When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don=t turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD

January 15, 2019

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new mixed used commercial/ office / residential building for "Northwood Investors, LLC located at 1177 Kane Concourse Lots 5-14 of Block 21 and Lot 32 of Block 3. On November 20, 2018, the Board approved the project but requested that certain elements come back to the Board for further review. The following are the elements requested. 1. Increase vertical articulation on the south facade, Enhance the design of ground floor parking entrance and connection with paseo. 3. Re-examine the design of the east facade. 4. Consider reflective material for the "fins" on the south facade of the building. The proposed construction is a mixed used (commercial / office/ residential) consisting at this time of 104 dwelling units, 86,700 sq. ft. of office use,7,167 sq. ft of restaurant use, 2,523 sq. ft. of sidewalk cafe / outdoor dining use and 7,565 sq. ft. of retail use. Enclosed please find the revised renderings and site plan. (Item #1)

   * *Staff Review:* Design meets Town Code and was approved by Michael Miller, Town Planner.

2. Request for approval for a new single family home for Jennifer Berger at 1280 101 Street Lot 7 of Block 26. The owner is proposing to construct a new two story single family home. The proposed home has approximately 6,336 square feet of living space with a two-car garage. This is a modern flat-roofed style home with an outdoor recreational area, covered terrace, courtyard pool, cabana bath and outdoor kitchen. The residence will have five (5) bedrooms, seven (7) full bathrooms and a half bath. Enclosed please find the site plan and elevations. (Item #2)

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

3. Discussion requested by Chair Steven Hurwitz regarding procedures to address significant variations from the Board approved plans to what the property owner/contractor has built. The intent is a case-study for discussion purposes only. Enclosed please find a sample of the plans approved for the project 9911 West Broadview Drive and photos that were currently taken at the job site. (Item #3)

4. Approval of minutes of the Board meeting held on April 17, 2018, May 1, 2018 and May 15, 2018. (Item #4)

ADJOURNMENT

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

AGENDA ITEM REPORT
January 15, 2019

ITEM NUMBER: 1.

ITEM: Request for approval for a new mixed used commercial/ office / residential building for "Northwood Investors, LLC located at 1177 Kane Concourse Lots 5-14 of Block 21 and Lot 32 of Block 3. On November 20, 2018, the Board approved the project but requested that certain elements come back to the Board for further review. The following are the elements requested. 1. Increase vertical articulation on the south facade, Enhance the design of ground floor parking entrance and connection with paseo. 3. Re-examine the design of the east facade. 4. Consider reflective material for the "fins" on the south facade of the building. The proposed construction is a mixed used (commercial / office/ residential) consisting at this time of 104 dwelling units, 86,700 sq. ft. of office use,7,167 sq. ft of restaurant use, 2,523 sq. ft. of sidewalk cafe / outdoor dining use and 7,565 sq. ft. of retail use. Enclosed please find the revised renderings and site plan. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:
Design meets Town Code and was approved by Michael Miller, Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS
1. 47393540_1
2. 47455536_1
3. 1177NarrativeResubmitall

12/10/2018 5:17:46 PM



1 SOUTH ELEVATION (2) - COLORED

SCALE: 3/64" = 1'-0"

3/64" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

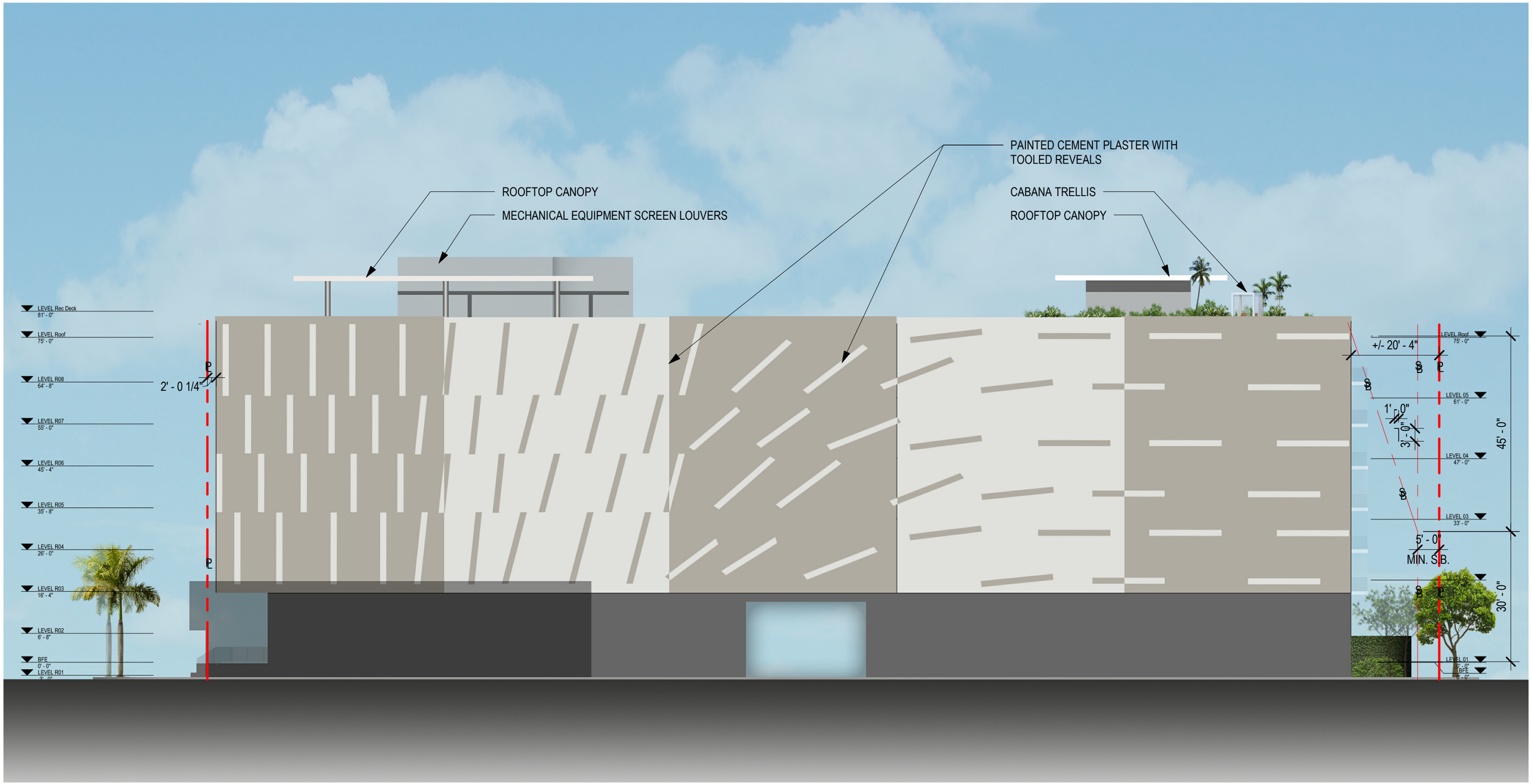
ARQUITECTONICA | 1177 Kane Concourse

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SOUTH ELEVATION- COLORED
Date: 12/10/2018

A_7-01A

12/10/2018 5:17:46 PM



1 EAST ELEVATION (2) - COLORED

SCALE: 3/64" = 1'-0"

3/64" = 1'-0"

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12/10/2018 5:17:47 PM



APPROACH - GROUND FLOOR PARKING

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12/10/2018 5:17:47 PM



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12/10/2018 5:17:48 PM



ARRIVAL TO GROUND PARKING - ENTRANCE

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12/10/2018 5:17:48 PM



ARRIVAL TO GROUND PARKING

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12/10/2018 5:17:49 PM



PASEO VIEW

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

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12/10/2018 5:17:49 PM



PASEO VIEW

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12/10/2018 5:17:50 PM



RESIDENTIAL DROP-OFF

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12/10/2018 5:17:50 PM



VIEW THROUGH OLD ALLEY

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12/10/2018 5:17:51 PM



VIEW THROUGH OLD ALLEY

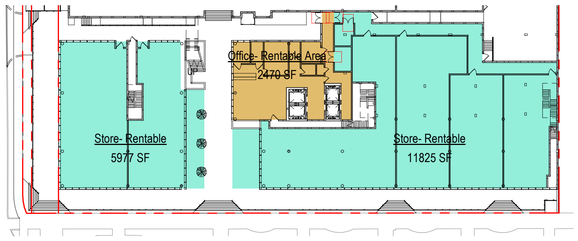
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

ARQUITECTONICA	1177 Kane Concourse	*No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.*	RENDERING Date: 12/10/2018	A_8-14A



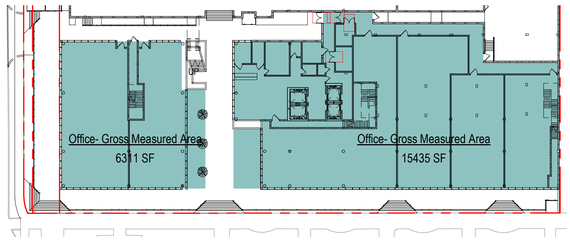
7 OFFICE- USEABLE- LEVEL 01

SCALE: 1" = 40'-0"



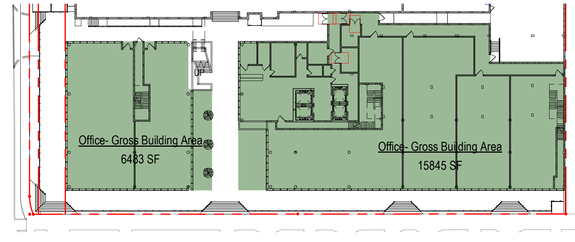
5 OFFICE- RENTABLE- LEVEL 01

SCALE: 1" = 40'-0"



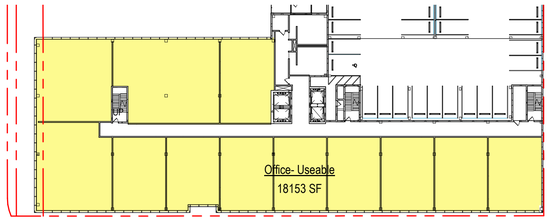
3 OFFICE- GROSS MEASURED AREA- LEVEL 01

SCALE: 1" = 40'-0"



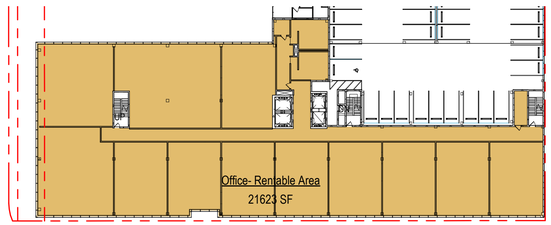
1 OFFICE- GROSS BUILDING AREA- LEVEL 01

SCALE: 1" = 40'-0"



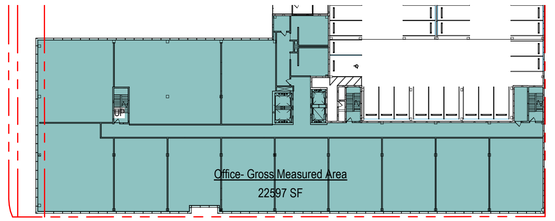
8 OFFICE- USEABLE- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



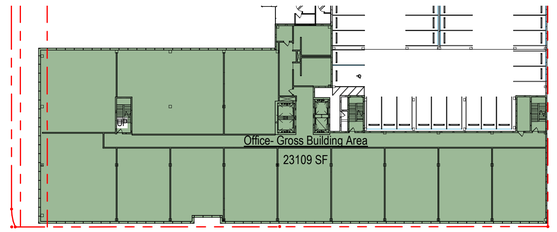
6 OFFICE- RENTABLE- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



4 OFFICE- GROSS MEASURED AREA- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



2 OFFICE- GROSS BUILDING AREA- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"

Area Schedule (Office- Useable)

Level	Name	Area	Number of Stories	Useable SF
LEVEL 01				
LEVEL 01	Office- Useable	3865 SF	1	3865 SF
Office- Useable				3865 SF
LEVEL 01	Store- Useable	5977 SF	1	5977 SF
LEVEL 01	Store- Useable	10430 SF	1	10430 SF
Store- Useable				16407 SF
LEVEL 01				20272 SF
LEVEL 02				
LEVEL 02	Office- Useable	18153 SF	4	72610 SF
Office- Useable				72610 SF
LEVEL 02				72610 SF
Grand total				92882 SF

Area Schedule (Office- Rentable)

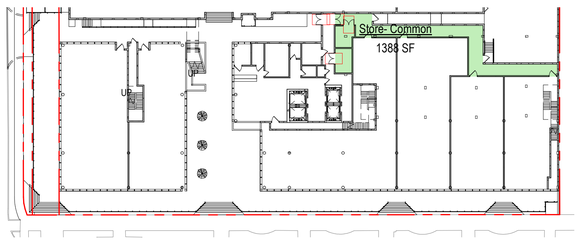
Level	Name	Area	Number of Stories	Rentable SF
LEVEL 01				
LEVEL 01	Office- Rentable Area	2470 SF	1	2470 SF
Office- Rentable Area				2470 SF
LEVEL 01	Store- Rentable	5977 SF	1	5977 SF
LEVEL 01	Store- Rentable	11825 SF	1	11825 SF
Store- Rentable				17802 SF
LEVEL 01				20272 SF
LEVEL 02				
LEVEL 02	Office- Rentable Area	21623 SF	4	86492 SF
Office- Rentable Area				86492 SF
LEVEL 02				86492 SF
Grand total				106764 SF

Area Schedule (Office- Gross Measured)

Level	Name	Area	Number of Stories	Gross Measured SF
LEVEL 01				
LEVEL 01	Office- Gross Measured Area	6311 SF	1	6311 SF
LEVEL 01	Office- Gross Measured Area	15435 SF	1	15435 SF
LEVEL 01				21747 SF
LEVEL 02				
LEVEL 02	Office- Gross Measured Area	22597 SF	4	90390 SF
LEVEL 02				90390 SF
Grand total				112136 SF

Area Schedule (Office- Gross Building)

Level	Name	Area	Number of Stories	Gross SF
LEVEL 01				
LEVEL 01	Office- Gross Building Area	6483 SF	1	6483 SF
LEVEL 01	Office- Gross Building Area	15845 SF	1	15845 SF
LEVEL 01				22329 SF
LEVEL 02				
LEVEL 02	Office- Gross Building Area	23109 SF	4	92435 SF
LEVEL 02				92435 SF
Grand total				114764 SF

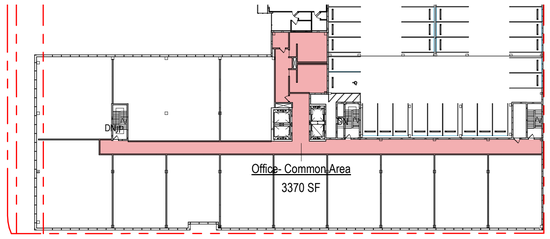


9 OFFICE- COMMON- LEVEL 01

SCALE: 1" = 40'-0"

Area Schedule (Office- Common)

Level	Name	Area	Number of Stories	Common SF
LEVEL 01				
LEVEL 01	Store- Common	1388 SF	1	1388 SF
Store- Common				1388 SF
LEVEL 01				1388 SF
LEVEL 02				
LEVEL 02	Office- Common Area	3370 SF	4	13479 SF
Office- Common Area				13479 SF
LEVEL 02				13479 SF
Grand total				14867 SF



10 OFFICE- COMMON- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"

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1" = 40'-0"

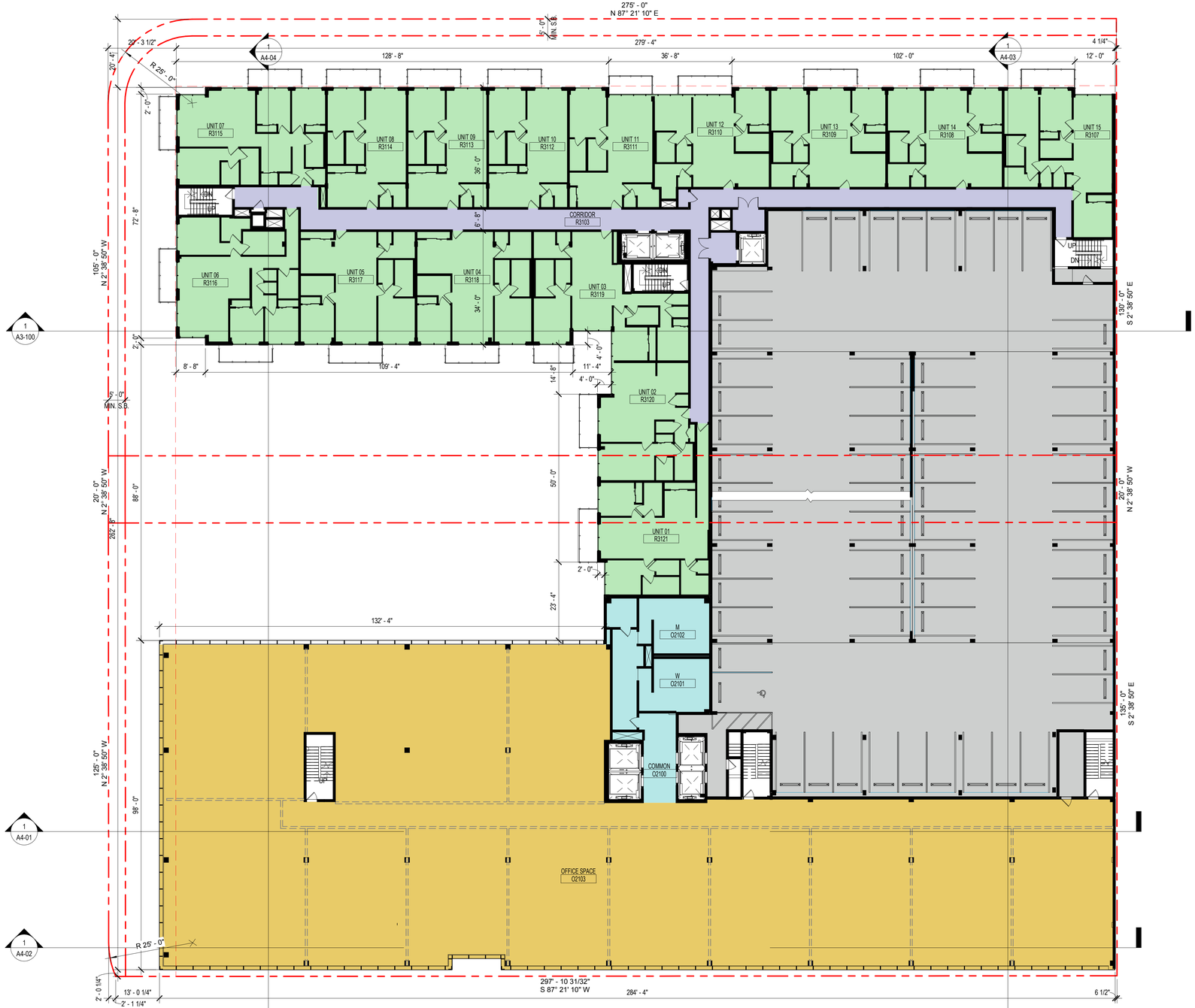
1/7/2019 10:27:37 AM

ARQUITECTONICA | 1177 Kane Concourse

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Date: 09/21/2018

STATISTICS- OFFICE AREAS | A0-03



1 FLOOR PLAN- TYPICAL (RESIDENTIAL LEVELS R03 THRU R08 & OFFICE LEVEL 2 THRU LEVEL 5)

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

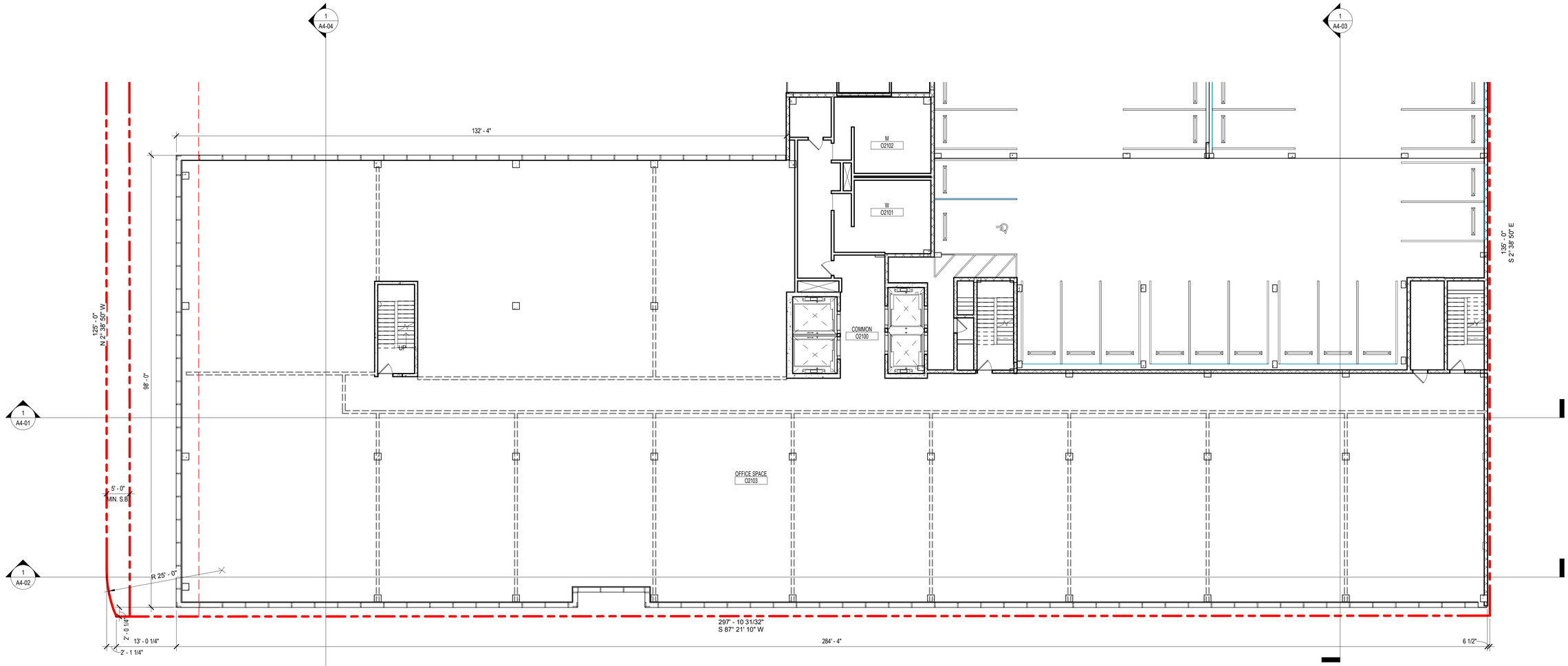
1/16" = 1'-0"

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1/7/2019 10:27:39 AM

ARQUITECTONICA | 1177 Kane Concourse | Date: 09/21/2018 | OVERALL FLOOR PLAN- TYP. | A1-03

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1 OFFICE FLOOR PLAN- LEVELS 02 TO 05

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

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3/32" = 1'-0"

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1 NORTH ELEVATION- COLORED
SCALE: 3/32" = 1'-0"

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3/32" = 1'-0"

1/7/2019 10:27:40 AM

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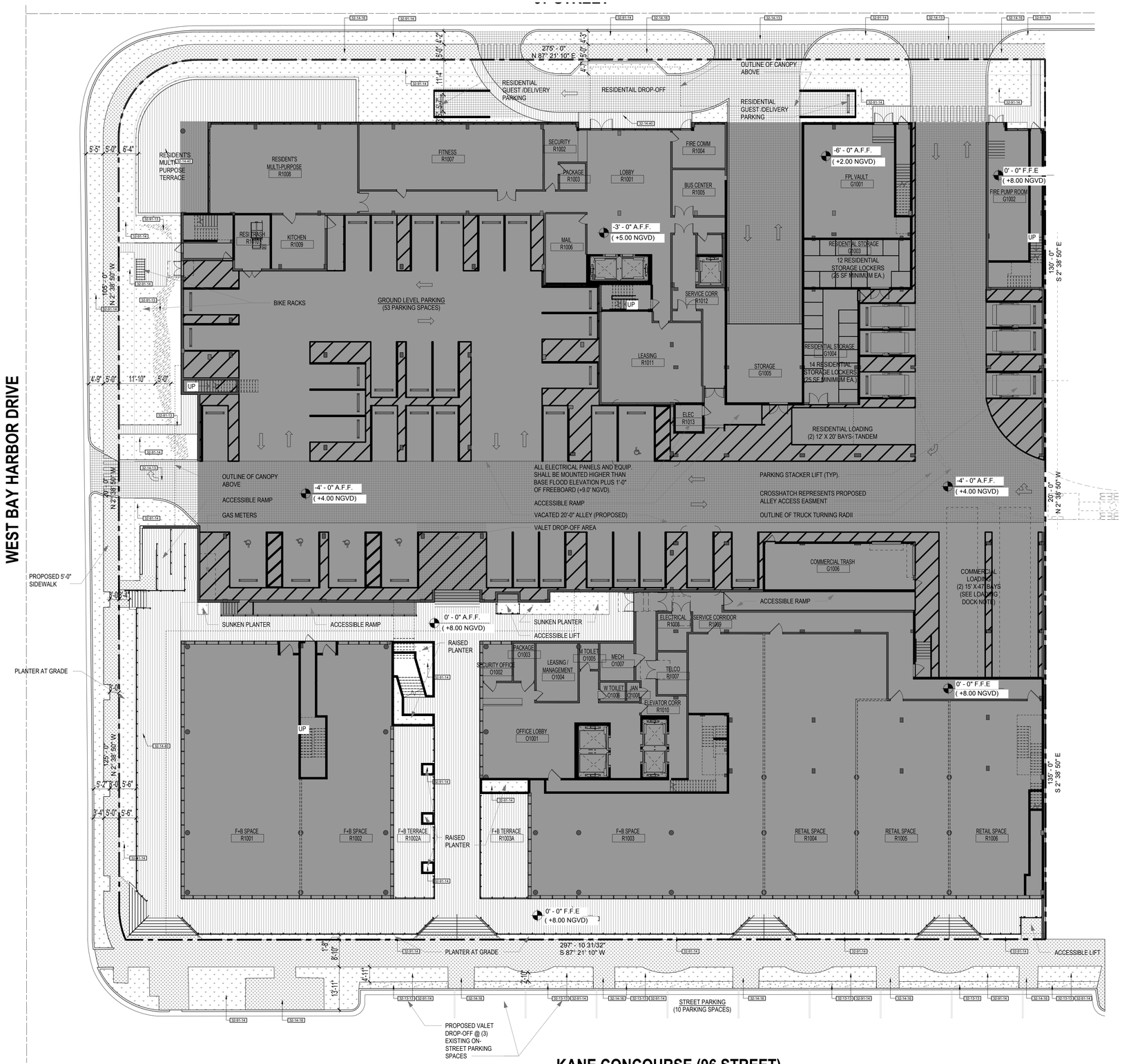
1/16" = 1'-0"

ARQUITECTONICAGEO | 1177 Kane Concourse

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Date: 09/21/2018

GROUND LEVEL RENDERED PLAN | L1-100



HARDSCAPE SCHEDULE

	32 EXTERIOR IMPROVEMENTS			
	SYMBOL	DESCRIPTION	QTY	DETAIL
	32-13-13	ITEM: CONCRETE TO MATCH EXISTING PAVEMENT	456 sf	
	32-14-13	ITEM: CONCRETE COBBLES	13,698 sf	
	32-14-16	ITEM: PAVERS TO MATCH EXISTING SIDEWALK	6,455 sf	
	32-14-40	ITEM: STONE PAVING	11,178 sf	
	32-91-13	ITEM: MULCHING TYPE: PINE BARK NUGGETS	269 sf	
	32-91-14	ITEM: PLANTING	8,484 sf	

1/16" = 1'-0"

ARQUITECTONICAGEO | 1177 Kane Concourse

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Date: 09/21/2018

GROUND LEVEL HARDSCAPE PLAN | L1-110

akerman

Nicholas J. Barshel

Akerman LLP
Three Brickell City Centre
98 SE 7th Street, Suite 1100
Miami, FL 33131
Tel: 305 982 5538
nicholas.barshel@akerman.com

December 31, 2018

Planning and Zoning Board
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

RE: Resubmittal of Elements in 1177 Kane Concourse Project

Dear Chair and Members of the Board,

As you know, N/R Wharton Kane Concourse Property Owner, LLC is seeking to develop two acres of property in the commercial core of Bay Harbor Islands at 1177 Kane Concourse. The owner is proposing a five (5) story mixed-use development, including 104 residential units, 86,700 square feet of office space, and 14,732 square feet of commerce space. On November 20, 2018, the Board approved the overall site plan for the 1177 Kane Concourse project, but requested that certain elements come back before the Board for further review. At this time, we are re-submitting updated plans that address the following comments issued by the Board at the November 20th meeting regarding elements of the project:

1) ***Increase vertical articulation on the south façade:***
   The south façade design has been updated to address this comment. See Sheet A_7-01A.

