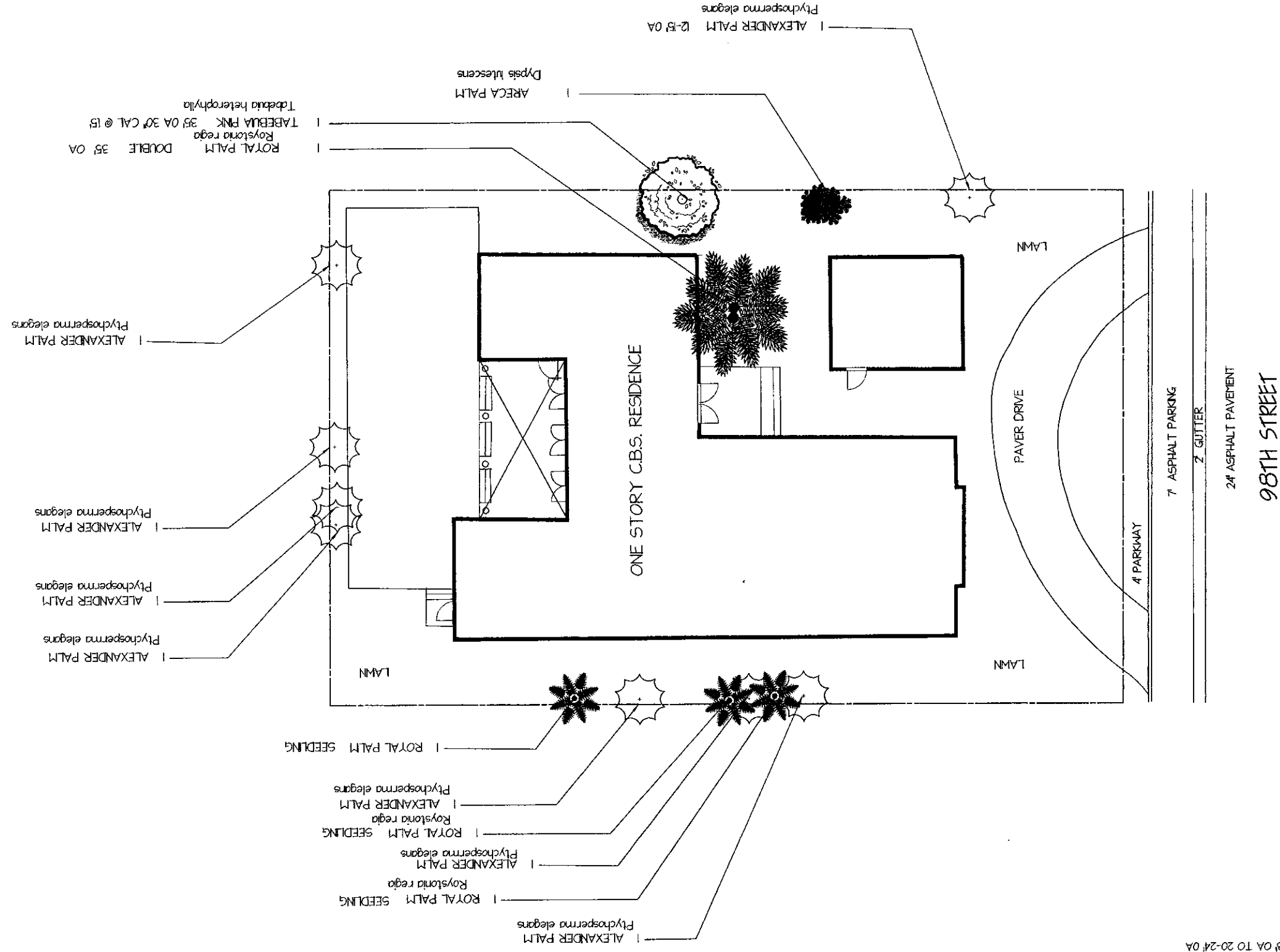
TREE SURVEY FOR:

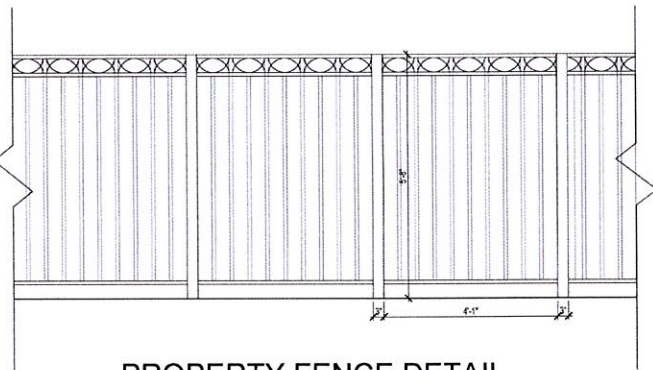
YORAN RESIDENCE
1351 98 STREET, BAY HARBOR ISLANDS, FLORIDA 33154



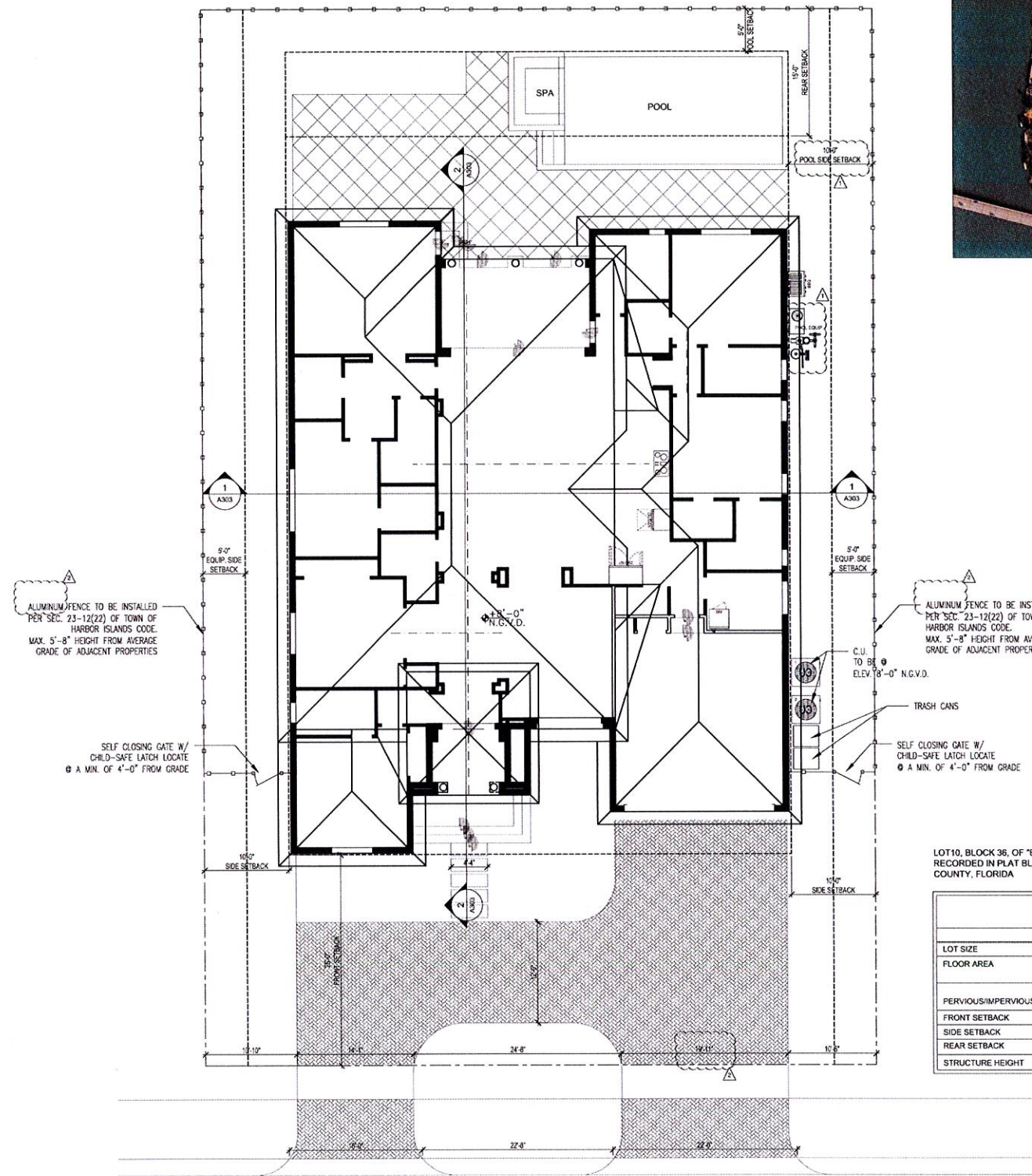
TERRASCAPES OF SOUTH FLORIDA
561-929-1309

NOTE: ALL EXISTING ALEXANDER PALMS ARE VOLUNTEERED SEEDLINGS OF VARIOUS HEIGHTS FROM 8' 0" TO 20'-24' 0"





PROPERTY FENCE DETAIL
SCALE: 1/2"=1'-0"



LOT 10, BLOCK 36, OF "BAY HARBOR ISLANDS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BLOCK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ZONING RD REQUIREMENTS (PER LDR SECTION 23-11)		
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SIDE SETBACK	10'-0" (MINIMUM)	10'-3"
REAR SETBACK	15'-0" (MINIMUM)	25'-0"
STRUCTURE HEIGHT	25'-0"	24'-3"



FW Date:
Drawn By:
Date Drawn: 08-25-15
REVISED: 08-25-15
Checked By: LK

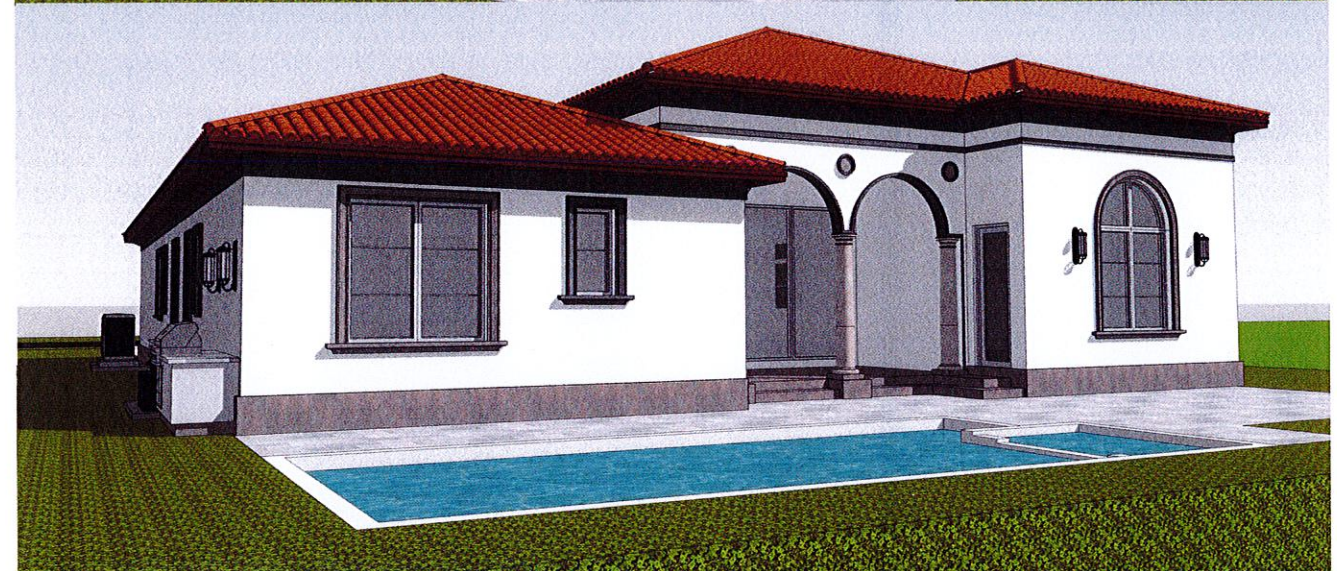
NEW RESIDENCE
1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

JEFF FALKANGER
OCT 13 2015
AR 4056



BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A101



PERMIT SET

NEW RESIDENCE

1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

FW Date:
Drawn By:
Date Drawn:
REVISED:
Checked By:

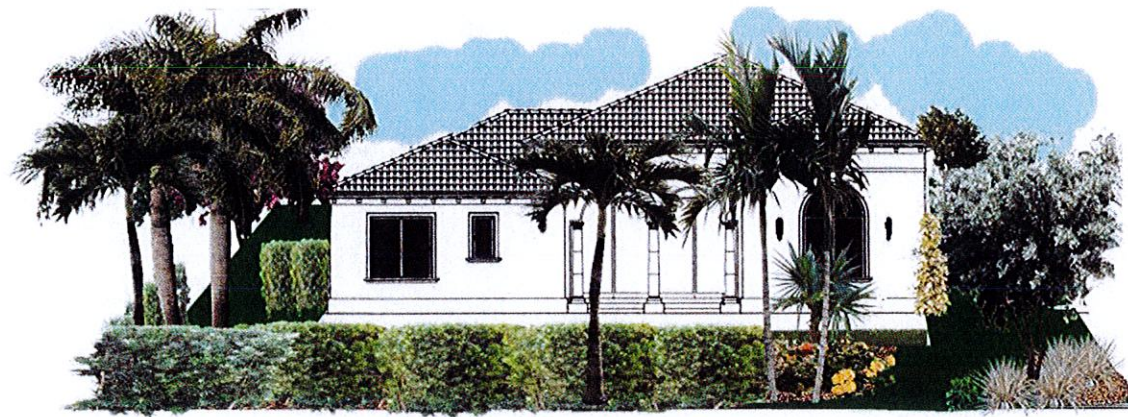
Job #:
DWG File #:
Scale:
SHT.



FRONT ELEVATION
N.T.S.



RIGHT ELEVATION
N.T.S.



REAR ELEVATION
N.T.S.



LEFT ELEVATION
N.T.S.

