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

December 11, 2018

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for revisions to the previously approved plans for “Tony Sieden” located at 10000 W. Broadview Drive, Lot 53 of Block 23. The owner is requesting approval of the revised as-built plans. The Board previously approved the plans in May 2016 for the renovation and addition of the existing single family home. The owner made several changes that his general contractor did not inform him needed re-approval from the Board/Town. On October 10, 2018 the Town Council approved (6) six variances for those changes that were made which did not comply with Town code. Enclosed please find the previously approved and as-built plans (Item 1A).

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

2. Request for approval for several revisions to a new single family home for “Ryan J Schapiro” located at 9430 W. Broadview Drive, Lot 81 of Block 23. The Board approved the original submittal in March 2016. The owner is proposing revisions to the driveway, front facade, rear facade, side facade, window, doors and roof material. Enclosed please find the previously approved and revised plans. (Item #2).

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

3. Approval of minutes of the Board meeting held on March 20, 2018. (Item #3)

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

December 11, 2018

ITEM NUMBER: 1.

ITEM: Request for approval for revisions to the previously approved plans for “Tony Sieden” located at 10000 W. Broadview Drive, Lot 53 of Block 23. The owner is requesting approval of the revised as-built plans. The Board previously approved the plans in May 2016 for the renovation and addition of the existing single family home. The owner made several changes that his general contractor did not inform him needed re-approval from the Board/Town. On October 10, 2018 the Town Council approved (6) six variances for those changes that were made which did not comply with Town code. Enclosed please find the previously approved and as-built plans (Item 1A).

DESCRIPTION:

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. Seiden - 10000 WBVD - PZB Staff Report Nov 28 2018
2. Architectural Plans
3. CCLA 10000 Broadview Landscape PZB Submittal Revision 2 11.14.18

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: November 28th, 2018

Subject: Seiden Residence – Renovation & Expansion of Single-Family Residence
Revisions to May 2016 Town Approval
10000 W. Broadview Drive
Bay Harbor Islands Acct. No.: MB2015-206
MMPA Acct. No.: 01-0702-0969

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board (PZB) review the contents of this staff report, the latest revised site plan and architectural plans (dated October 3rd, 2018) and landscape plan (dated October 17th, 2018), and if felt to be acceptable, **APPROVE** the revised plans as submitted or with modifications as deemed appropriate and/or with conditions. The PZB originally approved this single-family home in May 2016. The construction of the home has been completed and the owners have requested approval of the changes they have made – retroactively. Some of the as-built features violate Town Codes; however, the Town Council granted six (6) variances to the owners on October 10th, 2018 based mostly on disabilities of one of the owners. An agreement requires that upon the passing of the person with disabilities, or sale of the home, most of the features that violate Code provision must be modified to meet current day requirements. If granted this approval will allow for the changes to remain, until the above occurs.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10000 W. Broadview Drive
Legal Description: Lot 53 of Block 23, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The applicant, Ethan Wasserman, Esq., an attorney with the Greenberg Traurig law firm, as the representative of Tony and Robyn Seiden, has submitted an application for revisions to the previously approved plans for renovation and expansion of the existing single-family residence on a waterfront lot located at 10000 W. Broadview Drive. Construction has been completed and the house has been occupied, despite the lack of Town approvals. This request is for approval of the revised plans as-built. The Planning and Zoning Board (PZB) originally approved the plans in May 2016 and according to the applicant the owner made several changes, through their general contractor, who did not inform them that many of the items required reapproval by the PZB; including six (6) items that did not comply with the applicable Town Codes. Recently, on October 10th, 2018, the Town Council approved six (6) variances for those changes that were made which did not comply with the Town Code (detailed below). The other changes were reviewed by Town Staff / MMPA and determined that some of the changes go beyond “minor” that can be handled administratively and require PZB re-approval to be allowed. While some of the changes may be characterized as minor, §5-23.1(c) of the Town Code states:

“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.”

The 2-story home has approximately 6,277 square feet of A/C living space with a two-car garage, front porch, covered terrace and several second-floor balconies. The residence has six (6) bedrooms, and eight (8) full bathrooms. The main structure meets the required setback for a waterfront residence within the RD Single-Family District as illustrated on the site plan and structure elevations. Most of the Code / design conflicts relate to accessory hardscape setbacks (walkways / pool deck / driveway), while the other includes the roof eave setback encroachment. Because of the lack of open space, the provisions of required landscaping is compromised. Conditions of approval are recommended to ensure the landscaping meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements.

The specific variances that were granted are as follows:

SIDEWALKS ALONG SIDE LOT LINES

1. **§23-12(15)(b) No portion of a sidewalk shall be constructed closer than three (3) feet to a side lot line.** The sidewalk on the north side of the home is built with a 2'-6" setback, and on the south side of the house by 1'-10".

2. **§23-12(15)(b) No sidewalk shall exceed five feet in width.** The sidewalk on the north side of the home varies from 5'-6" to 6'-10" in width; and 8'-2" on the south side of the home.

ROOF EAVES

3. **§23-12(15)(e)... Eaves may project into setback areas which abut interior lot lines not more than three (3) feet.** The roof has been constructed with an eave that is four (4) feet in width.

4. **§23-12(15)(e)... Eaves may project into setback areas...which abut on street, alleys or waterways not more than four (4) feet.** The roof has been constructed with an eave that is five (5) feet in width on the rear (waterway) side.

SWIMMING POOL

5. **§23-12(15)(g)(i)(a) Swimming pools may be constructed on waterfront lots on the side which abuts the water...must not exceed two (2) feet above finish grade.** The swimming pool has been constructed that is 2'-6" above finished grade.

DRIVEWAY

6. **§5-19.2(b) No portion of a driveway at a residence in the RD single-family district of the town may be installed closer than five (5) feet to the side and to any front (street) yard lot line, except at the driveway connection to the roadway.** A portion of the driveway has been constructed with a side setback of 2'-6" on the north side of the property.

The changes to the PZB approved plans include:

Sheet A-100:

A/C units relocated and steps to pool deck added on North setback area

Roof at entry of home modified

Walkway added on South setback area (variance granted)

Driveway changed from Chicago brick to concrete slabs

Pool deck elevation raised however pool location remains

Roof eaves that are five (5) feet

Sheet A-101 A:

A/C units shifted and steps to pool deck added on North setback area

Stairs and entry steps modified

Kitchen and Dining area modified

Walkway added on South setback area (variance granted)

Sheet A-102 A:

Modifications to interior bathrooms and closet areas

Stairs modified

Balcony added on west side

Balcony on east side (over garage) extended

Sheet A-103 A:

Flat roof area over stairs removed

Flat roof area over north bedroom removed

Entry lower roof removed

Sheet A-104:

Second floor area over existing garage modified with longer balcony and higher finish floor slab

Entry lower entry roof removed

Stair tower with flat roof removed and configuration modified

Elevations:

All decorative muntin were removed from the window & doors and the simulated wood siding was lowered to the finished floor elevation of the 2nd floor rather than the rail height of the 2nd floor.

Landscaping:

Five (5) shade trees sized below the Town Code minimums*

Artificial turf in lieu of grass / gravel on the sides of the walkways along the home*

Elimination of two (2) Ligustrum trees in front planter along the street*

*The requested changes do not comply with the Miami-Dade and Town Landscape Codes; to be addressed with conditions of approval.

PROJECT HISTORY

As previously mentioned, the Planning and Zoning Board (PZB) approved the plans for this home in May 2016. Construction has been completed and the house has been occupied, despite the lack of Town approvals. The request is for approval of the plans as-built. According to the applicant the owner made several changes, through their general contractor, who did not inform them that many of the items required reapproval by the PZB. Recently, on October 10th, 2018, the Town Council approved six (6) variances for those changes that were made which did not comply with the Town Code. An agreement requires that upon the passing of the person with disabilities, or sale of the home, most of the features that violate Code provision must be modified to meet current day requirements. Any changes made through the building permitting process which do not comply with the Planning and Zoning Board approval does not negate / supersede the Board's approval and this application was required to be submitted.

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.

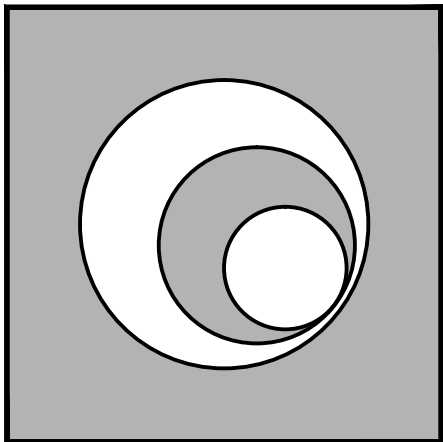
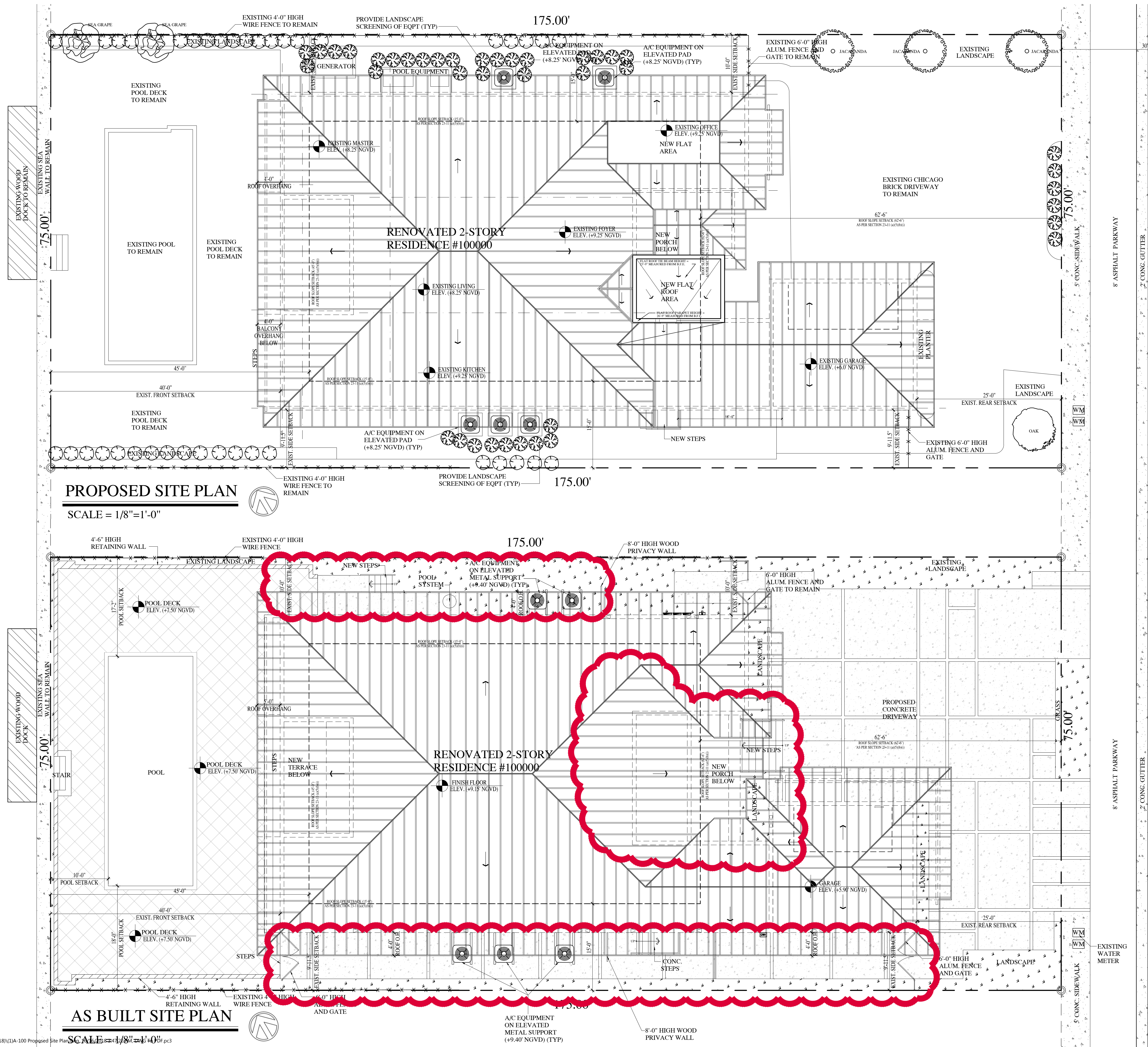
SUMMARY / SITE PLAN COMMENTS

In March 2016 the Planning and Zoning Board approved plans for the renovation and expansion of an existing single-family residence on a waterfront lot located at 10000 W. Broadview Drive. During construction, several modifications were made by the contractor / owner, including some that violate minimum Town Code requirements. During inspections these design features were identified. The owner was cited by the Town and they retained a law firm to assist them in resolving the issues. On October 10th, 2018 the Town Council approved six (6) variances that allow many of the as-built features to remain temporarily. An agreement requires that upon the passing of the person with disabilities, or sale of the home, most of the features that violate Code provision must be modified to meet current day requirements. All other as-built features meet or exceed Town Land Development Code requirements, except for conditions approval for the revised landscape plan. The changes are not required to meet any of the recently approved Code amendments for single family home design.

The following conditions of approval are recommended:

- 1) This approval is based on the revised architectural plans prepared by Bravo LLC, Architecture dated October 3rd, 2018 and Landscape Plans dated October 17th, 2018, with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) The following landscaping changes must be made in order for the plans to comply with the Miami-Dade / Town Landscape Codes:
 - a) Six (6) required shade trees meeting the size and height specification of the Town Code, specifically the Silver Buttonwood trees are to be at least 12 feet in height with at least 4' of clear wood before branching, with a minimum 2 ½" tree trunk caliper;
 - b) Removal of the artificial turf from all side yards and replace with grass / gravel; and
 - c) As per the March 2016 approved plans, provide two (2) Glaucous Cassia in the front planter as the required Street Tree (no room in swale so Miami-Dade Landscape Code requires them in front yard near street) that are at least 15 feet in overall height with at least 6 feet of clear wood before branching, and a minimum 2 ½" tree trunk caliper.

BISCAYNE BAY



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TELEPHONE: 305.567.1977

PLANNING AND ZONING SUBMITTAL

SEIDEN RESIDENCE

10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS , FLORIDA

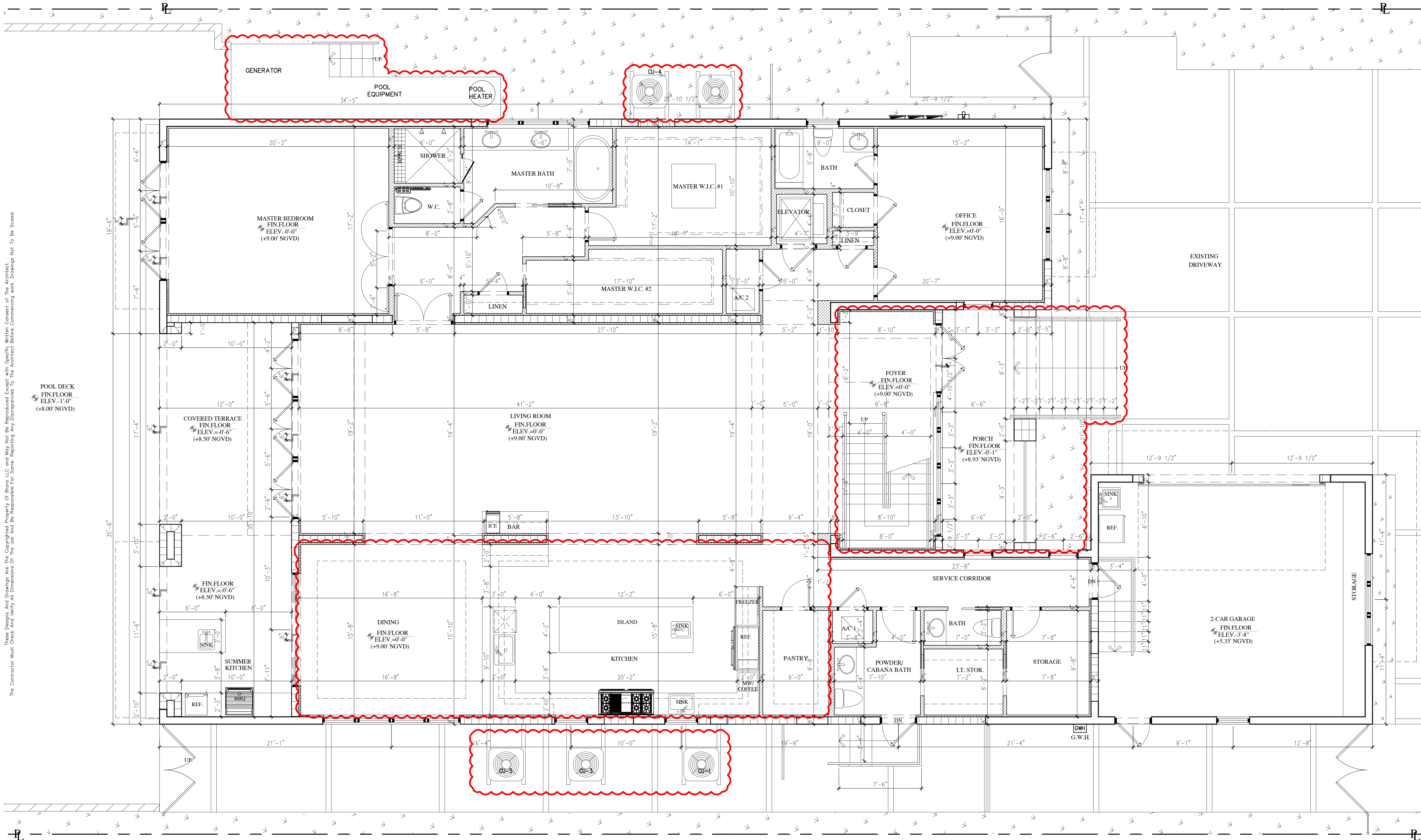
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FOLIO NUMBER: 13-2227-001-4380

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SHEET NUMBER

A-100

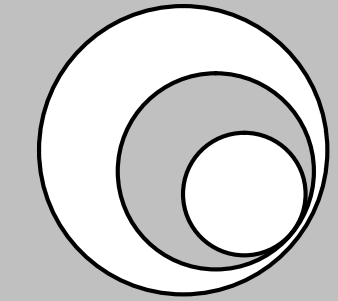
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AS BUILT FIRST FLOOR PLAN

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



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TOWN OF BAY HARBOR ISLANDS - FLORIDA

LOT 53 IN BLOCK 23, OF "BAY HARBOR ISLAND" 46/5
FOLIO NUMBER: 13-2227-001-4380

REVISIONS

SCALE: AS NOTED

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DATE: 10-03-18

PROJECT NO.: 13-207

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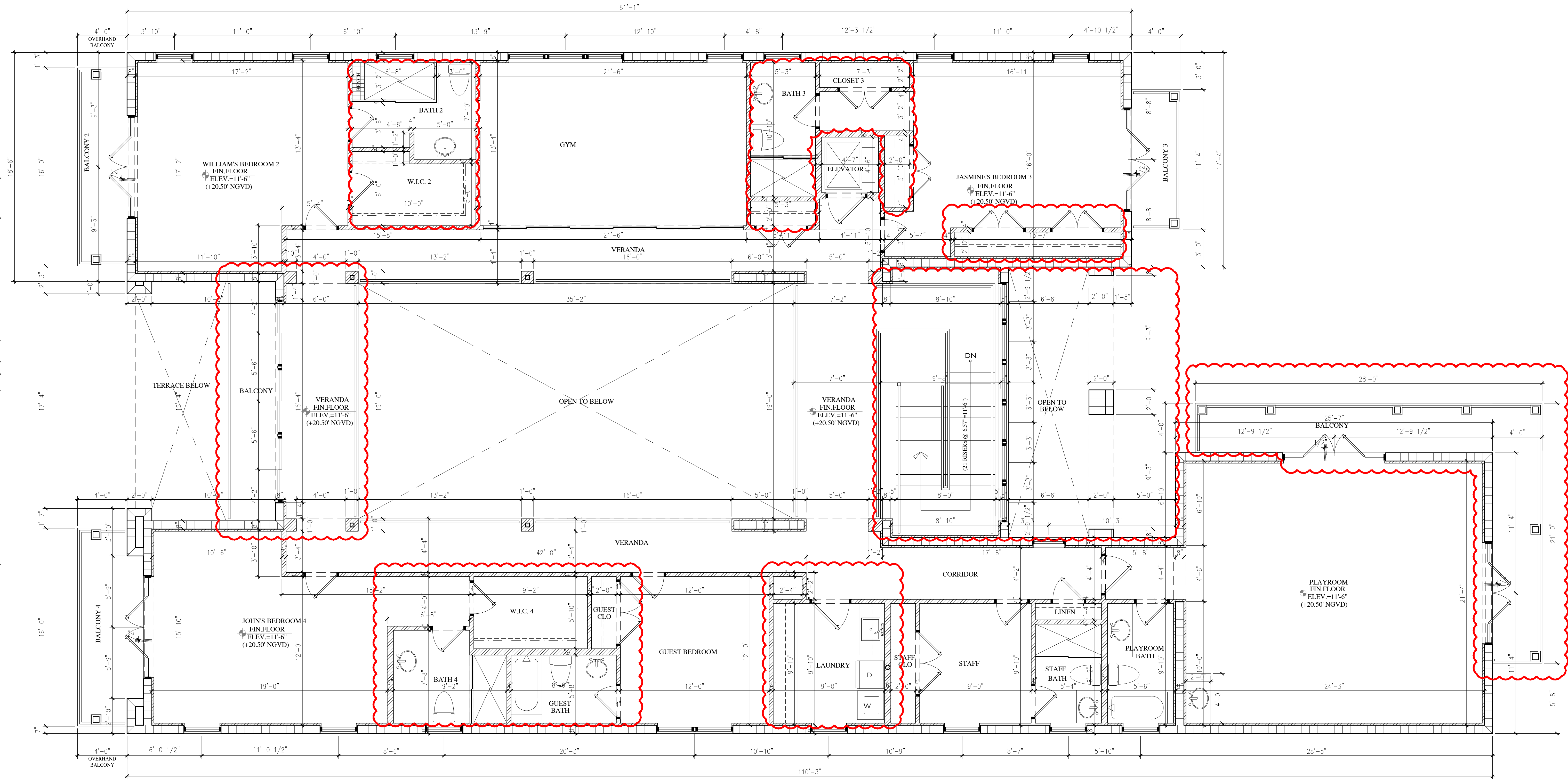
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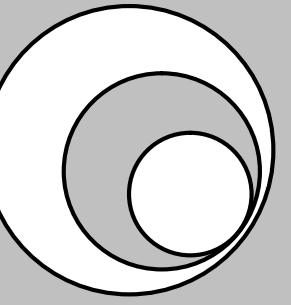
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AS BUILT SECOND FLOOR PLAN

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



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PLANNING AND ZONING SUBMITTAL

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TOWN OF BAY HARBOR ISLANDS, FLORIDA

LOT 53 IN BLOCK 23, OF "BAY HARBOR ISLAND" 46/5
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REVISIONS

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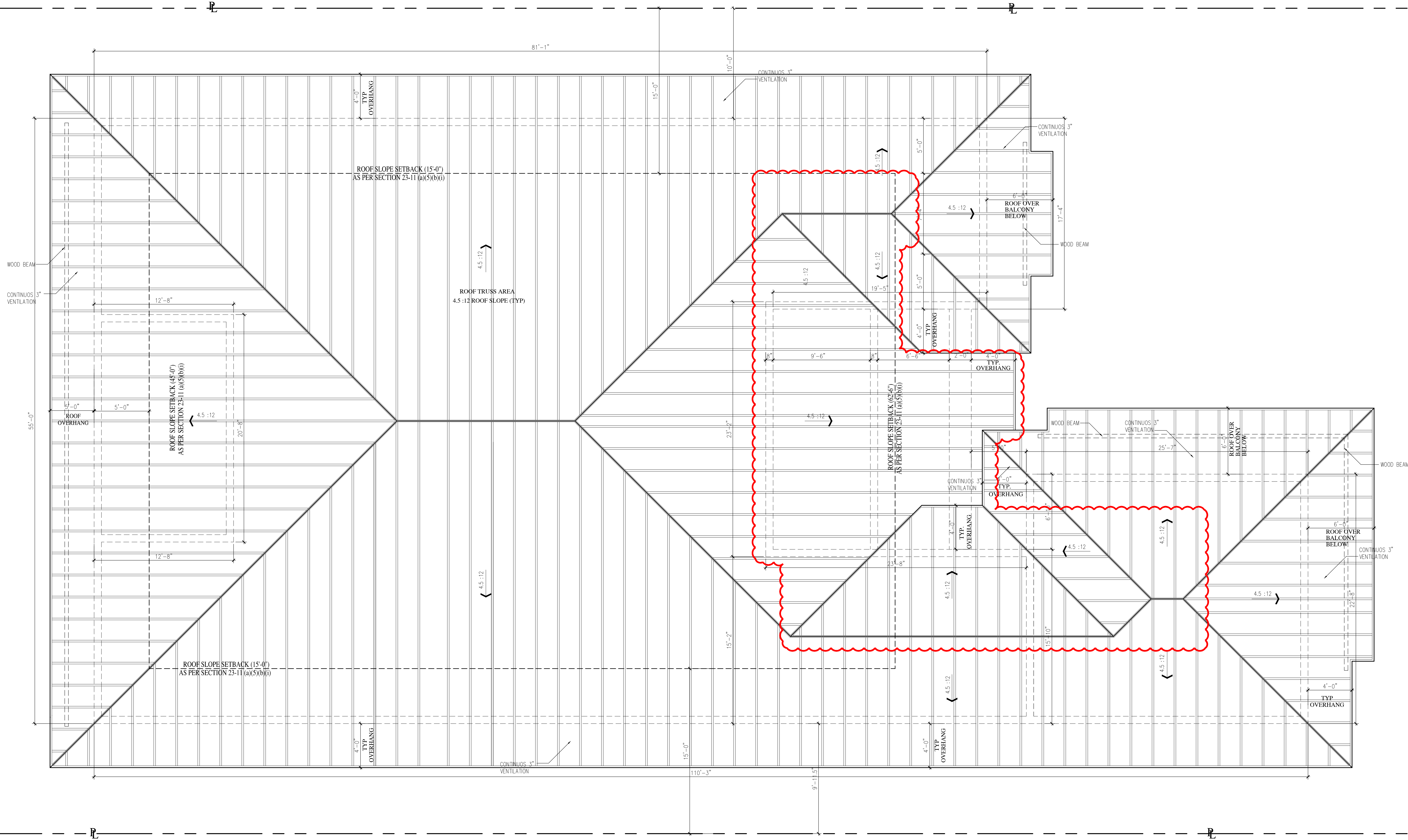
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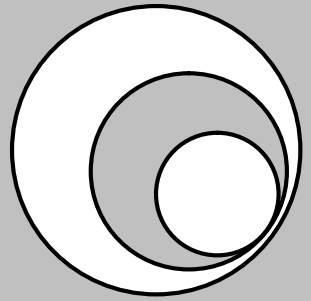
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AS BUILT ROOF PLAN

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



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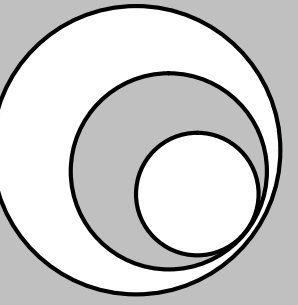
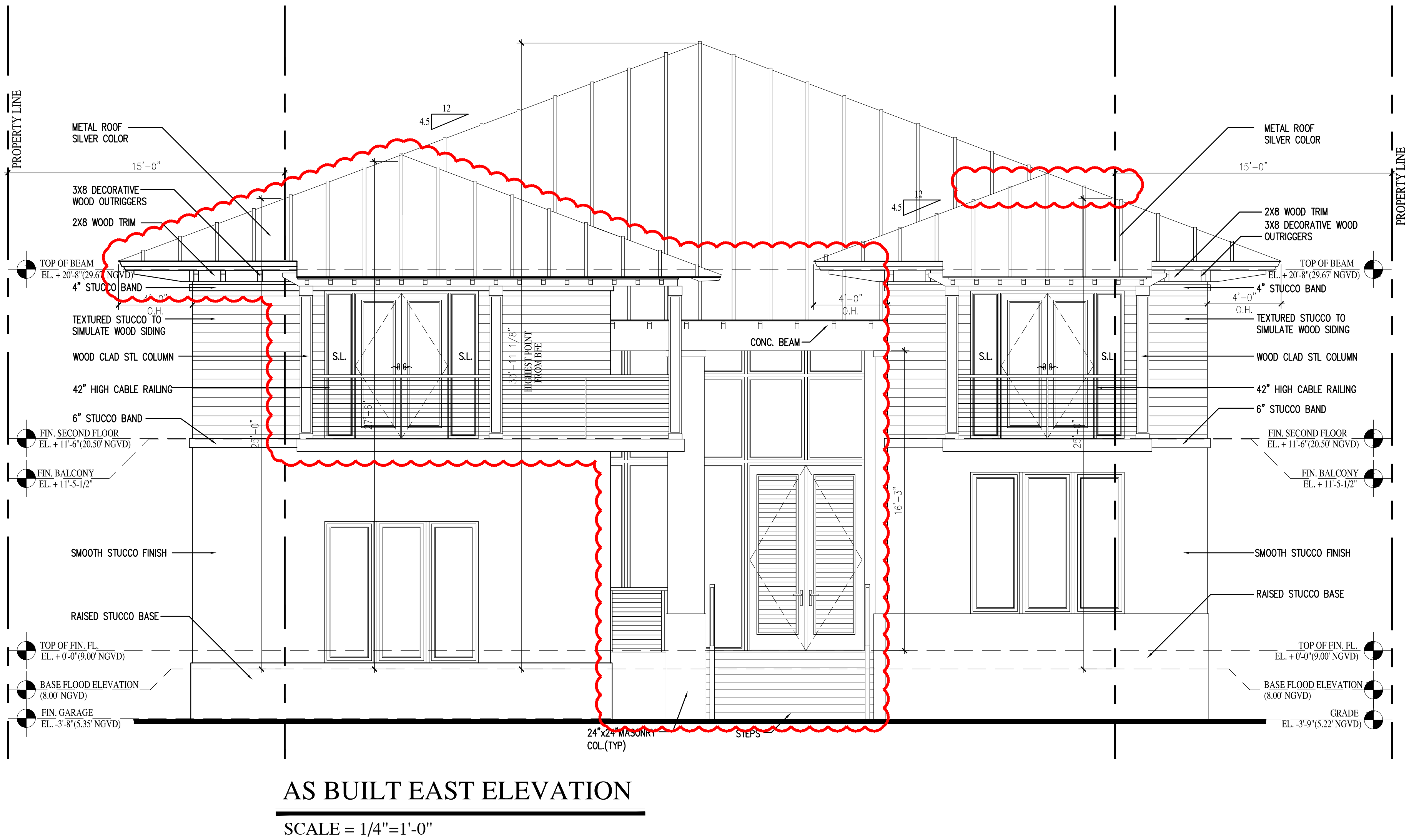
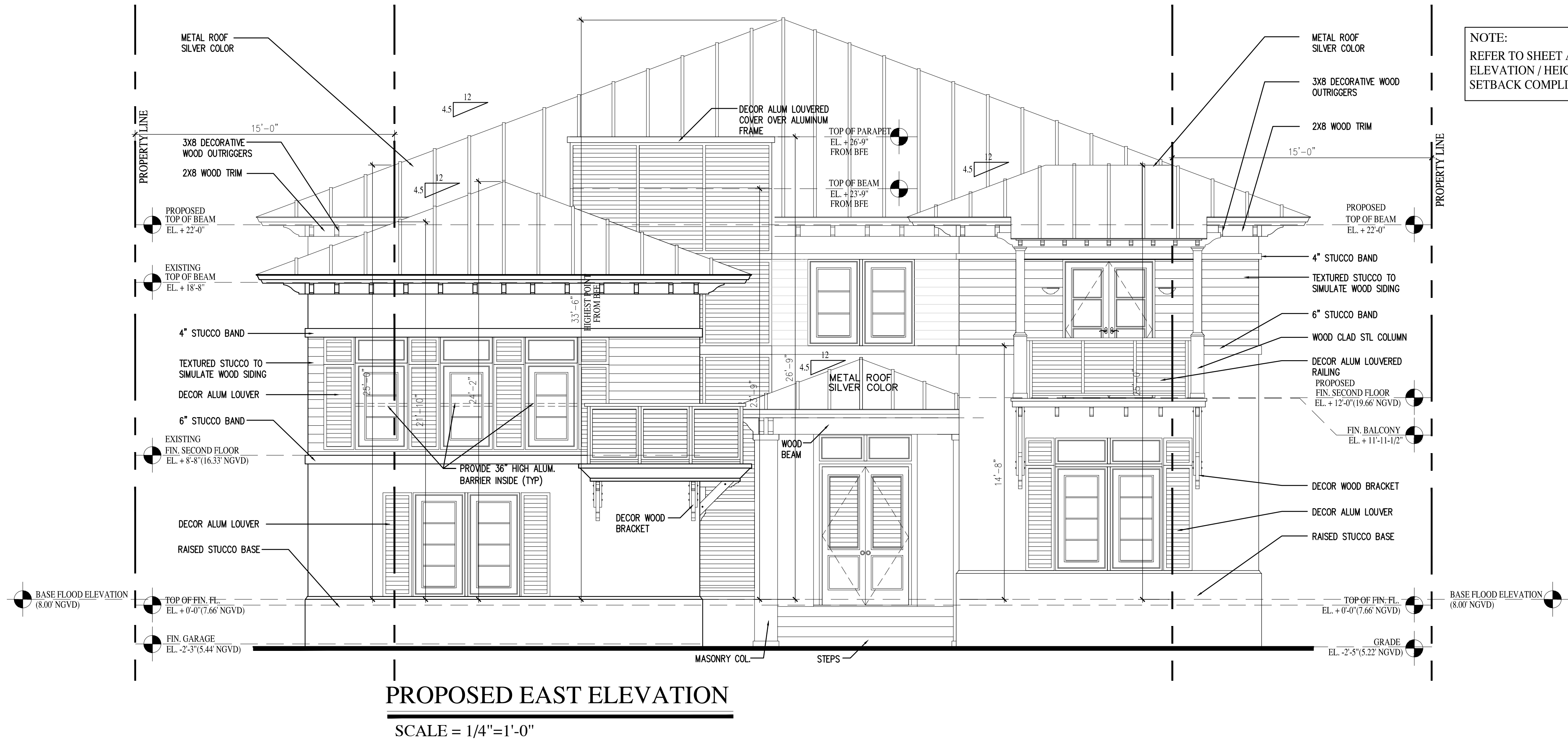
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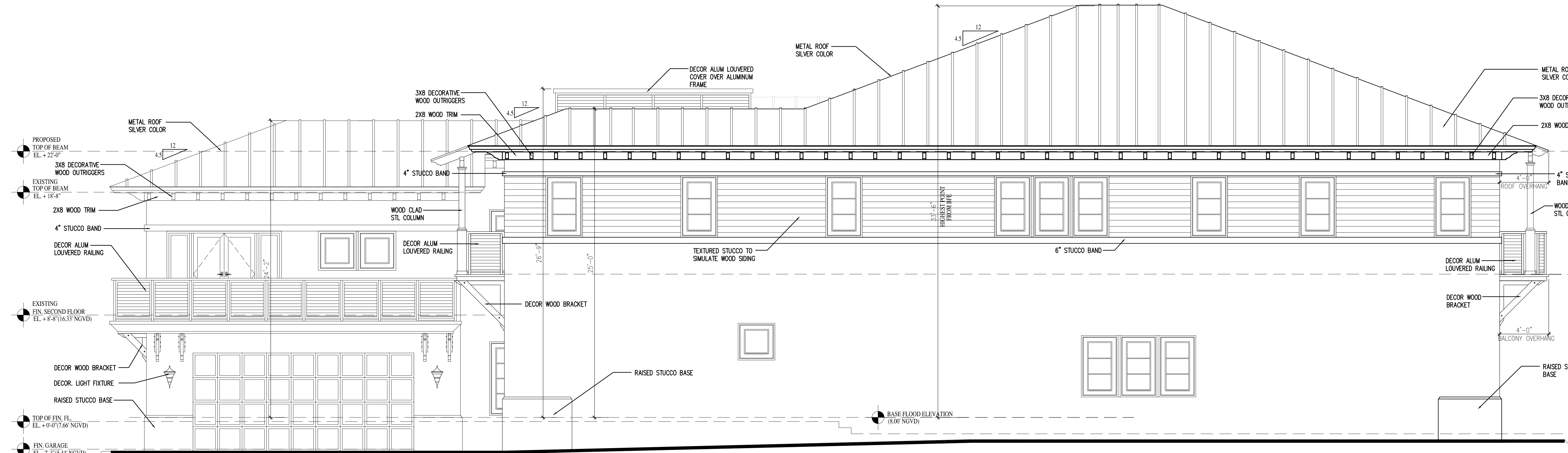
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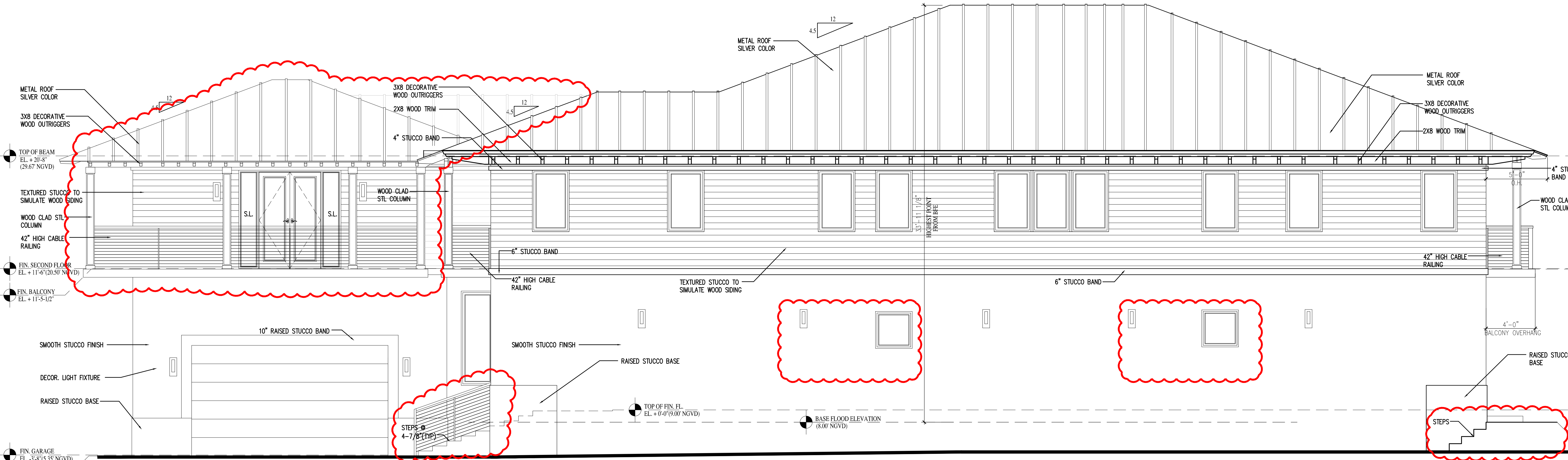
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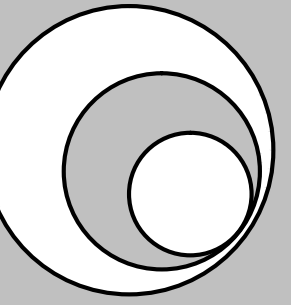
PROPOSED NORTH ELEVATION

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



AS BUILT NORTH ELEVATION

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



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LOT 53 IN BLOCK 23, OF "BAY HARBOR ISLAND" 46/5
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REVISIONS

