

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

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

September 4, 2018

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for PRO NAN X LLC at 9955 West Broadview Drive, Lot 4 Block 37. On July 18, 2018 they came before the Board and the project was denied. The owner has made changes as requested. The proposed new 2-story single family home has approximately 8,317 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, seven and a half (7 1/2) bathrooms. Enclosed please find the site plan and elevations. (Item #1)

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

ADJOURNMENT

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

AGENDA ITEM REPORT

September 4, 2018

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for PRO NAN X LLC at 9955 West Broadview Drive, Lot 4 Block 37. On July 18, 2018 they came before the Board and the project was denied. The owner has made changes as requested. The proposed new 2-story single family home has approximately 8,317 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, seven and a half (7 1/2) bathrooms. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

Request for approval for a new single family home for PRO NAN X LLC at 9955 West Broadview Drive, Lot 4 Block 37. On July 18, 2018 they came before the Board and the project was denied. The owner has made changes as requested. The proposed new 2-story single family home has approximately 8,317 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, seven and a half (7 1/2) bathrooms. Enclosed please find the site plan and elevations. (Item #1)

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 9955WBRDVDRRev8.15.2018
2. 9955 W Broadview Drive - 1069 - PZB Staff Report August 21 2018



MAMANE RESIDENCE

9955 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTURAL PLANS

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

LANDSCAPE PLANS

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

OTHER APPLICABLE CODES:

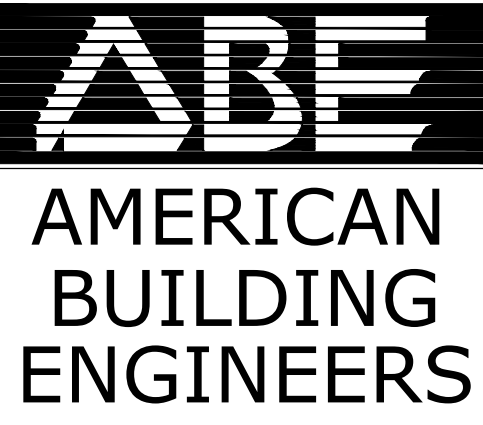
- A. 2017 FLORIDA BUILDING CODE (6TH EDITION)
- B. 2017 FLORIDA PLUMBING CODE (6th EDITION)
- C. 2017 FLORIDA MECHANICAL CODE (6th EDITION)
- D. 2017 TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES (6th EDITION)
- E. 2017 NFPA 70 NATIONAL ELECTRIC CODE (6th EDITION)
- F. FLORIDA STATE ENERGY CODE
-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



AMERICAN BUILDING ENGINEERS® INC.

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

PERMIT ISSUE:		
REVISIONS:		DATE:
1.	BUILDING DPT.	/ 08/08/2018
2.		/
3.		/
4.		/
5.		/



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

2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION

MR & MRS
PROSPER MAMANE

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

COVER SHEET

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT #: 18.002

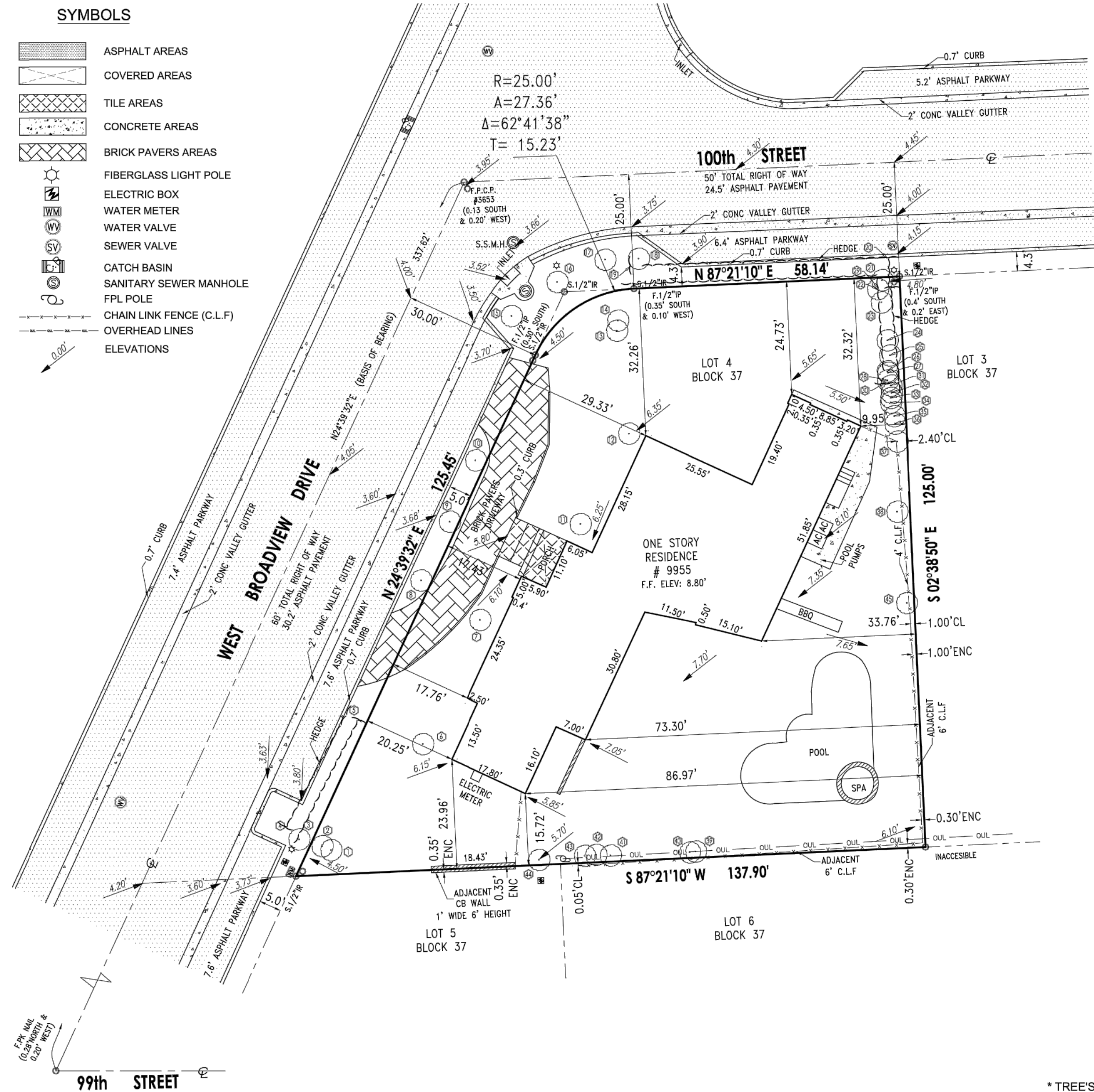
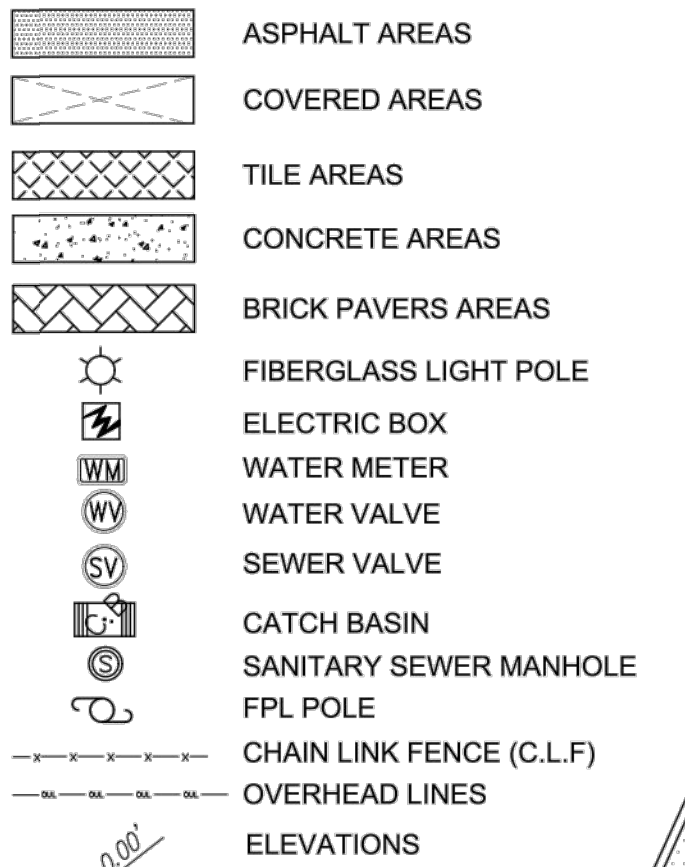
SHEET #:

CV

PRINT DATE: 6/11/18

BOUNDARY SURVEY

SYMBOLS



LOCATION MAP

NOT TO SCALE



PROPERTY ADDRESS:

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

LEGAL DESCRIPTION:

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

SURVEYOR'S NOTES:

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

PRO-NAN INVESTMENTS IV, LLC

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

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

LEGEND AND ABBREVIATIONS:

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

GARY B. CASTEL

PROFESSIONAL LAND SURVEYOR

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

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

SURVEYOR'S CERTIFICATION:

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

GARY B. CASTEL 05/03/2018

Registered Land Surveyor No. 4129
State of Florida

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

COMMUNITY NAME AND NUMBER: TOWN OF BAY HARBOR ISLANDS: 120637

PANEL NUMBER AND SUFFIX: 12086C0144-L

FIRM PANEL EFFECTIVE DATE: 09 / 11 / 2009

FLOOD ZONE: AE

BASE FLOOD ELEVATION : 8.00'

COUNTY NAME : MIAMI-DADE

STATE: FLORIDA

No.

REVISIONS

SHEET

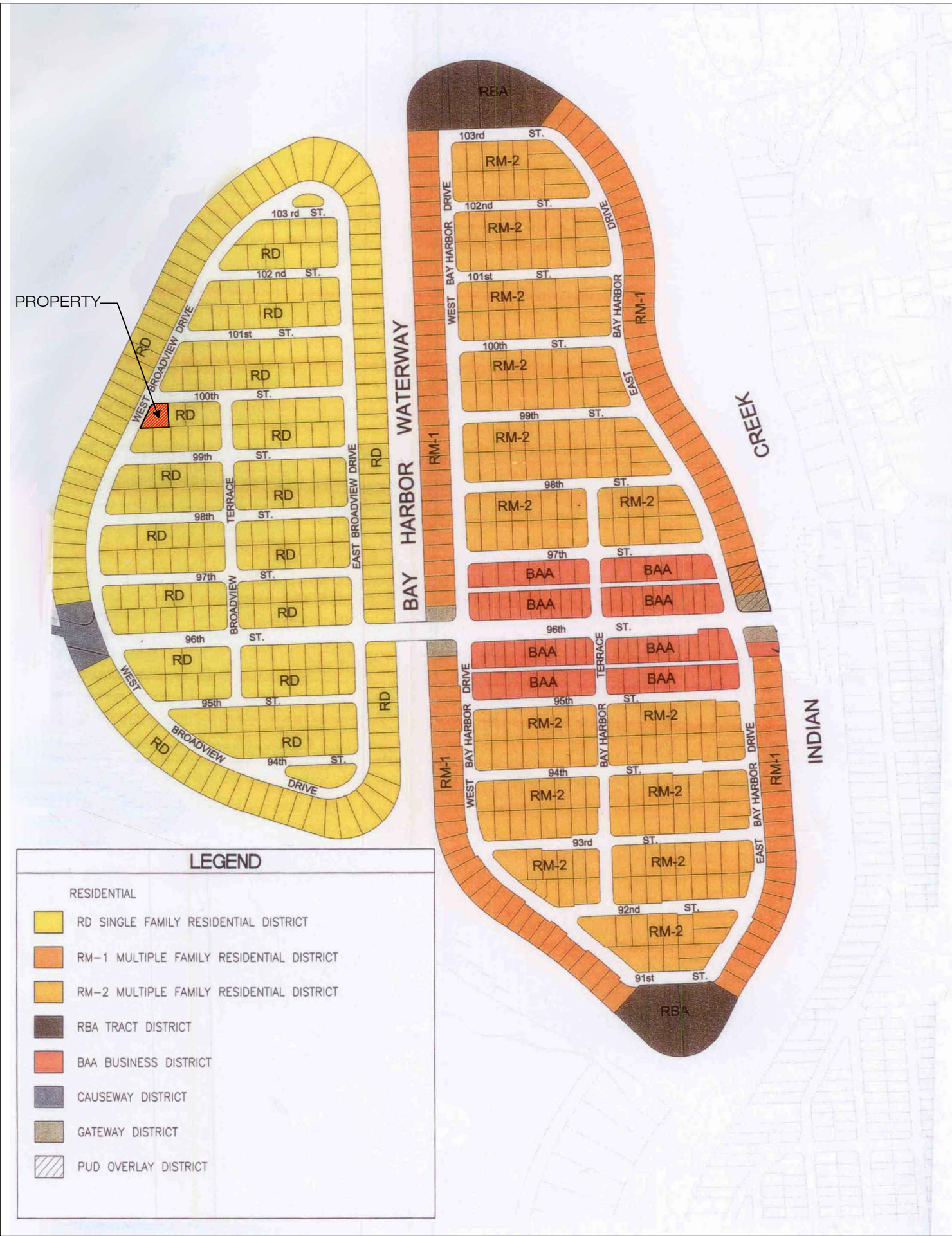
SP-2



PROPOSED BUILDING LOOKING WEST



PROPOSED BUILDING LOOKING NORTH



LAND DEVELOPMENT DESIGNATION MAP (RD)



 PROPOSED BUILDING LOCATION

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

SITE STATISTICS:
LAND USE : LD LOW DENSITY RESIDENTIAL

PERMIT ISSUE:		
REVISIONS:		DATE:
1.	BUILDING DPT.	/ 08/08/2018
2.		/
3.		/
4.		/
5.		/



AMERICAN
BUILDING
ENGINEERS

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

2012 THESE PLANS AND THE INFORMATION
SHOWN HEREIN ARE THE PROPERTY OF A.B.E.
INC., ANY REPRODUCTION, DISCLOSURES OR
USE THERE OF IN WHOLE OR PART IS
EXPRESSLY PROHIBITED WITHOUT WRITTEN
PERMISSION

MR & MRS
PROSPER MAMANE

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

SITE DETAILS

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

SP-3

PRINT DATE: 6/11/18



AERIAL VIEW LOOKING EAST



AERIAL VIEW LOOKING SOUTH

PERMIT ISSUE:

REVISIONS:DATE:

1.	BUILDING DPT.	/	08/08/2018
2.		/	
3.		/	
4.		/	
5.		/	

ABE

AMERICAN
BUILDING
ENGINEERS

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

2012 THESE PLANS AND THE INFORMATION
SHOWN HEREIN ARE THE PROPERTY OF A.B.E.
INC., ANY REPRODUCTION, DISCLOSURES OR
USE THERE OF IN WHOLE OR PART IS
EXPRESSLY PROHIBITED WITHOUT WRITTEN
PERMISSION

MR & MRS
PROSPER MAMANE

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

EXHIBIT

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # :18.002

SHEET # :

SP-4

PRINT DATE:6/11/18

NOTES

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

PAVING:

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

DRAINAGE:

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

P.A.I.D STATEMENT NOTES.