TERRASCAPES
OF SOUTH FLORIDA
561-929-1309

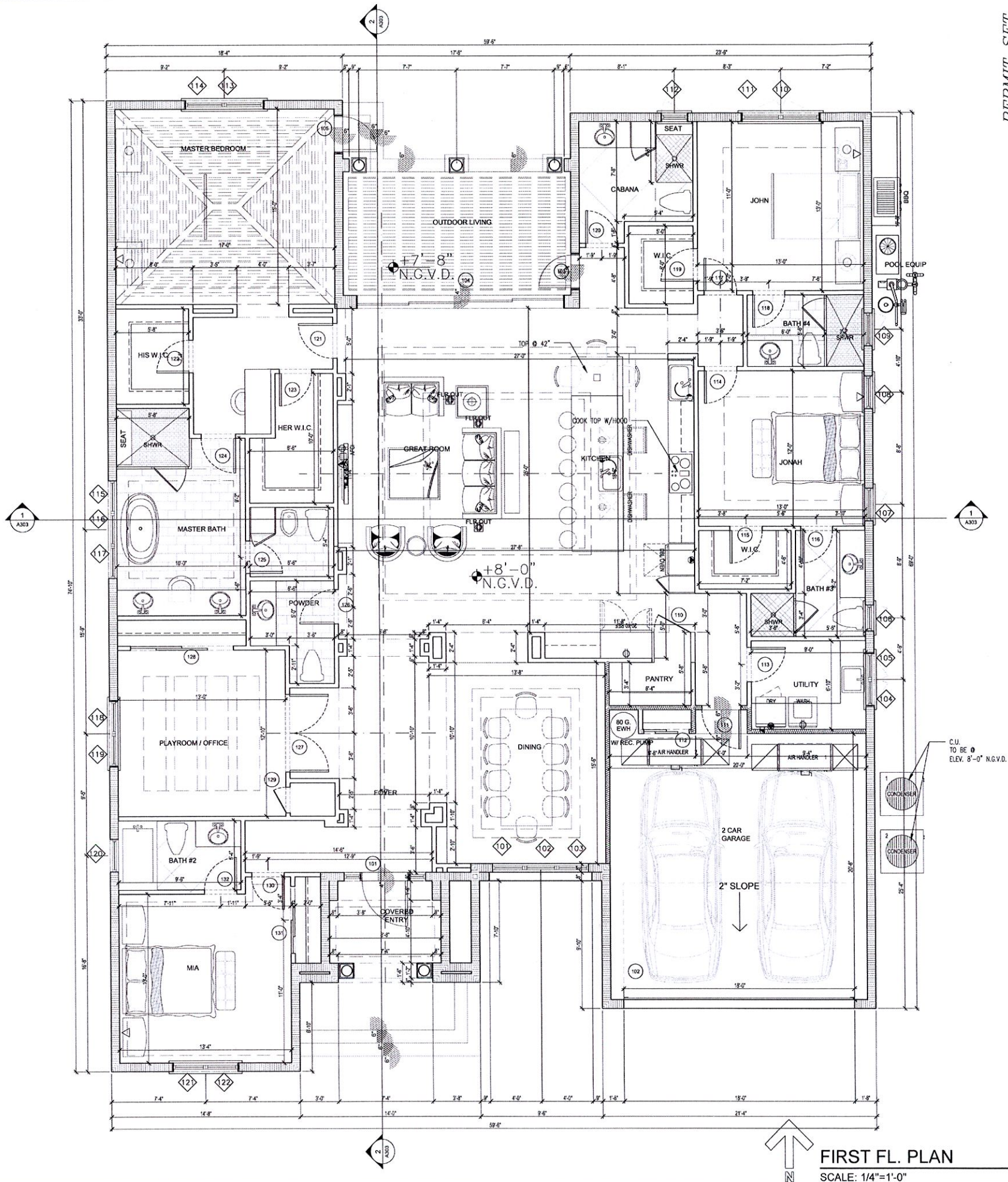
NEW RESIDENCE
1351 98 STREET BAY HARBOR ISLANDS, FLORIDA

**TERRASCAPES
OF SOUTH FLORIDA**
561-929-1309

WINDOW SCHEDULE						
Number	SIZE	TYPE	Head Height	TRANSOM ABOVE	TOP @	Remarks
101	2'-6"x6'-0"	FX GLS	8'-0"	24"	10'-3"ELLIPTICAL	ELLIPTICAL TRANSOM (SEE ELEVATION)
102	2'-6"x6'-0"	FX GLS	8'-0"	24"	10'-3"ELLIPTICAL	ELLIPTICAL TRANSOM (SEE ELEVATION)
103	2'-6"x6'-0"	FX GLS	8'-0"	24"	10'-3"ELLIPTICAL	ELLIPTICAL TRANSOM (SEE ELEVATION)
104	2'-0"x4'-6"	CSMNT	8'-0"	24"	10'-0"	--
105	2'-0"x4'-6"	CSMNT	8'-0"	24"	10'-0"	--
106	2'-0"x4'-0"	CSMNT	8'-0"	24"	10'-0"	--
107	2'-6"x5'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
108	2'-6"x5'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
109	2'-6"x6'-0"	CSMNT	8'-0"	24"	10'-0"	--
110	3'-0"x6'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
111	3'-0"x6'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
112	2'-0"x4'-0"	CSMNT	8'-0"	24"	10'-0"	--
113	3'-0"x6'-0"	CSMNT	8'-0"	36" ARCH	10'-0"	ARCHED TRANSOM ABOVE, (SEE ELEVATION)
114	3'-0"x6'-0"	CSMNT	8'-0"	36" ARCH	10'-0"	ARCHED TRANSOM ABOVE, (SEE ELEVATION)
115	2'-6"x6'-0"	FX GLS	8'-0"	ARCHED	10'-0"	ARCHED TOP (SEE ELEVATION)
116	2'-6"x6'-0"	FX GLS	8'-0"	ARCHED	10'-0"	ARCHED TOP (SEE ELEVATION)
117	2'-6"x6'-0"	FX GLS	8'-0"	ARCHED	10'-0"	ARCHED TOP (SEE ELEVATION)
118	2'-6"x5'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
119	2'-6"x5'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
120	2'-6"x5'-0"	FX GLS	8'-0"	24"	10'-0"	--
121	2'-6"x5'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
122	2'-6"x5'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS

DOOR SCHEDULE			
Number	SIZE	TYPE	Remarks
101	3'-6"x8'-0"	ENTRY	WOOD ARCHED DOOR WITH 14" SIDE LITES AND AROUND TOP OF DOOR
102	18'-0"x9'-0"	OHGD	--
104	16'-0"x10'-0"	SLD GLASS QUAD	--
103	2'-6"x8'-0"	ENTRY	--
105	2'-8"x8'-0"	ENTRY	--

1ST FLOOR INTERIOR DOOR SCHEDULE			
Number	SIZE	TYPE	Remarks
110	2'-10"x8'-0"	CABINET	--
111	3'-0"x8'-0"	SWING	--
112	3'-6"x8'-0"	SLIDER	--
113	2'-8"x8'-0"	SWING	--
114	2'-6"x8'-0"	SWING	--
115	2'-6"x8'-0"	SWING	--
116	2'-6"x8'-0"	SWING	--
117	2'-6"x8'-0"	SWING	--
118	2'-6"x8'-0"	SWING	--
119	2'-6"x8'-0"	SWING	--
120	2'-6"x8'-0"	SWING	--
121	2'-8"x8'-0"	SWING	--
122	2'-6"x8'-0"	SWING	--
123	2'-6"x8'-0"	SWING	--
124	2'-8"x8'-0"	SWING	--
125	2'-6"x8'-0"	SWING	--
126	2'-8"x8'-0"	SWING	--
127	6'-0"x8'-0"	SWING DBL	--
128	8'-0"x8'-0"	SLIDER	--
129	2'-0"x8'-0"	CABINET	--
130	2'-6"x8'-0"	SWING	--
131	5'-2"x8'-0"	SLIDER	--
132	2'-6"x8'-0"	SWING	--



FIRST FL. PLAN
SCALE: 1/4"=1'-0"

PERMIT SET

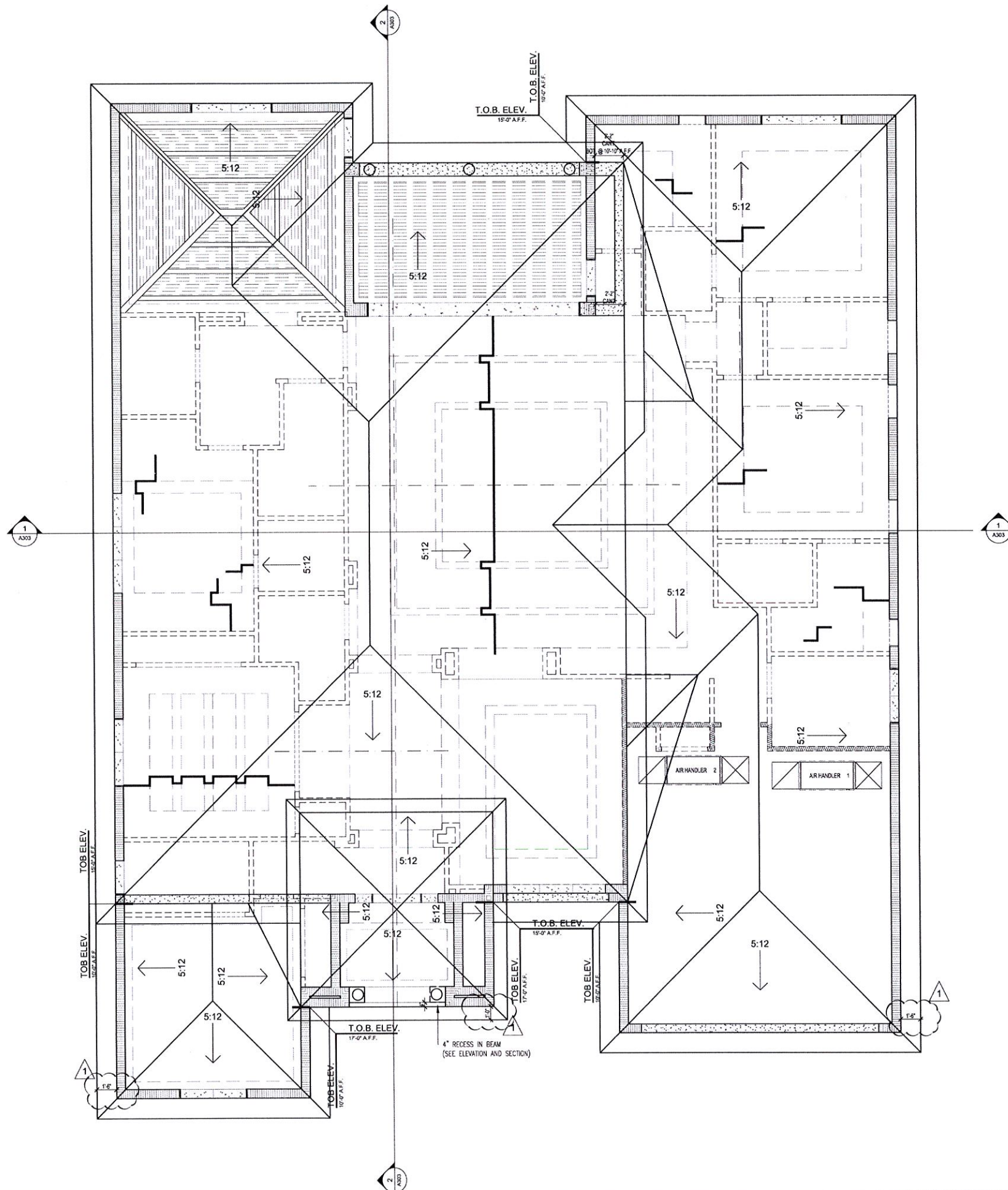
NEW RESIDENCE
1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