SCALE: AS NOTED

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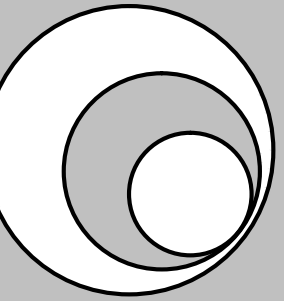
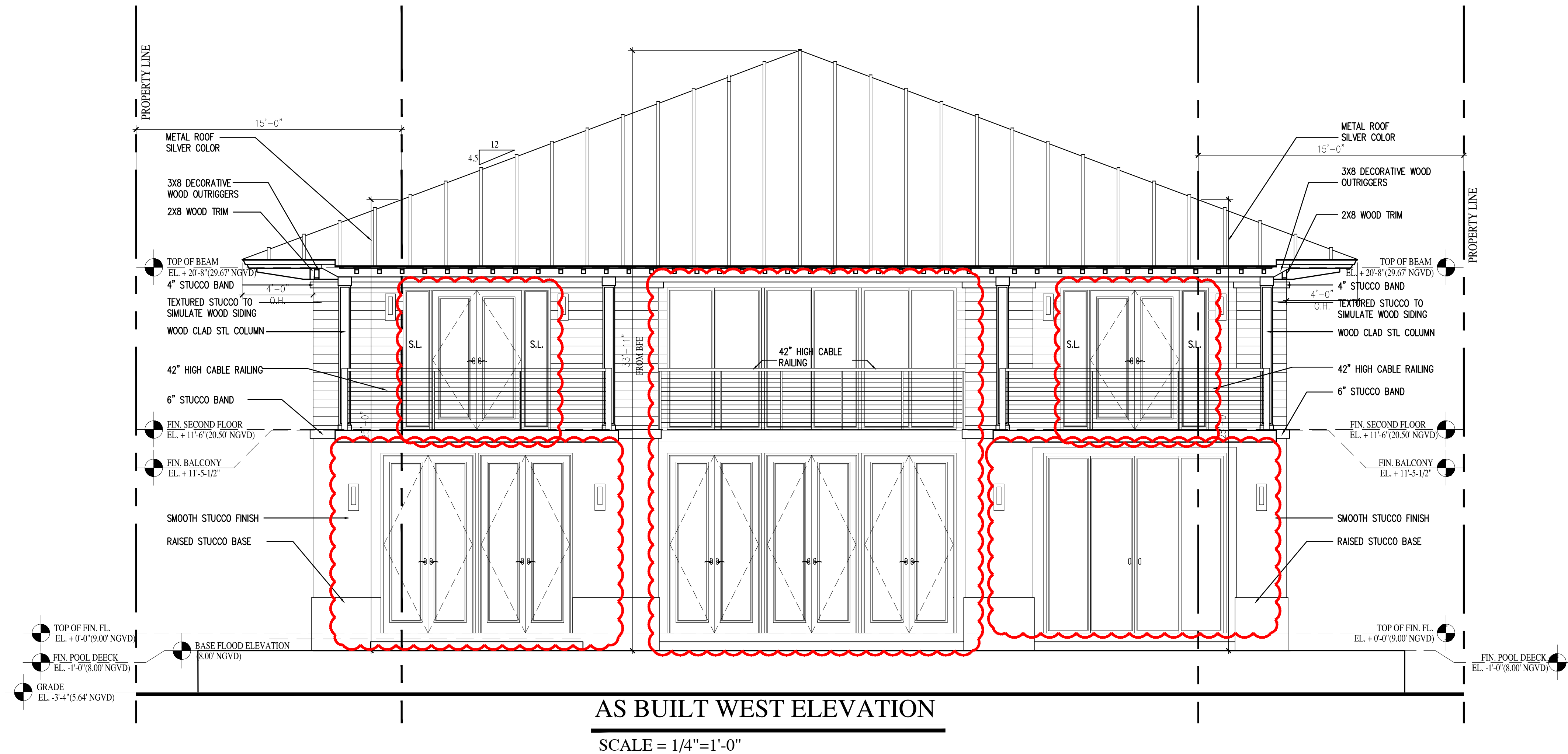
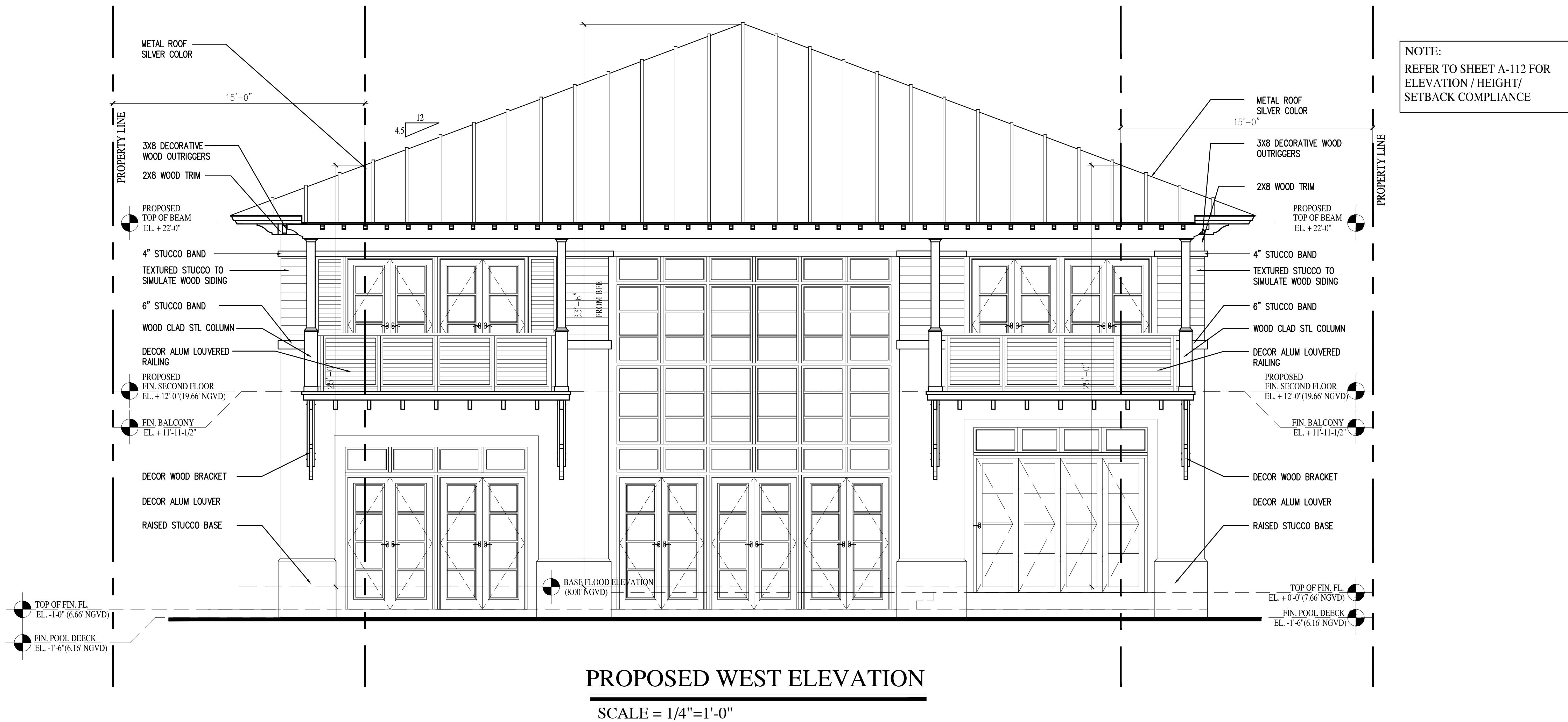
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PLANNING AND ZONING SUBMITTAL
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS - FLORIDA
LOT 53 IN BLOCK 23, OF "BAY HARBOR ISLAND" 46/5
FOLIO NUMBER: 13-2227-001-43B0

REVISIONS

SCALE: AS NOTED

DRAWN BY: A.P./P.V./P.B.

CHECKED BY: P.B. / C.B.

DATE: 10-03-18

PROJECT NO.: 13-207

FILE NAME:

SUBMITTAL: VARIANCE

SHEET NUMBER

A-105

PEDRO C. BRAVO, R.A.
FLA. REGISTRATION NO.: 6226



10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS PZB SUBMITTAL

- L-0 COVER SHEET + INDEX
- L-1a CURRENT SURVEY
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE NOTES + DETAILS
- L-3 FRONT + BACK ELEVATIONS
- L-4 SIDE ELEVATIONS

COVER SHEET + INDEX

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NEW RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
L-1	08.22.18	AS BUILT VARIANCE REQUEST

Professional Seal

CHRISTOPHER CRAWLEY, RLA
Florida License LA 666796

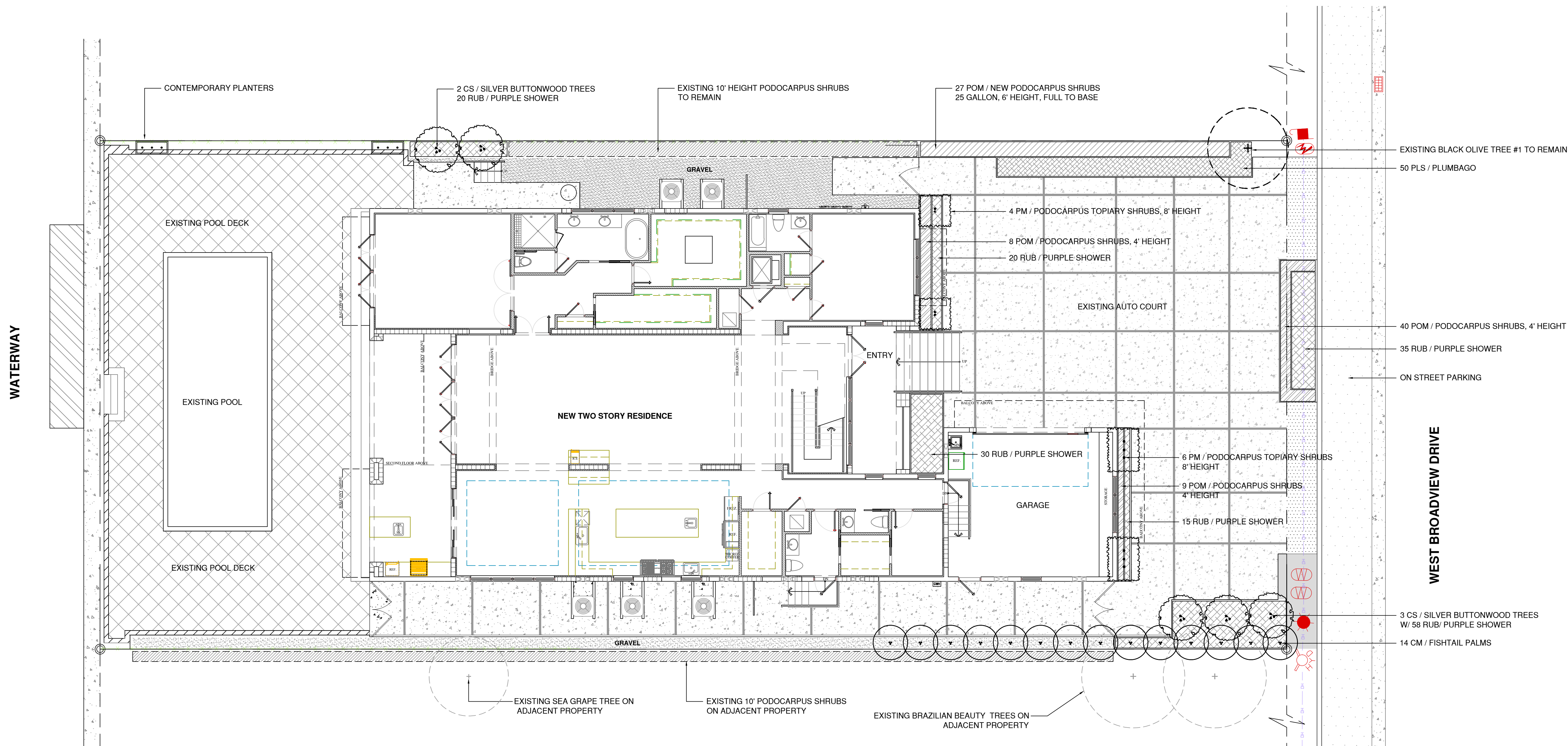
Title: COVER

Scale:

Date: OCTOBER 17, 2018

Drawing:

L-0



Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend
Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*		
	Required	Provided
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	6
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	5
6. Drought Tolerant and Low Maintenance Species Require - 50%	3	5
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	94
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	0
5. Drought Tolerant and Low Maintenance Species Require - 50%	25 / 30	0
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area		
	(Max)	0

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

EXISTING TREE INVENTORY + DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY LOSS / MT. REQ. (SF)	COMMENTS
#1	BLACK OLIVE TREE	Bucida buxera	+/- 10"	+/- 25'	+/- 15'	FAIR	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION

PLANTLIST - 10,000 WEST BROADVIEW DRIVE

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CS	YES	5	SILVER BUTTONWOOD TREE	Conocarpus erectus 'Sericeus'	12' height minimum, 5' spread, 2" dbh min, standard form
SHRUBS					
CM	NO	14	FISHTAIL PALM	Caryota mitis	8' height, full
PM	NO	10	PODOCARPUS TOPIARY	Podocarpus 'Maki'	8' height, full
POM	NO	84	PODOCARPUS SHRUBS	Podocarpus macrophyllus	6' height and 4' height, full, See Landscape Plan for heights
TROPICALS + GROUNDCOVERS					
RUB	NO	120	PURPLE SHOWER	Ruellia britton 'Purple Showers'	3 gallon, 18" height, 12" spread, space 18" on center
PLS	YES	50	PLUMBAGO	Plumbago auriculata	3 gallon, 12" height, space 18" on center

TOWN OF BAY HARBOR ISLAND NOTES:

- THIS LANDSCAPE PLAN REPRESENTS THE AS BUILT CONDITIONS OF THE PROPERTY. THE PLANT LIST HAS BEEN UPDATED TO REFLECT THE AS BUILT CONDITIONS.
- EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

- PLANNING ZONING COMMENTS
- THE SHADE TREE REQUIREMENT HAS BEEN UPDATED TO INCLUDE THE EXISTING BLACK OLIVE TREE. A TOTAL OF 6 SHADE TREES HAS BEEN PROVIDED.
 - ARTIFICIAL LAWN HAS BEEN REMOVED AND REPLACED WITH GRAVEL AGGREGATE.
 - THE SPECIFICATION FOR THE SILVER BUTTONWOOD TREES HAS BEEN REVISED TO BE 12' HEIGHT.

LANDSCAPE PLAN
1/8" = 1'-0"
0' 8' 16' 24'

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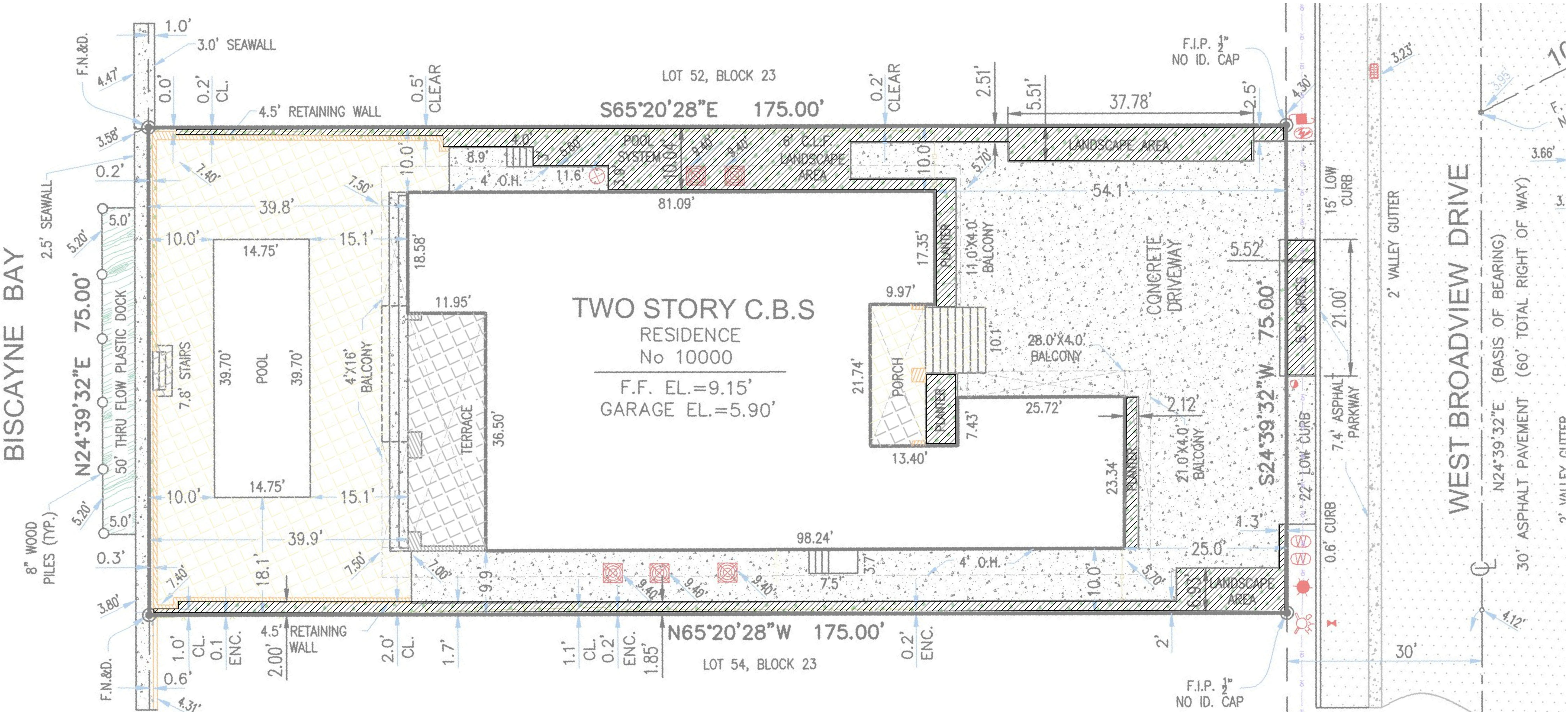
NEW RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
1	08.22.18	AS BUILT VARIANCE REQUEST
2	11.14.18	PZB CITY COMMENTS

Professional Seal

CHRISTOPHER CRAWLEY, RLA
Florida License LA 6667695
Title: LANDSCAPE PLAN
Scale: 1/8"=1'-0"
Date: OCTOBER 17, 2018
Drawing:

L-1



CURRENT SURVEY DATED 07.05.2018

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NEW RESIDENCE
 10000 WEST BROADVIEW DRIVE
 TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
1	08.22.18	AS BUILT VARIANCE REQUEST

Professional Seal

CHRISTOPHER CAWLEY, RLA
Florida License LA 696795

Title: LANDSCAPE PLAN

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

Date: OCTOBER 17, 2018

Drawing:

L-1a

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.

- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

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

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

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

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

THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION

IRRIGATION NOTES

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

REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.

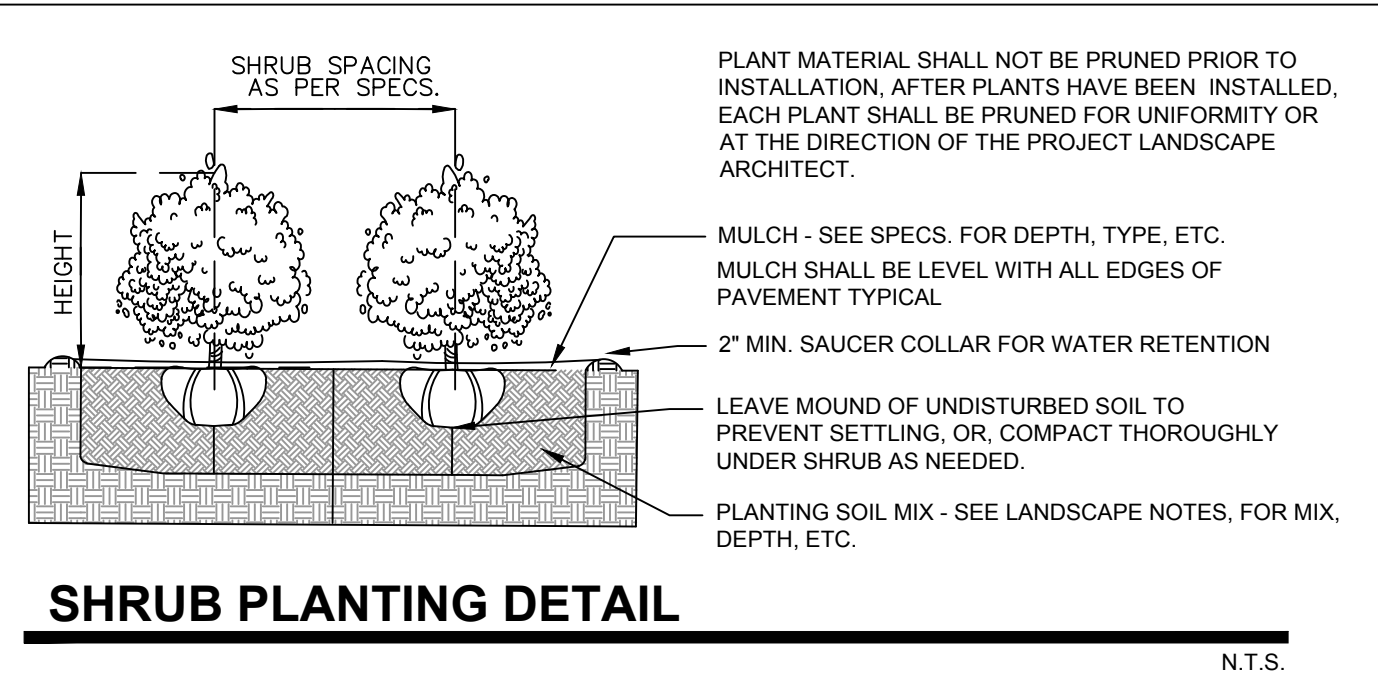
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 8" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

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

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

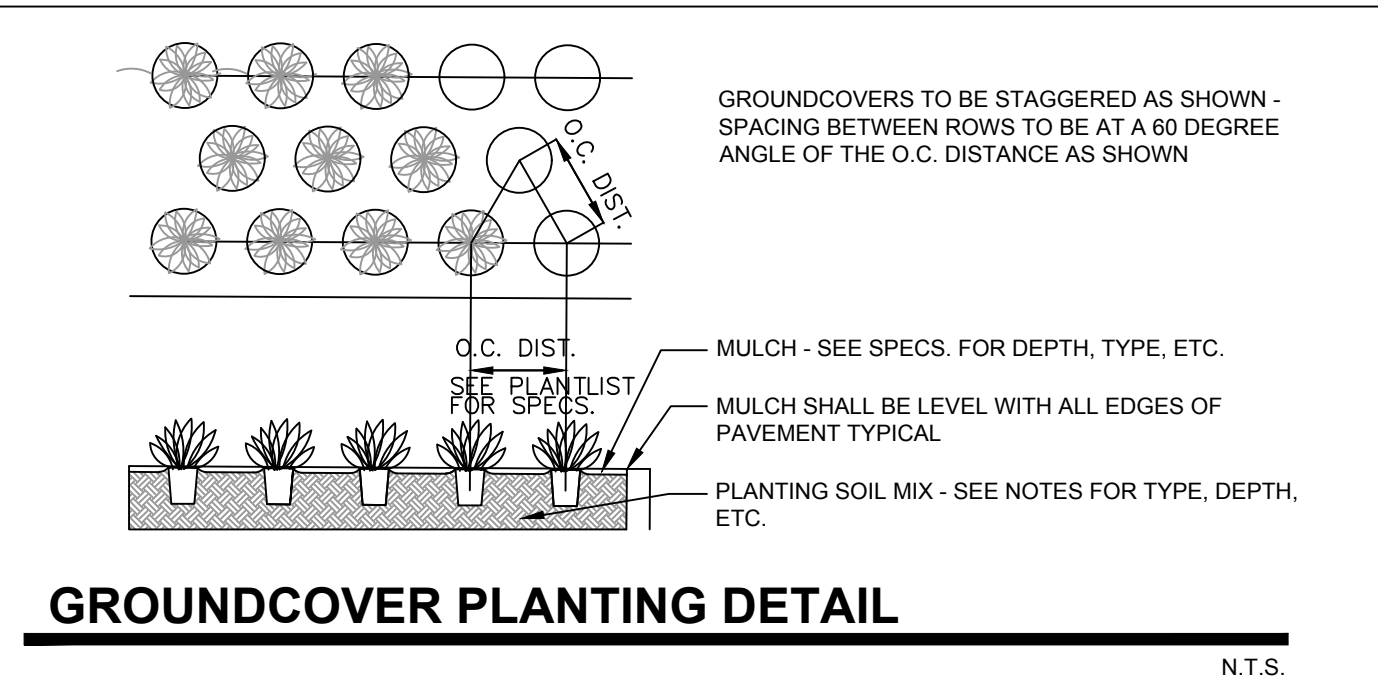
A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.

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



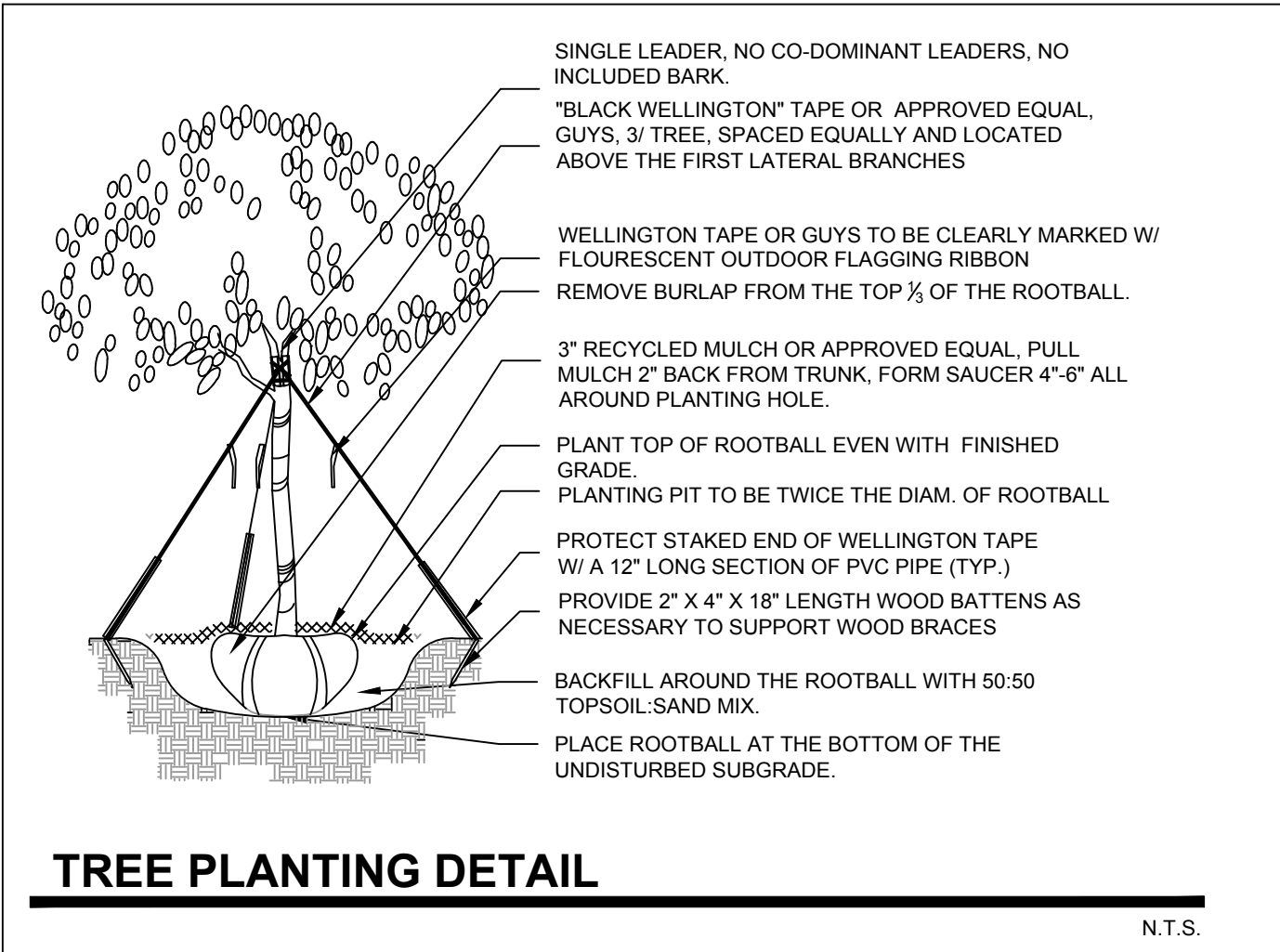
SHRUB PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.

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10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
LA	08.22.18	AS BUILT VARIANCE REQUEST

Professional Seal

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666766
Title: NOTES + DETAILS
Scale:
Date: OCTOBER 17, 2018
Drawing:

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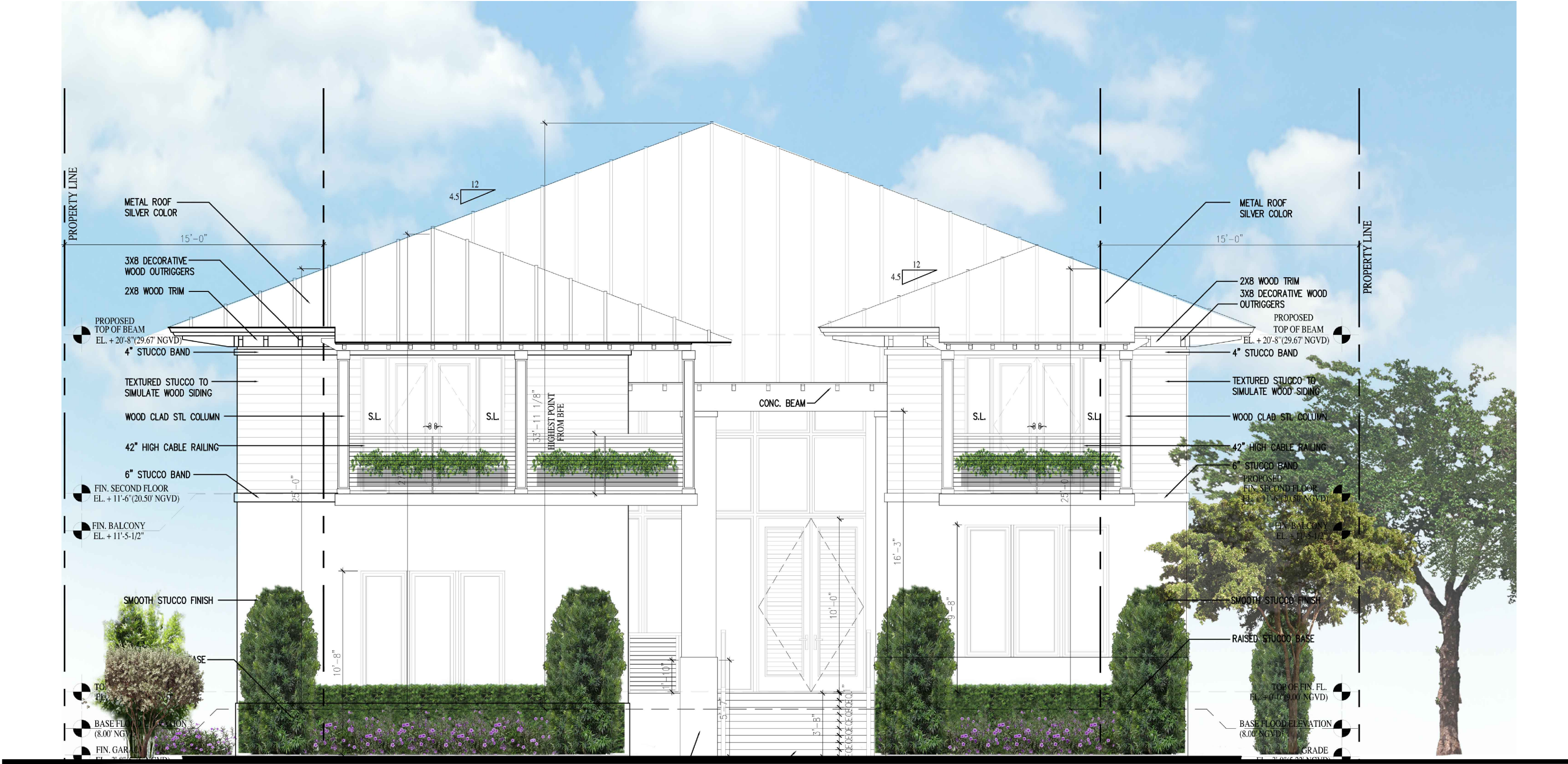
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Scale: 3/16"=1'-0"

Date: OCTOBER 17, 2018

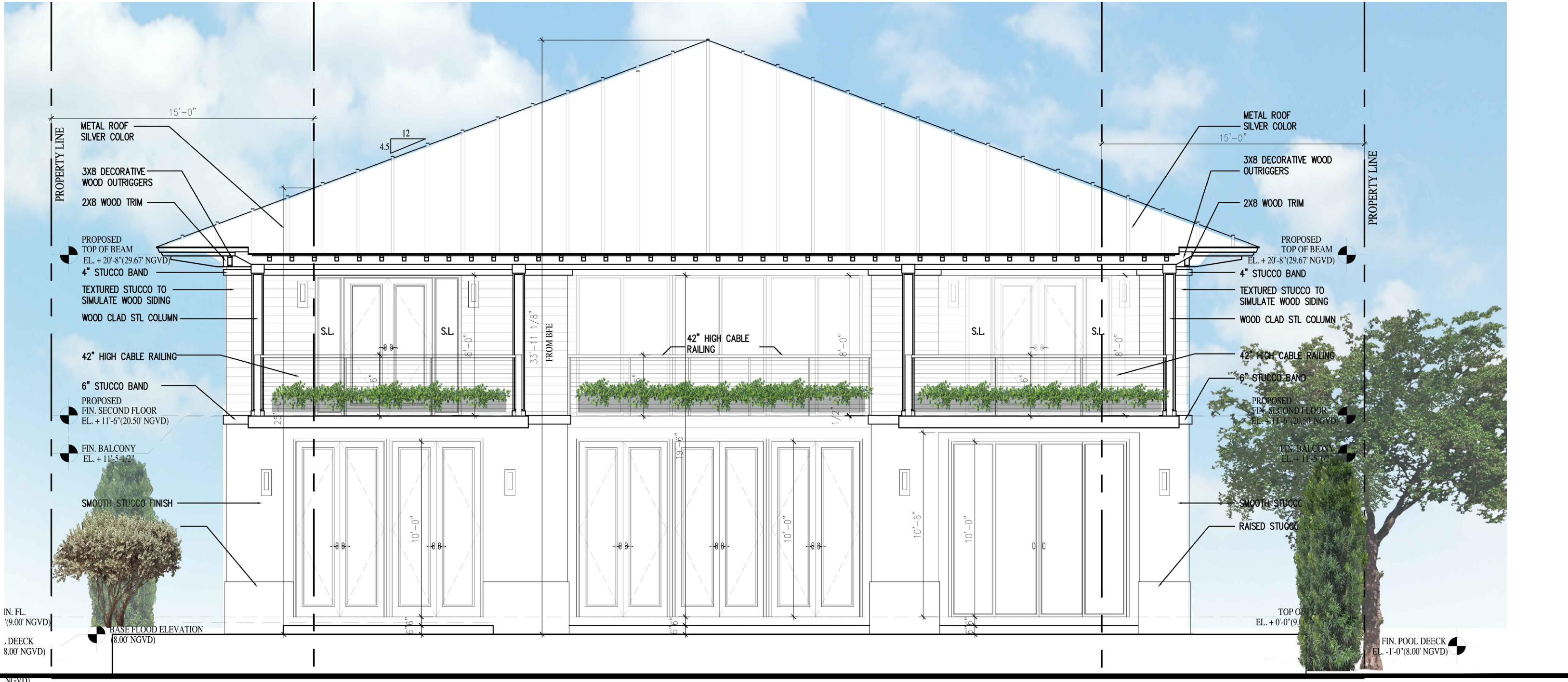
Drawing:

L-3



FRONT ELEVATIONS

SCALE: 3/16"= 1'0"



REAR ELEVATIONS

SCALE: 3/16"= 1'0"

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Professional Seal

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Title: ELEVATIONS

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

Date: OCTOBER 17, 2018

Drawing:

L-4



NORTH SIDE ELEVATIONS
SCALE: 3/16"= 1'0"



SOUTH SIDE ELEVATIONS
SCALE: 3/16"= 1'0"

AGENDA ITEM REPORT

December 11, 2018

ITEM NUMBER: 2.

ITEM: Request for approval for several revisions to a new single family home for “Ryan J Schapiro” located at 9430 W. Broadview Drive, Lot 81 of Block 23. The Board approved the original submittal in March 2016. The owner is proposing revisions to the driveway, front facade, rear facade, side facade, window, doors and roof material. Enclosed please find the previously approved and revised plans. (Item #2).

