

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

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

July 23, 2019

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new townhouse complex for "Beliza" located at 1170 102 Street, Lot 9 of Block 6. On May 21, 2019, the Board denied the project. The owner/developer, Saman LLC and the project Architect has revised the plans and made the changes as requested by the Board. They are proposing to construct a new 4-story / 6 unit townhouse residential development. The proposed units range from 2,550 to 3,742 sq. ft. The proposed design incorporates one rectangular shaped building. Each unit will have a 2 car garage with limited ground floor living space with the building overtop a two way vehicular entry court. The building height is 45' above BFE. No TDR units are being sought in this design. Enclosed please find the site plan and elevations. (Item #1)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1170 102 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

July 23, 2019

ITEM NUMBER: 1.

ITEM: Request for approval for a new townhouse complex for “Beliza” located at 1170 102 Street, Lot 9 of Block 6. On May 21, 2019, the Board denied the project. The owner/developer, Saman LLC and the project Architect has revised the plans and made the changes as requested by the Board. They are proposing to construct a new 4-story / 6 unit townhouse residential development. The proposed units range from 2,550 to 3,742 sq. ft. The proposed design incorporates one rectangular shaped building. Each unit will have a 2 car garage with limited ground floor living space with the building overtop a two way vehicular entry court. The building height is 45' above BFE. No TDR units are being sought in this design. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 1170 102 Street.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. BHI PZB Staff Report BELIZA
2. Beliza 6-25-19

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: July 17th, 2019

Subject: Site Development Plan Application
BELIZA Townhouse Complex (6 DU)
1170 102nd Street
Bay Harbor Islands Acct. No. SPR19-00002
MMPA Acct. No. 01-0702- 1082

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated June 25th, 2019 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed façade materiality and color is coherent with the expected from the community and with the rendering images.
- (2) Subject to any staff recommended conditions listed herein.

PROJECT REVIEW HISTORY

A formal submission was made to the Town on February 28th, 2019. The Town's DRC met initially on March 14th, 2019 at which time the application was discussed and recommended approval of the application, subject to the architect making a few minor revisions discussed at the meetings and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board (PZB) meeting. The Town received a set of revised plans (PZB check-set) from the Town on April 4th, 2019 and found that revised plans resolved all of the DRC issues adequately. On May 21st, 2019 the PZB discussed the application but deferred action and instructed the applicant to consider making several minor changes. On June 17th, 2019 MMPA received a set of revised plans that were meant to address the previous PZB design comments. MMPA reviewed the revised plans and requested PZB modifications and find that the PZB requested changes have been made. On June 25th, 2019 the project architect submitted plan sets for PZB re-review. Therefore, the balance of this report focuses mainly on the requested PZB modifications.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1170 102nd Street

Legal Description: Lot 9, Block 6, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Frankel Benayoun Architects Inc., as agent for the property owner/developer, Saman LLC, has submitted a Site Development Plan application for the construction of a 4-story / 6-unit townhouse residential development located at 1170 102nd Street. The interior site is comprised of one (1) full platted lot that is 11,250 sq. ft. / 0.26 acres in size.

The site is currently cleared / vacant since 2015. The site design incorporates one (1) rectangular shaped building with six (6) townhouse type units that each have a 2-car garage with limited ground floor living space with the building overtop a two-way vehicular entry court. The proposed building height is 45' above BFE with accessory rooftop structures (elevator override / stairs / mechanical equipment) and amenities (swimming pool / roof deck / barbeque).

There are three (3) dwelling unit types proposed that are either three (3) or four (4) bedroom, most with 4½ baths, ranging from 2,550 to 3,681 net square feet – all far exceeding Code requirements - including some units with dens. No TDR units are being sought in this design. The base density of 34 DUA allows nine (9) dwelling units as of right (there will be 3 TDR units remaining). The survey indicates that no right-of-way for on-street parking was ever dedicated to the Town as some other property owners had done – so the site is the original full platted lot.

Access to the site is proposed via one 23-foot wide two-way gated driveway connection to 102nd Street. The garages are accessed from the entry court with the building above. Minimum parking requirements are being met with two (2) parking spaces in each garage plus one (1) guest space in the front yard. It is noted that §23-24(c)(3)(4) requires townhouse developments with interior driveway / parking areas to provide one (1) guest parking space per each platted lot within the development site. The proposed development site design includes one guest space in the front yard. Since the PZB initial review Unit #6 has been reconfigured to be in-line like the other units – previously it projected across the driveway at the south edge of the site, creating a somewhat challenging vehicle maneuvering situation. The proposed site modification cures that problem. A preliminary Fire Department staging area is shown within the driveway apron.

The proposed Landscape Plan meets / exceeds the Miami-Dade / Town Supplemental Landscape Codes (Street Tree species is Golden Shower Tree). As requested, the proposed FPL transformer location (while centered on site) will have additional landscape screening.

The adjoining / nearby developments sites currently include: North - Wedgewood Apartments 4-story / 14 DU (26.9 DU/AC); South – Habitat 1175 Condo 4-story / 5 DU (19.2 DU/AC); East – Le Jardin MFR condominium 7-story complex under construction nearing completion / 30 DU (58 DU/AC); West is a vacant RM-2 site. This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (5-7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 15+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The subject site is an interior lot zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits / exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Nine (9) units are allowed by right on the property and six (6) are proposed which is a density of 23 DU/AC. The site will have 3 TDR units available. Additional dwelling units could be acquired to increase the base density if approved by the Town Council to a maximum of 60 DUA. The developer could seek to build up to 16 DU on the property through the TDR process (.26 ac. x 60 DUA). As proposed, the development will be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a zoning district classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this district is 65 feet (measured from BFE to top of main roof deck). The proposed 4-story building is forty-five (45) feet in height. The proposed use of the property and density is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as one (1) lot described above.

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

As stated above, the Site Development Plan depicts access to the site from a 23-foot wide two-way gated driveway connection that is setback 20 feet from the property line and 60 feet from 102nd Street. The driveway then leads to a vehicular entry court with the building above.

Based on 6 DU the Code requires at least 12 parking spaces, and 13 are being provided. The plan includes one (1) guest space that is required for townhouse complexes with interior parking areas per §23-24(c)(3)(4).

A preliminary Fire Department staging area is shown on the plans within the driveway apron. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern / hybrid townhome design with abundant clear glass windows, metal and glass balconies on concrete projections. Since the building is on a single platted lot and does not exceed 120 feet in length, §23-11(B2)(6) of the Town Code exempts a "breezeway" from being required.