2) ***Enhance the design of ground-floor parking entrance and connection with paseo:***
   Plans for the ground-floor have been revised to address this comment. See Sheets A_8-09, A_8-09A, A_8-10, A_8-11, A_8-12, A_8-12A, A_8-13, A_8-14, and A_8-14A.

3) ***Re-examine the design of the east façade:***
   The east façade design has been updated to address this comment. See Sheet A_7-04A.

4) ***Consider using reflective material for the "fins" on the south façade of building:***
   The architect examined use of reflective materials, but is concerned that it could pose a danger to the public by focusing sunlight and causing extreme heat or melting. The fins can be a very light aluminum color, but this should be discussed further with the Board.

Please accept this letter and the enclosed plans as our official resubmittal. We would appreciate being placed on the next possible Board agenda for review. Thank you for your consideration.

Sincerely,

Nicholas J. Barshel

AGENDA ITEM REPORT
January 15, 2019

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for Jennifer Berger at 1280 101 Street Lot 7 of Block 26. The owner is proposing to construct a new two story single family home. The proposed home has approximately 6,336 square feet of living space with a two-car garage. This is a modern flat-roofed style home with an outdoor recreational area, covered terrace, courtyard pool, cabana bath and outdoor kitchen. The residence will have five (5) bedrooms, seven (7) full bathrooms and a half bath. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS
1. 1280 101 ST BAY HARBOR
2. Berger 1280 101 Street - PZB Staff Report Dec 31 2018

BERGER RESIDENCE

1280 101 STREET
BAY HARBOR ISLAND, FL 33154

PLANNING AND ZONING REVIEW BOARD
DECEMBER 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

INDEX OF DRAWINGS

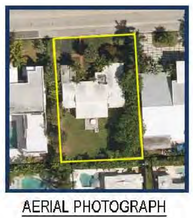
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G2.2	SUPERIMPOSED PERSPECTIVE
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R3.0	LEFT PERSPECTIVE
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A1.2A	BUILDING ARTICULATION
A2.0	GROUND FLOOR PLAN
A2.1	SECOND FLOOR PLAN
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A3.1	SECOND FLOOR RCP
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A5.0	FRONT & REAR ELEVATIONS
A5.1	SIDE ELEVATIONS
A6.0	BUILDING SECTIONS

LANDSCAPE DRAWINGS

L102	TREE DISPOSITION NOTES
LASI-1	GROUND LEVEL PLANTING PLAN
LASI-2	SECOND LEVEL PLANTING PLAN
LASI-3	SITE PLANTING ELEVATIONS
LASI-4	SITE PLANTING ELEVATIONS
L800	IRRIGATION PLAN

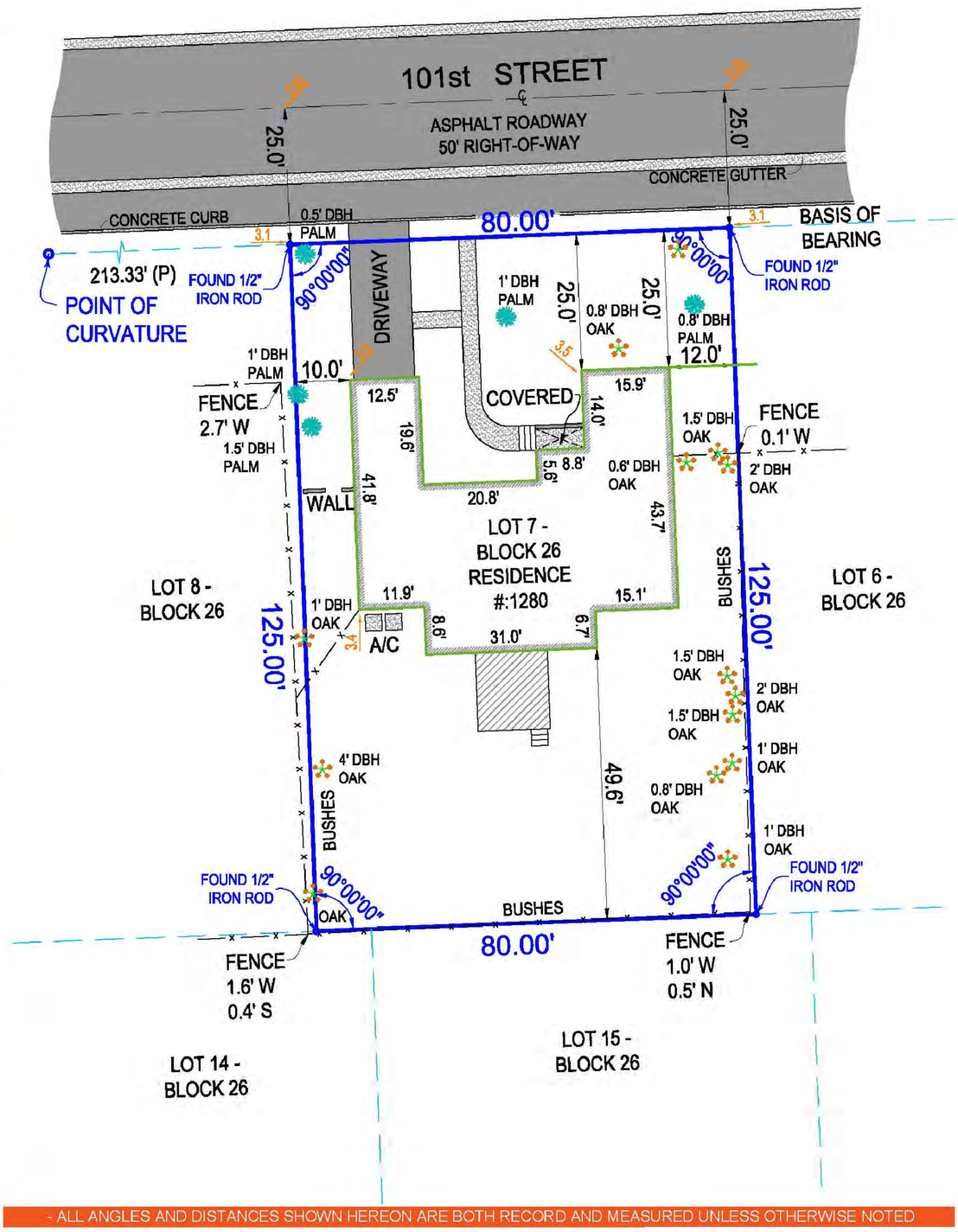
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AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



SCALE:1" = 20'



SURVEYOR NOTES

–FENCES LIE NEAR AND CROSS BOUNDARY LINES AS SHOWN HEREON, OWNERSHIP OF FENCES NOT DETERMINED.

REVISIONS

1-19-2018: LOCATED TREES, ELEVATIONS.

LEGEND:

A/C	-AIR CONDITIONER
AL	- ARC LENGTH
(C)	-CALCULATED
D.E	-DRAINAGE EASEMENT
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCING
P.B.	-PLAT BOOK
PG.	-PAGE
DBH	-DIAMETER BREAST HEIGHT
R	-RADIUS
(C)	-RECORD
U.E.	-UTILITY EASEMENT
WM	-WATER METER
	-FENCE
#	-NUMBER
	-ASPHALT
	-CONCRETE
	-PAVER/BRICK
	-WOOD
	-LIGHT POLE
W	-WELL
	-WATER VALVE
	-CENTER LINE
	-CATCH BASIN
	-FIRE HYDRANT
	-POLE
	-MANHOLE
XXX	-TOPOGRAPHIC ELEVATION

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION:

LOT 7, BLOCK 26, BAY HARBOR ISLANDS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

CHASE AND JENNIFER BERGER; DPW LAW FIRM;
OLD REPUBIC NATIONAL TITLE INSURANCE COMPANY,
ISAOA/ATIMA

FLOOD ZONE:

12086C0144L
ZONE: AE
ELEV 8 FT
EFF. 9/11/2009

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
CLYDE O. MCNEAL
PSM 2883
ON 1/23/2018

1 SURVEY
01/01/19
N.T.S.

SHEET NO.: G1.0

SEAL
Lynne Christine Comm
FL #0000000
AA26000730

BERGER RESIDENCE
1280 101 STREET
BAY HARBOR ISLAND, FL 33154
TITLE: SURVEY

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

JOB NO.	1802
DRAWN BY	CM, FP
DATE	05-07-18
CHECKED	CM

NO.	REVISION	DATE



1 1301 101ST (NEIGHBOR PHOTO)
G1.1 | G1.1 N.T.S.



2 1281 101ST (NEIGHBOR PHOTO)
G1.1 | G1.1 N.T.S.



3 1271 101ST (NEIGHBOR PHOTO)
G1.1 | G1.1 N.T.S.



4 1288 101ST (NEIGHBOR PHOTO)
G1.1 | G1.1 N.T.S.





5 1270 101ST (NEIGHBOR PHOTO)
G1.1 | G1.1 N.T.S.



6 1280 101ST (SITE PHOTO)
G1.1 | G1.1 N.T.S.



7 1280 101ST (SITE PHOTO)
G1.1 | G1.1 N.T.S.



8 1280 101ST (SITE PHOTO)
G1.1 | G1.1 N.T.S.



9 1280 101ST (SITE PHOTO)
G1.1 | G1.1 N.T.S.

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	10/31/18

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BAY HARBOR ISLAND, FL 33154

TITLE: PROPERTY AND NEIGHBOR PHOTOGRAPHS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.1

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1 SUPERIMPOSED SITE PLAN

G2.0 | G2.0 N.T.S.

2 SUPERIMPOSED SITE PLAN

G2.0 | G2.0 N.T.S.

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	10/31/18

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BERGER RESIDENCE
1280 101 STREET
BAY HARBOR ISLAND, FL 33154

TITLE: SUPERIMPOSED SITE PLAN AND STREET VIEW

SEAL

Lynsie Christine Conn
FL Architect
AR90659
AA26000730

SHEET NO.:

G2.0

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1 FRONT PERSPECTIVE

G2.1 | G2.0 N.T.S.

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1	PLANNING & ZONING COMMENTS	10/31/18

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1280 101 STREET
BAY HARBOR ISLAND, FL 33154

TITLE: SUPERIMPOSED PERSPECTIVES

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G2.1

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1 FRONT PERSPECTIVE

G2.2 | G2.0 N.T.S.



2 FRONT PERSPECTIVE

G2.2 | G2.0 N.T.S.

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	10/31/18

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BERGER RESIDENCE
1280 101 STREET
BAY HARBOR ISLAND, FL 33154

TITLE: SUPERIMPOSED PERSPECTIVES

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G2.2

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1 VEHICULAR APPROACH

R1.0 | R1.0 N.T.S.

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BERGER RESIDENCE
1280 101 STREET
BAY HARBOR ISLAND, FL 33154

TITLE: RENDERINGS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R1.0



1 COURTYARD

R2.0 | R2.0 N.T.S.

NO.	REVISION	DATE

JOB NO.	1802
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1280 101 STREET
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TITLE: RENDERINGS

SEAL

Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:

R2.0

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1 AERIAL VIEW

R3.0 | R3.0 N.T.S.

NO.	REVISION	DATE
1	CITY COMMENTS	12/10/18

JOB NO.	1802
DRAWN BY	CM, PP
DATE	10-15-18
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BERGER RESIDENCE
1280 101 STREET
BAY HARBOR ISLAND, FL 33154

TITLE: RENDERINGS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R3.0

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1 AERIAL VIEW

R4.0 | R4.0 N.T.S.

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JOB NO.	1802
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DATE	10-15-18
CHECKED	CM

NO.	REVISION	DATE

BERGER RESIDENCE
1280 101 STREET
BAY HARBOR ISLAND, FL 33154

TITLE: RENDERINGS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R4.0

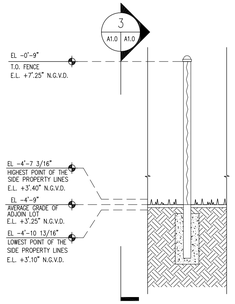
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PROJECT LOCATION



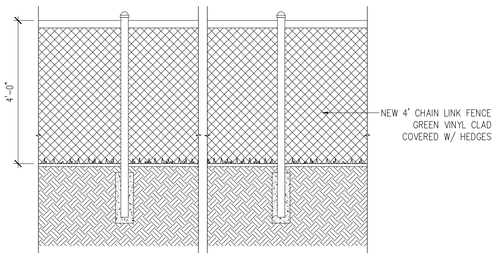
1 LOCATION MAP

A1.0 | A1.0 N.T.S.



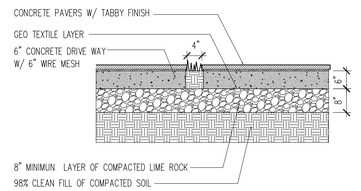
2 CHAIN LINK FENCE DTL.

A1.0 | A1.0 1/2" = 1'-0"



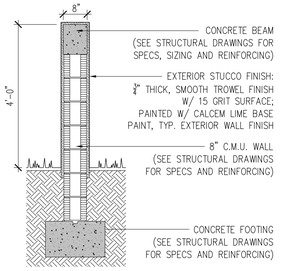
3 CHAIN LINK FENCE DTL.

A1.0 | A1.0 1/2" = 1'-0"



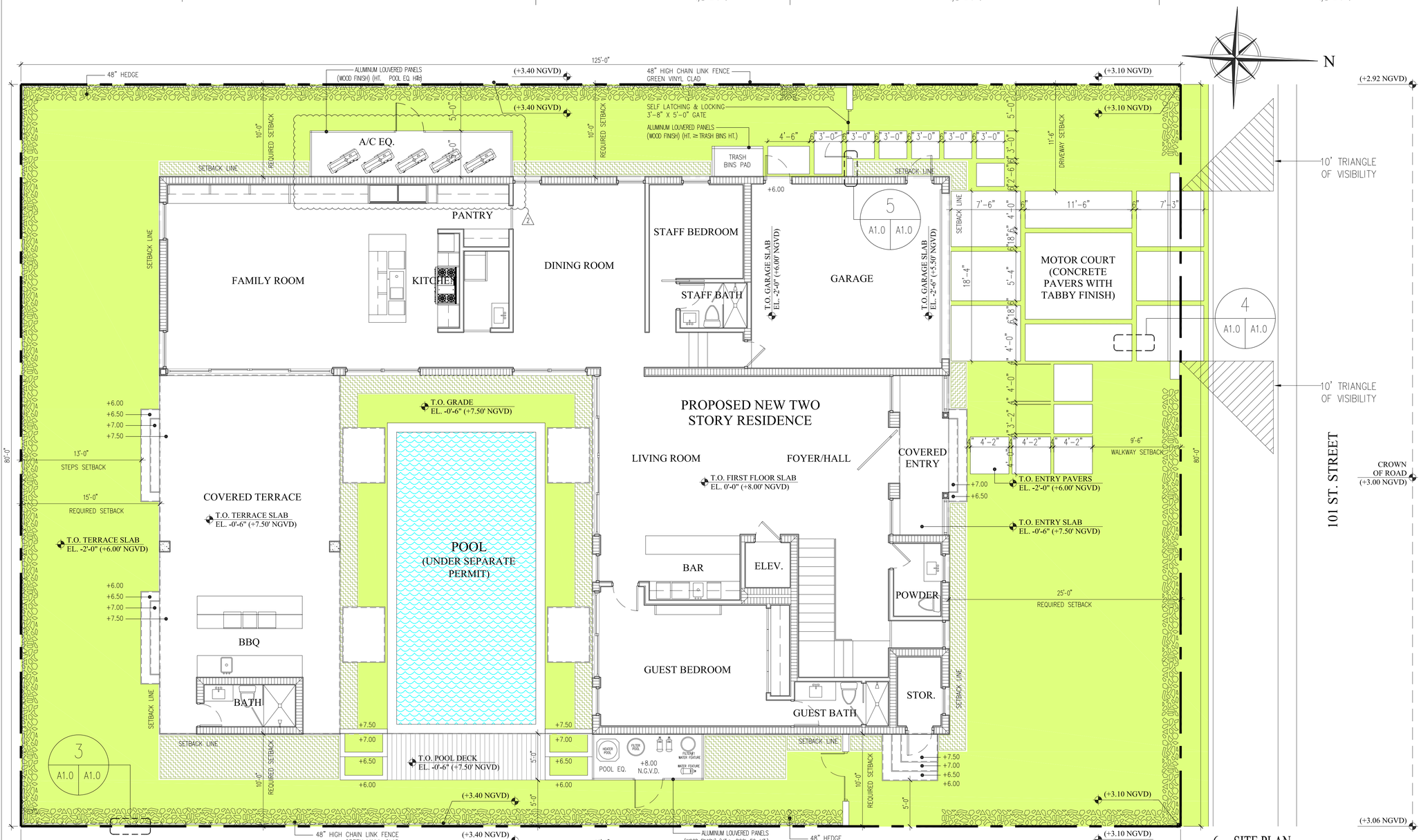
4 IMPERVIOUS AREA

A1.0 | A1.0 1/2" = 1'-0"



5 IMPERVIOUS AREA

A1.0 | A1.0 1/2" = 1'-0"



6 SITE PLAN

A1.0 | A1.0 3/16" = 1'-0"

PROPERTY ADDRESS

1280 101 STREET Bay Harbor Islands, Florida 33154

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
LOT 7 BLK 26, OF "BAY HARBOR ISLANDS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5
FOLIO NUMBER: 13-2227-001-5140

ZONE TYPE

ZONE RD
(SINGLE FAMILY RESIDENTIAL DISTRICT)

FEMA FIRM ZONE

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

ZONING LEGEND

NET SITE AREA (LOT SIZE): 10,000 SQ.FT.

SETBACKS:	REQUIRED	PROVIDED
FRONT SETBACK:	25'-0"	25'-0"
REAR SETBACK:	15'-0"	15'-0"
EAST SIDE SETBACK:	10'-0"	10'-0"
WEST SIDE SETBACK:	10'-0"	10'-0"

SIZE OF LIVING: MIN. 2,000 S.F. 5,711 S.F.
(EXCLUSIVE OF GARAGE, PORCHES & TERRACES)

BUILDING LOT COVERAGE PROVIDED:
44% 4,372 S.F.

GREEN AREA (PERMIABLE) PROPOSED:
4,712 S.F. (47.1%)

IMPERMEABLE AREA PROPOSED:
5,288 S.F. (52.9%)

MAX. HT. PERMITTED:
30'ABOVE BASE FLOOD ELEVATION
PROVIDED: 27'-0"

AREAS PROVIDED

	PROVIDED
FIRST FLOOR AIR CONDITIONED AREA:	2,759 S.F.
FIRST FLOOR GARAGE AREA :	439 S.F.
FIRST FLOOR NON A/C AREA : (Not including garage)	463 S.F.
TOTAL FIRST FLOOR AREA :	3,661 S.F.
SECOND FLOOR A/C AREA:	2,952 S.F.
SECOND FLOOR NON A/C AREA: (Includes covered terrace)	349 S.F.
TOTAL SECOND FLOOR AREA :	3,301 S.F.
TOTAL AREAS:	6,962 S.F.
TOTAL ADJUSTED:	6,336 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 DRAWGINS FOR HARDSCAPE AND PLANT MATERIAL SPECIFICATIONS AND DETAILS

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

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	10/31/18
2	PLANNING & ZONING COMMENTS	12/10/18

JOB NO.	1802
DRAWN BY	CM. PP
DATE	10-15-18
CHECKED	CM

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BERGER RESIDENCE
1280 101 STREET
BAY HARBOR ISLAND, FL 33154

TITLE: SITE PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.0

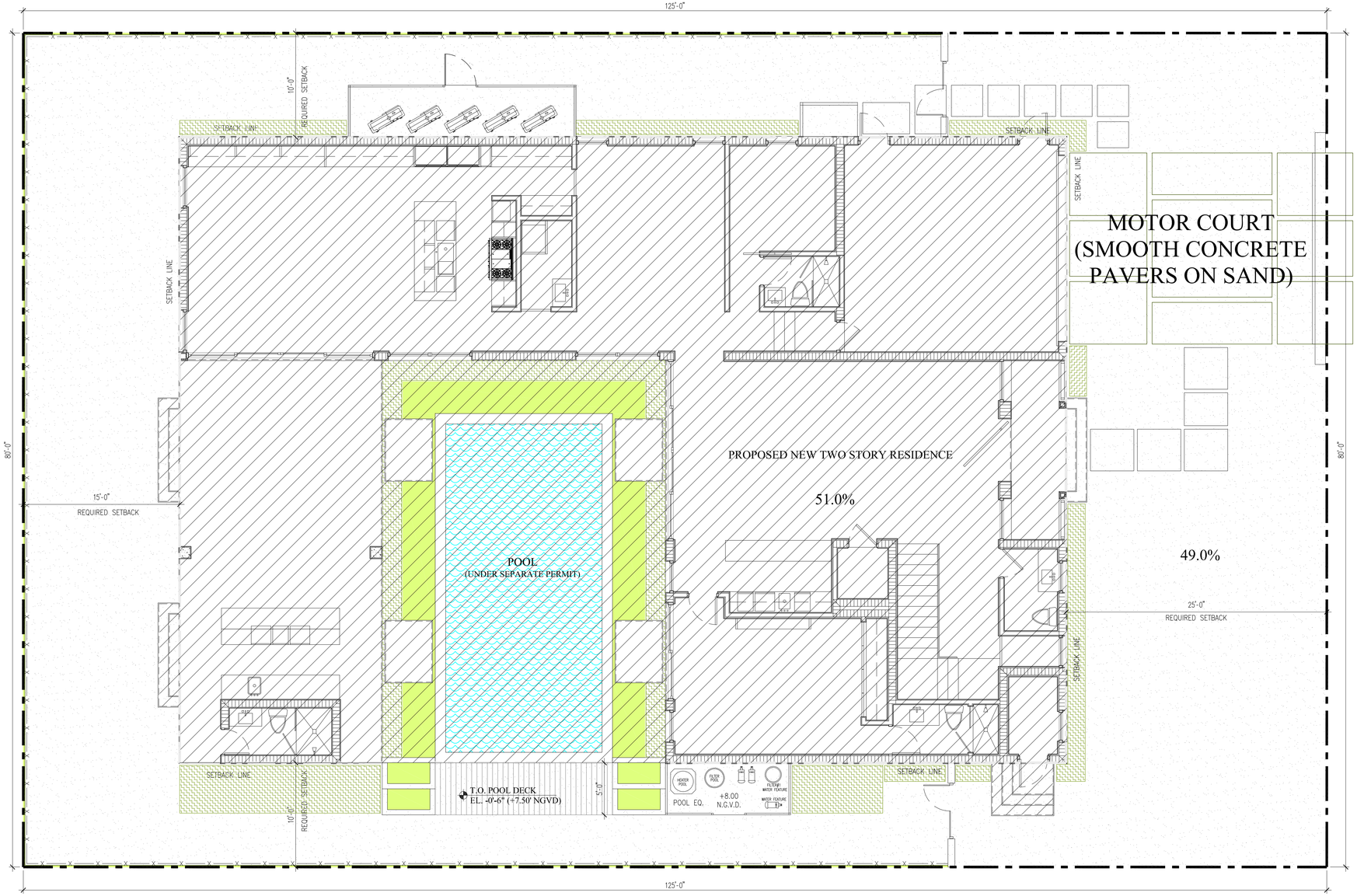
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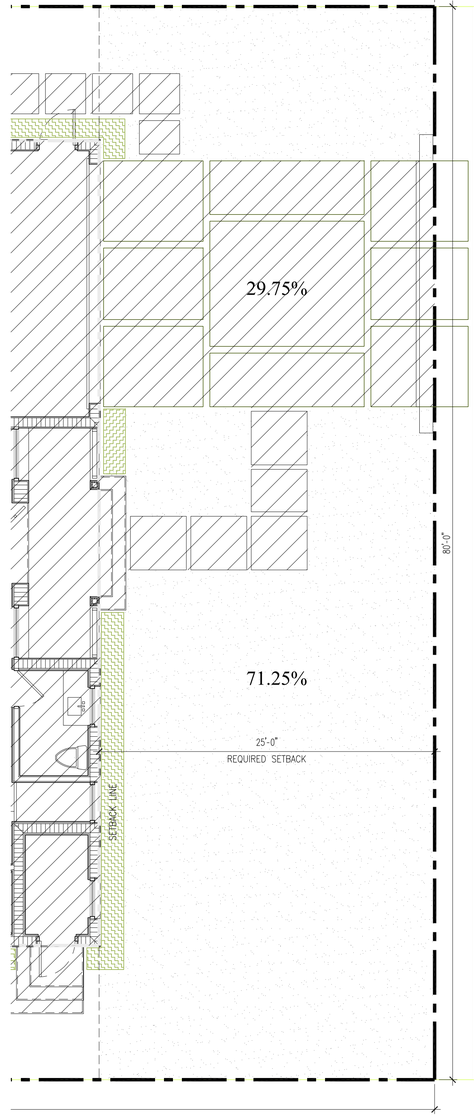
OPEN SPACE

TOTAL AREA	10,000 SF	100%	
OPEN SPACE	4,900 SF	49%	(40% REQUIRED FOR 2 STORY)
IMPERVIOUS	5,100 SF	51%	

FRONT YARD

TOTAL AREA	2,000 SF	100%	
LANDSCAPING / GRASS OPEN SPACE	1,405 SF	70.25%	(50% REQUIRED)
IMPERVIOUS	595 SF	29.75%	





N

1 OPEN SPACE

A1.1|A1.1 3/16" = 1'-0"