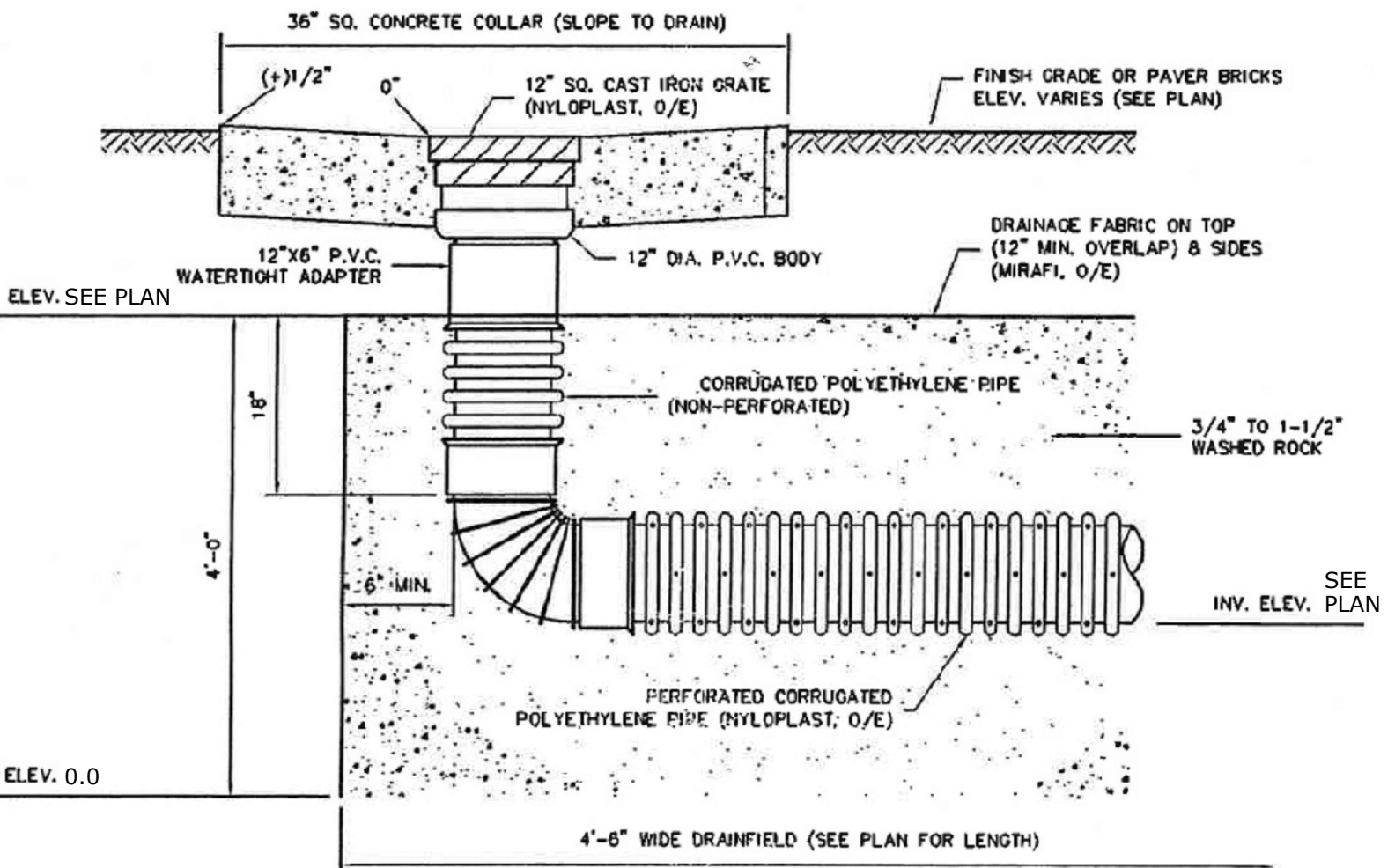
- THE PURPOSE OF THE NATURAL GRADE IS TO PROVIDE FLOOD PROTECTION THROUGH PERIODIC INUNDATION. ANY IMPROVEMENTS, MATERIALS OR LANDSCAPING PLACED WITHIN THE NATURAL AREA MAY BE SUBJECT TO DAMAGE FROM THE PERIODIC INUNDATION.
- PERIMETER AND ROADWAY SWALES AND CURVETS SHALL BE CONSTRUCTED AND MAINTAINED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

NOTES

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

LEGEND

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

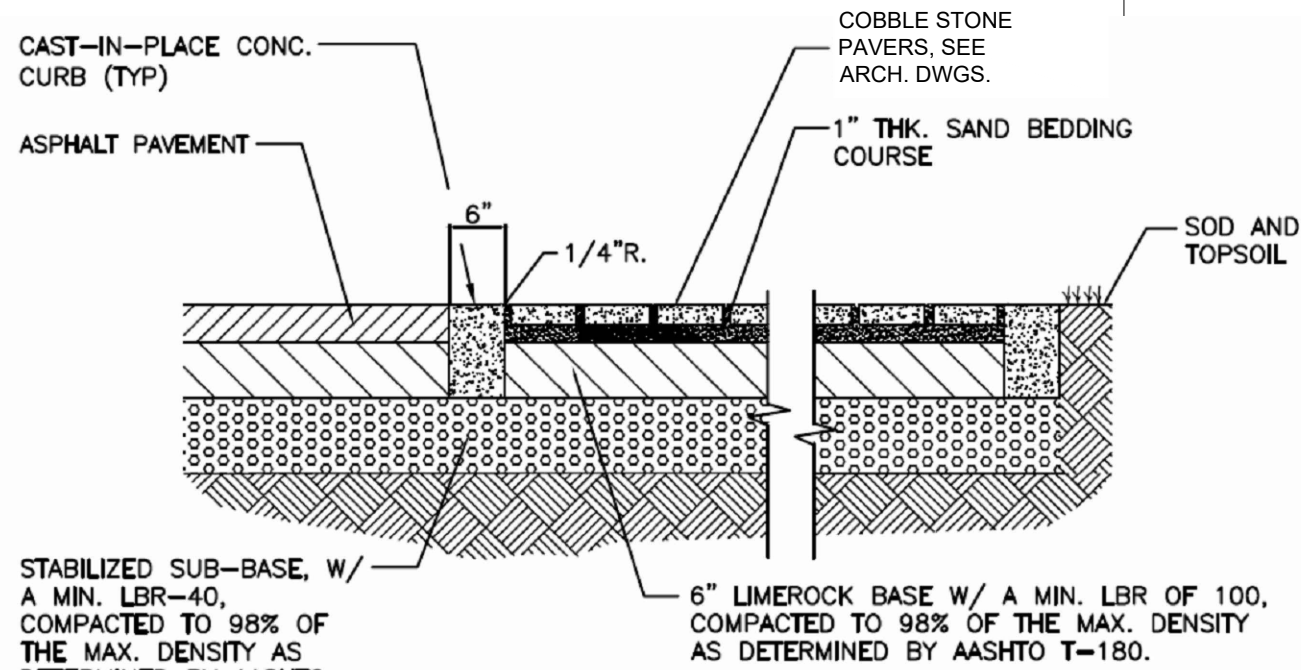


1 DRAIN INLET DETAIL

SCALE : NTS

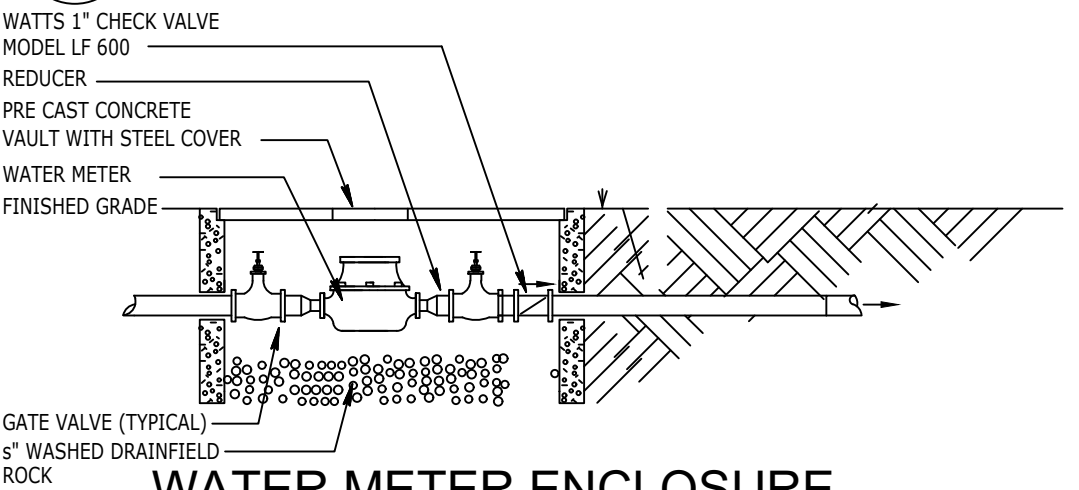
DRAINAGE CALCULATIONS:

- REQUIREMENT: RETAIN 2-1/2" X % IMPERVIOUS
- 14,288 S.F x 2-1/2" x 80%= 2,381.5 C.F.
 - DRAINAGE PROVIDED:
 $H_2 = 4'$ $W = 4'$
 $D_0 = 3'$ $K = 1 \times 10^{-4}$ (SFC/ SF² - FT HEAD)
 $D_3 = 1'$ $L = 280'$
2.1. VOLUME STORED IN TRENCH
 $V(C.F.) = 0.5 \times W \times D_0 \times L = 0.5 \times 4 \times 3 \times 280 = 1,680$ C.F.
2.2. VOLUME EXFILTRATED
 $V(C.F.) = 3,600 K L (H_2 W + 2 H_2 D_0 - D_0^2 + 2 H_2 D_3)$
 $= 3,600 (1 \times 10^{-4}) (280) (4(4) + 2(4)3 - 3^2 + 2(4)1) = 3,931.2$ C.F.
TOTAL = 5,611.2 C.F.