DESCRIPTION:

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. ShapiroRevision9430WBDRDR
2. Shapiro SFR - 9430 WBVD - PZB Staff Report Nov 23 2018

SHAPIRO RESIDENCE

9430 W Broadview Dr.
Bay Harbor Islands, Florida 33154

PLANNING AND ZONING REVIEW BOARD
March 2016

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue•Suite 101•Coral Gables, Florida 33134•T: 305.448.4200•F: 305.448.4215

ORIGINAL APPROVED

SHAPIRO RESIDENCE

9430 W Broadview Dr.
Bay Harbor Islands, Florida 33154

PLANNING AND ZONING REVIEW BOARD
August 2018

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue•Suite 101•Coral Gables, Florida 33134•T: 305.448.4200•F: 305.448.4215

NEW PROPOSED

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS

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R3.0	LEFT PERSPECTIVE
R4.0	RIGHT PERSPECTIVE
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G1.1	NEIGHBOR PHOTOGRAPHS
A1.0	SITE PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A4.0	ROOF PLAN
A5.0	FRONT & REAR ELEVATIONS
A5.1	SIDE ELEVATIONS
A6.0	BUILDING SECTIONS
A6.1	BUILDING SECTIONS
A6.2	BUILDING SECTIONS

LANDSCAPING DRAWINGS

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L-2	EXISTING TREE SURVEY
LC-1	HARDSCAPE PLAN
LP-1	PLANTING PLAN
LP-2	PLANTING DETAILS AND NOTES
LP-3	ELEVATIONS

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS

	COVER
	INDEX
R1.0	FRONT PERSPECTIVE
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A5.0	FRONT & REAR ELEVATIONS
A5.1	SIDE ELEVATIONS
A6.0	BUILDING SECTIONS
A6.1	BUILDING SECTIONS
A6.2	BUILDING SECTIONS

LANDSCAPING DRAWINGS

LE-1	PROPOSED SITE TREE DISPOSITION
LP-1	PROPOSED SITE LANDSCAPE PLAN
LP-2	LANDSCAPE DETAILS
LI-1	PROPOSED IRRIGATION PLAN
LI-2	IRRIGATION DETAILS
LI-3	IRRIGATION DETAILS

SITE PHOTOGRAPHS



9430 W. Broadview Drive



9430 W. Broadview Drive



9430 W. Broadview Drive



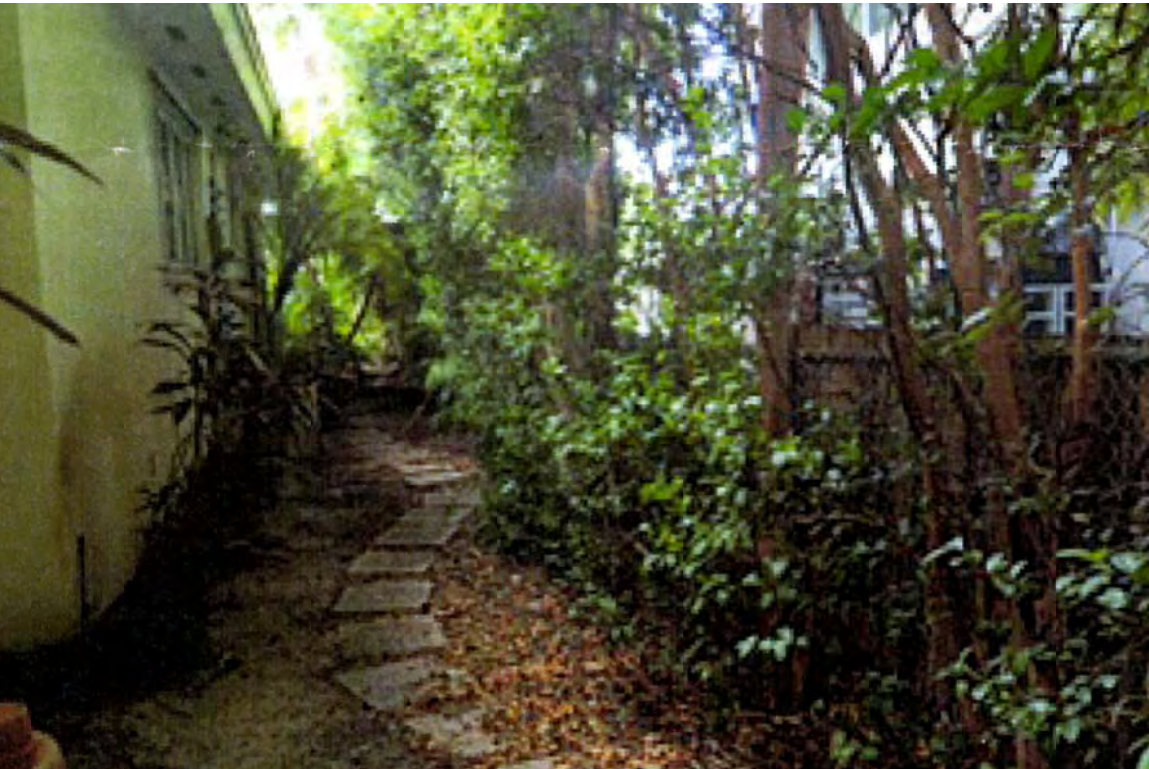
Rear View



Rear View



Rear View



Side View



Side View

NO.	REVISION	DATE

JOB NO.	1504
DRAWN BY	CM/TM/LC/PP
DATE	07-10-15
CHECKED	CM

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE

9430 W. Broadview Dr.

Bay Harbor Islands, FL 33154

TITLE: SITE PHOTOGRAPHS

SEAL

Michael Noll, AIA
FL Architect
LIC: AR0017758
AA26000730

SHEET NO.:

G1.0

ORIGINAL APPROVED

SEQUENCE OF PROPERTIES TOWARDS WEST



9420 W. Broadview Drive



9424 W. Broadview Drive



9430 W. Broadview Drive

SEQUENCE OF PROPERTIES TOWARDS EAST



9430 W. Broadview Drive



9434 W. Broadview Drive



9440 W. Broadview Drive

SEQUENCE OF PROPERTIES FROM WEST TO EAST



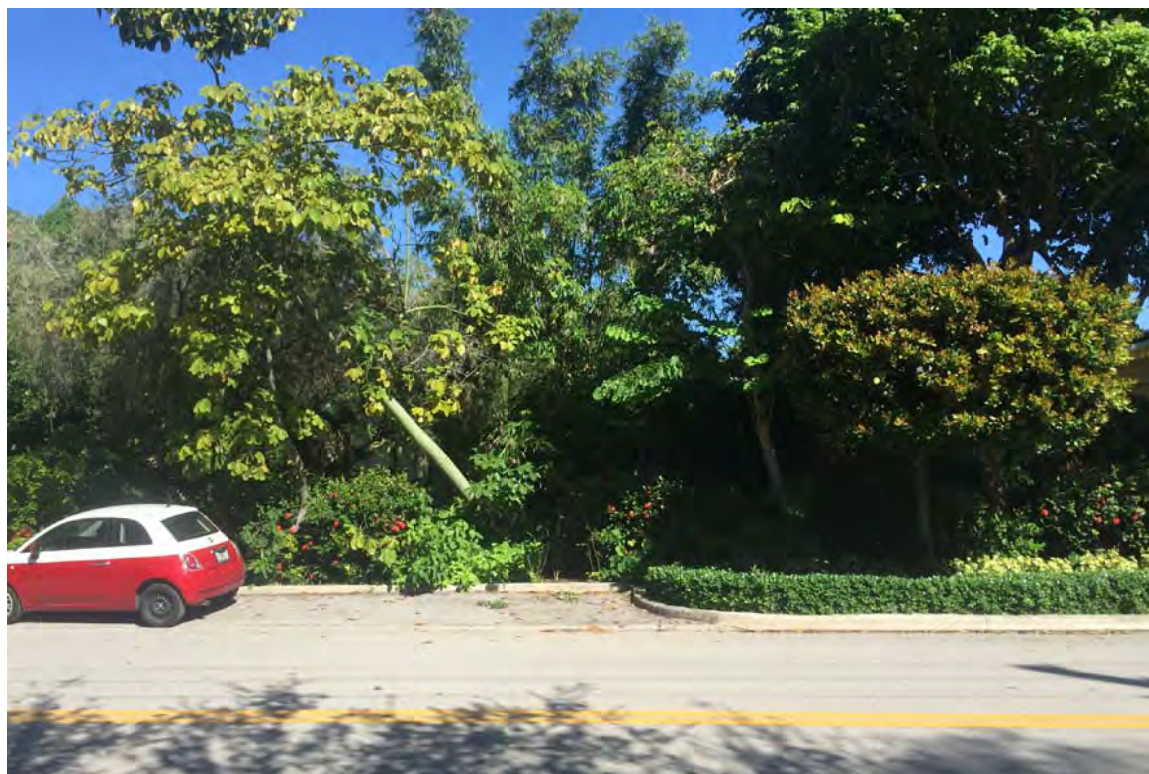
9451 W. Broadview Drive



9425 W. Broadview Drive



9425 W. Broadview Drive



9425 W. Broadview Drive



9425 W. Broadview Drive

ORIGINAL APPROVED

JOB NO.		1504		NO.		REVISION		DATE	
DRAWN BY		CM,TMLC,FP							
DATE		07-10-15							
CHECKED		CM							

SHAPIRO RESIDENCE

9430 W. Broadview Dr.

Bay Harbor Islands, FL 33154

TITLE: NEIGHBOR PHOTOGRAPHS

SEAL

Michael Noll, AIA

FL Architect

LIC. AR0017758

AA26000730

SHEET NO.:

G1.1

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215



1 Front Perspective
R1.0 | R1.0 N.T.S.

ORIGINAL APPROVED

NO.	REVISION	DATE

JOB NO.	1504
DRAWN BY	CM/TMLC/PP
DATE	07-10-15
CHECKED	CM

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE

9430 W. Broadview Dr.

Bay Harbor Islands, FL 33154

TITLE: RENDERINGS

SEAL

Michael Noll, AIA
FL Architect
LIC: AR0017758
AA26000730

SHEET NO.:

R1.0



1 Front Perspective
R1.0 | R1.0 N.T.S.

NEW PROPOSED

NO.	REVISION	DATE

JOB NO.	1504
DRAWN BY	CM,TM,LG,FP
DATE	07-10-16
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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: RENDERINGS

SEAL
Thiago Pimentel
de Menezes
AR98681
AA26000730

SHEET NO.:
R1.0



1 Rear Perspective
R2.0 R2.0 N.T.S.

ORIGINAL APPROVED

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TITLE: RENDERINGS

SEAL
Michael Noll, AIA
FL Architect
L.I.C. AR0017758
AA26000730

SHEET NO.:
R2.0



1 Rear Perspective
R2.0 | R2.0 N.T.S.

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TITLE: RENDERINGS

SEAL
Thiago Pimentel
de Menezes
AR98681
AA26000730

SHEET NO.:
R2.0



1 Left Side Perspective
R3.0 R3.0 N.T.S.

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FL Architect
L.I.C. AR0017758
AA26000730

SHEET NO.:
R3.0



1 Side Perspective
R4.0 | R4.0 N.T.S.

NEW PROPOSED

NO.	REVISION	DATE
1	CITY COMMENTS	11-14-16

JOB NO.	1504
DRAWN BY	CM.T.M.L.C.F.P.
DATE	07-10-16
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Bay Harbor Islands, FL 33154
TITLE: RENDERINGS

SEAL
Thiago Pimentel
de Menezes
AR98681
AA26000730

SHEET NO.:
R4.0



1 Right Side Perspective
R4.0 R4.0 N.T.S.

ORIGINAL APPROVED

NO.	REVISION	DATE

JOB NO.	1504
DRAWN BY	CM,TM,LJ,PP
DATE	07-10-15
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Bay Harbor Islands, FL 33154
TITLE: RENDERINGS

SEAL
Michael Noll, AIA
FL Architect
L.I.C. AR0017758
AA26000730

SHEET NO.:
R4.0



1 Side Perspective
R3.0 | R3.0 N.T.S.

NEW PROPOSED

NO.	REVISION	DATE

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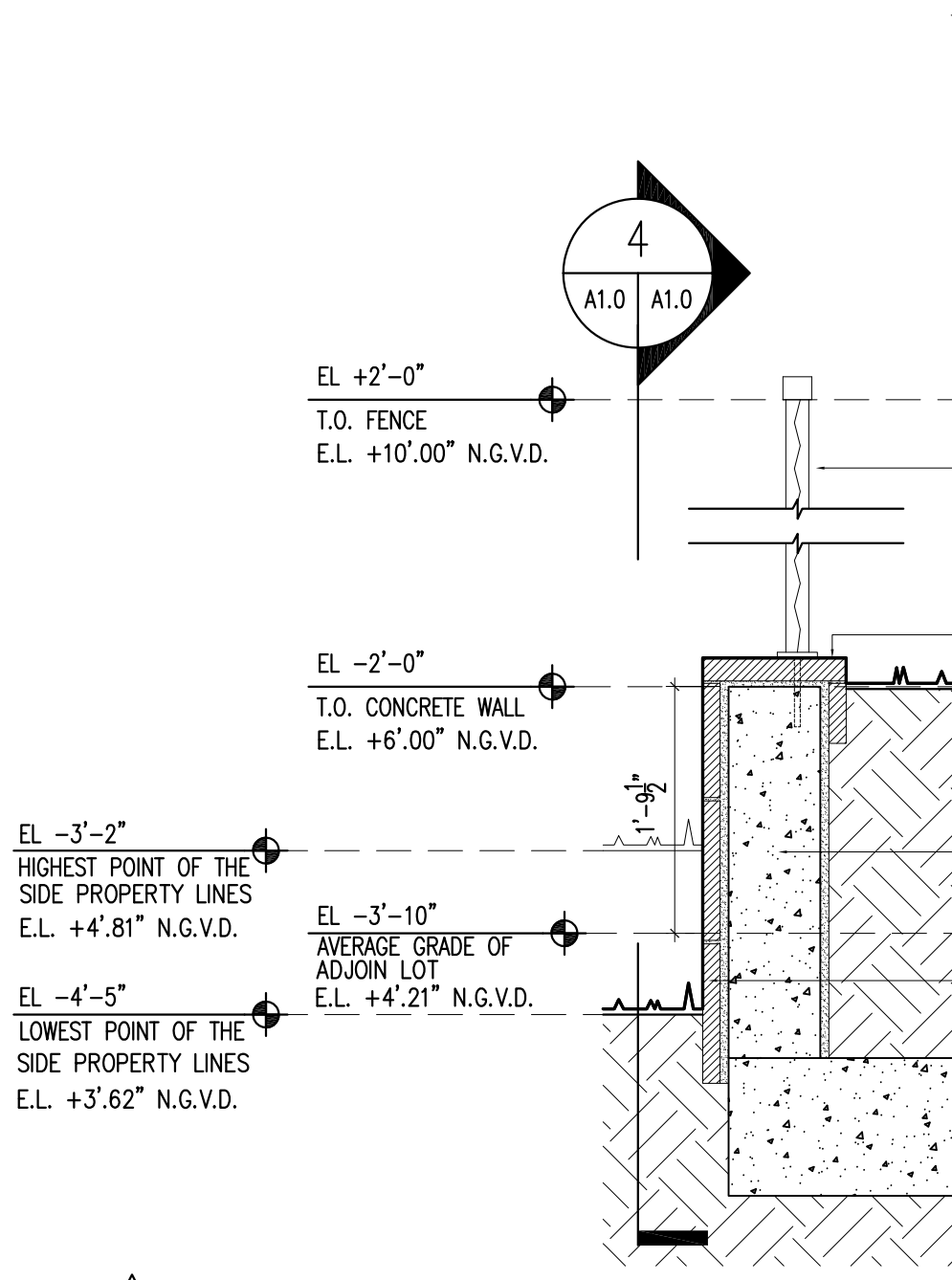
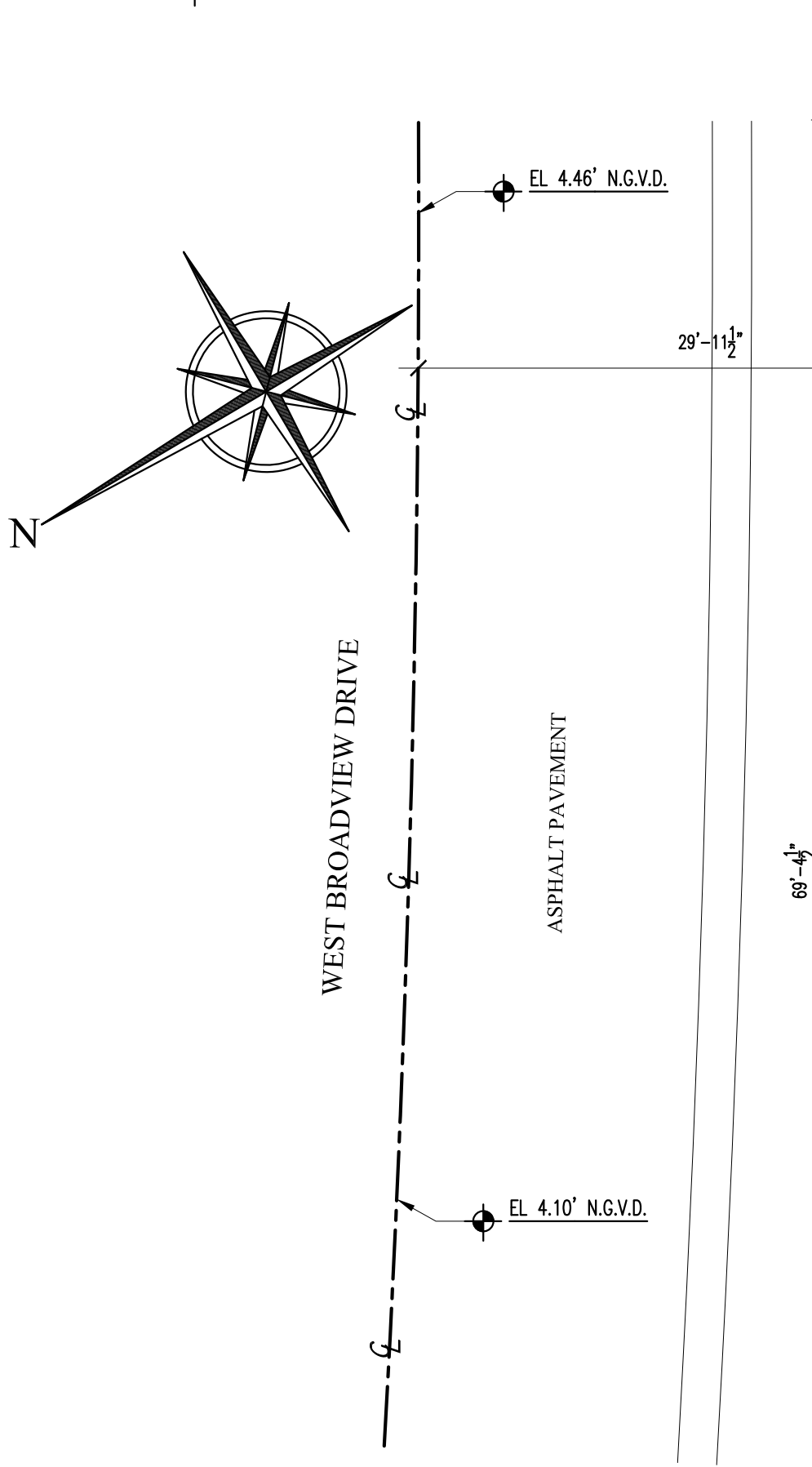
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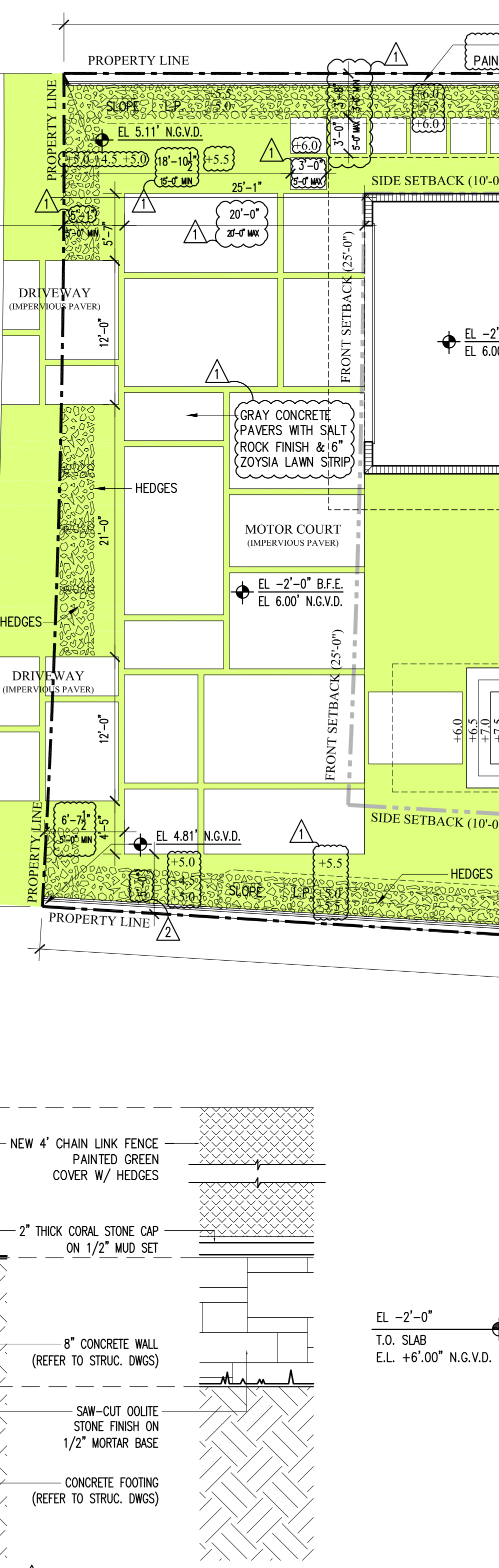
SHEET NO.:
R3.0



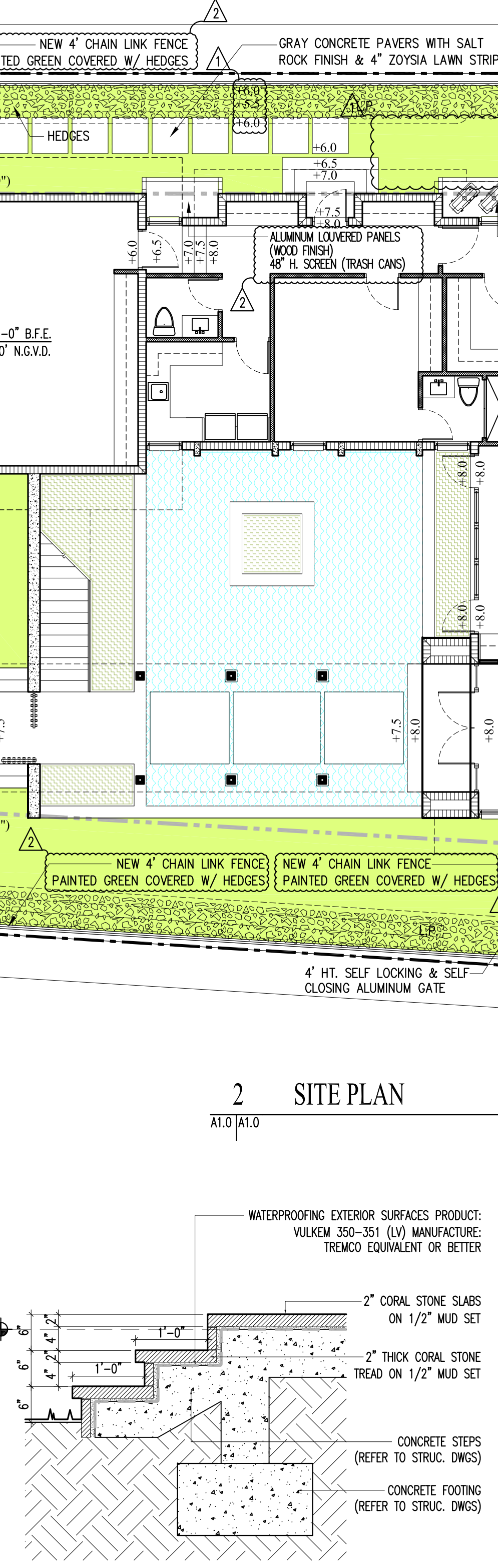
1 LOCATION MAP
A1.0 | A1.0 N.T.S.



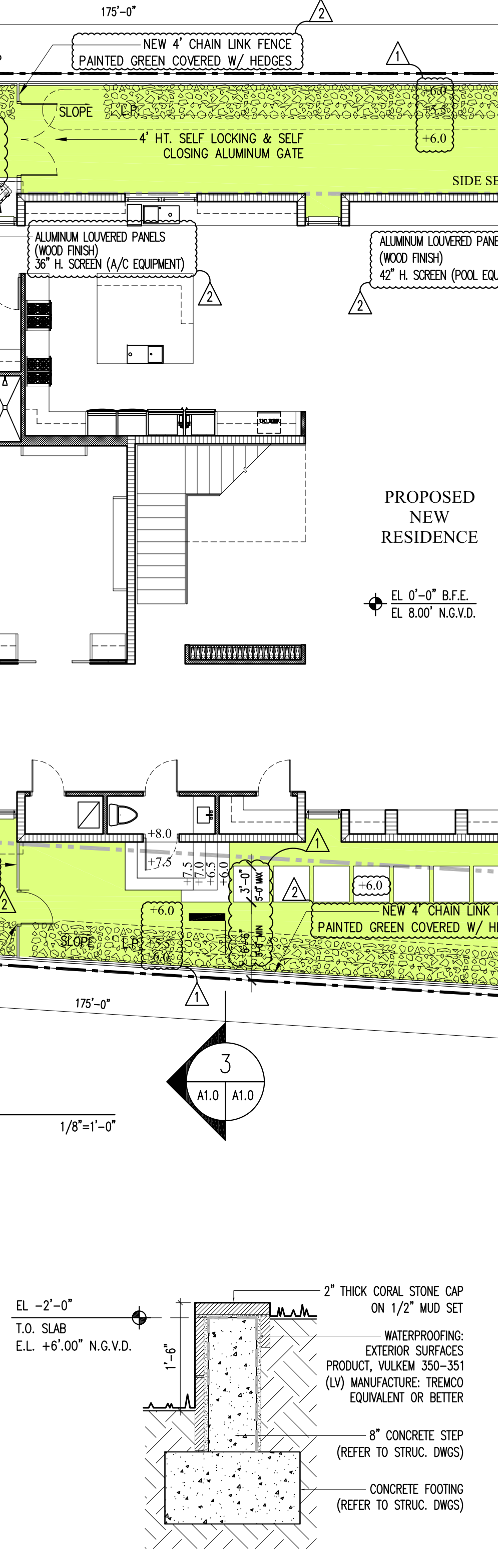
3 SIDE PROPERTY LINE DETAIL
A1.0 | A1.0 3/4"=1'-0"



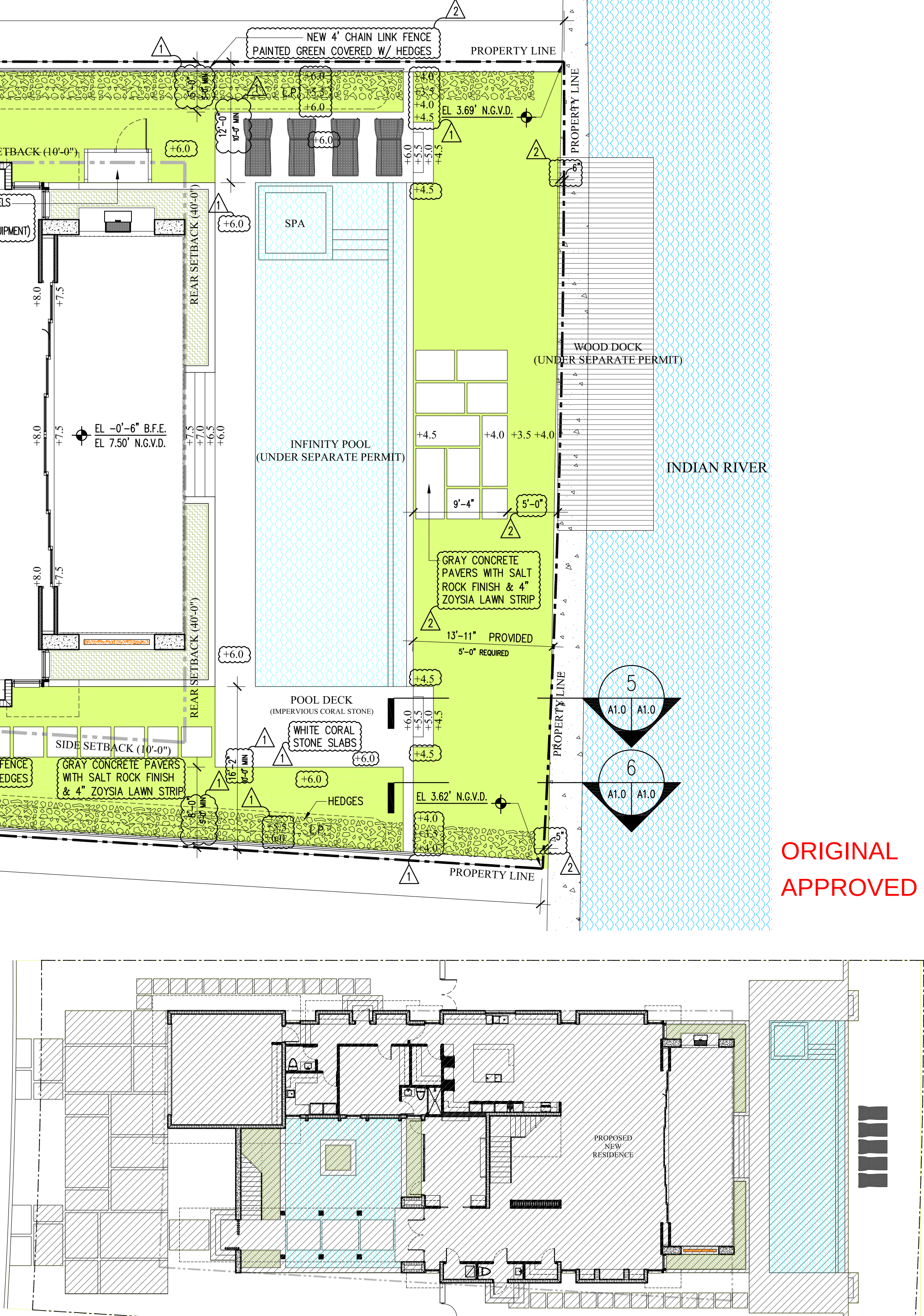
4 SIDE PROPERTY LINE ELEVATION
A1.0 | A1.0 3/4"=1'-0"



5 STEPS DETAIL
A1.0 | A1.0 3/4"=1'-0"



6 STEPS DETAIL
A1.0 | A1.0 3/4"=1'-0"



7 IMPERVIOUS AREA
A1.0 | A1.0 1/16"=1'-0"

DATE
12/31/15

REVISION
CITY COMMENTS

NO.

1504
CM.TM.LC.PP

JOB NO.

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SHAPIRO RESIDENCE
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ARCHITECTURE
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SEAL
Michael Noll, AIA
FL Architect
LIC. AR0017758
AA26000730

SHEET NO.:
A1.0

9430 W Broadview Dr.
Bay Harbor Islands, Florida 33154

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
26-27-34-35 52 42, BAY HARBOR ISLAND PB
46-5, LOT 81 BLK 23, LOT SIZE 75,000 X 175,
OR 16995-4576 1195 1, COC 21858-4004 08 2003

LEGAL DESCRIPTION:
26-27-34-35 52 42, BAY HARBOR ISLAND PB
46-5, LOT 81 BLK 23, LOT SIZE 75.000 X 175,
OR 16995-4576 1195 1, COC 21858-4004 08 2003

RESIDENTIAL ESTATE: RD SINGLE FAMILY GENERAL

"AE" (+8.00' N.G.V.D.)

NET SITE AREA (LOT SIZE): 13,125 SQ.FT.

SETBACKS:	REQUIRED	PROVIDED
FRONT SETBACK:	25'-0"	25'-1"
REAR SETBACK:	40'-0"	50'-2"
EAST SIDE SETBACK:	10'-0"	10'-0"
WEST SIDE SETBACK:	10'-0"	10'-0"
MINIMUM SIZE OF LIVING (EXCLUSIVE OF GARAGE, PORCHES & TERRACES)	MIN. 2,000 S.F.	6,215 S.F.
BUILDING LOT COVERAGE PROVIDED:	33% 4,368 S.F.	
GREEN AREA (PERMIABLE) PROPOSED:	6,224 S.F. (47.4%)	
IMPERMEABLE AREA PROPOSED:	6,901 S.F. (52.6%)	
MAX. HT. PERMITTED: 35' ABOVE BASE FLOOD ELEVATION: PROVIDED 31'-		
ADDITIONAL SETBACKS AT 25'-0" HEIGHT:	REQUIRED	PROVI
FRONT SETBACK:	60'-0"	78'-3"
REAR SETBACK:	45'-0"	56'-4"
EAST SIDE SETBACK:	15'-0"	15'-5"
WEST SIDE SETBACK:	15'-0"	15'-5"

FIRST FLOOR AIR CONDITIONED AREA:	3,203 S.F.
FIRST FLOOR GARAGE AREA :	544 S.F.
FIRST FLOOR NON A/C AREA : (Not including garage)	621 S.F.
TOTAL FIRST FLOOR AREA :	4,368 S.F.
SECOND FLOOR AIR CONDITIONED AREA:	2,966 S.F.
SECOND FLOOR NON A/C AREA: (Includes covered terrace)	186 S.F.
TOTAL SECOND FLOOR AREA :	3,152 S.F.
TOTAL AREAS:	7,520 S.F.
TOTAL ADJUSTED:	6,844 S.F.

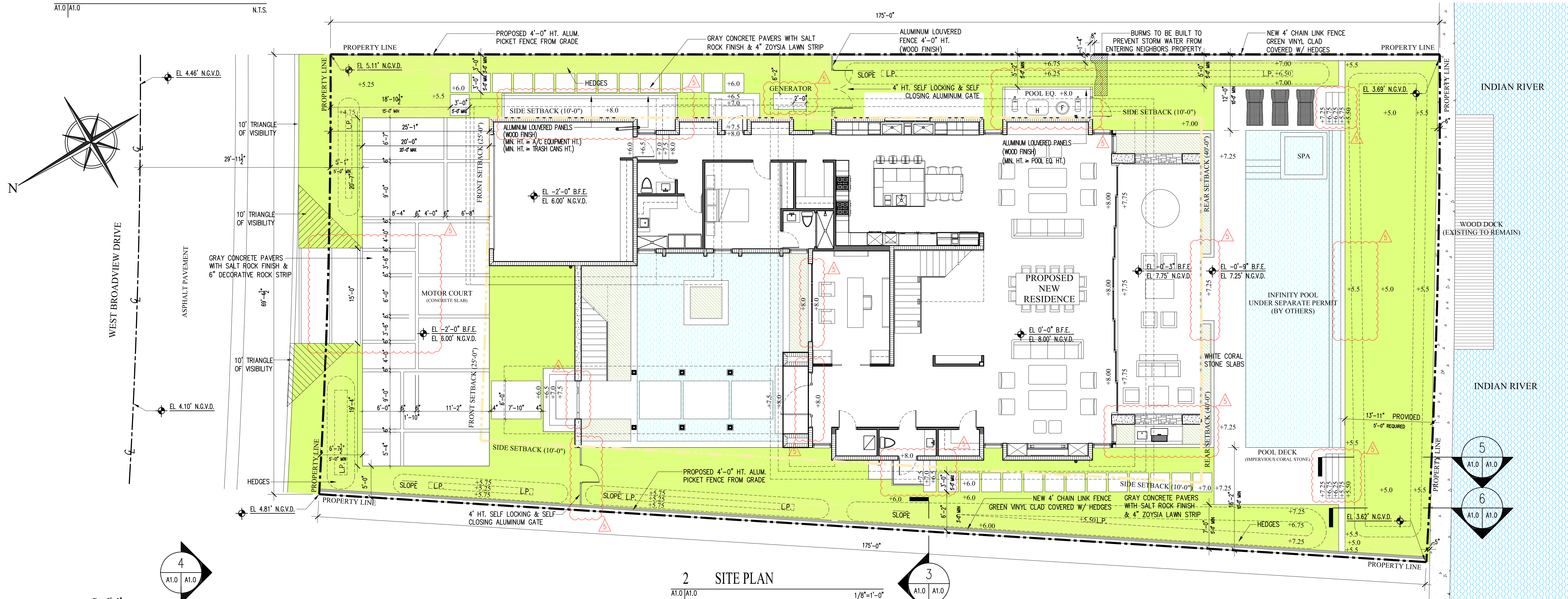
NOTES:

- ALL PLANTING AREAS MUST BE AT NATURAL GRADE ELEVATION.
- LANDSCAPING WILL ADHERE TO DADE COUNTY CHAPTER 18A ORDINANCE #98-13.
- ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
- MUST MEET SECTION R1001.5 F.B.C.
- NO ADDITIONAL FILL CAN BE BROUGHT TO SITE.
- FINAL GRADING TO PROVIDE DRAINAGE OF RUN OF WATER WITHIN PROPERTY LINE (REFER TO LANDSCAPE DRAWINGS FOR GRADING)
- THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH SECTION 1816 OF THE F.B.C.
- REFER TO LANDSCAPE DRAWINGS FOR TREE, SHRUB AND GROUND COVER LOCATION.
- REFER TO LANDSCAPE LIGHTING INFORMATION.
- REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE AND PLANT MATERIAL SPECIFICATIONS AND DETAILS

NOTES:

-THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF FEET (2'-6") AND EIGHT FEET (8'-0") ABOVE THE ESTABLISHED GRADE.

A1.0	A1.0	N.T.S.
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A1.0	A1.0	1/8"=1'-0"	A1.0	A1.0
------	------	------------	------	------

A1.0	A1.0	3/4"=1'-0"
------	------	------------

A1.0	A1.0	3/4"=1'-0"
------	------	------------

A1.0	A1.0	3/4"=1'-0"
------	------	------------

A1.0	A1.0	3/4"=1'-0"
------	------	------------

A1.0	A1.0	$1/16'' = 1'-0''$
------	------	-------------------

IMPERVIOUS AREA
TOTAL = 6,901 S.F. (52.6%)



DRAWINGS SHALL MATCH ENERGY CALCULATIONS:
ATTIC INSULATION: R30
WALL INSULATION: R4.1
RAISED FLOOR INSULATION: R7.0

D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2.

JOB NO.	1504
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SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154

TITLE: FIRST FLOOR PLAN

SEAL

Michael Noll, AIA
FL Architect
LIC. AR0017758
AA26000730

SHEET NO.:

A2.0

NOTE:

ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 29" CLEAR AS PER R322.1.1 FBC.
SHOWER / TUB SHALL HAVE FLOOR/WALLS TO 6" OF NON-ABSORV. FBC, R307.2 FBC.

THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R.311.4.3 FBC.

STEEL STUDS SUPPORTING WALL HUNG FIXTURES AND CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER R4411.4.5.1.1 FBC.

A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER R4411.4.5.1.3

BLDG. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R320 FBC.

NO FILL WILL BE INTRODUCED TO THE SITE

LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A

10 X 6 S/A GRILLE W/ MVD MTD.
ON MAIN S/A DUCT FOR ATTIC VENTILATION (SEE SHEET M2.0 & M2.1 FOR LOCATIONS)

ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBC10 R302.10.1

FIRESTOPS MUST BE INSTALLED IN CONCEALED SPACES CREATED BY WOOD FURRING STRIPS AT FLOOR AND CEILING LEVELS AND TO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8" AS PER FBC10 R4409.7.2.1

DRAWINGS SHALL MATCH ENERGY CALCULATIONS:
ATTIC INSULATION: R30
WALL INSULATION: R41
RAISED FLOOR INSULATION: R70

ALL BATHTUBS AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER FBC10 R307.2

COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

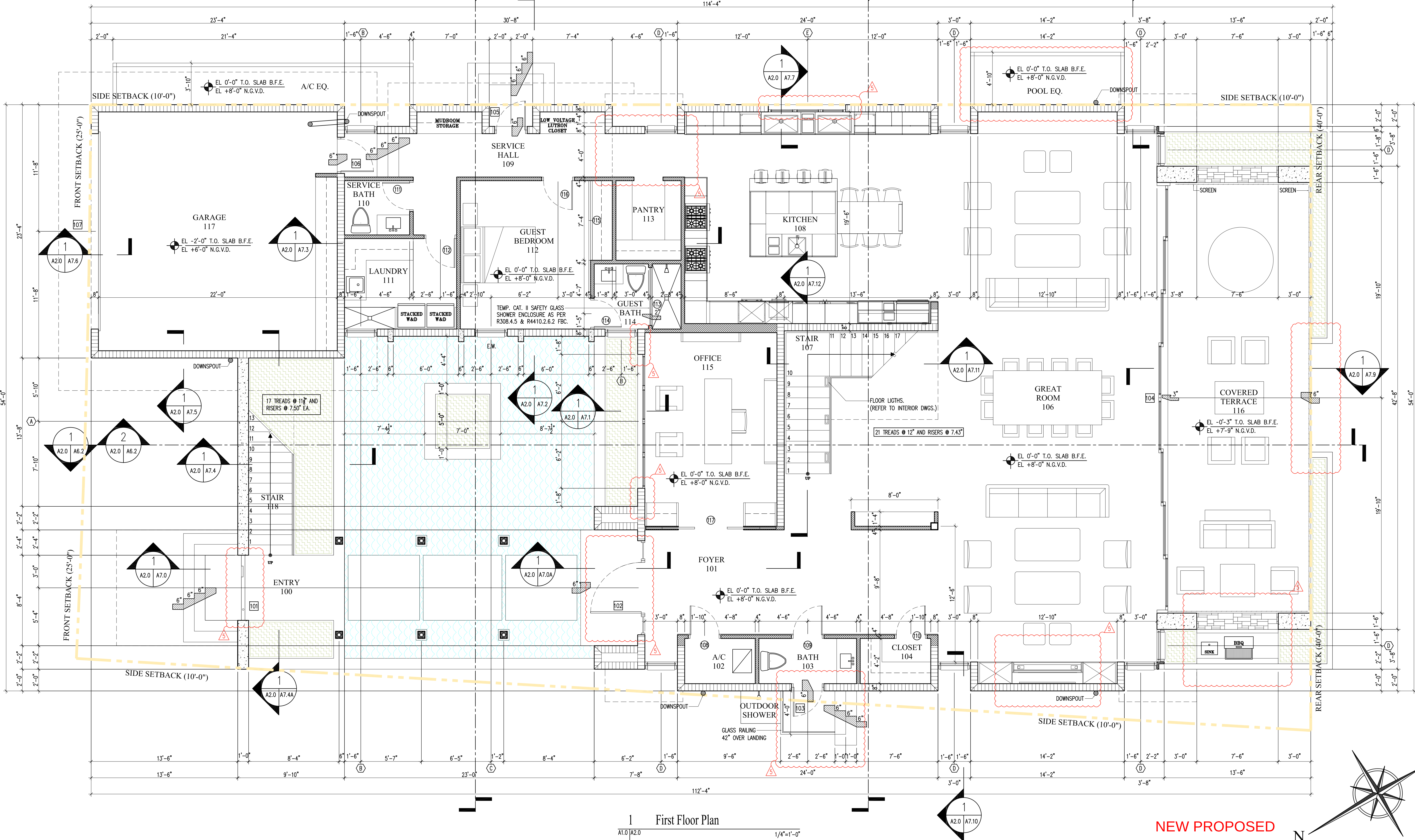
A-GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2.

B-GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.4.3(2).

C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2 & R4410.2.6.2.

D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2.

E-RAILINGS MUST BE OF CATEGORY II LAMINATED SAFETY GLASS



NO.	REVISION	DATE
1	CITY COMMENTS	07/06/16
2	CITY COMMENTS	11/14/16
3	REVISION BY OWNER	12/22/17

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9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: FIRST FLOOR PLAN

SEAL
Thiago Pimentel
de Menezes
AR98681
AA26000730

SHEET NO.:
A2.0

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C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2 & R4410.2.6.2.

D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2.

NOTE:

ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 29" CLEAR AS PER R322.1.1 FBC

SHOWER/ TUB SHALL HAVE FLOOR/WALLS TO 6" OF NON-ABSORB. FBC, R307.2 FBC.

THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R.311.4.3 FBC.

STEEL STUDS SUPPORTING WALL HUNG FIXTURES AND CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER R4411.4.5.1.1 FBC.

A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER R4411.4.5.1.3

BLDG. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R320 FBC.