2 FRONT YARD LANDSCAPE PERVIOUS

A1.1|A1.1 3/16" = 1'-0"

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	10/31/18

JOB NO.	1802		
DRAWN BY	CM, FP		
DATE	10-15-18		
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BERGER RESIDENCE
1280 101 STREET
BAY HARBOR ISLAND, FL 33154

TITLE: OPEN SPACE AND LANDSCAPE PERVIOUS

SEAL

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FL Architect
AR99059
AA26000730

SHEET NO.:

A1.1

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WOOD SCREENS
350 S.F. TOTAL

DOORS AND WINDOWS
669 S.F. TOTAL

PLANTER
128 S.F. TOTAL

STONE STEPS
17 S.F. TOTAL

STONE CLADDING
0 S.F. TOTAL

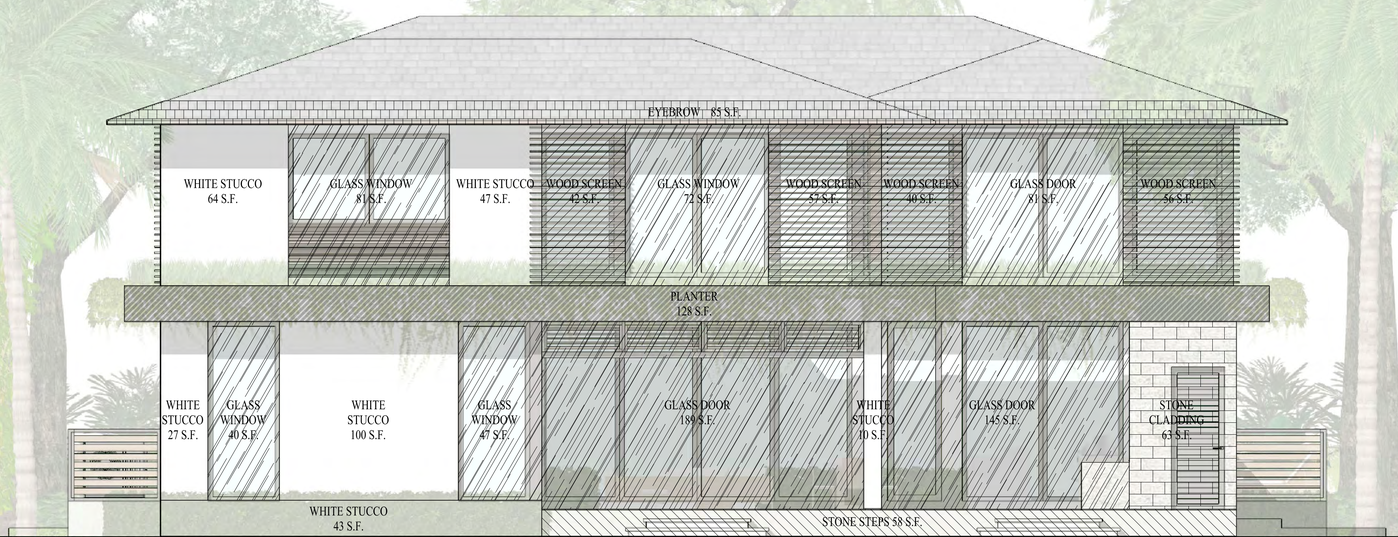
TOTAL NON STUCCO
1,164 S.F. = 85%

TOTAL WHITE STUCCO
194 S.F. = 15%

1 FRONT ELEVATION

A2.0 | A1.2
A2.1 |
A4.0

1/4" = 1'-0"



WOOD SCREENS
193 S.F. TOTAL

DOORS AND WINDOWS
655 S.F. TOTAL

PLANTER
128 S.F. TOTAL

STONE STEPS
58 S.F. TOTAL

STONE CLADDING
63 S.F. TOTAL

TOTAL NON STUCCO
1,097 S.F. = 79%

TOTAL WHITE STUCCO
291 S.F. = 21%

2 REAR ELEVATION

A2.0 | A1.2
A2.1 |
A4.0

1/4" = 1'-0"

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	10/31/18

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BERGER RESIDENCE
1280 101 STREET
BAY HARBOR ISLAND, FL 33154

TITLE: BUILDING ARTICULATION DIAGRAMS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.2

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1 LEFT ELEVATION

A2.0 | A1.2A
A2.1 |
A4.0

1/4" = 1'-0"



2 RIGHT ELEVATION

A2.0 | A1.2A
A2.1 |
A4.0

1/4" = 1'-0"

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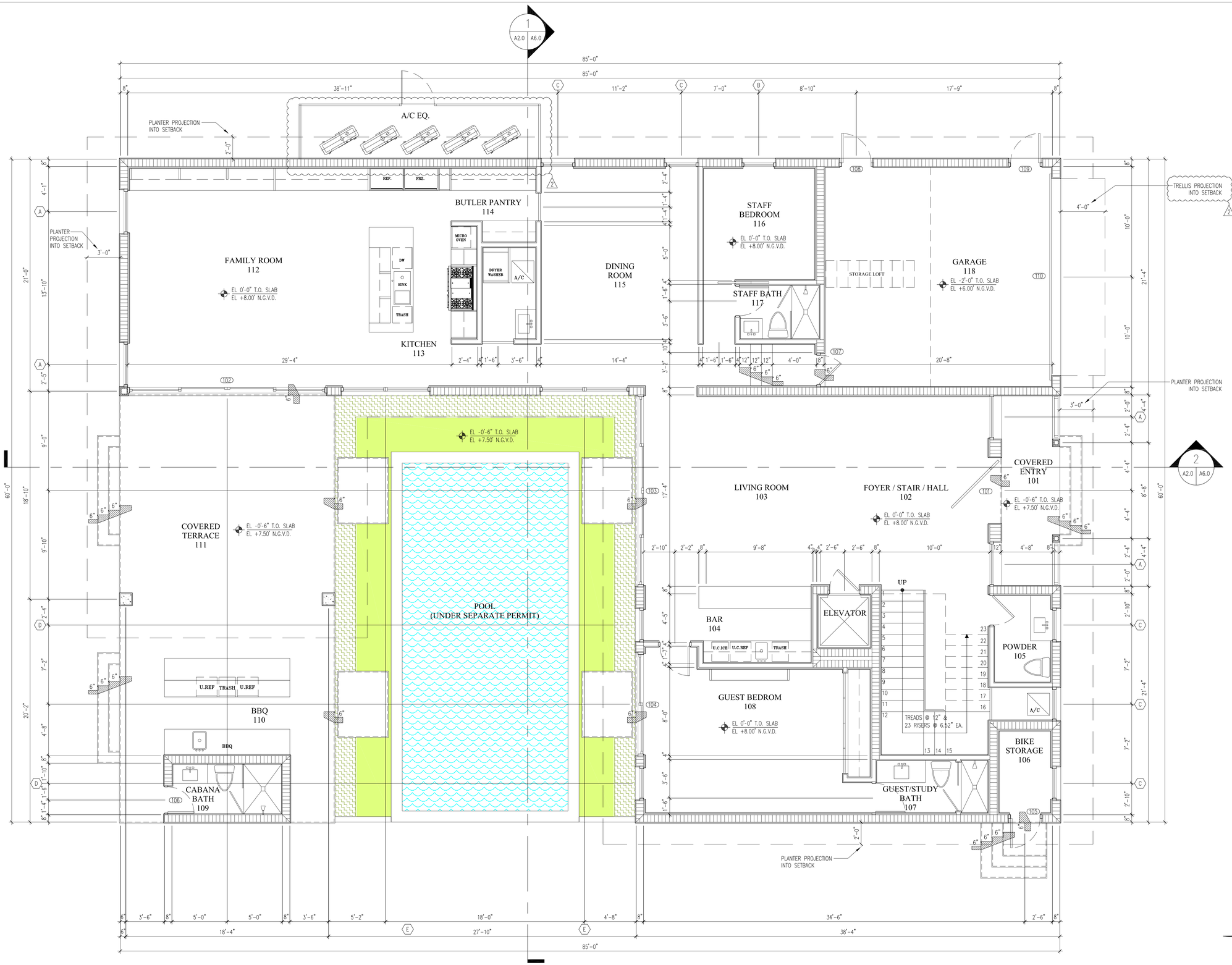
TITLE: BUILDING ARTICULATION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.2A



1 GROUND FLOOR PLAN

A1.0 | A2.0

1/4" = 1'-0"

NOTE:

ATTIC ACCESS OPENING SHALL BE 22" X 30" MIN. AS PER R807.1 FBC.

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.

LOAD CARRYING PARTITIONS TO BE 20 GA. MINIMUM AT 16" O.C.

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

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

ALL INTERIOR PARTITIONS:
3 1/2" SOUND ATTENUATION BLANKET

NO FILL WILL BE INTRODUCED TO THE SITE

ALL RAINWATER SHALL BE RETAINED WITHIN PROPERTY

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

10 X 6 S/A GRILLE W/ MVO MTD.
ON MAIN S/A DUCT FOR ATTIC VENTILATION
(SEE SHEET M2.1 & M2.2 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 FT AS PER FBC'10 R4409.7.2.1

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

WINDOW SILLS LESS THAN 36" REQUIRES GUARD RAIL WITH PICKETS

SHALL PROVIDE A 3" MINIMUM CLEARANCE BETWEEN HEAT PRODUCING EQUIPMENT AND LIGHTS FIXTURES FROM THE INSULATION AS PER CITED CODE REFERENCE, FBC 2010 - R.302.13

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-GLAZING LARGER THAN 9 S.F. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER READY FOR INSPECTION TO BE KEPT ON SITE AS PER FBC 2406.2 (1)

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

NOTE:

1. GLAZING LESS THAN 60" ABOVE FLOOR LEVEL ADJACENT TO STAIRWAYS, LANDINGS & RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION PER R308.4.7.8 & SHALL COMPLY W/ TABLE R308.8 FOR TYPE OF SAFETY GLAZING TO BE INSTALLED.

2. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL EXCEEDING 9 SF W/ BOTT. EDGE OF GLAZING LESS THAN 18" ABOVE FLOOR, TOP EDGE MORE THAN 36" ABOVE FLOOR SHALL BE CATEGORY II SAFETY GLASS PER R308.4.3

3. GLAZED PANEL SAFEGUARDS SHALL COMPLY W/ R4410.2.4/R4403.7.3, GLAZING IS LAMINATED CATEGORY II SAFETY GLASS AT ALL GLASS RAILINGS AND FULL HEIGHT GLASS.

NOTE:
SHALL COMPLY WITH FBC 2014 - R4101.17.1.9

ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MIN. SOUND PRESSURE RATING OF 85 dB A AT 10 FEET. ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE ACCESS.

N

NO.	REVISION	DATE
1	PLANNING & ZONING COMMENTS	10/31/18
2	PLANNING & ZONING COMMENTS	12/10/18

JOB NO.	1802
DRAWN BY	CM, PP
DATE	10-15-18
CHECKED	CM

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

BERGER RESIDENCE
1280 101 STREET
BAY HARBOR ISLAND, FL 33154

TITLE: GROUND FLOOR PLAN

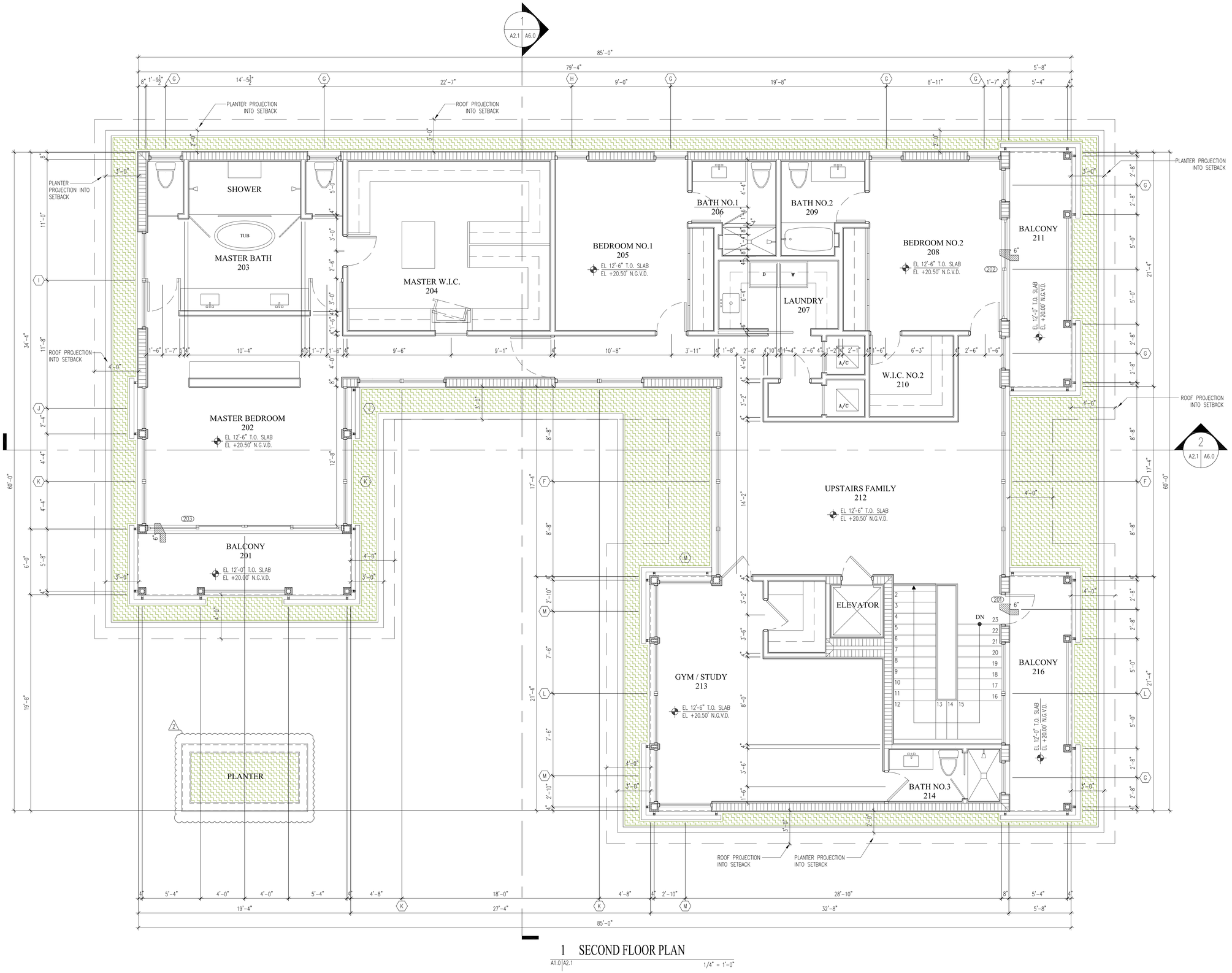
SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.0

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1 SECOND FLOOR PLAN

A1.0 A2.1 — 1/4" = 1'-0"

NOTE:

ATTIC ACCESS OPENING SHALL BE 22" X 30" MIN. AS PER R807.1 FBC.

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.

LOAD CARRYING PARTITIONS TO BE 20 GA. MINIMUM AT 16" O.C.

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

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

ALL INTERIOR PARTITIONS:
3 1/2" SOUND ATTENUATION BLANKET

NO FILL WILL BE INTRODUCED TO THE SITE

ALL RAINWATER SHALL BE RETAINED WITHIN PROPERTY

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 M2.1 & M2.2 FOR LOCATIONS)

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

NOTE:

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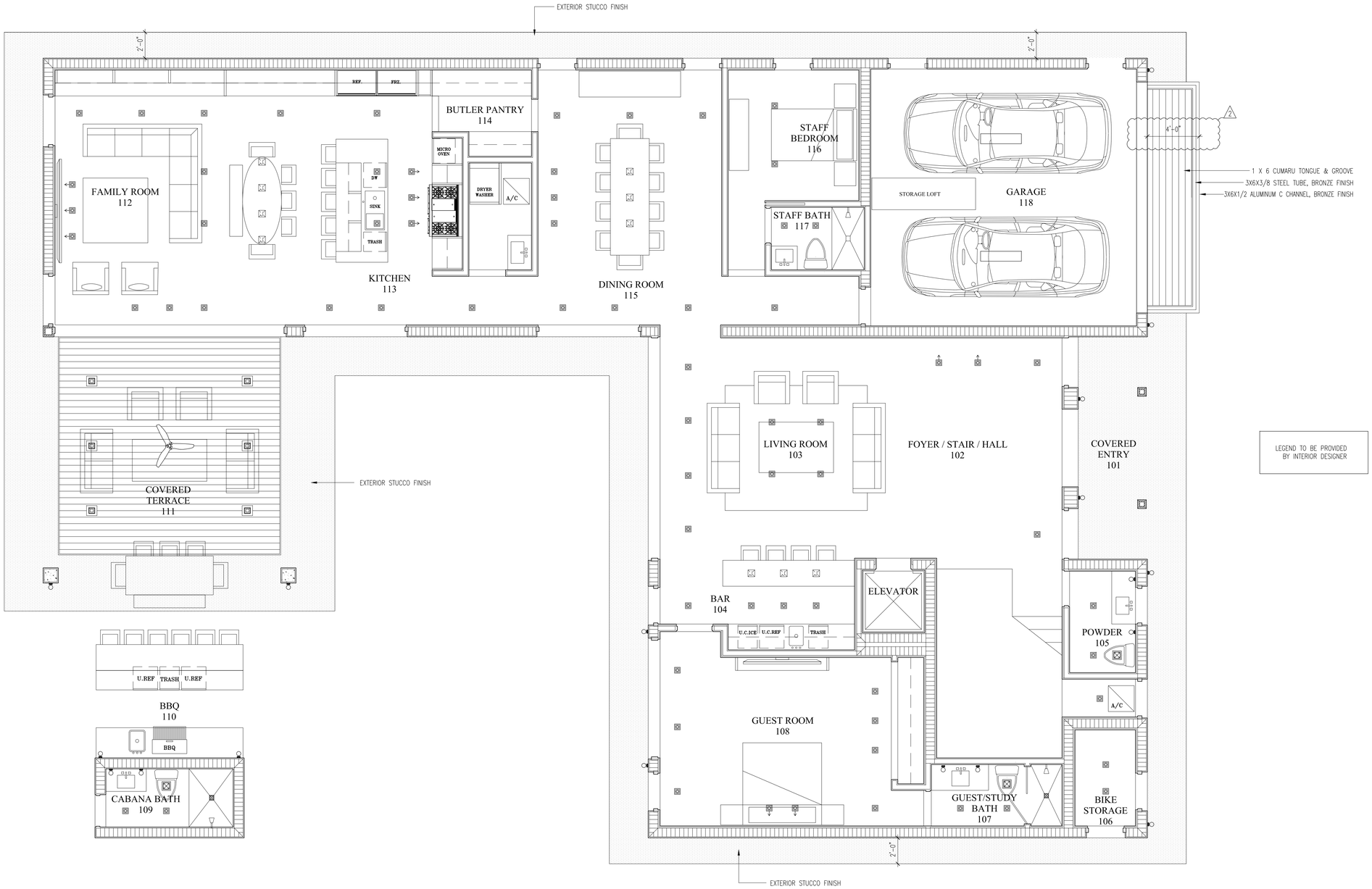
TITLE: FIRST FLOOR PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A2.1

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1 GROUND FLOOR RCP

A1.0 | A3.0

1/4" = 1'-0"

N

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TITLE: GROUND FLOOR RCP

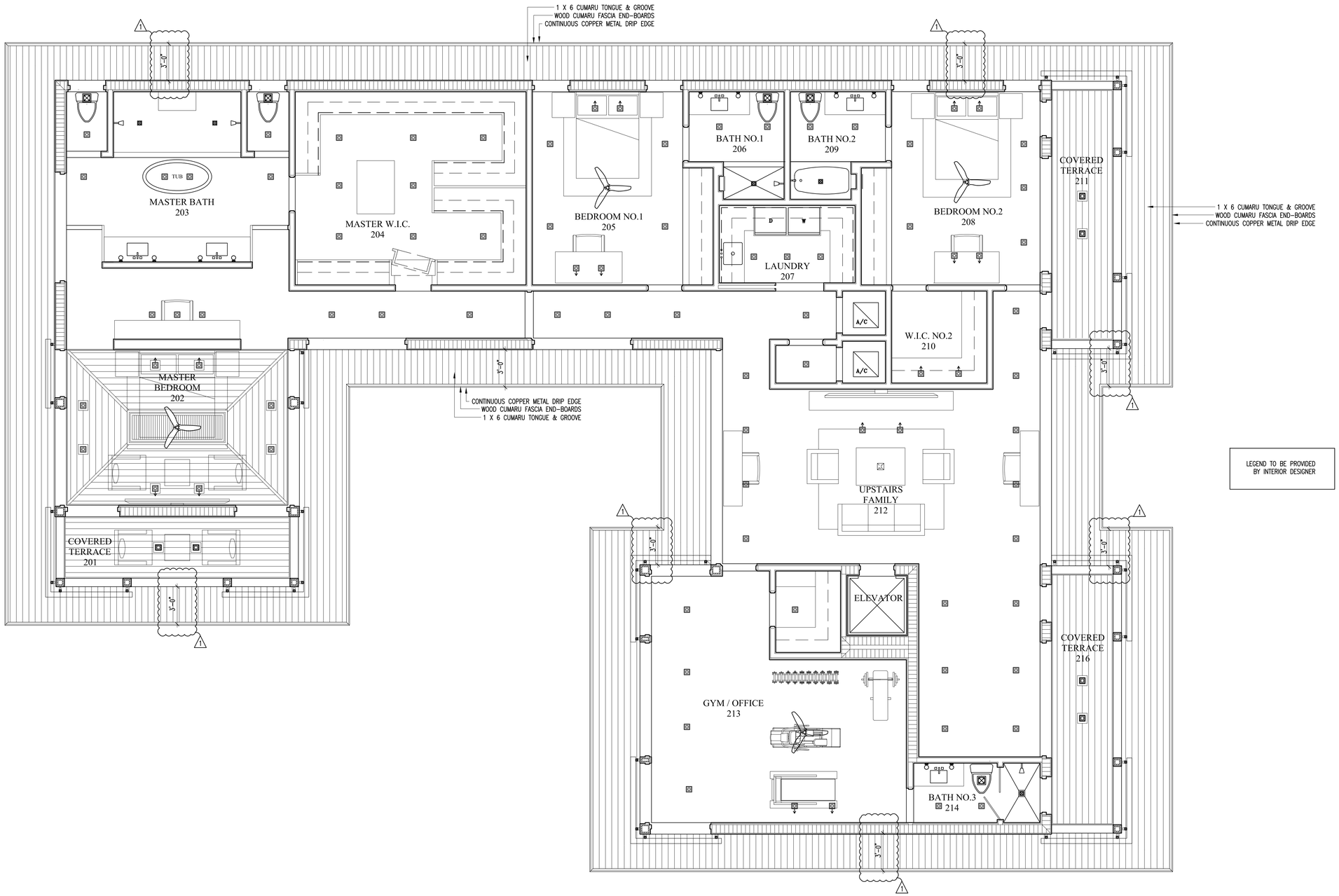
SEAL

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SHEET NO.:

A3.0

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1 SECOND FLOOR RCP

A1.0 | A3.1

1/4" = 1'-0"

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TITLE: GROUND FLOOR RCP

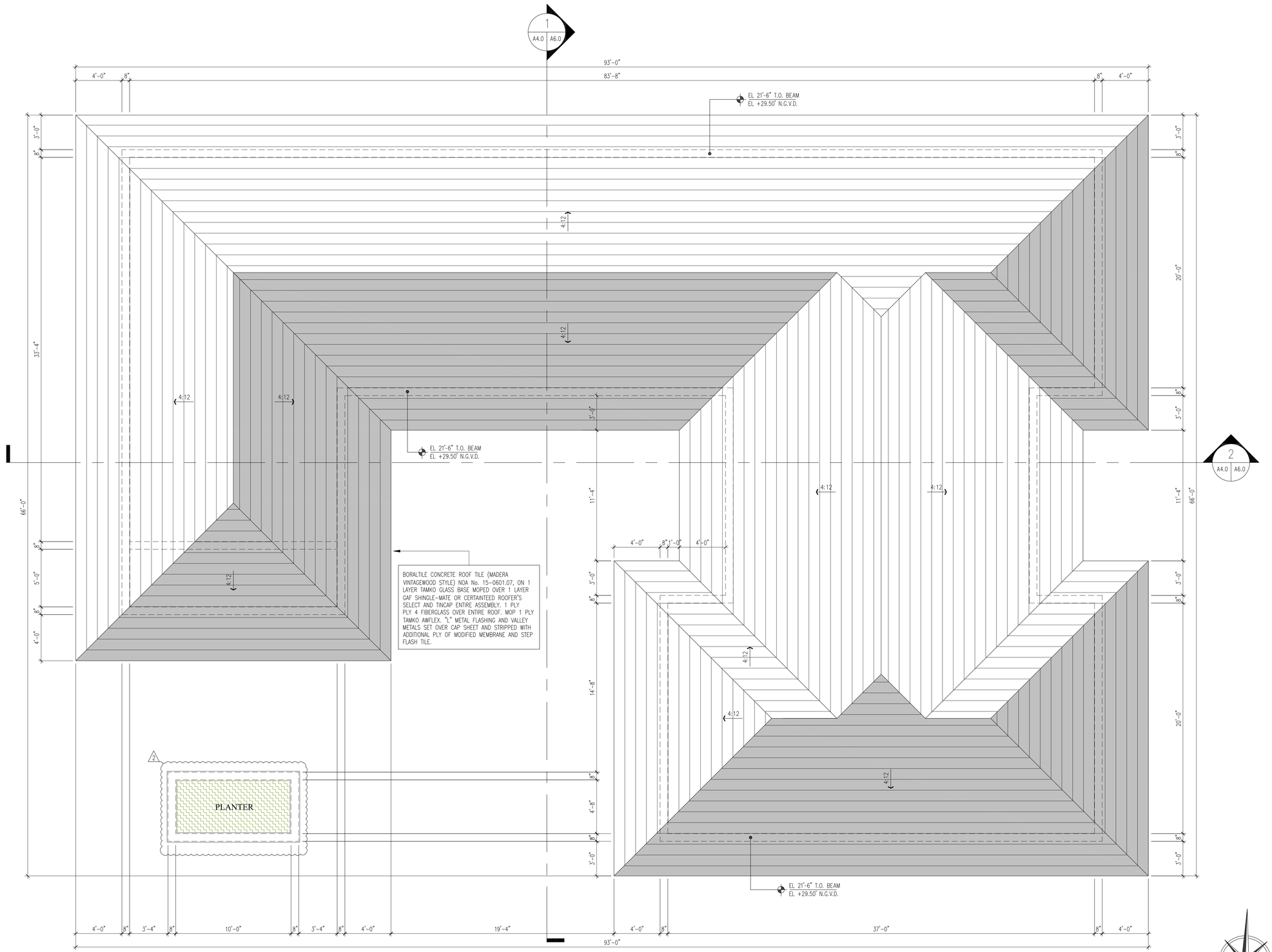
SEAL

Lynsie Christine Conn
FL Architect
AR990659
AA26000730

SHEET NO.:

A3.1

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1 ROOF PLAN

A1.0 | A4.0 1/4" = 1'-0"

N

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TITLE: FLOOR PLAN

SEAL

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AR990659
AA26000730

SHEET NO.:

A4.0

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1 FRONT ELEVATION

A2.0 A5.0 A2.1 A4.0 — 1/4" = 1'-0"



2 REAR ELEVATION

A2.0 A5.0 A2.1 A4.0 — 1/4" = 1'-0"

1 BORAL CONCRETE SHAKE ROOF TILE, VINTAGE "MADERA" STYLE
2 CUMARU WOOD FASCIA BOARD (PAINTED) W/ COPPER METAL DRIP EDGE
3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
4 ALUMINUM LOUVERED SCREEN
5 MAIN ENTRY DOOR, WOOD FINISH
6 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
7 ALUMINUM WINDOW, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
8 ALUMINUM DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
9 GLASS RAILING WITH CUMARU HANDRAIL, STAINED AND SEALED WITH SIKKENS, TYICAL.
10 STEEL COLUMN W/ CUMARU WOOD WRAP, STAINED AND SEALED WITH SIKKENS
11 WOOD FINISHED, ROLL-UP GARAGE DOOR
12 CONCRETE PLANTER, SMOOTH STUCCO FINISH
13 STONE, ENTRY WALKWAY PADS (TBD)
14 BBQ, GAS GRILL
15 WOOD TRELLIS
16 GREEN WALL
18 ALUMINUM TRELLIS
19 ALUMINUM LOUVERED PANEL
20 ALUMINUM BRISE-SOLEIL
21 CORAL STONE FINISH (TBD)

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.