PLANNING AND ZONING BOARD REQUESTED CHANGES

At the May 21st, 2019 Planning and Zoning Board meeting the item was discussed but deferred, and the applicant was instructed to consider making several minor changes. The applicant has addressed / attempted to address all of the PZB requests. Below are the requested changes:

1. Provide renderings of all four sides of development. *The applicant has provided angled renderings to illustrate all sides of the proposed building. MMPA requested additional renderings not obscured by landscaping.*
2. Shift steel columns in the garage for better traffic flow, either move them out to property line or closer to the building. *The applicant has not directly complied with this request. However, the site layout has been modified to better handle the turning of vehicles. They re-designed Unit 6 to be in-line with the others – not projecting out. This addressed one of the PZB concerns about vehicle maneuvering - to better accommodate the turning radius for the garage access.*
3. Improve rendering to show the real color and sizes of porcelain / limestone material to be used for cladding in the façade. *The applicant has provided new rendering displaying the new proposed material for the façade accordingly. The PZB is being requested to approve gray stucco with joint lines instead of the previous proposed cladding.*
4. Change aluminum railing on 2nd floor to glass, matching all around. *The applicant has modified the railings and the V-shaped concrete planter as requested. Complied*
5. All the railings around the building should be consistent. Roof-top railing is OK. Applicant has modified second floor railing to glass, as previous requested.
6. Elevation slightly differ from Landscape Plans. *New elevation shows proposed Landscape trees and plants according to landscape plan.*
7. Make sure planters on the North and South screen condensers. *The applicant has wrapped the north and south planters around the side facades to better cover any machinery.*

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments based on the latest plans dated June 25th, 2019 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Frankel Benayoun Architects Inc. dated June 25th, 2019. Any substantial changes requested after the PZB approval requires a separate approval from staff / Planning and Zoning Board, as specified in the Code.
- 2) The required Street Tree species shown on the Landscape Plan must reflect the correct species as per the Street Tree Master Plan (Golden Shower Tree). Building Plans shall reflect the correct Street Tree.
- 3) If any portion of the AC Unit or other mechanical equipment are visible above the parapet wall, additional screening will be required.
- 4) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public-school concurrency deficiencies at public schools that serve the Town. If mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 5) Miami-Dade County Fire Department approval of the staging areas shown on the plans. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB
- 6) Although a note was added to the plans stating the developer / owner will seek to vacate the 11-foot right-of-way, this must occur prior to the issuance of building permits; otherwise, the density / setbacks need to be changed.
- 7) Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.

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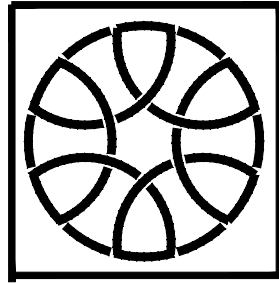
BELIZA

1170 102nd STREET, BAY HARBOR ISLANDS, FL 33154



STREET PERSPECTIVE

LANDSCAPE ARCHITECT:



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

CIVIL ENGINEER:

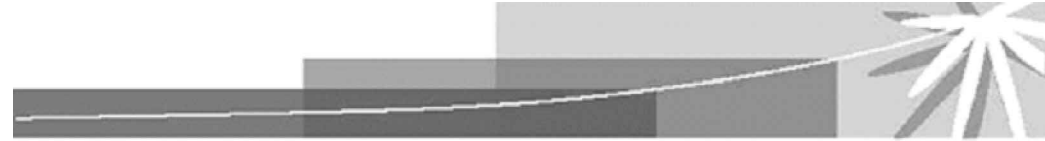
HOLLAND ENGINEERING
1120 SE 3RD AVENUE
FORT LAUDERDALE, FL 33316
PH: (9 5 4) 3 6 7 . 0 3 7 1
W W W . H E I - H E I S . C O M

OWNER / DEVELOPER:

SAMAN, LLC.
7657 NORTH WEST 50 STREET, MIAMI, FL 33166

ARCHITECT:

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
IFHAT BENAYOUN FISHMAN.
1166 KANE CONCOURSE STE. 200, BAY HARBOR ISLANDS, FL 33154
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AR0017273
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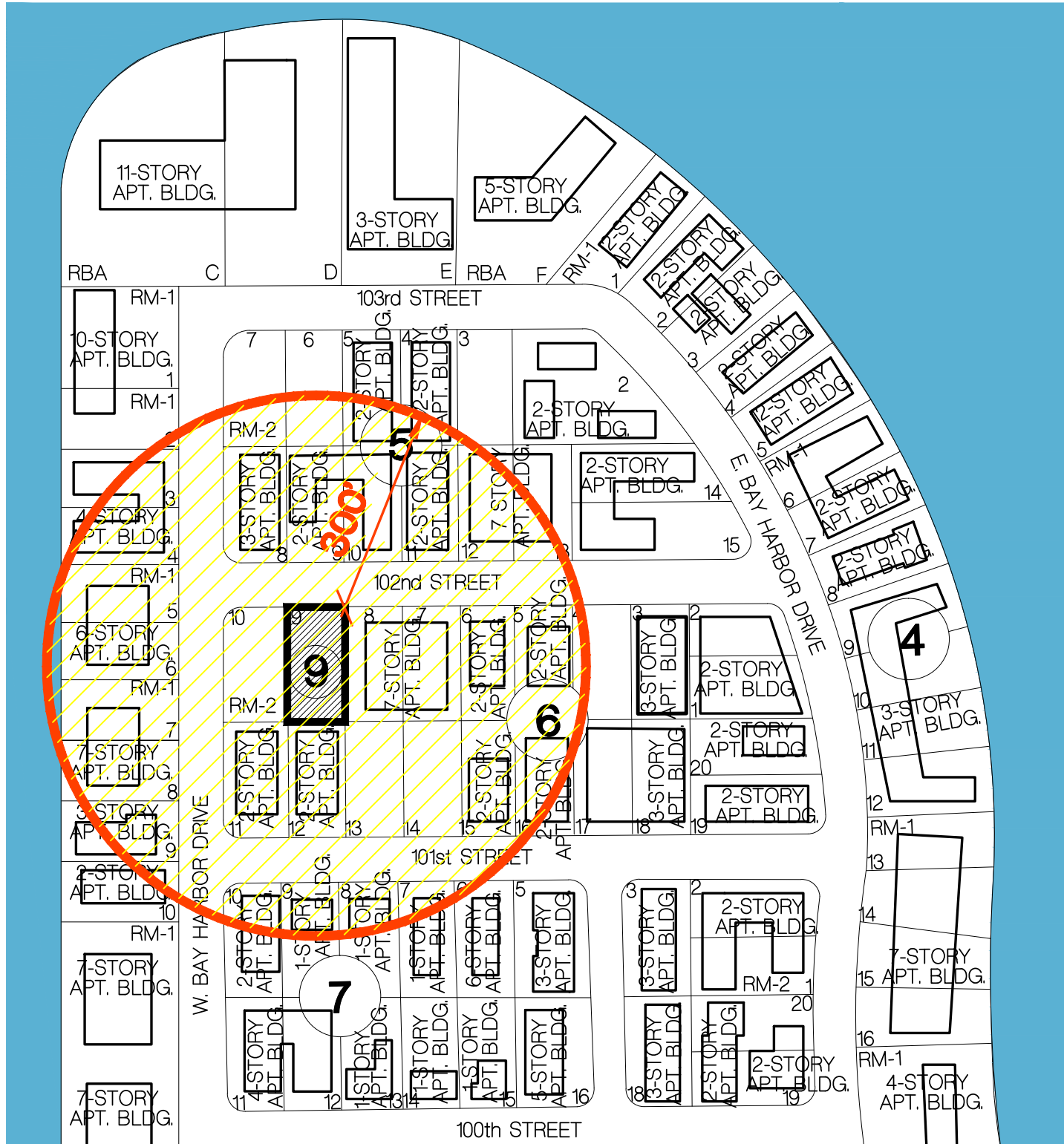
FIRM MAP PANEL # 144 OF 1031



AERIAL MAP

HATCHED AREA INDICATES 300' RADIUS FROM SITE

SCALE: N.T.S.