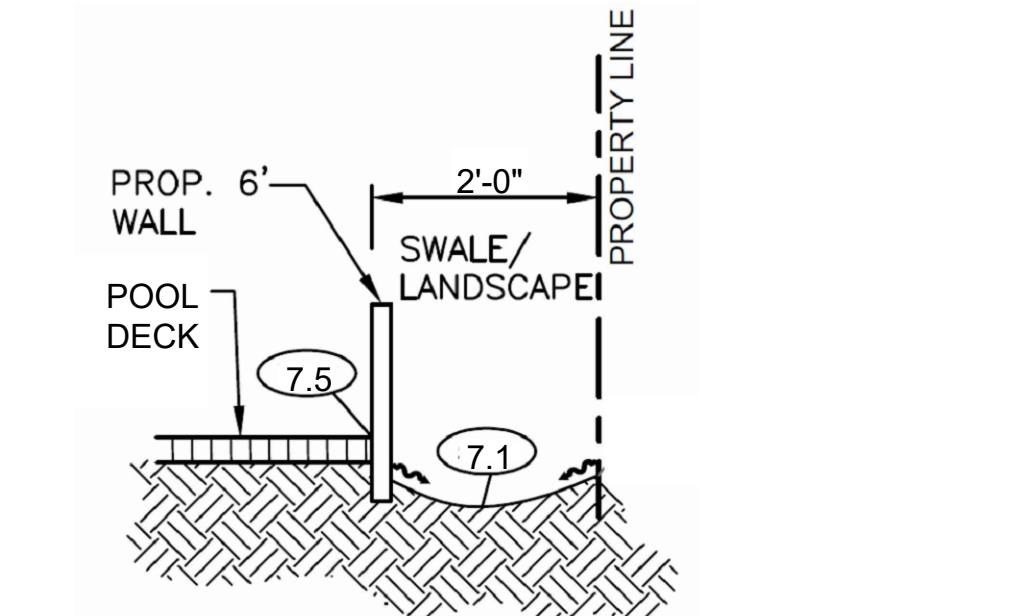
2 COBBLE STONE PAVERS INSTALLATION

SCALE : NTS



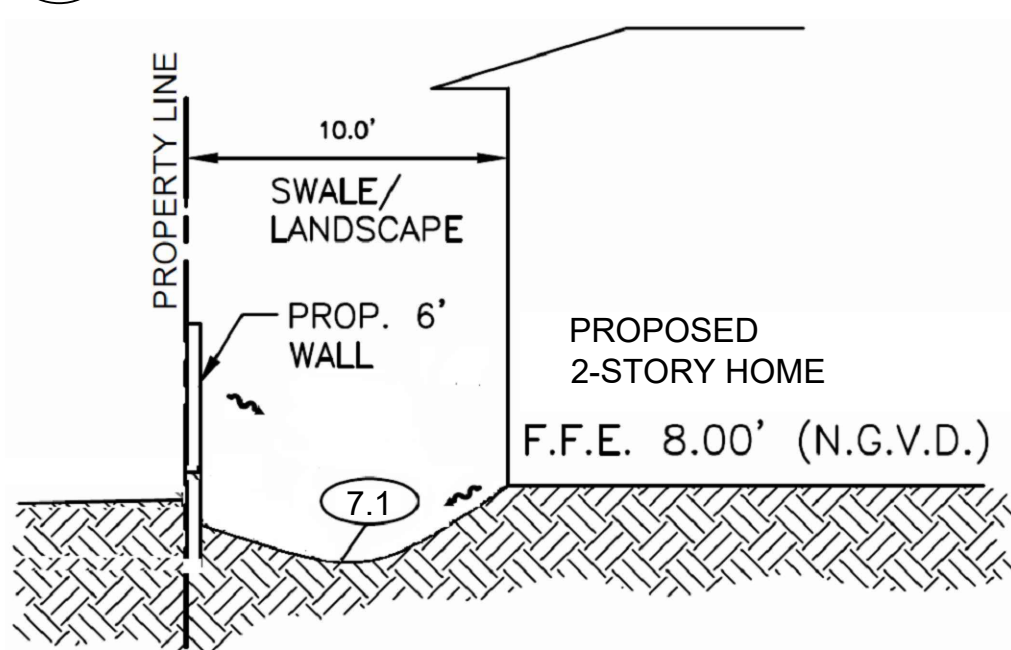
3 WATER METER ENCLOSURE + CHECK VALVE DETAIL

SCALE:NTS



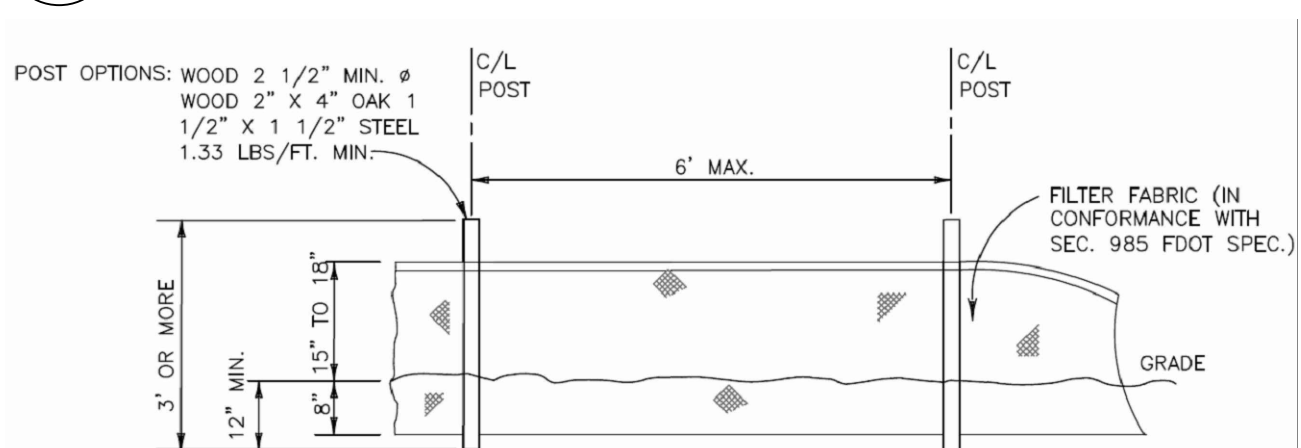
4 SECTION A-A

SCALE : NTS



5 SECTION B-B

SCALE : NTS



6 TYPE III SILT FENCE

SCALE : NTS

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



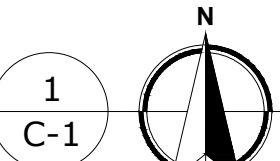
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED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

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

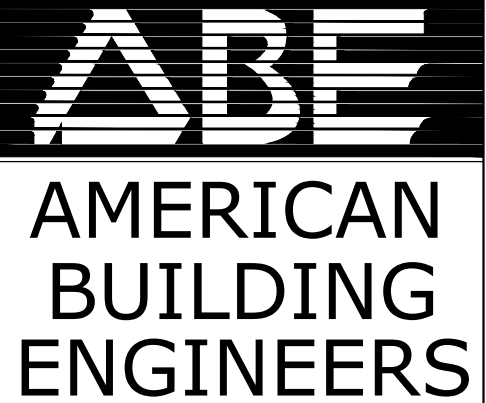
DRAINAGE TO BE RETAINED ON SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY

PAVING, GRADING & DRAINAGE PLAN

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



PERMIT ISSUE:	
REVISIONS:	DATE:
1. BUILDING DPT.	/ 08/08/2018
2.	/
3.	/
4.	/
5.	/



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

2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION

MR & MRS
PROSPER MAMANE

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

PAVING GRADING DRAINAGE
PLAN

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

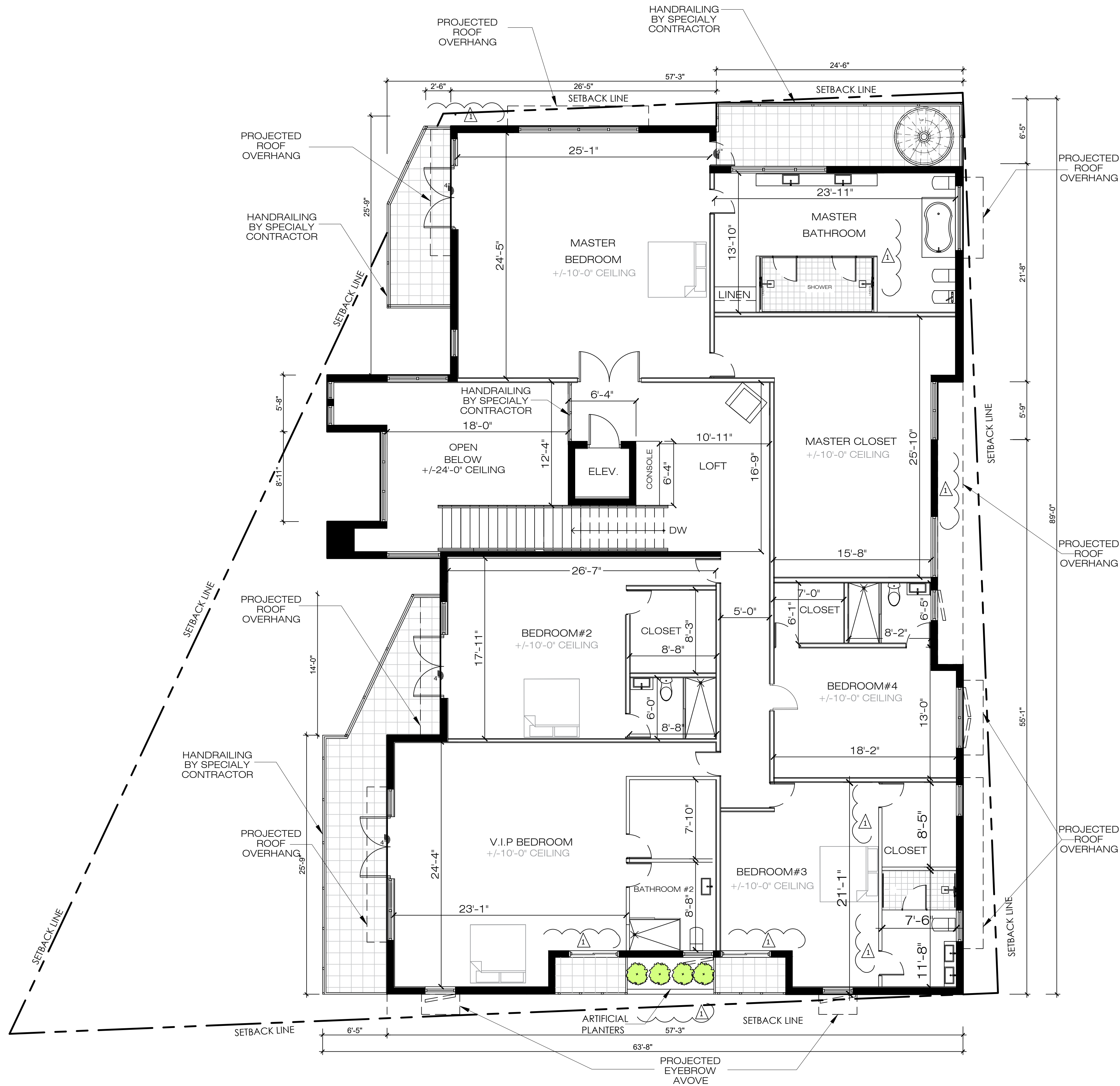
PROJECT # : 18.002

SHEET # :

C-1

PRINT DATE: 6/11/18

PERMIT ISSUE:		
REVISIONS:	DATE:	
1.	BUILDING DPT.	/ 08/08/2018
2.		/
3.		/
4.		/
5.		/
		
AMERICAN BUILDING ENGINEERS		
1842 East Oakland Park Blvd. Fort Lauderdale, Florida 33306 Miami: 305.681.5563 Fort Lauderdale: 954.739.5099 Palm Beach: 561.243.3939 Certificate of Authorization # 4732		
2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION		
MR & MRS PROSPER MAMANE		
ABE BORUJERDI, P.E. P.E. 38553 PHONE: (954) 739-5099 APPROVED SEAL/SIGNATURE		
PROPOSED 1ST FLOOR PLAN 9955 WEST BROADVIEW DR BAY HARBOR ISLANDS, FL 33154		
PROJECT # : 18.002		
SHEET # :		
A-1.1		
PRINT DATE: 6/11/18		



NOTES:

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

WATERPROOFING NOTES:

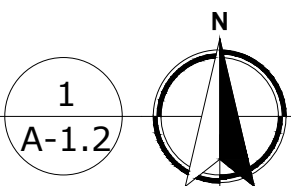
1. ALL EXTERIOR DECKS SLOPES SHALL BE MAINTAINED BETWEEN 1/8" AND 1/4" PER FOOT.
2. ALL STRUCTURAL CRACKS TO BE ROUTED OUT AND SEALED W/ PRESSURE INJECTED EPOXY OR ELASTOMETRIC SEALANTS.
3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

PARTITION LEGEND:

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

SECOND FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

A-1.2

PRINT DATE: 6/11/18

PERMIT ISSUE:

REVISIONS:	DATE:
1. BUILDING DPT. / 08/08/2018	
2. /	
3. /	
4. /	
5. /	

ABE
AMERICAN
BUILDING
ENGINEERS

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

2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION

MR & MRS
PROSPER MAMANE

ABE BORUJERDI, P.E.

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

NOTES:

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

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

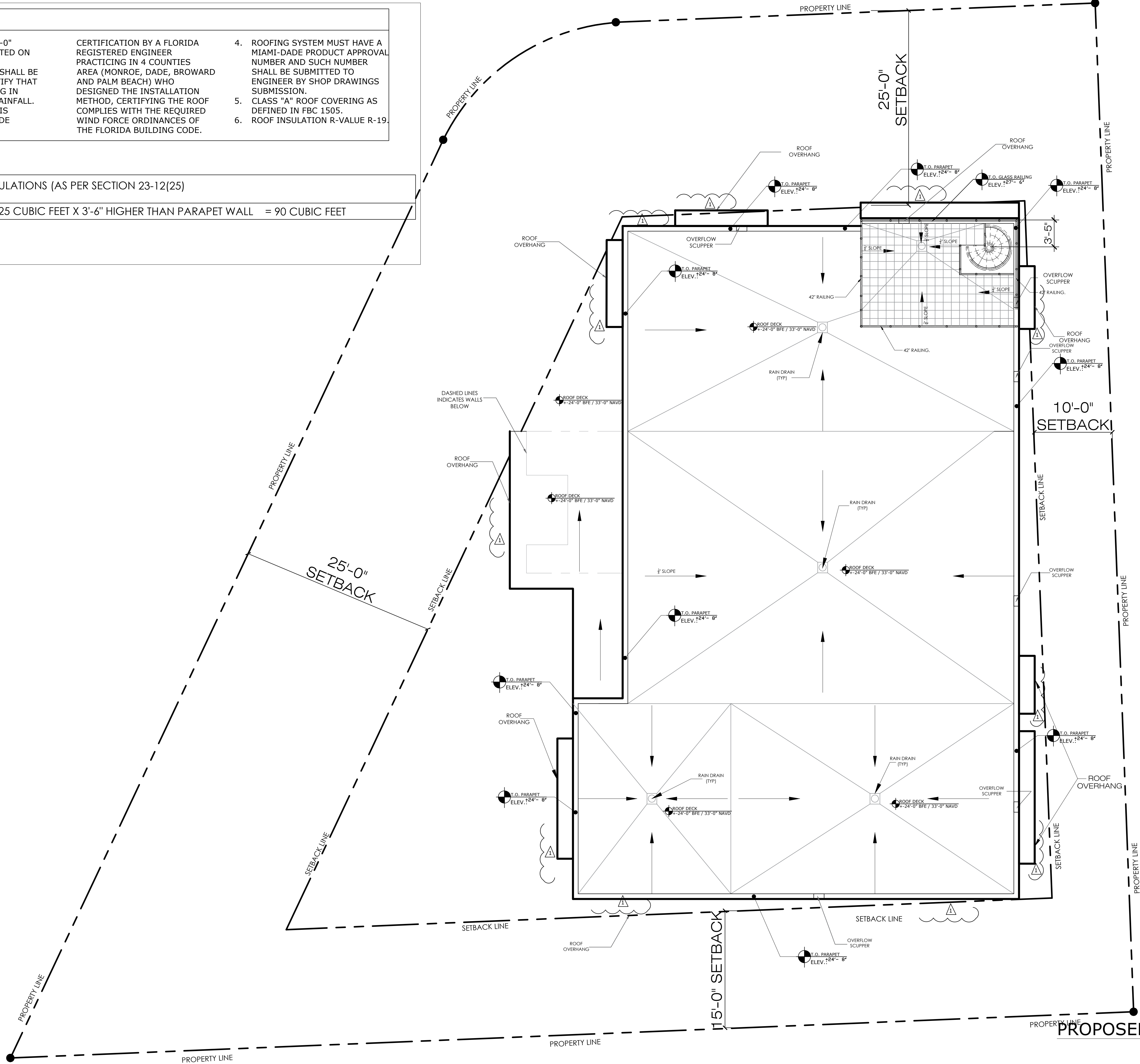
3. ROOFING CONTRACTOR IS RESPONSIBLE TO PROVIDE SIGNED AND SEALED
- CERTIFICATION BY A FLORIDA REGISTERED ENGINEER PRACTICING IN 4 COUNTIES AREA (MONROE, DADE, BROWARD AND PALM BEACH) WHO DESIGNED THE INSTALLATION METHOD, CERTIFYING THE ROOF COMPLIES WITH THE REQUIRED WIND FORCE ORDINANCES OF THE FLORIDA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

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

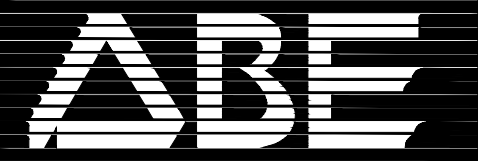
6. ROOF INSULATION R-VALUE R-19.