NO FILL WILL BE INTRODUCED TO THE SITE

LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A

10 X 6 S/A GRILLE W/ MVD MTD. ON MAIN S/A DUCT FOR ATTIC VENTILATION (SEE SHEET M2.0 & M2.1 FOR LOCATIONS)

ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBC'10 R302.10.1

FIRESTOPS MUST BE INSTALLED IN CONCEALED SPACES CREATED BY WOOD FURRING STRIPS AT FLOOR AND CEILING LEVELS AND TO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8" AS PER FBC'10 R4409.7.2.1

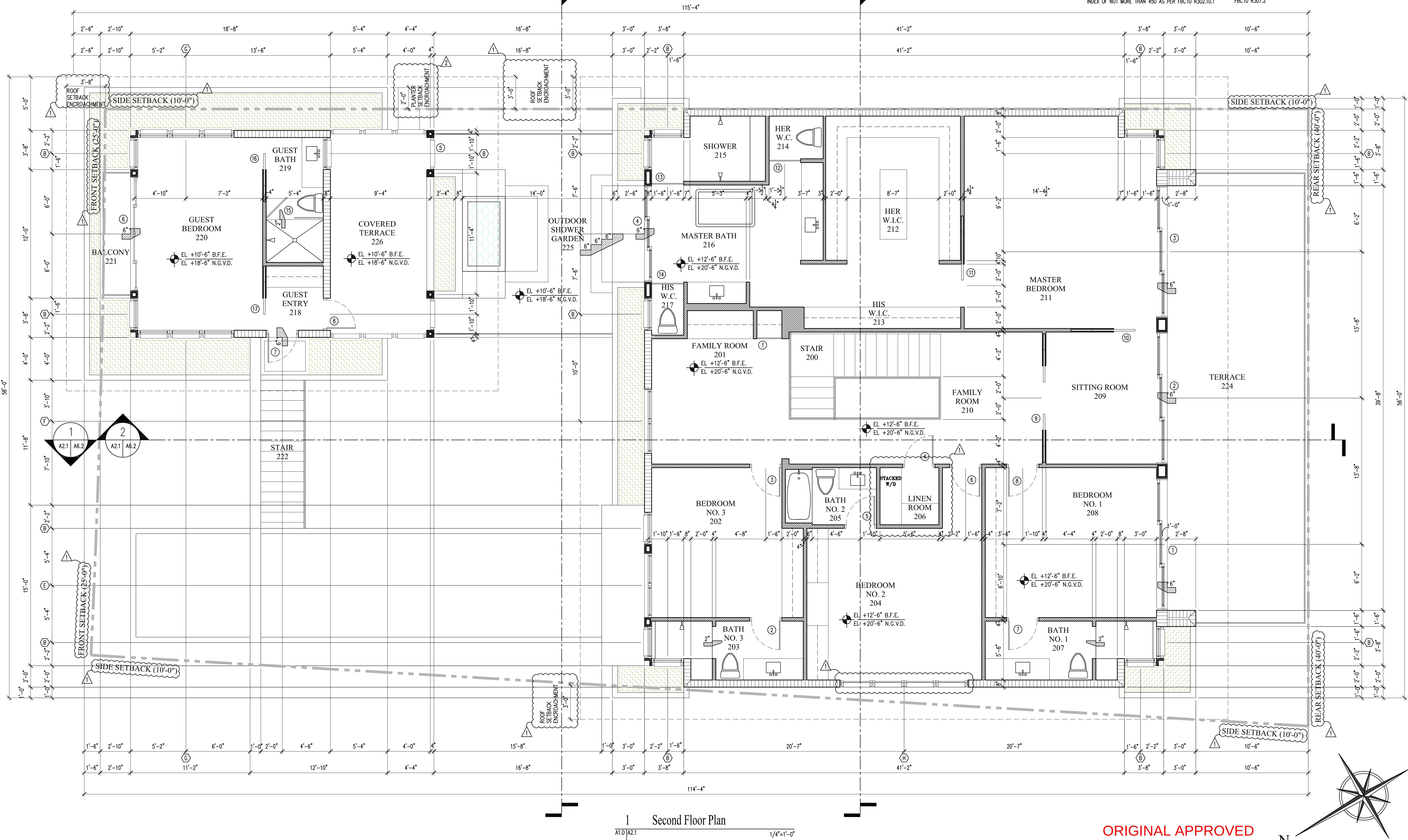
DRAWINGS SHALL MATCH ENERGY CALCULATIONS:

ATTIC INSULATION: R30

WALL INSULATION: R4.1

RAISED FLOOR INSULATION: R7.0

ALL BATHTUBS AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER FBC'10 R307.2



NO.	REVISION	DATE
1	CITY COMMENTS	12/31/15
2	CITY COMMENTS	02/25/16

JOB NO.	1504
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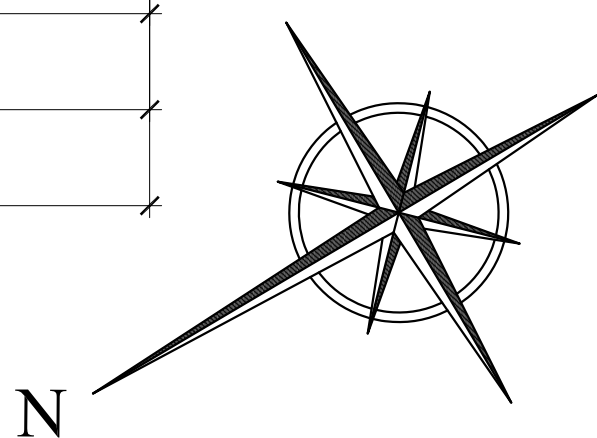
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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

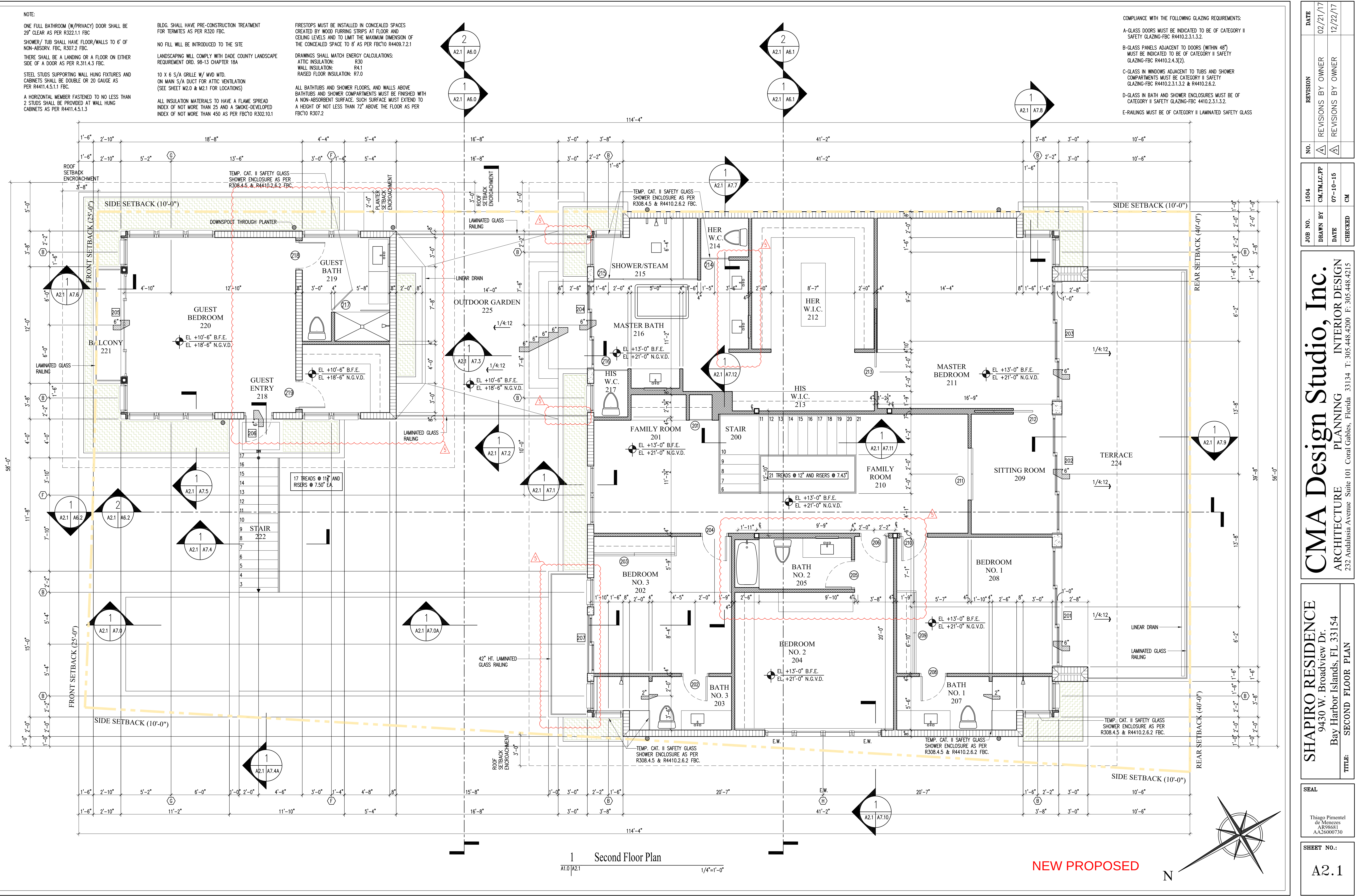
SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: SECOND FLOOR PLAN

SEAL
Michael Noll, AIA
FL Architect
L.I.C. AR0017758
AA26000730

SHEET NO.:
A2.1

ORIGINAL APPROVED





NO.	REVISION	DATE
A	REVISIONS BY OWNER	02/21/17
A	REVISIONS BY OWNER	12/22/17

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SHAPIO RESIDENCE

9430 W. Broadview Dr.

Bay Harbor Islands, FL 33154

TITLE: SECOND FLOOR PLAN

SEAL

Thiago Pimentel
de Moraes
AR98681
AA26000730

SHEET NO.:

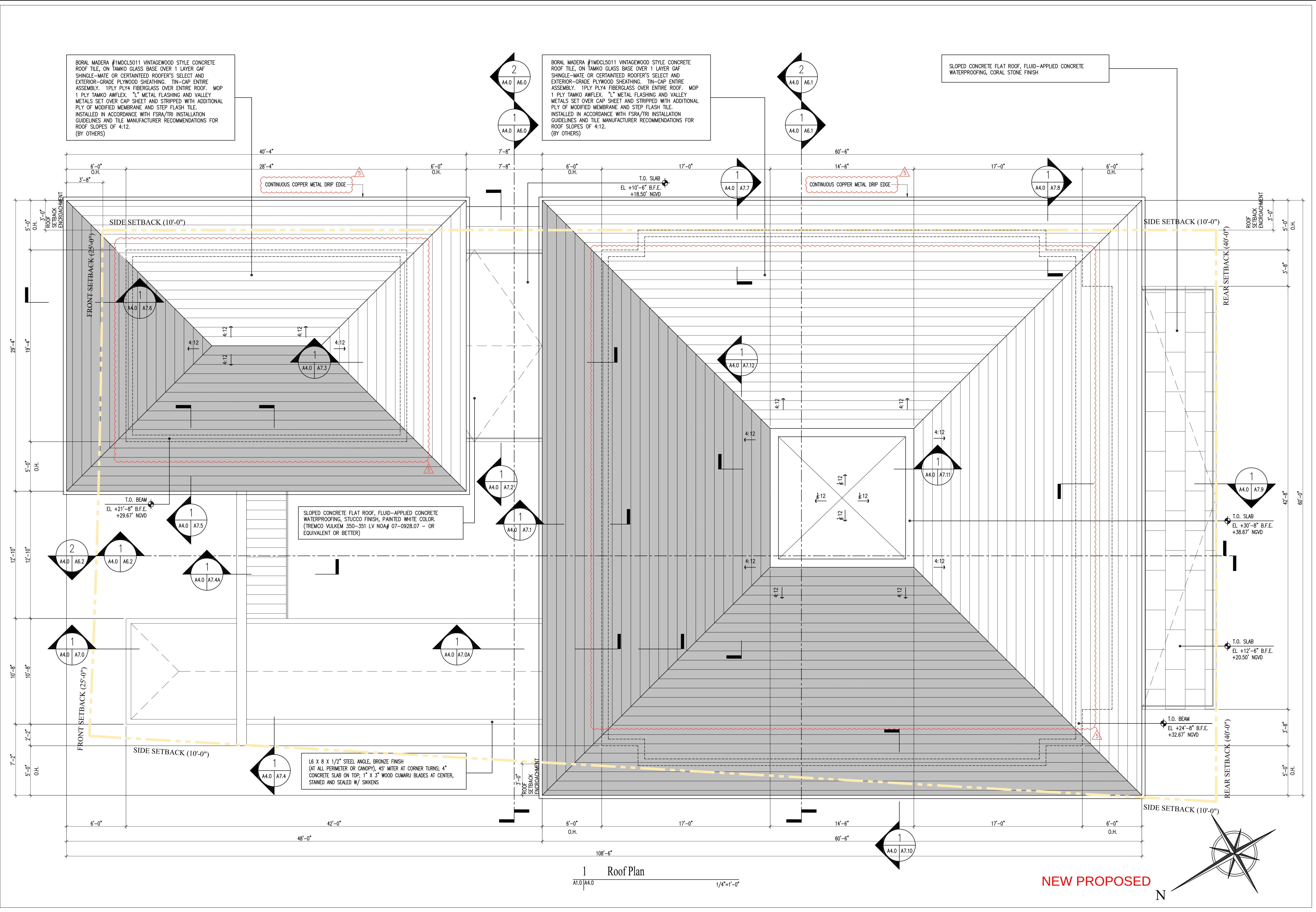
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1	REVISIONS BY OWNER	12/22/17

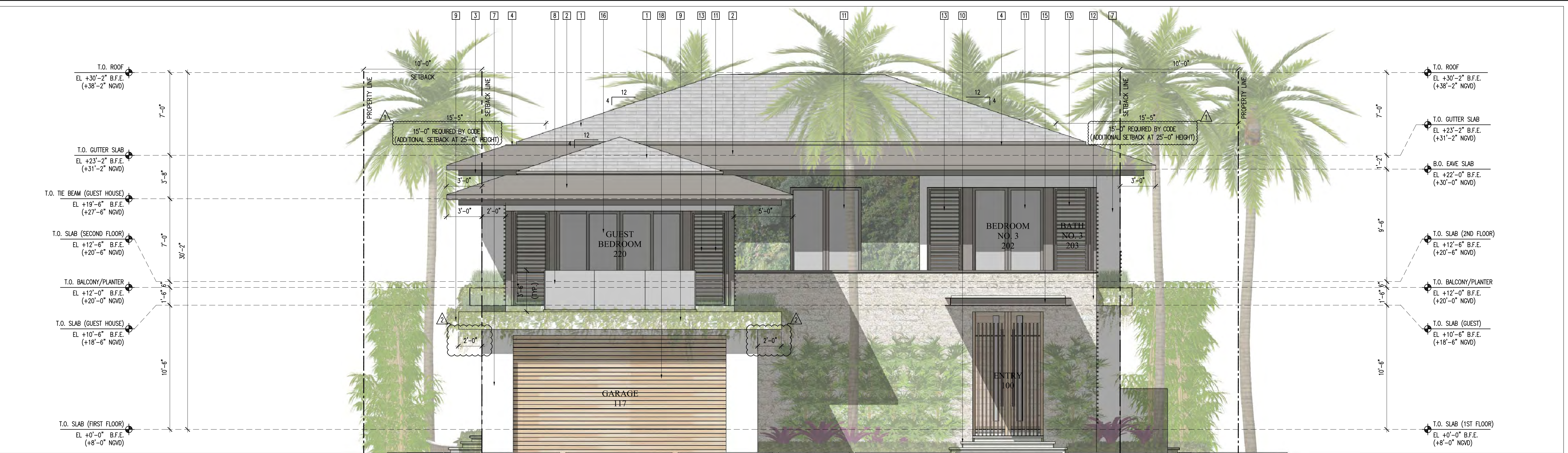
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SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: ROOF PLAN

SEAL
Thiago Pimentel
de Menezes
AR98681
AA26000730

SHEET NO.:
A4.0



- 1 MONIERLIFETILE "MADERA" CONC. SHAKE ROOF TILE, VINTAGEWOOD COLOR

2 COPPER STANDING-SEAM ROOF

3 RIVETED COPPER PANEL FASCIA

4 ROOF INTEGRAL GUTTER SYSTEM

5 ALUM. STOREFRONT SYSTEM, DARK BRONZE ANOD. FINISH, IMPACT GLAZING

6 EXTRUDED ALUMINUM CHANNEL SECTION, DARK BRONZE ANOD. FINISH

7 SMOOTH STUCCO FINISH, CALCEM LIME-BASE PAINT, COLOR T.B.D.

8 GLASS RAILING TYP.

9 PLANTER, SMOOTH STUCCO FINISH, PAINTED WHITE

10 CORAL STONE STEPS

11 DARK BRONZE ANOD. ALUM. WINDOW W/ IMPACT RESISTANT GLAZING, TYP.

12 SAW-CUT OOLITE STONE FINISH
- 13 ALUMINUM SCREEN, DARK BRONZE ANOD. FINISH

14 CUMARU WOOD-WRAPPED STEEL COLUM, TYP.

15 CANTILEVERED ALUMINUM 1.6X8X1/2 STEEL ANGLE CANOPY, DARK BRONZE FINISH, WITH WOOD ATTACHEMENTS. SEE DETAILS.

16 SLIDING DOOR W/ IMPACT GLAZING, DARK BRONZE ANOD. FINISH

17 EMERGENCY OPERABLE CASEMENT WINDOW

18 DECORATIVE CUMARU GARAGE DOOR

19 SOLID ALUM. DOOR, DARK BRONZE ANOD. FINISH

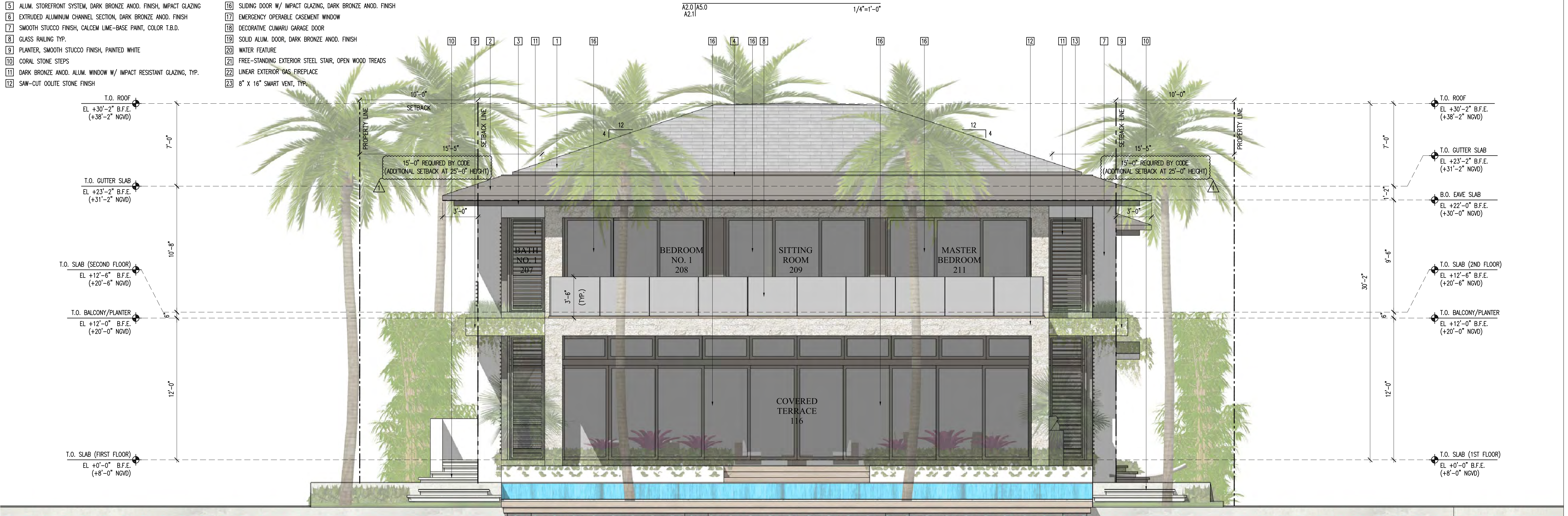
20 WATER FEATURE

21 FREE-STANDING EXTERIOR STEEL STAIR, OPEN WOOD TREADS

22 LINEAR EXTERIOR GAS FIREPLACE

23 8" X 16" SMART VENT, TYP.

1 Front Elevation



2 Rear Elevation

ORIGINAL APPROVED

NO.	REVISION	DATE
1	CITY COMMENTS	12/31/15
2	CITY COMMENTS	02/25/16

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SHAPIRO RESIDENCE
9430 W. Broadway Dr.
Bay Harbor Islands, FL 33154
TITLE: ELEVATIONS

SEAL
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FL Architect
LIC. AR0017758
AA26000730

SHEET NO.:
A5.0



NO.	REVISION	CITY COMMENTS	DATE
1			07/06/16
2			02/21/17
3			12/22/17

JOB NO.	1504
DRAWN BY	CM.T.M.J.C.F.P.
CHECKED	CM
DATE	07-10-16

CMA Design Studio, Inc.
ARCHITECTURE PLANNING
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: ELEVATIONS

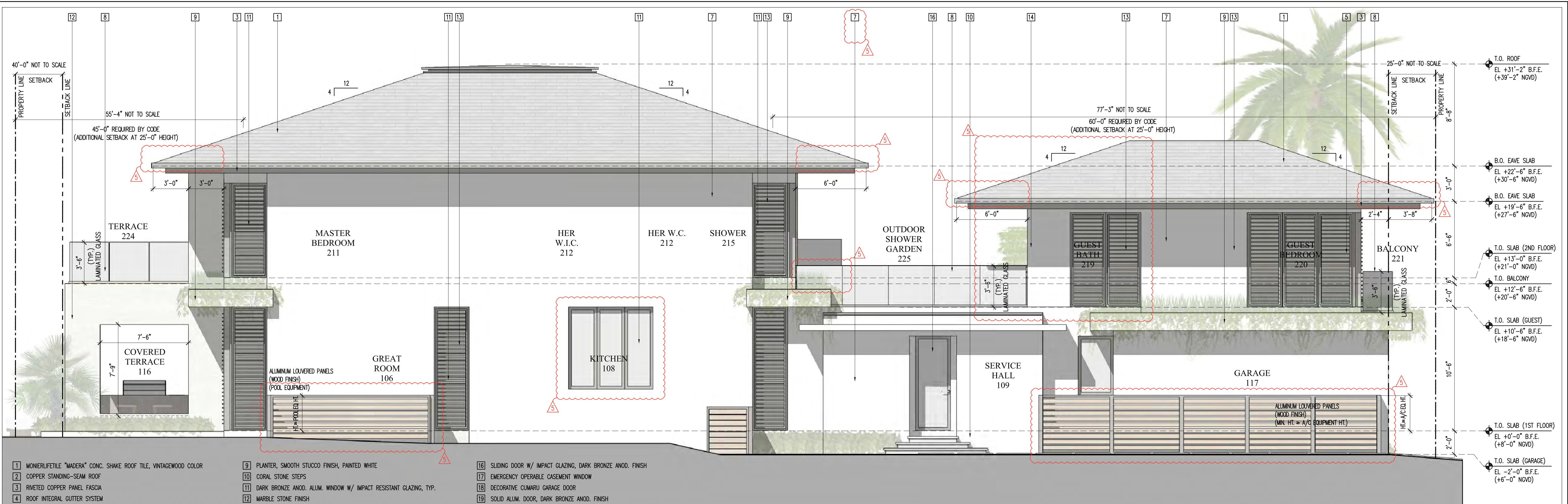
SEAL
Thiago Pimentel
de Menezes
AR98681
AA26000730

SHEET NO.:
A5.0



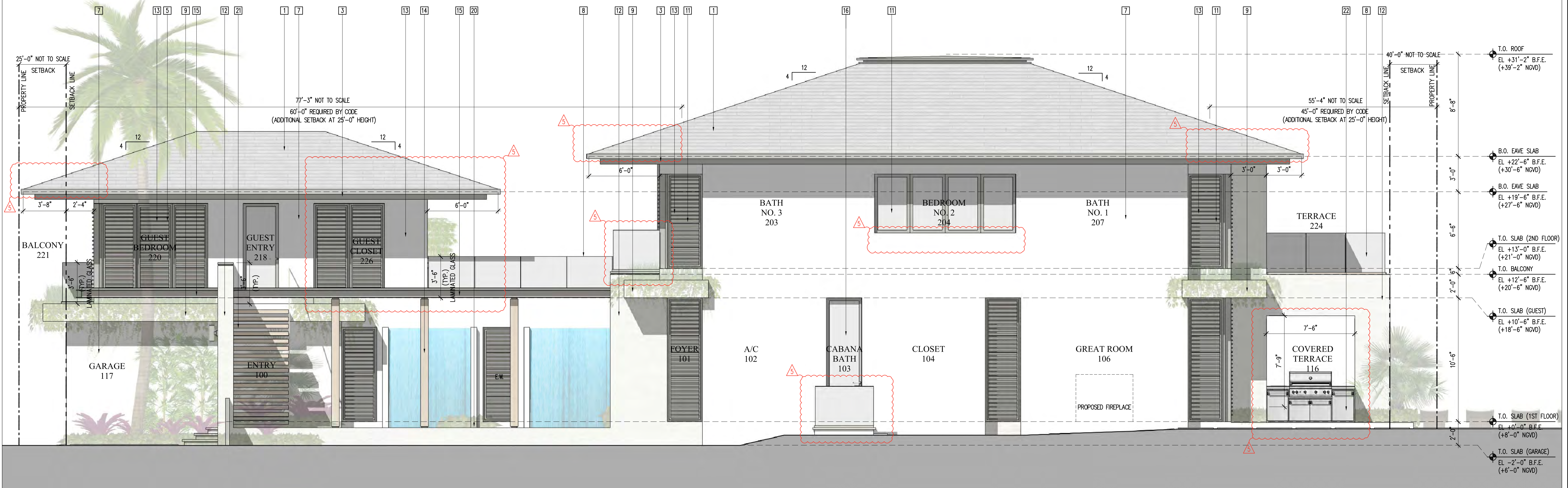
A2.0	A5.1	1/4"=1'-0"
A2.1		

A5.1



1 East Elevation

A2.0/A5.1
A2.1 1/4"=1'-0"



2 West Elevation

A2.0/A5.1
A2.1 1/4"=1'-0"

NEW PROPOSED

NO.	REVISION	DATE
1	CITY COMMENTS	07/06/16
2	CITY COMMENTS	11/14/16
3	REVISIONS BY OWNER	12/22/17

JOB NO.	1504
DRAWN BY	CM.T.M.C.F.P.
CHECKED	CM
DATE	07-10-16

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadway Dr.
Bay Harbor Islands, FL 33154
TITLE: ELEVATIONS

SEAL
Thiago Pimentel
de Menezes
AR98681
AA26000730

SHEET NO.:
A5.1



1 Sections

A2.0/A6.0
A2.1 1/4"=1'-0"

- 1 MONIERLIFETILE "MADERA" CONC. SHAKE ROOF TILE, VINTAGEWOOD COLOR
- 2 COPPER STANDING-SEAM ROOF
- 3 RIVETED COPPER PANEL FASCIA
- 4 ROOF INTEGRAL GUTTER SYSTEM
- 5 ALUM. STOREFRONT SYSTEM, DARK BRONZE ANOD. FINISH, IMPACT GLAZING
- 6 EXTRUDED ALUMINUM CHANNEL SECTION, DARK BRONZE ANOD. FINISH
- 7 SMOOTH STUCCO FINISH, CALCEM LIME-BASE PAINT, COLOR T.B.D.
- 8 GLASS RAILING TYP.
- 9 PLANTER, SMOOTH STUCCO FINISH, PAINTED WHITE
- 10 CORAL STONE STEPS
- 11 DARK BRONZE ANOD. ALUM. WINDOW W/ IMPACT RESISTANT GLAZING, TYP.
- 12 SAW-CUT OOLITE STONE FINISH
- 13 ALUMINUM SCREEN, DARK BRONZE ANOD. FINISH
- 14 CUMARU WOOD-WRAPPED STEEL COLUM, TYP.
- 15 CANTILEVERED ALUMINUM 1/2 STEEL ANGLE CANOPY, DARK BRONZE FINISH, WITH WOOD ATTACHEMENTS. SEE DETAILS.
- 16 SLIDING DOOR W/ IMPACT GLAZING, DARK BRONZE ANOD. FINISH
- 17 EMERGENCY OPERABLE CASEMENT WINDOW
- 18 DECORATIVE CUMARU GARAGE DOOR
- 19 SOLID ALUM. DOOR, DARK BRONZE ANOD. FINISH
- 20 WATER FEATURE
- 21 FREE-STANDING EXTERIOR STEEL STAR, OPEN WOOD TREADS
- 22 LINEAR EXTERIOR GAS FIREPLACE
- 23 8" X 16" SMART VENT, TYP.



2 Sections

A2.0/A6.0
A2.1 1/4"=1'-0"

ORIGINAL APPROVED

NO.	REVISION	DATE

JOB NO.	1504
DRAWN BY	CM,TM,J,C,PP
DATE	07-10-15
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: SECTIONS

SEAL
Michael Noll, AIA
FL Architect
L.I.C. AR0017758
AA26000730

SHEET NO.:
A6.0



1 Sections

A2.0 A6.0
A2.1 1/4"=1'-0"

- 1 MONIERLIFETILE "MADERA" CONC. SHAKE ROOF TILE, VINTAGEWOOD COLOR
- 2 COPPER STANDING-SEAM ROOF
- 3 RIVETED COPPER PANEL FASCIA
- 4 ROOF INTEGRAL GUTTER SYSTEM
- 5 ALUM. STOREFRONT SYSTEM, DARK BRONZE ANOD. FINISH, IMPACT GLAZING
- 6 EXTRUDED ALUMINUM CHANNEL SECTION, DARK BRONZE ANOD. FINISH
- 7 SMOOTH STUCCO FINISH, CALCEM LIME-BASE PAINT, COLOR T.B.D.
- 8 GLASS RAILING TYP.
- 9 PLANTER, SMOOTH STUCCO FINISH, PAINTED WHITE
- 10 CORAL STONE STEPS
- 11 DARK BRONZE ANOD. ALUM. WINDOW W/ IMPACT RESISTANT GLAZING, TYP.
- 12 MARBLE STONE FINISH
- 13 ALUMINUM SCREEN, DARK BRONZE ANOD. FINISH
- 14 CUMARU WOOD-WRAPPED STEEL COLUM, TYP.
- 15 CANTILEVERED ALUMINUM 1/2" STEEL ANGLE CANOPY, DARK BRONZE FINISH, WITH WOOD ATTACHEMENTS. SEE DETAILS.
- 16 SLIDING DOOR W/ IMPACT GLAZING, DARK BRONZE ANOD. FINISH
- 17 EMERGENCY OPERABLE CASEMENT WINDOW
- 18 DECORATIVE CUMARU GARAGE DOOR
- 19 SOLID ALUM. DOOR, DARK BRONZE ANOD. FINISH
- 20 WATER FEATURE
- 21 FREE-STANDING EXTERIOR STEEL STAIR, OPEN WOOD TREADS
- 22 LINEAR EXTERIOR GAS FIREPLACE
- 23 8" X 16" SMART VENT, TYP.



2 Sections

A2.0 A6.0
A2.1 1/4"=1'-0"

NEW PROPOSED

NO.	REVISION	BY	DATE
A	REVISION	OWNER	12/22/18

JOB NO.	1504
DRAWN BY	CM.T.M.J.C.F.P.
DATE	07-10-16
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: SECTIONS

SEAL
Thiago Pimentel
de Menezes
AR98681
AA26000730

SHEET NO.:
A6.0



1 Sections

A2.0 A6.1
A2.1 1/4"=1'-0"



2 Sections

A2.0 A6.1
A2.1 1/4"=1'-0"

- 1 MONIERLIFETILE "MADERA" CONC. SHAKE ROOF TILE, VINTAGEWOOD COLOR
- 2 COPPER STANDING-SEAM ROOF
- 3 RIVETED COPPER PANEL FASCIA
- 4 ROOF INTEGRAL GUTTER SYSTEM
- 5 ALUM. STOREFRONT SYSTEM, DARK BRONZE ANOD. FINISH, IMPACT GLAZING
- 6 EXTRUDED ALUMINUM CHANNEL SECTION, DARK BRONZE ANOD. FINISH
- 7 SMOOTH STUCCO FINISH, CALCEM LIME-BASE PAINT, COLOR T.B.D.
- 8 GLASS RAILING TYP.
- 9 PLANTER, SMOOTH STUCCO FINISH, PAINTED WHITE
- 10 CORAL STONE STEPS
- 11 DARK BRONZE ANOD. ALUM. WINDOW W/ IMPACT RESISTANT GLAZING, TYP. EL +30'-2" B.F.E.
- 12 SAW-CUT OOLITE STONE FINISH
- 13 ALUMINUM SCREEN, DARK BRONZE ANOD. FINISH
- 14 CUMARU WOOD-WRAPPED STEEL COLUM, TYP.
- 15 CANTILEVERED ALUMINUM 16X8X1/2 STEEL ANGLE CANOPY, DARK BRONZE FINISH, WITH WOOD ATTACHEMENTS. SEE DETAILS.
- 16 SLIDING DOOR W/ IMPACT GLAZING, DARK BRONZE ANOD. FINISH
- 17 EMERGENCY OPERABLE CASEMENT WINDOW
- 18 DECORATIVE CUMARU GARAGE DOOR
- 19 SOLID ALUM. DOOR, DARK BRONZE ANOD. FINISH
- 20 WATER FEATURE
- 21 FREE-STANDING EXTERIOR STEEL STAIR, OPEN WOOD TREADS
- 22 LINEAR EXTERIOR GAS FIREPLACE
- 23 8" X 16" SMART VENT, TYP.

ORIGINAL APPROVED

NO.	REVISION	DATE

JOB NO.	1504
DRAWN BY	CM.TM.LC.FP
DATE	07-10-15
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: SECTIONS

SEAL
Michael Noll, AIA
FL Architect
LIC. AR0017758
AA26000730

SHEET NO.:
A6.1



1 Sections
A2.0 A6.1
A2.1 1/4"=1'-0"



2 Sections
A2.0 A6.1
A2.1 1/4"=1'-0"

- 1 MONIERLIFETILE "MADERA" CONC. SHAKE ROOF TILE, VINTAGEWOOD COLOR
- 2 COPPER STANDING-SEAM ROOF
- 3 RIVETED COPPER PANEL FASCIA
- 4 ROOF INTEGRAL GUTTER SYSTEM
- 5 ALUM. STOREFRONT SYSTEM, DARK BRONZE ANOD. FINISH, IMPACT GLAZING
- 6 EXTRUDED ALUMINUM CHANNEL SECTION, DARK BRONZE ANOD. FINISH
- 7 SMOOTH STUCCO FINISH, CALCEM LIME-BASE PAINT, COLOR T.B.D.
- 8 GLASS RAILING TYP.
- 9 PLANTER, SMOOTH STUCCO FINISH, PAINTED WHITE
- 10 CORAL STONE STEPS
- 11 DARK BRONZE ANOD. ALUM. WINDOW W/ IMPACT RESISTANT GLAZING, TYP.
- 12 MARBLE STONE FINISH
- 13 ALUMINUM SCREEN, DARK BRONZE ANOD. FINISH
- 14 CUMARU WOOD-WRAPPED STEEL COLUM, TYP.
- 15 CANTILEVERED ALUMINUM 1.6X8X1/2 STEEL ANGLE CANOPY, DARK BRONZE FINISH, WITH WOOD ATTACHEMENTS. SEE DETAILS.
- 16 SLIDING DOOR W/ IMPACT GLAZING, DARK BRONZE ANOD. FINISH
- 17 EMERGENCY OPERABLE CASEMENT WINDOW
- 18 DECORATIVE CUMARU GARAGE DOOR
- 19 SOLID ALUM. DOOR, DARK BRONZE ANOD. FINISH
- 20 WATER FEATURE
- 21 FREE-STANDING EXTERIOR STEEL STAIR, OPEN WOOD TREADS
- 22 LINEAR EXTERIOR GAS FIREPLACE
- 23 8" X 16" SMART VENT, TYP.