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

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TITLE: FRONT AND REAR ELEVATIONS

SEAL

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FL Architect
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SHEET NO.:

A5.0

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1 BORAL CONCRETE SHAKE ROOF TILE, VINTAGE "MADERA" STYLE
2 CUMARU WOOD FASCIA BOARD (PAINTED) W/ COPPER METAL DRIP EDGE
3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
4 ALUMINUM LOUVERED SCREEN
5 MAIN ENTRY DOOR, WOOD FINISH
6 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
7 ALUMINUM WINDOW, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
8 ALUMINUM DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING
9 GLASS RAILING WITH CUMARU HANDRAIL, STAINED AND SEALED WITH SIKKENS, TYICAL.
10 STEEL COLUMN W/ CUMARU WOOD WRAP, STAINED AND SEALED WITH SIKKENS
11 WOOD FINISHED, ROLL-UP GARAGE DOOR
12 CONCRETE PLANTER, SMOOTH STUCCO FINISH
13 STONE, ENTRY WALKWAY PADS (TBD)
14 BBQ, GAS GRILL
15 WOOD TRELLIS
16 GREEN WALL
18 ALUMINUM TRELLIS
19 ALUMINUM LOUVERED PANEL
20 ALUMINUM BRISE-SOLEIL
21 CORAL STONE FINISH (TBD)

1 EAST ELEVATION

A2.0 A5.1 A2.1 A4.0

1/4" = 1'-0"



COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:

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2 WEST ELEVATION

A2.0 A5.1 A2.1 A4.0

1/4" = 1'-0"

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BERGER RESIDENCE
1280 101 STREET
BAY HARBOR ISLAND, FL 33154

TITLE: SIDE ELEVATIONS

SEAL

Lynsie Christine Conn
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AR99059
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SHEET NO.:
A5.1

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1 BUILDING SECTION

A2.0 | A6.0
A2.1 |
A4.0

1/4" = 1'-0"

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2 BUILDING SECTION

A2.0 | A6.0
A2.1 |
A4.0

1/4" = 1'-0"

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TITLE: BUILDING SECTIONS

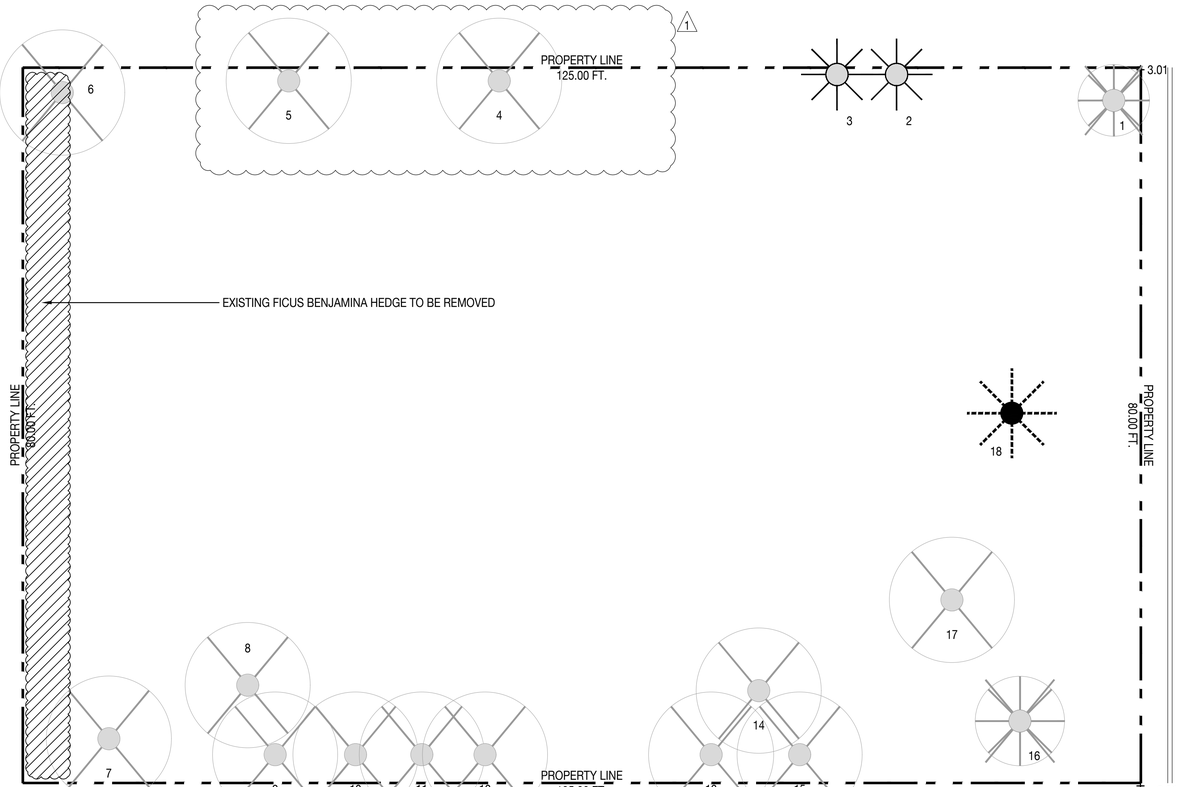
SEAL

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SHEET NO.:

A6.0

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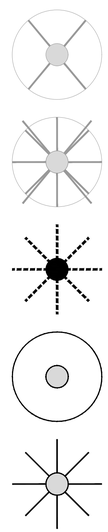




TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
1	PHOENIX ROBELLINI	PYGMY DATE PALM	6"	7'	6'	REMOVE	PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ACTIVITY
2	SABAL PALMETTO	CABBAGE PALM	12"	16'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
3	SABAL PALMETTO	CABBAGE PALM	18"	18'	8'	PRESERVE	CONTRACTOR TO PROTECT AND CARE FOR PLANT MATERIAL
4	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	2"	12'	6'	REMOVE	PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ACTIVITY
5	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	4"	16'	8'	REMOVE	PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ACTIVITY
6	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	14"	20'	18'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
7	FICUS BENJAMINA	FICUS	6"	18'	12'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
8	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	8"	24'	12'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
9	FICUS BENJAMINA	FICUS	18"	24'	16'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
10	FICUS BENJAMINA	FICUS	12"	20'	12'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
11	FICUS BENJAMINA	FICUS	4"	12'	6'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
12	FICUS BENJAMINA	FICUS	18"	24'	16'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
13	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	14"	20'	18'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
14	FICUS BENJAMINA	FICUS	4"	12'	6'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
15	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	14"	20'	18'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
16	DYPSIS LUTESCENS	ARECA PALM	8"	16'	8'	REMOVE	PLANT MATERIAL IS UNDESIRABLE
17	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	6"	15'	6'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST
18	SABAL PALMETTO	CABBAGE PALM	9"	12'	8'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE

TREE DISPOSITION LEGEND



TREE TO BE REMOVED

PALM TO BE REMOVED

PALM TO BE RELOCATED

TREE TO BE PRESERVED

PALM TO BE PRESERVED

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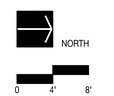
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12.01.2018

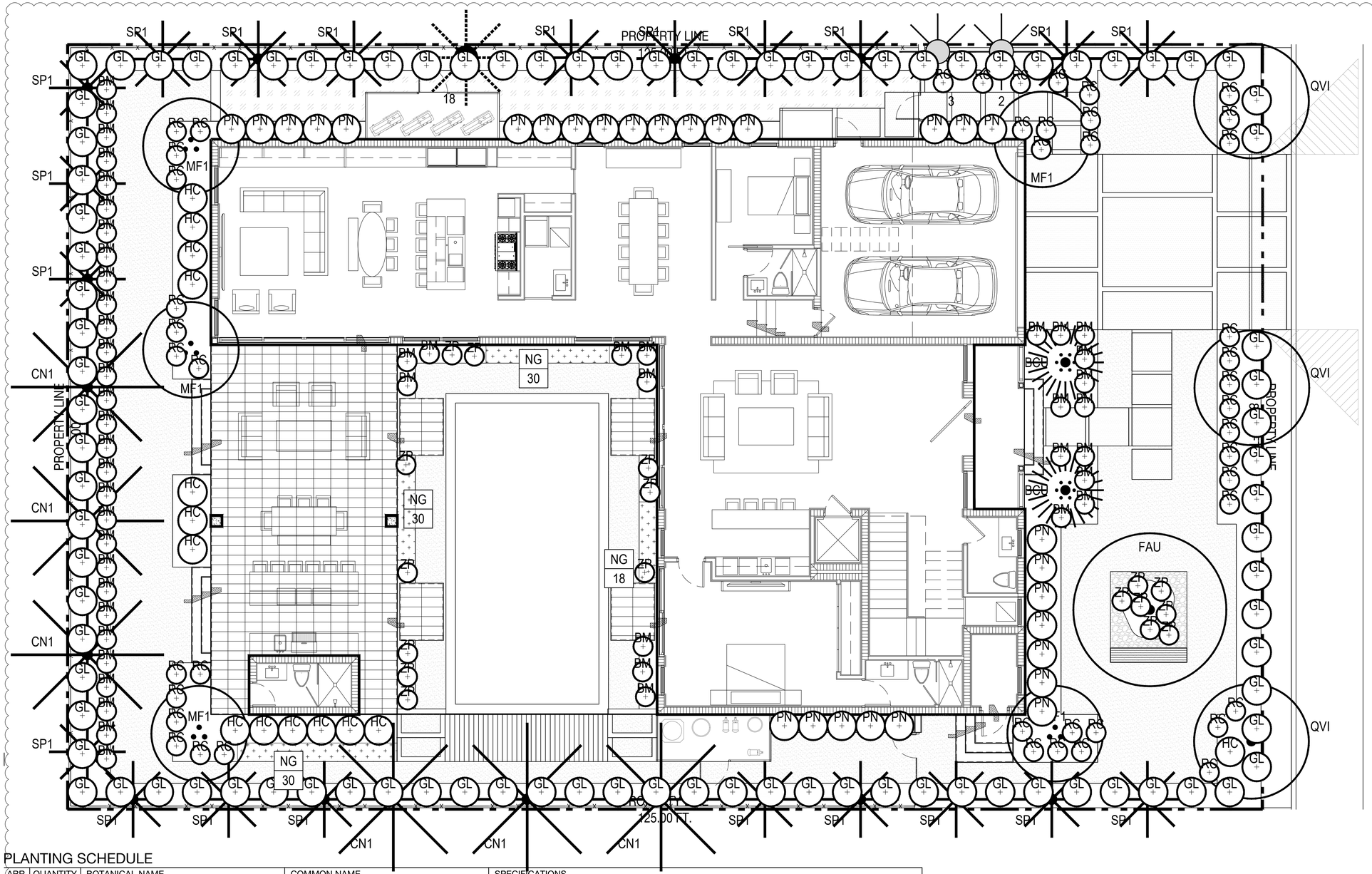
TREE DISPOSITION PLAN

DATE	ISSUE
09.21.2018	COORDINATION
09.25.2018	PERMIT
12.01.2018	P&Z SUBMITTAL



L102

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PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
MF1	5	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	100 GAL. TREE 16 FT. OA. 4 FT. CLEAR TRUNK SINGLE / STANDARD 4 IN. DBH
FAU	1	FICUS AUREA	FLORIDA STRANGLER FIG	FG. 20 FT. OA. 8 IN. DBH 8 FT. CLEAR TRUNK
QVI	3	QUERCUS VIRGINIANA	LIVE OAK	FG. 16 FT. OA. 8 FT. CLEAR TRUNK SINGLE / STANDARD 4 IN. DBH
PALMS				
BCU	2	BAMBUSA CHUNGII	TROPICAL BLUE BAMBOO	FG. CLUMP 18 FT. OA. - PROVIDE IMAGES FOR LA APPROVAL
CN1	10	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM	STRAIGHT TRUNK 12 FT. CT.
SP1	21	SABAL PALMETTO	SABAL PALM	BOOTED - 12 FT. CT. - REGENERATED
SHRUBS				
GL	94	GYMNANTHES LUCIDA	CRABWOOD	15 GAL. BUSH FORM 5 FT. HT. OA.
PN	34	PSYCHOTRIA NERVOSA	WILD COFFEE	7 GAL. 24" X 24"
HC	14	HELICONIA CARIBAEA X BIHAI 'JACQUINII'	HELICONIA	15 GAL. 4 FT. OA. MIN.
ACCENTS				
BM	50	PHILODENDRON BURLE MARX	SAME	3 GAL. 18" X 18"
ZP	43	ZAMIA PUMILA	COONTIE	7 GAL.
RC	46	PHILODENDRON GREEN CONGO	SAME	7 GAL.
MD	17	MONSTERA DELICIOSA	MEXICAN BREADFRUIT	7 GAL. 3' X 3'
BR	6	BOUGAINVILLEA 'RED'	RED BOUGAINVILLEA	7 GAL. GAL TRELLIS
GROUNDCOVERS				
EL	560	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL. 12" OC
NG	108	NEOMAROCA GRACILIS	APOSTLES IRIS	3 GAL. 18" OC
CONTRACTOR TO PROVIDE $2000 MISCELLANEOUS WHOLESALE PLANT ALLOWANCE. LANDSCAPE ARCHITECT TO TAG PLANTS AT NURSERY				

PLANTING LEGEND

- PROPOSED PALM
- PROPOSED TREE
- PROPOSED SHRUB / ACCENT
- PROPOSED VINE
- PROPOSED GROUNDCOVER (TYP #)

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REGISTERED LANDSCAPE ARCHITECT
STERLING TYLER NIELSEN
RLA 6667067
STATE OF FLORIDA

12.01.2018

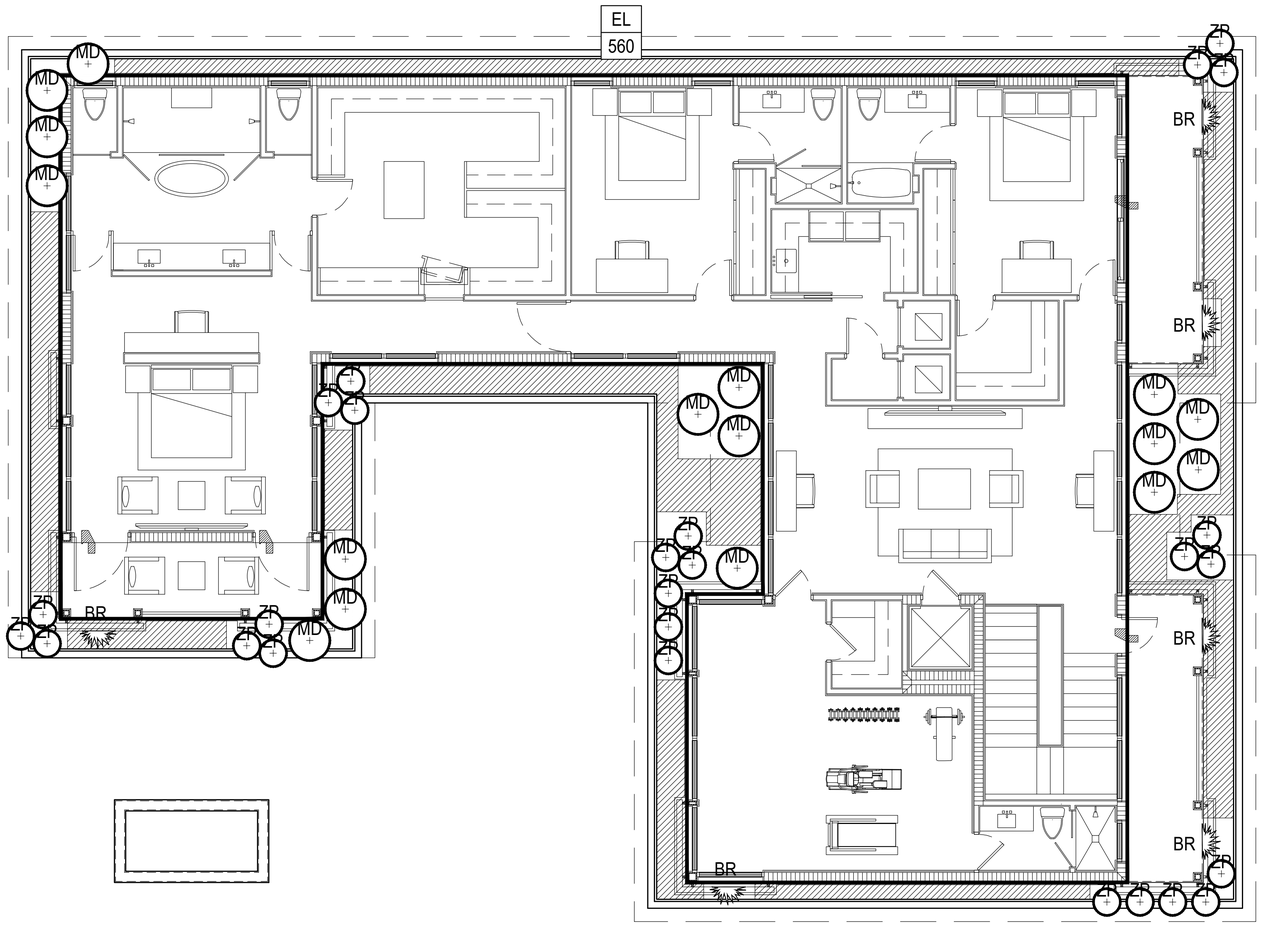
GROUND LEVEL PLANTING PLAN

DATE	ISSUE
09.21.2018	COORDINATION
09.25.2018	PERMIT
12.01.2018	P&Z SUBMITTAL

NORTH
0 2' 4'

LASI-1

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PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
MF1	5	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	100 GAL. TREE 16 FT. OA. 4 FT. CLEAR TRUNK SINGLE / STANDARD 4 IN. DBH
FAU	1	FICUS AUREA	FLORIDA STRANGLER FIG	FG. 20 FT. OA. 8 IN. DBH 8 FT. CLEAR TRUNK
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SP1	21	SABAL PALMETTO	SABAL PALM	BOOTED - 12 FT. CT. - REGENERATED
SHRUBS				
GL	94	GYMNANTHES LUCIDA	CRABWOOD	15 GAL. BUSH FORM 5 FT. HT. OA.
PN	34	PSYCHOTRIA NERVOSA	WILD COFFEE	7 GAL. 24" X 24"
HC	14	HELICONIA CARIBAEA X BIHAI 'JACQUINII'	HELICONIA	15 GAL. 4 FT. OA. MIN.
ACCENTS				
BM	50	PHILODENDRON BURLE MARX	SAME	3 GAL. 18" X 18"
ZP	43	ZAMIA PUMILA	COONTIE	7 GAL.
RC	46	PHILODENDRON GREEN CONGO	SAME	7 GAL.
MD	17	MONSTERA DELICIOSA	MEXICAN BREADFRUIT	7 GAL. 3' X 3'
BR	6	BOUGAINVILLEA 'RED'	RED BOUGAINVILLEA	7 GAL. GAL TRELLIS
GROUNDCOVERS				
EL	560	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL. 12" OC
NG	108	NEOMAROCA GRACILIS	APOSTLES IRIS	3 GAL. 18" OC

CONTRACTOR TO PROVIDE $2000 MISCELLANEOUS WHOLESALE PLANT ALLOWANCE. LANDSCAPE ARCHITECT TO TAG PLANTS AT NURSERY

PLANTING LEGEND

- PROPOSED PALM
- PROPOSED TREE
- PROPOSED SHRUB / ACCENT
- PROPOSED VINE
- PROPOSED GROUNDCOVER (TYP #)

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RLA 6667067
STATE OF FLORIDA

12.01.2018

SECOND LEVEL PLANTING

DATE	ISSUE
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09.25.2018	PERMIT
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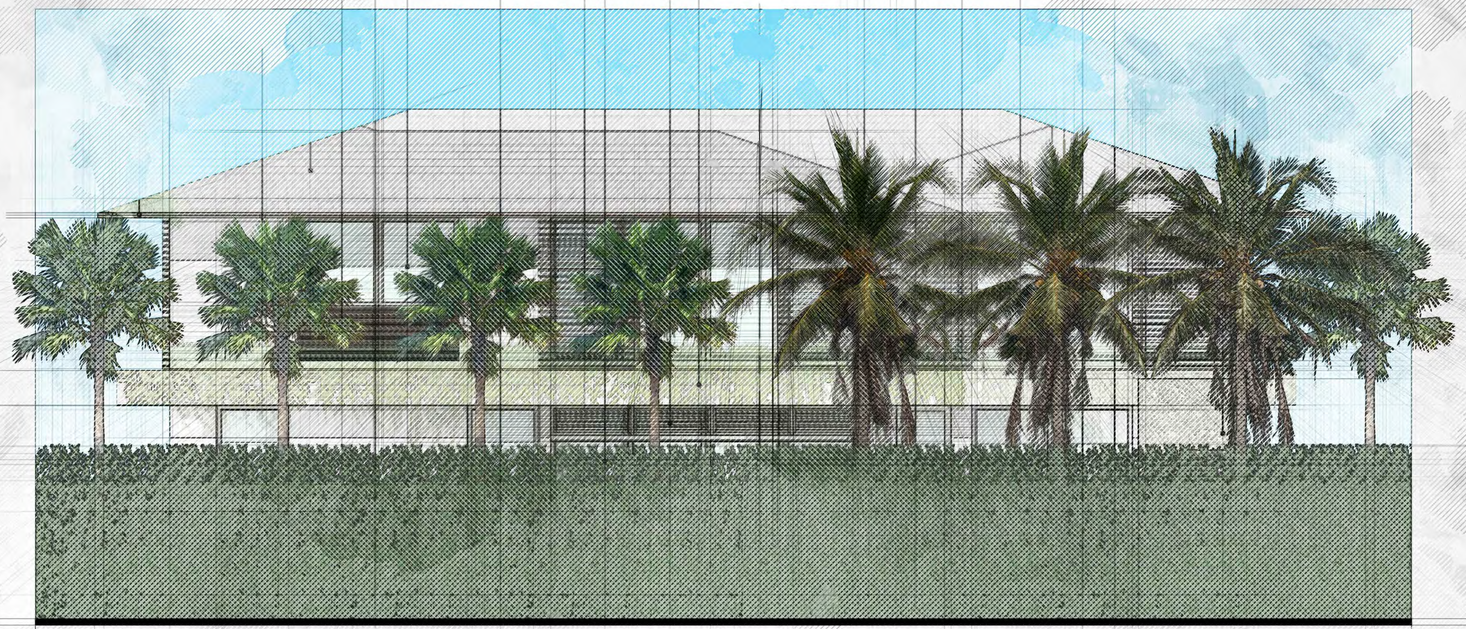
NORTH
0 2' 4'

LASI-2

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NORTH ELEVATION OF LANDSCAPE & ARCHITECTURE



SOUTH ELEVATION OF LANDSCAPE & ARCHITECTURE

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STEVEN TYLER NIELSEN
RLA 6667067
STATE OF FLORIDA

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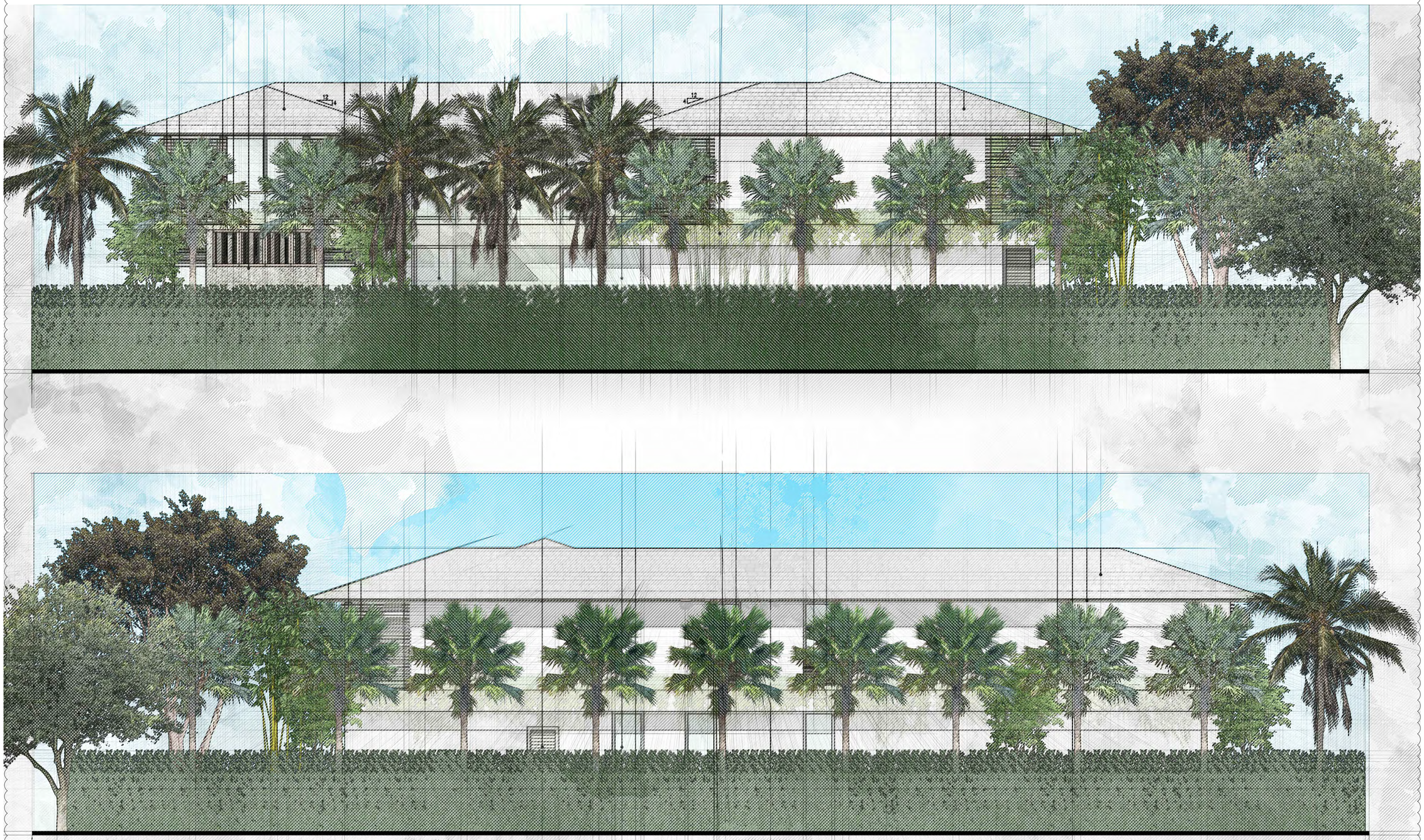
SITE PLANTING ELEVATIONS