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

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



REVISIONS:			DATE:
1.	BUILDING OPT.	/	08/15/2018
2.		/	
3.		/	
4.		/	
5.		/	



AMERICAN BUILDING ENGINEERS

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

2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION

MR & MRS
PROSPER MAMANE

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

PROPOSED ROOF PLAN

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT #: 18.002

SHEET #:

A-1.3

PRINT DATE:

6/11/18



GENERAL NOTES:

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

EXTERIOR FINISH SCHEDULE

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

BUILDING ARTICULATION/ELEVATION

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

FRONT/ WEST ELEVATION RENDERING

SCALE 1/4"=1'-0" A-2.1

PERMIT ISSUE:

REVISIONS:	DATE:
1. BUILDING DPT.	/ 08/08/2018
2.	/
3.	/
4.	/
5.	/

ABE
AMERICAN
BUILDING
ENGINEERS

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

2012. THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION

MR & MRS
PROSPER MAMANE

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

FRONT/ WEST ELEVATION

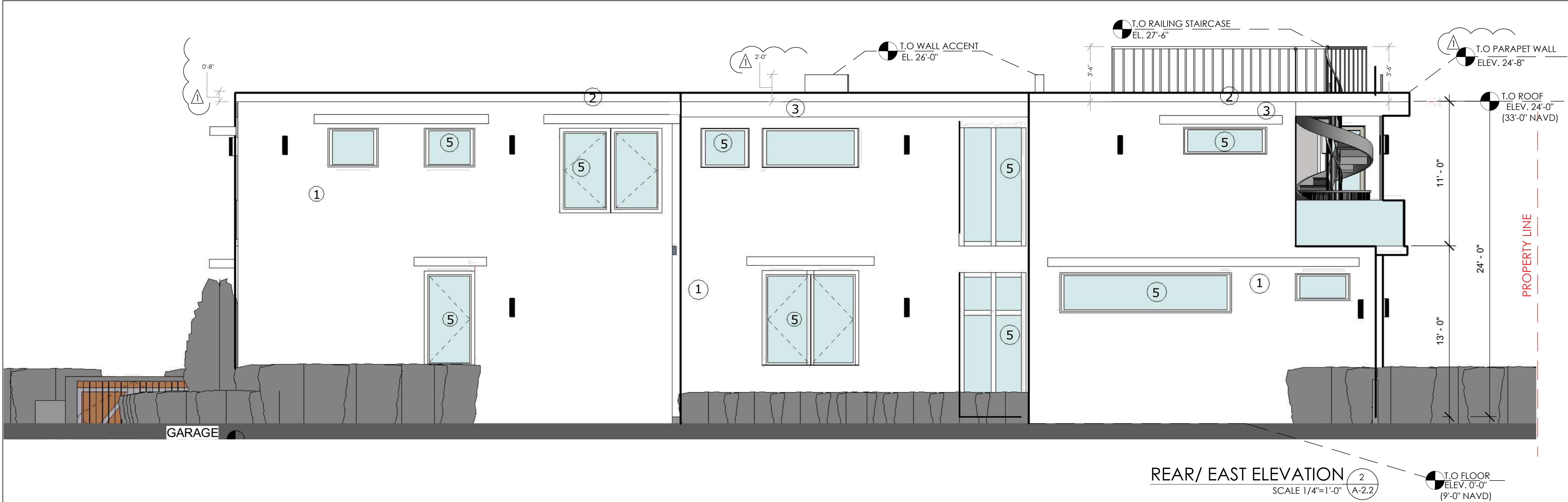
9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT #: 18.002

SHEET #:

A-2.1

PRINT DATE: 6/11/18



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

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

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

REAR/ EAST ELEVATION RENDERING 2
SCALE 1/4"=1'-0" A-2.2

PERMIT ISSUE:

REVISIONS:DATE:

1. BUILDING DPT. / 08/08/2018

2. /

3. /

4. /

5. /

ABE

AMERICAN BUILDING ENGINEERS

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

2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC. ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION

MR & MRS PROSPER MAMANE

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

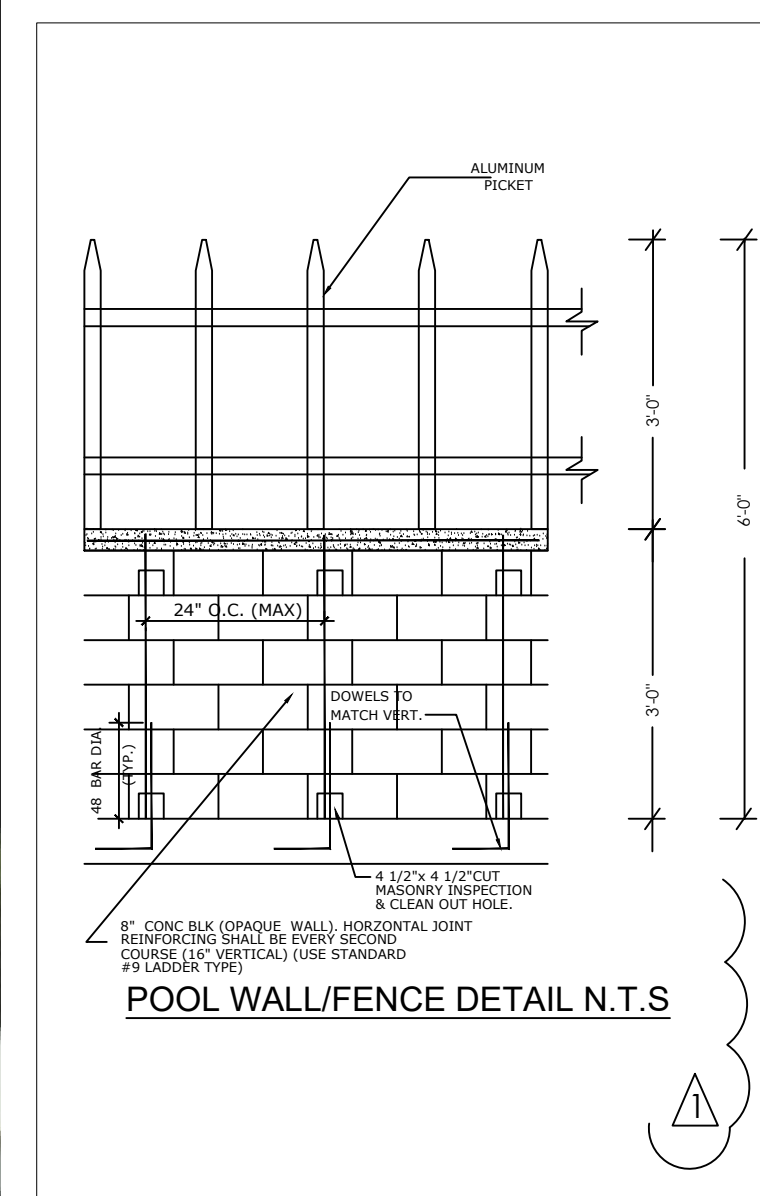
REAR/ EAST ELEVATION

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # : A-2.2

PRINT DATE: 6/11/18



PERMIT ISSUE:		
REVISONS:		DATE:
1.	BUILDING OPT.	/ 08/08/2018
2.		/
3.		/
4.		/
5.		/
 AMERICAN BUILDING ENGINEERS		
1842 East Oakland Park Blvd. Fort Lauderdale, Florida 33306 Miami: 305.681.5563 Fort Lauderdale: 954.739.5099 Palm Beach: 561.243.3939 Certificate of Authorization # 4732		
2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION		
MR & MRS PROSPER MAMANE		
ABE BORUJERDI, P.E. P.E. 38553 PHONE: (954) 739-5099 APPROVED SEAL/SIGNATURE		
LEFT/NORTH ELEVATION 9955 WEST BROADVIEW DR BAY HARBOR ISLANDS, FL 33154		
PROJECT # :		18.002
SHEET # :		A-2.3
PRINT DATE:		6/11/18

PROPERTY LINE



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

PROPERTY LINE



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

PERMIT ISSUE:	
REVISIONS: DATE:	
1.	BUILDING DPT. / 08/08/2018
2.	/
3.	/
4.	/
5.	/



**AMERICAN
BUILDING
ENGINEERS**

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

2012 THESE PLANS AND THE INFORMATION
SHOWN HEREIN ARE THE PROPERTY OF A.B.E.
INC., ANY REPRODUCTION, DISCLOSURES OR
USE THERE OF IN WHOLE OR PART IS
EXPRESSLY PROHIBITED WITHOUT WRITTEN
PERMISSION

**MR & MRS
PROSPER MAMANE**

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

RIGHT/SOUTH ELEVATION

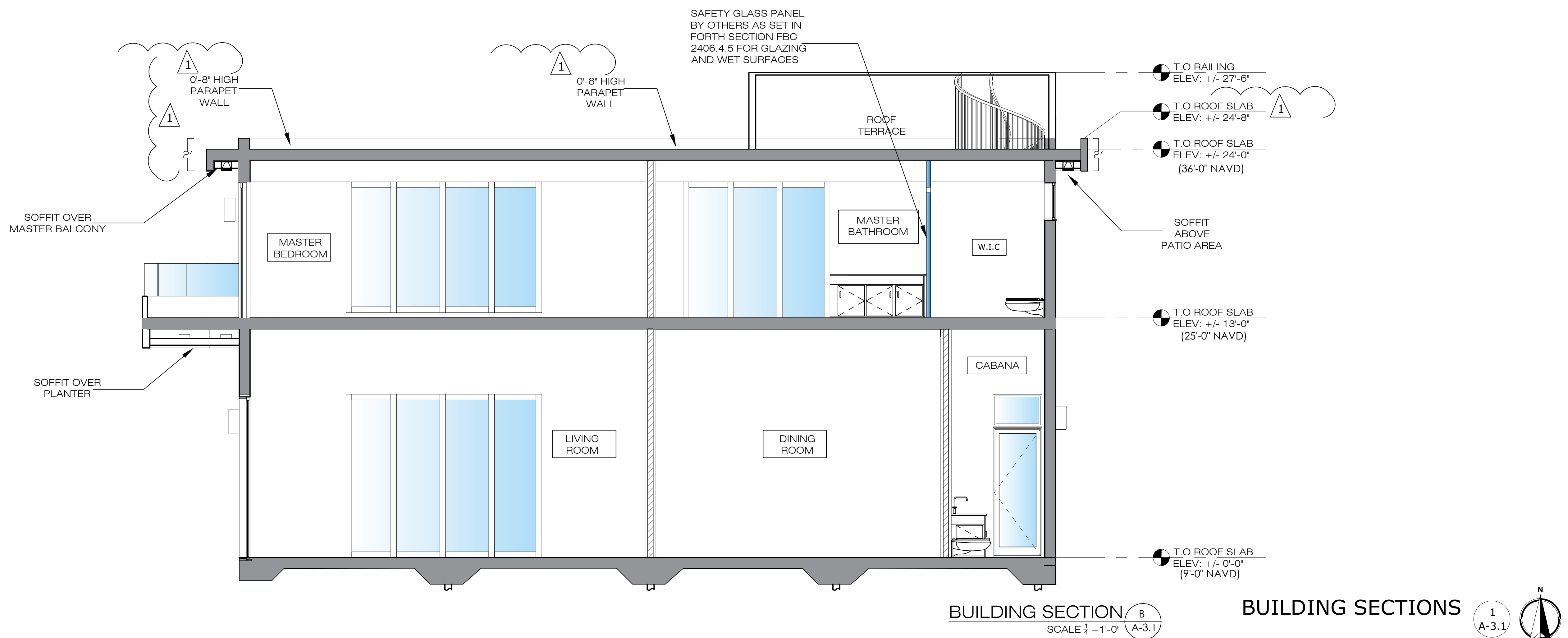
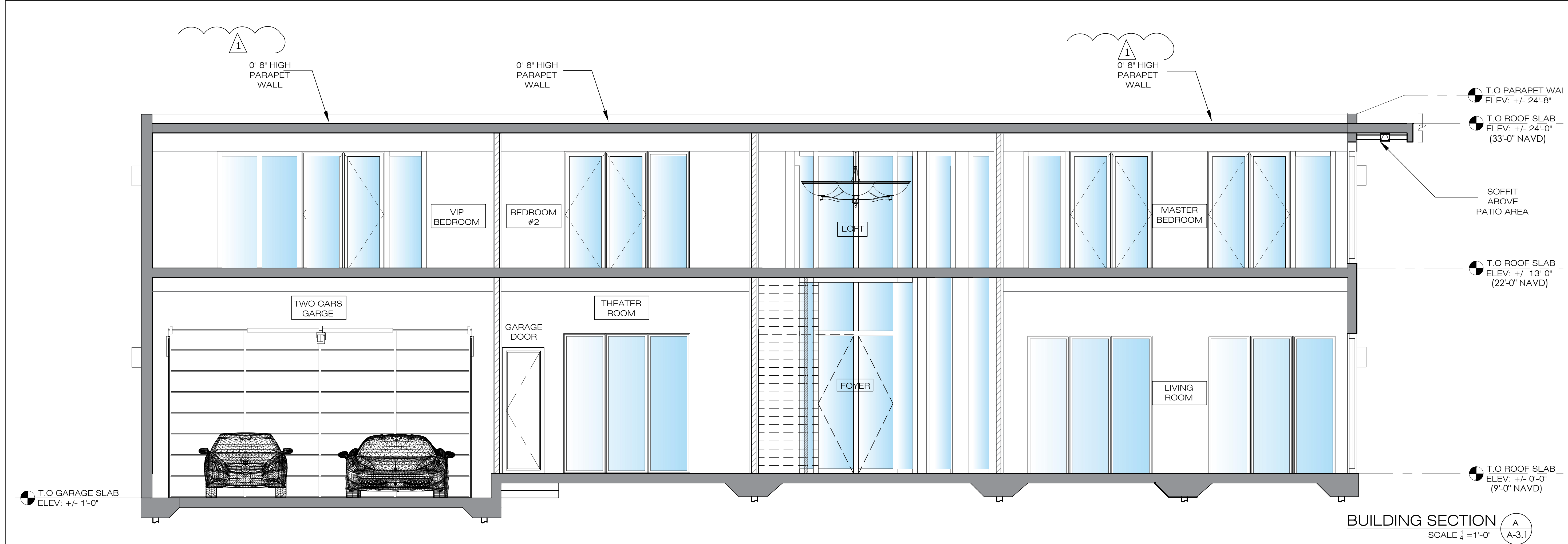
9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