NOTE: FLUM LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE ARE MEDIUM-HIGH DENSITY RESIDENTIAL, RM-2; [HATCHED AREA INDICATES 300' RADIUS]



LOCATION MAP

SCALE: N.T.S.

ARCHITECTURAL ANALYSIS

This is a vacant site

BUILDING OCCUPANCY

R2

TYPE OF CONSTRUCTION

TYPE I-B

FLORIDA BUILDING CODE 6th EDITION 2017

FLORIDA FIRE PRENTION CODE 6th EDITION

UNIT #	NSF	GARAGE GSF	*UNIT GSF	BALCONY / POOL DECK	# OF BD / # OF BA
UNIT 1	3,282 SF	380 SF	3,677 SF	1,420 SF	4 BD / 6 1/2 BATHS / DEN
UNIT 2	2,550 SF	380 SF	2,784 SF	829 SF	3 BD / 4 1/2 BATHS
UNIT 3	2,550 SF	380 SF	2,784 SF	829 SF	3 BD / 4 1/2 BATHS
UNIT 4	2,550 SF	380 SF	2,784 SF	829 SF	3 BD / 4 1/2 BATHS
UNIT 5	2,550 SF	380 SF	2,784 SF	829 SF	3 BD / 4 1/2 BATHS
UNIT 6	3,286 SF	380 SF	3,681 SF	1,382 SF	4 BD / 4 1/2 BATHS / DEN

NOTES:

- EXISTING OVERHEAD POWER LINES ADJOINING THE SITE SHALL BE RELOCATED UNDERGROUND. IN THE EVENT THAT A UTILITY PROVIDER IS UNWILLING OR UNABLE TO UNDERGROUND ITS UTILITY SERVICE FACILITIES DUE TO RELIABILITY/SERVICE ISSUES OR OTHERWISE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL ALL INFRASTRUCTURE NECESSARY FOR THE PROPERTY TO CONNECT TO THE UNDERGROUNDING OF THE UTILITY SERVICE FACILITIES WHEN THE UTILITY PROVIDER AGREES TO UNDERGROUND ITS UTILITY SERVICE FACILITIES, IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, CODES, STATUTES AND UTILITY COMPANY SPECIFICATIONS. FOR ELECTRIC SERVICE FACILITIES, SUCH INFRASTRUCTURE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, INSTALLING ELECTRIC SERVICE ENTRANCE FACILITIES TO ACCOMMODATE AN UNDERGROUND SERVICE LATERAL. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION OF UTILITY SERVICE FACILITIES TO ACCOMMODATE UNDERGROUND UTILITY SERVICE. IF UNDERGROUNDING IS NOT PERMITTED BY FPL PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, APPLICANT SHALL PAY THE TOWN, THE COST TO UNDERGROUND , THE POWER LINES AND THE TOWN SHALL HOLD SUCH MONIES TO UNDERGROUND THE POWER LINES ONCE FPL APPROVES THE UNDERGROUNDNY OF THE POWER LINES.

ZONING SUMMARY

	SF	ACRES
LOT AREA	11,250	0.26 +/-

LEGAL DESCRIPTION

LOT 9 BLOCK 6 BAY HARBOR ISLAND, 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

CROWN OF THE ROAD

4.5' NGVD

ZONING CLASSIFICATION

RM2 - MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION

MEDIUM-HIGH DENSITY RESIDENTIAL

FLR

(DETERMINED BY THE SETBACKS)

MAXIMUM DENSITY [0.26 ACRES X 60 DUA]

34 UNITS PER NET ACRE [ALLOWABLE BASE DENSITY]

SETBACKS

FRONT:

UP TO 30'-0" HIGH

UP TO 45'-0" HIGH

UP TO 65'-0" HIGH

REAR UP TO 30'-0" HIGH

1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"

SIDE:

UP TO 30'-0" HIGH 10'

1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"

FLEX: 1/3 OF BUILDING LENGTH

@ NORTH [0.33 X 55'-0"]

@ EAST [0.33 X 120'-0"]

@ SOUTH [0.33 X 55'-0"]

@ WEST [0.33 X 120'-0"]

MAXIMUM HEIGHT

MAXIMUM BUILDING HEIGHT

GROUND LANDSCAPE AREA

20% OF LOT AREA MINIMUM

IMPERVIOUS AREA

ROOF DECK LANDSCAPE REQUIREMENTS

15% OF ROOF AREA MINIMUM

PARKING SPACE REQUIREMENTS

RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 1 GUEST

ALLOWABLE

PROPOSED

N/A

16 DU

8.84 (9)

REQUIRED

20'-0"

25'-0"

30'-0"

10'

15'-0" (MAX)

10'

20'-0"(MAX)

18'-4"

40'-0"

18'-4"

40'-0"

18'-4"

40'-0"

18'-4"

40'-0"

18'-4"

40'-0"

65'-0" above BFE

REQUIRED

2,250 SF

REQUIRED

480 SF

REQUIRED

13 (INCLUDING 1 GUEST)

N/A

6 DU

6

PROPOSED

20'-0"

30'-0"

30'-0"

10'

15'-0" (MAX)

15'-0" (MAX)

10'

20'-0" (MAX)

16'-8"

30'-8"

18'-4"

30'-8"

18'-4"

30'-8"

18'-4"

30'-8"

PROPOSED

45'-0" above BFE

PROPOSED

2,264 SF = 20%

PROPOSED

597 SF = 18.7 %

PROPOSED

13 (INCLUDING 1 GUEST)

PROJECT DATA

SCALE: 1/8" = 1'-0" DATE: JUNE 25, 2019

SHEET NUMBER

A-0.00

P & Z SUBMITTAL

Civil ENG



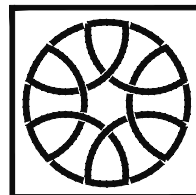
HOLLAND ENGINEERING INC.

Civil engineers

1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316
(954)367-0371 . (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH



GEOMANTIC
DESIGNS, INC.

LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

6803 S.W. 31 STREET MIAMI, FL 33143
PHONE: 305-461-9061 FAX: 305-464-8206

STRUCTURAL ENG

MEP ENG

CONTRACT OWNER

SAMAN, LLC

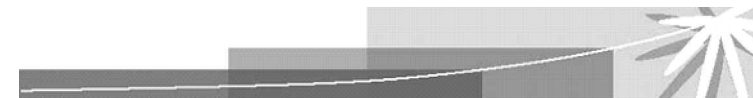
7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET

BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS
PLANNERS
INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
FRANK BENAYOUN FISHERMAN, LICENSE NO. AR0017273
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PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM



SIGNATURE

DATE

NO.