JEFF FALKANGER
DEC 13 2015
AR 4656



BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A201



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

FW Date:
Drawn By:
Date Drawn: 08-25-15
REVISED: 08-25-15
Checked By: LK

NEW RESIDENCE
1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

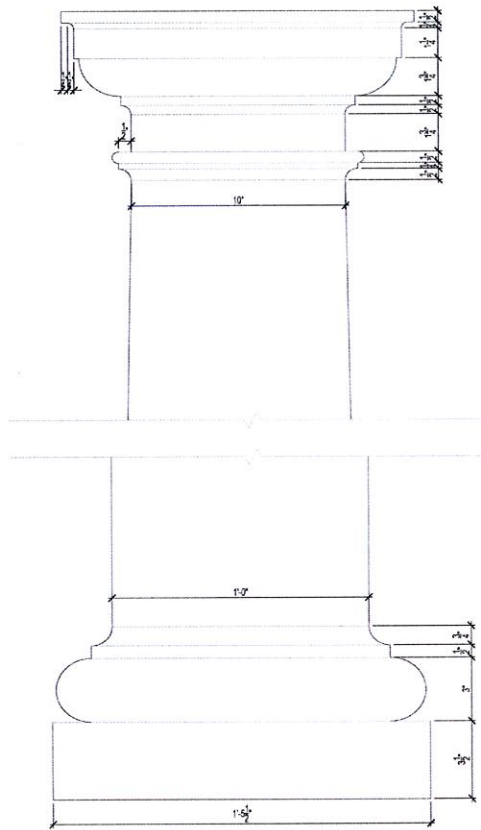


BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

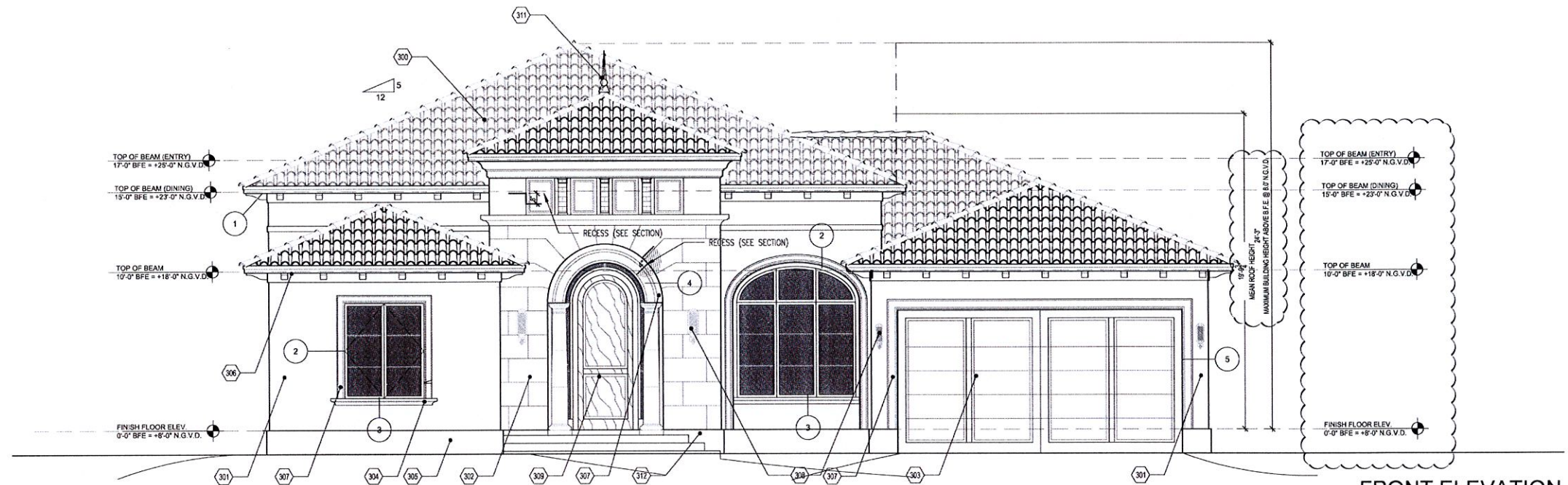
Job #:
DWG File #:
Scale:
SHT. A202

PERMIT SET

KEYNOTES	
300	CONCRETE ROOF "S" TILE
301	SMOOTH STUCCO FINISH (TYP.)
302	PRECAST OR STONE CLADDING
303	WOOD OR SIMILAR CLAD METAL GARAGE DOORS
304	PRECAST OR STONE SILL
305	2 1/2" STUCCO WATERTABLE HEIGHT VARIES SEE ELEVATION (TYP.)
306	WOOD SOFFIT AND OUTRIGGERS AND FREEZE BOARD
307	PRECAST OR STONE TRIM
308	WALL MOUNTED LIGHT FIXTURE
309	CUSTOM WOOD ENTRY DOOR WITH SIDE LITE
310	PRECAST OR STONE COLUMN
311	DECORATIVE METAL FINIAL
312	PRECAST OR STONE WATER TABLE AT ENTRY ONLY
313	
314	
315	

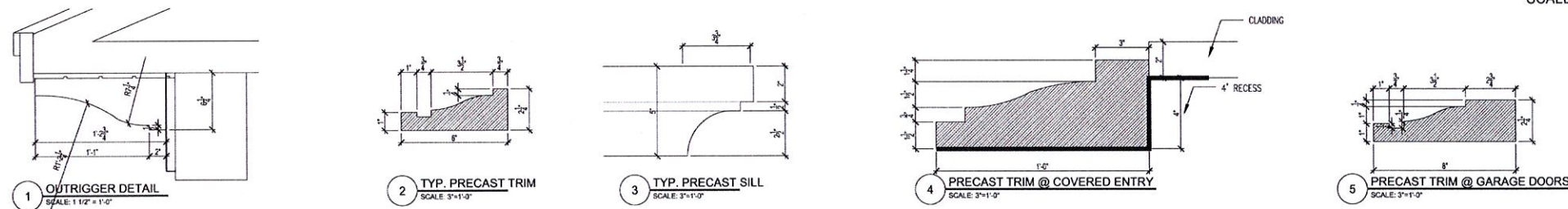


6 PRECAST COLUMN.
SCALE: 3/4"=1'-0"



FRONT ELEVATION

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



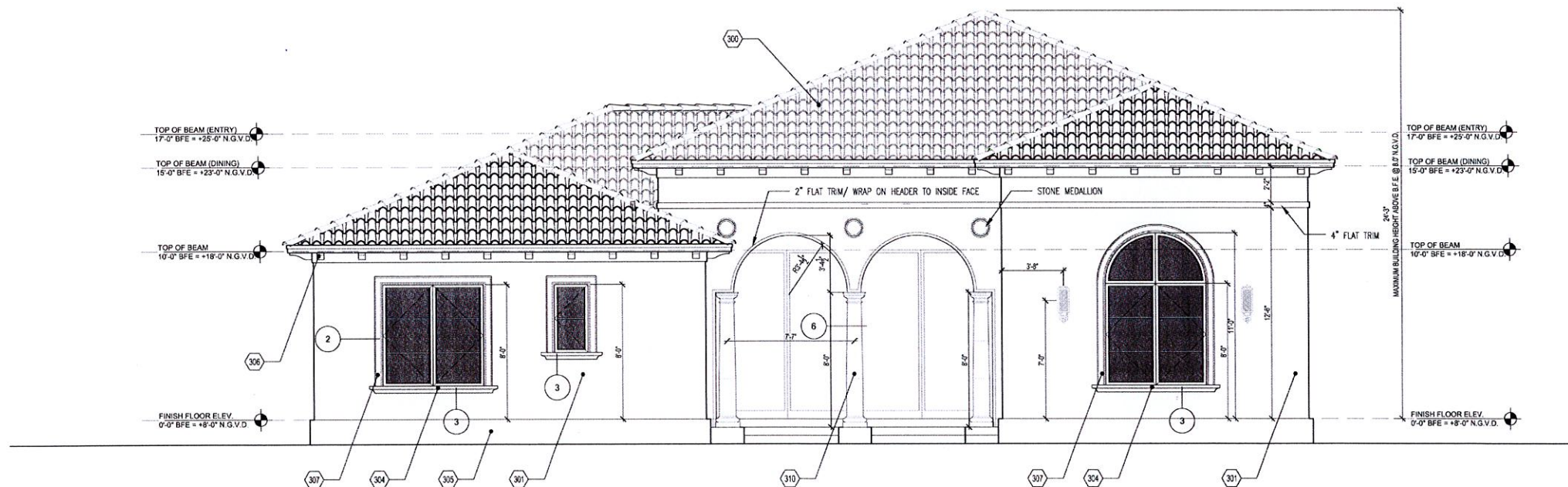
1 OUTRIGGER DETAIL
SCALE: 1 1/2"=1'-0"

2 TYP. PRECAST TRIM
SCALE: 3/4"=1'-0"

3 TYP. PRECAST SILL
SCALE: 3/4"=1'-0"

4 PRECAST TRIM @ COVERED ENTRY
SCALE: 3/4"=1'-0"

5 PRECAST TRIM @ GARAGE DOORS
SCALE: 3/4"=1'-0"



REAR ELEVATION

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

PERMIT SET

NEW RESIDENCE

1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

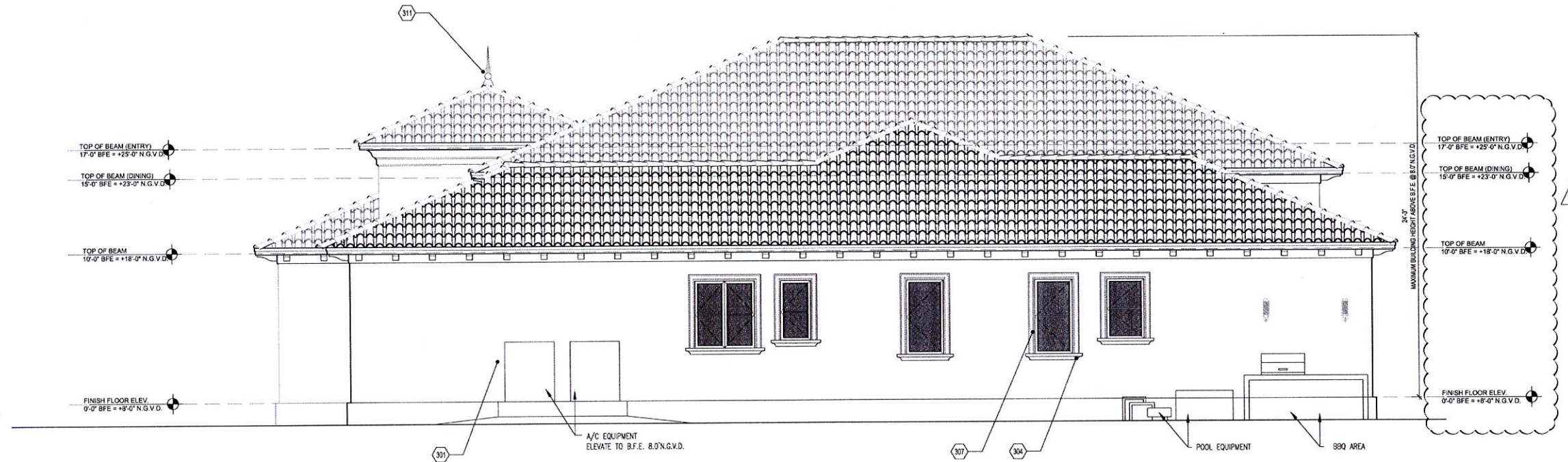
JEFF FALKANGER
OCT 13 2016
AR 4656



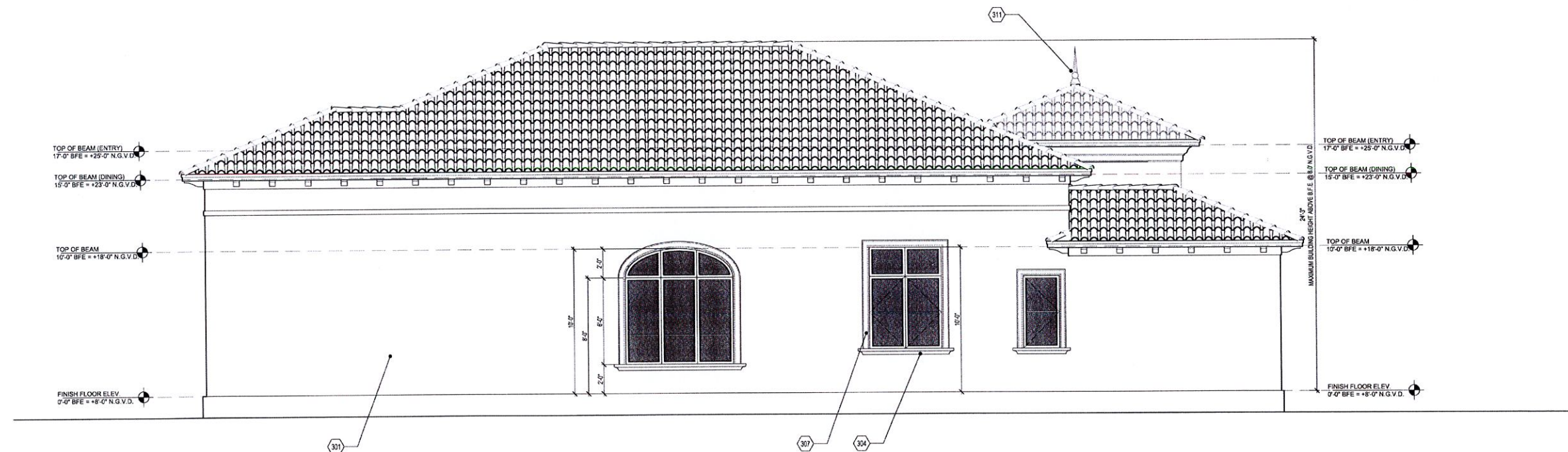
BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:

SHT. A301



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



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

PERMIT SET

NEW RESIDENCE

1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

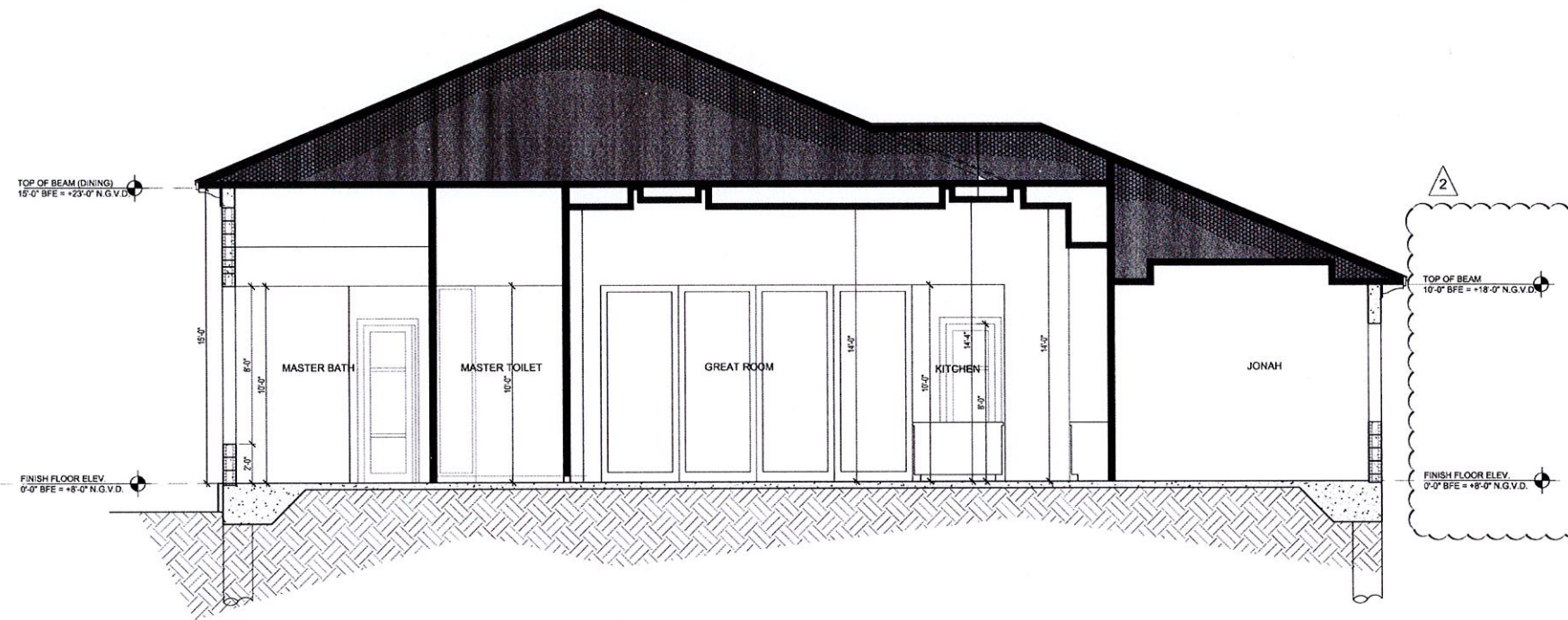
JEFF FALKANGER
OCT 13 2015
AFL 4850



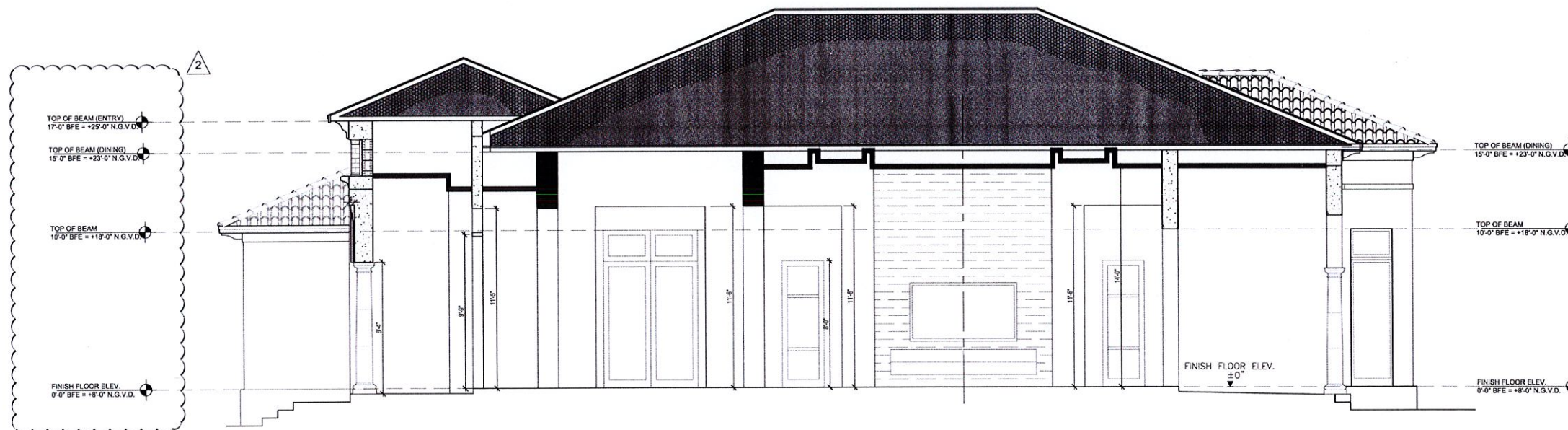
BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A302

FW Date:
Drawn By:
Date Drawn: 06-25-15
REVISED: 08-15-15
Checked By: LK



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



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

PERMIT SET

FW Date:
Drawn By:
Date Drawn: 08-25-15
REVISED: 08-25-15
Checked By: LK

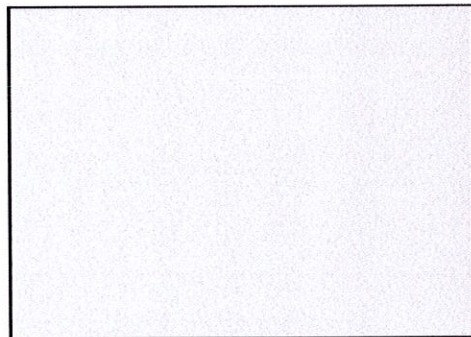
NEW RESIDENCE
1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

JEFF FALKANGER
OCT 13 2015
AR 4650

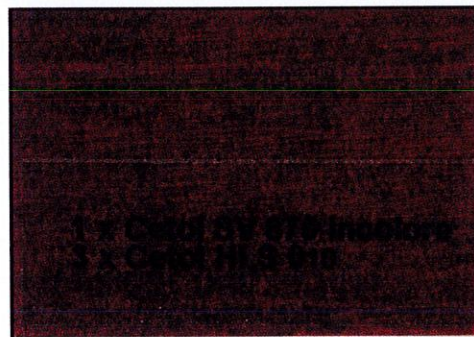


BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A303



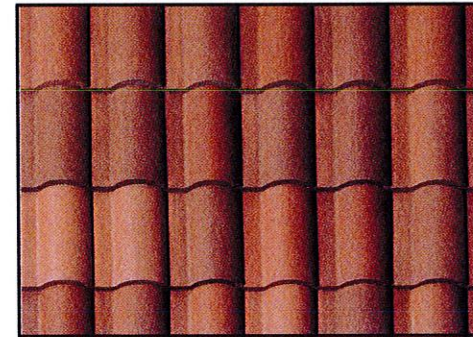
BUILDING COLOR
SHERWIN WILLIAMS
SW7000



WOOD STAIN
SIKKENS DARK OAK 009



STONE CLADDING
AND TRIM
LIME STONE



ROOF TILE
BORAL, SANGRIA BLEND
"s" TILE



DRIVEWAY
TURKISH TRAVERTINE

PERMIT SET

NEW RESIDENCE

1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:

Scale:

SHT. A000

FW Date:
Drawn By:
Date Drawn:
REVISED:
Checked By:

AGENDA ITEM REPORT

October 20, 2015

ITEM NUMBER: 4.

ITEM:

Request for approval for revisions for "Bijou" (Formerly "La Boutique") located at 9521-41 E. Bay Harbor Drive, Lots 3-4 of Block 1. The Board approved the project on December 3, 2013. Since the original approval from the P&Z Board, the property has changed ownership as has the architect of record. The new Developers are proposing to modify several areas. Staff has reviewed each modification and determined the changes requires PZB re-approval. Enclosed please find the site plan and elevations.(Item #4A)

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.	Staff Report	PZB Staff Report - Revisions - Oct 14 2015.pdf
2.	Site Plan & Elevations	BijouLaBoutiqueRevisions.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: October 14th, 2015

Subject: Bijou (Formerly La Boutique)
9521-41 East Bay Harbor Drive
Proposed Revisions from Original PZ Board Approval
Bay Harbor Islands Acct. No. MB2013-123
MMPA Acct. No. 01-0702-0974

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated October 14th, 2015 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 9521-41 East Bay Harbor Drive

Legal Description: Lots 3 and 4 of Block 1, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

In late-2013 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board approved the Site Development Plan on December 3rd, 2013 subject to several conditions as noted in Resolution No. 1187. This 2-lot development included forty-one (41) DU, which required the developer to obtain 23 TDR units. Building Permit plans for this development have not yet been submitted to the Town. The applicant received a legislative House Bill extension (expires 12/3/16). Our records reflect that the developer arranged to acquire 18 TDRs from the Cambridge Townhouse Condo, which were approved by the Town Council on December 2nd, 2013. According to our records, five (5) TDR units must still be acquired prior to the issuance of Building Permits. Therefore, initial construction has not yet commenced.

Since the original PZ Board approval, the property has changed ownership, as has the architect of record. MMPA / Town staff met with the new developers on September 17th, 2015 to discuss the requested revisions to the project. The developers are proposing to modify several areas of the plans after approval by the PZB. The building elevations, rooftop recreation area, parking levels and common areas on the floors, as well as several other areas, are requested to be changed. The requested changes do not appear to be related to any Building / Fire Code requirements. If plan refinements are simply "desired" by the developer that differ from the PZB approved plans, staff reviews each modification and determines if the changes require PZB re-approval. The PZB spends most of its review time on detailed exterior appearances, but also site design and interior layouts. It is expected that on occasion Building Codes / Fire Codes require certain plan refinements; however, if conflicts occur they are discussed and plan modifications / re-approvals may be necessary. Despite requests by the Town in the past, the Miami-Dade County Fire Department does not attend / review / comment on site plan applications during DRC processing, as is common in most communities. This concurrent review would afford a project designer knowledge of preliminary Fire Department issues, such as fire staging areas, access into, out of and around buildings, etc. A standard Town condition is that if the M-D Fire Department requires any substantial site design changes, the Town will review the requested changes, and may require the re-approval of a revised Site Development Plan.

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

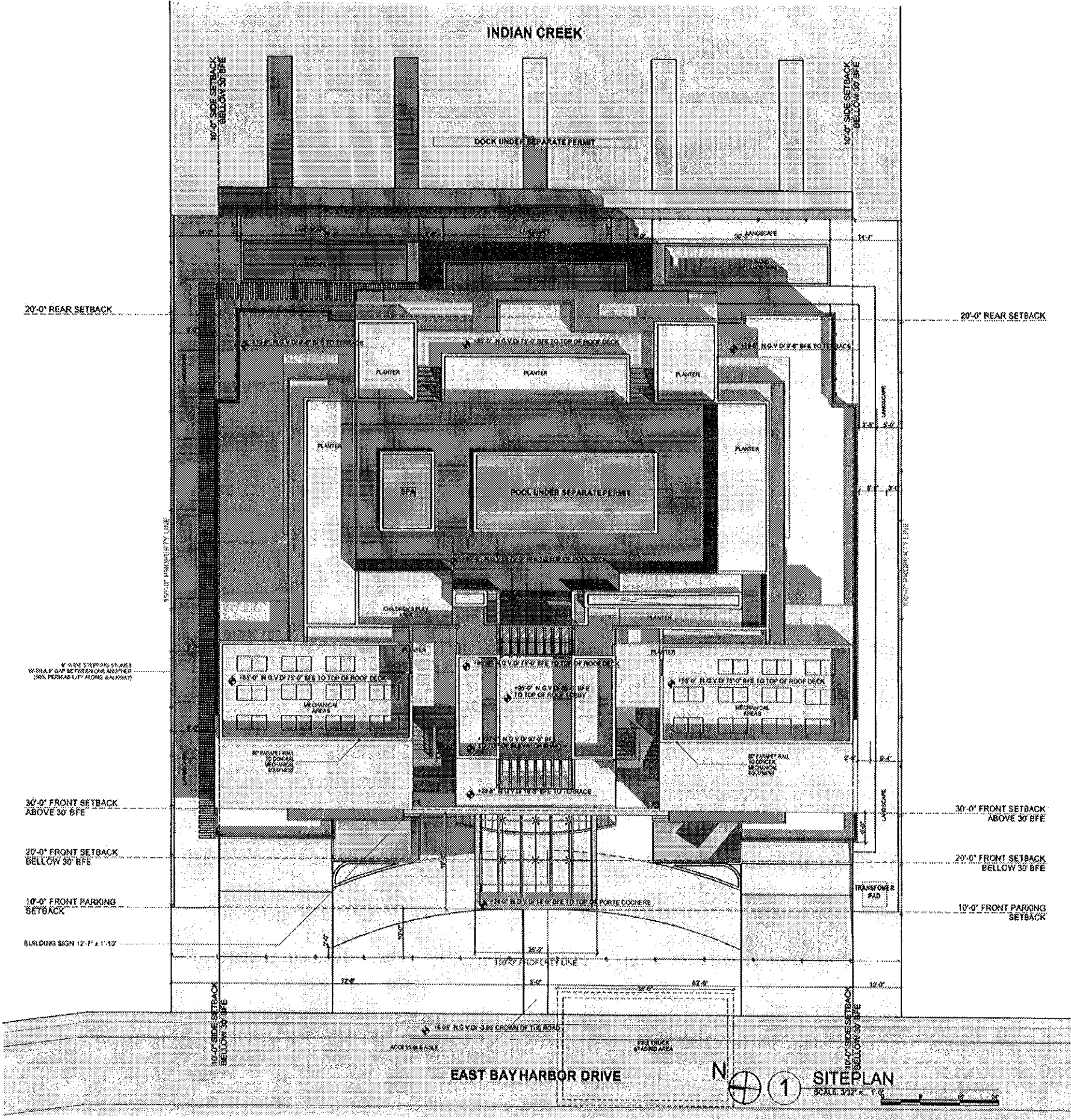
"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount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

ALTERATIONS SOUGHT SINCE DECEMBER 2013 P&Z BOARD APPROVAL

MMPA notes the following alterations from the 12/03/13 PZB approved plans:

- 1) The layout of the parking garage / common floor areas has changed significantly from the PZB approved plans. A lounge area was added on the second floor with an exterior stair case leading to the rear yard. This shifted some of the required parking spaces to the first level parking garage which changed significantly (layout, more mechanical lifts, depressed deeper below grade). **PZB approval is being requested for the new design.**
- 2) The layouts of the residential floors changed slightly from the PZB approved plans. The gym on Level 3 was relocated to Level 2 (reduced in size) and replaced with a residential unit. Level 9 was originally approved with 6 DU but has since been reduced to 5 DU as a unit was moved to the previously approved location of the gym on Level 3; some of the units on Level 9 were increased in size. The proposed revisions do not change the overall number of DU; 41 DU are approved and still proposed. **PZB approval is being requested for the new design.**
- 3) The storage unit locations differ than the PZB approved plans. All of the storage units have been relocated to Levels 1 and 2. Previously the approved plans showed storage units on each residential floor. **PZB approval is being requested for the new design.**
- 4) The roof plan has changed slightly from the PZB approved plans. Planters were modified to allow for more seating and a Fire Department room was added. MMPA believes this change is not substantial.
- 5) The building elevations have changed slightly from the PZB approved plans. The design at the Roof Level has changed slightly. The most noticeable changes are to the South and East Elevation at the second level. The applicant is proposing to add windows for the lounge area and add an exterior staircase leading to the rear of the property (East Elevation). **PZB approval is being requested for the new design.**

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Atlanta
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2013 REVUELTA ARCHITECTURE
REVUELTA ARCHITECTURE
1 2013 REVUELTA ARCHITECTURE
1 2013 REVUELTA ARCHITECTURE