NO.	REVISION	CITY COMMENT	DATE
1			11-14-16
2			12-22-17

JOB NO.	1504	CM.T.M.C.F.P.
DRAWN BY	07-10-16	
DATE		
CHECKED	CM	

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: SECTIONS

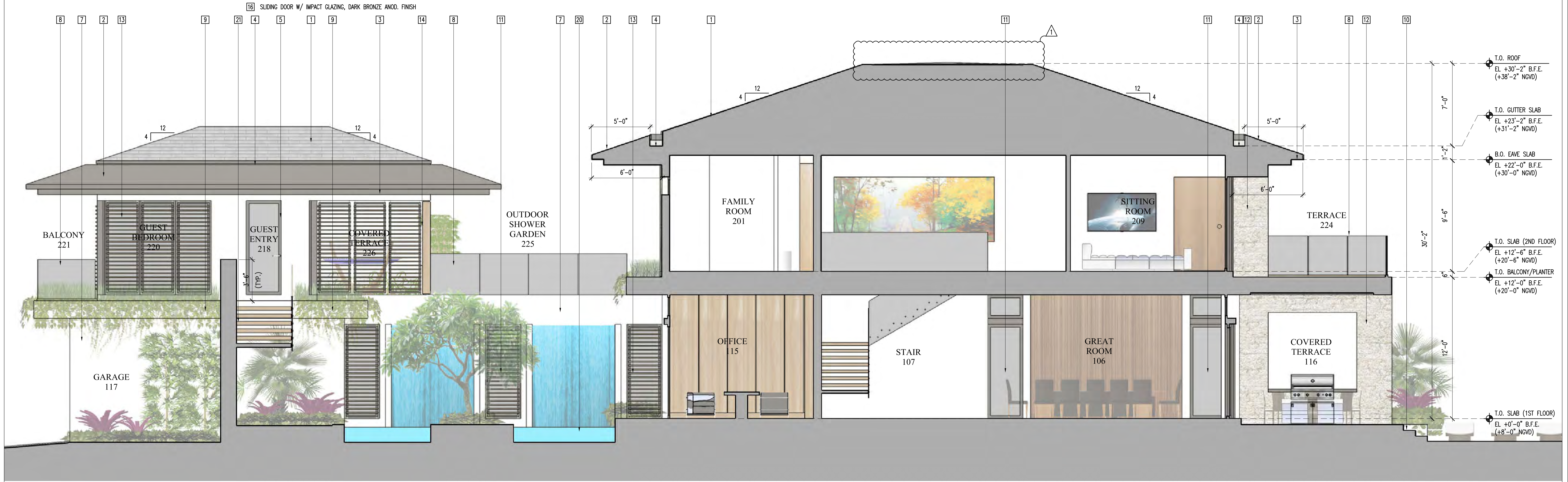
SEAL
Thiago Pimentel
de Menezes
AR98681
AA26000730

SHEET NO.:
A6.1

NEW PROPOSED



- | | | |
|---|--|---|
| 1 MONIERLIFETILE "MADERA" CONC. SHAKE ROOF TILE, VINTAGEWOOD COLOR | 9 PLANTER, SMOOTH STUCCO FINISH, PAINTED WHITE | 17 EMERGENCY OPERABLE CASEMENT WINDOW |
| 2 COPPER STANDING-SEAM ROOF | 10 CORAL STONE STEPS | 18 DECORATIVE CUMARU GARAGE DOOR |
| 3 RIVETED COPPER PANEL FASCIA | 11 DARK BRONZE ANOD. ALUM. WINDOW W/ IMPACT RESISTANT GLAZING, TYP. | 19 SOLID ALUM. DOOR, DARK BRONZE ANOD. FINISH |
| 4 ROOF INTEGRAL GUTTER SYSTEM | 12 SAW-CUT OOLITE STONE FINISH | 20 WATER FEATURE |
| 5 ALUM. STOREFRONT SYSTEM, DARK BRONZE ANOD. FINISH, IMPACT GLAZING | 13 ALUMINUM SCREEN, DARK BRONZE ANOD. FINISH | 21 FREE-STANDING EXTERIOR STEEL STAIR, OPEN WOOD TREADS |
| 6 EXTRUDED ALUMINUM CHANNEL SECTION, DARK BRONZE ANOD. FINISH | 14 CUMARU WOOD-WRAPPED STEEL COLUMN, TYP. | 22 LINEAR EXTERIOR GAS FIREPLACE |
| 7 SMOOTH STUCCO FINISH, CALCEM LIME-BASE PAINT, COLOR T.B.D. | 15 CANTILEVERED ALUMINUM L6X8X1/2 STEEL ANGLE CANOPY, DARK BRONZE FINISH, WITH WOOD ATTACHEMENTS. SEE DETAILS. | 23 8" X 16" SMART VENT, TYP. |
| 8 GLASS RAILING TYP. | 16 SLIDING DOOR W/ IMPACT GLAZING, DARK BRONZE ANOD. FINISH | |



NO.	REVISION	DATE
1	CITY COMMENTS	12/31/15

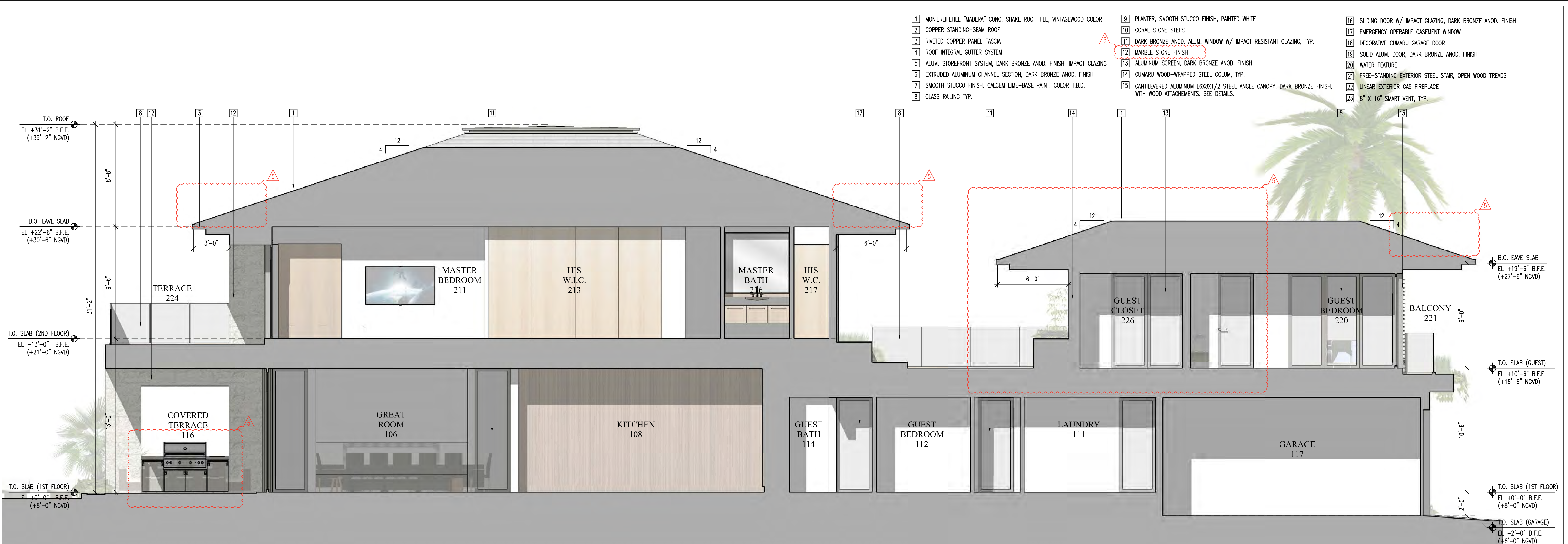
JOB NO.	1504
DRAWN BY	CM.T.M.J.C.F.P.
DATE	07-10-15
CHECKED	CM

CMA Design Studio, Inc.	INTERIOR DESIGN
ARCHITECTURE	PLANNING
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134	T: 305.448.4200 F: 305.448.4215

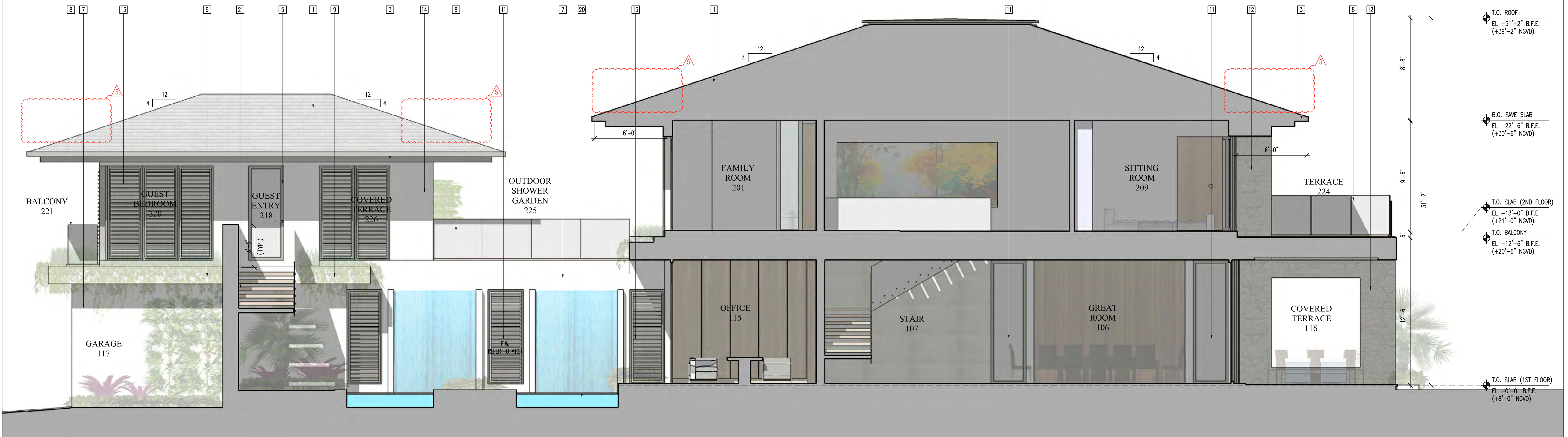
SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: SECTIONS

SEAL
Michael Noll, AIA FL Architect L.I.C. AR0017758 AA26000730

SHEET NO.:
A6.2



1 Sections
A2.0/A6.2
A2.1
1/4"=1'-0"



2 Sections
A2.0/A6.2
A2.1
1/4"=1'-0"

NEW PROPOSED

NO.	REVISION	DATE
1	CITY COMMENTS	07/06/16
2	REVISIONS BY OWNER	02/21/17
3	REVISIONS BY OWNER	12/22/17

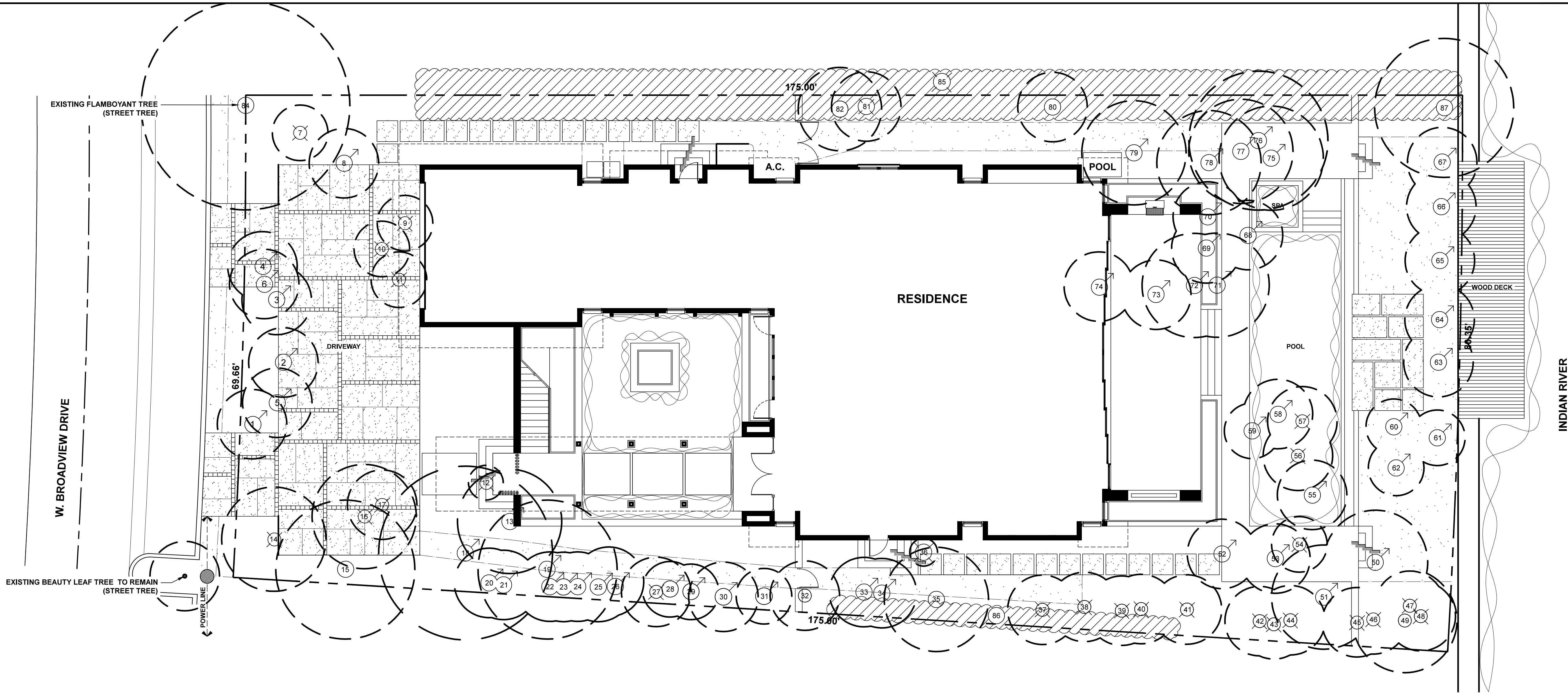
JOB NO.	1504
DRAWN BY	CM.T.M.J.C.F.P.
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: SECTIONS

Thiago Pimentel
de Menezes
AR98681
AA26000730

SHEET NO.:
A6.2



EXISTING TREE INVENTORY						
NO.	COMMON NAME	BOTANICAL NAME	CAL (IN.)	HT (FT.)	SP. (FT.)	STATUS
1	PAUROTIS PALM	Acelorrhaphe wrightii	N/A MULTI	15'	10'	RELOCATE
2	PAUROTIS PALM	Acelorrhaphe wrightii	N/A MULTI	15'	10'	RELOCATE
3	PAUROTIS PALM	Acelorrhaphe wrightii	N/A MULTI	15'	10'	RELOCATE
4	PAUROTIS PALM	Acelorrhaphe wrightii	N/A MULTI	15'	10'	RELOCATE
5	FLORIDA THATCH PALM	Thrinax radiata	12" (DBL)	15'	10'	RELOCATE
6	FLORIDA THATCH PALM	Thrinax radiata	12" (DBL)	15'	10'	RELOCATE
7	ROEBELENI PALM	Phoenix roebelenii	4"	10'	8'	REMOVE
8	FISHTAIL PALM	Caryota mitis	48"	15'	10'	RELOCATE
9	ROEBELENI PALM	Phoenix roebelenii	4"	10'	8'	REMOVE
10	ROEBELENI PALM	Phoenix roebelenii	4"	10'	8'	REMOVE
11	ROEBELENI PALM	Phoenix roebelenii	4"	10'	8'	REMOVE
12	WILD DATE PALM	Phoenix sylvestris Hybrids	6"	20'	5'	REMOVE
13	ROYAL PALM	Roystonea regia	18"	35'	15'	RELOCATE
14	ARECA PALM	Dypsis lutescens	MULTI	18'	15'	REMOVE
15	SEA GRAPE TREE	Coccoloba uvifera	36"	18'	15'	REMAIN
16	ARECA PALM	Dypsis lutescens	MULTI	18'	15'	REMOVE
17	MEXICAN FAN PALM	Washingtonia robusta	10"	25'	10'	REMOVE
18	QUAD MONTGOMERY PALM	Veitchia montgomeryana	40"	30'	25'	RELOCATE
19	DBL MONTGOMERY PALM	Veitchia montgomeryana	20"	25'	20'	RELOCATE
20	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10'	RELOCATE
21	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10'	RELOCATE
22	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10'	RELOCATE
23	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10'	RELOCATE
24	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10'	RELOCATE
25	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10'	RELOCATE
26	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10'	RELOCATE
27	TRP ARECA PALM	Dypsis lutescens	12"	15'	10'	REMOVE
28	FLORIDA THATCH PALM	Thrinax radiata	10"	15'	8'	RELOCATE
29	FLORIDA THATCH PALM	Thrinax radiata	10"	15'	8'	RELOCATE
30	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10'	REMAIN
31	SIMPSON STOPPER	Myrcianthes fragrans	4"	15'	8'	REMAIN
32	GUMBO LIMBO	Bursera simaruba	12"	20'	10'	REMAIN
33	FLORIDA THATCH PALM	Thrinax radiata	6"	15'	10'	RELOCATE
34	FLORIDA THATCH PALM	Thrinax radiata	6"	15'	10'	RELOCATE
35	GUMBO LIMBO	Bursera simaruba	15"	25'	15'	REMAIN
36	ROEBELENI PALM	Phoenix roebelenii	4"	8'	4'	REMOVE
37	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE
38	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE
39	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE
40	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE
41	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE
42	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE
43	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE

EXISTING TREE INVENTORY						
NO.	COMMON NAME	BOTANICAL NAME	CAL (IN.)	HT (FT.)	SP. (FT.)	STATUS
44	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE
45	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE
46	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE
47	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE
48	ARECA PALM	Dypsis lutescens	MULTI	15'	10'	REMOVE
49	COCONUT PALM	Cocos nucifera	12"	20'	15'	REMAIN
50	COCONUT PALM	Cocos nucifera	12"	20'	15'	RELOCATE
51	COCONUT PALM	Cocos nucifera	12"	20'	15'	RELOCATE
52	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10'	RELOCATE
53	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10'	RELOCATE
54	DBL SOLITAIRE PALM	Ptychosperma elegans	6"	20'	8'	REMOVE
55	ORANGE GEIGER TREE	Cordia sebestena	8"	15'	10'	RELOCATE
56	DBL SOLITAIRE PALM	Ptychosperma elegans	8"	18'	10'	REMOVE
57	DBL SOLITAIRE PALM	Ptychosperma elegans	8"	18'	10'	REMOVE
58	TPL ROEBELENI PALM	Phoenix roebelenii	12"	10'	10'	RELOCATE
59	DBL ROEBELENI PALM	Phoenix roebelenii	8"	10'	8'	RELOCATE
60	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10'	RELOCATE
61	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10'	RELOCATE
62	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10'	RELOCATE
63	FLORIDA THATCH PALM	Thrinax radiata	6"	12'	10'	RELOCATE
64	FLORIDA THATCH PALM	Thrinax radiata	6"	12'	10'	RELOCATE
65	FLORIDA THATCH PALM	Thrinax radiata	6"	12'	10'	RELOCATE
66	FLORIDA THATCH PALM	Thrinax radiata	6"	12'	10'	RELOCATE
67	FLORIDA THATCH PALM	Thrinax radiata	6"	12'	10'	RELOCATE
68	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10'	RELOCATE
69	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10'	RELOCATE
70	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10'	RELOCATE
71	FOXTAIL PALM	Wodyetia bifurcata	10"	25'	15'	RELOCATE
72	FOXTAIL PALM	Wodyetia bifurcata	10"	25'	15'	RELOCATE
73	ARIKURY PALM	Syagrus schizophylla	8"	12'	10'	RELOCATE
74	ARIKURY PALM	Syagrus schizophylla	8"	12'	10'	RELOCATE
75	TPL MONTGOMERY PALM	Veitchia montgomeryana	12"	20'	15'	RELOCATE
76	COCONUT PALM	Cocos nucifera	20"	20'	20'	REMOVE
77	MONTGOMERY PALM	Veitchia montgomeryana	6"	20'	15'	RELOCATE
78	MONTGOMERY PALM	Veitchia montgomeryana	8"	22'	15'	RELOCATE
79	QUAD MONTGOMERY PALM	Veitchia montgomeryana	24"	20'	15'	RELOCATE
80	GUMBO LIMBO	Bursera simaruba	12"	20'	10'	REMAIN
81	BISHOP WOOD	Bischofia javanica	12"	20'	10'	REMOVE
82	DBL SOLITAIRE PALM	Ptychosperma elegans	8"	20'	12'	REMAIN
84	ROYAL PONCIANA	Delonix regia	24"	25'	30'	REMAIN
85	ARECA PALM HEDGE	Dypsis lutescens	MULTI	18'	12'	REMOVE
86	SIMPSON STOPPER HEDGE	Myrcianthes fragrans	MULTI	12'	10'	REMAIN
87	SEA GRAPE TREE	Coccoloba uvifera	36"	18'	15'	REMAIN

ORIGINAL APPROVED

EXISTING TREE DISPOSITION PLAN

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



CONSULTANT:

PROJECT NAME:
SHAPIRO RESIDENCE
PROJECT ADDRESS:
9430 W BROADVIEW DR.
BAY HARBOR ISLANDS, FLORIDA 33154

Revisions:

SEAL:

PROJECT NO: 15030

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

DATE: 01/17/2016

DRAWN: SOQ., PS., B.V.

CHECKED: D.O.

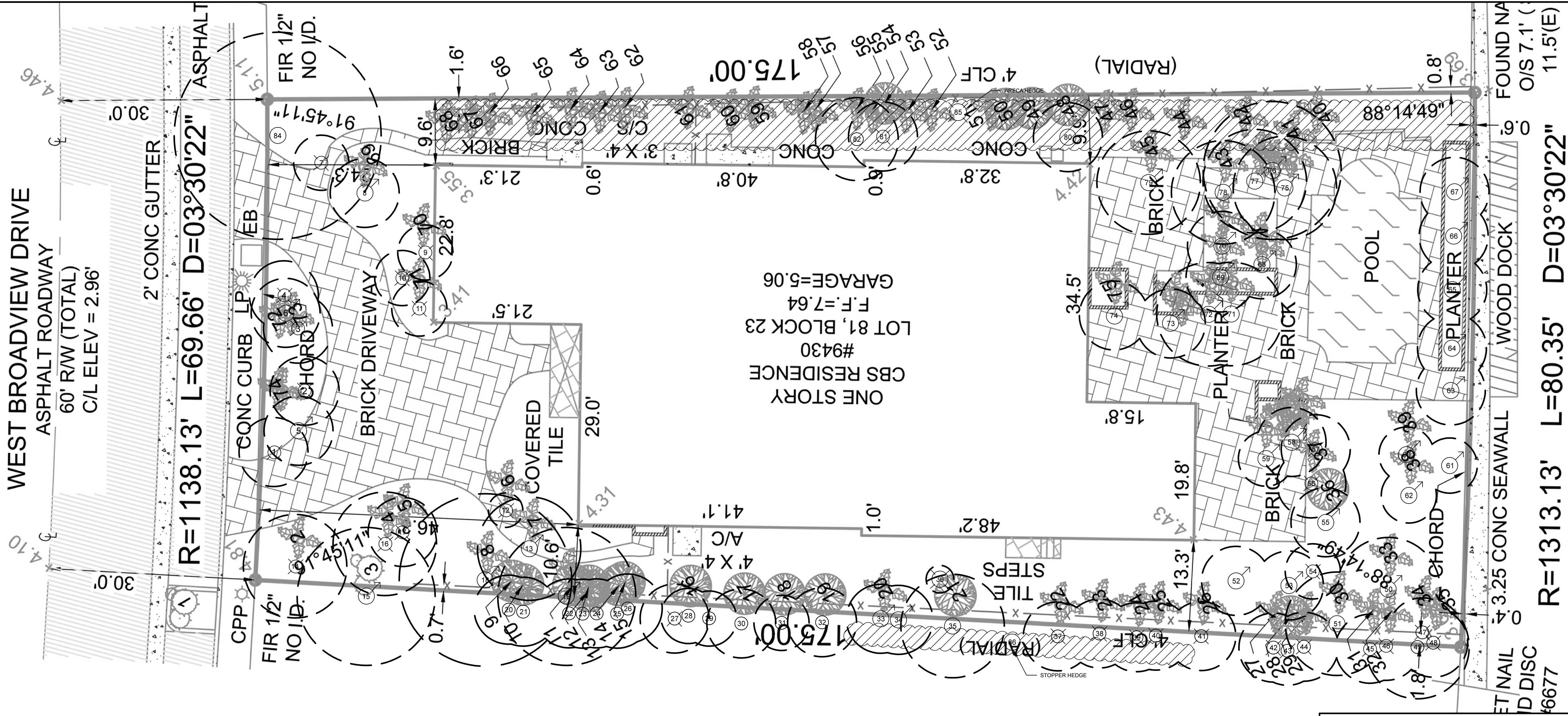
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DRAWING TITLE:

EXISTING TREE
DISPOSITION

SHEET NO.

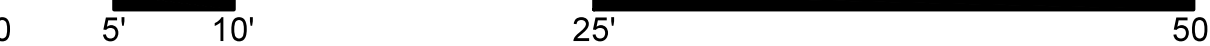
L-1



Town of Bay Harbor Islands Landscape Code (Sec. 24-16) Requirements Legend		
Residential - Single-Family and Two-Family Home Sites		
A. Shade Trees Required*		
	Required	Provided
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	14
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	10
5. Native Species Required - 50%	3	10
6. Drought Tolerant and Low Maintenance Species Require - 50%	3	10
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	126
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	N/A
5. Drought Tolerant and Low Maintenance Species Require - 50%	25 / 30	109
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area		
	6532.5 (Max)	1348
Notes * Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees. ** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height. *** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)		

TREE SURVEY AND LANDSCAPE LEGEND

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



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CONSULTANT:

PROJECT NAME:

PROJECT ADDRESS:

SHAPIRO RESIDENCE

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BAY HARBOR ISLANDS, FLORIDA 33154

Revisions:

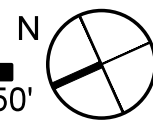
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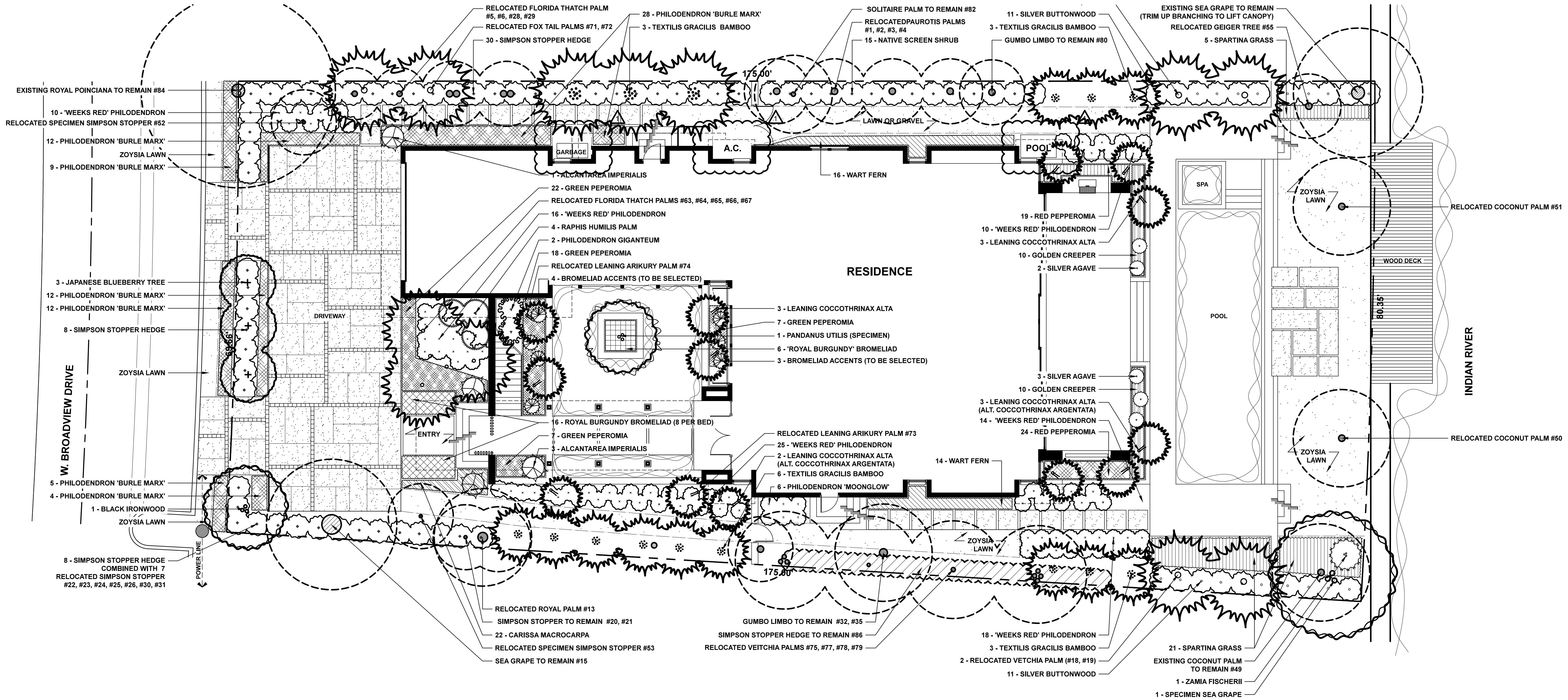
PROJECT NO: 15030
SCALE: 1/8" = 1'-0"
DATE: 01/17/2016
DRAWN: SOQ., PS., B.V.
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
EXISTING TREE
DISPOSITION

SHEET NO.

L-1





SECOND FLOOR

ORIGINAL APPROVED

PLANTING PLAN

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



CONSULTANT:

Revisions:	02-17-16 AS PER CITY COMMENTS
1	
2	
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SEAL:

PROJECT NO: 15030
SCALE: 1/8" = 1'-0"
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CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
PLANTING PLAN



Simpson Stopper



Coccothrinax Alta



Spartina Grass



Rhaps Palm



Pandanus Utilis



Peperomia 'Green'



Black Ironwood



Random size Keystone slabs set on concrete base with 4" granite joint infill



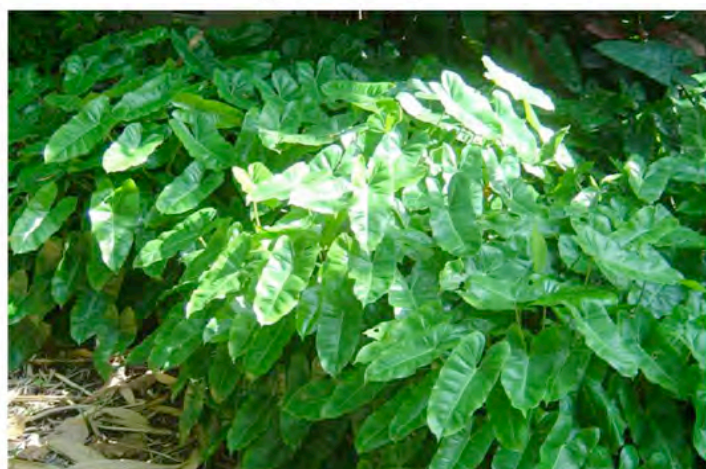
Zoysia Lawn



Philodendron Giganteum



Philodendron 'Weeks Red Hybrid'



Philodendron 'Burle Marx'



Ficus Montana



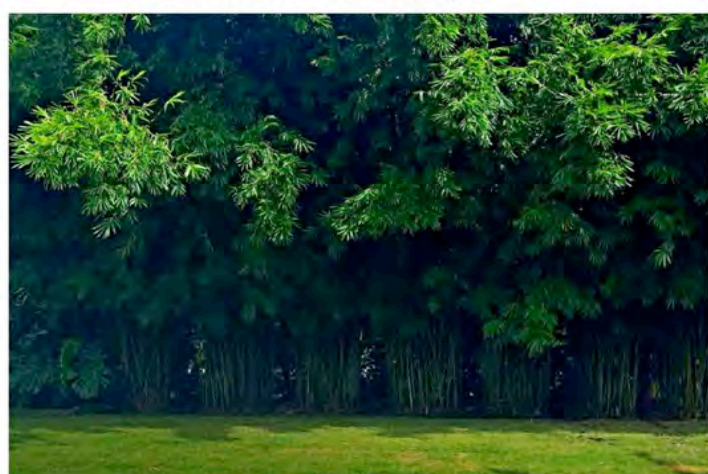
Japanese Blueberry



Native Screen Hedge



Golden Creeper



Textillis Gracilis



Midnite Siam



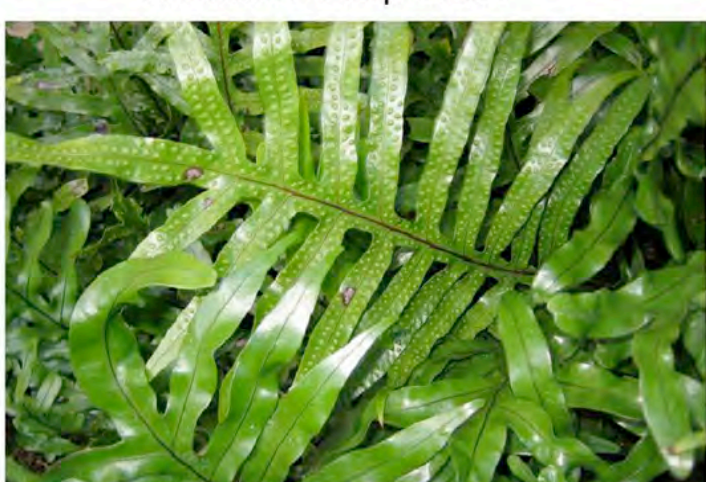
Alcantarea Imperialis



Peperomia 'Red Edge'



Argentine Ivy



Wart Fern

PLANT LIST				RELOCATED MATERIAL			
Qty	Botanical/Common Name	Specifications		Qty	Botanical/Common Name	Specifications	
TREES & PALMS							
1	Coccoloba uvifera	15' ht. 4.5" Cal.		15	Native Screen Shrubs	10 Gal.	
11	Coccothrinax alta	4'-6' Wood, 2.5 " Cal.		26	Neoregelia 'Lambert's Pride'	1 Gal/ 8"	
3	Elaeocarpus decipiens	10' Ht. X 6" Sp.		22	Neoregelia 'Royal Burgundy'	8" Pot.	
1	Krugiodendron ferreum	7 Gal. 14"		43	Peperomia clusifolia 'Red Edge'	1 Gal. 24" Oc.	
1	Pandanus utilis	15 Gal. 8' Ht. X 5' Spr.		54	Peperomia obtusifolia 'Green'	1 Gal. 24" Oc.	
4	Rhapis humilis	20 Gal.		97	Philodendron sp. 'Burle Marx'	3 Gal.	
SHRUBS AND GROUND COVER							
	Alcantarea imperialis	17" Pot		97	Philodendron sp. 'Weeks Red Hybrid'	10 Gal.	
	Imperial Bromeliad	To be selected		2	Philodendron giganteum	10 Gal.	
	Agave americana 'Mediopicta alba'	15 Gal 17"			Same		
	Silver Agave				Same		
	Bambusa textilis 'Gracilis'	25 Gal.		6	Philodendron moonglow	10 Gal.	
	Gracefull Bamboo			26	Spartina bakeri	3 Gal. Full	
	Bromeliad Accents	14" Pot.		96	Tradescantia microfolia	1 Gal.	
	To be selected				Argentine Ivy		
	Carissa macrocarpa	1 Gal.		1	Zamia fischeri	7 Gal. 14" 3' Ht	
	Natal Plum				Same		
	Conocarpus Erectus 'Sericeus'	6-8" Ht. Full to Base					
	Silver Buttonwood	1 Gal.					
	Ernodea littoralis	1 Gal.					
	Golden Creeper	6-8" Ht. Full to Base					
	Myrcianthes fragrans	1 Gal.					
	Simpson's Stopper	1 Gal.					
	Microsorium scolopendria	1 Gal.					
	Wart Fern						
MISCELLANEOUS							
	Zoysia Sod	As needed					

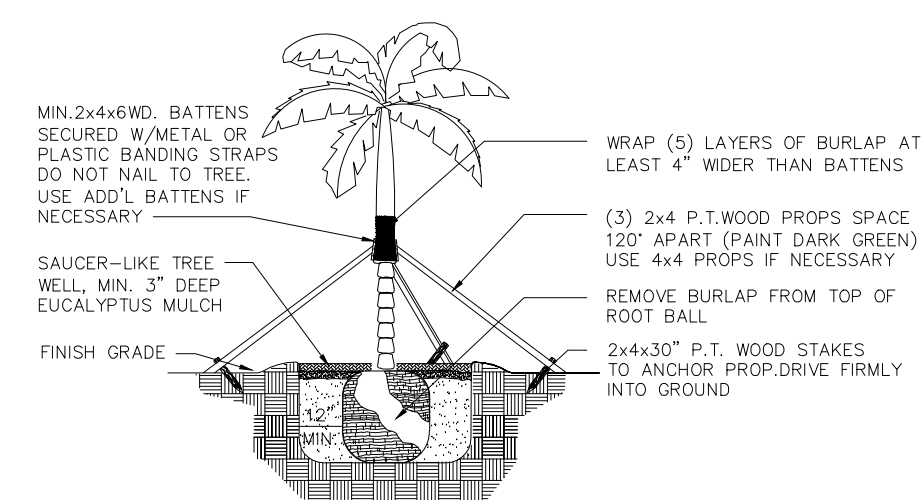
GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 2" MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS.)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS)
6. SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECS)
7. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
8. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
9. ALL TREES, PALMS, SHRUBS AND GROUNDCOVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTING FERTILIZER, ACCORDING TO RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL.) (SEE SPEC)
10. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE WITH THE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
11. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
12. NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
13. ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
14. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN.)
15. ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS.)
16. CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
17. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.

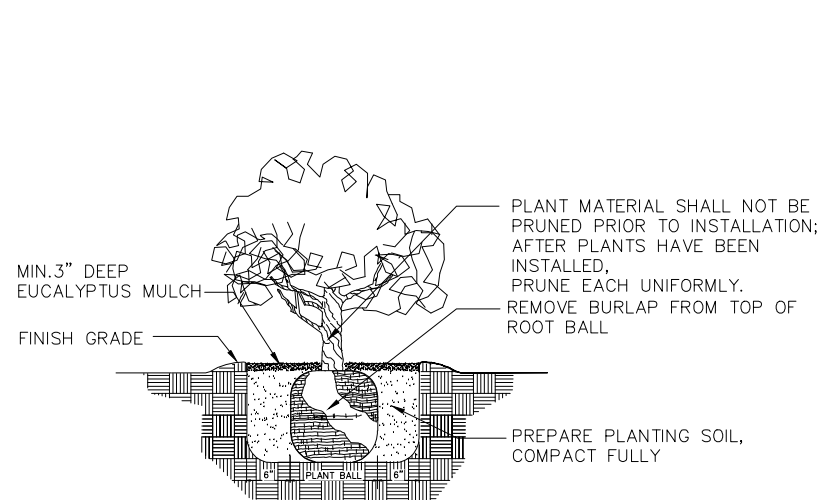
18. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN.)
19. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
20. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
21. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
22. ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
23. ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

TREE BRACING NOTES:

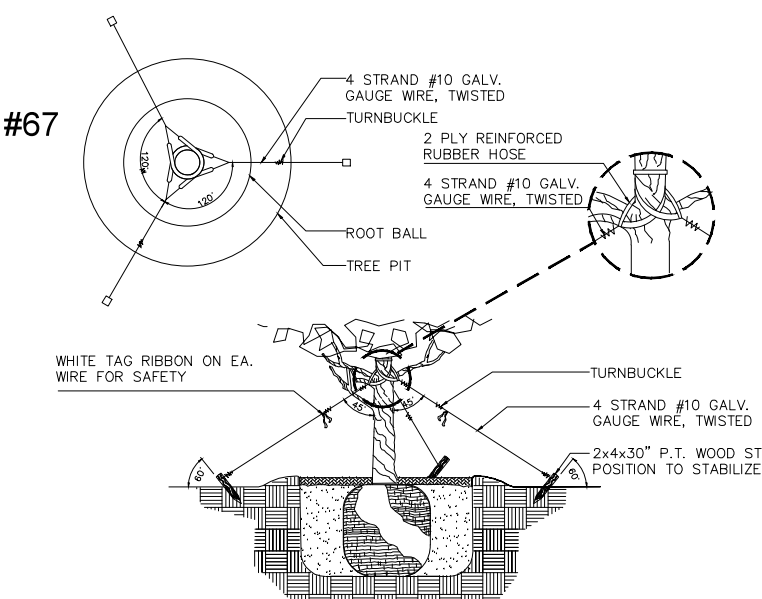
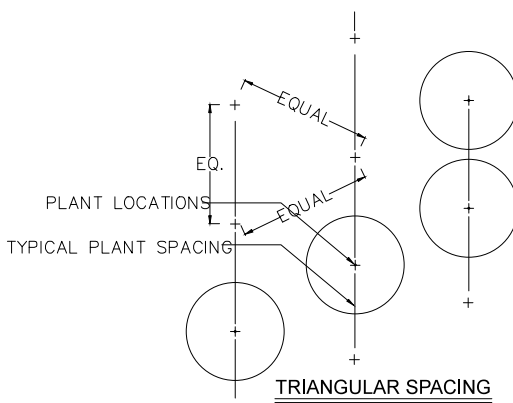
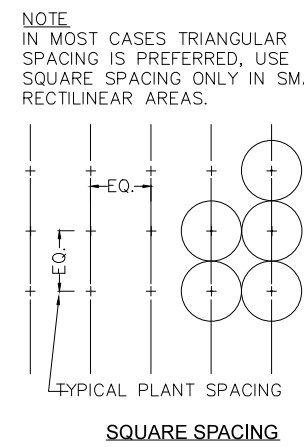
- 2" AND LARGER CALIPER TREES BRACED BY GUYING -
1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE HOSE AROUND THE TREE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
9. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
10. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.



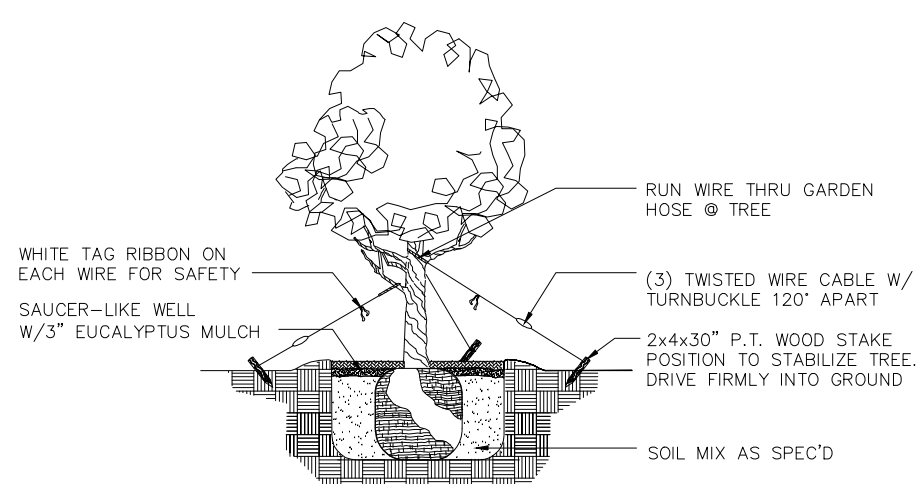
SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL



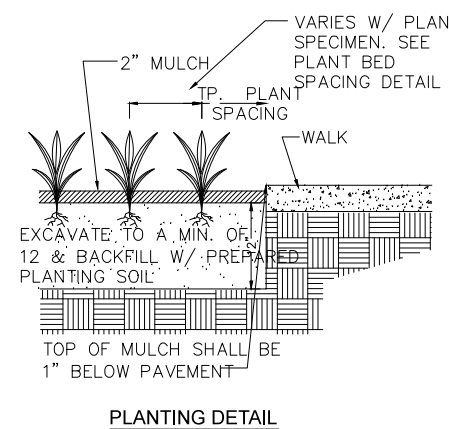
TYPICAL SHRUB PLANTING DETAIL



TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL



PLANTING DETAILS & NOTES

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



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BAY HARBOR ISLANDS, FLORIDA 33154

Revisions: 02-17-16 AS PER CITY COMMENTS

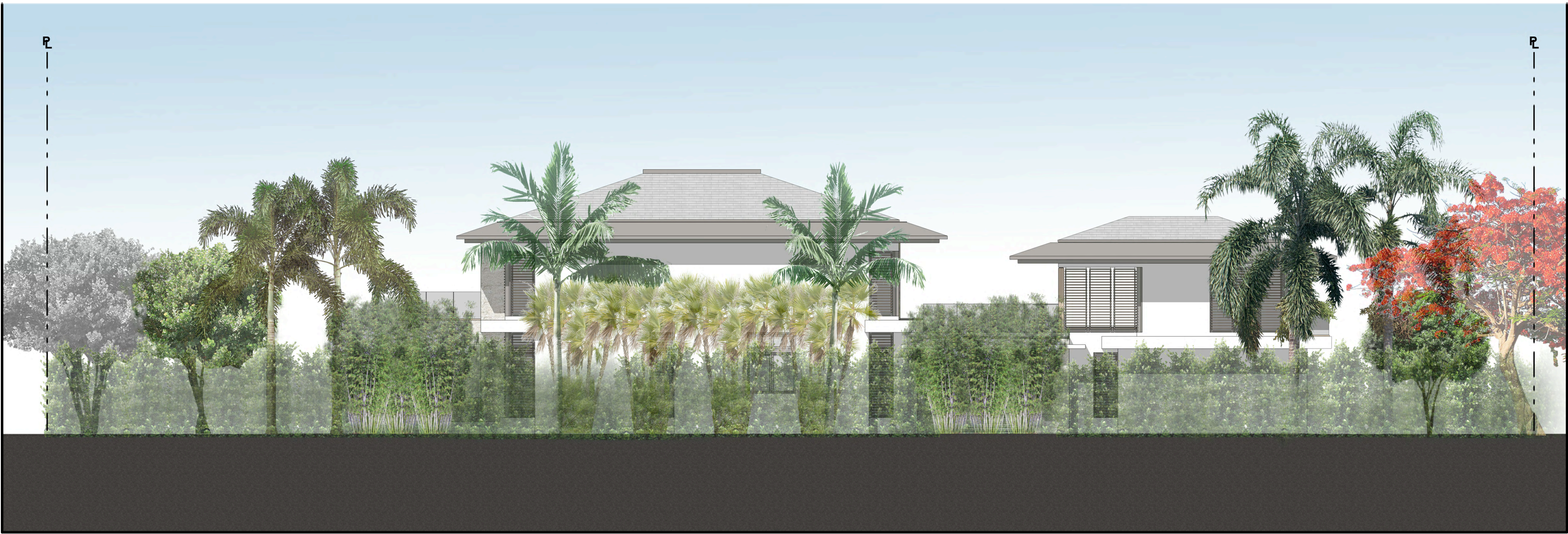
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PROJECT NO: 15030
SCALE: 1/8" = 1'-0"
DATE: 01/17/2016
DRAWN: SOQ., PS., B.V.
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
PLANTING DETAILS
& NOTES

SHEET NO.