A-2.4

PRINT DATE: 6/11/18



PERMIT ISSUE:	
REVISIONS:	DATE:
1. BUILDING DEPT.	08/08/2018
2.	/
3.	/
4.	/
5.	/
ABE	
AMERICAN BUILDING ENGINEERS	
1842 East Oakland Park Blvd. Fort Lauderdale, Florida 33306 Miami: 305.681.5563 Fort Lauderdale: 954.739.5099 Palm Beach: 561.243.3939 Certificate of Authorization # 4732	
2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION	
MR & MRS PROSPER MAMANE	
ABE BORUJERDI, P.E. P.E. 38553 PHONE: (954) 739-5099 APPROVED SEAL/SIGNATURE	
BUILDING SECTIONS	
9955 WEST BROADVIEW DR BAY HARBOR ISLANDS, FL 33154	
PROJECT # :	18.002
SHEET # :	
A-3.1	
PRINT DATE:	6/11/18

EXTERIOR DOOR SCHEDULE

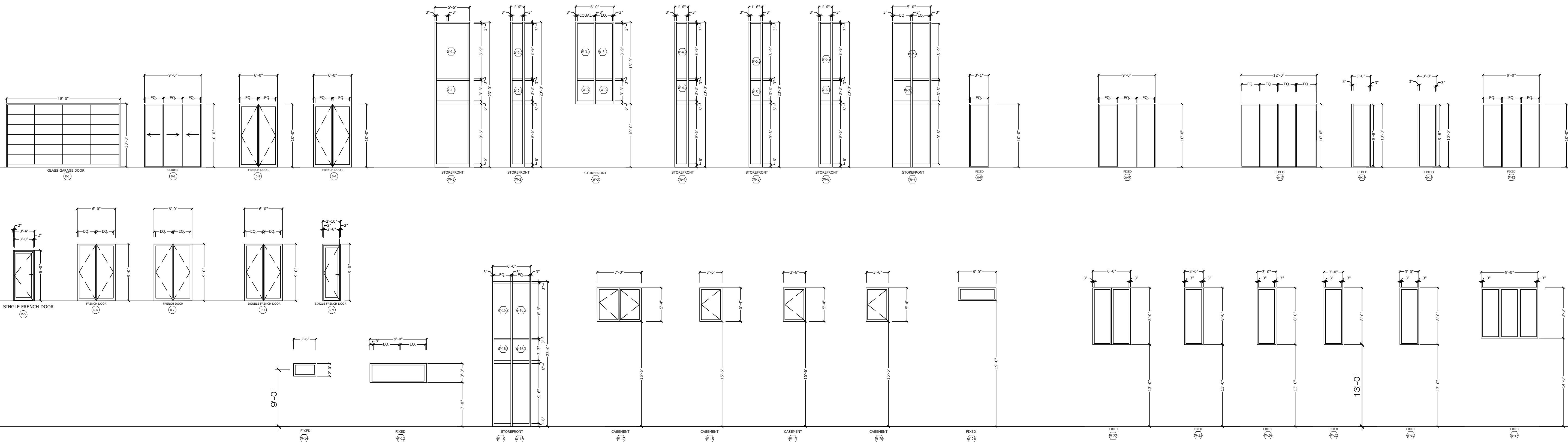
MARK	PRODUCT APPROVAL DESIGN PRESS. RATING.		PRESS. RATING REQ. FOR SPECIFIC OPENING.		DOOR				
	(+) PSF	(-) PSF	(+) PSF	(-) PSF	TYPE	NOA NUMBER	WIDTH/ HEIGHT	MATERIALS	SHUTTERS REQUIRED Y/N
D-1	69.0	78.0	34.9	44.0	GARAGE DOOR	17-0516.03	18'-0" x 8'-0"	ALUMINUM / GLASS	N
D-2	80.0	80.0	35.8	45.8	SLIDING DOOR	17-1011.18	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-3	90.0	90.0	35.8	45.8	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-4	70.0	70.0	35.8	45.8	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-5	70.0	70.0	36.7	47.4	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 8'-0"	ALUMINUM / GLASS	N
D-6	70.0	70.0	35.4	38.6	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-7	70.0	70.0	33.9	37.1	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-8	70.0	70.0	36.4	39.6	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-9	90.0	130.0	36.4	39.6	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N

- NOTES:
- ALL EXTERIOR DOORS TO HAVE PRODUCT CONTROL APPROVAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL ON ALL SPECIAL ITEMS, WINDOWS, DOORS, GLASS SAMPLES, ETC.
 - ALL FIRE RATED DOORS SHALL HAVE FIRE RATED HARDWARE (TYP) REFER TO INTERIOR DOOR SCHEDULE FOR LOCATIONS.
 - ALL UNIT ENTRY DOORS SHALL HAVE HANDICAPPED ACCESSIBLE HARDWARE.
 - ALL GLASS DOORS SHALL BE TEMPERED.
 - ALL FIRE RATED DOORS ASSEMBLY TO HAVE LABELS FROM MANUFACTURES BEFORE FIELD INSTALLATION.
 - ALL FIRE RATED DOORS TO HAVE CLOSERS AND AN ACTIVE LATCH BOLT THAT WILL SECURE DOOR WHEN CLOSED TO COMPLY WITH FBC.
 - DOOR AND TRIM IN ALL DWELLING UNIT A/C CLOSETS TO BE PAINTED WITH INTUMESCENT FIRE RETARDANT CLASS "A" PAINT ON THE SIDE FACING THE A/C CLOSET. PREPARATION AND APPLICATION TO BE EXECUTED PER MANUFACTURE'S SPECIFICATION SO AS TO ACHIEVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A FLAME SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50.
 - EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AND EMERGENCY WHEN LOOKED.
 - AS PER NFPA 101 7-215.1 COMPLIANCE STATEMENT.
 - DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOOKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, TODL, SPECIAL KNOWLEDGE,OR EFFORT FOR OPERATION.
 - INTERIOR DOORS TO BE UNDERCUT 1"
 - CONTRACTOR TO VERIFY AND COORD. ALL MASONRY AND ROUGH OPENINGS WITH NOA'S AND FIELD VERIFY PRIOR TO FABRICATION.
 - ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION.

NOTE:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL ON ALL SPECIALTY ITEMS, WINDOWS, DOORS, GLASS SAMPLES ETC.

WINDOW SCHEDULE

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



PERMIT ISSUE:

REVISIONS:DATE:

1. BUILDING DPT. / 08/08/2018

2. /

3. /

4. /

5. /

ABE

AMERICAN BUILDING ENGINEERS

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

2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION

MR & MRS
PROSPER MAMANE

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

DOORS & WINDOW SCHEDULE

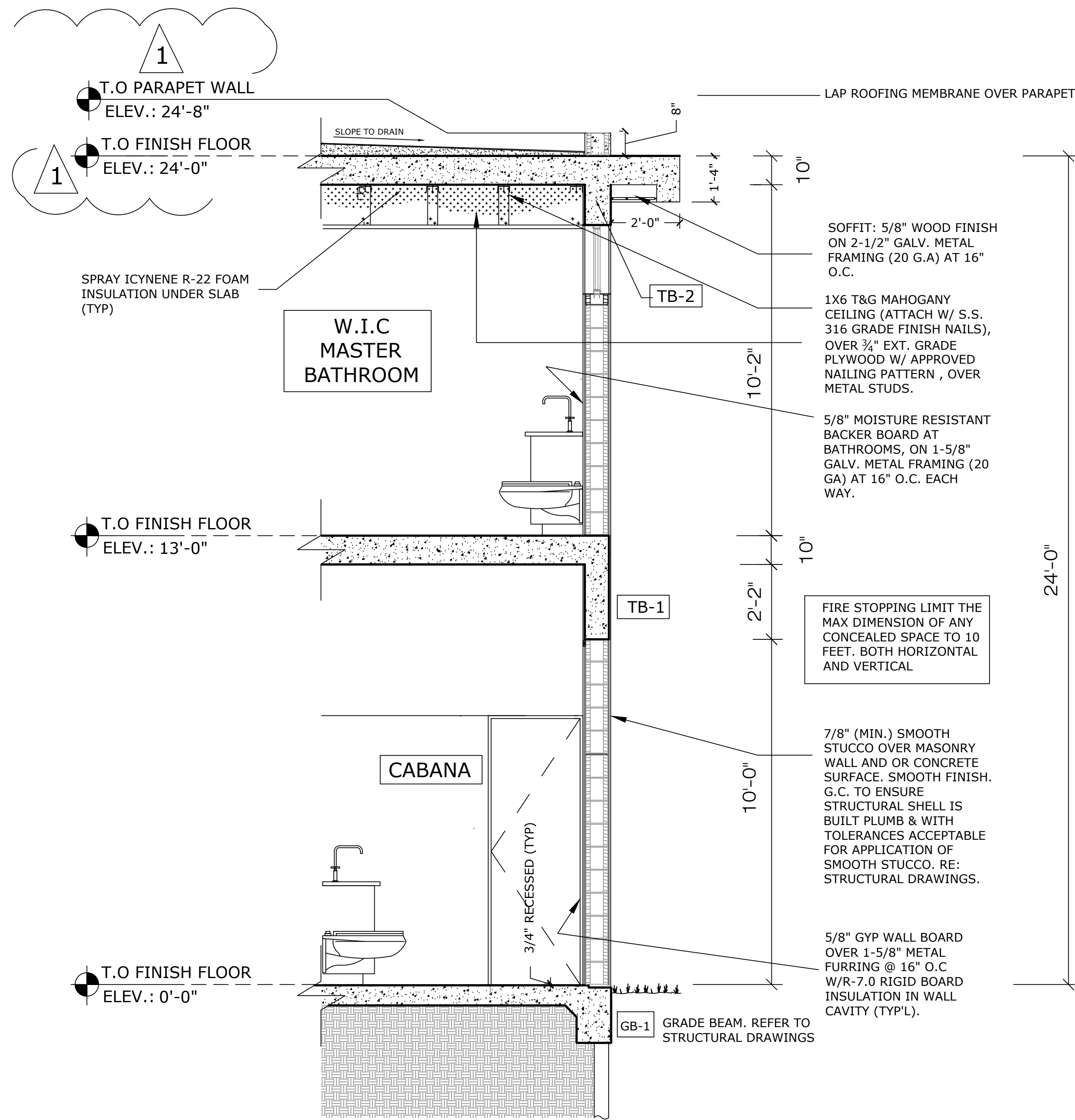
9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