DESIGN BY

LA BOUTIQUE
AP0007972
REVUELTA

LA BOUTIQUE
6021-111 E BAY HARBOR DRIVE, MIAMI BEACH, FLORIDA

OWNER INFORMATION

611 SOUTH
ISLAND LLC
1800 111 E 20th
Avenue, Suite 1011,
Aventura, Florida
33180

SCHEMATIC
DESIGN

Revuelta Architecture

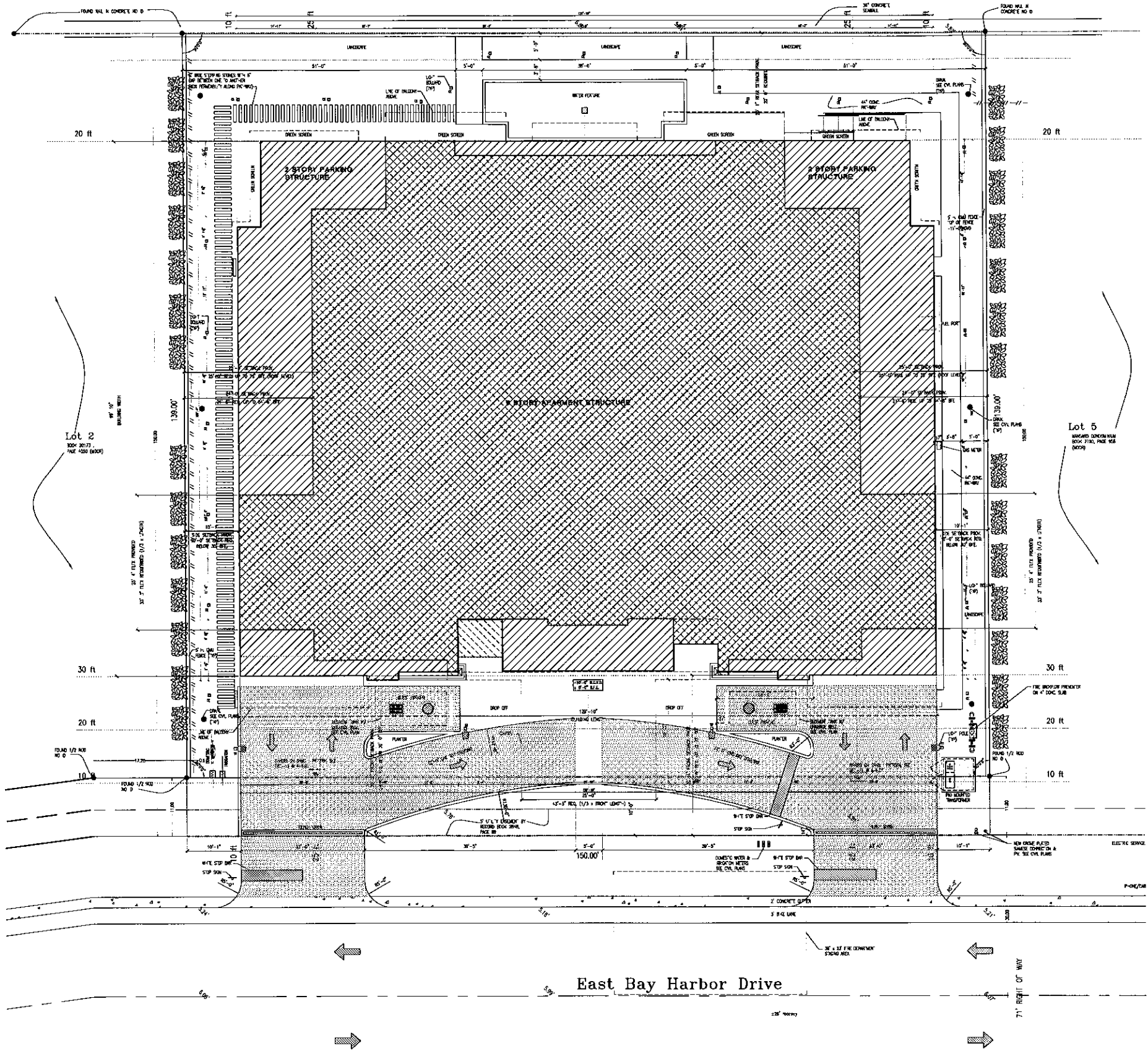
CONSULTANTS

Date
11/16/2013
Drawing
AD
Check by
LGT
Scale
As Shown
Project No.
1318

A-100

APPROVED PZB 12-3-13

Indian Creek Waterway



East Bay Harbor Drive

PROPOSED 10-15

SITE PLAN

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

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED. SO THAT PROPER CORRECTIONS BE MADE. FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

CLIENT
JCQ BAY HARBOR, LLC.
1001 BRICKELL BAY DRIVE, SUITE 2110
MIAMI, FL 33131
T 305 540 1950

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2050 SW 27th AVENUE, SUITE 110
MIAMI, FL 33135
T 305 540 5000 / F 305 540 5040

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
3901 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
T 305 367 0211 / F 305 367 0372

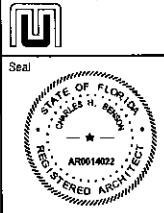
STRUCTURAL ENGINEERS
ARBAB ENGINEERING, Inc.
3303 NE 163 STREET, SUITE 201
NORTH MIAMI BEACH, FL 33160
T 305 940 3088 / F 305 940 3273

M/E/P ENGINEERS
Florida Engineering Services
34 NW 18th Street
NORTH MIAMI BEACH, FL 33160
T 305 663 0212

LANDSCAPE ARCHITECT
J.F.S. DESING Inc.
1833 NW 140TH STREET
POMEROY PARK, FL 33069
T 305 440 1552 / F 305 556 3742

BIJOU
9621 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

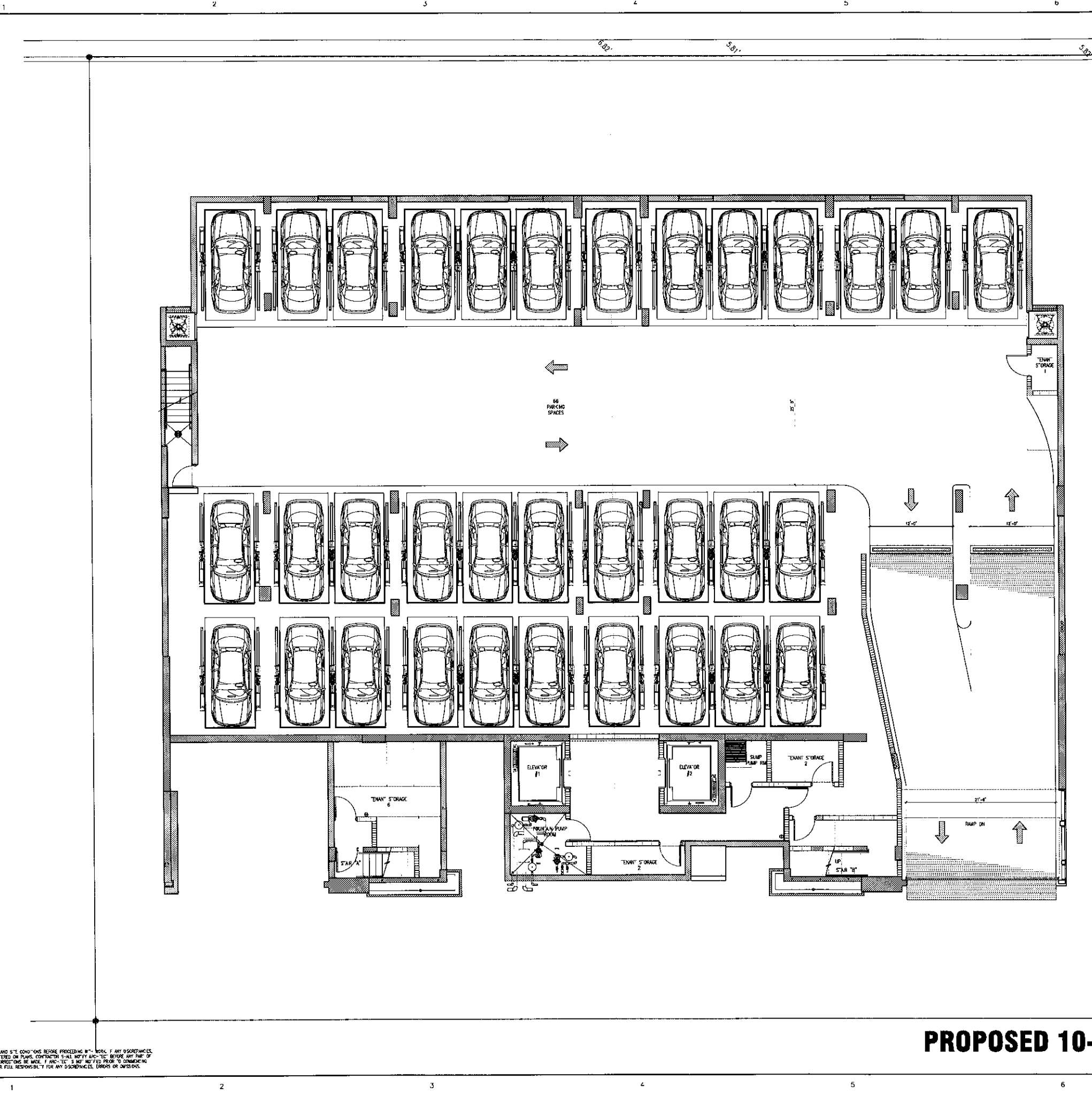
Project:
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
interiors planner architect
1965 WASHINGTON AVE., 2nd FLOOR MIAMI BEACH, FLORIDA 33139
T 305 532 6161 / F 305 532 6151
ARCHITECTURAL LICENSE NO. AR 14022
NCARB CERTIFICATE NO. 42136



Revised:

SITE PLAN
21406 08/04/2014
A-100

E
D
C
B
A



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED AND THAT PROPER CORRECTIONS BE MADE. PLANS, SPECIFICATIONS AND NOTED PRIOR TO COMMENCING OF THE WORK. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PROPOSED 10-15

1st LEVEL PARKING
FLOOR PLAN
SCALE: 1/4" = 1'-0"



**1st LEVEL PARKING
FLOOR PLAN**
21406 08/04/2014
A-101

CLIENT
JCG BAY HARBOR, LLC.
1001 BRICKELL BAY DRIVE, SUITE 2110
MIAMI, FL 33131
T 305 749 1930

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2850 SW 27th AVENUE, SUITE 110
MIAMI, FL 33133
T 305 950 5000 / F 305 950 5040

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
3900 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
T 954 387 0211 / F 954 387 0372

STRUCTURAL ENGINEERS
ARBAZ ENGINEERING, Inc.
3303 NE 163 ST, SUITE 701
NORTH MIAMI BEACH, FL 33160
T 305 845 3088 / F 305 845 3373

M/E/P ENGINEERS
Florida Engineering Services
34 NW 15th Street
NORTH MIAMI BEACH, FL 33160
T 305 553 0212

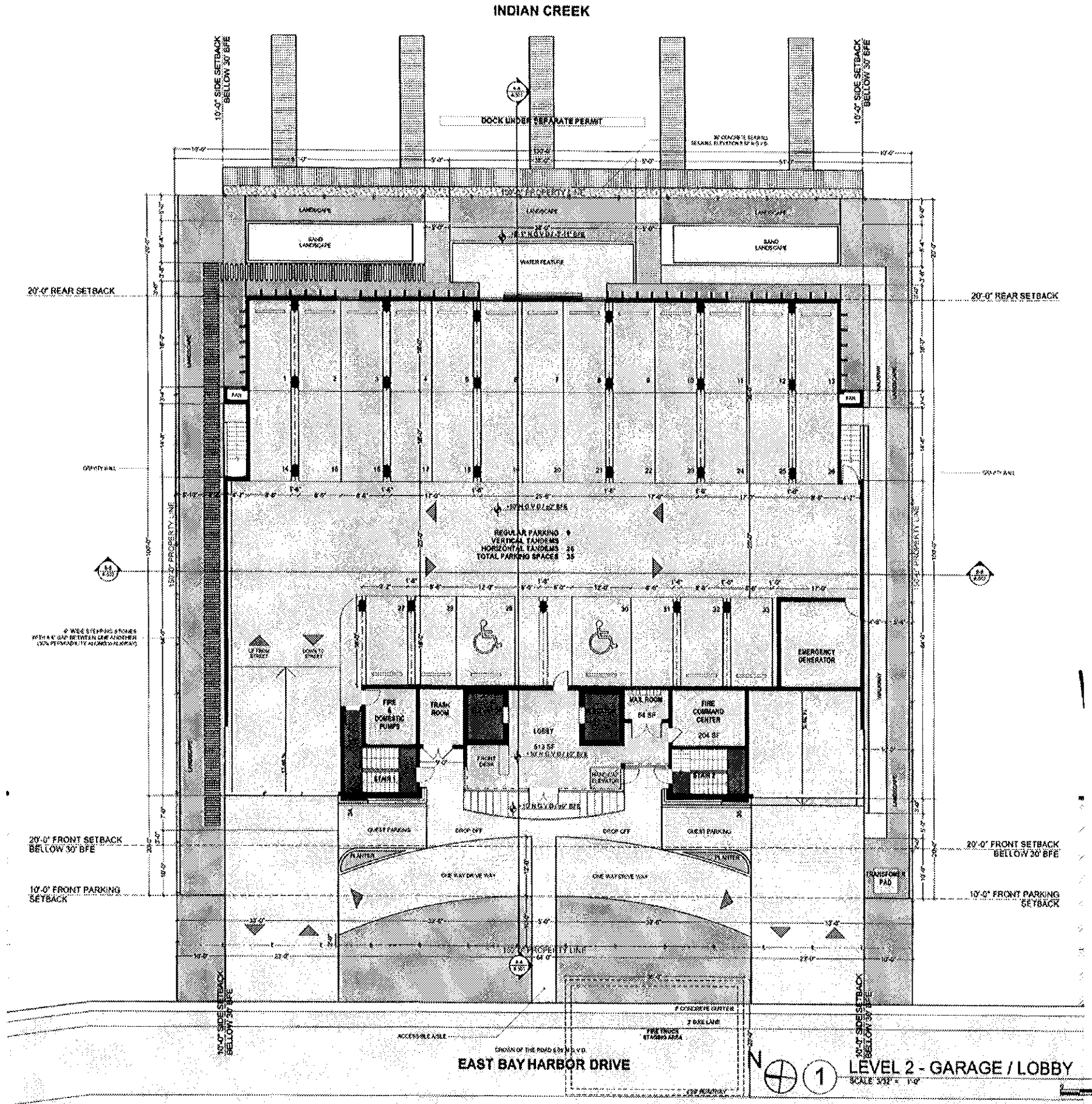
LANDSCAPE ARCHITECT
J.F.S. DESIGNS Inc.
1833 NW 140TH TERR
PENSACOLA PINES, FL 33308
T 954 417 1852 / F 305 556 0742