REVISION

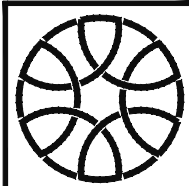
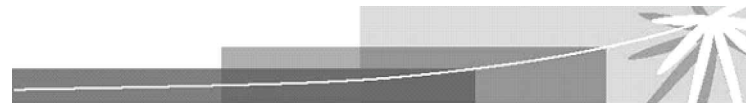
DATE

BY

DRAWING TITLE



STREET VIEW RENDERING

Civil Eng  HOLLAND ENGINEERING INC. civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316 (954)367-0371 . (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	Landscape Arch  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6800 S.W. 31 STREET MIAMI, FL 33143 PHONE: 305-665-9888 FAX: 305-668-8426	STRUCTURAL ENG	MEP ENG	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL LICENSE NO. AR0007143 FRANK BENAYOUN FISHERMAN LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM 	SIGNATURE	DATE	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	NO.	REVISION	DATE	BY																									DRAWING TITLE STREET VIEW RENDERING SCALE: N.T.S. DATE: JUNE 25, 2019 SHEET NUMBER A-0.01 P & Z SUBMITTAL
NO.	REVISION	DATE	BY																																			



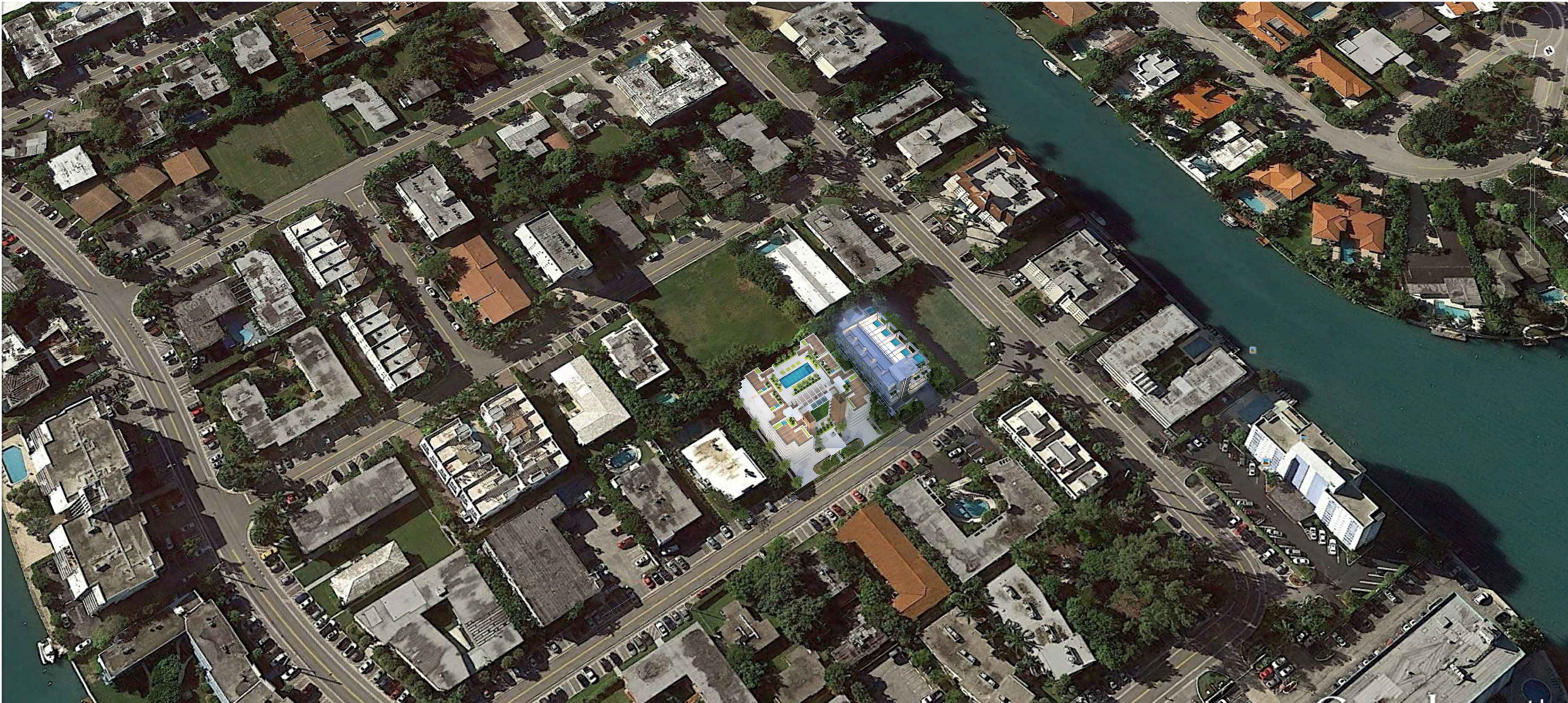
STREET VIEW RENDERING

Civil Eng. HOLLAND ENGINEERING INC. civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316 (954)367-0371 . (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6800 S.W. 31 STREET MIAMI, FL 33143 PHONE: 305-662-9888 FAX: 305-668-8206	STRUCTURAL ENG.	MEP ENG.	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN FISHERMAN, LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM <
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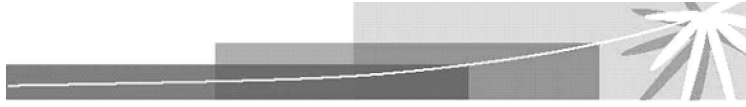


SOUTHEAST VIEW RENDERING

Civil Eng. HOLLAND ENGINEERING INC. civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316 (954)367-0371 . (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6800 S.W. 31 STREET MIAMI, FL 33143 PHONE: 305-660-9083 FAX: 305-668-8426	STRUCTURAL ENG.	MEP ENG.	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARIVUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN FISHERMAN, LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM <
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NORTHEAST AERIAL VIEW

CIVIL ENG. HOLLAND ENGINEERING INC. civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6800 S.W. 81 STREET MIAMI, FL 33143 PHONE: 305-661-9888 FAX: 305-668-8426	STRUCTURAL ENG.	MEP ENG.	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN FISHMAN, LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM 	SIGNATURE _____ DATE _____	<table><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	NO.	REVISION	DATE	BY																					DRAWING TITLE NORTHEAST AERIAL VIEW SCALE: N.T.S. DATE: JUNE 25, 2019 SHEET NUMBER A-0.03 P & Z SUBMITAL
NO.	REVISION	DATE	BY																														



SW AERIAL VIEW RENDERING

Civil Eng

HOLLAND ENGINEERING INC.
civil engineers

1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316
(954)367-0371 • (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

6800 S.W. 41 STREET MIAMI, FL 33143
PHONE: 305-460-9868 FAX: 305-468-8250

STRUCTURAL ENG

MEP ENG

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET

BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS INC

ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
FRANK BENAYOUN, LICENSE NO. AR0012273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-9855 FAX: (305) 868-9650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