LP-2



EAST ELEVATION
3/32" SCALE



WEST ELEVATION
3/32" SCALE



FRONT ELEVATION
3/32" SCALE



REAR ELEVATION
3/32" SCALE

NOTE FOR ALL ELEVATIONS:
1. EXISTING TREES TO REMAIN ARE RENDERED IN GRAYSCALE.
2. SEE LP-1 FOR ALL PLANTING AND PLACEMENT.

PLANTING DETAILS & NOTES

ORIGINAL APPROVED

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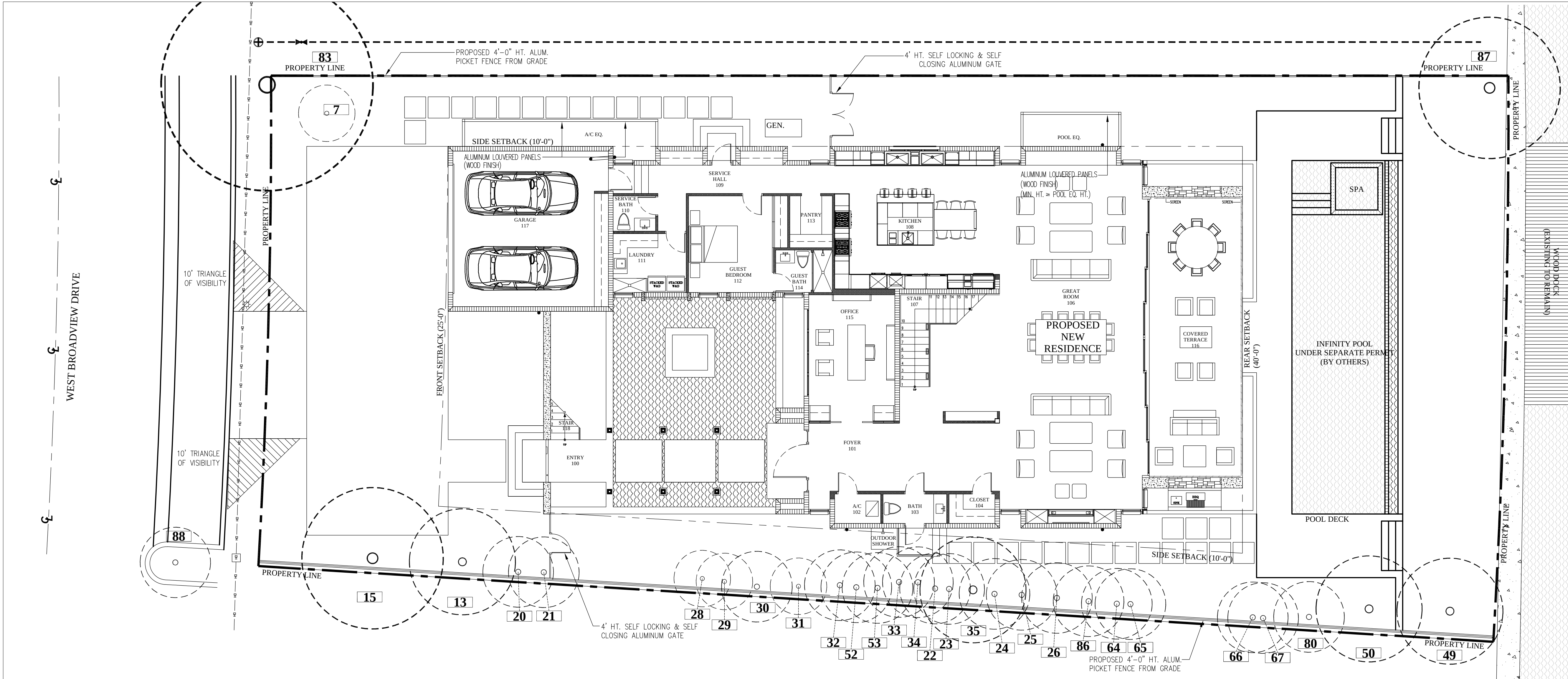
Revisions:
02-17-16 AS PER CITY
COMMENTS

SEAL:

PROJECT NO: 15030
SCALE: 1/8" = 1'-0"
DATE: 01/17/2016
DRAWN: SOQ., PS., B. V.
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
ELEVATIONS

SHEET NO.
LP-3



DISPOSITION NOTES
This site had a Tree Removal Permit previously issued under the following Permit and Process numbers:
Permit Number: 2017003028
Process Number: M2016015101.

The following is a Tree Disposition based on what is currently existing on the site. As some trees were removed prior to our hiring, the only information we had to go by was what was previously submitted in the above permit as pertains to Tree Type, DBH, Height, and Canopy Spread. The trees shown on this plan only reflect what is currently on the site and does not reflect the trees that had already been removed (due to this above noted permit) or lost during construction of the house (new removals - see below).

REMOVAL NOTES:
The trees that were lost during construction and were originally slated to either remain or be relocated (see notes below) equate to 2,911 sq.ft. of lost canopy (see tree legend to left).

MITIGATION NOTES:
Replacing **2,911 sq.ft.** of lost canopy with **3,000 sq.ft.** of replacement canopy as follows:
17 Pigeon Plum (500 ea)= 8,500 sq.ft. <--FIX TO REFLECT #s
4 Verawood (500 ea)= 2,000 sq.ft.
2 Simpson's Stopper (300 ea)= 600 sq.ft.
6 Silver Buttonwood (300 ea)= 1,800 sq.ft.
Total = 3,000 sq.ft.

NOTES:
1 - These trees were **Removed** per the original removal permit number listed above. This includes tree #s: 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 27, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 54, 56, 57, 63, 74, 76, 81, & 85

2 - These trees were **Relocated** per the original removal permit number listed above. This includes tree #s: 22, 23, 24, 25, 26, 52, 53, 80, & 86

3 - This palm (#7) was slated for removal per the original removal permit number listed above. It was left to **Remain** on site.

4 - These trees were slated for removal per the original removal permit number listed above. They were **Relocated** on site and they include tree #s: 64, 65, 66, & 67

5 - These trees were slated to be relocated per the original permit number listed above. They have been **Removed** and are reflected in the Mitigation Notes above. This includes tree #s: 18, 19, 51, 55, 58, 59, 60, 61, 62, 68, 69, 70, 71, 72, 73, 75, 77, 78, & 79

6 - This tree (#82) was slated to remain per the original permit number listed above. It was **Removed** and is reflected in the Mitigation Notes above.

7 - This tree (#84) was shown as existing on the neighboring property to the west, however, it does not exist at the time of this tree disposition. It's removal is not in the scope of this mitigation as it was the neighbor's tree and lost to circumstances outside of the construction of this new home.

EXISTING TREE LEGEND						
TREE #	COMMON NAME / LATIN NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	CANOPY (SQ FT)	STATUS
1	PAUROTIS PALM ACOELORRHAPHE WRIGHTII	N/A	15	10		REMOVED SEE NOTE 1
2	PAUROTIS PALM ACOELORRHAPHE WRIGHTII	N/A	15	10		REMOVED SEE NOTE 1
3	PAUROTIS PALM ACOELORRHAPHE WRIGHTII	N/A	15	10		REMOVED SEE NOTE 1
4	PAUROTIS PALM ACOELORRHAPHE WRIGHTII	N/A	15	10		REMOVED SEE NOTE 1
5	FLORIDA THATCH PALM THRINAX RADIATA	12	15	10		REMOVED SEE NOTE 1
6	FLORIDA THATCH PALM THRINAX RADIATA	12	15	10		REMOVED SEE NOTE 1
7	ROEBELENI PALM PHOENIX ROEBELENI	4	10	8		REMAIN SEE NOTE 3
8	FISHTAIL PALM CARYOTA MITIS	48	15	10		REMOVED SEE NOTE 1
9	ROEBELENI PALM PHOENIX ROEBELENI	4	10	8		REMOVED SEE NOTE 1
10	ROEBELENI PALM PHOENIX ROEBELENI	4	10	8		REMOVED SEE NOTE 1
11	ROEBELENI PALM PHOENIX ROEBELENI	4	10	8		REMOVED SEE NOTE 1
12	WILD DATE PALM PHOENIX SYLVESTRIS HYBRIDS	6	20	5		REMOVED SEE NOTE 1
13	ROYAL PALM ROYSTONEA REGIA	18	35	15		REMOVED SEE NOTE 1
14	ARECA PALM DYPISIS LUTESCENS	N/A	18	15		REMOVED SEE NOTE 1
15	SEA GRAPE COCOLOB A UVIFERA	36	18	20		REMAIN
16	ARECA PALM DYPISIS LUTESCENS	N/A	18	15		REMOVED SEE NOTE 1
17	MEXICAN FAN PALM WASHINGTONIA ROBUSTA	10	25	10		REMOVED SEE NOTE 1
18	MONTGOMERY PALM (QUAD) VEITCHIA MONTGOMERYANA	40	30	25	491	REMOVE SEE NOTE 5
19	MONTGOMERY PALM (DOUBLE) VEITCHIA MONTGOMERYANA	20	25	20	314	REMOVE SEE NOTE 5
20	GUMBO LIMBO BURSERA SIMARUBA	6	20	10		REMAIN
21	GUMBO LIMBO BURSERA SIMARUBA	6	20	10		REMAIN
22	SIMPSON STOPPER MYRCIANTHES FRAGRANS	6	15	10		RELOCATED SEE NOTE 2
23	SIMPSON STOPPER MYRCIANTHES FRAGRANS	6	15	10		RELOCATED SEE NOTE 2
24	SIMPSON STOPPER MYRCIANTHES FRAGRANS	6	15	10		RELOCATED SEE NOTE 2

25	SIMPSON STOPPER MYRCIANTHES FRAGRANS	6	15	10		RELOCATED SEE NOTE 2
26	SIMPSON STOPPER MYRCIANTHES FRAGRANS	6	15	10		RELOCATED SEE NOTE 2
27	ARECA PALM DYPISIS LUTESCENS	12	15	10		REMOVED SEE NOTE 1
28	FLORIDA THATCH PALM THRINAX RADIATA	10	15	8		REMAIN
29	FLORIDA THATCH PALM THRINAX RADIATA	10	15	8		REMAIN
30	SIMPSON STOPPER MYRCIANTHES FRAGRANS	6	15	10		REMAIN
31	SIMPSON STOPPER MYRCIANTHES FRAGRANS	4	15	8		REMAIN
32	GUMBO LIMBO BURSERA SIMARUBA	12	20	10		REMAIN
33	FLORIDA THATCH PALM THRINAX RADIATA	6	15	10		REMAIN
34	FLORIDA THATCH PALM THRINAX RADIATA	6	15	10		REMAIN
35	GUMBO LIMBO BURSERA SIMARUBA	15	25	15		REMAIN
36	ROEBELENI PALM PHOENIX ROEBELENI	4	8	4		REMOVED SEE NOTE 1
37	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
38	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
39	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
40	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
41	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
42	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
43	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
44	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
45	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
46	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
47	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
48	ARECA PALM DYPISIS LUTESCENS	N/A	15	10		REMOVED SEE NOTE 1
49	COCONUT PALM COCOS NUCIFERA	12	20	15		REMAIN
50	COCONUT PALM COCOS NUCIFERA	12	20	15		REMOVED SEE NOTE 1

51	COCONUT PALM COCOS NUCIFERA	12	20	15	177	REMOVE SEE NOTE 5
52	SIMPSON STOPPER MYRCIANTHES FRAGRANS	6	15	10		RELOCATED SEE NOTE 2
53	SIMPSON STOPPER MYRCIANTHES FRAGRANS	6	15	10		RELOCATED SEE NOTE 2
54	SOLITAIRE PALM (DOUBLE) PTYCHOSPERMA ELEGANS	6	20	8		REMOVED SEE NOTE 1
55	ORANGE GEIGER CORDIA SEBESTENIA	8	15	10	79	REMOVE SEE NOTE 5
56	SOLITAIRE PALM (DOUBLE) PTYCHOSPERMA ELEGANS	8	18	10		REMOVED SEE NOTE 1
57	SOLITAIRE PALM (DOUBLE) PTYCHOSPERMA ELEGANS	8	18	10		REMOVED SEE NOTE 1
58	ROEBELENI PALM (TRIPLE) PHOENIX ROEBELENI	12	10	10	79	REMOVE SEE NOTE 5
59	ROEBELENI PALM (DOUBLE) PHOENIX ROEBELENI	8	10	8	50	REMOVE SEE NOTE 5
60	BOTTLE PALM HYOPHORBE LAGENIC AULIS	8	15	10	79	REMOVE SEE NOTE 5
61	BOTTLE PALM HYOPHORBE LAGENIC AULIS	8	15	10	79	REMOVE SEE NOTE 5
62	BOTTLE PALM HYOPHORBE LAGENIC AULIS	8	15	10	79	REMOVE SEE NOTE 5
63	FLORIDA THATCH PALM THRINAX RADIATA	6	12	10		REMOVED SEE NOTE 1
64	FLORIDA THATCH PALM THRINAX RADIATA	6	12	10		RELOCATE SEE NOTE 4
65	FLORIDA THATCH PALM THRINAX RADIATA	6	12	10		RELOCATE SEE NOTE 4
66	FLORIDA THATCH PALM THRINAX RADIATA	6	12	10		RELOCATE SEE NOTE 4
67	FLORIDA THATCH PALM THRINAX RADIATA	6	12	10		RELOCATE SEE NOTE 4
68	BOTTLE PALM HYOPHORBE LAGENIC AULIS	8	15	10	79	REMOVE SEE NOTE 5
69	BOTTLE PALM HYOPHORBE LAGENIC AULIS	8	15	10	79	REMOVE SEE NOTE 5
70	BOTTLE PALM HYOPHORBE LAGENIC AULIS	8	15	10	79	REMOVE SEE NOTE 5
71	FOXTAIL PALM WODYETIA BIFURCATA	10	25	15	177	REMOVE SEE NOTE 5
72	FOXTAIL PALM WODYETIA BIFURCATA	10	25	15	177	REMOVE SEE NOTE 5
73	ARIKURY PALM SYAGRUS SCHIZOPHYLLA	8	12	10	79	REMOVE SEE NOTE 5
74	ARIKURY PALM SYAGRUS SCHIZOPHYLLA	8	12	10		REMOVED SEE NOTE 1
75	MONTGOMERY PALM (TRIPLE) VEITCHIA MONTGOMERYANA	12	20	15	177	REMOVE SEE NOTE 5
76	COCONUT PALM COCOS NUCIFERA	20	20	20		REMOVED SEE NOTE 1

77	MONTGOMERY PALM VEITCHIA MONTGOMERYANA	6	20	15	177	REMOVE SEE NOTE 5
78	MONTGOMERY PALM VEITCHIA MONTGOMERYANA	8	22	15	177	REMOVE SEE NOTE 5
79	MONTGOMERY PALM (QUAD) VEITCHIA MONTGOMERYANA	24	20	15	177	REMOVE SEE NOTE 5
80	GUMBO LIMBO BURSERA SIMARUBA	12	20	10		RELOCATED SEE NOTE 2
81	BISHOP WOOD BISCHOFIA JAVANICA	12	20	10		REMOVED SEE NOTE 1
82	SOLITAIRE PALM (DOUBLE) PTYCHOSPERMA ELEGANS	8	20	12	113	REMOVE SEE NOTE 6
83	ROYAL POINCIANA DELONIX REGIA	24	25	30		REMAIN
84	ROYAL POINCIANA DELONIX REGIA	24	25	30		DOESNT EXIST SEE NOTE 7
85	ARECA PALM DYPISIS LUTESCENS	N/A	18	12		REMOVED SEE NOTE 1
86	SIMPSON STOPPER MYRCIANTHES FRAGRANS	6	12	10		RELOCATED SEE NOTE 2
87	SEA GRAPE COCOLOB A UVIFERA	36	18	20		REMAIN
88	BEAUTY LEAF CALOPHYLLUM INOPHYLLUM	6	15	10		REMAIN
TOTAL:		2,911				

NEW PROPOSED

Design by:

OneSeed

8045 SW 63 Court
Miami, FL 33143
Phone Number: 305-984-0457
E-mail: a@plantonseed.com

BH & A
BRUCE HOWARD & ASSOCIATES, INC.
Landscape Architects,
Site Planners &
Golf Course Designers

PROJECT:
SHAPIRO RESIDENCE
9430 W Broadway Drive
Bay Harbor Islands, Florida 33154

DRAWING TITLE :
**PROPOSED SITE
TREE DISPOSITION**

NORTH

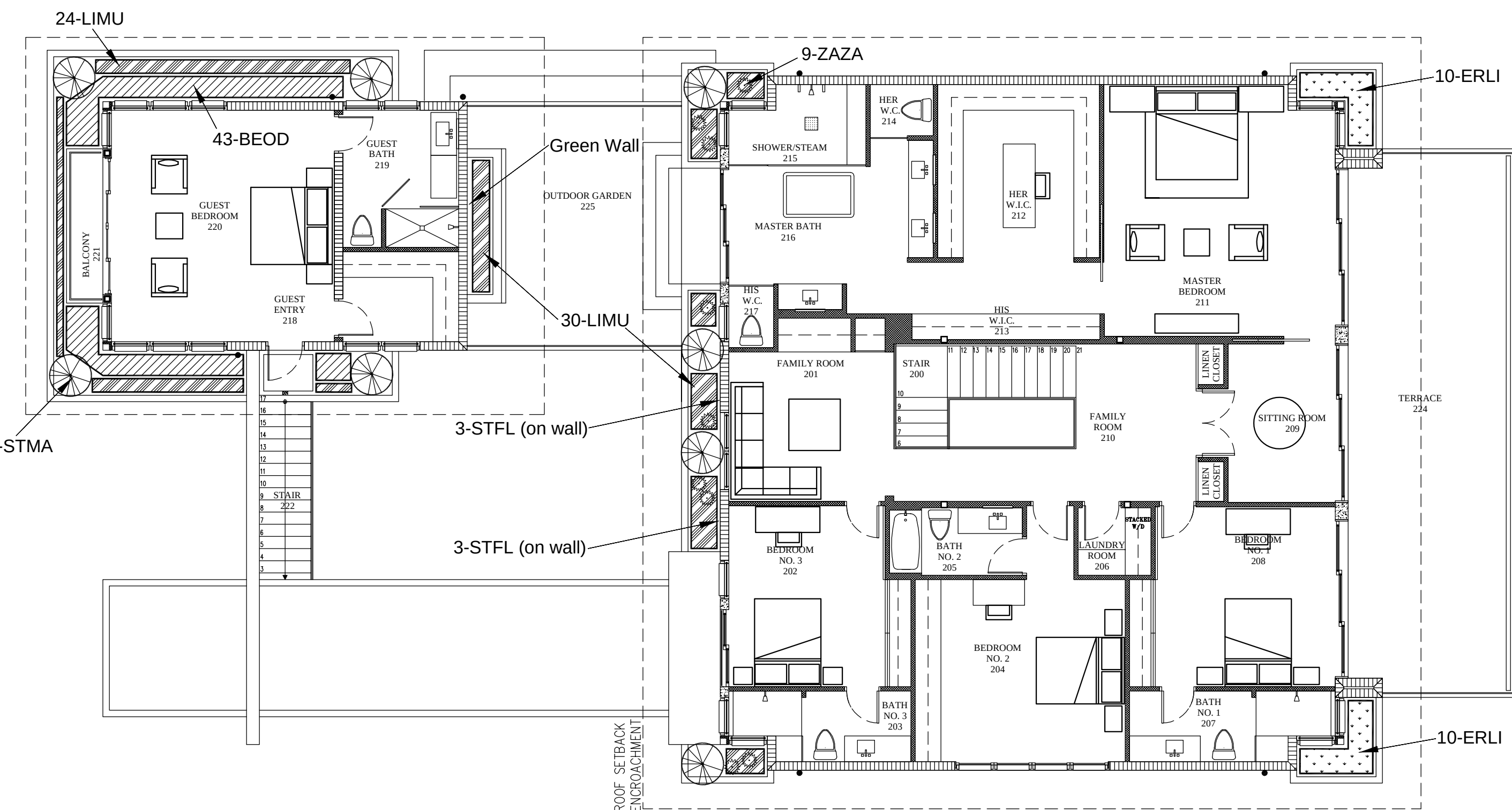
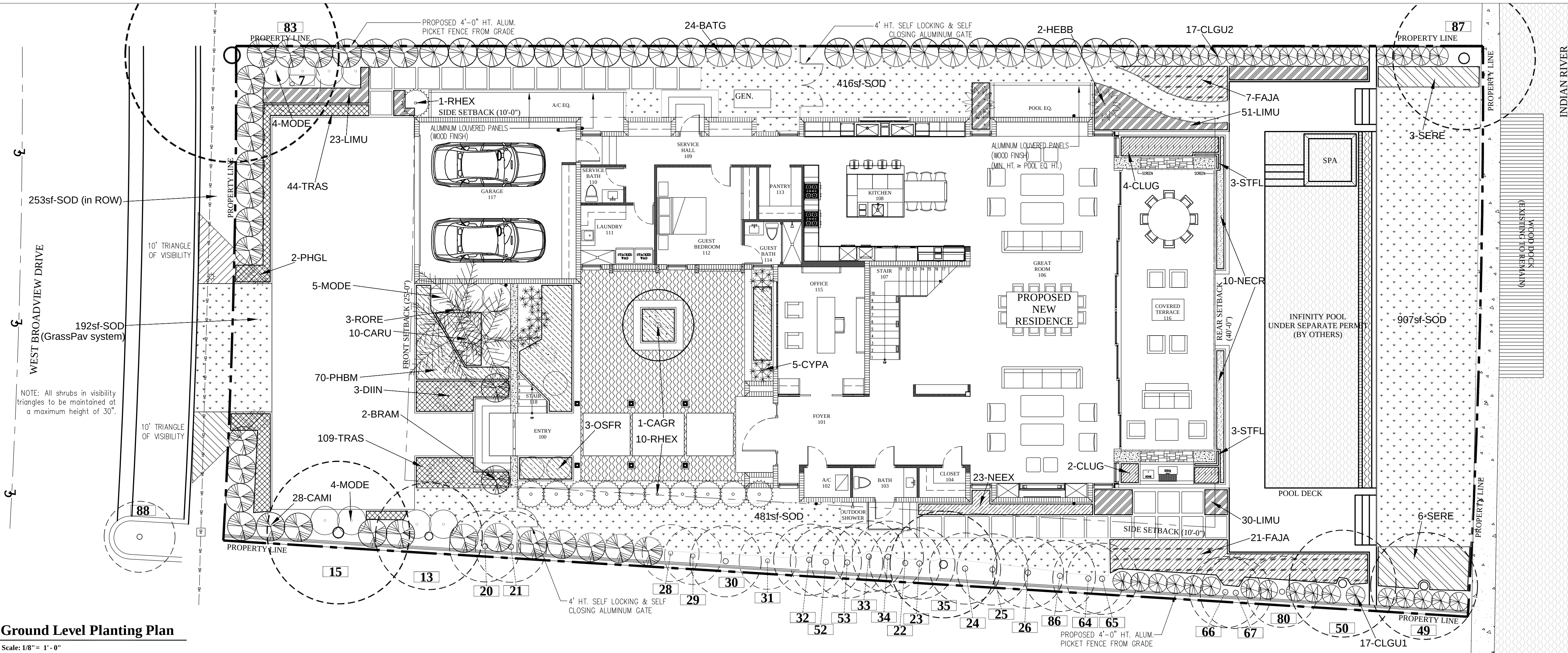
SCALE:
1/8" = 1' - 0"

PROJECT NUMBER

DATE:
07-11-2016

SHEET NUMBER:
LE-1
OF:

4872 S.W. 72nd Avenue
Miami, Florida 33155
(305) 668-3196
Fax: (305) 668-2871



LANDSCAPE LEGEND - 2nd Level						
TAG	NATIVE YES/NO	COMMON NAME / LATIN NAME	QTY	SIZE CALIPER	INSTALL HEIGHT	SPACING
SHRUBS						
BEOD	NO	SWEET BEGONIA (WHITE FLOWER)	43	3 gal	12"	18" OC
		BEGONIA ODORATA				
STFL	NO	HAWAIIAN WEDDING FLOWER VINE	6	7 gal	ESP	N/A
		STEPHANOTIS FLORIBUNDA				
LIMU	NO	LIRIOPE	54	1 gal	12"	18" OC
		LIRIOPE MUSCARI				
ERLI	NO	GOLDEN CREEPER	20	3 gal	12"	18" OC
		ERNODEA LITTORALIS				
ZAZA	NO	ZZ PLANT	9	3 gal	12"	N/A
		ZAMI OCLUS CAS ZAMIFOLIA				
STMA	NO	JADE VINE	8	7 gal	ESP	N/A
		STRONGYLODON MACROBOTRY'S				

LANDSCAPE LEGEND - Ground Level							
TAG	NATIVE YES/NO	COMMON NAME / LATIN NAME	QTY	SIZE CALIPAL	INSTALL HEIGHT	SPACING	
SITE TREES							
CAGR	NO	BRIDAL VEIL	1	100 gal	12"	N/A	
		CAESALPINIA GRANADILLO					
SITE PALMS							
RORE	YES	ROYAL PALM	3	12"	24" c.t. min stagger hghts	N/A	
		ROYSTONEA REGIA					
SHRUBS							
NEEX	YES	BOSTON FERN	23	1 gal	12"	18" OC	
		NEPHROLEPIS EXALTATA					
SERE	YES	SILVER SAW PALMETTO	9	15 gal	36"	48" OC	
		SERENOA REPENS					
CLGU1	NO	SMALL LEAF CLUSIA CLUSIA GUTTIFERA	17	7 gal	24"	30" OC	
CLGU2	NO	SMALL LEAF CLUSIA CLUSIA GUTTIFERA	17	25 gal	24"	30" OC	
RHEX	NO	BROAD-LEAF LADY PALM RHAPIS EXCELSA	11	15 gal	36"	42" OC	
BATG	NO	SLENDER WEAVERS BAMBOO BAMBUSA TEXTIUS GRACILIS	24	25 gal	60"	48" OC	
CAMI	NO	FISHTAIL PALM CARYOTA MITIS	28	15 gal	4'-5'	60" OC	
STRE	NO	BIRD OF PARADISE STRELITZIA REGINAE	4	7 gal	24"	N/A	
BRAM	NO	LADY OF THE NIGHT BRUNFELSIA AMERICANA	2	7 gal	36"	N/A	
OSFR	NO	SWEET OLIVE OSMANTHUS FRAGRANS	3	7 gal	36"	N/A	
CLUG	NO	BLUE BUTTERFLY BUSH CLERODENDRUM UGANDENSE	6	7 gal	36"	36" OC	
STFL	NO	HAWAIIAN WEDDING FLOWER VINE STEPHANOTIS FLORIBUNDA	6	7 gal	ESP	N/A	
MODE	NO	SWISS CHEESE PLANT MONSTERA DELICIOSA	13	3 gal	24"	36" OC	
HEBB	NO	HELICONIA HELICONIA CARIBAEA ' BRAZILIAN BOMBER'	2	15 gal	48"	N/A	
PHBM	NO	BURLE MARX PHILODENDRON BURLE MARX	70	3 gal	18"-24"	24" OC	
PHGL	NO	GLORIOSUM PHILODENDRON PHILODENDRON GLORIOSUM	2	7 gal	24"	N/A	
CARU	NO	FURRY FEATHER CALATHEA CALATHEA RUFIBARBA	10	3 gal	18"	24" OC	
FAJA	NO	GIANT LEOPARD PLANT FARFUGIUM JAPONICUM	28	3 gal	24"	36" OC	
CYPA	NO	UMBRELLA PAPYRUS CYPERUS ALTERNIFOLIUS	5	7 gal	24"-36"	N/A	
DIIN	NO	GUM PALM DIOON SPINULOSUM	3	25 gal	24"	N/A	
NECR	NO	GIANT APOSTLES IRIS NEOMARICA CAERULEA 'REGINA'	10	3 gal	12"-18"	24" OC	
LIMU	NO	LIRIOPE LIRIOPE MUSCARI	104	1 gal	12"	18" OC	
TRAS	NO	ASIAN JASMINE TRACHELOSPERMUM ASIATICUM	153	1 gal	2"	15" OC	
MISCELLANEOUS							
SOD	NO	SEASHORE PASPALUM PASPALUM VAGINATUM	2,249 sf	SOLID SOD	N/A	N/A	

LANDSCAPE NOTES

1. All plant material to be Florida No. 1 or better, per most current version of the Florida Department of Agriculture Grade and Standards, Parts I and II.
2. All planting beds to be topped with 2" min. mulch "Grade A", unless otherwise noted. A two-inch layer, after watering in, of mulch must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. All trees must have a ring of mulch no less than 24 inches beyond its trunk in all directions. Red mulch is not acceptable. CYPRESS MULCH WILL NOT BE USED.
3. All trees to be staked in good workmanlike manner. No nail staking permitted. (Refer to planting details) Landscape contractor is responsible for removing trees stakes once trees are established.
4. Landscape plan shall be installed in compliance with all local codes. Local codes take precedence over Landscape plan.
5. All tree holes to be back filled around and under root ball with planting soil. All shrub beds to be installed with planting soil (see planting details).
6. Sod shall be as specified in the landscape plan. Solid sod shall be laid with alternative and abutting joints, with 2" top soil minimum if required.
7. All trees and palms are to be guaranteed for one year. All shrubs and ground covers shall be guaranteed for six months from date of final acceptance.
8. All planting beds shall be free of weeds, grass, litter, and construction debris prior to planting.
9. All trees, palms, shrubs, and groundcover plants shall be fertilized at installation with slow release fertilizer, according to manufacturer's recommendations (submit sample for approval).
10. Landscape Contractor shall review all drawings and prepare his own take off and plant list prior to bid cost, and compare to Landscape Architect's plant list. Sizes specified on Landscape plan are deemed to be minimums. Landscape Contractor is responsible for attaining accurate counts of plant materials specified. In the event of discrepancies, Landscape Contractor shall bring to the attention of the Landscape Architect. Plan shall take precedence over plant list. No Exceptions!
11. Landscape Contractor shall locate and verify all underground utility prior to digging. Plantings in Easements: Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way.
12. All trees, except street trees, shall be a minimum of ten (12) feet high and have a minimum caliper of two and one half (2 1/2) inches at time of planting. Street trees shall have a clear trunk of six (6) feet, an overall height of twelve (15) feet and a minimum caliper of two and one half (2 1/2) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty-five (35) feet on center.
13. All shrubs must be a minimum of 24" in height at time of planting. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a maximum average spacing of twenty-four (24) inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting.
14. All material is subject to availability at time of installation. Substitutions MUST be cleared with Landscape Architect prior to install.
15. All newly planted areas to receive 100% coverage (with 50% overlap) by automatic irrigation system (refer to irrigation plan).
16. All existing plant material to remain shall be protected (see planting details).
17. All trees to be relocated will get root pruned a minimum of 30 days prior to relocation (more if req. by species). Upon relocation, thin out (under LA direction) 25% of tree canopy.
18. After removal/relocation of existing trees and palms, backfill tree pit with planting soil and sod disturbed area (if needed) to bring them to the same level of the surrounding areas.
19. No changes shall be made without the prior consent of the Landscape Architect and Owner.

TOWN OF BAY HARBOR ISLANDS

Landscape Code (Sec. 24-16) Requirements Legend

A. Shade Trees Required*	REQUIRED	PROVIDED
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	17
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	17
6. Drought Tolerant and Low Maintenance species Required - 50%	3	17

B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	151
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	18	32
5. Drought Tolerant and Low Maintenance Species Required - 50%	30	129

C. Maximum Lawn Area Allowed***		
50% of Net Lot Area	6533	2249

NOTES:

* Required Shade Trees at time of planting must be a minimum of 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 ½ inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.

** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.

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

Design by:





 BRUCE HOWARD & ASSOCIATES, INC.

Landscape Architects
 Site Planners &
 Golf Course Designers

PRODUCT:
SHAPIRO RESIDENCE
 9430 W Broadway Drive
 Bay Harbor Islands, Florida 33154

DRAWING TITLE:
**PROPOSED SITE
 LANDSCAPE PLAN**

NORTH



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

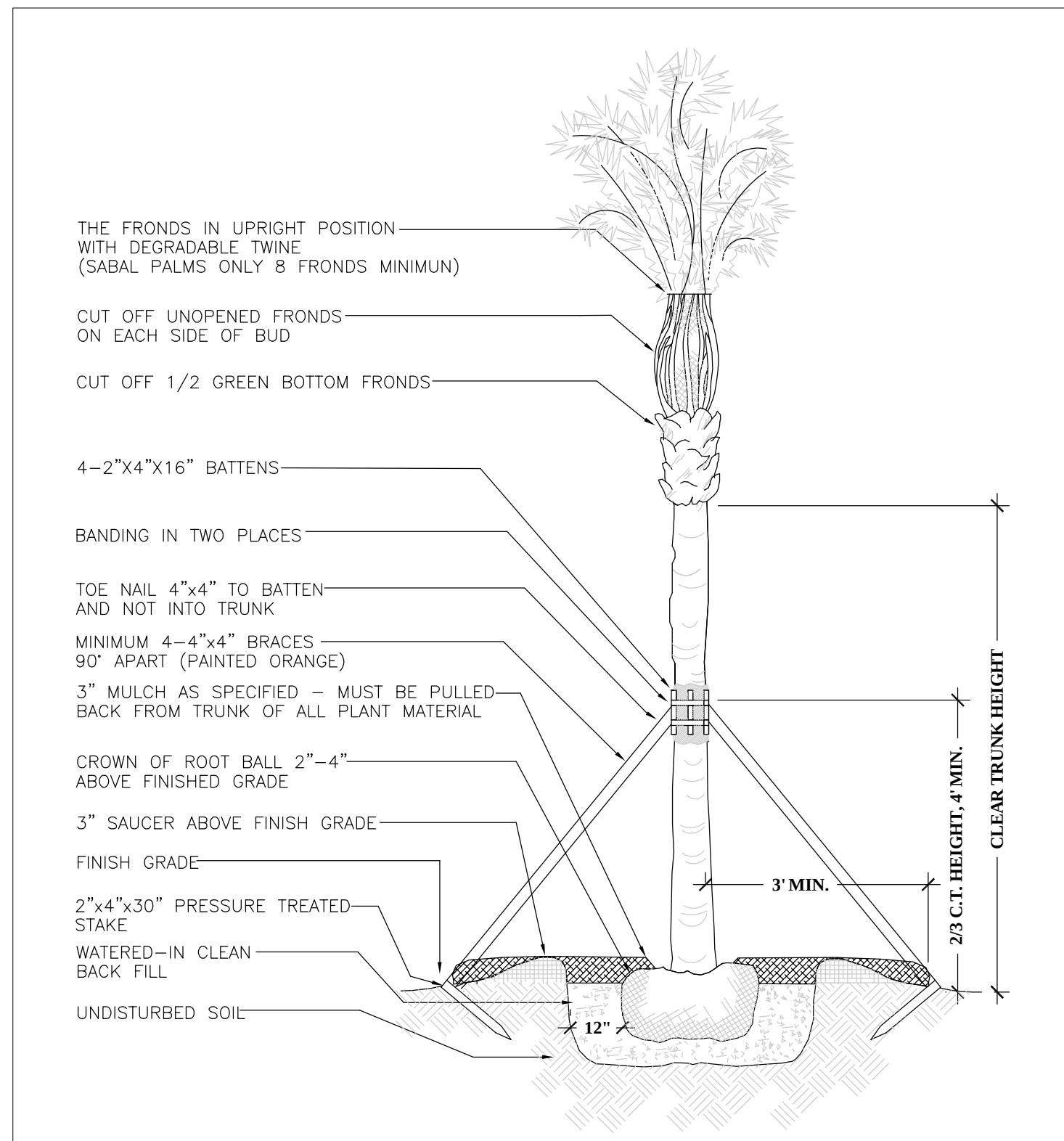
PROJECT NUMBER:
07-11-2016

DATE:
07-11-2016

Bruce J. Howard
 License # : LA0000371

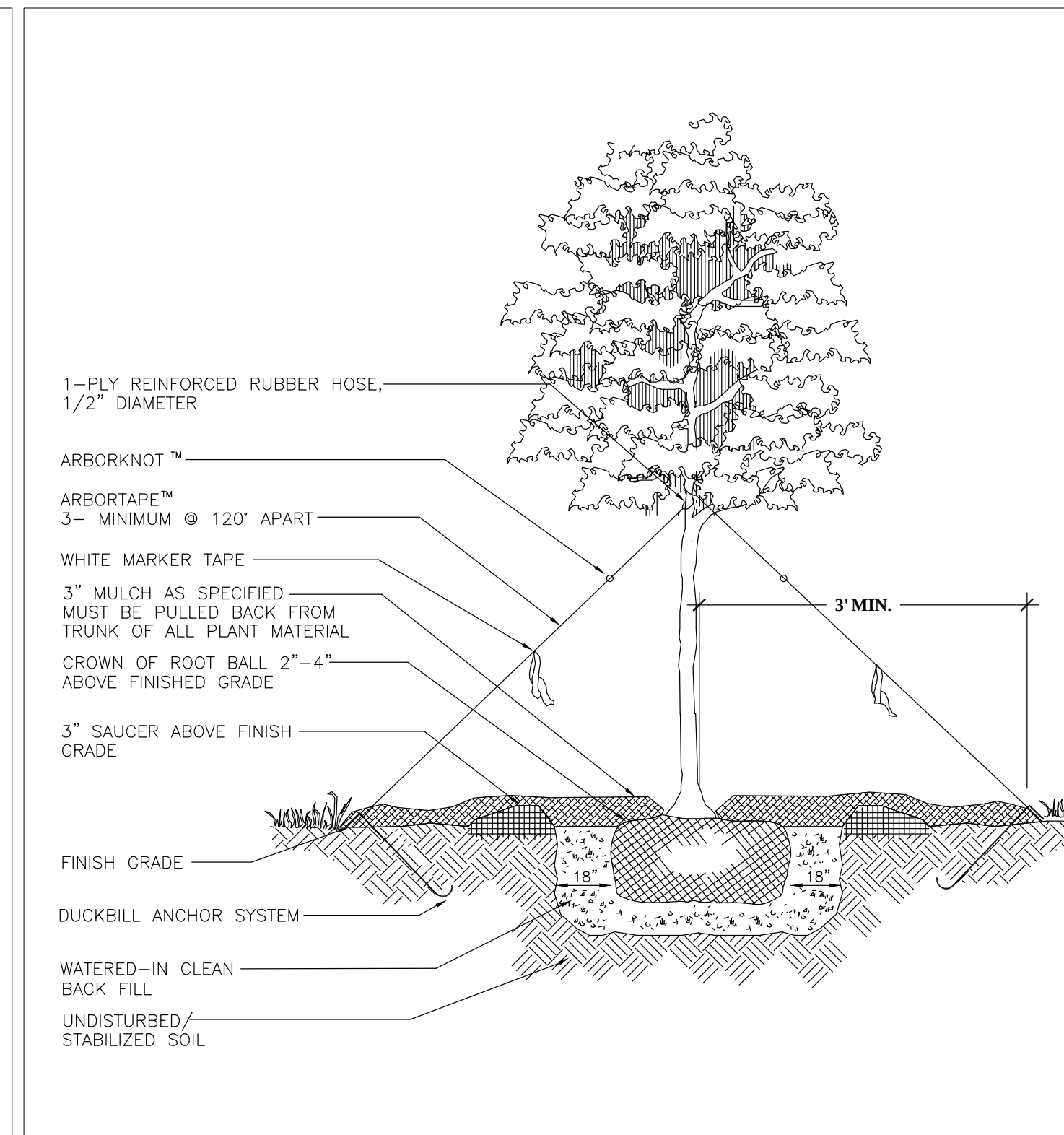
SHEET NUMBER:
LP-1
OF:

4872 S.W. 72nd Avenue
 Miami, Florida 33155
 (305) 668-3196
 Fax (305) 668-2871



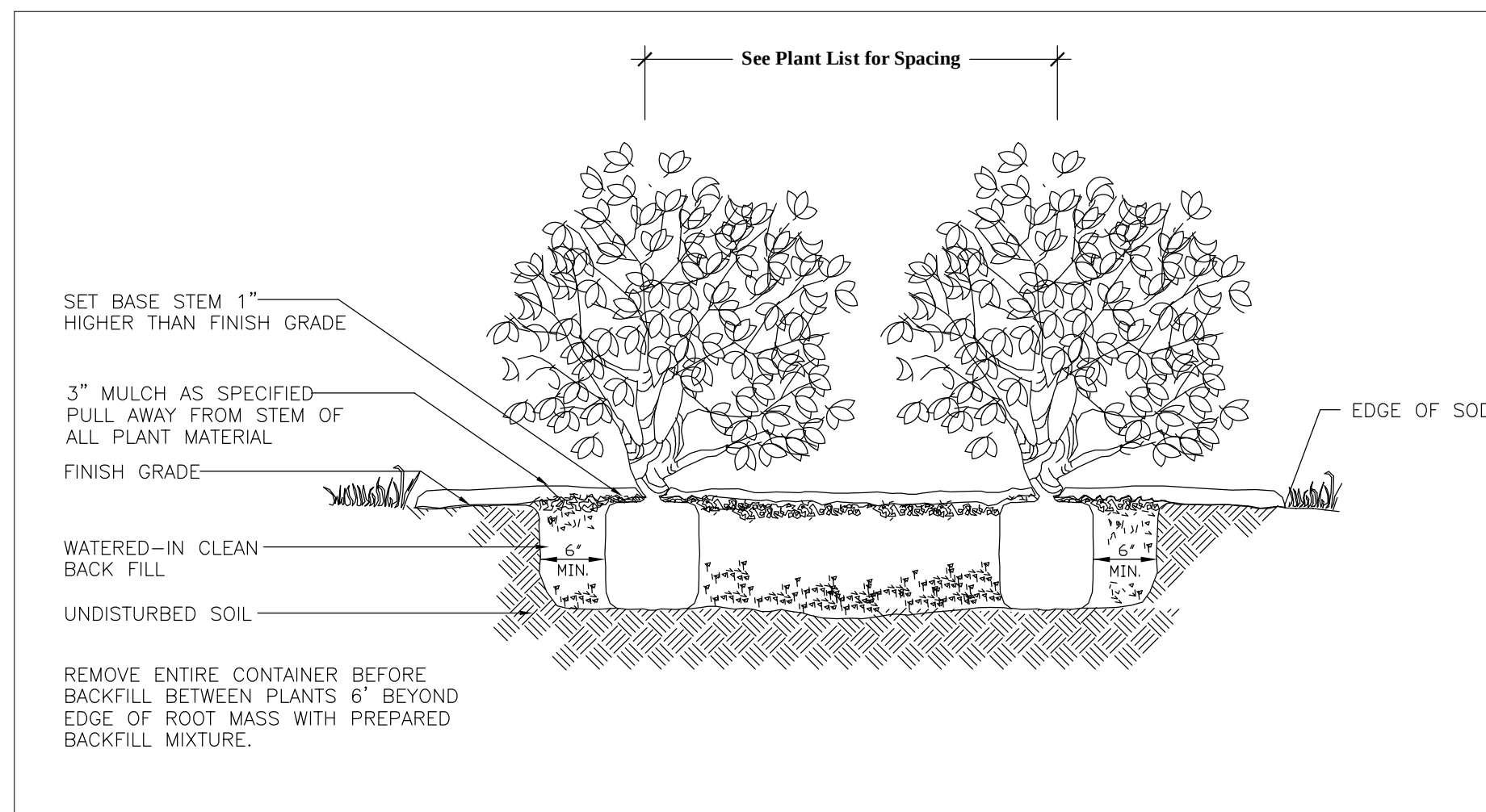
1 Palm Planting Detail

Scale: n.t.s.