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12.01.2018	P&Z SUBMITTAL

0 2' 4'

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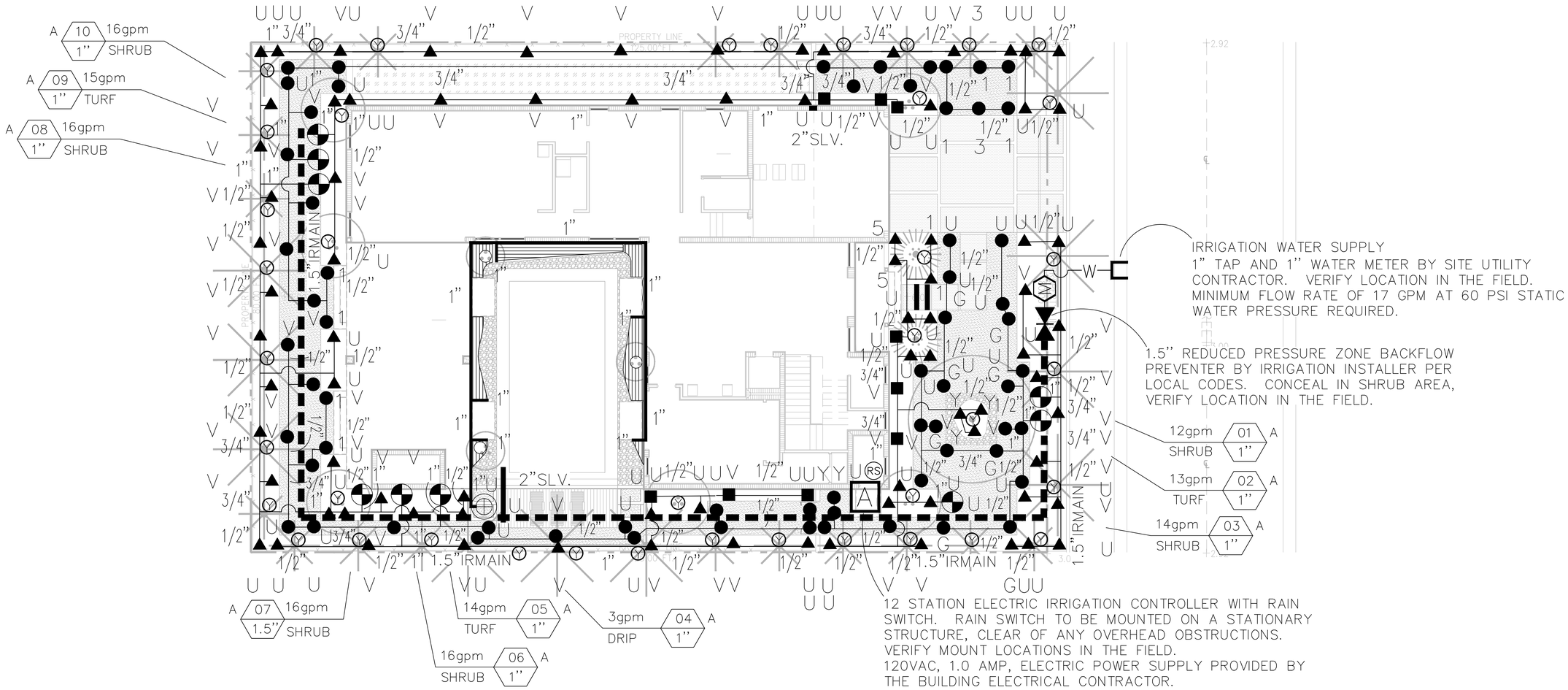
SITE PLANTING ELEVATIONS

DATE	ISSUE
09.21.2018	COORDINATION
09.25.2018	PERMIT
12.01.2018	P&Z SUBMITTAL

0 2' 4'

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SEAL (S TYLER NIELSEN – LA6667067)

09.25.2018

IRRIGATION PLAN – GROUND FLOOR

DATE	ISSUE
09.21.2018	COORDINATION
09.25.2018	PERMIT

Prevost Stamper Incorporated
Landscape Architecture & Irrigation Consultants
State of Florida LC # 26000505
PO Box 470431 Celebration, Florida 34747
phone (407) 566-9009 fax (407) 566-9008
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MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

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: December 31st, 2018

Subject: Single-Family Residence – New Construction
1280 101st Street
Bay Harbor Islands Acct. No.: MB2017-65
MMPA Acct. No.: 01-0702-1077

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated December 10th, 2018) and if felt to be acceptable, **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed in the summary section of this report, and a finding by the Board of the following:

1) Approval of the applicant's requested enhanced architectural articulation and detailing provided on the home facades to break up the massing of the structure in lieu of reducing the second story volume to 80% of the first floor pursuant to §23-11(A)(9).

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential

Zoning District: RD Single-Family District

General Location: 1280 101st Street

Legal Description: Lot 7, Block 26, "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 owners, Chase and Jennifer Berger, have submitted an application for a new single-family residence on an interior lot located at 1280 101st Street. The existing 2,167 sq. ft. single-story home built in 1949 is proposed to be demolished and replaced with a new two-story 6,336 sq. ft. under air conditioning home that has 5 bedrooms / 7½ baths, and a two (2) car garage. This is a modern flat-roofed style home with an outdoor recreational area with a covered terrace, courtyard pool, cabana bath, and outdoor kitchen. The overall height of the proposed structure is 27' above Base Flood Elevation (BFE), which complies with the 30' maximum height permitted in the RD Single-Family District on this interior lot when the point of the roof at which the slope begins is set back at least 15' from the sides, 40' from the front, and 20' from the rear lot lines.

The design has extensive building articulation exceeding the recently adopted Code requirements with 85% front, 79% rear, 70% left side, 50% right side, when a minimum of 50% is required on an elevation. A request to allow the second story volume to not be reduced to 80% of the first floor has been made in consideration of enhanced architectural articulation and detailing provided on the facades to break up the massing of the structure pursuant to the recently adopted Code requirements. Additionally, the plan complies with the minimum 50% open space in the front yard with 52.9% provided, and the minimum 40% overall open space now required for two-story homes with 47.1% provided.

The proposed landscaping is extensive and exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. The existing site has only two (2) small accent shade trees, both Pink Tabebuia that are 12' and 16' tall, that will be in the way of construction and unable to be relocated, and several invasive landscaping species that are being removed.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest revised Site Development Plans submitted for the construction of a new single-family home located at 1280 101st Street meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

1) This approval is based on the plans prepared by CMA Design Studio, Inc., dated December 10th, 2018 with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.

2) The PZB must approve the enhanced architectural articulation and detailing provided on the facades to break up the massing of the structure in lieu of reducing the second story volume to 80% of the first floor pursuant to §23-11(A)(9). If the PZB does not approve the requested modification the plans must be revised to meet the normal Code requirements.

AGENDA ITEM REPORT
January 15, 2019

ITEM NUMBER: 3.

ITEM: Discussion requested by Chair Steven Hurwitz regarding procedures to address significant variations from the Board approved plans to what the property owner/contractor has built. The intent is a case-study for discussion purposes only. Enclosed please find a sample of the plans approved for the project 9911 West Broadview Drive and photos that were currently taken at the job site. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 9911WbrdDr8.16.16PNZ
2. 8-16-16 PnZ
3. IMG_0061
4. IMG_0062
5. IMG_0063
6. IMG_0064
7. IMG_0065
8. IMG_0066
9. IMG_0069



ARCHITECTURE

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

LANDSCAPE

TD-1	TREE DISPOSITION PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS

OTHER APPLICABLE CODES:

1. 2014 FLORIDA BUILDING CODE (FIFTH EDITION) AND ALL AMENDMENTS
2. 2014 FLORIDA PLUMBING CODE
3. 2014 FLORIDA MECHANICAL CODE
4. 2014 TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES
5. 2014 NFPA 70 NATIONAL ELECTRIC CODE
6. FLORIDA STATE ENERGY CODE
7. 2014 FLORIDA STATE ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
8. 2014 NFPA 101 LIFE SAFETY CODE AND ADOPTED STANDARDS
9. 2014 NFPA 1 NATIONAL FIRE PREVENTION CODE (UNIFORM FIRE CODE)
10. 2014 NFPA 220 STANDARD ON TYPES OF BUILDING CONSTRUCTION

MAMANE RESIDENCE

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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www.abeincusa.com

ENRIQUE D. NUNEZ, RLA, ASLA
LANDSCAPE ARCHITECT
10235 S.W. 9TH TERRACE
MIAMI FL 33174
PH: 305 772-3557

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DRAWINGS FOR
MR. AND MRS. MAMANE
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

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

8/9/2016

COVER SHEET

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 16.007

SHEET # :

CV

PRINT DATE
8/8/2016

ZONING SUMMARY

	SF	ACRES		
LOT AREA	10,887	0.25 +/-		
LEGAL DESCRIPTION				
LOT 5, BLOCK 37, "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA				
FLOOD ELEVATION		8.0' NGVD		
THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL 12086C0144				
CROWN OF THE ROAD		4.23' NGVD		

ZONING CLASSIFICATION	RD (SINGLE FAMILY RESIDENTIAL DISTRICT)	
FUTURE LAND USE DESIGNATION	LD - LOW DENSITY RESIDENTIAL	
FLR	**ALLOWABLE**	**PROPOSED**
(DETERMINED BY THE SETBACKS)	N/A	
SETBACKS	**REQUIRED**	**PROPOSED**
FRONT (WEST, SOUTH):	25'-0"	25'-0" MINIMUM
REAR (NORTH):	15'-0"	15'-0"
SIDE (EAST):	10'-0"	10'-0" MINIMUM
MAXIMUM HEIGHT	**ALLOWABLE**	**PROPOSED**
MAXIMUM BUILDING HEIGHT	25'-0" above BFE	25'-0" above BFE
GROUND LANDSCAPE AREA	**REQUIRED**	**PROPOSED**
(LANDSCAPE DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	4,246 SF = 39.00%
LOT COVERAGE	**ALLOWABLE**	**PROPOSED**
(PERIMETER DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	3,693 SF = 33.92%

BUILDING DATA

FIRST FLOOR (A/C)	2,741 S.F.	
SECOND FLOOR (A/C)	3,583 S.F.	
GARAGE (NON-A/C)	709 S.F.	
COVERED PATIO, BALCONIES (NON-A/C)	418 S.F.	
TOTAL (A/C)	6,324 S.F.	
TOTAL (NON-A/C)	1,127 S.F.	
TOTAL GROSS S.□	□□□□**S.□**	

SITE DATA

BUILDING LOT COVERAGE		
1. MAIN RESIDENCE	2,741 S.F.	
2. GARAGE	709 S.F.	
IMPERVIOUS GROUND COVER	6,165 S.F.	56.7%
SLABS, WALKS, AND DRIVES	4,960 S.F.	45.6%
POOL DECK	643 S.F.	5.9%
WATER FEATURE, SWIMMING POOL	562 S.F.	5.2%
PERVIOUS GROUND COVER	4,722 S.F.	43.3%



LOCATION MAP
SCALE: NTS
2 SP-1

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

SITE PLAN
SCALE: 3/32" □ 1'-0"
1 SP-1

PERMIT ISSUE:

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SITE PLAN
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

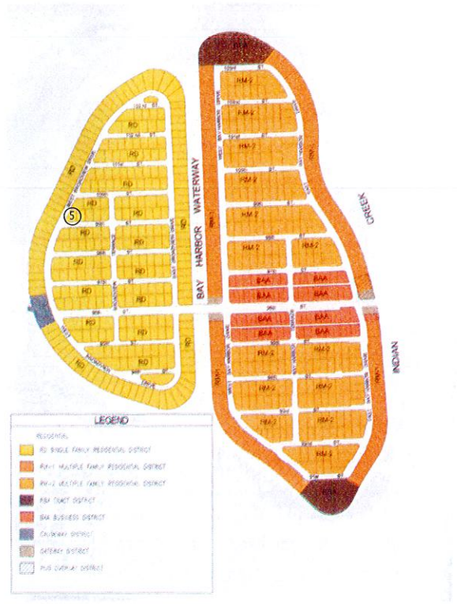
PROJECT #: 16.007

SHEET #: SP-1

PRINT DATE: 8/8/2016



PROPOSED NEW BUILDING



LAND DEVELOPMENT DESIGNATION MAP (RD)



POOL SIDE RENDERING



PROPOSED BUILDING LOCATION

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

SITE STATISTICS:
LAND USE: LD LOW DENSITY RESIDENTIAL

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5.	/

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Palm Beach: 561.243.3939
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DRAWINGS FOR
MR. AND MRS. MAMANE
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

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

8/9/2016

SITE DETAILS

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT #: 16.007

SHEET #: SP-2

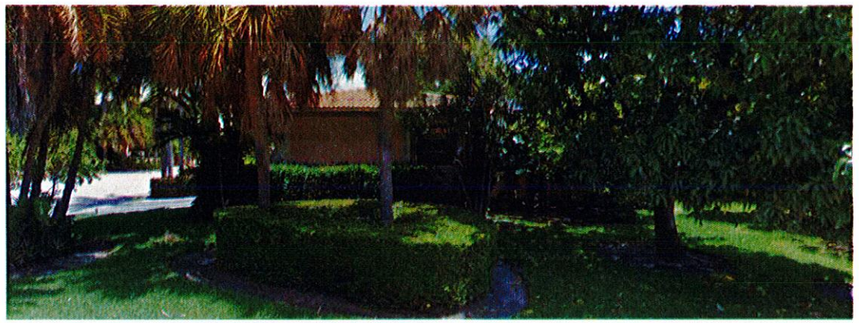
PRINT DATE: 8/8/2016



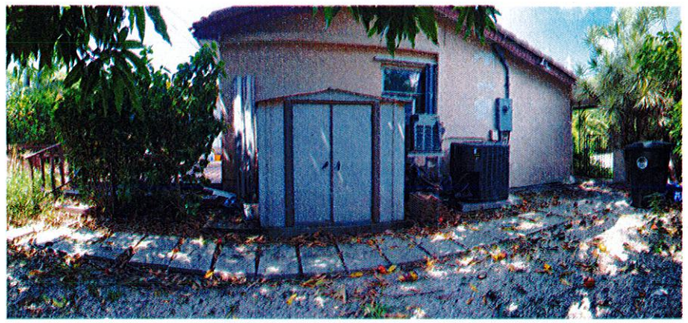
SUBJECT PROPERTY (LOOKING EAST)



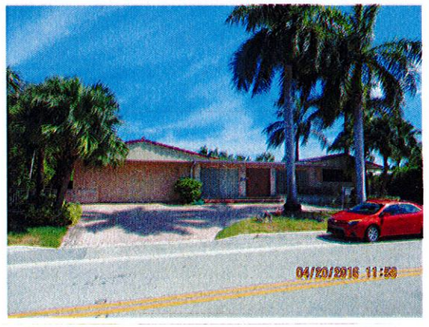
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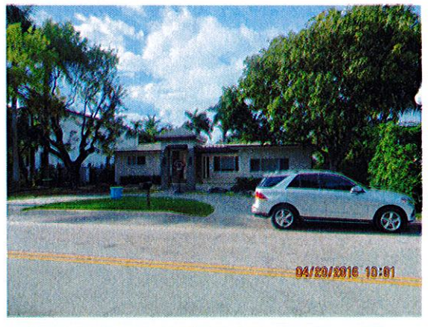
SUBJECT PROPERTY (LOOKING NORTH)



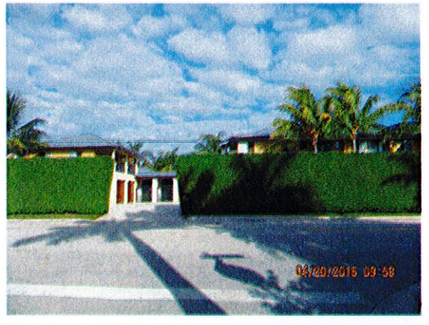
SUBJECT PROPERTY (LOOKING SOUTH)



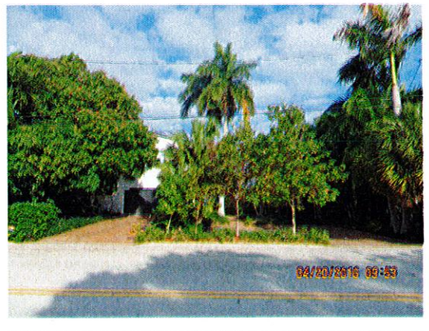
1351 99 STREET (ADJACENT ON EAST SIDE)



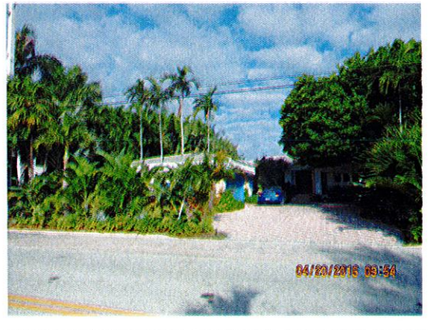
1360 99 STREET (ACROSS ON SOUTH SIDE)



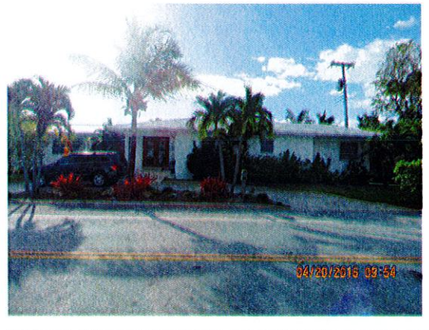
9900 W BROADVIEW (ACROSS ON SOUTHWEST SIDE)



9920 W BROADVIEW (ACROSS ON WEST SIDE)



9930 W BROADVIEW (ACROSS ON NORTHWEST SIDE)



9955 W BROADVIEW (ADJACENT ON NORTH SIDE)

PERMIT ISSUE:

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

AMERICAN BUILDING ENGINEERS

1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.5099
Palm Beach: 561.243.3939

Certificate of Authorization # 4732

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CONTEXT IMAGES

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 16.007

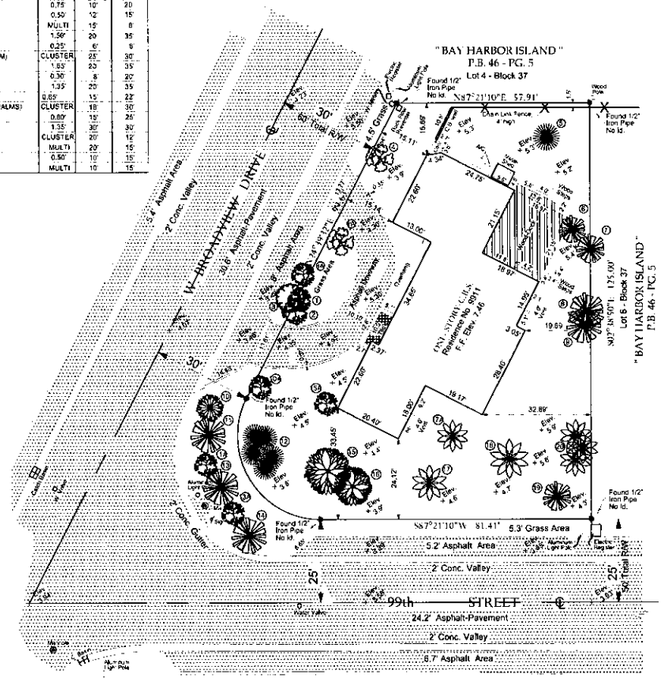
SHEET # : SP-3

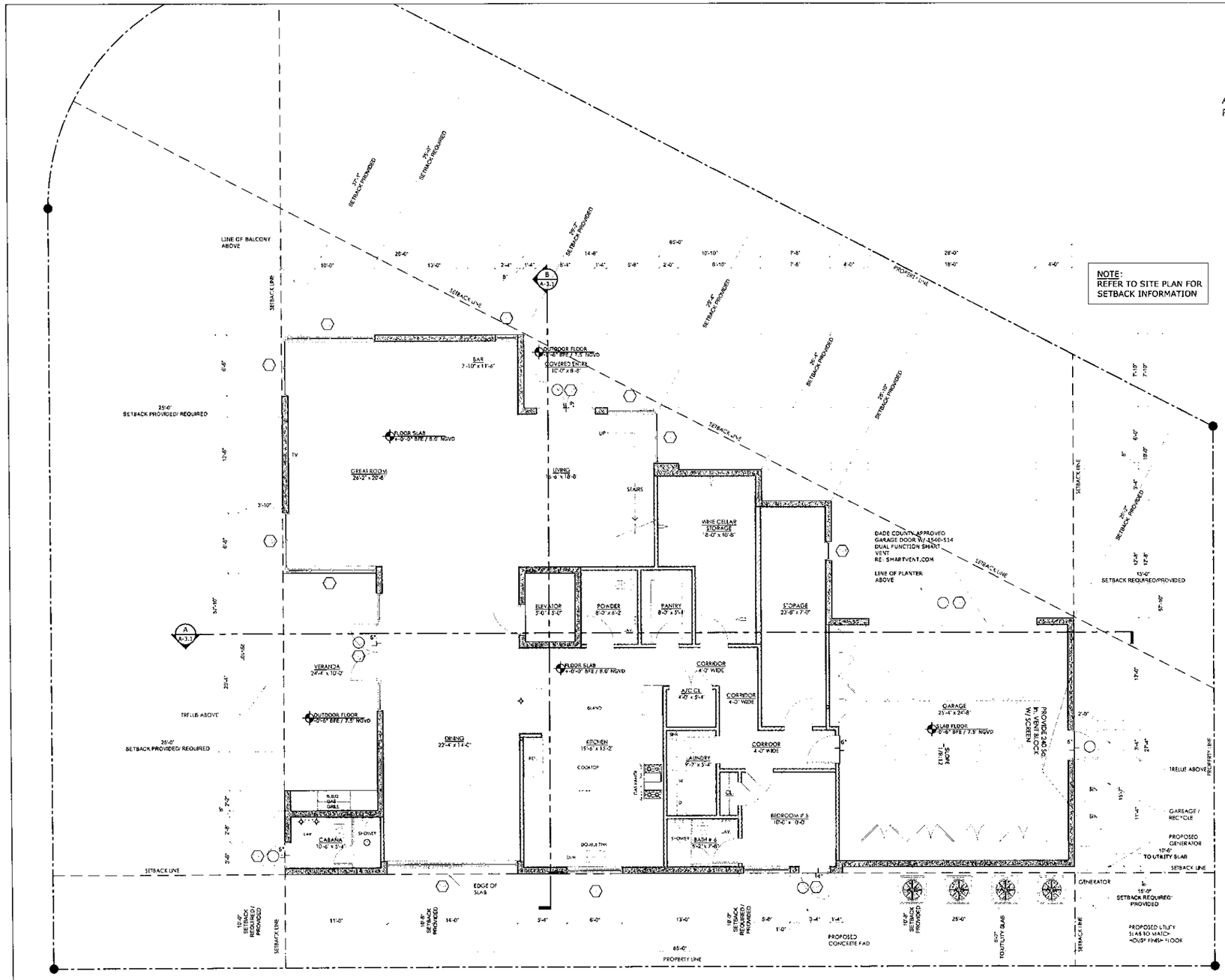
PRINT DATE: 8/8/2016

BOUNDARY & TREE SURVEY

TREE TABULATION				
No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
1	VEITCHIA MONTGOMERIANA (MONTGOMERY PALM)	0.75'	18'	40'
1A	PHOENIX ROEBELENII (PIGMY DATE PALM)	0.42'	18'	12'
2	VEITCHIA MONTGOMERIANA (MONTGOMERY PALM)	0.80'	18'	45'
3	SYAGRUS ROMANZOFFIANA (QUEEN PALM)	0.90'	22'	35'
3A	PTYCHOSPERMA ELENGANS (ALEXANDER PALM)	0.35'	5'	20'
4	HYOPHORBE LAGENICAULIS (BOTTLE PALM)	1.35'	7'	8'
5	MANGIFERA INDICA (MANGO)	2.65'	30'	45'
6	ROYSTONEA REGIA (ROYAL PALM)	1.35'	25'	30'
7	ROYSTONEA REGIA (ROYAL PALM)	0.80'	15'	20'
8	ROYSTONEA REGIA (ROYAL PALM)	1.00'	20'	25'
9	ROYSTONEA REGIA (ROYAL PALM)	0.75'	10'	20'
10	QUERCUS VIRGINIANA (LIVE OAK)	0.50'	12'	15'
10A	CORDIA BOISSIERI (WHITE GEIGER)	MULTI	15'	8'
11	ROYSTONEA REGIA (ROYAL PALM)	1.50'	20'	35'
11A	CORDIA BOISSIERI (WHITE GEIGER)	0.25'	6'	9'
12	PHOENIX RECLINATA (SENEGAL DATE PALM)	CLUSTER	25'	30'
13	ROYSTONIA REGIA (ROYAL PALM)	1.65'	23'	35'
13A	CORDIA BOISSIERI (WHITE GEIGER)	0.30'	8'	20'
14	ROYSTONEA REGIA (ROYAL PALM)	1.35'	20'	35'
15	SABAL PALMETTO (SABAL PALM)	0.65'	15'	22'
15A	PTYCHOSPERMA ELEGANS (ALEXANDER PALMS)	CLUSTER	18'	30'
16	SABAL PALMETTO (SABAL PALM)	0.60'	15'	25'
17	MANGIFERA INDICA (MANGO)	1.35'	30'	30'
17A	AVERRHOA CARAMBOLA (STAR FRUIT)	CLUSTER	20'	12'
18	PERSEA AMERICANA	MULTI	20'	15'
19	ROYSTONEA REGIA (ROYAL PALM)	0.50'	10'	15'
20	AVERRHOA CARAMBOLA (STAR FRUIT)	MULTI	10'	15'

NORTH


"BAY HARBOR ISLAND"
P.B. 46 - PG. 5
Lot 4 - Block 37
Found 1/2" Iron Pipe No Id.
N87°21'10"E 57.91'
Wood Pole
Chain Link Fence 4' High
N-BROADVIEW DRIVE
30' Total R/W
S.E. Asphalt Area
2' Conc. Valley
Asphalt Pavement
Conc. Slab
Gravel
Concrete
Overhead Utility Lines
Utility Pole
Water Meter
Water Valve
Elev. +5.6
Elev. +5.7
Elev. +5.8
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Elev. +165.6
Elev. +165.7
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Elev. +165.9
Elev. +166.0
Elev. +166.1