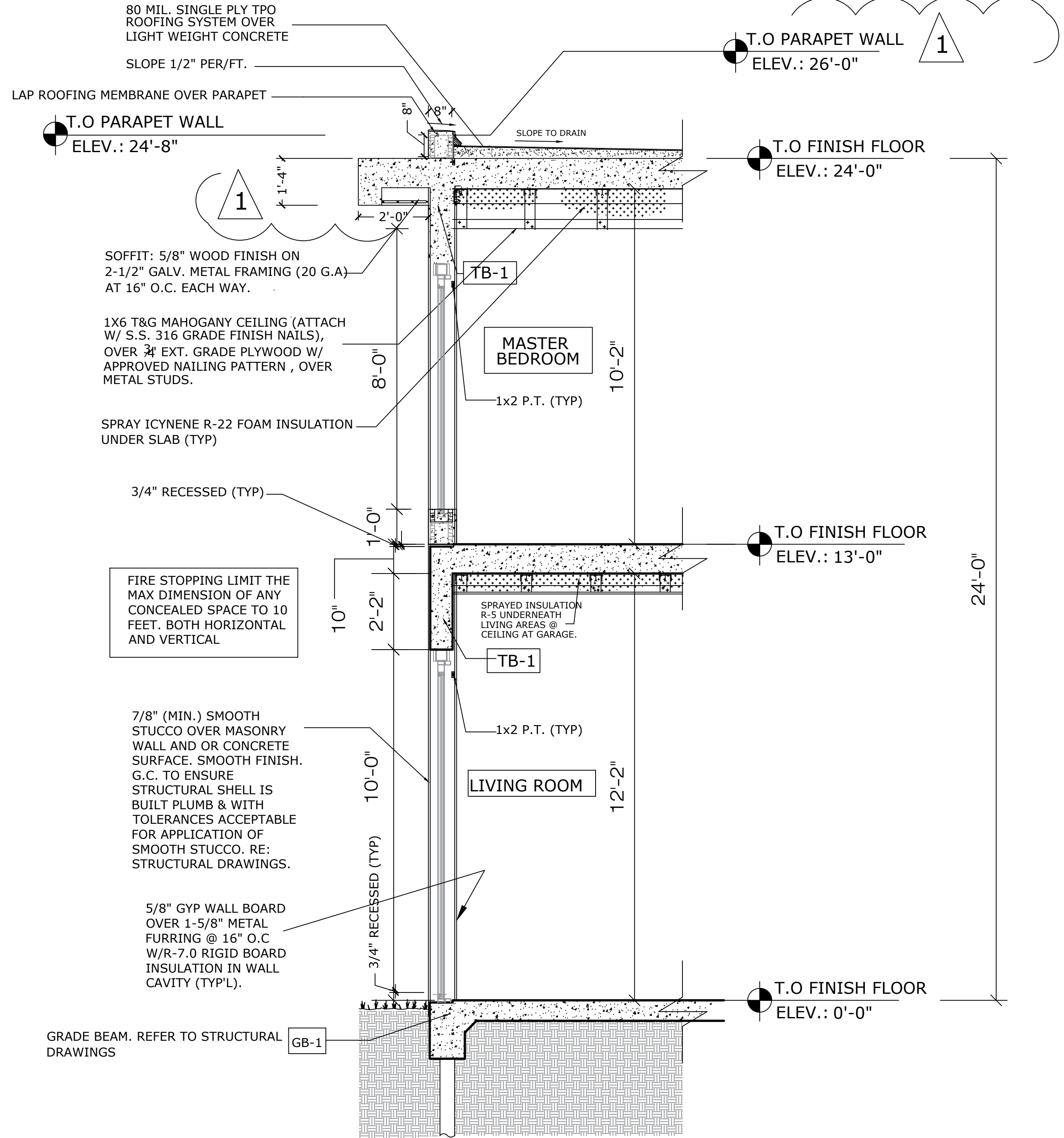
SHEET # :

A-3.2

PRINT DATE: 6/11/18



SECTION C-C



SECTION D-D

PERMIT ISSUE:

REVISIONS:DATE:

1.	BUILDING DEPT.	/	08/08/2018
2.		/	
3.		/	
4.		/	
5.		/	

ABE

AMERICAN BUILDING ENGINEERS

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

2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION

MR & MRS PROSPER MAMANE

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

WALL SECTIONS
9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

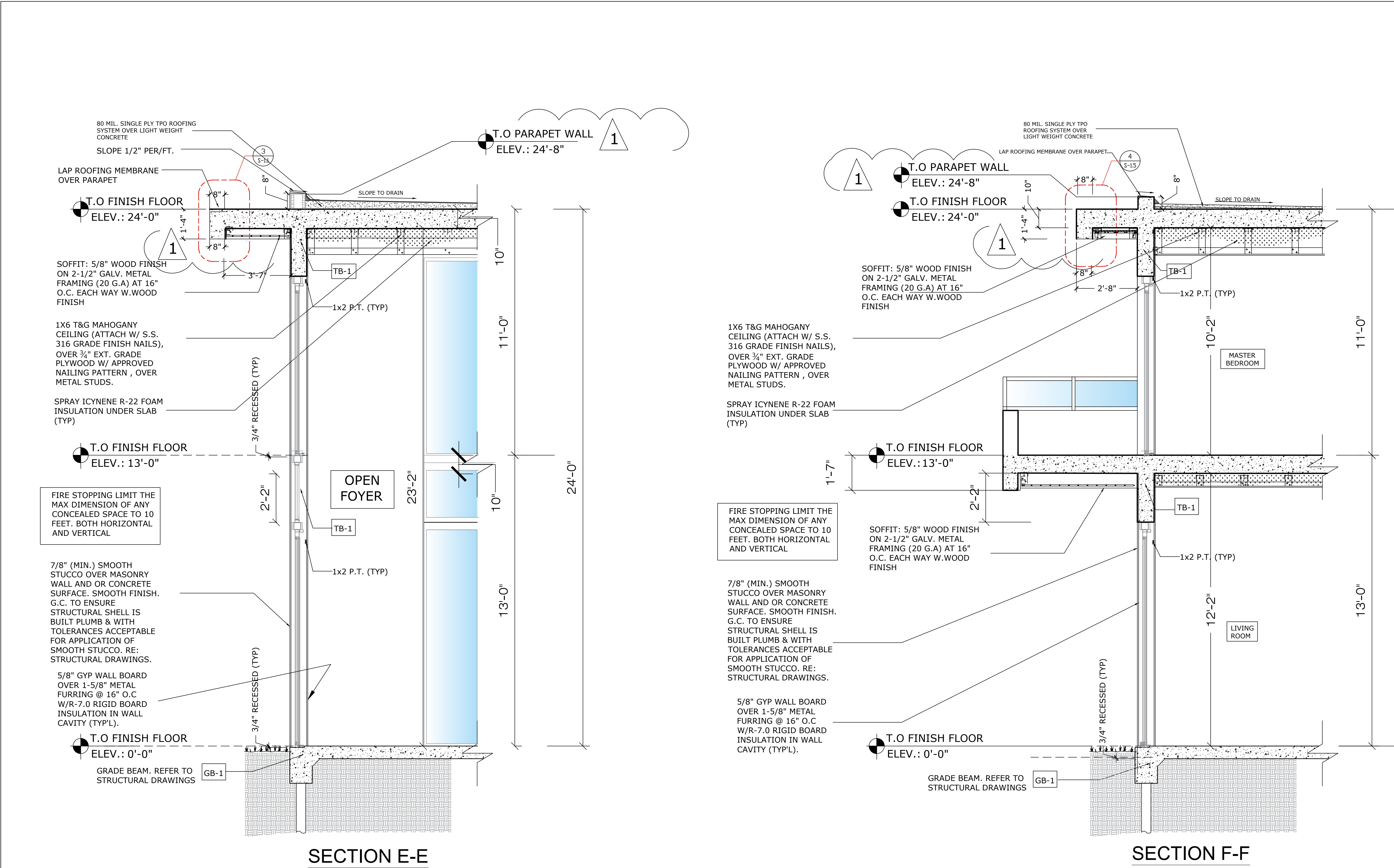
PROJECT # :18.002

SHEET # :3

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

A-3.3

PRINT DATE: 6/11/18



PERMIT ISSUE:

REVISIONS:DATE:

1.	BUILDING DEPT.	/ 08/08/2018
2.		/
3.		/
4.		/
5.		/

ABE

AMERICAN BUILDING ENGINEERS

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

2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION

MR & MRS PROSPER MAMANE

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

WALL SECTIONS

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # : 4

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

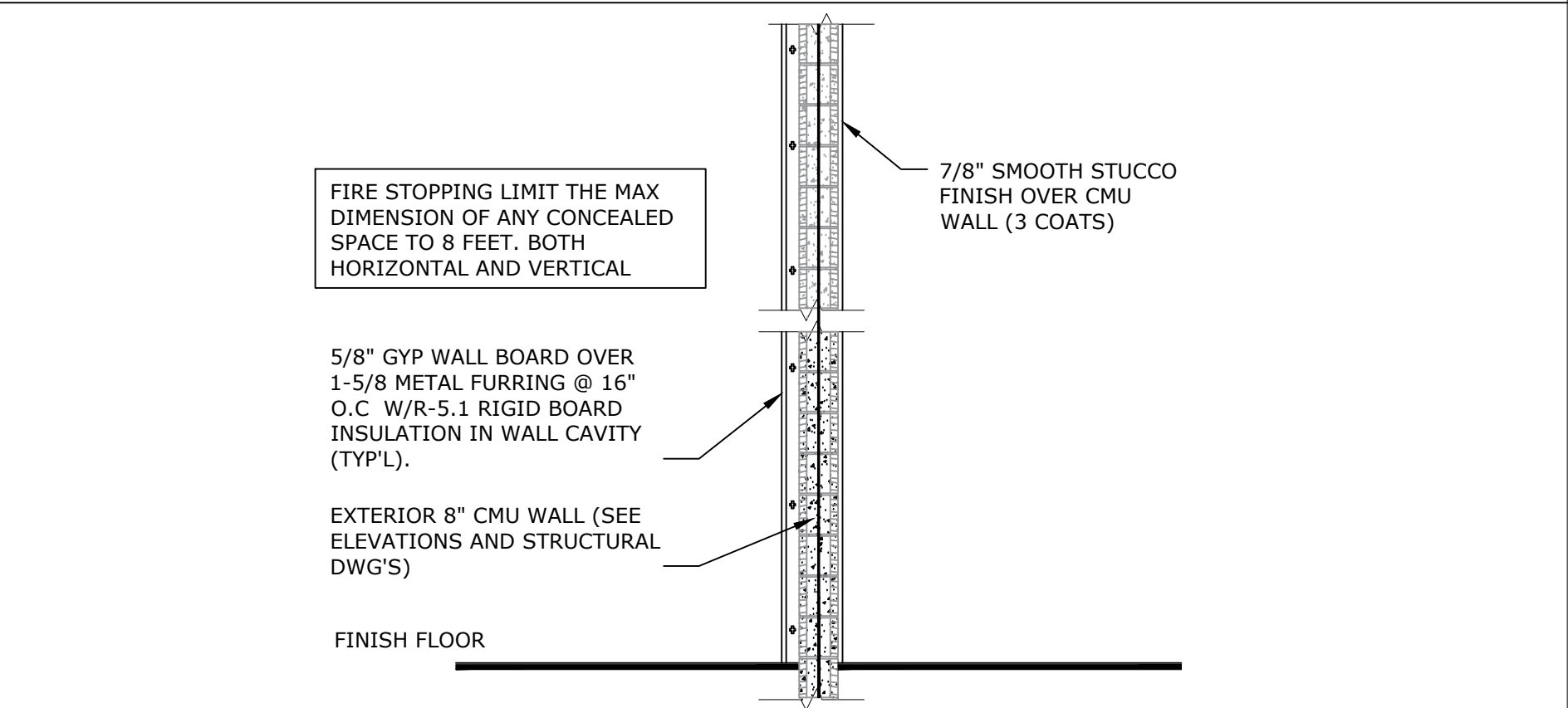
PRINT DATE: 6/11/18

A-3.4

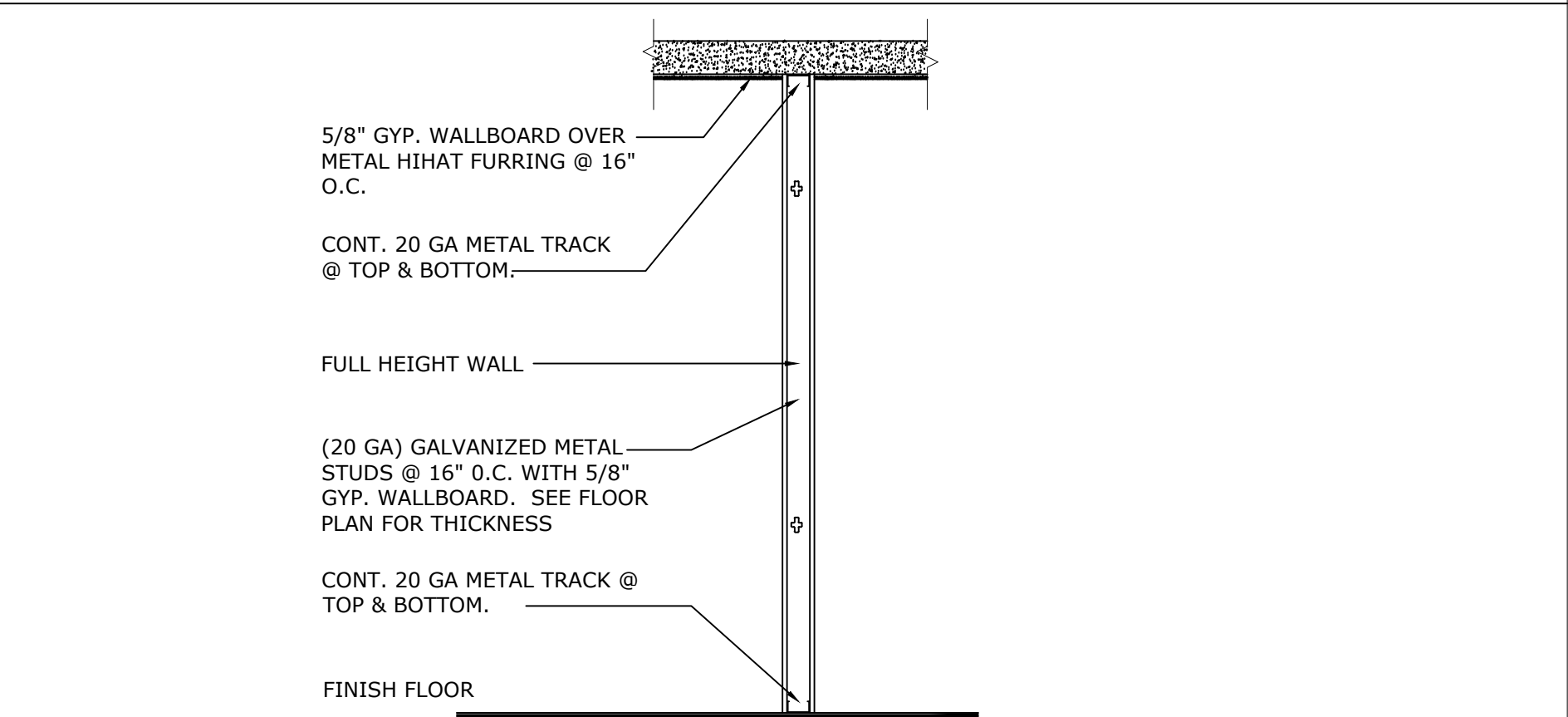
GENERAL NOTES

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

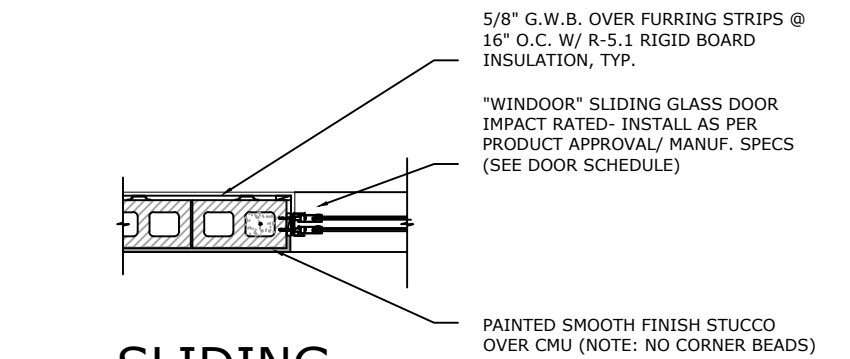
GYPSUM WALLBOARD FURRING (EXTERIOR WALL)