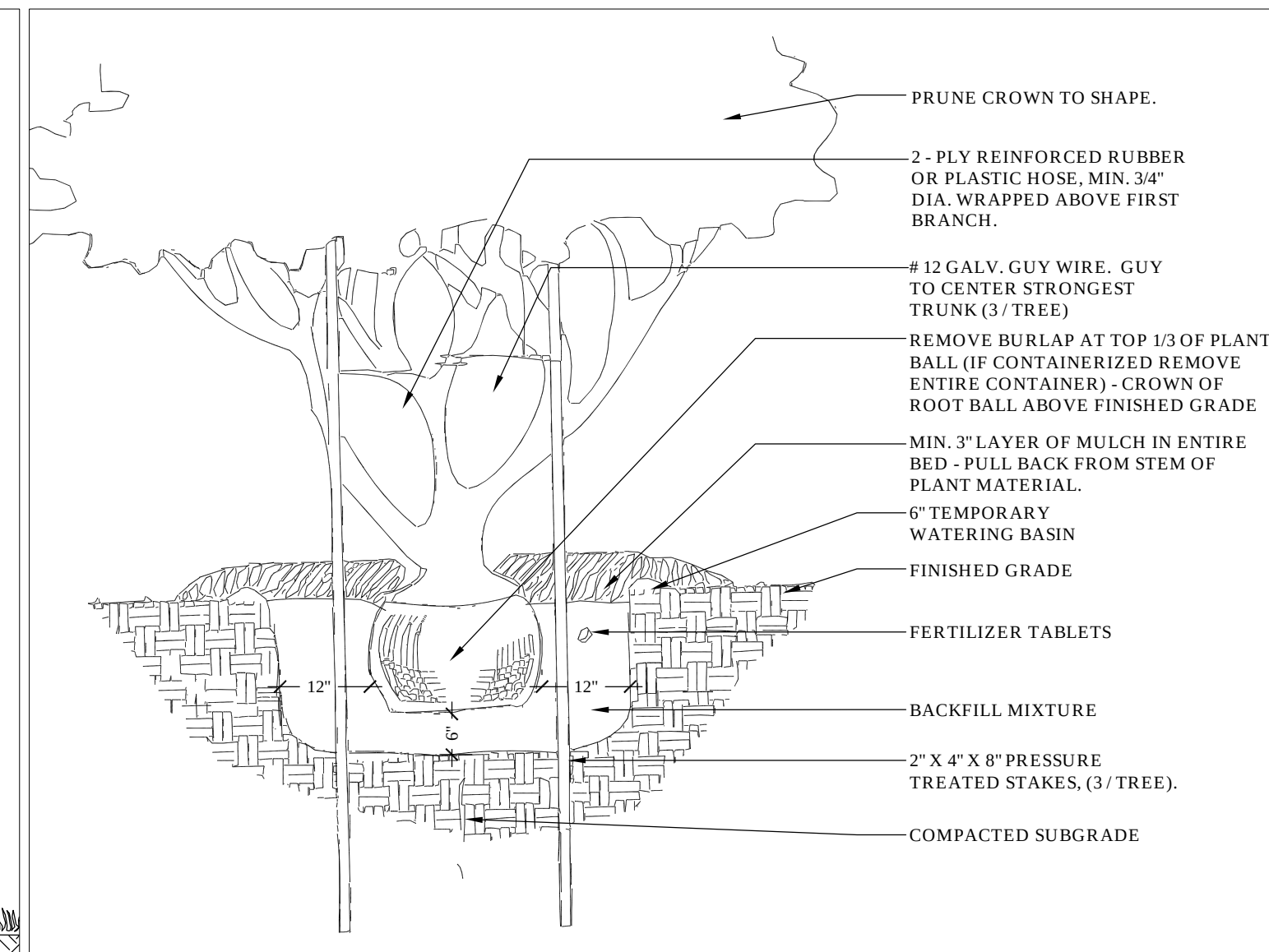
Single Trunk Tree Planting Detail

Scale: n t s



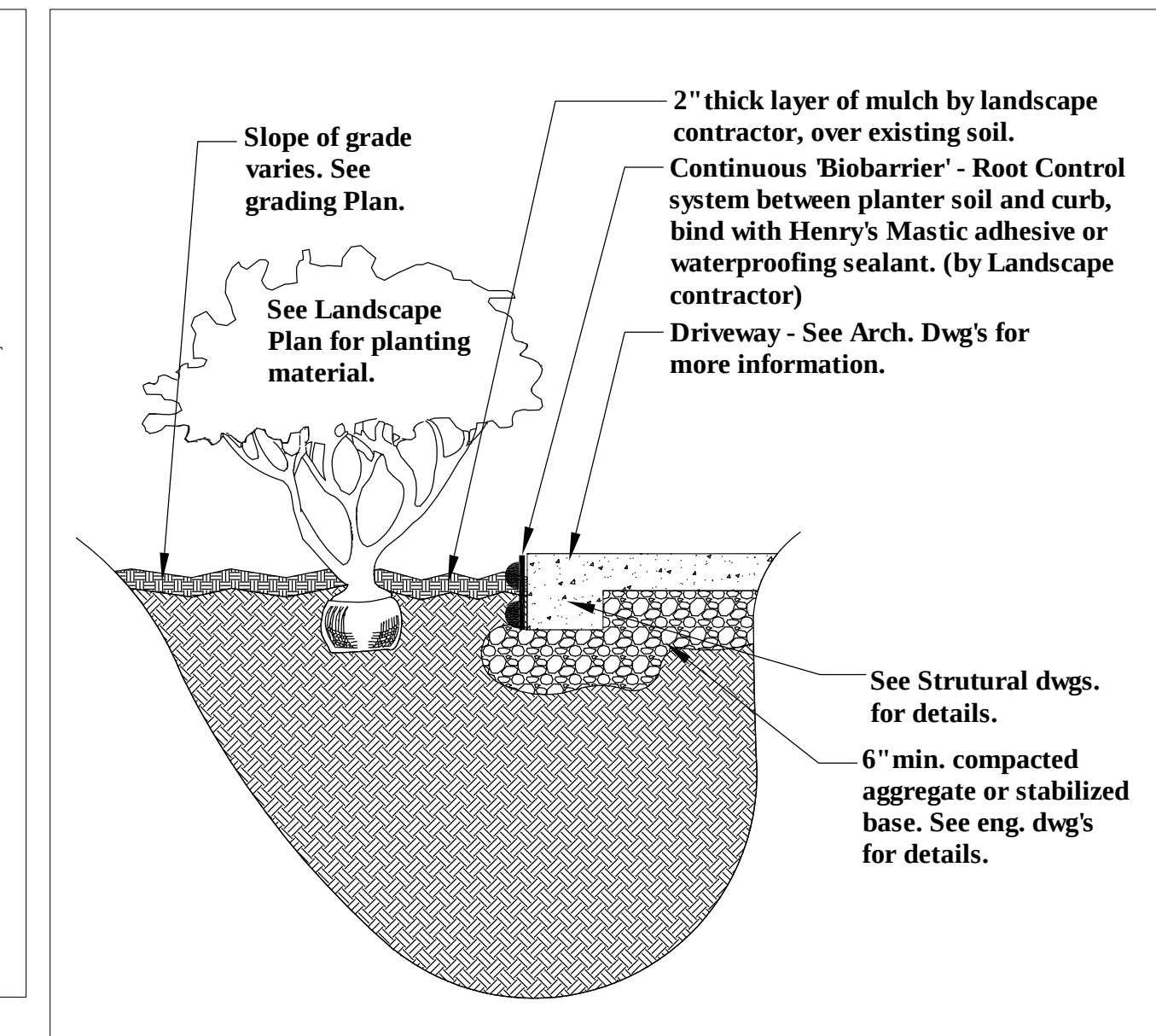
5 Shrub Planting Detail

Scale: n.t.s.



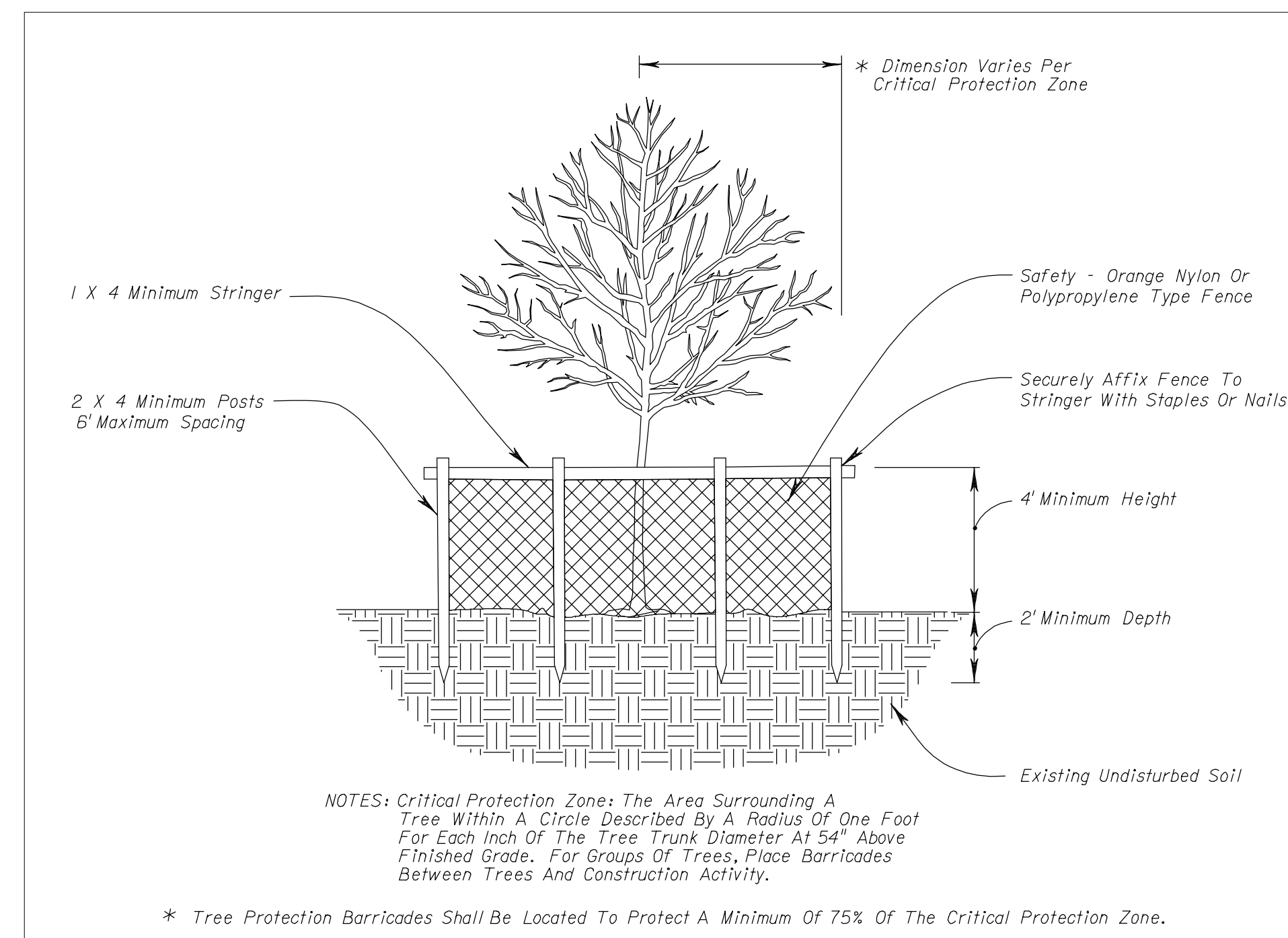
② Multi-Trunk Tree Planting Detail

Scale: n.t.s



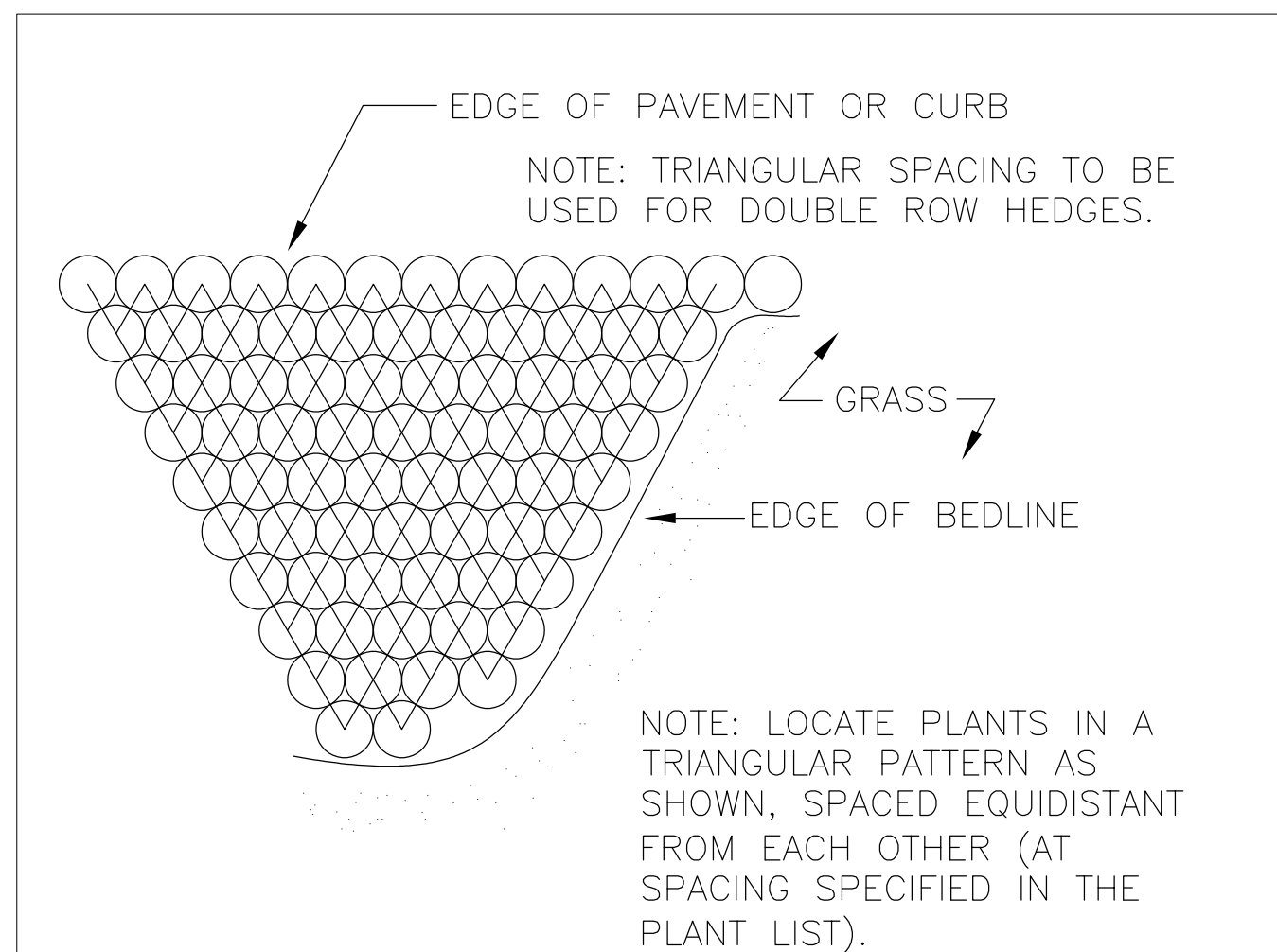
4 Edge of drive Root Barrier

Scale: n.t.s.



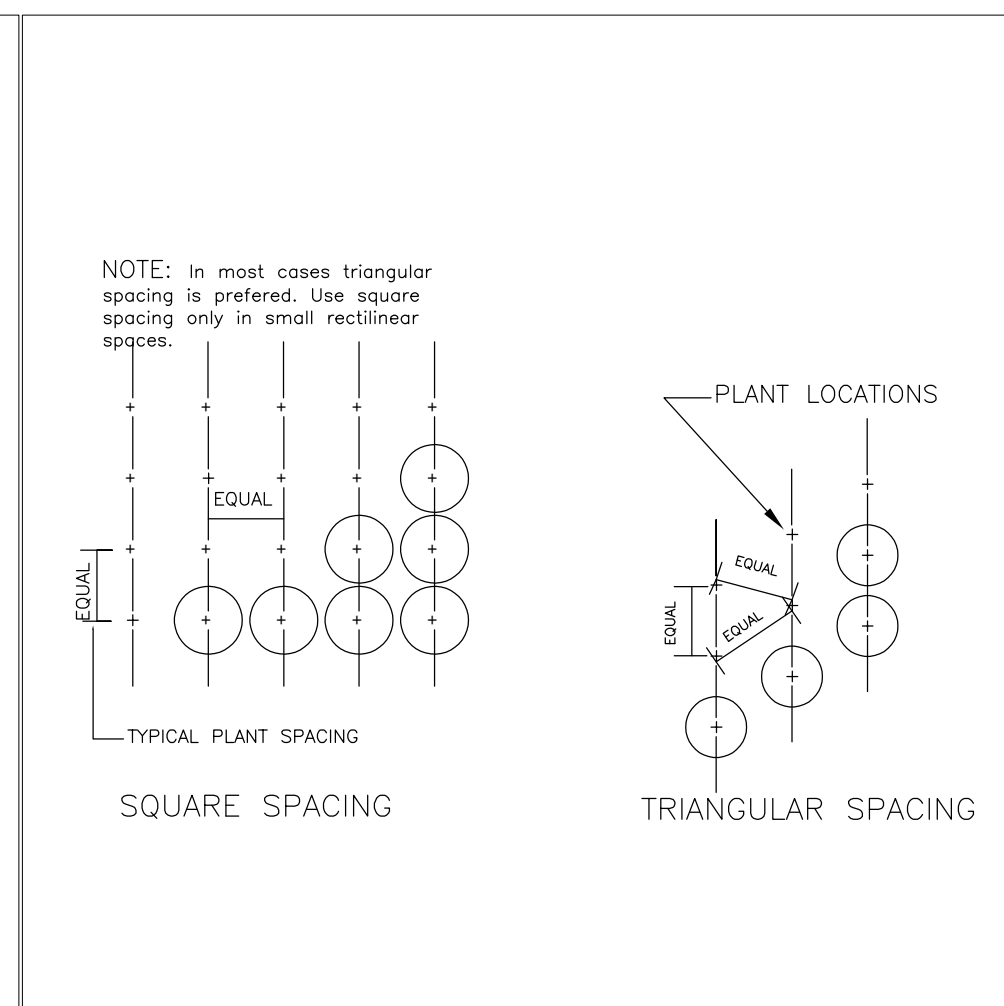
6 Tree/Shrub Protection Barrier Detail

Scale: 1/2" = 1'-0"



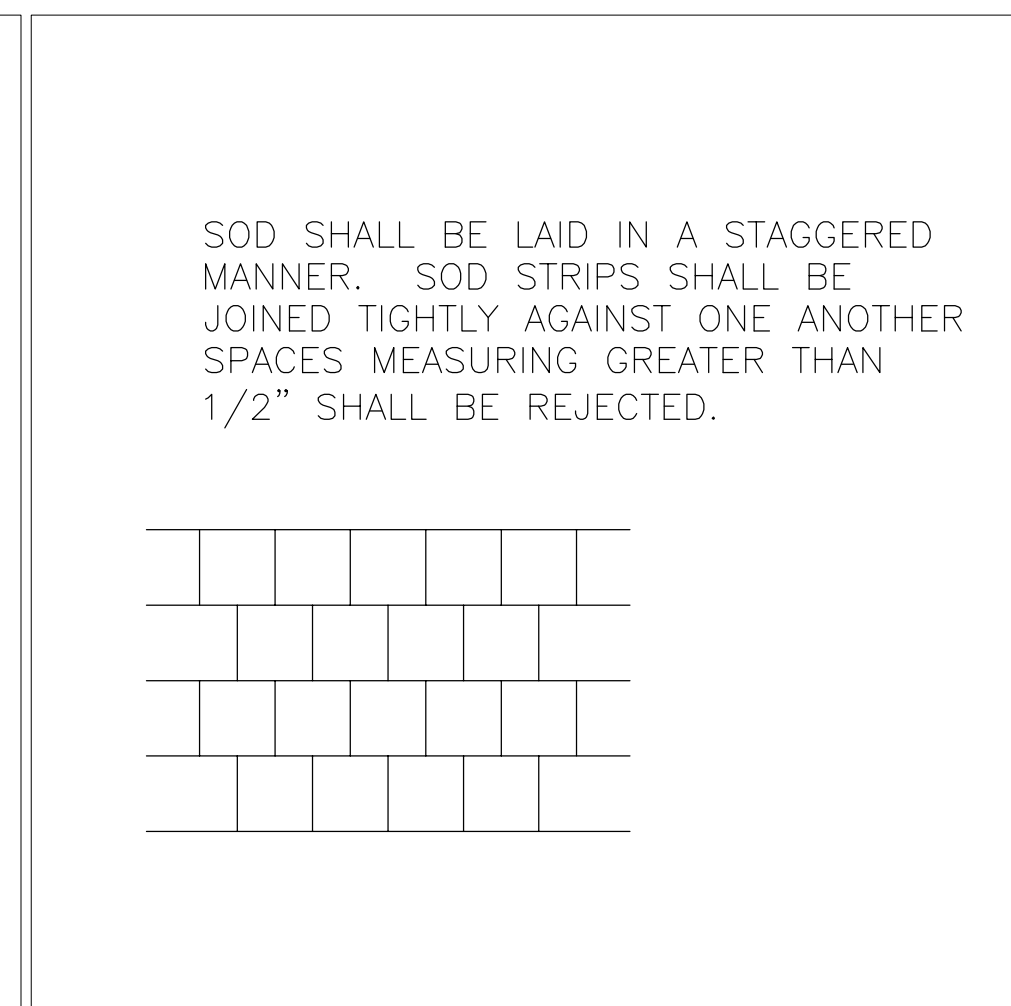
7 Shrub Planting Spacing Detail

Scale: n.t.s.



Ground CoverSpacing Detail

Scale: n.t.s.



9 Sod Planting Detail

Scale: n.t.s.

NEW PROPOSED

**BRUCE HOWARD &
ASSOCIATES, INC.**

**Landscape Architects
Site Planners &
Golf Course Designer**

IRRIGATION PLAN

DRAWING TITLE :

A circle with an inscribed triangle. The triangle's vertices are located on the circle's circumference. The triangle is oriented with one vertex at the top and two at the bottom, forming a shape similar to a 30-60-90 triangle.

PROJECT NUMBER

DATE:
07-11-2016

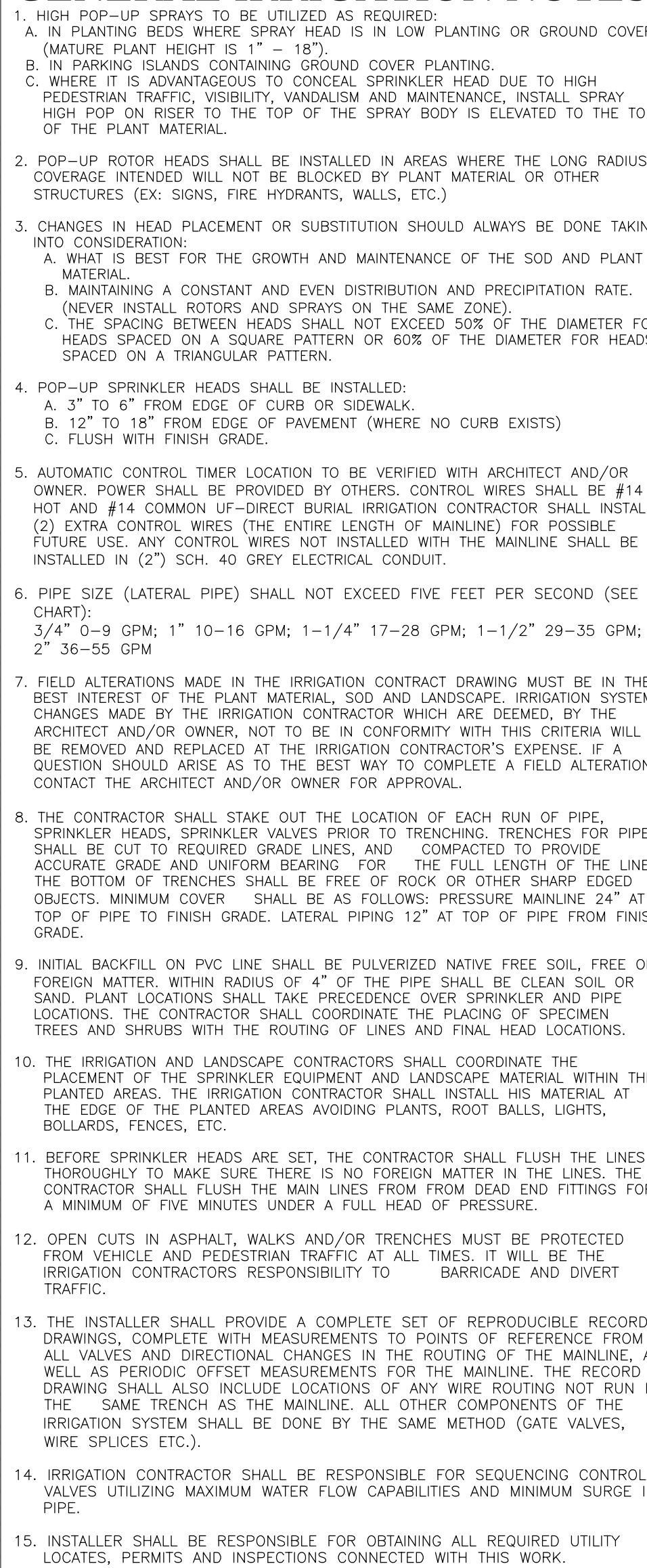
	
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License #: LA0000371

LI-1
OF:

4872 S.W. 72nd Avenue
Miami, Florida 33155
(305)668-3196
Fax(305)668-2871



1. The automated irrigation system is a zoned system using potable water (lower quality if available).
2. All landscaped areas, will be adequately sleeved for irrigation.
3. A moisture (rain) sensor will be included in the irrigation system and located on the site so that it will receive direct rainfall, not impeded by other objects.
4. The irrigation system will be designed to eliminate the application of water to impervious areas, including roads, drives and other vehicle areas.
5. The irrigation system will be designed to avoid impacts on existing native vegetation that will be retained on the development site.
6. The irrigation system shall provide for 100% coverage and a minimum of 50% overlap of spray areas.

THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT BE POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ANTICIPATE THOSE IN-FIELD VARIATIONS WHICH MAY REQUIRE ADJUSTMENT ON SITE. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR MODIFICATIONS WHICH MAY BE NECESSARY TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, WITHOUT DEVIATION FROM THE DESIGN CONCEPTS OR INTENT. THE FINAL LOCATIONS OF ALL MAJOR EQUIPMENT, SUCH AS CONTROLLERS, VALVES, SUPPLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. ALTHOUGH DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, THE RESPONSIBILITY FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION SHALL REMAIN SOLELY THAT OF THE INSTALLER. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.

Design by:



OneSeed

8045 SW 63 Court
Miami, FL 33143
Phone Number: 305-984-0457
E-mail: aj@plantoneseed.com

NEW PROPOSED

UNDERGROUND CABLE LOCATE



Call: TOLL FREE
1-800 432-4770
OR
811

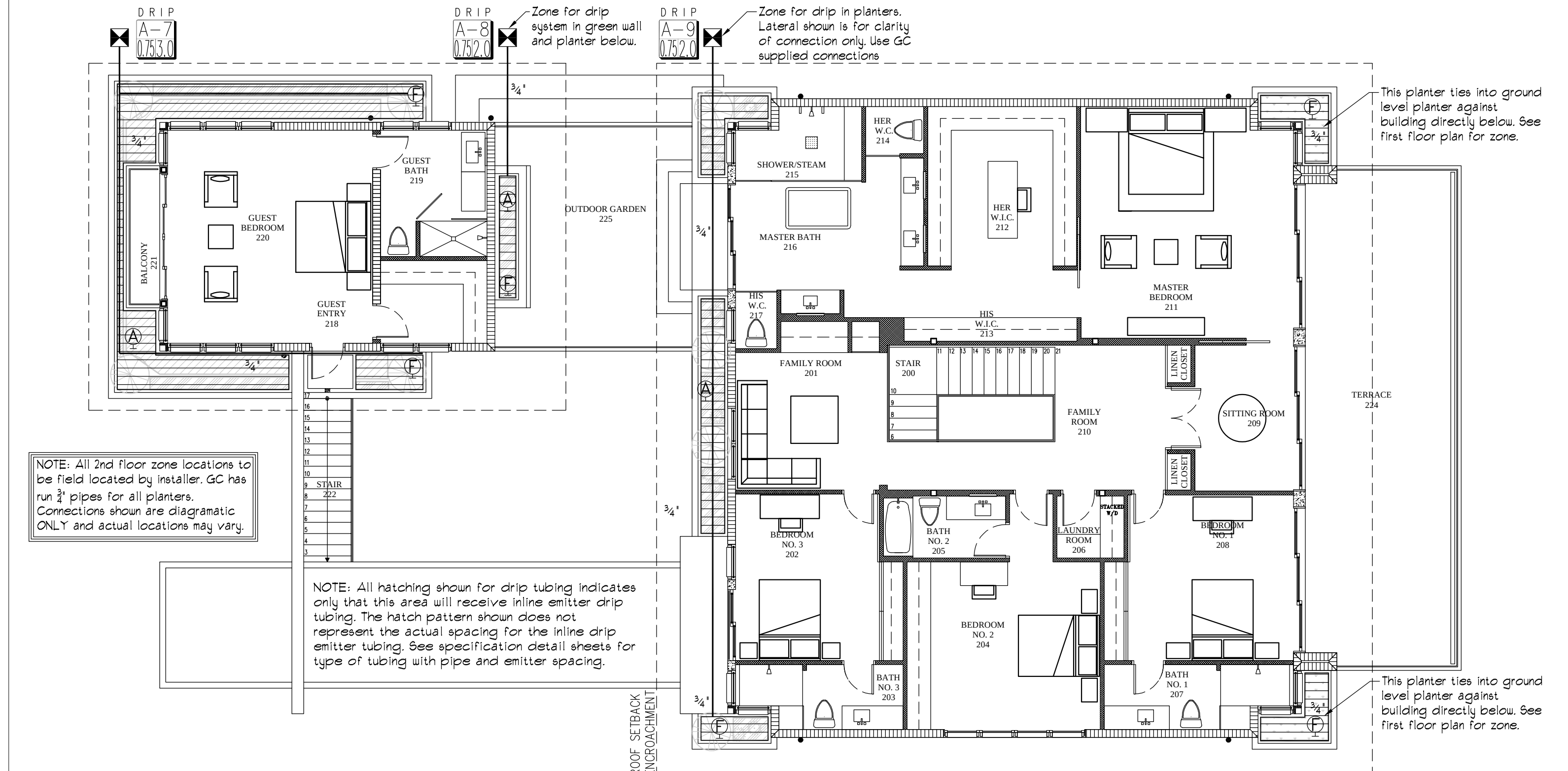
TWO WORKING DAYS BEFORE YOU DIE

INSTALLER TO NOTE:

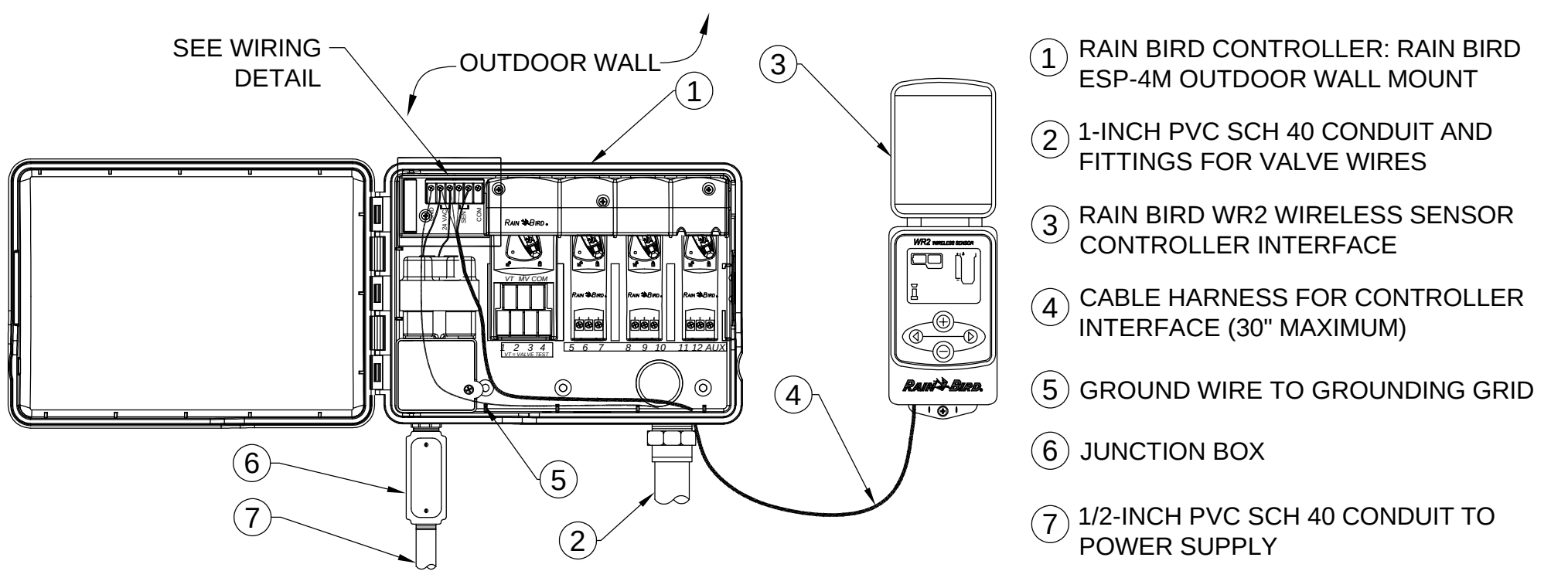
1. POC, WATER METER & BACKFLOW ASSEMBLY ARE SHOWN IN A GENERAL LOCATION DUE TO LACK OF SPACE ON PLANS, VERIFY FINAL LOCATION WITH OWNER OR LANDSCAPE ARCHITECT.
2. THE PLAN MAY NOT INCLUDE ALL MATERIALS, THIS DOESN'T RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.
3. VERIFY THE FINAL LOCATION FOR THE SPRINKLER CONTROLLER WITH THE LANDSCAPE ARCHITECT, OWNER PRIOR TO INSTALLATION, EXACT LOCATION MUST BE APPROVED IN WRITING.
4. THE OWNER WILL PROVIDE 120V ELECTRICAL POWER FOR THE CONTROLLER PRIOR TO THE CONTRACTOR STARTING THE WORK.
5. THE DEVELOPER IS RESPONSIBLE FOR THE COST OF BUILDING PERMITS, WATER METER AND ELECTRICAL SERVICE AND MUST BE INSTALLED BEFORE STARTING THIS PROJECT.
6. THE CONTRACTOR WILL COMMENCE WORK AFTER THE PLANS & SITE HAVE BEEN FOUND FREE FROM CONFLICTS AND AFTER RECEIVING APPROVAL FROM THE LANDSCAPE ARCHITECT/OWNER.