NOTES:

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

WATERPROOFING NOTES:

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

PARTITION LEGEND:

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

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0" A-1.1

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DRAWINGS FOR
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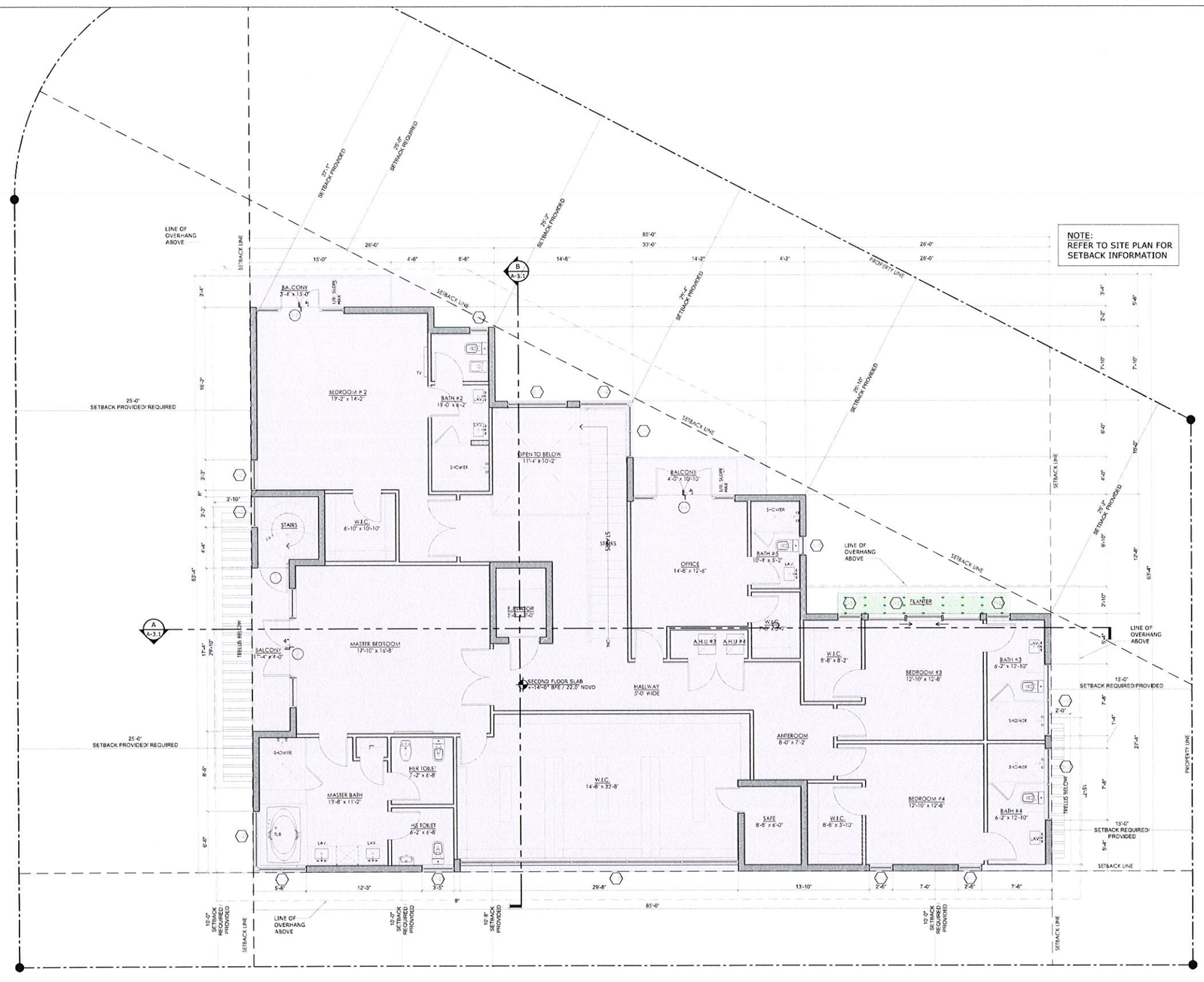
FIRST FLOOR PLAN

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT #: 16.007

SHEET #: A-1.1

PRINT DATE: 8/8/2016



NOTES:

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2. PROVIDE BACKING AT ALL BATHROOMS AND POWDER ROOMS FOR FUTURE GRAB BARS AND ACCESSORY LOCATION CABINETRY (TOWEL BARS, ETC)
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WATERPROOFING NOTES:

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3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

PARTITION LEGEND:

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

SECOND FLOOR PLAN

SCALE: 3/16" □ 1'-0"

1 / A-1.2

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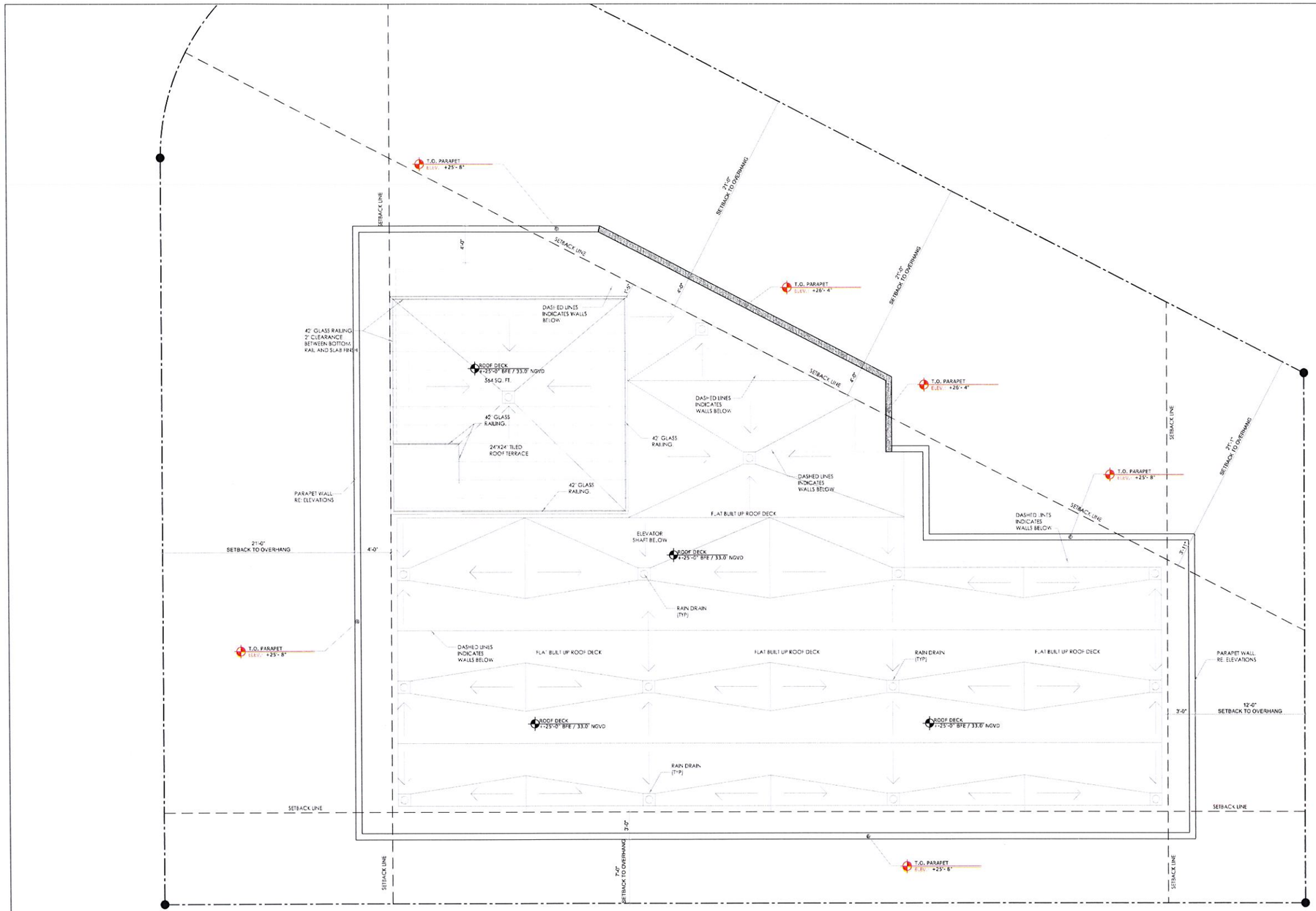
SECOND FLOOR PLAN

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

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SHEET #: A-1.2

PRINT DATE: 8/8/2016



ROOF PLAN

SCALE: 3/16" □ 1'-0"

1 / A-1.3

NOTES:

1. ROOF SLOPE 1/4" PER 1'-0" UNLESS OTHERWISE NOTED ON PLANS. TYP
2. ROOFING CONTRACTOR SHALL BE RESPONSIBLE AND CERTIFY THAT NOT WATER IS STANDING IN ROOF 48 HOUR AFTER RAINFALL.
3. ROOFING CONTRACTOR IS RESPONSIBLE TO PROVIDE SIGNED AND SEALED CERTIFICATION BY A FLORIDA REGISTERED ENGINEER PRACTICING IN 4 COUNTIES AREA (MONROE, DADE, BROWARD AND PALM BEACH) WHO DESIGNED THE INSTALLATION METHOD, CERTIFYING THE ROOF COMPLIES WITH THE REQUIRED WIND FORCE ORDINANCES OF THE FLORIDA BUILDING CODE.
4. ROOFING SYSTEM MUST HAVE A MIAMI-DADE PRODUCT APPROVAL NUMBER AND SUCH NUMBER SHALL BE SUBMITTED TO ENGINEER BY SHOP DRAWINGS SUBMISSION.
5. CLASS "A" ROOF COVERING AS DEFINED IN FBC 1505.
6. ROOF INSULATION R-VALUE R-19.

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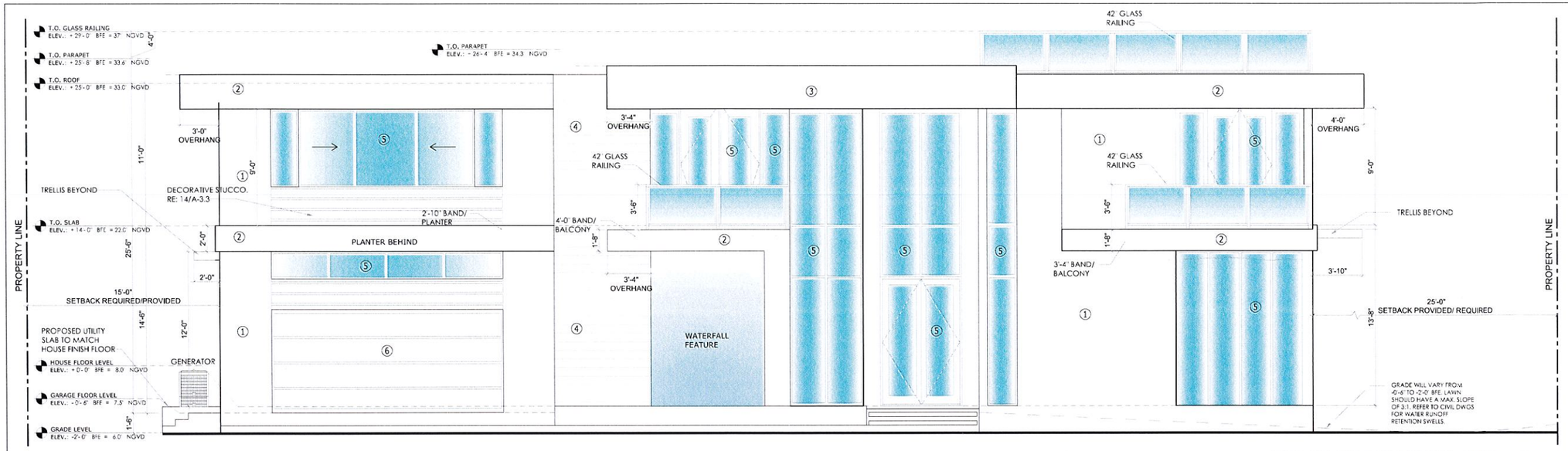
ROOF PLAN

9911 WEST BROADVIEW DRIVE
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PROJECT #: 16.007

SHEET #: A-1.3

PRINT DATE: 8/8/2016



FRONT/WEST ELEVATION

SCALE: 1/4" □1'-0" (1 / A-2.1)



FRONT/WEST ELEVATION RENDERING

SCALE: NTS (2 / A-2.1)

GENERAL NOTES:

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

EXTERIOR FINISH SCHEDULE

MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE GRAY CLOUD 2126-60
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE CHALK WHITE 2126-70
③	TRELLIS	METAL	BENJAMIN MOORE RACOON FUR 2126-20
④	SOFFIT/ TOWER ACCENT/ GATE	WOOD/ COMPOSITE	BURNISHED TEAK BROWN 0319
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE CHALK WHITE 2126-70

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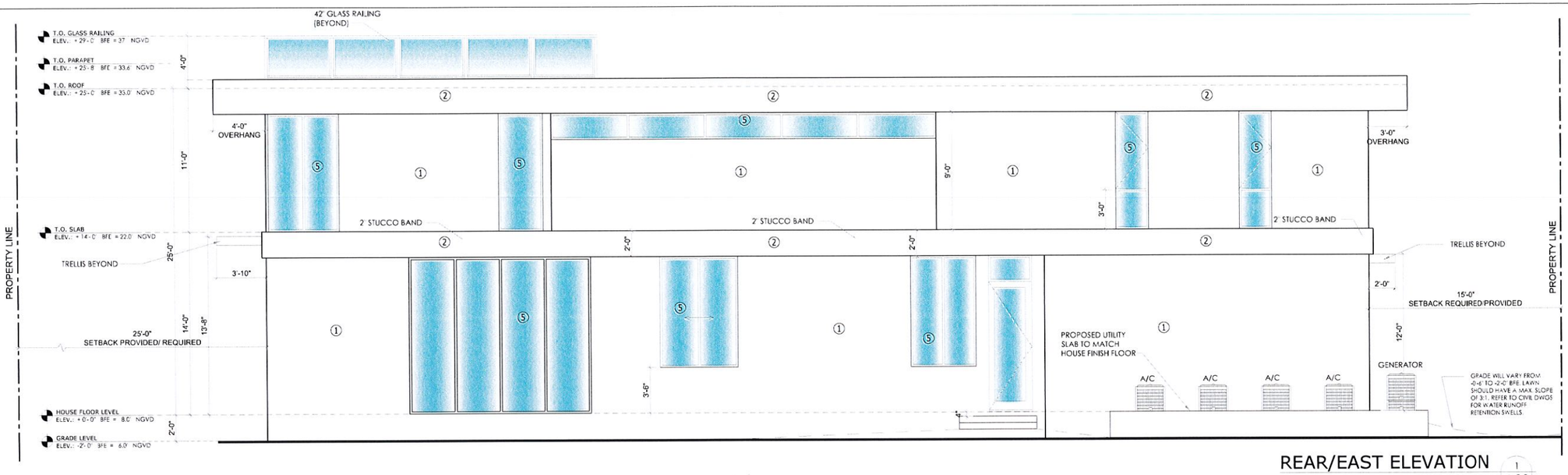
FRONT / WEST ELEVATION

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT #: 16.007

SHEET #: A-2.1

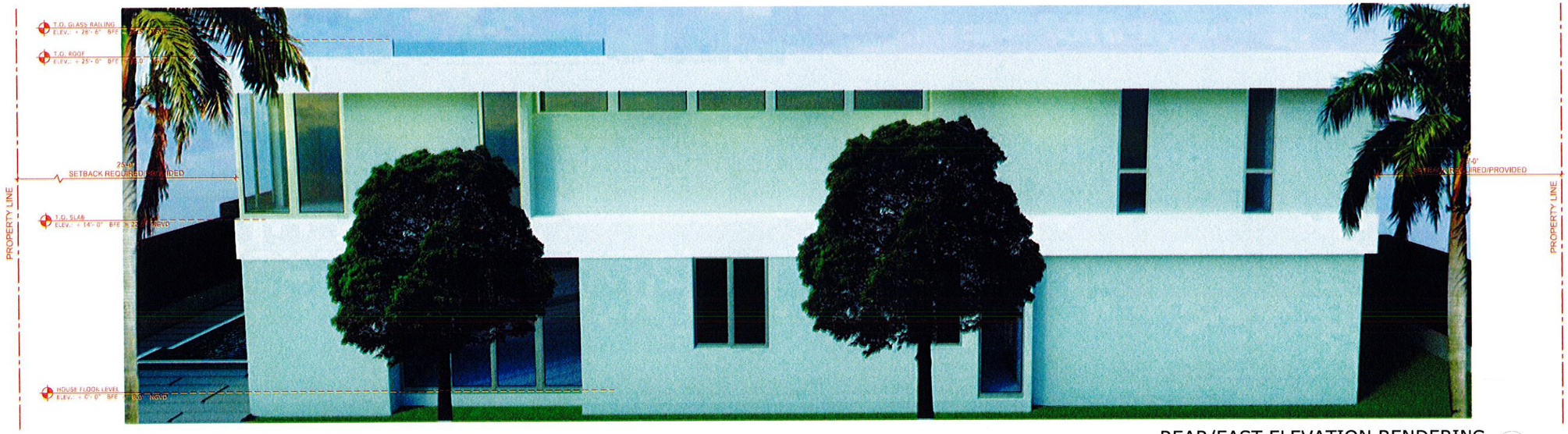
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REAR/EAST ELEVATION

SCALE: 1/4" □ 1'-0"

1 A-2.2



REAR/EAST ELEVATION RENDERING

SCALE: NTS

2 A-2.2

GENERAL NOTES:

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

EXTERIOR FINISH SCHEDULE

MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE GRAY CLOUD 2126-60
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE CHALK WHITE 2126-70
③	TRELLIS	METAL	BENJAMIN MOORE RACOON FUR 2126-20
④	SOFFIT/ TOWER ACCENT/ GATE	WOOD/ COMPOSITE	BURNISHED TEAK BROWN 0319
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE CHALK WHITE 2126-70

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DRAWINGS FOR
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9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

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REAR/ EAST ELEVATION

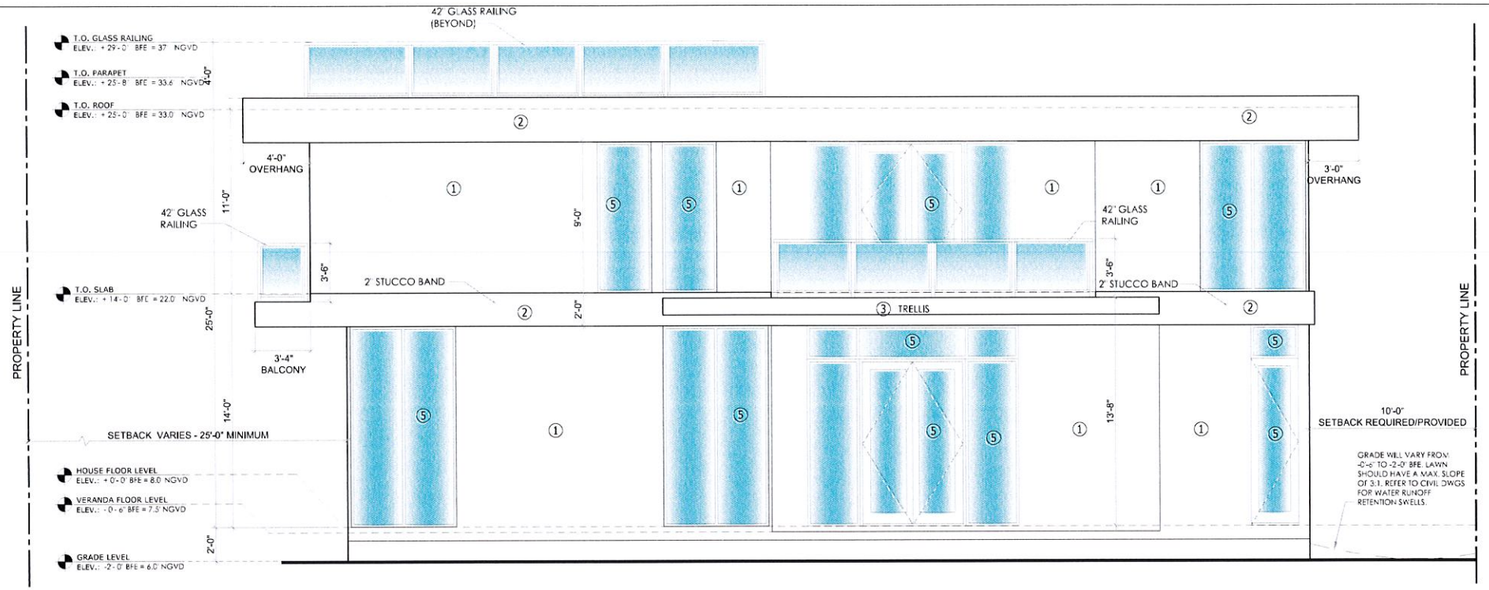
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PROJECT # : 16.007

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A-2.2

PRINT DATE:
8/8/2016



RIGHT/SOUTH ELEVATION (1) A-2.3
SCALE: 1/4" □ 1'-0"



RIGHT/SOUTH ELEVATION RENDERING (2) A-2.3
SCALE: NTS

GENERAL NOTES:

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4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE

MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE GRAY CLOUD 2126-60
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③	TRELLIS	METAL	BENJAMIN MOORE RACOON FUR 2126-20
④	SOFFIT/ TOWER ACCENT/ GATE	WOOD/ COMPOSITE	BURNISHED TEAK BROWN 0319
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE CHALK WHITE 2126-70

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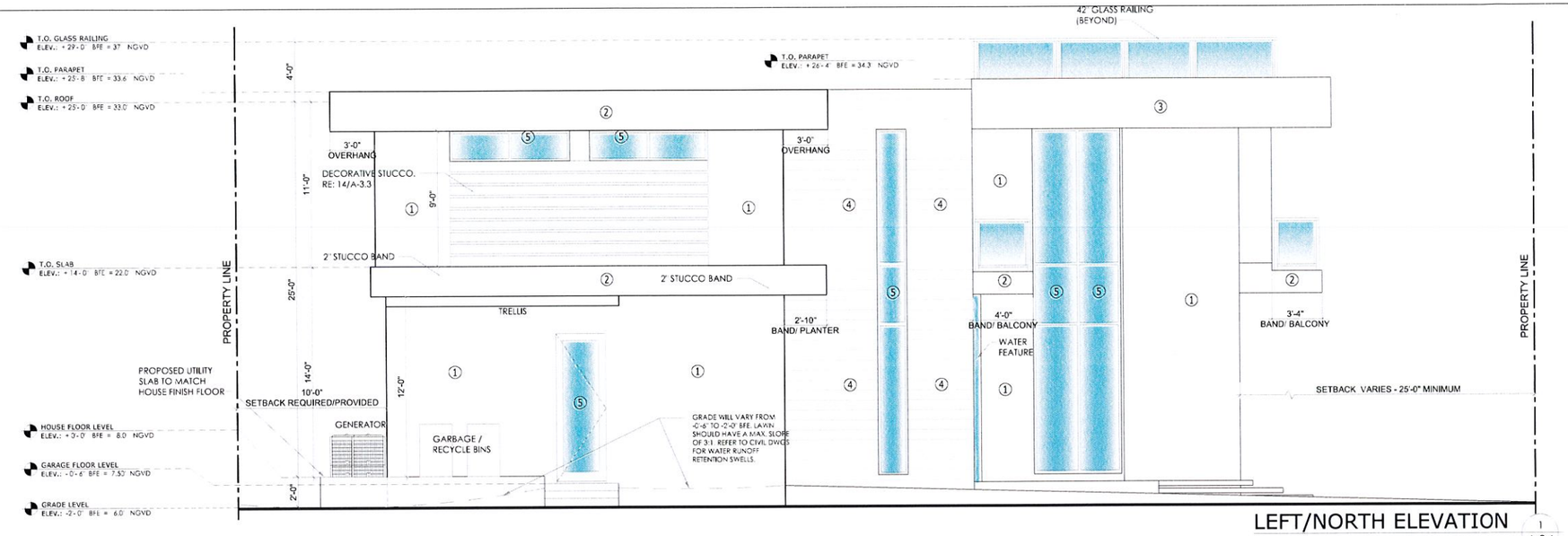
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RIGHT/ SOUTH ELEVATION
9911 WEST BROADVIEW DRIVE
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PROJECT #: 16.007

SHEET #: A-2.3

PRINT DATE: 8/8/2016



LEFT/NORTH ELEVATION

SCALE: 1/4" □1'-0"

1 A-2.4



LEFT/NORTH ELEVATION RENDERING

SCALE: NTS

2 A-2.4

GENERAL NOTES:

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4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE

MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE GRAY CLOUD 2126-60
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⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE CHALK WHITE 2126-70

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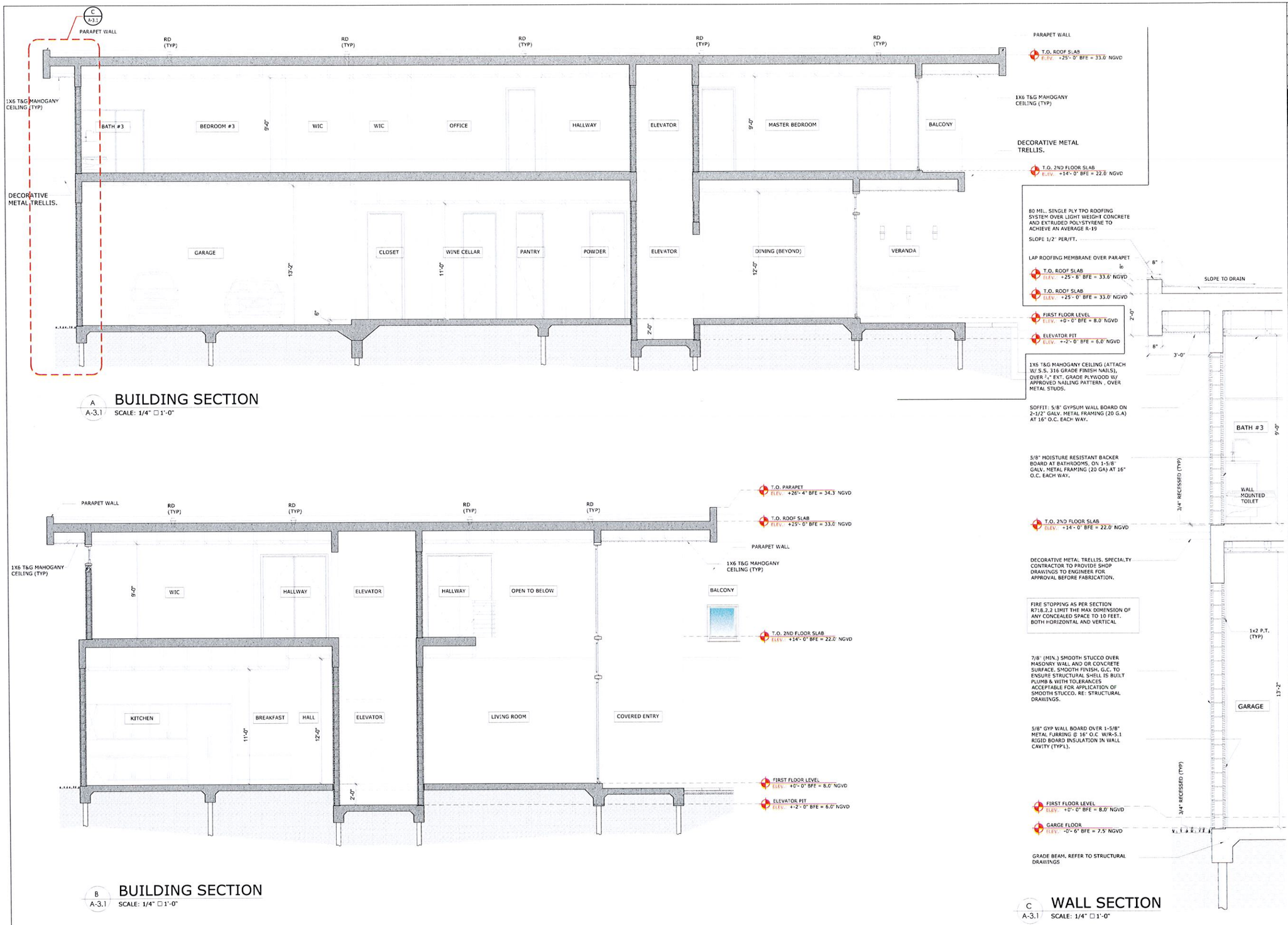
LEFT/ NORTH ELEVATION