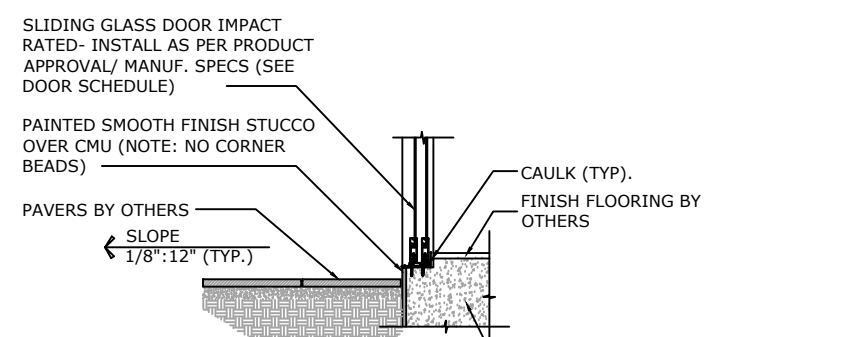
TYPICAL INTERIOR PARTITION (TYP)



SOFFIT DETAIL



1 DOOR JAMB DETAIL

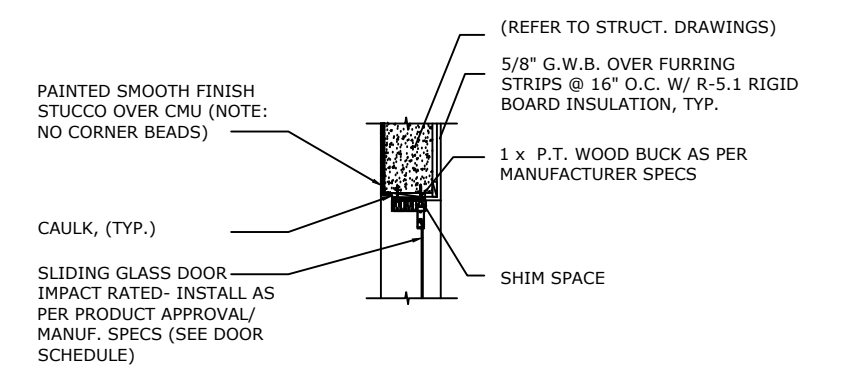


CONCRETE SLAB (REFER TO
STRUCTURAL ENGINEER
DRAWINGS)

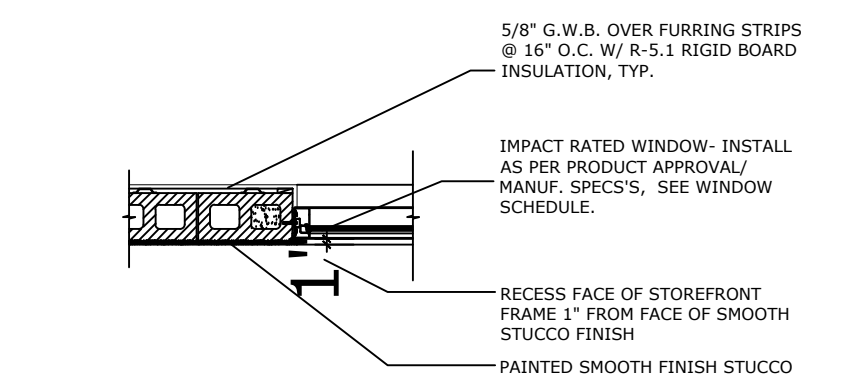
SLIDING DOOR THRESHOLD DETAIL

2

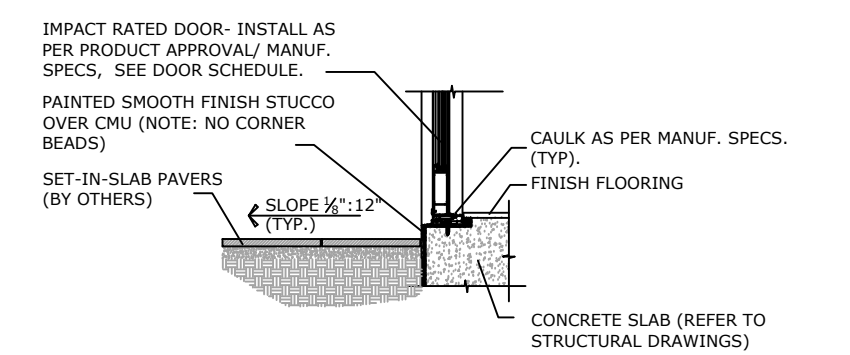
1/2" = 1'-0"



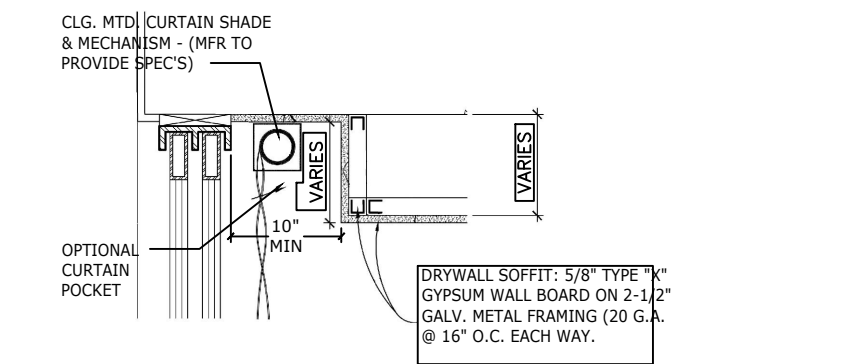
3 SLIDING DOOR HEAD DETAIL

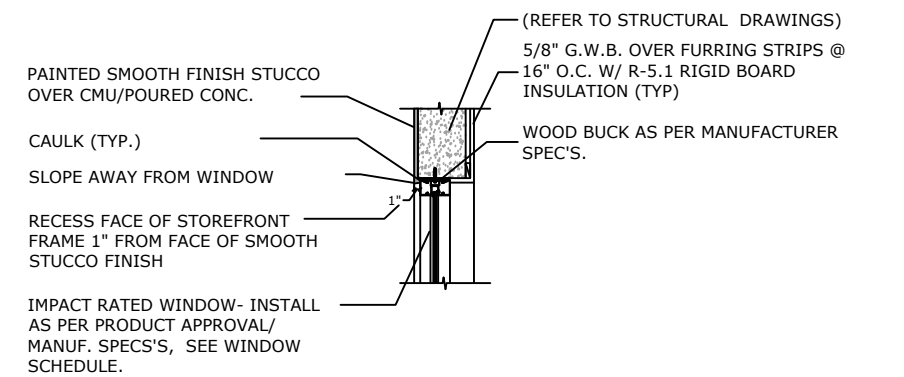


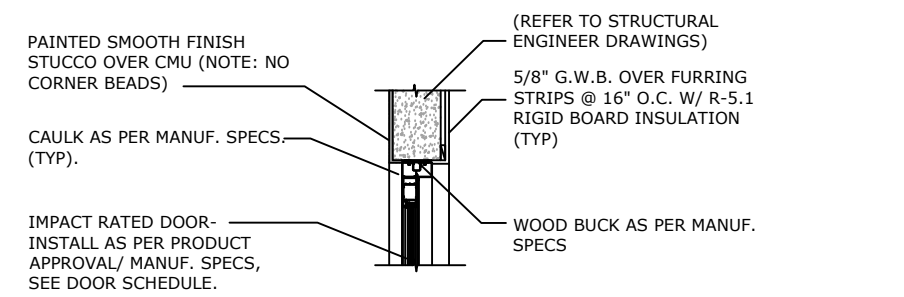
4 WINDOW JAMB DETAIL

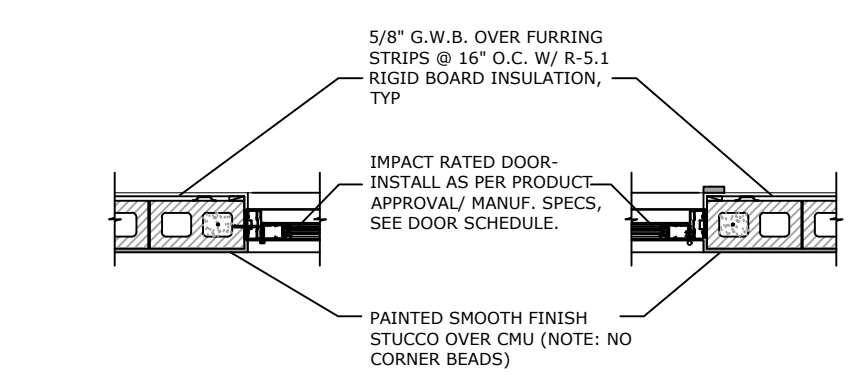


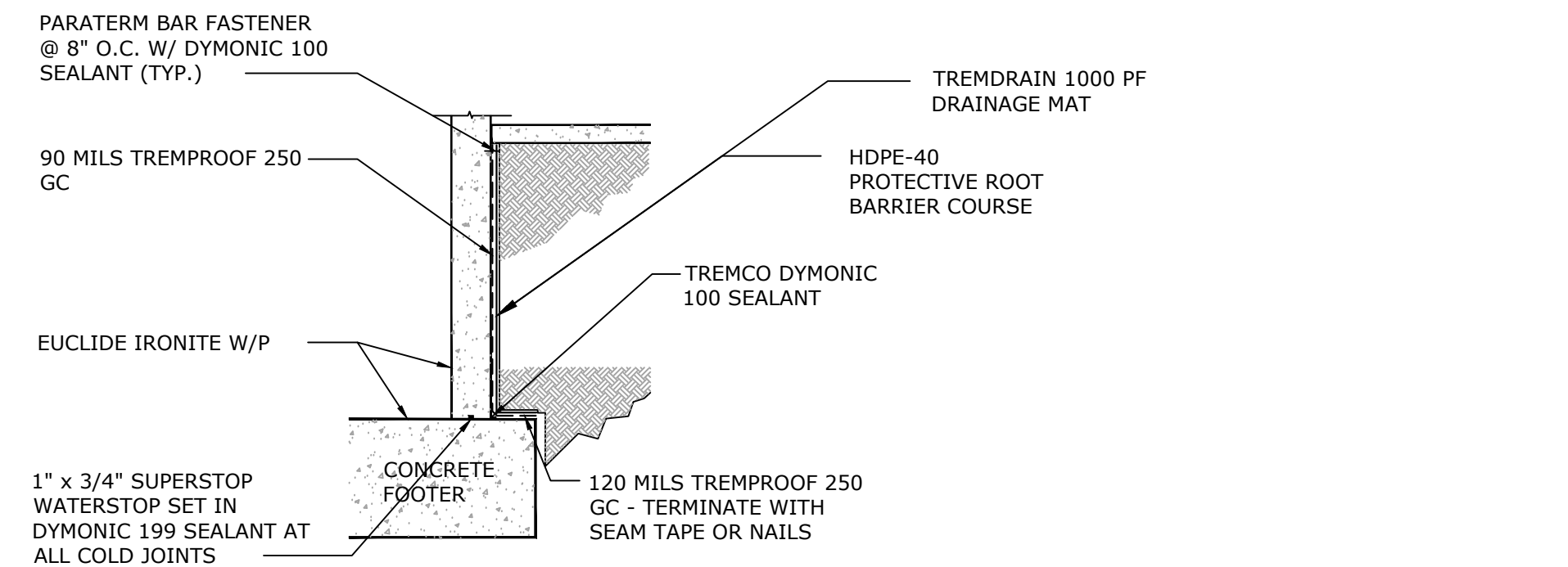
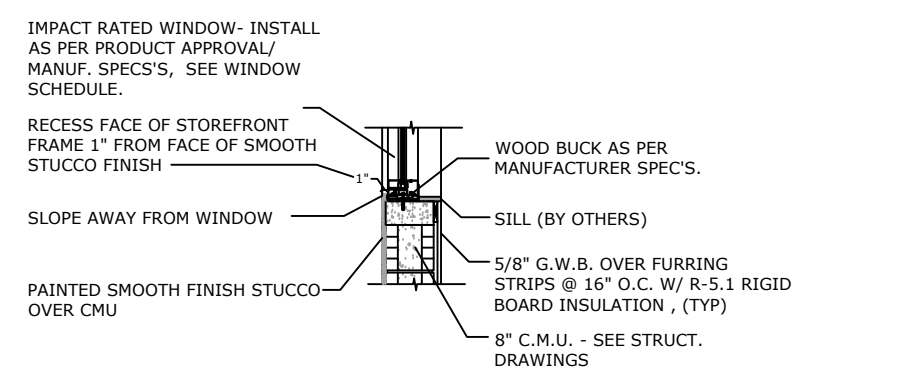
5 FRENCH DR.
THRESHOLD DETAIL





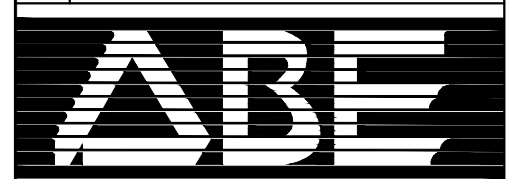






11 WATERPROOFING DETAIL (N.T.S.)

PERMIT ISSUE:	
REVISIONS:	DATE:
1.	BUILDING DEPT. / 08/08/2018
2.	/
3.	/
4.	/
5.	/



AMERICAN
BUILDING
ENGINEERS

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

2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION

MR & MRS
PROSPER MAMANE

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

BUILDING DETAILS

BUILDING DETAILS

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # :	18.002
-------------	--------

SHEET # :

A-3.5

PRINT DATE: 6/11/18

GENERAL PLANTING REQUIREMENTS

The plan takes precedence over the plant list.