Project:
BIJOU
9521 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
interiors planner architect
1805 WASHINGTON AVE., 2nd FLOOR MIAMI BEACH, FLORIDA 33139
T 305 532 6161 / F 305 532 6151
ARCHITECTURAL LICENSE NO. AR 14022
NCARB CERTIFICATE NO. 42,136

Seal

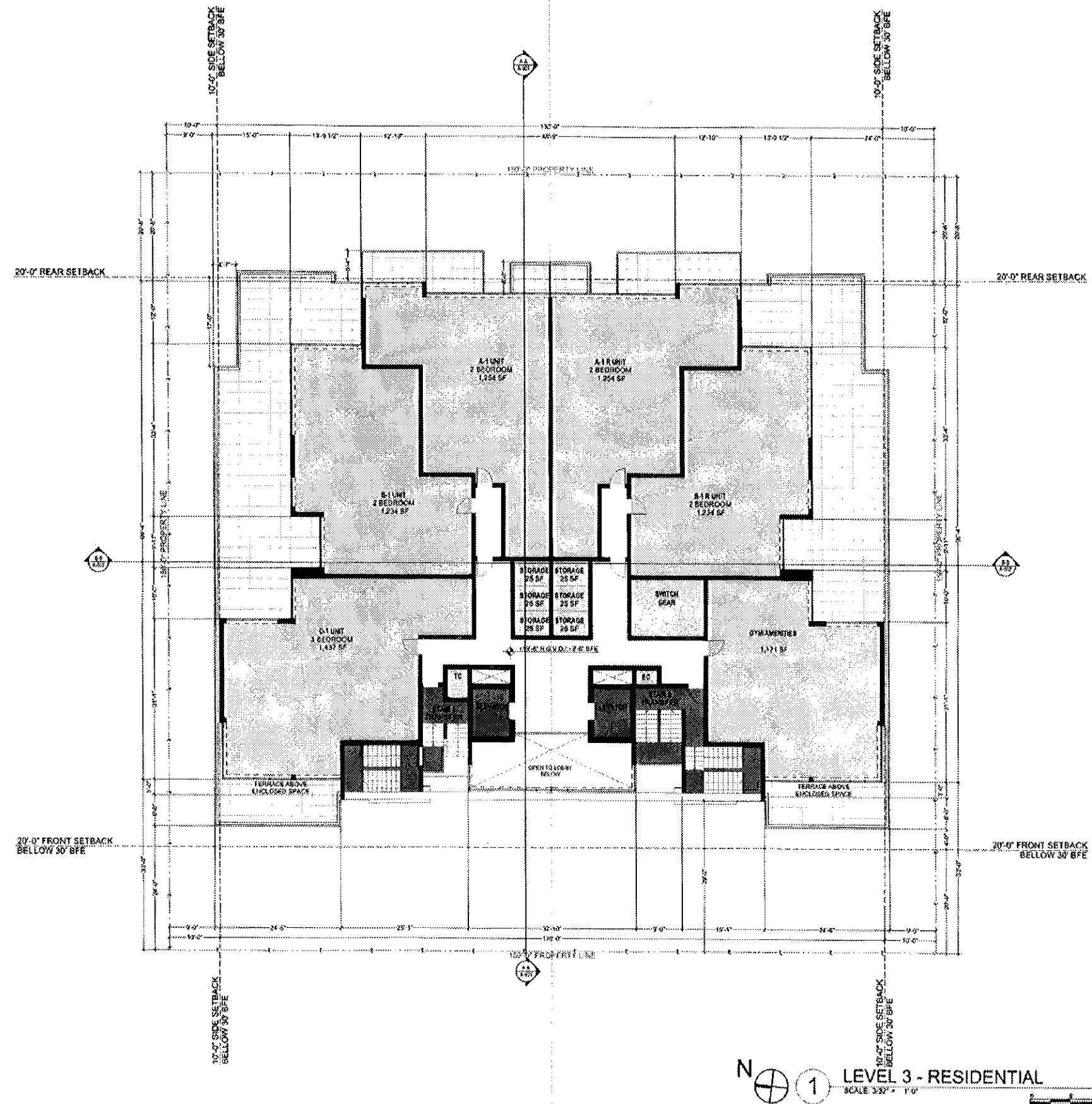
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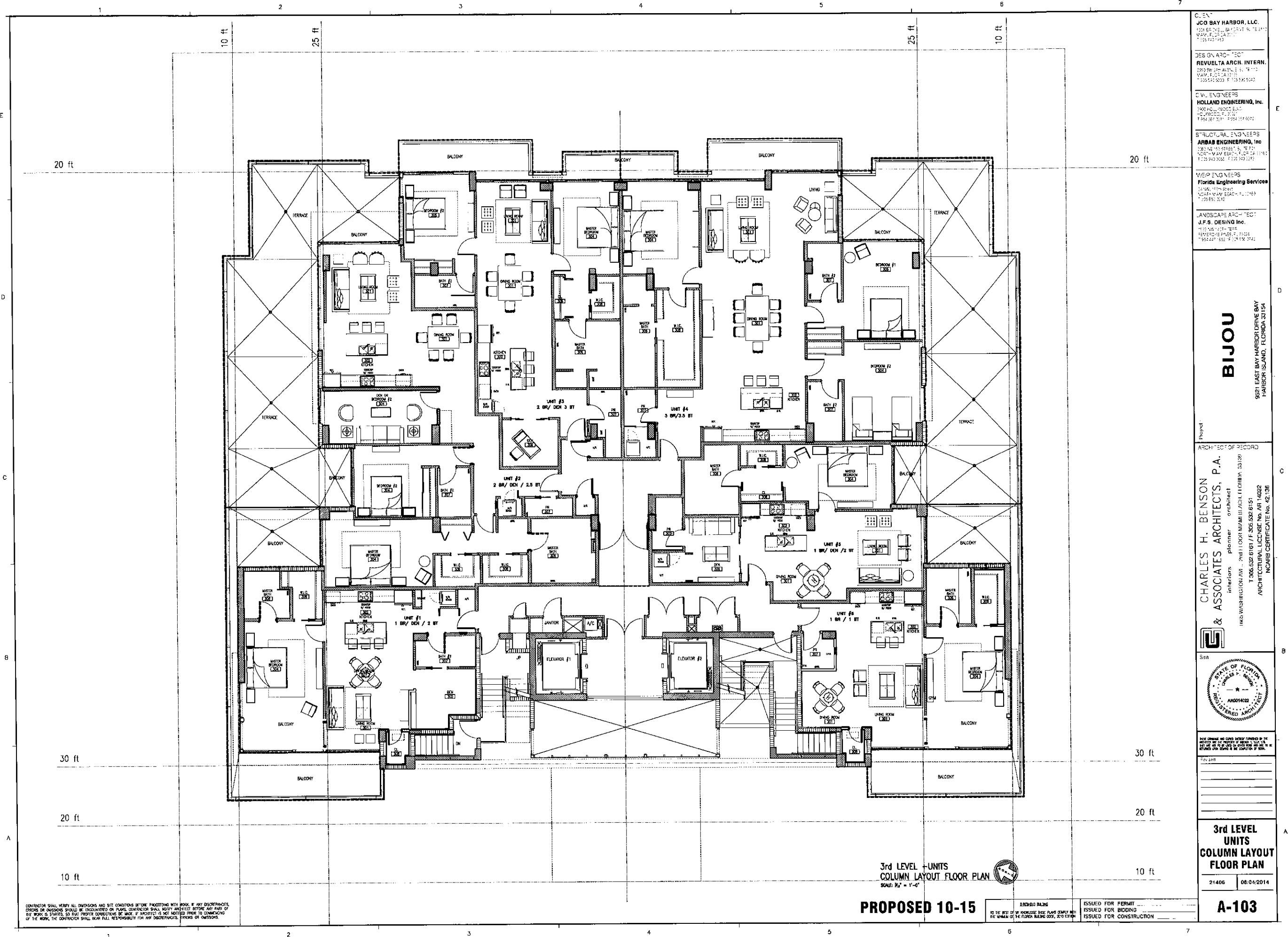


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LANDSCAPE ARCHITECT
J.F.S. OESING Inc.
1833 NW 140TH TER.
PEMBROKE PINES, FL 33028

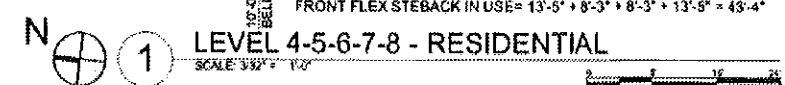
9521 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154





COEXISTANTS

A-104





CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED. NO "A" PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

4th LEVEL - UNITS
COLUMN LAYOUT FLOOR PLAN
SCALE: $\frac{3}{8}" = 1'-0"$

PROPOSED 10-15

THESE OLD BUILDING

TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM OF THE FLORIDA BUILDING CODE 2010 EDITION

ISSUED FOR PERMIT _____
ISSUED FOR BIDDING _____
ISSUED FOR CONSTRUCTION _____

CLIENT
JCG BAY HARBOR, LLC.
1001 BRICKELL BAY DRIVE, SUITE 2110
MIAMI, FLORIDA 33131
T 305.740.1850

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2950 SW 27TH AVENUE, SUITE 110
MIAMI, FLORIDA 33133
T 305 590 5000 / F 305 590 5040

CML ENGINEERS
HOLLAND ENGINEERING, Inc.
3900 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
T 954.367.0371 / F 954.367.0372

STRUCTURAL ENGINEERS
ARBAS ENGINEERING, Inc
3363 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
T 305.940.3088 / F 305.940.3273

M/E/P ENGINEERS
Florida Engineering Services
34 NW, 168th Street
NORTH MIAMI BEACH, FL 33189
T 305.653.0212

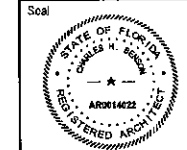
LANDSCAPE ARCHITECT
J.F.S. DESING Inc.
1633 NW 140TH TERR.
PEMBROKE PINES, FL 33028
T 954.447.1852 / F 305.556.0742

BIJOU

36521 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

Project: ARCHITECT OF RECORD

**CHARLES H. BENSON
& ASSOCIATES ARCHITECTS, P.A.**
interiors planner architect
5665 WASHINGTON AVE., 2nd FLOOR MIAMI BEACH, FLORIDA 33139
T 305.532.6161 / F 305.532.6151
ARCHITECTURAL LICENSE NO. AR114022
NCARB CERTIFICATE NO. 42-130

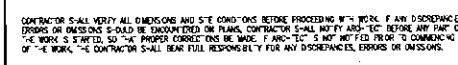


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**4th LEVEL
UNITS
COLUMN LAYOUT
FLOOR PLAN**

21405	08/04/2014
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A-104A

**PROPOSED 10-15**

THIRD-GRAD BUILDING
TO "THE BEST" OF MY KNOWLEDGE THESE PLANS COMPLY WITH:

ISSUED FOR PERMIT _____
ISSUED FOR BIDDING _____

**9th LEVEL
UNITS
COLUMN LAYOUT
FLOOR PLAN**

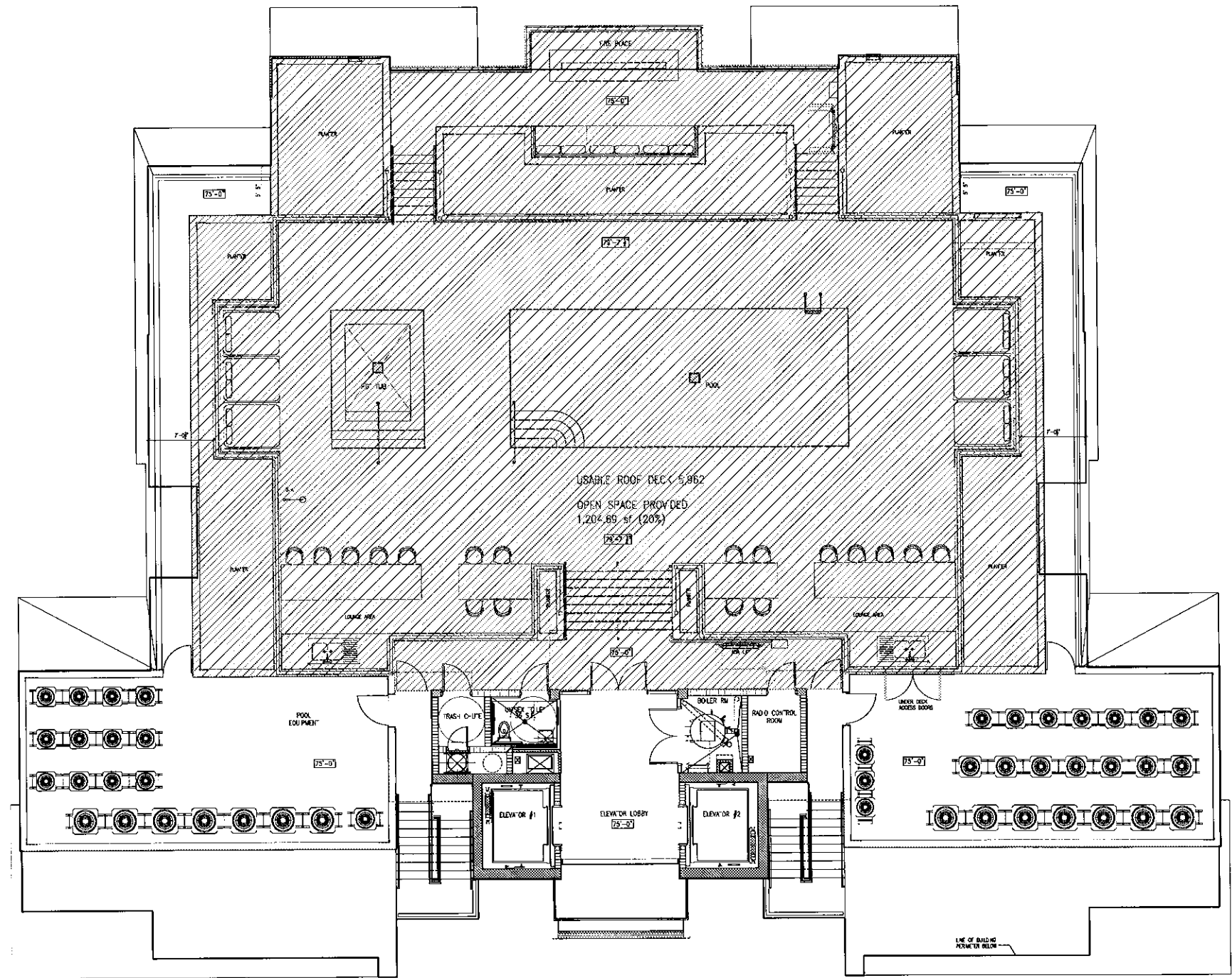
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON FIELD, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED SO THAT PROPER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