SOUTHWEST AERIAL RENDERING

SCALE: N.T.S. DATE: JUNE 25, 2019

SHEET NUMBER

A-0.04
P & Z SUBMITTAL



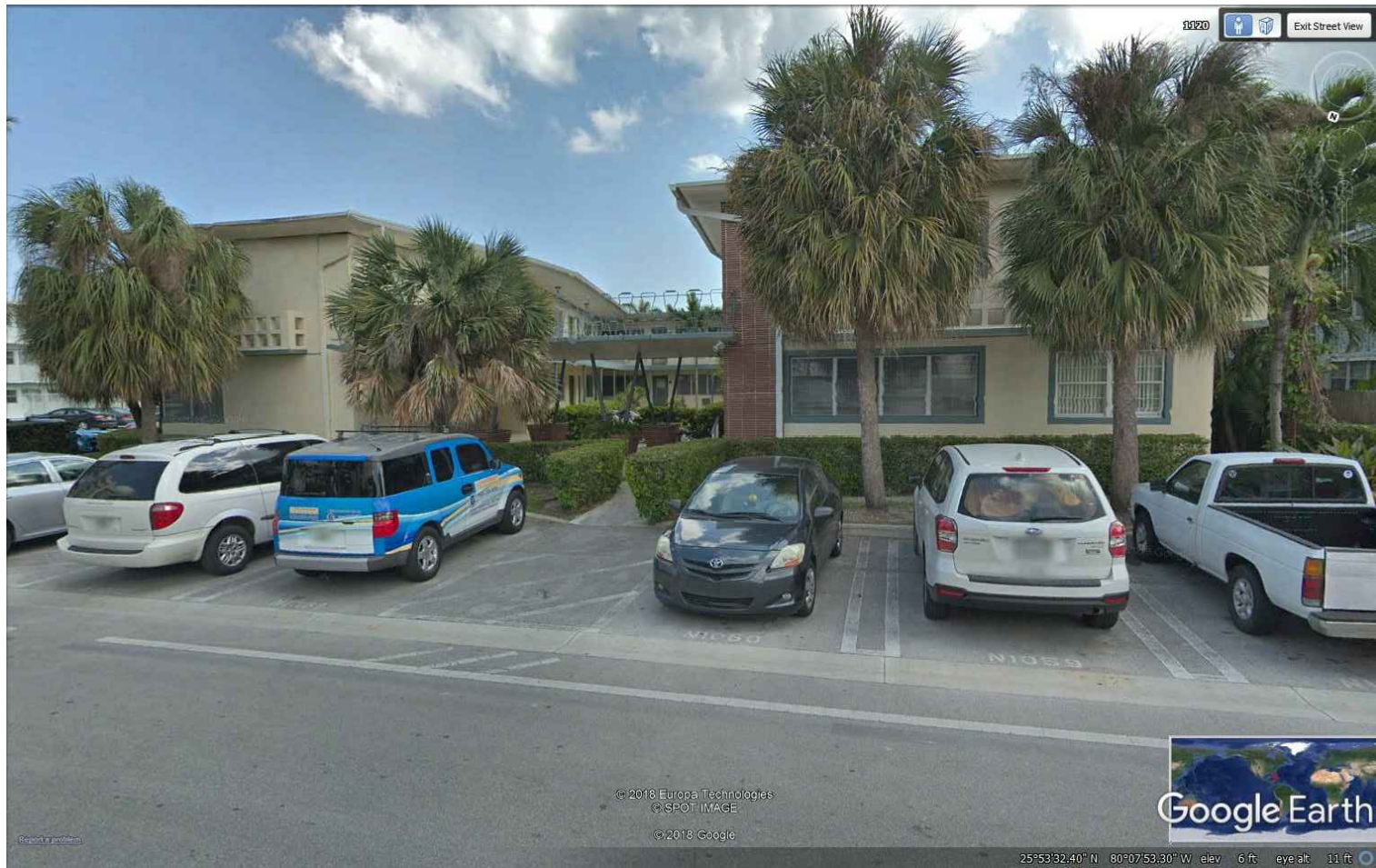
STREET VIEW TO EAST NORTH SIDE



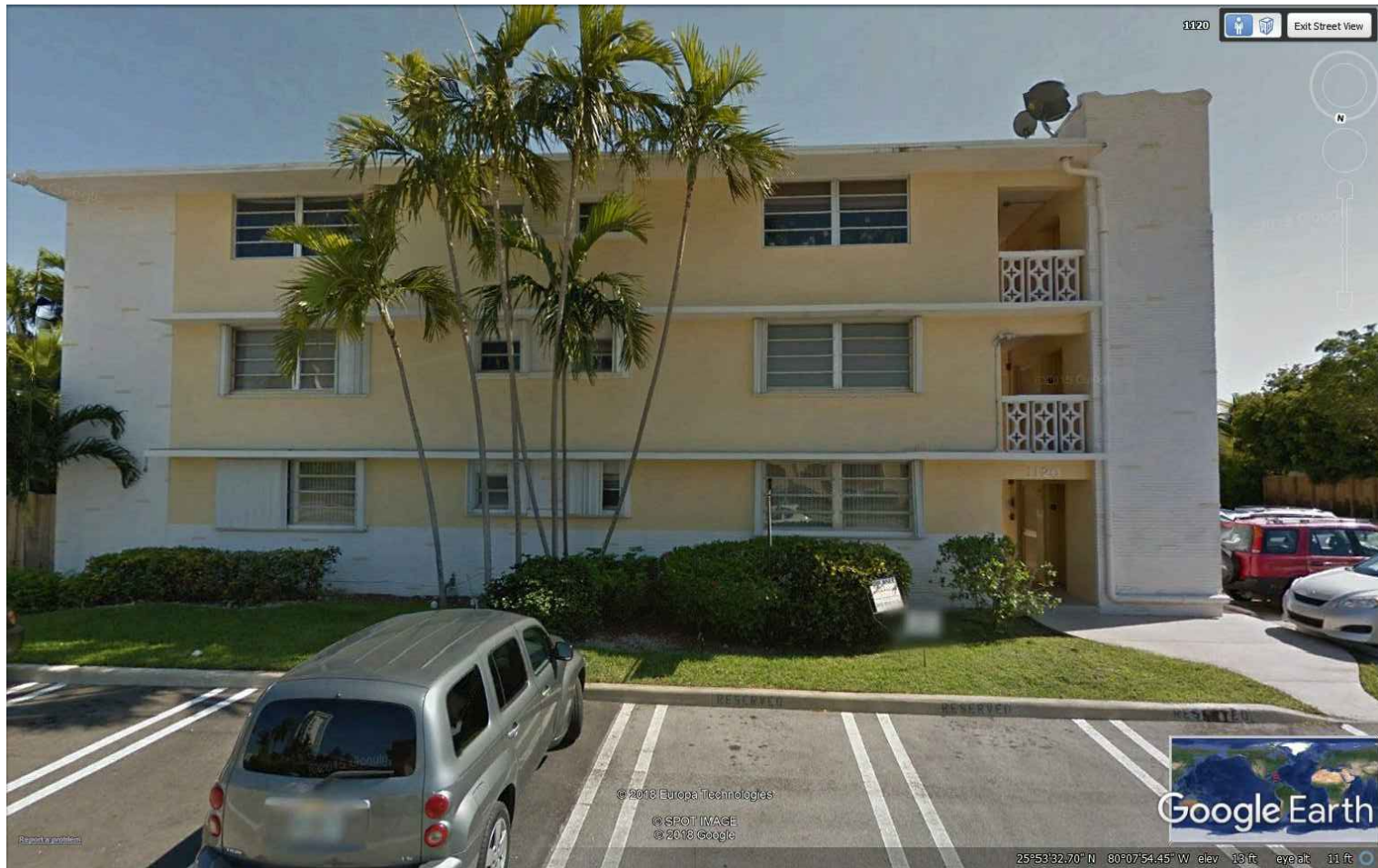
STREET VIEW TO EAST SOUTH SIDE



STREET VIEW TO WEST SIDE



LOT 2



LOT 3



LOT 5



LOT 6

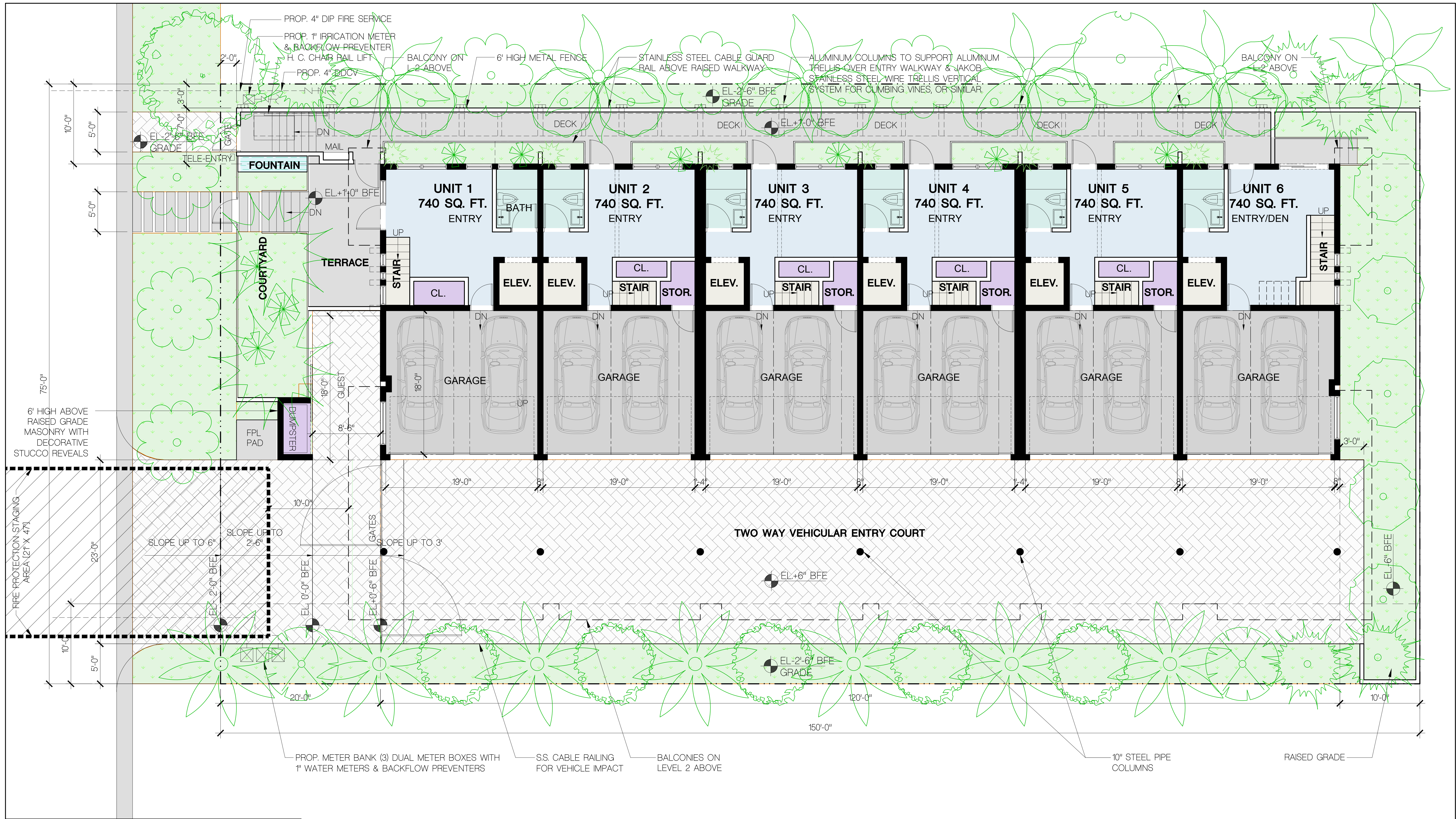


CONTEXT SITE DESIGN / NORTH ELEVATION 102 STREET



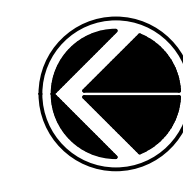
SUBJECT SITE

Civil Eng. HOLLAND ENGINEERING INC. Civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316 (954)367-0371 . (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831		Landscape Arch. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6800 S.W. 31 STREET MIAMI, FL 33143 PHONE: 305-660-9888 FAX: 305-668-8426		STRUCTURAL ENG.		MEP ENG.		CONTRACT OWNER		SAMAN, LLC		7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166		BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154		FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARIVUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN FISHERMAN, LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3665 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM </	
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LANDSCAPING:

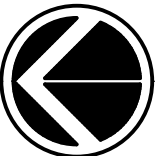
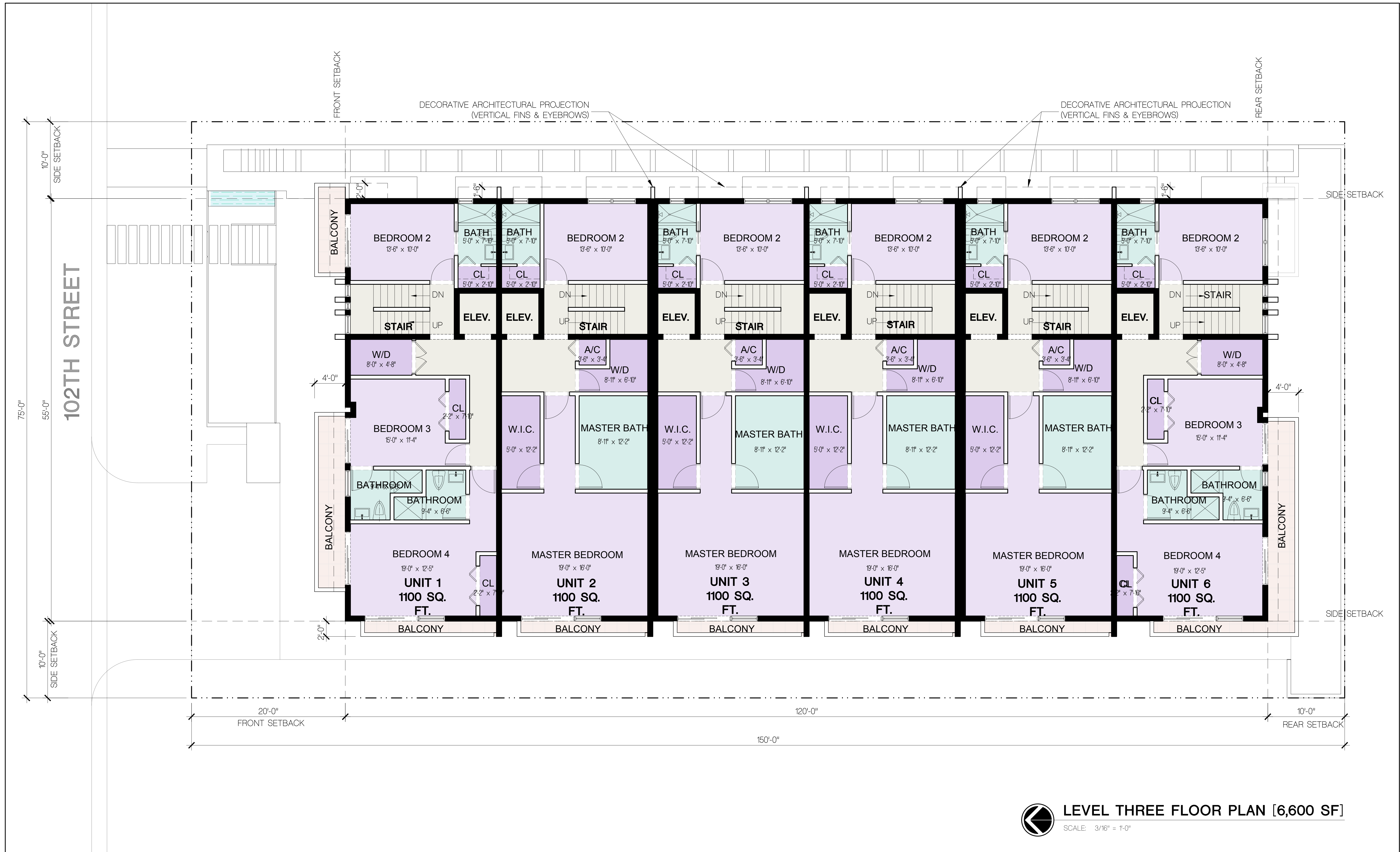
TOTAL SITE AREA: = 11250 SF
LANDSCAPE AREA REQUIRED (20% OF LOT AREA): = 2250 SF
LANDSCAPED AREA PROVIDED (20% OF LOT AREA): = 2252 SF



SITE PLAN/LEVEL ONE FLOOR PLAN [GROSS AREA: 4,797 SF]

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

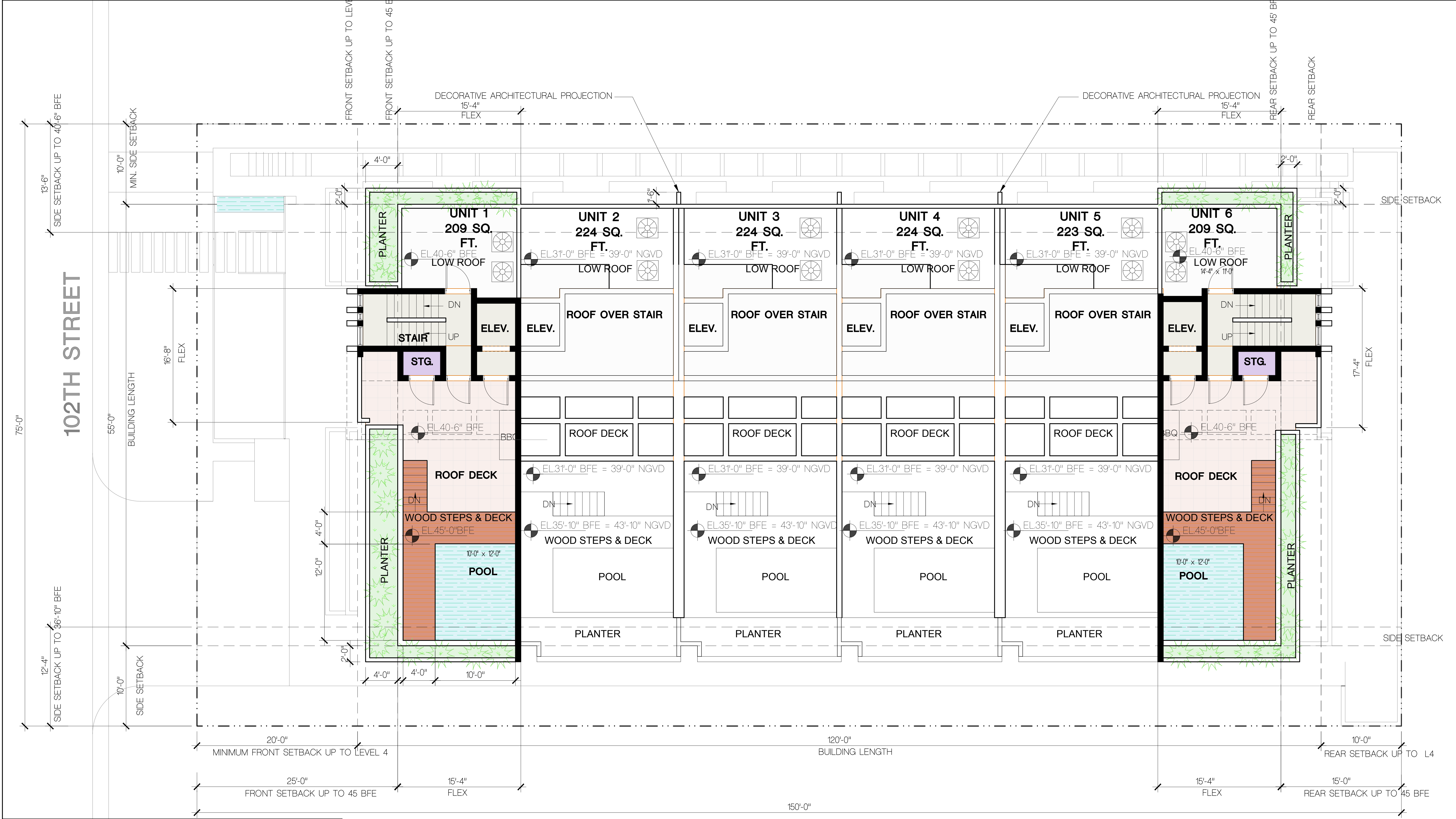
Civil Eng. HOLLAND ENGINEERING INC. civil engineers 1120 SE 3rd Avenue, FORT LAUDERDALE, FL - 33316 (954)367-0371 . (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6800 S.W. 31 STREET MIAMI, FL. 33143 PHONE: 305-665-9688 FAX: 305-668-8426	STRUCTURAL ENG. MEP ENG.	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN FISHERMAN, LICENSE NO. AR0012273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM	SIGNATURE DATE	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	NO.	REVISION	DATE	BY																	DRAWING TITLE SITE PLAN LEVEL 1 FLOOR PLAN SCALE: 1/8" = 1'-0" SHEET NUMBER JUNE 25, 2019 A-1.01 P & Z SUBMITTAL
NO.	REVISION	DATE	BY																									