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

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

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

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

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

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

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

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

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

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

No fertilizers are required.

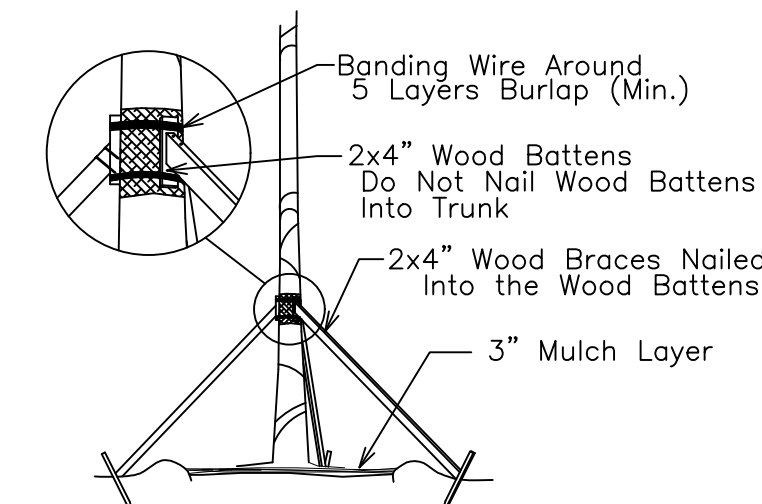
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean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

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

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

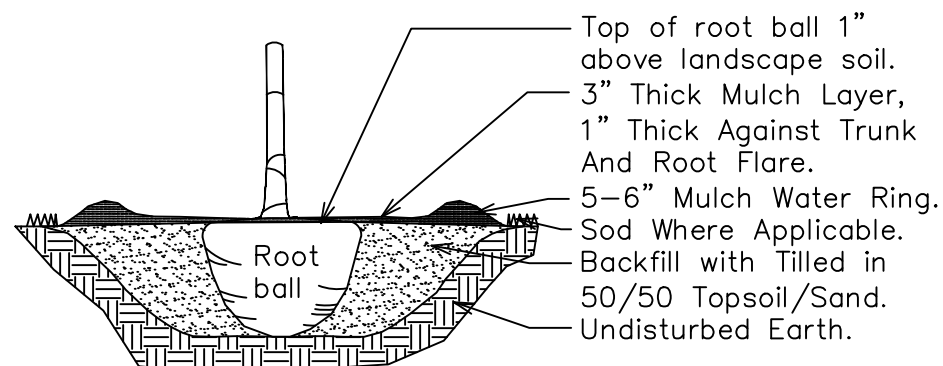
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA-ISA.

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



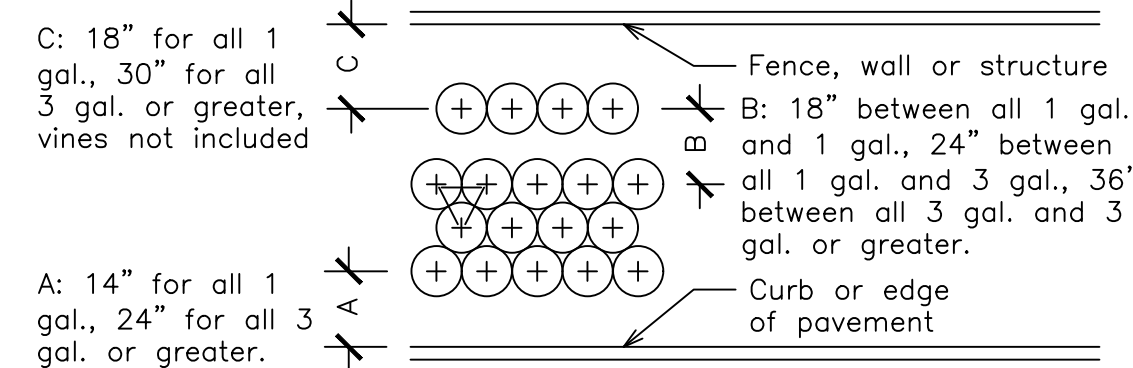
TREE/PALM BRACING DETAIL

NTS



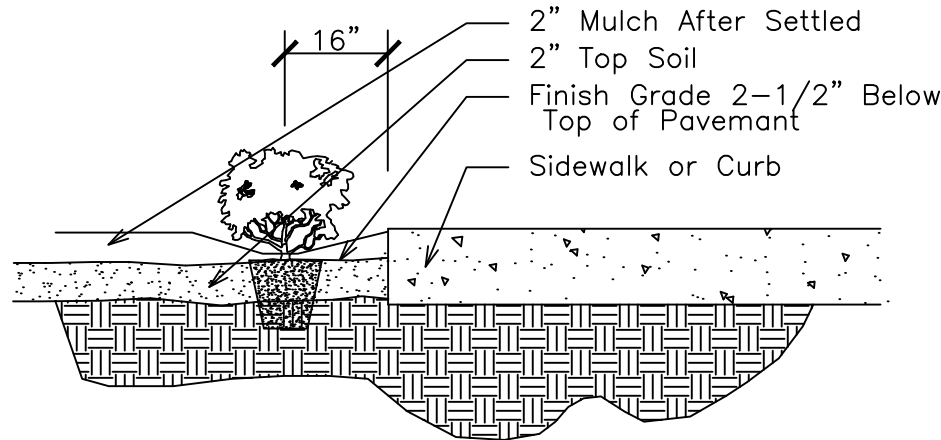
TREE/PALM PLANTING DETAIL

NTS



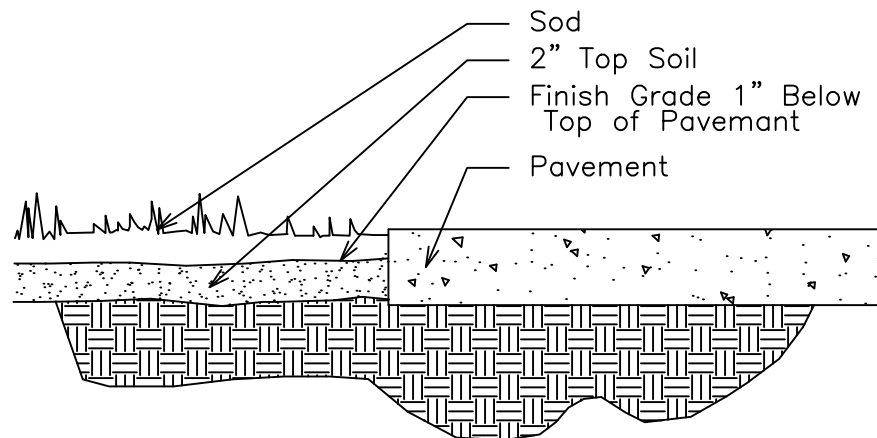
TYPICAL PLANT SPACING DETAIL

NTS



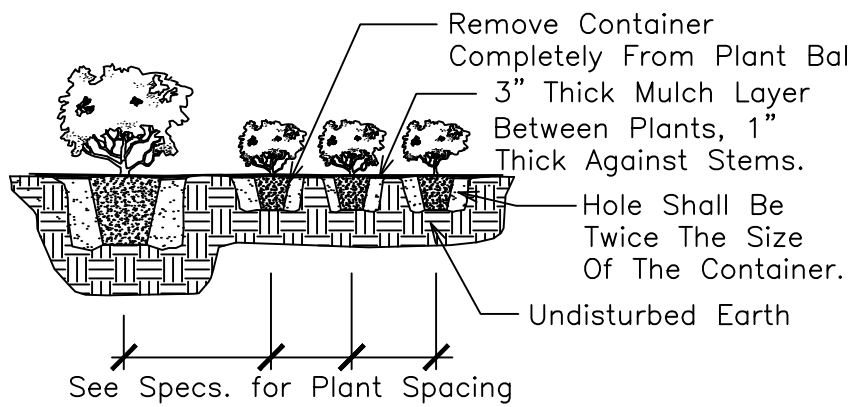
SHRUB INSTALLATION DETAIL

NTS



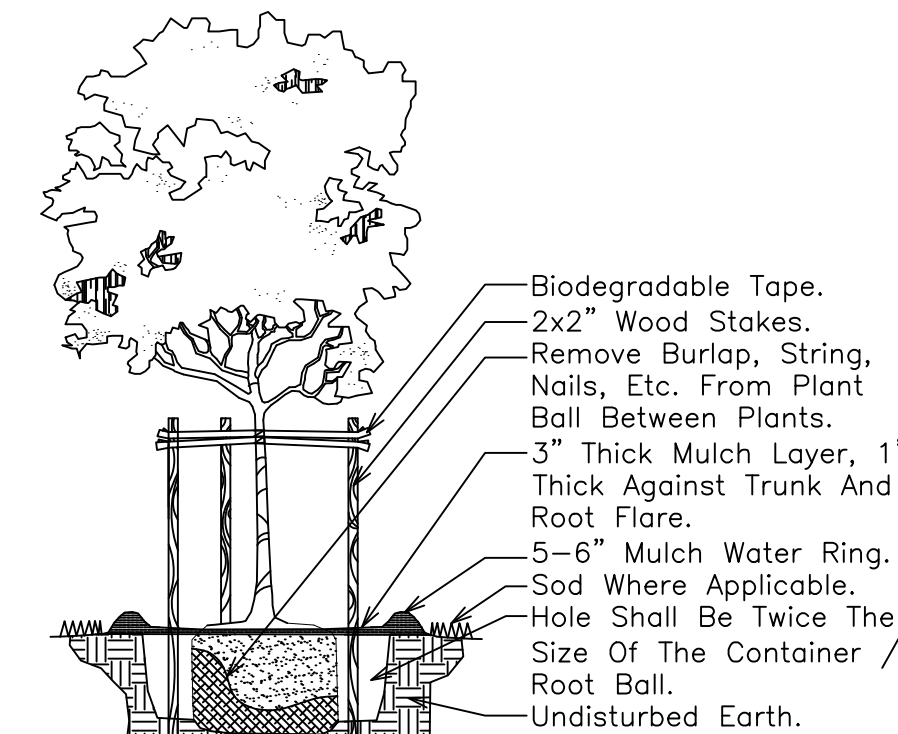
SOD INSTALLATION DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



SMALL TREE PLANTING DETAIL

NTS

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

PLANTING CALCULATIONS

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

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

Prosper Mamane Residence

9955 West Broadview Drive
Bay Harbor Islands, Florida 33154

Landscape Permit Plan

Sheet Description

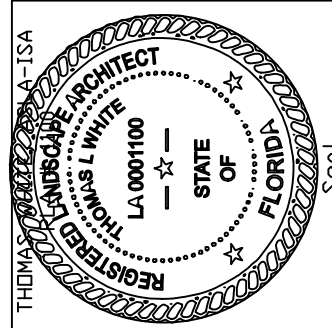
Release Date
4/8/2018

Project Number

Drawing Number

L-2
SHEET 2 OF 2

Revision Dates



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

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: August 21st, 2018

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

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated August 15th, 2018) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 9955 West Broadview Drive.

GENERAL PROJECT INFORMATION

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

PROJECT DESCRIPTION

The project designer, American Building Engineers (ABE), as agent for the property owners, Mr. and Mrs. Prosper Mamane, has submitted an application a new single-family residence on a corner non-waterfront lot located at 9955 West Broadview Drive. An existing 2,758 sq. ft. home built in 1953 will be demolished and is proposed to be replaced with a new two-story 8,317 sq. ft. home under air conditioning that has 6 bedrooms / 7½ baths, and a two (2) car garage. The modern style home has a flat roof, entrance water feature, spiral staircase to an observation

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

PROJECT HISTORY

In March 2018 the application was filed with the Town. A series of staff reviews / plan revisions were made over the following months. On July 17th, 2018, the Planning and Zoning Board considered this applicant but denied the plan on the basis that the home was felt to be too big, plain, and too similar to the home next door. The applicant submitted a new application and the plans were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant. The current plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

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

PREVIOUS PLANNING AND ZONING BOARD REQUESTED CHANGES

On July 17th, 2018 the Planning and Zoning Board discussed and denied the application and advised the applicant to make several changes stating that the home was too big, plain, and too similar to the home next door. The applicant has attempted to address the PZB comments / requests, and below are the changes that were made.

1. Position on the lot.

The home has been shifted on the lot from the setbacks north, south and east property lines.

2. Articulation and variation.

- First and second floor layouts were changed. Openings were made between kitchen and dining areas. The laundry, saferoom and storage area were reduced to allow more open areas outside on the south elevation.
- The VIP room as well as bedroom #3 were reduced to create a more articulated façade on the south; two (2) balconies and a planter area. Also, the east wall of the kitchen / dining and master closet has been adjusted so the façade is not flat. The master closet was reduced, and the master shower was redesigned.

3. Mass.

- The large roof overhang has been removed and replaced instead by just a section of roof overhang. The master balcony to the west was shortened to articulate the west façade.
- The two (2) foot parapet wall was replaced with one that is only eight (8) inches, which reduces the mass of that the building had previously.

SUMMARY / SITE PLAN COMMENTS

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

The following conditions of approval is recommended:

- 1) This approval is based on the plans prepared by American Building Engineers (ABE) dated August 15th, 2018 with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.