PROPOSED 10-15 ROOF LEVEL FLOOR PLAN
SCALE: 3/8" = 1'-0"



ROOF LEVEL FLOOR PLAN
21406 08/04/2014
A-106

CLIENT
JCG BAY HARBOR, LLC.
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MIAMI, FL 33131
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HOLLYWOOD, FL 33021
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STRUCTURAL ENGINEERS
ARBA ENGINEERING, Inc.
3363 NE 163 STREET, SUITE 101
NORTH MIAMI BEACH, FL 33160
T 305.940.3088 / F 305.940.3273

M/E/P ENGINEERS
Florida Engineering Services
34 NW 16th Street
NORTH MIAMI BEACH, FL 33156
T 305.658.0212

LANDSCAPE ARCHITECT
J.F.S. DESIGN Inc.
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PENSACOLA, FL 32508
T 904.447.1852 / F 904.558.0742

Project:
BIJOU
9821 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
interiors planner architect
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T 305.532.6161 / F 305.532.6151
ARCHITECTURAL LICENSE NO. AR 14022
NCARB CERTIFICATE NO. 42,136

Seal

Revised



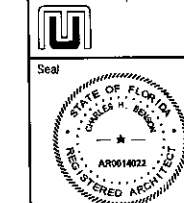
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LANDSCAPE ARCHITECT
J.F.S. DESING Inc.
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PEMBROKE PINES, FL 33028
T 954.447.1852 / F 305.858.0742

Bijou

3521 EAST BAY HARBOR DRIVE BAY

**CHARLES H. BENSON
& ASSOCIATES ARCHITECTS, P.A.**
interiors planner architect
1665 WASHINGTON AVE., 2nd FLOOR MIAMI BEACH, FLORIDA 33139
T 305.532.6161 / F 305.532.6151
ARCHITECTURAL LICENSE NO. AR 14022



Rev sed

WEST ELEVATION

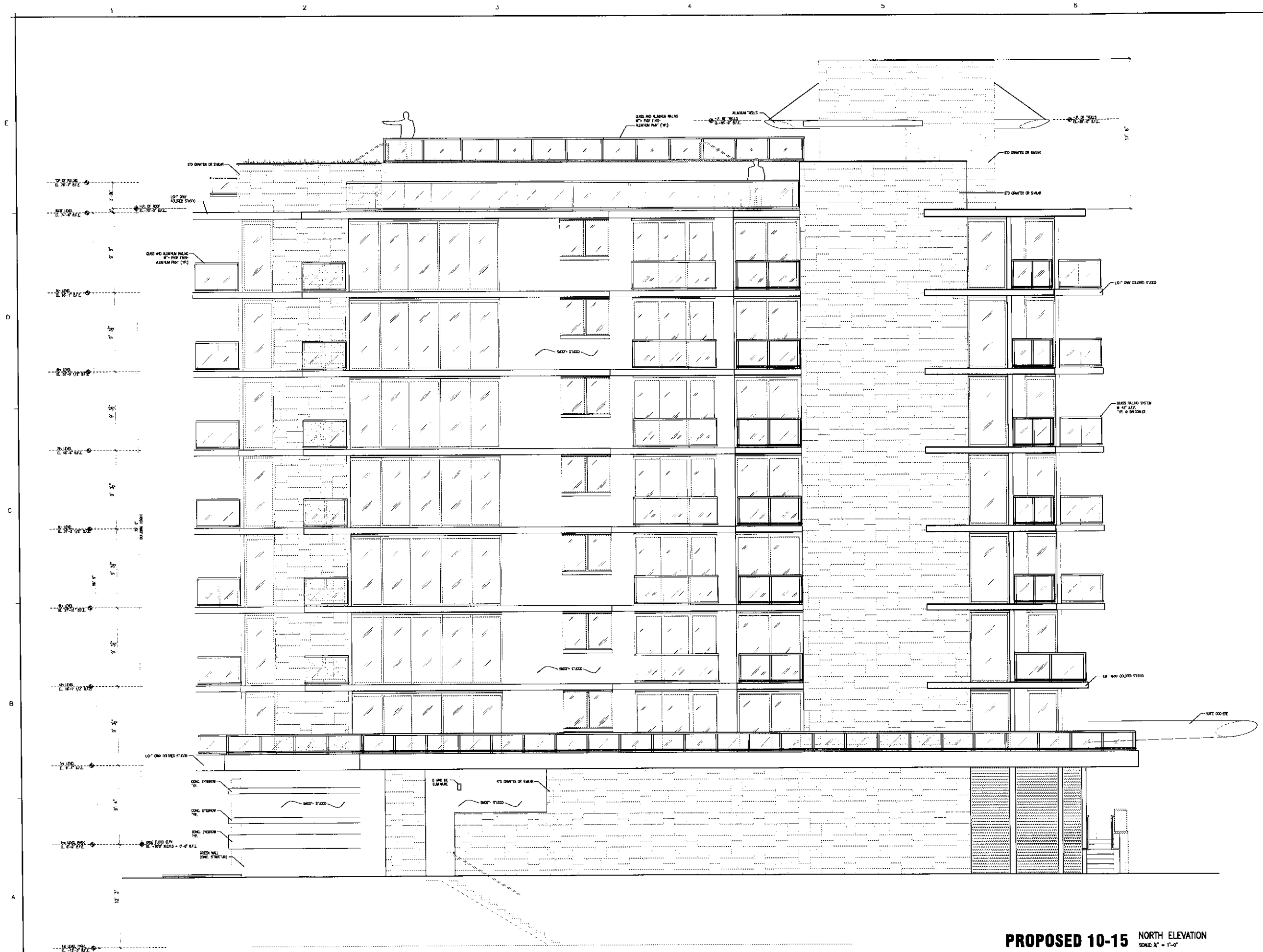
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A-401

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

TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM OF THE FLORIDA BUILDING CODE, 2010 EDITION	ISSUED FOR PERMIT _____ ISSUED FOR BIDDING _____ ISSUED FOR CONSTRUCTION _____
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. FURTHER, IT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PROPOSED 10-15 NORTH ELEVATION
SCALE: 1" = 1'-0"

<u>EXISTING BUILDING</u> "TO THE BEST OF MY KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM OF THE FLORIDA BUILDING CODE, 2010 EDITION"	ISSUED FOR PERMIT _____ ISSUED FOR BIDDING _____ ISSUED FOR CONSTRUCTION _____
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CLIENT
JCG BAY HARBOR, LLC.
1001 BRICKELL BAY DRIVE, SUITE 2110
MIAMI, FLORIDA 33131
T 305 740.1990

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VE BAY
33154

JOHN
HARBOR DRIVE
AND, FLORIDA

BI
521 EAST BAY
HARBOR ISLAND

Object :

ARCHITECT OF RECORD
P.A.
33139

INSON
ECTS,
rchitect
EACH, FLORIDA
.6151
AR 14022
No. 42,136

H. BE
ARCHIT
anner and
FLOOR MIAMI B
161 / F 305.532
LICENSE No.
CERTIFICATE N

CHARLES ASSOCIATES
Interiors
1000 AVENUE, 2nd
T 305.532.61
ARCHITECTURAL
NCARB

CH
& ASS
in
1865 WASHINGTON
AF

Soal



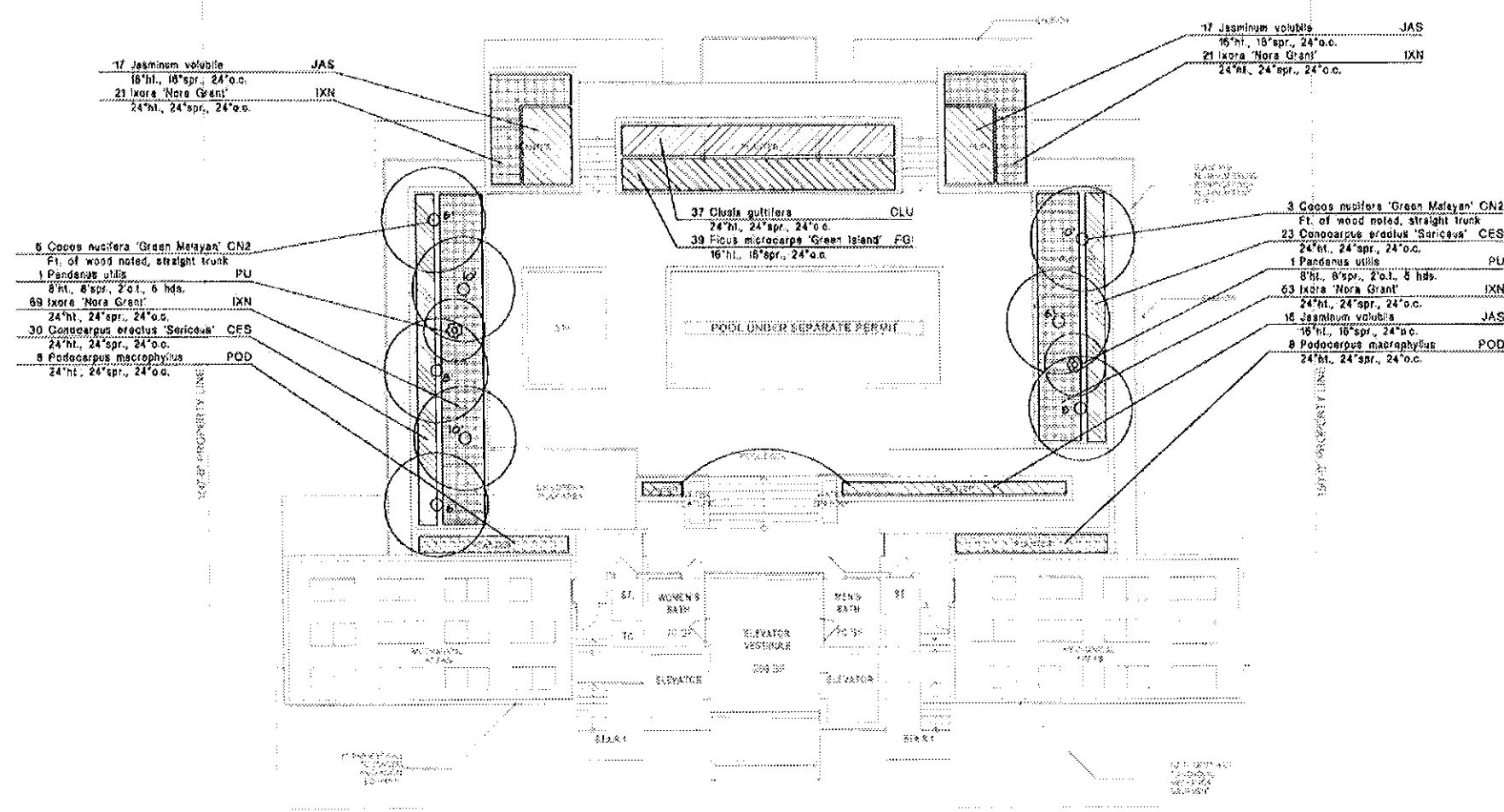
REGISTERED ARCHITECT

Rev sed

NORTH ELEVATION

21406	08/04/2014
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A-404



SYM.	ITEM	SPECIFICATION	QTY.
CN2	Cocos nucifera 'Green Malaysian'	Ft. of wood noted, straight trunk	8
PU	Pandanus utilis	8'ht., 8'spr., 2'o.t., 8 hds.	2
CES	Conocarpus pruriens 'Saricosa'	24'ht., 24'spr., 24'o.c.	53
CLU	Clusia guttifera	24'ht., 24'spr., 24'o.c.	37
FGI	Ficus microcarpa 'Green Island'	16'ht., 18'spr., 24'o.c.	39
IXN	Ixora 'Nora Grant'	24'ht., 24'spr., 24'o.c.	164
JAS	Jasminum volubile	16'ht., 18'spr., 24'o.c.	49
POD	Podocarpus macrophyllus	24'ht., 24'spr., 24'o.c.	18

APPROVED PZB 12-3-13

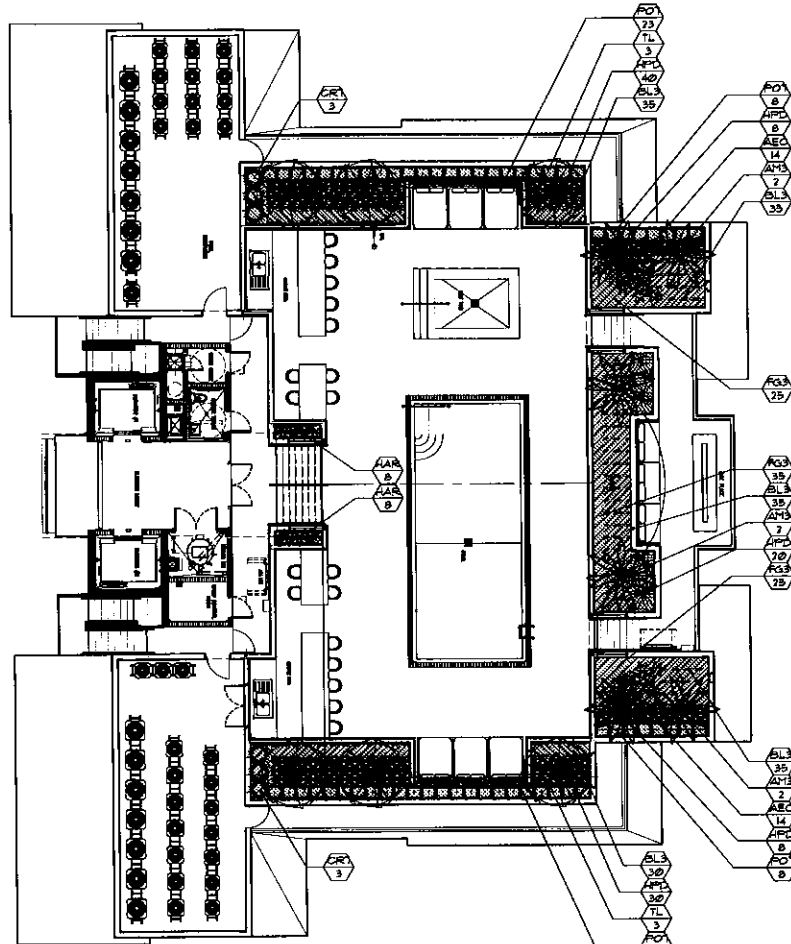


Project Name
La Boutique
Bay Harbor Island, Florida
Drawing Title
LANDSCAPE PLAN - DECK LEVEL

ROBERT ROY
Landscape Architect-Professional
412 North Andrews Avenue
Fort Lauderdale, FL 33301
Florida License Number: 14353
Fax: 561-852-0722
Phone: 561-852-0724
rroy@robertroy.com

Florida License No. 0000096
Drawn
HH
Project No.
18029
CAD File No.
18029
Date
11/21/2018
Scale
1"=10'-0"
Drawing No.