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 16.007

SHEET # : A-2.4

PRINT DATE: 8/8/2016



A A-3.1 **BUILDING SECTION**
SCALE: 1/4" □ 1'-0"

B A-3.1 **BUILDING SECTION**
SCALE: 1/4" □ 1'-0"

C A-3.1 **WALL SECTION**
SCALE: 1/4" □ 1'-0"

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BUILDING SECTION
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 16.007

SHEET # : A-3.1

PRINT DATE: 8/8/2016

EXTERIOR DOOR SCHEDULE

MARK	TYPE	DOOR WIDTH/ HEIGHT	MATERIALS	SHUTTERS REQUIRED Y/N	COMMENTS	REMARKS
D-1	FRENCH DOOR	6'-4"x10'-0"	ALUMINUM / GLASS	N	IMPACT	20 MINUTES FIRE RATED (MINIMUM) - SEE FLOOR PLAN FOR LOCATION RECESS SLAB TO HAVE TOP OF TRACK LIP LEVEL W/ FINISH FLOOR- CONTRACTOR SHALL COORDINATE.
D-2	GARAGE DOOR	18'-0"x8'-0"	METAL	N	IMPACT	
D-3	SINGLE FRENCH DOOR	3'-4"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-4	SINGLE FRENCH DOOR	2'-10"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-4.1	SINGLE FRENCH DOOR	2'-10"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-5	F. DOOR W/ SIDELITES	12'-8"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-5.1	F. DOOR W/ SIDELITES	12'-8"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-6	F. DOOR W/ SIDELITES	10'-10"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-7	F. DOOR W/ SIDELITES	9'-4"x9'-0"	ALUMINUM / GLASS	N	IMPACT	

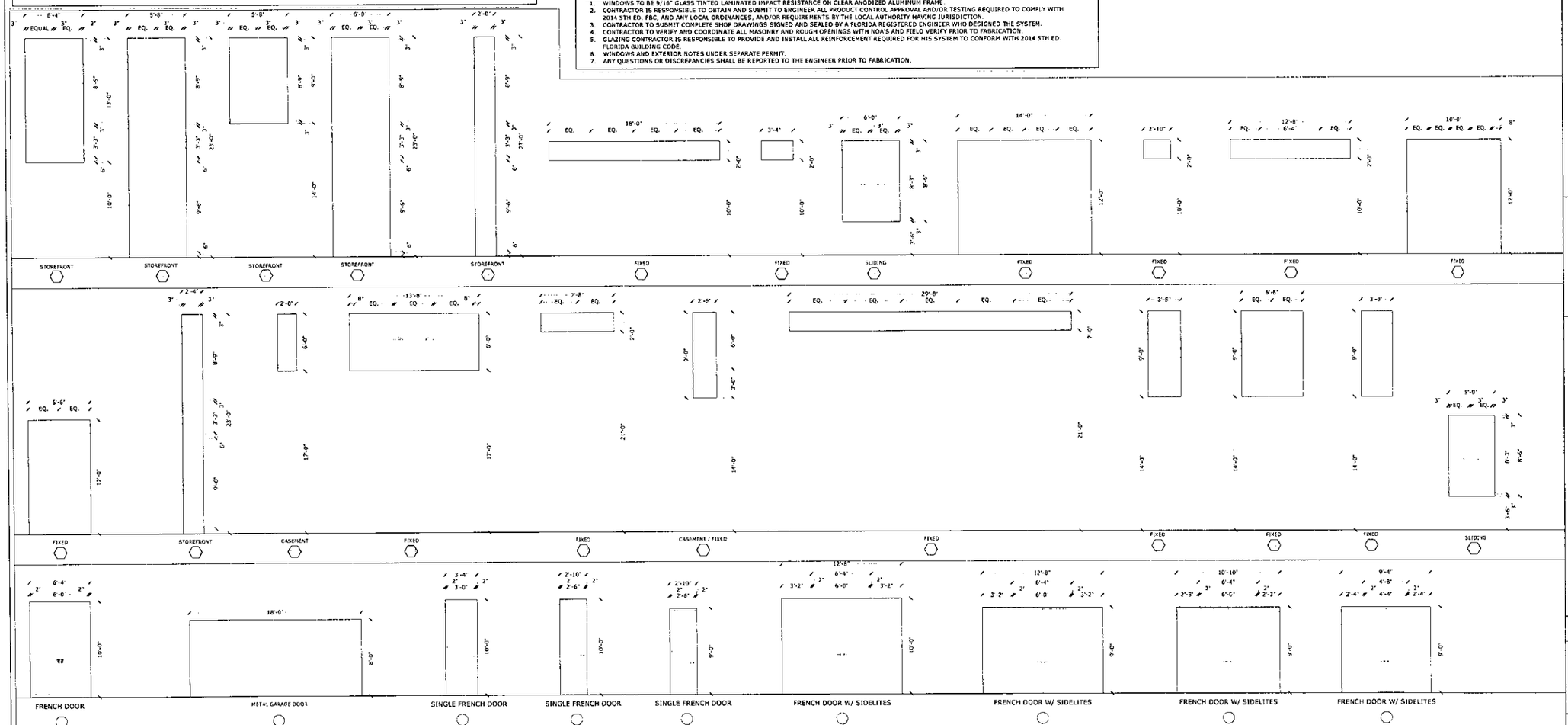
NOTES:
1. ALL EXTERIOR DOORS TO HAVE PRODUCT CONTROL APPROVAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL ON ALL SPECIAL ITEMS, WINDOWS, DOORS, GLASS SAMPLES, ETC.
2. ALL FIRE RATED DOORS SHALL HAVE FIRE RATED HARDWARE (TYP) REFER TO INTERIOR DOOR SCHEDULE FOR LOCATIONS.
3. ALL GLASS DOORS SHALL BE TEMPERED.
4. ALL FIRE RATED DOORS ASSEMBLY TO HAVE LABELS FROM MANUFACTURES BEFORE FIELD INSTALLATION.
5. ALL FIRE RATED DOORS TO HAVE CLOSERS AND AN ACTIVE LATCH BOLT THAT WILL SECURE DOOR WHEN CLOSED TO COMPLY WITH FBC.
6. DOOR AND TRIM IN ALL DWELLING UNIT A/C CLOSETS TO BE PAINTED WITH INTUMESCENT FIRE RETARDANT CLASS "A" PAINT ON THE SIDE FACING THE A/C CLOSET. PREPARATION AND APPLICATION TO BE EXECUTED PER MANUFACTURE'S SPECIFICATION SO AS TO ACHIEVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A FLAME SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50.
7. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AND EMERGENCY WHEN LOOKED.
8. AS PER NFPA 101 7-2.1.5.1 COMPLIANCE STATEMENT:
"DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOOKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE,OR EFFORT FOR OPERATION.
9. INTERIOR DOORS TO BE UNDERCUT 1"
10. CONTRACTOR TO VERIFY AND COORD. ALL MASONRY AND ROUGH OPENINGS WITH NOA'S AND FIELD VERIFY PRIOR TO FABRICATION.
11. ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION.

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

WINDOW SCHEDULE

MARK	TYPE	WINDOW WIDTH/ HEIGHT	MATERIALS	FINISH	SHUTTERS REQUIRED Y/N	COMMENTS
W-1	STOREFRONT	6'-4"x13'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-2	STOREFRONT	5'-8"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-2.1	STOREFRONT	5'-8"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-3	STOREFRONT	6'-0"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-4	STOREFRONT / SPANDREL	2'-0"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-5	FIXED	18'-0"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-6	FIXED	3'-4"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-7	SLIDING	6'-0"x8'-6"	AL.	ANODIZED	N	IMPACT GLASS
W-8	FIXED	14'-0"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-9	FIXED	2'-10"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-10	FIXED	12'-8"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-11	FIXED	10'-0"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-12	FIXED	6'-6"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-13	STOREFRONT / SPANDREL	2'-4"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-14	FIXED	2'-2"x5'-4"	AL.	ANODIZED	N	IMPACT GLASS
W-15	SLIDING	13'-8"x6'-4"	AL.	ANODIZED	N	IMPACT GLASS
W-16	FIXED	7'-8"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-17	CASEMENT / FIXED	2'-6"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-18	FIXED	29'-8"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-19	FIXED	3'-5"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-20	FIXED	6'-6"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-21	FIXED	3'-3"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-22	SLIDING	5'-0"x8'-6"	AL.	ANODIZED	N	IMPACT GLASS

NOTES:
1. WINDOWS TO BE 9/16" GLASS TINTED LAMINATED IMPACT RESISTANCE ON CLEAR ANODIZED ALUMINUM FRAME
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN AND SUBMIT TO ENGINEER ALL PRODUCT CONTROL APPROVAL AND/OR TESTING REQUIRED TO COMPLY WITH 2014 5TH ED. FBC, AND ANY LOCAL ORDINANCES, AND/OR REQUIREMENTS BY THE LOCAL AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER WHO DESIGNED THE SYSTEM.
4. CONTRACTOR TO VERIFY AND COORDINATE ALL MASONRY AND ROUGH OPENINGS WITH NOA'S AND FIELD VERIFY PRIOR TO FABRICATION.
5. GLAZING CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL REINFORCEMENT REQUIRED FOR HIS SYSTEM TO CONFORM WITH 2014 5TH ED. FLORIDA BUILDING CODE
6. WINDOWS AND EXTERIOR NOTES UNDER SEPARATE PERMIT.
7. ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION.



PERMIT ISSUE

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DOOR & WINDOW SCHEDULE

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # 16.007

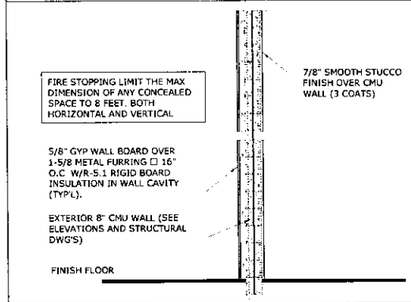
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PRINT DATE 8/8/2016

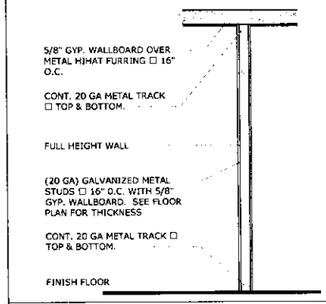
GENERAL NOTES

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

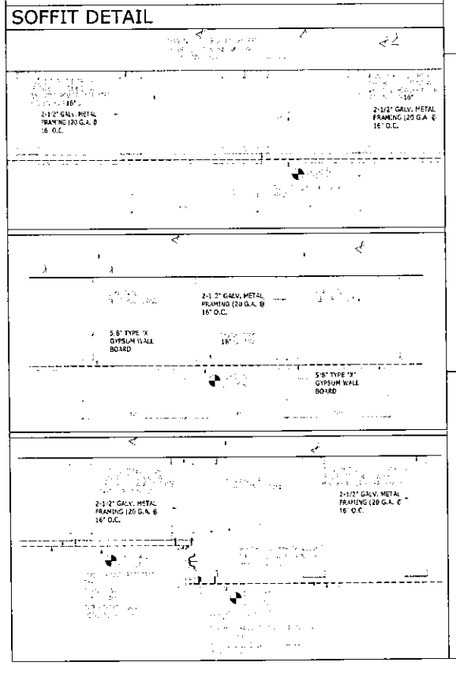
GYPSUM WALLBOARD FURRING (EXTERIOR WALL)



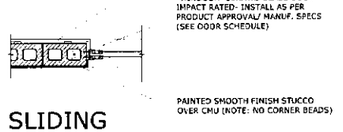
TYPICAL INTERIOR PARTITION (TYP)



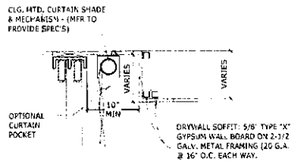
SOFFIT DETAIL



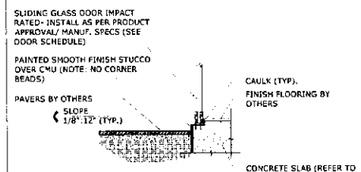
1 SLIDING DOOR JAMB DETAIL



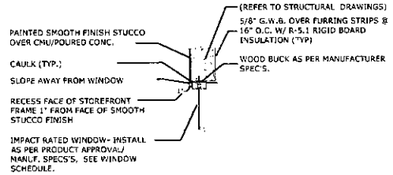
10 POCKET DETAIL



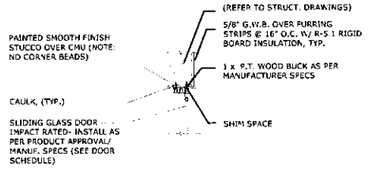
2 SLIDING DOOR THRESHOLD DETAIL



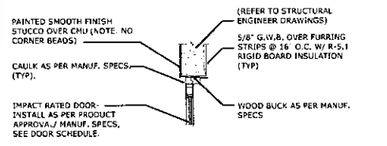
9 WINDOW HEAD DETAIL



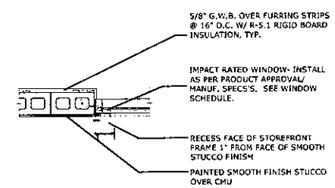
3 SLIDING DOOR HEAD DETAIL



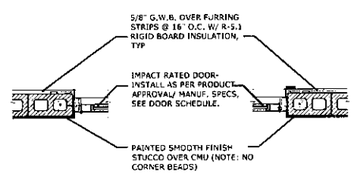
8 FRENCH DR. HEAD DETAIL



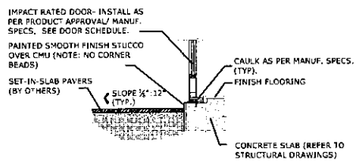
4 WINDOW JAMB DETAIL



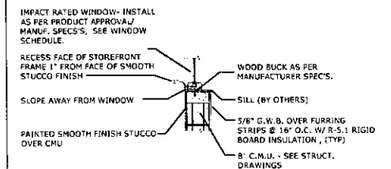
7 FRENCH DR JAMB DETAIL



5 FRENCH DR. THRESHOLD DETAIL



6 WINDOW SILL DETAIL

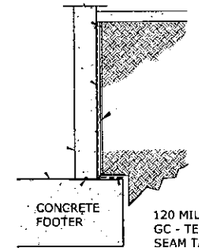


PARATERM BAR FASTENER @ 8" O.C. W/ DYMONIC 100 SEALANT (TYP.)

90 MILS TREMPROOF 250 GC

EUCLIDE IRONITE W/P

1" x 3/4" SUPERSTOP WATERSTOP SET IN DYMONIC 199 SEALANT AT ALL COLD JOINTS



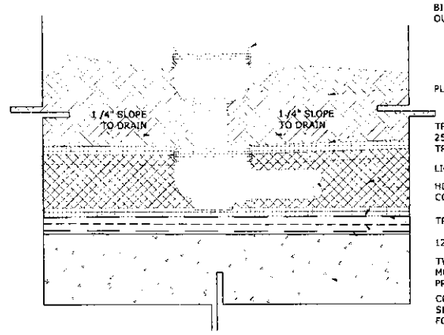
TREMDRAIN 1000 PF DRAINAGE MAT

HDPE-40 PROTECTIVE ROOT BARRIER COURSE

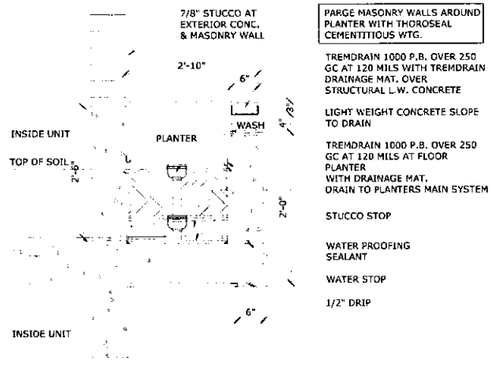
TREMCO DYMONIC 100 SEALANT

120 MILS TREMPROOF 250 GC - TERMINATE WITH SEAM TAPE OR NAILS

WATERPROOFING DETAIL (NTS) | 11



PLANTER DRAINAGE DETAIL (N.T.S) | 12



PLANTER DETAIL (N.T.S) | 13

GARAGE DECORATIVE STUCCO DETAIL (N.T.S) | 14

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8/9/2016

BUILDING DETAILS

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

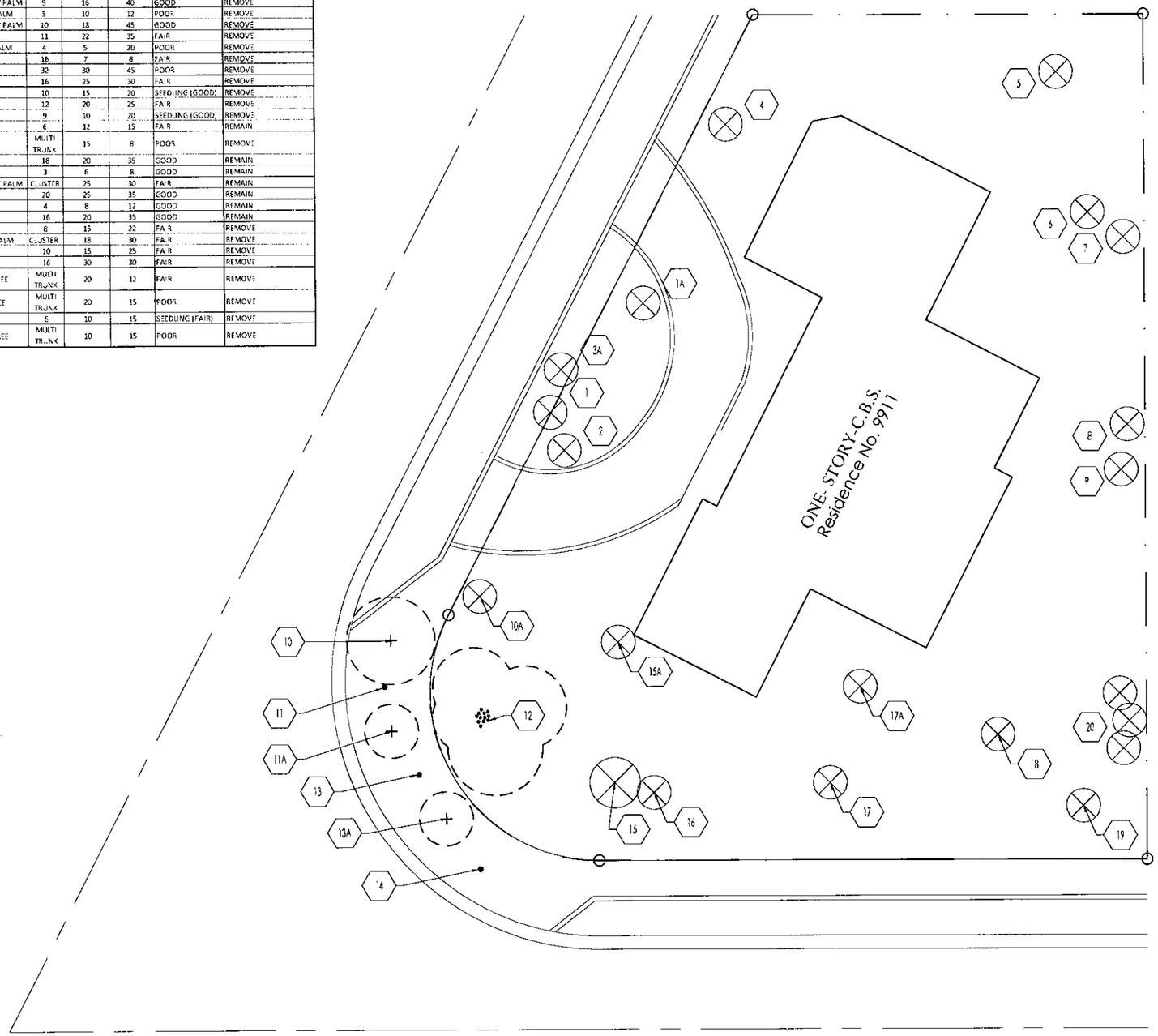
PROJECT #: 16.007

SHEET #: A-3.3

PRINT DATE: 8/8/2016

TREE DISPOSITION

NUMBER	BOTANICAL NAME	COMMON NAME	DBH (IN.)	SPREAD (FT)	HEIGHT (FT)	CONDITION	DISPOSITION
01	VEITCHIA MONTGOMERIANA	MONTGOMERY PALM	9	16	40	GOOD	REMOVE
01A	PHOENIX ROEBELENI	PIGMY DATE PALM	5	10	12	POOR	REMOVE
02	VEITCHIA MONTGOMERIANA	MONTGOMERY PALM	10	18	45	GOOD	REMOVE
03	SYAGRUS ROMANZOFFIANA	QUEEN PALM	11	22	35	FAIR	REMOVE
03A	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	4	5	20	POOR	REMOVE
04	HYOPHORBE LAGENICAULIS	BOTTLE PALM	16	7	8	FAIR	REMOVE
05	MANGIFERA INDICA	MANGO TREE	32	30	45	POOR	REMOVE
06	ROYSTONEA REGIA	ROYAL PALM	16	25	30	FAIR	REMOVE
07	ROYSTONEA REGIA	ROYAL PALM	10	15	20	SEEDLING (GOOD)	REMOVE
08	ROYSTONEA REGIA	ROYAL PALM	12	20	25	FAIR	REMOVE
09	ROYSTONEA REGIA	ROYAL PALM	9	10	20	SEEDLING (GOOD)	REMOVE
10	QUERCUS VIRGINIANA	LIVE OAK	6	12	15	FAIR	REMAIN
10A	CORDIA BOISSIERI	WHITE GEIGER	MULTI TRUNK	15	8	POOR	REMOVE
11	ROYSTONEA REGIA	ROYAL PALM	18	20	35	GOOD	REMAIN
11A	CORDIA BOISSIERI	WHITE GEIGER	3	6	8	GOOD	REMAIN
12	PHOENIX REC. NATA	SENEGAL DATE PALM	CLUSTER	25	30	FAIR	REMAIN
13	ROYSTONEA REGIA	ROYAL PALM	20	25	35	GOOD	REMAIN
13A	CORDIA BOISSIERI	WHITE GEIGER	4	8	12	GOOD	REMAIN
14	ROYSTONEA REGIA	ROYAL PALM	16	20	35	GOOD	REMAIN
15	SABAL PALMETTO	SABAL PALM	8	15	22	FAIR	REMOVE
15A	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	CLUSTER	18	30	FAIR	REMOVE
16	SABAL PALMETTO	SABAL PALM	10	15	25	FAIR	REMOVE
17	MANGIFERA INDICA	MANGO TREE	16	30	30	FAIR	REMOVE
17A	AVERRHOA CARAMBOLA	STAR FRUIT TREE	MULTI TRUNK	20	12	FAIR	REMOVE
18	PERSEA AMERICANA	AVOCADO TREE	MULTI TRUNK	20	15	POOR	REMOVE
19	ROYSTONEA REGIA	ROYAL PALM	6	10	15	SEEDLING (FAIR)	REMOVE
20	AVERRHOA CARAMBOLA	STAR FRUIT TREE	MULTI TRUNK	10	15	POOR	REMOVE



NOTES:
1. REFER TO TREE SURVEY PREPARED BY TERRAIN EXPERT SURVEYORS AND MAPPERS CORP., PLS, DATED 1-03-15.
2. PROVIDE TREE PROTECTION FENCING TO THE DRIPLINE OF EXISTING TREES AND PALMS TO REMAIN.
3. REFER TO MIAMI DADE COUNTY LANDSCAPE MANUAL FOR APPROVED TREE PROTECTION DETAIL

LEGEND:

EXISTING TREE OR PALM TO BE REMOVED
number

EXISTING TREE OR PALM TO REMAIN AND TO BE PROTECTED
number

TREE DISPOSITION PLAN
SCALE: 1/8" = 1'-0"