LP-1 Scale: 1/8" = 1' - 0"

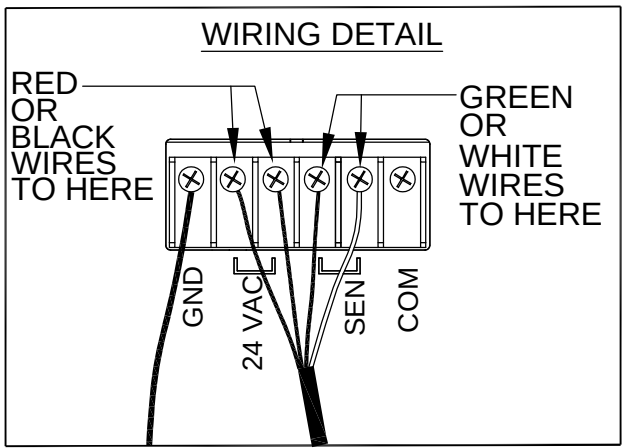
LP-1 Scale: 1/8" = 1' - 0"



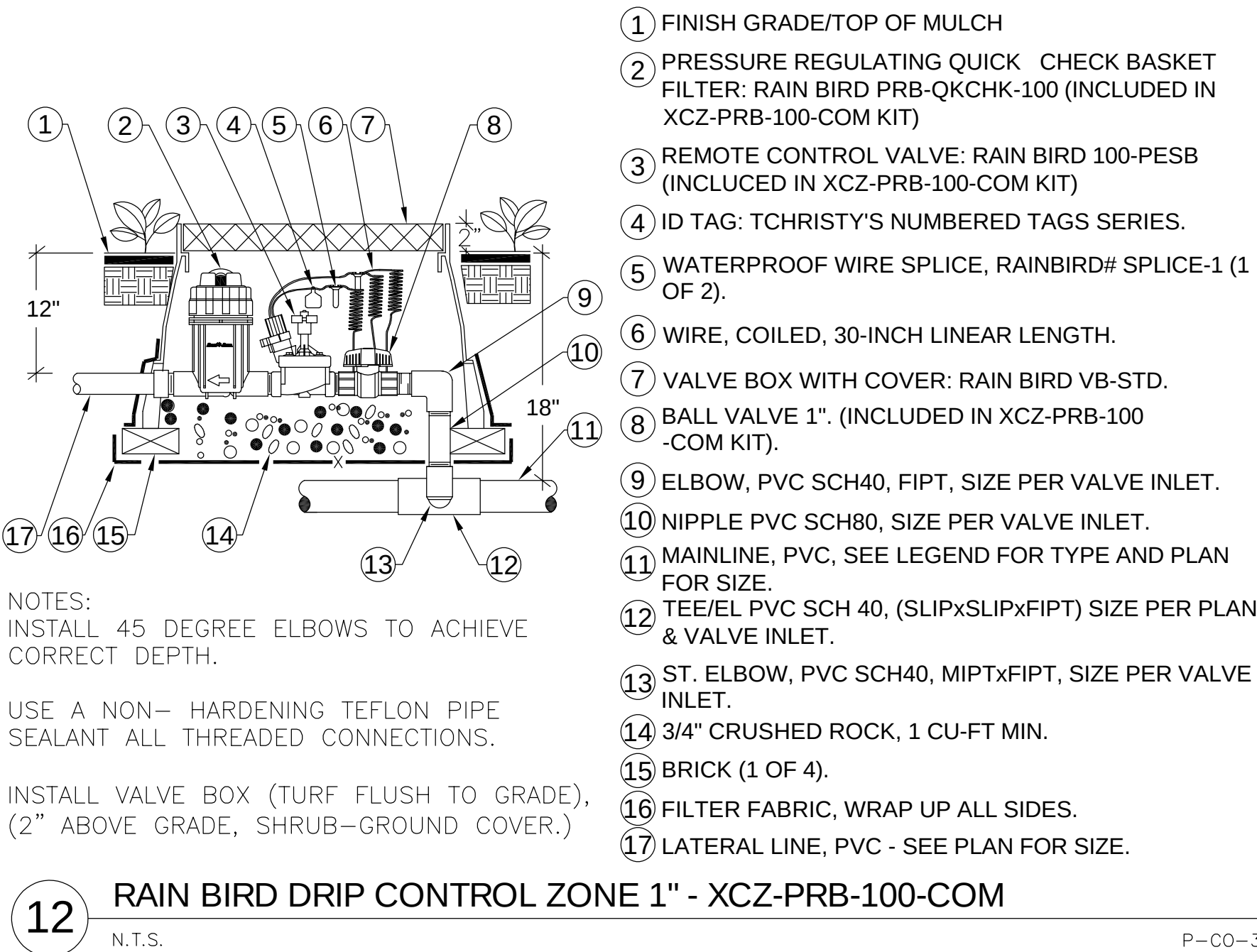
4872 S.W. 72nd Avenue
Miami, Florida 33155
(305)668-3196
Fax(305)668-2871



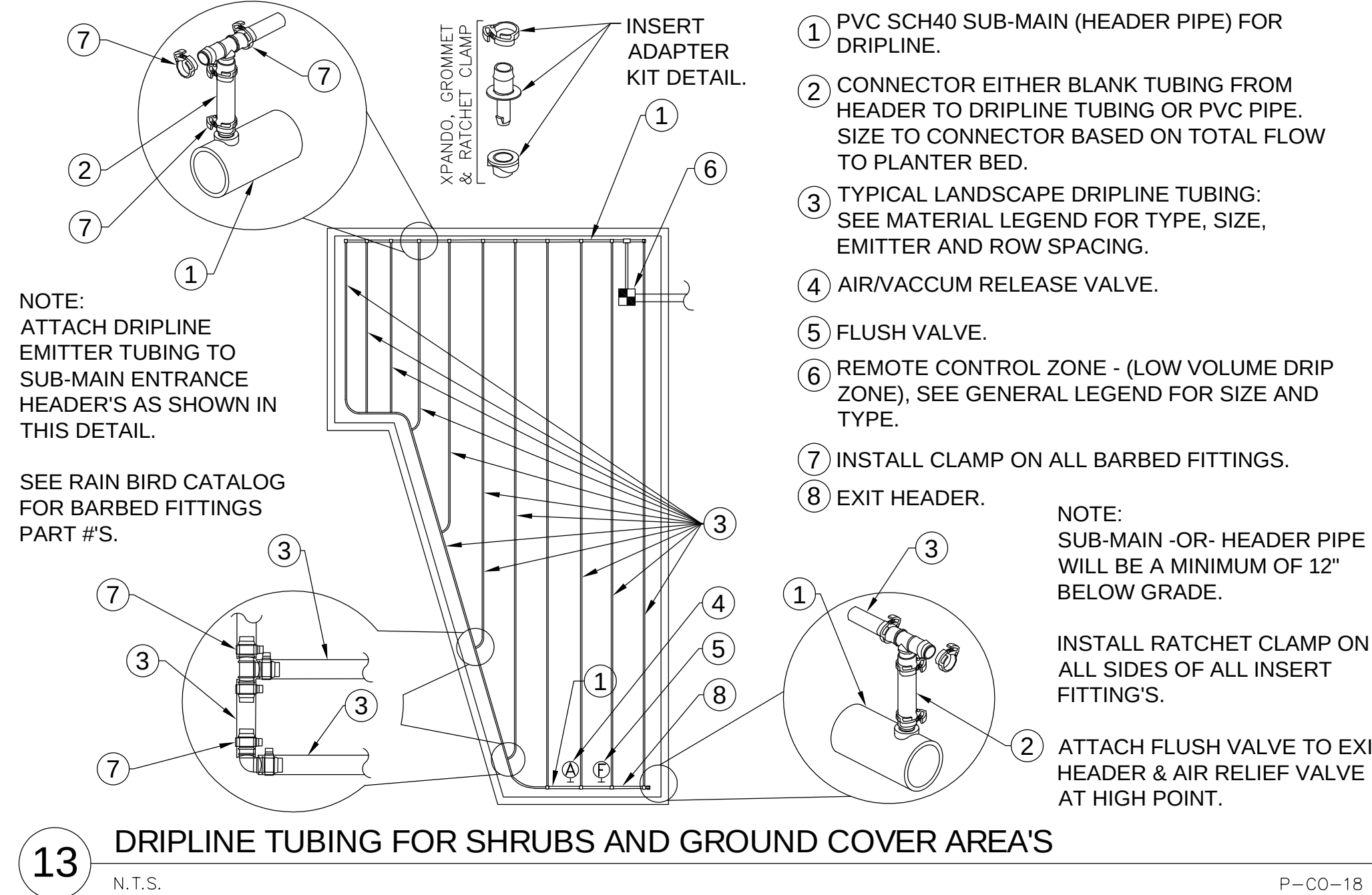
- NOTES:
- FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
 - IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.
- 11 WIRELESS RAIN SENSOR RAIN BIRD WR2 SERIES**
- N.T.S.



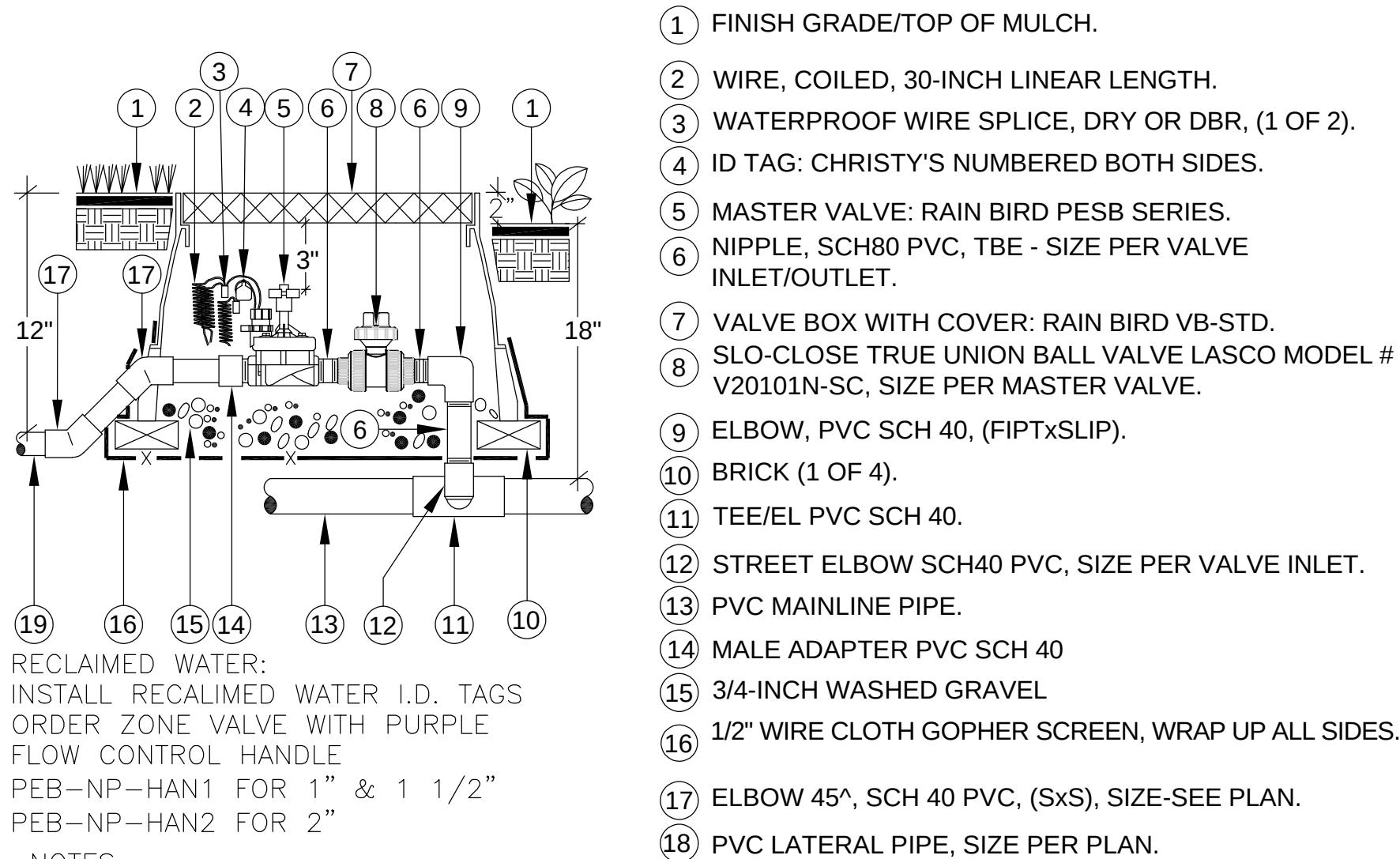
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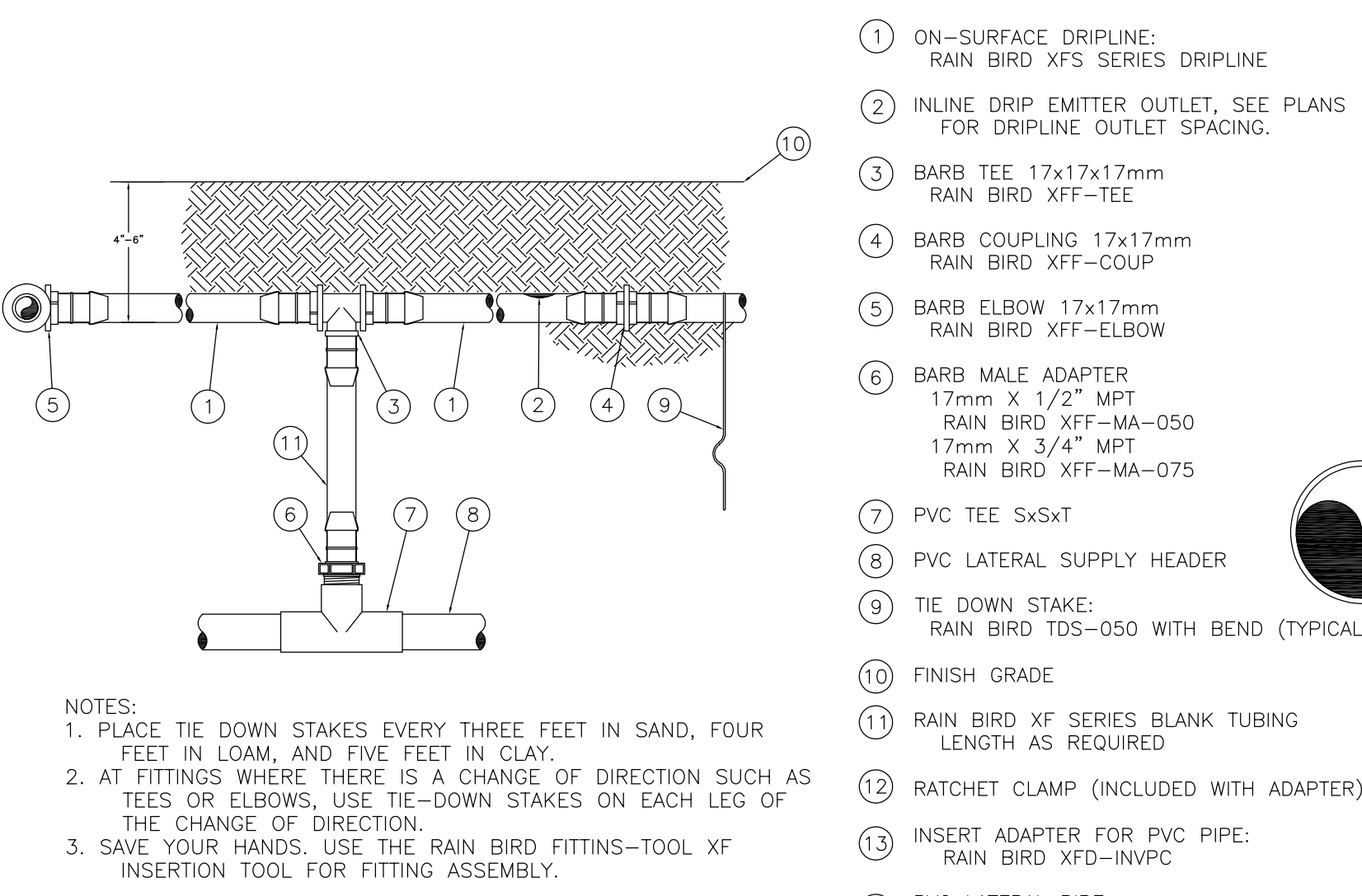
- 12 RAIN BIRD DRIP CONTROL ZONE 1" - XCZ-PRB-100-COM**
- N.T.S.



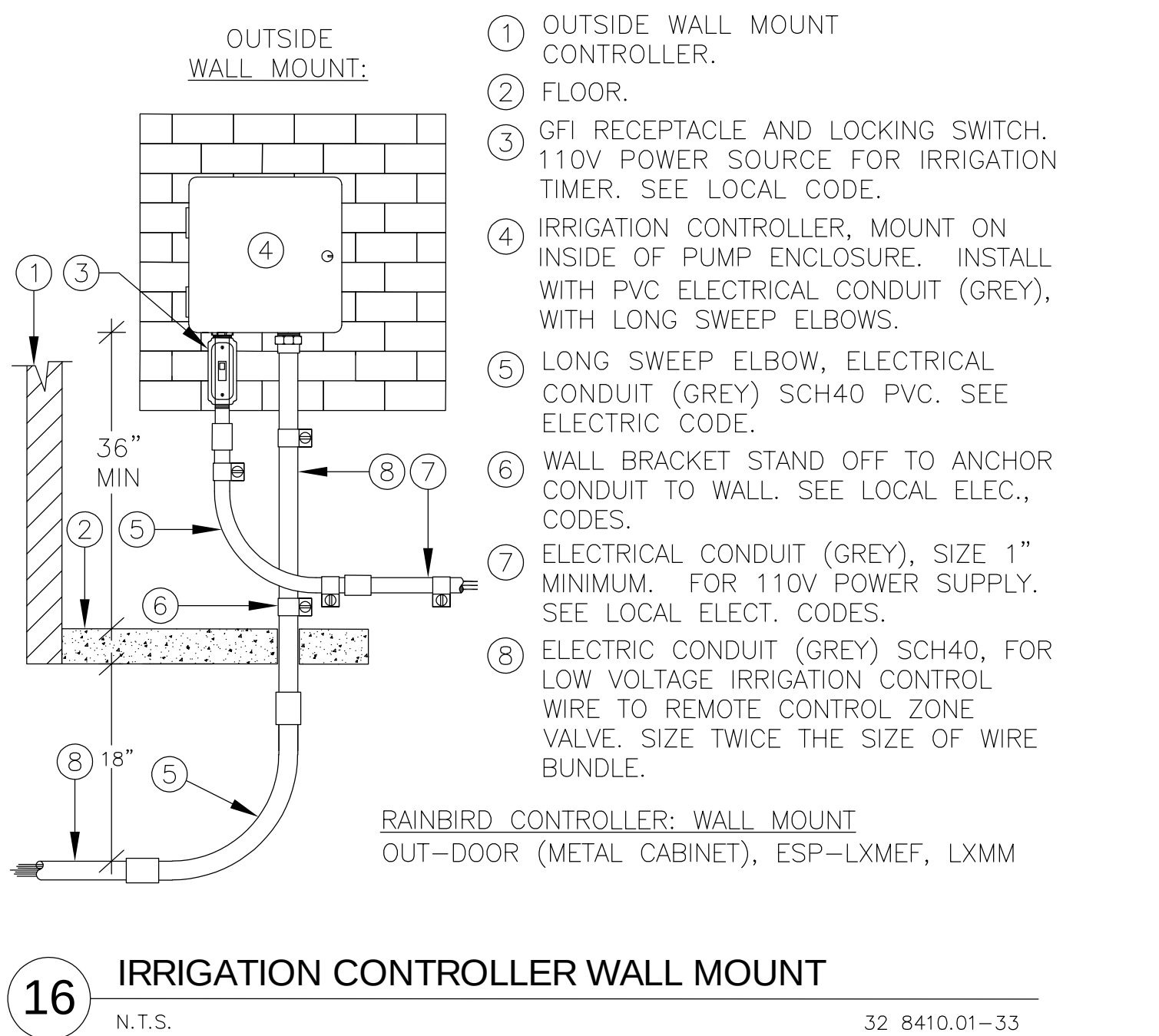
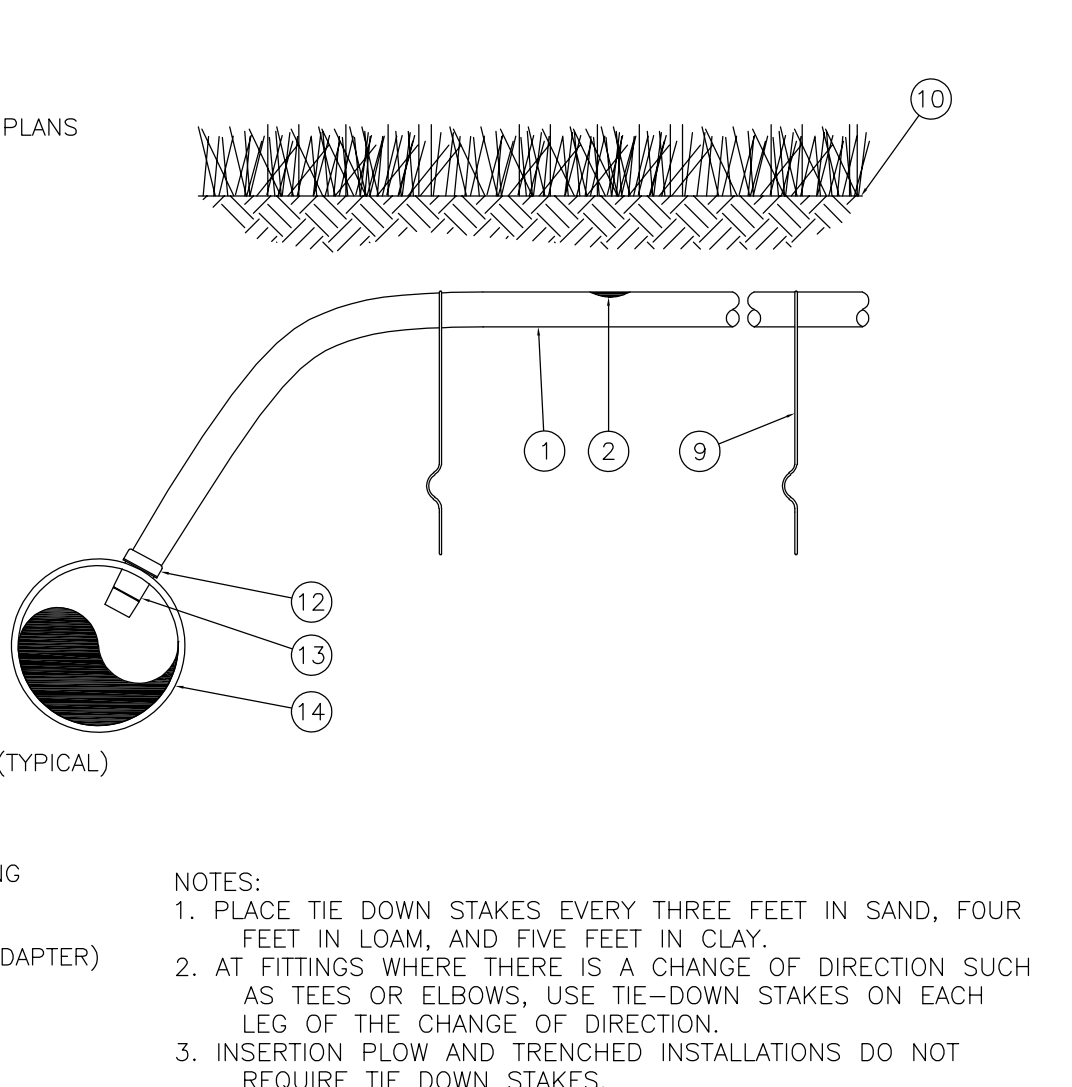
- 13 DRIPLINE TUBING FOR SHRUBS AND GROUND COVER AREA'S**
- N.T.S.



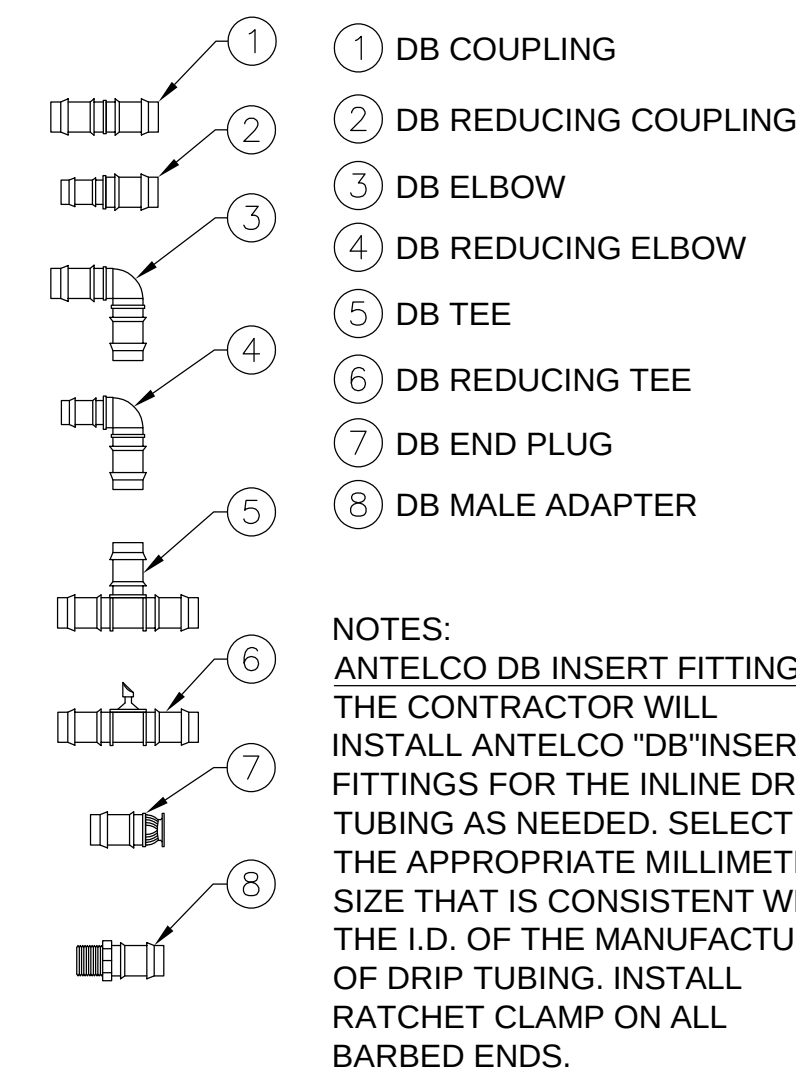
- RECLAIMED WATER:
INSTALL RECALIMED WATER I.D. TAGS
ORDER ZONE VALVE WITH PURPLE
FLOW CONTROL HANDLE
PEB-NP-HAN1 FOR 1" & 1 1/2"
PEB-NP-HAN2 FOR 2"
- NOTES:
INSTALL 45 DEGREE ELBOWS TO ACHIEVE CORRECT DEPTH. USE A NON- HARDENING TEFLON
PIPE SEALANT ALL THREADED CONNECTIONS. INSTALL VALVE BOX (TURF FLUSH TO GRADE), (2"
ABOVE GRADE SHRUB/G.C.)
- 14 MASTER VALVE RAINBIRD (PESB) & BALL VALVE**
- N.T.S.



- 15 XFS SUB-SURFACE DRIPLINE RISER ASSEMBLY & XFS SUB-SURFACE DRIPLINE INSERT**
- N.T.S.



- 16 IRRIGATION CONTROLLER WALL MOUNT**
- N.T.S.

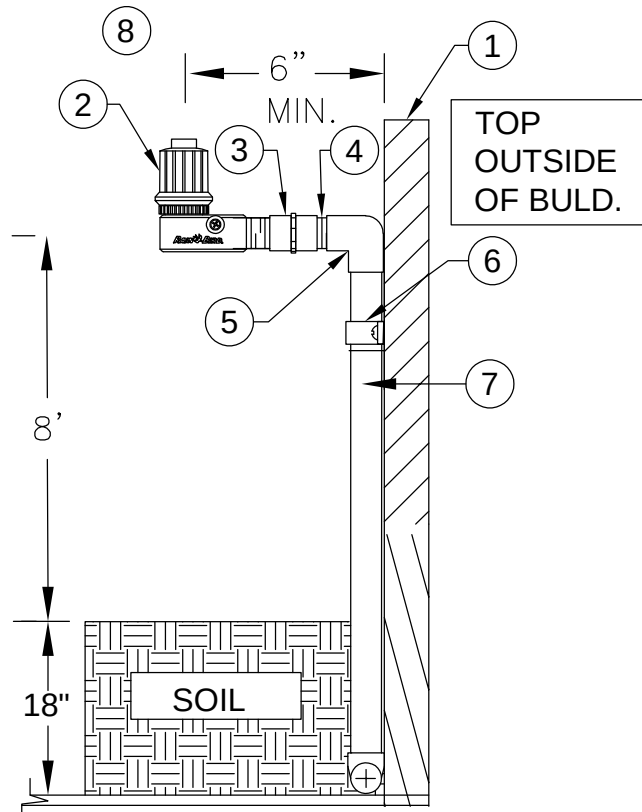


- 17 ANTELCO INSERT FITTINGS FOR INLINE DRIP TUBE**
- N.T.S.

TYPE	MODEL #
COUPLING 13 mm	47005
COUPLING 14 mm	47015
COUPLING 15 mm	47075
COUPLING 16 mm	47025
COUPLING 18 mm	47035
COUPLING 21 mm	47045
COUPLING 25 mm	46995
ELBOW 13 mm	47205
ELBOW 14 mm	47215
ELBOW 15 mm	47375
ELBOW 16 mm	47225
ELBOW 18 mm	47235
ELBOW 21 mm	47245
ELBOW 25 mm	47255
TEE 13 mm	47405
TEE 14 mm	47415
TEE 15 mm	47395
TEE 16 mm	47425
TEE 18 mm	47435
TEE 21 mm	47445
TEE 25 mm	47455
END PLUG 14 mm	47615
END PLUG 16 mm	47625
END PLUG 18 mm	47635
END PLUG 21 mm	47645

TYPE	MODEL #
REDUCING COUPLING 16 mm x 14mm	47075
REDUCING COUPLING 18 mm x 14mm	47085
REDUCING COUPLING 25 mm x 13mm	47065
REDUCING COUPLING 25 mm x 14mm	47105
REDUCING COUPLING 25 mm x 15mm	47135
REDUCING COUPLING 25 mm x 16mm	47145
REDUCING COUPLING 25 mm x 18mm	47175
REDUCING COUPLING 25 mm x 21mm	46965
REDUCING ELBOW 16 mm x 14mm	47275
MALE ADAPTER 13 mm	N/A
MALE ADAPTER, 1/2" MPT x 14 mm	48015
MALE ADAPTER, 1/2" MPT x 15 mm	47025
MALE ADPT 16 mm	N/A
MALE ADPT 18 mm	N/A
MALE ADPT 21 mm	N/A
MALE ADPT 25 mm	N/A
REDUCING TEE 14 mm inline x 4 mm branch	47465
INCREASING TEE 14 mmx16 mm branch	47475

DRIPPERLINE FITTING SELECTION GUIDE:		
MFG:	DESCRIPTION:	FITS ANTELCO DB BARB SIZE:
EURODRIP	PC-2, 16mm OD	14 mm ID
HUNTER	Landscape Drip Line, 17mm OD	14 mm ID
NETAFIM	Techline TCV, 17mm OD	14 mm ID
RAIN BIRD	XF-SDI, 17mm OD	14/15 mm ID
TORO	T-PCB-18, 18mm OD	16 mm ID



- INSTALL RAIN SHUTOFF INSIDE THE UPPER WALL ON TOP OF THE BUILDING, IN
PLANTER BED. INSTALL WIRING IN ELECTRICAL CONDUIT WITH THE 24V
IRRIGATION WIRE'S. INSTALL ALL ELECTRICAL WIRING IN PVC SCH 40
ELECTRICAL CONDUIT ACCORDING TO ALL LOCAL AND STATE CODES.
- DO NOT INSTALL IN ANY AREA WHERE THE SPRINKLER'S CAN GET THIS SHUT
OFF DEVICE WET DURING OPERATION.
- 18 RAIN SENSOR: RSD-X ROOF CONDUIT**
- N.T.S.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.
	Rain Bird XCZ-100-PRB-COM Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.
	Flush Valve Antelco Green Back Valve mounted inside a 6" Round Rain Bird Valve Box. See Details.
	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.
	Area to Receive Dripline (Note: Required Filtration: 120 Mesh) XFS Subsurface Landscape Dripline with Copper Shield root block technology. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern.
	Rain Bird ESP-100-ME Modular (4-22 STATION) WALL MOUNT CONTROLLER WITH WIRELESS RAIN SENSOR. POWER (120V) TO CONTROLLER BY OTHERS.
	FEBCO 825Y 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER
	NIBCO (LINE SIZE) T-113 ISOLATION GATE VALVE INSTALLED IN CARSON (10") ROUND VALVE BOX
	CLASS 200 PVC LATERAL PIPE (SIZE PIPE PER INDUSTRY STANDARDS - FLOW NOT TO EXCEED 5 FPS)
	CLASS 200 PVC SOLVENT WELD MAINLINE W/SCH. 40 PVC SOLVENT WELD FITTINGS (SIZE PER PLAN).
	SCH. 40 PVC SLEEVE PIPE AS NOTED ON PLAN
	P.O.C. (POINT OF CONNECTION)

NEW PROPOSED

Design by:

OneSeed

8045 SW 63 Court
Miami, FL 33143
Phone Number: 305-984-0457
E-mail: a@plantoneseed.com

PROJECT: **SHAPIRO RESIDENCE**
9430 W Broadway Drive
Bay Harbor Islands, Florida 33154

DRAWING TITLE: **IRRIGATION DETAILS**

NORTH

SCALE: **AS SHOWN**

PROJECT NUMBER

DATE: **07-11-2016**

SHEET NUMBER: **LI-3**
OF:

Bruce J. Howard
License # 1-00000373

4872 S.W. 72nd Avenue
Miami, Florida 33155
(305) 668-3196
Fax: (305) 668-2871

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: November 23rd, 2018

Subject: Shapiro Residence – Revisions (Now Under Construction)
9430 W. Broadview Drive
Bay Harbor Islands Acct. No.: MB2015-206
MMPA Acct. No.: 01-0702-1031

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board (PZB) review the contents of this staff report, the latest revised site plan and architectural plans (dated August 2018) and landscape plan (dated 11/12/18), and if felt to be acceptable, **APPROVE** the revised plans as submitted or with modifications as deemed appropriate and/or with conditions. The PZB originally approved this single-family home in March 2016. The home is now under construction and the owner has requested changes. If granted this approval will allow for the changes to occur.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	9430 W. Broadview Drive
Legal Description:	Lot 81 of Block 23, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, CMA Design Studio, Inc, as agent for the property owner, Ryan Shapiro, has submitted an application for revisions to the previously approved plans for a new single-family residence on a waterfront lot located at 9430 W. Broadview Drive that is under construction. The PZB originally approved the plans in March 2016 and the owner requests several changes. Town

Staff / MMPA reviewed the changes and determined that some of the changes go beyond “minor” that can be handled administratively and require PZB re-approval to be allowed. While some of the changes may be characterized as minor, §5-23.1(c) of the Town Code states:

“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.”

The proposed two-story home will have approximately 6,844 square feet of A/C living space with a two-car garage and a pool and pool deck in the rear (water side) of the property. The residence will have six (6) bedrooms, six (6) full bathrooms and two (2) half bathrooms. The overall height of the structure will be 30'-2" above Base Flood Elevation (BFE), which is permitted with additional setbacks in the RD Single-Family District. The applicant's original design included two driveway connections to W. Broadview Drive – the revised design shows one driveway connection. Extensive landscaping is existing / proposed that meets / exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

Proposed revisions include:

- **Driveway**
 1. Change from a dual approach paver driveway to a single approach pour in place concrete slab driveway with anti-slip finish. The plans note a 6" decorate rock strip between slabs.
- **Pavers**
 2. Remove a 9'-4" x 16' area of pavers aligned on the center of the pool setback five (5) feet from the seawall are being removed.
- **Front Façade**
 3. The courtyard entry gate is proposed to be changed from an open picket to a solid panel; changes to entry courtyard wall material from coral stone to marble slabs; three (3) sections of glass added to garage door; railing at the sliding glass doors on Bedroom #3 corrected to be a small balcony with laminated glass railing and not a railing up against a sliding glass door; railings at the master bath balcony changed to louvers to match the rest of the house. The change to the balcony is a correction required by the Building Code and the change to louvers to match the rest of the house is also a correction.

- **Rear Façade**

4. The cladding material on the walls changed from coral to marble; transom window at the rear terrace changed to sliding glass door at the full height of the opening; rear yard raised to be only one step down from the terrace to the pool deck; pool equipment being moved from opposite the terrace to beside the home.

- **Side Facades**

5. Air conditioning equipment added; raised the side yard requiring less steps from cabana bath to the yard; low wall removed; fireplace chimney removed and replaced with exhaust; barbeque moved from the north to the south side of the terrace; generator and slab added; west elevation louvers removed from under Bedroom #2 window, one (1) guest closet door removed, water feature redesigned; stone veneer removed from service entry on the east elevation; covered "terrace" on the guest bedroom eliminated.

- **Window and Doors**

6. The main entry door was changed from a double solid door with side lights to a single swing door; office window changed from three (3) fixed panels with two (2) swing doors and transom to full fixed glass; cabana bath exterior door changed from door with a transom to single door the full height of the opening; kitchen sink window made wider and transom removed; window by garage door removed due to equipment inside; window on Bedroom #2 changed to a single fixed double width window with two (2) sliders at the end for egress to comply with the Building Code.

- **Roof material**

7. The integrated roof gutter system eliminated and the composite tile change to concrete tile. LED light strip proposed at the fascia detail at all of the upper roof.

PROJECT HISTORY

As previously mentioned, the Planning and Zoning Board approved the plans for this home in March 2016. Recently, the applicant submitted a building permit with revisions to the approved plans and it came to MMPA's attention that several other changes had already been made through the building permitting process. Approval of a building permit that does not comply with the Planning and Zoning Board approval does not negate / supersede the Board's approval and this application was required to be submitted.

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 revised site plan and architectural plans submitted for the new single-family home located at 9430 W. Broadview Drive that is now under construction meet or exceed all Town Land Development Code requirements in which it is subject to; the changes are not required to meet any of the recently approved Code amendments for single family home design.

The following conditions of approval are recommended:

- 1) This approval is based on the revised architectural plans prepared by CMA Design Studio, Inc. dated August 2018 and Landscape Plans dated 11/12/18, 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.

AGENDA ITEM REPORT

December 11, 2018

ITEM NUMBER: 3.

ITEM: Approval of minutes of the Board meeting held on March 20, 2018. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 3-20-18 DRAFT

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

A Planning & Zoning Board Meeting was held Tuesday, March 20, 2018 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 Alan Bebachik

Board Member Jed Frankel

Board Member Wesley Kean

Board Member Robert Saland

Board Member Oscar Sklar

Item 1. Request for approval for a new multi-family dwelling for “Driftwood” located at 9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. On February 6th the Board denied the project. The developers have made changes as per the Board request. The applicant is proposing to construct a thirty-five (35) dwelling unit mid-rise residential development. The proposed units range from 1,877 to 2,739 sq. ft. of a/c plus balconies, etc. The design incorporates one trapezoid shaped 7 story building positioned on top of a partially depressed parking garage @ max. 75 feet above FBE. The developer will be required to obtain 9 Transfer of Development Rights (TDR).

Attorney, Mathew Amster, came forward and presented the proposed project that consisted of 35 dwelling units and will be required to obtain a total of 9 TDR units. He explained the applicant had addressed the Board recommendations that included the relocation of the guest parking to the front of the building without a gate arm and clarified that the mechanical parking lifts will be operated by residents only.

Architect, Jimmi Simmons, came forward and provided the Board with a video presentation of the proposed mechanical lift parking operation and also provided a brief description of the proposed project.

Architect, Alvira Santamarina, came forward and further explained the revised site plans that included the relocation of the guest parking to the front of the building; provided one (1) temporary guest parking next to the kayak area in the rear of the building and two (2) parking spaces in the front of the building.

There was a detailed discussion from the Board on the recommendations that were made; revise site plans; parking garage screening; landscaping plan; lighting requirements; driveway width; landscaping buffer; location for the garbage containers; proposed materials; and balconies.

Town Planner Michael Miller stated that the Town Council will amend the code on lighting requirements which would address the lighting on the roof.

Town Attorney Simone clarified that the applicant will be subject to the lighting requirements when they submit for a building permit.

PUBLIC COMMENT

Paul Basile, 9240 W. Bay Harbor Drive, came forward in support of the project design and proposed the floor plans.

Frances Neuhut, 1060 Kane Concourse, came forward and asked if the applicant was required to obtain a unity of title for the properties.

CLOSED PUBLIC COMMENT

ACTION: Board Member Saland made a motion to approve the proposed project. Board Member Kean seconded the motion and it passed 5-2, with Board Member Frankel and Vice Chair Gavcovich opposed.

Item 2. Discussion on the design standards for the single family homes on the West Island.

Town Planner Michael Miller came forward and explained that the Town Council has requested for the Board to continue to study the topic of discussion. He provided the Board with research on the matter that captured some of the recently built homes designs on the west island. He also provided data of other surrounding cities design standards such as Golden Beach, Bal Harbour, and Miami beach. He recommended 60 % total building coverage.

Vice Chair Gavcovich was opposed to the approval of any home over 10,000 square feet and added that many of the surrounding communities limited the lot and building coverage. He felt that the Board should discuss the height limit, lot size and building size.

Board Member Saland was opposed to limiting the size of the homes and felt that the setbacks regulations already accomplished the goal.

Board Member Kean suggested no one story façade should have an uninterrupted flat wall without architectural articulation, embellishments and/or materials.

Chair Hurwitz asked for the Board consensus for the first and second floor uninterrupted walls.

The Board consensus was to amend the Code to avoid large flat uninterrupted wall surfaces.

Board Member Kean suggested a 50% landscaped open space in the front yard plus a credit for pervious pavers.

Vice Chair Hurwitz asked for the Board discussion and consensus on the 50% of landscaping for the front yard with a 50% credit for pavers and also suggested to increase the number of trees and ground cover vegetation.

PUBLIC COMMENT

Frances Neuhut, 9920 E. Broadview Drive, came forward and agreed with the Board recommendation to increase the landscaping.

CLOSED PUBLIC COMMENT

Board Member Bechik agreed with the Board comments on uninterrupted facades and suggested using eyebrows and windows to break up the mass and change the elevation.

The board consensus was to make the following recommendations to the Town Council for a possible Code amendment.

1. Facades cannot be a flat uninterrupted wall and should include significant architectural embellishments to include but not limited to windows, eyebrows; materials; relief geometrical shapes, bands, reveal, etc.
2. 50 % of the front yard shall be landscaped, plus a 50% credit for pervious pavers.

There being no further business to discuss meeting was adjourned at 10:22 p.m.

ATTEST

TOWN CLERK

CHAIR