L-3



PLANTING SOIL:
SEE NOTE BELOW PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FILTER FABRIC BY "POLY FILTER" BY CARTHAGE MILLS INC. CINCINNATI, OH, OR APPROVED EQUAL.

3/4" BALLAST ROCK OR APPROVED EQUAL 3'-4" DEPTH TO BE INSTALLED BY GENERAL CONTRACTOR.

PROTECT DRAINAGE PIPE AS INSTALLED BY GENERAL CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO HAVE ALL DRAINAGE PIPE INSTALLED AND CONNECTED PRIOR TO BACKFILLING WITH BALLAST ROCK, FILTER FABRIC, ETC. CONTRACTOR SHALL ALSO COORDINATE ALL IRRIGATION INSTALLATION TO INSURE COMPLETE OPERATION LOGISTICS REGARDING IRRIGATION AND DRAINAGE.

TYPICAL LANDSCAPE PLANTER

N.T.S.

PLANTING SOIL:
SEE NOTE BELOW PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FILTER FABRIC BY "POLY FILTER" BY CARTHAGE MILLS INC. CINCINNATI, OH, OR APPROVED EQUAL.

3/4" BALLAST ROCK OR APPROVED EQUAL 3'-4" DEPTH TO BE INSTALLED BY GENERAL CONTRACTOR.

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TYPICAL LANDSCAPE PLANTER

N.T.S.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTERS WITH AN APPROVED SOIL MIX.

CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL MIX. THE MIX SHALL BE A SPECIAL MIX TO PROVIDE POROSITY FOR DRAINAGE AND CONTAIN AMENDMENTS (PERLITE OR SIMILAR) TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE AS PER ATLAS FEAT AND SOIL OR FOR WATERS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING:

1. SILICA
2. SOIL
3. COMPOST
4. PERLITE
5. SHAYING

THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4" FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. I WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

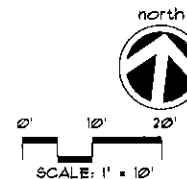
WALL REINFORCEMENT, DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDIENT PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED TULCH OR AN APPROVED EQUAL. SEE "LANDSCAPE NOTES".

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIMEN PLANT MATERIAL (ALL PALMS AND TREES) TO THE L.A. FOR APPROVAL PRIOR TO PLANTING.

ROOF LEVEL PLANTLIST				
SYML	NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
TREES				
TL	6	TREE LIQUSTRUM	Liquidum japonicum	FL. FANCY, 8' x 8' full crown
PALMS				
AMS	6	CHRISTMAS PALM	Adonidia merrillii	FS, 10' o.c., TPL, full head
SHRUBS				
CRT	6	PITCH APPLE	Clusia rosea	1 GAL, 36" H, 36" O.C. FTB.
WPD YEB	106	DWARF FIREBUSH	Hamelia nodosa	3 gal, 18" x 18" 18" o.c.
PD1	62	PODOCARPUS HEDGE	Podocarpus spp.	1 gal, 36" x 24", full heavy
ACCENT PLANTS AND GROUNDCOVERS				
ABC	28	ARCHAEA BROTHERHOOD	Anemone blanchetiana 'Orange'	3 gal, 18" x 18" 18" o.c.
HAR	16	ARCHAEA 'LITTLE HARRY'	Anemone spp.	12" container, 18" o.c.
BL3	135	BLUEBERRY FLAX LILY	Dianella leucomela	3 gal, 18" x 18" 18" o.c. full
FG3	85	'GREEN ISLAND' FIGS	Ficus 'Green Island'	3 gal, 18" x 18" 18" o.c. full
PD1	1	PODOCARPUS TOPIARY	Podocarpus sp.	18 gal, 5'-6" TOPIARY
SVL	65	SANSEVIERIA 'LAURENTII'	Sansevieria trifasciata	3 gal, 18" x 18" 18" o.c. full
TOPSOIL:				
10' o.c.	2	12" MIX FOR PLANTING PER ATLAS FEAT AND SOIL FOR PLANTERS		
		* BASED UPON A 3" DEPTH FOR EACH PLANTER		
MULCHING:				
12 O.Y.W.	1	PINE BARK MULCH		3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL
		PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION		
...		TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND SHALL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.		



ROOF LEVEL-POOL LANDSCAPE PLAN

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DEER FOR REMOVAL OR RELOCATION OF ANY TREES OR PALMS FROM THIS PROPERTY.

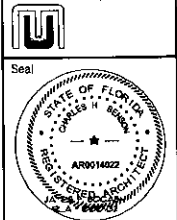
SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.

PROPOSED 10-15

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED. NO TIME FOR CORRECTIONS IS MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

BIJOU
9521 EAST BAY HARBOR DRIVE BAY HARBOR ISLAND, FLORIDA 33154

Project:
ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
interiors planner architect
1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
T 305.532.6161 / F 305.532.6151
ARCHITECTURAL LICENSE NO. A114022
NCARB CERTIFICATE NO. 42,136



Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend (Worksheet)
Multi-Family Residential - Townhouse Sites (RM-1, RM-2, RM-3)
Site Address: 9521-9541 EAST BAY HARBOR DRIVE, Bay Harbor Islands, FL 33154
ROOF DECK
Required Provided
A. Open Space Requirement
REQUIRED: 15% OF ROOF DECK AREA
10,112.85 X 15% = 1,517 S.F.
PROVIDED: ROOF DECK OPEN SPACE
1,547 S.F.
Revised:
21406 08/04/2014
L-3

AGENDA ITEM REPORT

October 20, 2015

ITEM NUMBER: 5.

ITEM:

Approval of minutes of the Board meeting held on July 21, 2015 (Item #5A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	P & Z Minutes 7.21.15 (2)	7-21-15 DRAFT2.docx
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**MINUTES OF THE PLANNING AND ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, July 21, 2015 at 7:12 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Roberto Gambach

Board Member Jaime Schapiro

Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

At this time Assistant Town Attorney Simone swore in the public speaking at the meeting.

Item 1. Request for approval for a new multi-family dwelling for "Florida 03" located at 1135 103 Street, Tract F. The developers are proposing to construct a twenty-nine (29) dwelling unit mid-rise residential development. The proposed units range from 3,104 to 4,664 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one trapezoidal shaped building positioned on top of a one story parking garage structure that is partially below grade. The building has 7 stories in height (7 floors of residential over one floor of parking garage @ max. 75 feet above BFE. The developer will not be required to obtain any Transfer of Development Rights (TDR).

Project Director, Joel Reed, 1101 Brickell Ave., came forward to address the Board. He introduced the team, which included P3 Investment, LLC, Project Designer Luis Revuelta, Pininfarina Group, and Landscaped Architect Christopher Crawle. He explained that the property received Historic Designation by the Miami-Dade County Historic Preservation Office in April. On June 30th, 2015, the Miami Dade County Commission overturn the appeal. He stated that the project has been enhanced and the applicant seeks the Board's approval to move forward with construction phase.

Managing Director, Mateo Delizio, 9551 Brickell Ave., came forward to address the Board. He explained that the team would be collaborating with Pininfarina, a well know company in Italy, with offices in Germany and China. He felt Pininfarina would be offering their legacy to this project and Bay Harbor Islands would be great to incorporate the European design.

Architect, Luis Revuelta, 2950 SW 27 Ave., came forward to address the Board. He was honored to have been selected to work together with Pininfarina, and added it was the best collaboration so far. The level

of quality was the very best. He explained that the applicant was proposing to reduce the density to 29 units, instead of the existing 35 units. No variances or encroachment would be required and two (2) guest parking spaces would be available onsite. He also stated that details of the existing building were incorporated to create strong geometric elements that are typical of Mimo architecture.

Landscape Architect, Christopher Crawle, 786 79 St., came forward to address the Board. He was honored to have the opportunity to work with Pininfarina and Architect Luis Revuelta. He explained that the proposed project was a very modern building and stated that the landscaping inspiration was taken from the Shepard Broad Causeway green open spaces. They were proposing coconut palm trees with iconic tone in the side yard; native trees to provide screening to the adjacent property and 25 to 30 feet tall trees in the front area to transition to the project. He felt that the overall mass was very clean and elegant.

Architect, Johnathan Freida, came forward to address the Board. He explained that the proposed project included Mimo elements with a boomeray shape and open views. The proposed materials included glass mosaic in the front façade; concrete with aqua & blue glass blocks.

PUBLIC COMMENT

Teri D'Amico, 9101 East Bay Harbor Drive, came forward to address the Board. She provided the Board with a handout and felt that the developers failed to provide the Board a view of the neighboring building that the propose project would be overshadowing. She felt that the project had no Mimo elements; no articulation and was not compatible with the neighborhood.

Victor Maya, 1155 103 St., came forward to address the Board. He felt that there was a lack of communication from the developers to the surrounding neighbors. He stated that the wall on the balconies had no articulation and asked to see the view from the roof line. He asked how high the retaining wall was and was also concerned with the noise from the air vent from the underground parking garage.

Marcus Frankel, 10261 E. Bay Harbor Drive, came forward to address the Board. He was very excited about the proposed project and congratulated the team on the great design. He stated that the project was a very modern Mimo design. He felt it would be a valuable addition to the Island.

Salomon Nehmad, 1135 103 St., came forward to address the Board. He felt that there was a lot of corruption between the Town and Miami Dade County. He urged them to be more transparent.

Albert Nehmad, 1805 215 St, Bayside, NY, He asked the why the Board was considering the proposed project when the real estate transaction was not finalized. He added that many homeowners would lose money from the sale of the reference property.

Frances Nuehut, 1060 Kane Concourse, came forward to address the Board. She urged the Board to look at underground parking; she was concerned with the flooding in the garage.

Fredereick Marq, 250 SE Biscayne Dr., Principal of the Grand Beach Hotel. He was happy to see the team collaboration from Pininfarina, and Revuelta Architects.

Morris Broad, 1030 Hardee Road., He came forward to address the Board. He shared the remarks from resident Marcus Frankel and felt that this was a great design with only 29 impressive units. He added that it would be a high quality design.

Jeffrey Koster, 1135 103 St., came forward to address the Board. He agreed with previous comments and felt that it would be great addition to the Island. He also stated that the reason the real estate transaction was not finalized was because Mr. Newman filed a lawsuit.

There was a detailed discussion from the Board on the proposed landscaping; 8 feet retaining wall; open views; front façade paving; wood decking in the rear; 15 feet clearance for the driveway; landscaping plan adjacent to the driveway; garage door materials; roof top; a/c compressors; front entrance landscaping and the proposed materials.

Landscaping Architect, Chris Crawley, came forward to address the Board. He explained that the proposed landscaping plan included a variety of species ranging from coconut palms, louvers, and low planters.

Alex Rueda, Revuelta and Associates, came forward to address the Board. He presented the Board with the proposed materials for the front façade, which included white stone, glass, pavers and concrete wall.

ACTION: Board Member Schapiro made a motion to approve the propose project with the following conditions:

1. To have taller trees at the entrance of the building.
2. To study how to minimize the amount of landscaping in the front of the property to maintain the open views on the west side.

Board Member Telesco seconded the motion and it passed unanimously.

Item 2. Request for approval for a new multi-family dwelling for "Palm Villas at Bay Harbor" located at 1000 99 Street, Lot 1&2 of Block 9. The developers are proposing to construct a fourteen (14) dwelling unit townhouse development. The proposed units range from 2,274 to 2,950 sq. ft. of a/c plus balconies, etc. The proposed design incorporates two rectangular shaped building

positioned east and west on the site - one at the north portion of the site and the other at the south portion of the site. One main driveway connection and two individual DU driveway connection to East Bay Harbor Drive are proposed. The building has 4 stories in height (townhouse will have three floors of residential use over one story of garage/den/foyer and bathroom) @ max. 40 feet above BFE. The developer will not be required to obtain any Transfer of Development Rights (TDR).

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

Attorney, Marissa Amaul, came forward to address the Board. She represented the applicant Bay Harbor TH 1. She explained that the proposed development sat on an odd shape lot and did not require any TDR's. The applicant was proposing to construct fourteen (14) unit townhouse development that was compatible the surrounding buildings. The goal was to provide a new Miami modern style. She explained the proposed materials included white aluminum, stucco, glass and concrete pavers.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She felt that the proposed property was presented to the Board with the incorrect address.

CLOSED PUBLIC COMMENT

There was a brief discussion from the Board on the underground utilities; pavers; building façade; vertical glass; trash bins locations and the addition of windows on the west façade to provide lighting.

Architect, Barbara Garcia, came forward to address the Board. She stated that the main entrance to the building would have 8 townhouse units facing the facade.

There was a detailed discussion on the individual service water meters for the townhouses; landscaping plan; sidewalk; garage; west side elevation; windows ADA parking spaces; proposed materials; garage door material; and the trash enclosures.

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

1. Refine the west elevation to be consistent to the rest of the project aesthetics, to include concrete elements, double ceramic and concrete framing.
2. The back flow water meters are landscaped and not visible to the public.

Board Member Telesco seconded the motion and it passed unanimously.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 3. Approval of Minutes for meetings held on February 3, 2015, May 19, 2015, June 2, 2015 and June 16, 2015.

ACTION: Chair Hurwitz made a motion to approve the Minutes. Board Member Telesco seconded the motion and it passed unanimously.

There being no further business to discussed meeting was adjourned at 10:07 p.m.

ATTEST

TOWN CLERK

CHAIR