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Telephone: (305) 772-3557

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5/13/2016

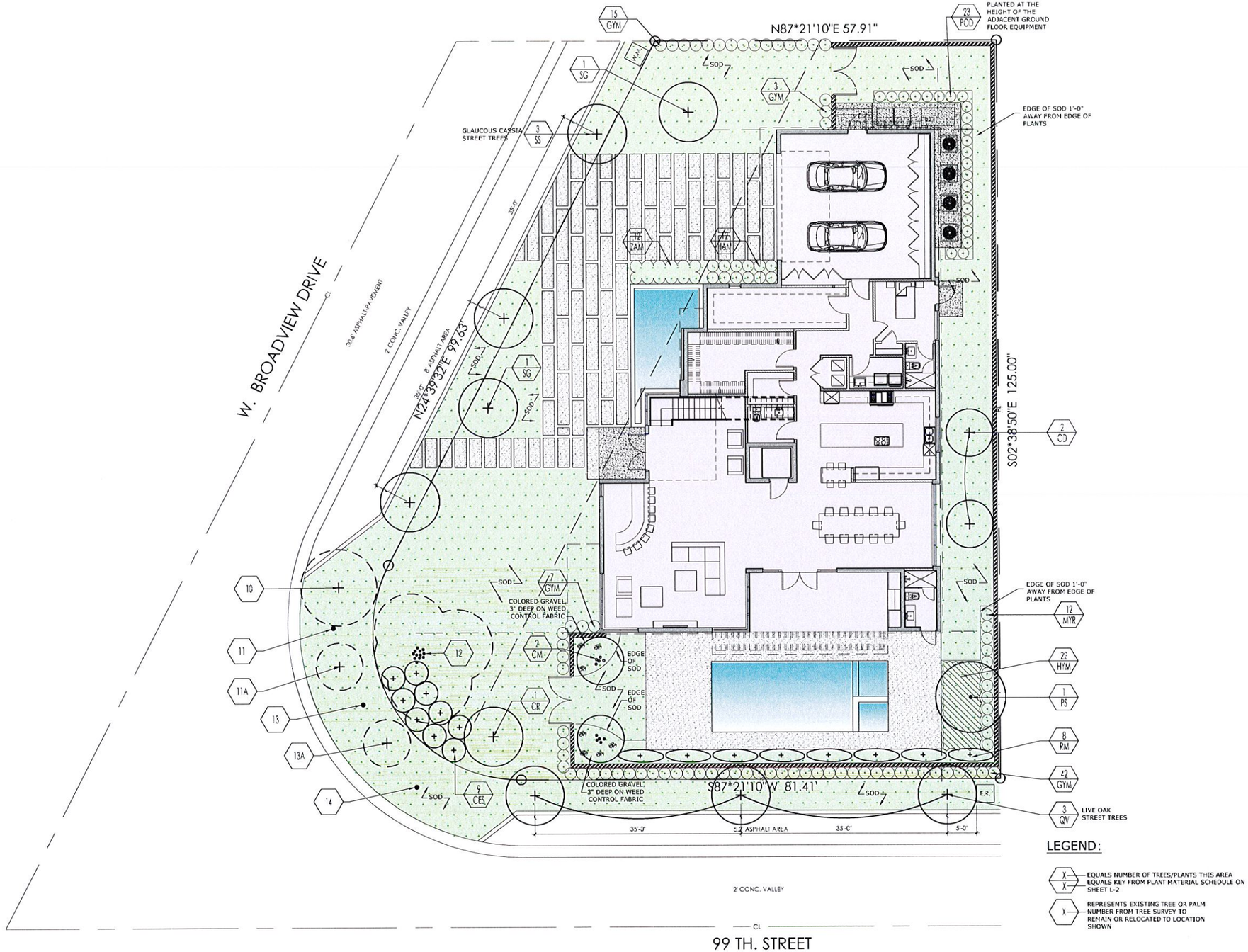
TREE DISPOSITION PLAN

9911 WEST BROADVIEW DRIVE
BAY HARBOR FL 33154

PROJECT #: 16.007

SHEET #: TD-1

PRINT DATE: 5/13/2016



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5/9/2016

LANDSCAPE PLAN

9911 WEST BROADVIEW DRIVE
BAY HARBOR FL 33154

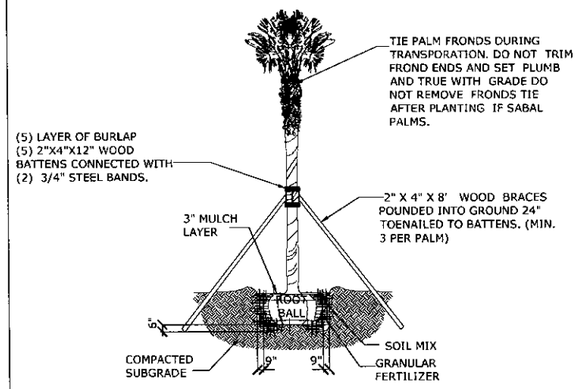
PROJECT #: 16.007

SHEET #: L-1

PRINT DATE: 5/13/2016

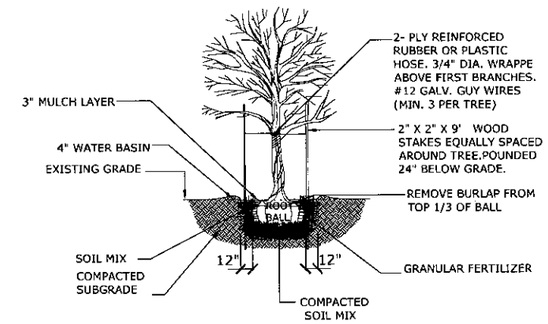
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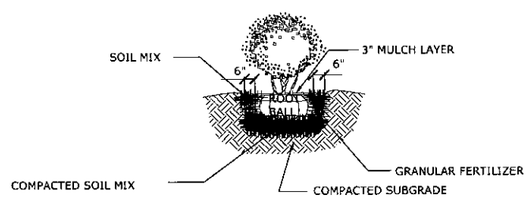
TYPICAL PALM PLANTING DETAIL

N.T.S.



TYPICAL TREE PLANTING DETAIL

N.T.S.



TYPICAL SHRUB PLANTING DETAIL

N.T.S.

GENERAL NOTES

1. PLANT QUALITY
ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN FLORIDA No.1 AS CLASSIFIED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARMENT OF AGRICULTURE. PLANT MATERIALS SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES; HEALTHY, VIGOROUS, FREE FROM INSECTS, DISEASE AND INJURY.

2. PLANTING SOIL
ALL PLANT MATERIALS WITH THE EXCEPTION OF PALM TREES AND BEACH MATERIAL SHALL BE PLANTED WITH THE FOLLOWING SOIL: 50% SAND AND 50% MUCK. THERE MUST BE A SLIGHT ACID REACTION TO THE SOIL WITH NO EXCESS OF CALCIUM OR CARBONATE. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION. ANY OTHER SOIL MIX MUST BE SUBMITTED TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

3. FERTILIZER
THE FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
FERTILIZER FOR TREES, SHRUBS, AND CONTAINERIZED GROUNDCOVERS AND VINES SHALL BE AS FOLLOWS: 5 LBS. FEC 3-24-0 #1308 AS MANUFACTURED BY FLORIDA EAST COAST FERTILIZER CO.,HOMESTEAD, FLORIDA, AND 2 LBS. FEC 15-8-8-#2500 OR EQUAL PER CUBIC YARD OF PLANTING SOIL.
FERTILIZER FOR GROUNDCOVER SEEDLING BEDS: BROADCAST 4 LBS. OF THE ABOVE MIX FOR EACH 500 SQUARED FEET OF BED AREA. FERTILIZER FOR TURF ESTABLISHMENT: BROADCAST 15 LBS. OF FEC 7-11-7 OR EQUAL PER 1,000 SQUARE FEET (650 LBS. PER ACRE).

4. MULCH:
MULCH SHALL BE SHREDDED PINE, EUCALYPTUS OR FLORIMULCH 100% MELALEUCA MULCH. ANY OTHER MULCH MUST BE SUBMITTED TO AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY.
PLANTING AREAS NOT COVERED BY GLASS/SOD SHALL BE MULCHED TO A DEPTH OF TWO INCHES TO PRESENT A FINISHED APPEARANCE THIS INCLUDES, BUT NOT LIMITED TO, ALL SHRUBS AND GROUNDCOVERS AREAS.

5. SOD
ALL AREA DESIGNATED AS "SOD" SHALL BE COVERED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD LAID OVER A FINELY GRADED, 2"DEEP SOIL BLANKET, FREE OF ROCKS.
SOD SHALL BE LAID WITH CLOSE ABUTTING JOINTS AND HAVE A SMOOTH FINISHED APPEARANCE.

6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED PLANT MATERIAL QUANTITIES AT SITE. IF ANY DISCREPANCY IS FOUND, CONTRACTOR SHALL STOP THE WORK AND NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

7. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN AND OVERHEAD UTILITIES OR CONSTRUCTION IN THE AREA OF THE PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF THE WORK, IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

8. REFER TO BOUNDARY & TREE SURVEY PREPARED BY E. LOPEZ SURVEYORS AND MAPPERS, CORP. DATED 11-05-2015, FOR EXISTING TREES AND PALMS INFORMATION.

LANDSCAPE LEGEND

TOWN OF BAY HARBOR ISLANDS LANDSCAPE CODE (SEC. 24-16)
ZONING DISTRICT: RD NET LOT AREA: 10,886 ACRES: .25 S.F.:10,886
RESIDENTIAL - SINGLE FAMILY HOME SITE

A. SHADE TREES REQUIRED*

	REQUIRED	PROVIDED
1. SINGLE- FAMILY NON-WATERFRONT LOT	5	6 (5 NEW TREES + 3 NEW PALMS + 1 EXISTING PALM + 8 NEW TRAVELERS TREES)
2. SINGLE- FAMILY WATERFRONT LOT	N/A	N/A
3. TWO- FAMILY LOT	N/A	N/A
4. NUMBER OF SHADE TREES IN FRONT YARD	2	2
5. NATIVE SPECIES REQUIRED - 50%	3	5
6. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRE-50%	3	5

B. STREET TREES

STREET TREES FRONTAGE (232' DIVIDED BY 35' O.C.)	7	10 (6 NEW TREES + 3 EXISTING TREES + 3 EXISTING PALMS)

C. SHRUBS REQUIRED**

1. SINGLE- FAMILY NON-WATERFRONT LOT	50	157
2. SINGLE- FAMILY WATERFRONT LOT	N/A	N/A
3. TWO- FAMILY LOT	N/A	N/A
4. NATIVE SPECIES REQUIRED - 50%	25	134
5. DROUGHT TOLERANT AND LOW	25	157 MAINTENANCE SPECIES REQUIRED-50%

D. MAXIMUM LAWN AREA ALLOWED***

1. 50% OF NET LOT AREA	5,443 max.	3,490 S.F.
2. PARKWAY SOD AREA		1,380 S.F.

NOTES:
*REQUIRED SHADE TREES AT TIME OF PLANTING MUST BE A MINIMUM OF: 12 FEET IN OVERALL HEIGHT; HAVE 4' OF CLEAR WOOD BEFORE BRANCHING; AND HAVE A 2-1/2" 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 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)
****5 REQUIRED SHADE TREES COMPRISED OF 2 PITCH APPLE, 2 PARADISE TREES, 2 PIGEON PLUMS, AND 1 EXISTING SENEGAL DATE PALM GROUP.

PLANT MATERIAL SCHEDULE

Key Symbol	Quantity New	Quantity Existing	Plant Name Botanical Name / Common Name	NATIVE Yes	NATIVE No	Size Specs. Ht. x Spr , Caliper
			TREES AND PALMS			
SS	3		Senna surattensis / Glaucous Cassia	X		12' Ht.x8' Spr.,2.5" Caliper min. 4' clear wood
QV	3		Quercus virginiana / Live Oak	X		12' Ht.x8' Spr.,2.5" Caliper min. 4' clear wood
SG	2		Simarouba glauca / Paradise Tree	X		12' Ht.x8' Spr.,2.5" Caliper min. 4' clear wood
CR	1		Clusia rosea / Pitch Apple Tree	X		12' Ht.x8' Spr.,2.5" Caliper min. 4' clear wood
CD	2		Coccoloba diversifolia / Pigeon Plum	X		12' Ht.x8' Spr.,2.5" Caliper min. 4' clear wood
CM	2		Caryota mitis / Fishtail Palm		X	14' Ht. Multi-trunk, full.
PS	1		Phoenix sylvestris / Silver Date Palm		X	min. 8' clear wood
RM	8		Ravenala magadascariensis / Travelers Tree		X	12' Ht. Heavy clump
			SHRUBS AND GROUND COVERS			
MYR	12		Myrcianthes fragans / Simpson Stopper	X		36" Htx24" Spr., 7 gal., 24"o.c.
CES	9		Conocarpus erectus 'sericeus' Silver Bottonwood	X		36" Ht.x36" Spr., 7 gal. cont., 4'o.c.
ZAM	12		Zamia floridana/ Coontie	X		24" Spr., 3 gal. cont.
GYM	67		Gymnanthes lucida / Crabwood	X		36" Htx24" Spr., 7 gal. cont., 24"o.c.
HAM	12		Hamelia patens / Firebush	X		24" o.a., 3 gal. cont.
HYM	22		Hymenocallis latifolia / Spider Lily	X		12" Spr., 1 gal. cont., 12" o.c.
POD	23		Podocarpus macrophyllus / Japanese Yew		X	5' HT. X 2' spr., 24" o.c. Shrubs shall be equal to the height of the equipment at the time of planting

EXISTING TREES & PALMS (To Remain)

Key Symbol	Quantity	Plant Name Botanical Name / Common Name	NATIVE Yes	NATIVE No	Size Specs. Ht. x Spr , Caliper
10	1	Quercus virginiana/ Live Oak	X		15' Ht.x12' Spr.
11	1	Roystonea regia / Royal Palm	X		35' Ht.x20' Spr.
11A	1	Cordia boissieri / White Geiger	X		8' Ht.x6' Spr.
12	1	Phoenix reclinata/ Senegal Date Palm		X	30' Ht.x25' Spr.
13	1	Roystonea regia / Royal Palm	X		35' Ht.x25' Spr.
13A	1	Cordia boissieri / White Geiger	X		12' Ht.x8' Spr.
14	1	Roystonea regia / Royal Palm	X		35' Ht.x20' Spr.

NOTE:
REPLACEMENT CANOPY PROVIDED: 6,400 S.F.
QTY. 11 - SHADE TREE 1 AT 500 S.F. CANOPY CREDIT: 5,500 S.F.
QTY. 3 - PALM 1 AT 300 S.F. CANOPY CREDIT: 900 S.F.

REFER TO TREE DISPOSITION PLAN, SHEET TD-1

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PERMIT ISSUE

REVISIONS:	DATE:
1.	05/13/16
2.	07/07/16
3.	/
4.	/
5.	/

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

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DRAWINGS FOR
MR. AND MRS. MAMANE
9911 WEST BROADVIEW DRIVE
BAY HARBOR FL 33154

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE
5/13/2016

LANDSCAPE PLAN

9911 WEST BROADVIEW DRIVE
BAY HARBOR FL 33154

PROJECT #: 16.007

SHEET #: L-2

PRINT DATE: 5/13/2016

MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS

A Planning & Zoning Board Meeting was held Tuesday August 16, 2016 at 7:03 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 Bebchik	Board Member Jed Frankel
Board Member Oscar Sklar	Board Member Thomas Telesco

Item 1. Request for approval for a new single family home for "Pro-Nan IV, LLC c/o Prosper Mamane" located at 9911 W. Broadview Drive, Lot 5 of Block 37. On July 19, 2016 the Board denied the project. The owner has made revisions to the plan as requested. They are proposing to construct a new two story single family home with approximately 6,324 square feet of a/c living space with a two car garage, pool, and a pool deck in the side yard (street) yard of the property fronting 99 Street. The residence will have 5 bedrooms, seven full bathrooms, 1 half bathroom and an office that can be also considered a bedroom.

Architect, Abe Borujerdi, came forward to address the Board. The applicant proposed a two story single family home. The team has addressed all of the Board comments and made all of the recommended correction as follow:

1. Elimination of a structural column reflect on page CB 1.1
2. Water fountain depth changed to 18 inches.
3. Roof overhand has been soften throughout the building.
4. Wine cellar, e-grass window was not required.
5. Reverse the shower and toilet to the bathrooms, reflected on sheet a1.2
6. Wood finished was added to the wrapped around fence, reflected on sheet SP1.
7. Bedroom #5 added an e-grass window, shown on sheet a1.1
8. Eliminated the black paint on the front door, and changed to white paint.
9. Overhand has been extended 4 feet to the east and south side.

There was a brief discussion from the board on the proposed materials; horizontal bands; colors; opposed to the black lines on the reveal; trellis; roof top; and tower height.

PUBLIC COMMEMT

Frances Neuhut, 9920 Broadview Dr. came forward to address the Board. She reminded the Board that the Town Council recently made changes to the landscape requirements.

CLOSED PUBLIC COMMENT

Town Clerk Siegel, the new code applies to insisting home that are renovated, if they add 200 square feet you must comply with the landscaping requirements.

ACTION: Vice Chair Gavcovich made a motion to approve the project subject to the following conditions:

1. Reduce of the parapet around the entire house to 25'8''.
2. Raise the tower to 26'4''.
3. No black paint on the recess stucco bands.
4. The column north of the front door, to be steel / aluminum to match the windows system.
5. Reduce the driveway that runs parallel to the house, from 15 to 12 feet, to be push back to the East of the property line.
6. The band between first and second floor around the house to be 2 inches.

Board Member Telesco seconded the motion and it passed unanimously.

Item 2. Any other business concerning the Board.

Town Clerk Siegel announced the Town Council appointed Mr. Robert Saland to join the Planning & Zoning Board. He will be introduced at the next Board Meeting.

There being no further business to discuss meeting was adjourned at 7:50 p.m.

CHAIR

ATTEST

TOWN CLERK













AGENDA ITEM REPORT
January 15, 2019

ITEM NUMBER: 4.

ITEM: Approval of minutes of the Board meeting held on April 17, 2018, May 1, 2018 and May 15, 2018. (Item #4)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS
1. 4-17-18 DRAFT
2. 5-1-18 DRAFT
3. 5-15-18 DRAFT

TOWN OF BAY HARBOR ISLANDS

MINUTES OF A PLANNING AND ZONING MEETING

A Planning & Zoning Board Meeting was held Tuesday, April 17, 2018 at 7:04 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 Bebchik
Board Member Jed Frankel	Board Member Wesley Kean
Board Member Robert Saland	Board Member Oscar Sklar

Item 1. Request for approval of a revision for a new multi-family dwelling "Atlantis" located at 10281 W. Bay Harbor Drive, Lots 6 & 7 of Block 5. On March 21, 2017 the Board approved the project. A revision was submitted on April 3, 2018. The developers are proposing to construct a twenty eight (28) unit mid rise residential development. The proposed units range from 1,033 to 1,990 sq. ft. The proposed design incorporates one squared building positioned on top of a two-story parking garage structure. The building is 7 stories in overall height (5 floors of residential over 2 floors of garage / building lobby) @ 65 ft. above BFE. The developer will be required to obtain 11 Transfer of Development Rights (TDR).

Architect, Marcus Frankel of Frankel & Benayoun Architects, came forward and presented the site plan modifications to project located at 10281 W. Bay Harbor Drive. He explained the proposed modifications included the removal of the atrium water feature which was replaced enclosed atrium and the addition of natural landscaping; reduction in the amount of windows; additional materials; removal of the entrance canopy; made wider entry courts on the 4th, 5th level; additional roof top amenities include spa and the removal of the private roof terrace on the roof.

There was a brief discussion from the Board on the revisions such as the removal of the water feature; natural landscaping on the court yard; score lines that break up the massing; railings; lighting plan; consideration to relocate the emergency generator; the percentage of glazing; window set up should be align; north and west elevation plains.

PUBLIC COMMENT

John Vetter, 10301 W. Bay Harbor Drive, came forward and suggested placing vehicular stop signs on 103 streets and West Bay Harbor Drive.

CLOSED PUBLIC COMMENT

ACTION: Board Member Kean made a motion to approve the project revisions with the following conditions:

1. Subject to conditions listed on staff report provided by the Town Planner.

DRAFT

2. Additional window line on the north and west side.
3. Emergency generator to be relocated to the roof.

Board Member Sklar seconded the motion and it passed 6-1 with Board Member Frankel opposed.

Item 2. Request for approval for a new single family home for "Yellow B LLC" located at 9525 East Broadview Drive, Lot 102 & 103 of Block 23. The property owner is proposing to construct a new two story single family home. The proposed two story home has approximately 7,587 square feet of a/c living. The residence will have 5 bedrooms, 7 1/2 baths and a three car garage.

Architect, Gabriel Lopez, came forward and presented the board the applicant request to construct a modern home that consist of a two story home of 5 bedrooms and 7 ½ bathrooms and a 3 car garage. The existing home currently sat on the south side of the property and the new construction would be on the north side. He felt that the proposed home was design to fit the west island.

There was a brief discussion on the proposed driveway configuration; concrete wall; ac units on the roof and a proposed parapet on the roof.

ACTION: Board Member Saland made a motion to approve the proposed single family residence. Vice Chair Gavcovich seconded the motion and it passed 6-1, with Board Member Frankel opposed.

Item 3. Approval of minutes of the Board meeting held on October 17, 2017.

ACTION: Board Member Frankel made a motion to approve the draft minutes. Board Member Bebchik seconded the motion and it passed unanimously.

Item 4. Continuing discussion and recommendation requested by the Town Council regarding the design standards for single family homes on the West Islands.

Vice Chair Gavcovich reported he attended the April Regular Council Meeting and Town Council has requested for more feedback from the Board. He suggested that the Board discuss lot and building coverage.

Town Manager Wasson asked if there was consensus from the Board to discuss the lot and building coverage.

Chair Hurwitz invited the Board to discuss lot and building coverage and take a vote. He explained that at the last meeting the Board recommended code amendments to address landscaping and wall articulation.

Board Member Sklar felt that there should be a limitation on the size of the home and suggested that the Board compare other cities regulations and come up with a formula for Bay Harbor Islands.

Board Member Saland was opposed to limiting the size and suggested to review the proposed homes on a case by case situation.

DRAFT

Board Member Bebchik was opposed to limiting the size of homes by regulating through lot and building coverage.

Board Member Frankel would like to see some limitation and asked for staff to research other cities formulas on lot and building coverage.

Vice Chair Gavcovich suggested limiting building coverage and suggested a percentage not to exceed 60% of the lot; 35 to 40 percent should be open space or terrace. He added that the proposed percentage would not include the pave areas on the interior space.

There was a detailed discussion on other cities formula for lot and building coverage such as Bal Harbour; Golden Beach and the existing regulations for Bay Harbor Islands.

Board Member Saland was opposed to any restrictions.

At this time Board Member Saland left the meeting.

Chair Hurwitz would like for the Town Council clarification if they want to limit the size of a home. If they do, the Board can discuss further and create a formula that would be suitable to Bay Harbor Islands.

There being no further business to discuss meeting was adjourned at 10:21 p.m.

DRAFT

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MAYOR

ATTEST

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TOWN CLERK

TOWN OF BAY HARBOR ISLANDS

MINUTES OF A PLANNING AND ZONING MEETING

A Planning & Zoning Board Meeting was held Tuesday, May 1, 2018 at 8:22 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 Bebchik	Board Member Wesley Kean
Board Member Robert Saland	Board Member Oscar Sklar

At this time item # 2 was taken out of order.

Item 2. Request for approval of a revision for a new multi-family dwelling "The Waters" located at 9781 E. Bay Harbor Drive, Lot 28 of Block 4. On September 20, 2016 the Board approved the project. A revision was submitted on March 27, 2018. The developers are proposing to construct a nine (9) unit mid rise residential development. The proposed units range from 1,560 to 4,340 sq. ft. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building is 8 stories in overall height (8 floors of residential over 1 floor of parking / building lobby and common areas @ 75 ft. above BFE.

Architect Ray Fernandez, came forward and presented the Board with the applicant request for site plan modifications. He explained that the Board approved the project in 2016 and has since made the following revisions.

- The addition of one (1) parking space
- Reconfigured the interior parking area.
- Created larger waterfront balconies and reduce the overall footprint.
- Reduced the common area on the roof terrace.
- Re-organize the windows from base to the top on the south façade.
- Provided glazing to the windows.

There was a detailed discussion on the modifications and suggestions to add a window to the living room for level four (4); building scale; spiral staircase; driveway configuration and lobby entrance.

Consensus was for the applicant to come back with the following Board recommendations:

- Organize the windows for the west façade.
- Further study and articulate the front façade.
- Revised the roofline, needs to be changed back as presented on the first submittal.
- Recess the driveway gate arm.
- Increase the space for the entrance lobby.
- Add eyebrow below the entrance door.

DRAFT

Item 1. Request for approval of a revision for a new multi-family dwelling "10301 EBHD" located at 10301 E. Bay Harbor Drive, Lot 1 of Block 4. On November 1, 2016 the Board approved the project. A revision was submitted on January 20, 2018. The developers are proposing to reduce the number of dwellings units from ten (10) to seven (7) mid-rise residential development. The proposed units range from 4,225 to 5,001 sq. ft. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building is 8 stories in overall height (8 floors of residential over 1 floor of parking / building lobby and common areas @ 75 ft. above BFE.

PUBLIC COMMENT

Victor Maya 1155 103 Street, came forward and felt that the item was not properly notice.

John Vetter, 10350 W. Bay Harbor Drive, came forward and was opposed to the proposed revision and suggested the Board request a lighting plan.

CLOSED PUBLIC COMMENT

Assistant Town Attorney Simone clarified that the item before the Board was for minor revisions to an approved project.

Attorney Mathew Amster came forward and presented the proposed site plan modifications to the Board and added that the applicant reduced the project density from 10 to 7 dwelling units but will retain the same amount of parking spaces as approved.

Architect Ray Fernandez, came forward and explained the applicant request for the proposed revisions were as followed:

- Color elements were added to break up the façade.
- Added louvers and color elements to the ground floor.
- Introduced glass glazing to the west facade.
- Moved the mechanical equipment to the roof area.
- Further articulation for the towers on the south façade.
- Removed the curved balconies, change to rectangular based on market demand.
- Added glass railing to the west façade.

There was a detailed discussion from the Board on the proposed modifications such as the treatment to the vertical elements; color variation does not match; rectangular balconies; solar impact to the building; and treatment to the south façade.

Consensus was for the applicant to come back with the following Board recommendations:

1. Add eyebrows where needed.
2. Further articulate the vertical elements on the south façade.
3. Keep some curves on the building corners.

DRAFT

4. Address the color variation / elements.

There being no further business to discuss meeting was adjourned at 11:13 p.m.

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MAYOR

ATTEST

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TOWN CLERK

DRAFT

TOWN OF BAY HARBOR ISLANDS

MINUTES OF A PLANNING AND ZONING MEETING

A Planning & Zoning Board Meeting was held Tuesday, May 15, 2018 at 7:02 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 Bebchik
Board Member Jed Frankel	Board Member Oscar Sklar

Item 1. Request for approval for a new single family home for "Patrick & Michelle Maloy" located at 10161 E. Broadview Drive, Lot 24 of Block 23. The owners are proposing to demolish the existing structure and construct a new two story single family on a waterfront lot. The proposed two story home has approximately 5,014. The residence will have 5 bedrooms, 5 1/2 baths and a two car garage. The modern home has a slightly sloped flat roof, entrance fountain, detached guest room with a bridge to a terrace covered by an open roof shared with the main home, observation terrace at the rear of the home, outdoor living area with a loggia, sun terrace, pool, grill, deck and terrace.

Architect, Luis Gutierrez, presented the Board with the proposed single family residence and further explained the concept to maximize the northern light and other natural resources. He provided a brief presentation on the proposed plans and renderings that included open views in the rear to the waterfront. The proposed materials included gray porcelain; regular stucco; wood; glass; granite pavers and aluminum.

There was a detailed discussion from the Board on the south elevations; landscaping plan; front entrance water feature; existing landscaping; driveway materials; finished floor elevation; pool elevation and garage door material.

ACTION: Board Member Sklar made a motion to approve the proposed single family home with the following conditions:

1. Must use the proposed materials as presented such as the texture granite on the walls, screening material as shown and smooth stucco.
2. Existing landscaping on the North and South side shall remain.

DRAFT

3. Front wall is not part of this approval.
4. Must study the seawall elevation to comply with the Town Code.

Board Member Bebchik seconded the motion and it passed unanimously.

Town Clerk Siegel reported that the Town Council appointed Roger Santana to the Planning and Zoning Board. He will join the Board at the next scheduled meeting.

There being no further business to discuss meeting was adjourned at 7:56 p.m.

DRAFT

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CHAIR

ATTEST

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TOWN CLERK