LEVEL THREE FLOOR PLAN [6,600 SF]

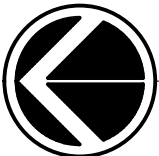
SCALE: 3/16" = 1'-0"

Civil Eng. HOLLAND ENGINEERING INC. civil engineers 1120 SE 3rd Avenue, FORT LAUDERDALE, FL - 33316 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6800 S.W. 31 STREET MIAMI, FL. 33143 PHONE: 305-665-9688 FAX: 305-668-8326	STRUCTURAL ENG.	MEP ENG.	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARUUS A. FRANKEL LICENSE NO. AR0007143 FRANK BENAYOUN FISHERMAN LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-9655 FAX: (305) 868-9650 E-MAIL: INFO@FRANKELBENAYOUN.COM	SIGNATURE DATE	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE	BY																					DRAWING TITLE LEVEL 3 FLOOR PLAN SCALE 3/16" = 1'-0" DATE JUNE 25, 2019 SHEET NUMBER A-103 P & Z SUBMITTAL
NO.	REVISION	DATE	BY																														



ROOF LANDSCAPING:

TOTAL RECREATIONAL ROOF AREA: = 3,199 SF
LANDSCAPE AREA REQUIRED (15% OF RECREATIONAL ROOF): = 480 SF
LANDSCAPED AREA PROVIDED (18.7% OF RECREATIONAL ROOF): = 597 SF



ROOF PLAN [581 SF]

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

CIVIL ENG.
HOLLAND ENGINEERING INC.
Civil engineers
1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 41 STREET, MIAMI, FL 33143
PHONE: 305-460-9868 FAX: 305-468-8259

STRUCTURAL ENG.

MEP ENG.

CONTRACT OWNER
SAMAN, LLC
7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

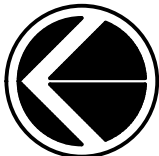
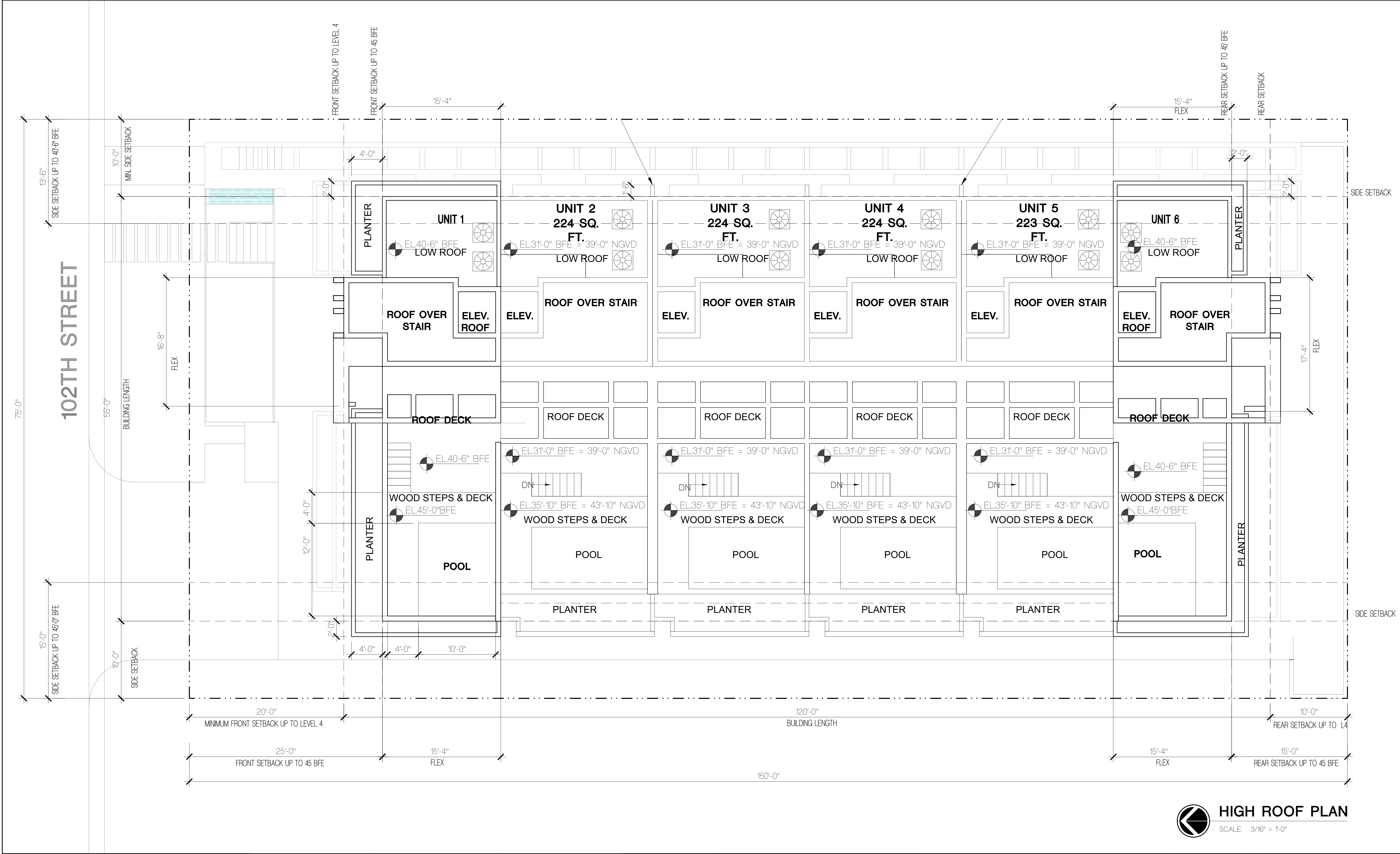
BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS
PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
FRANK BENAYOUN FISHERMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3650 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE _____ DATE _____

NO.	REVISION	DATE	BY

DRAWING TITLE
ROOF PLAN
SCALE: 3/16" = 1'-0" DATE: JUNE 25, 2019
SHEET NUMBER
A-105
P & Z SUBMITTAL



HIGH ROOF PLAN

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

CIVIL ENG.
--



NORTH ELEVATION

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

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6805 S.W. 91 STREET MIAMI, FL 33143
PHONE: 305 665 9688 FAX: 305 668 8436

STRUCTURAL ENG.

MEP ENG.

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

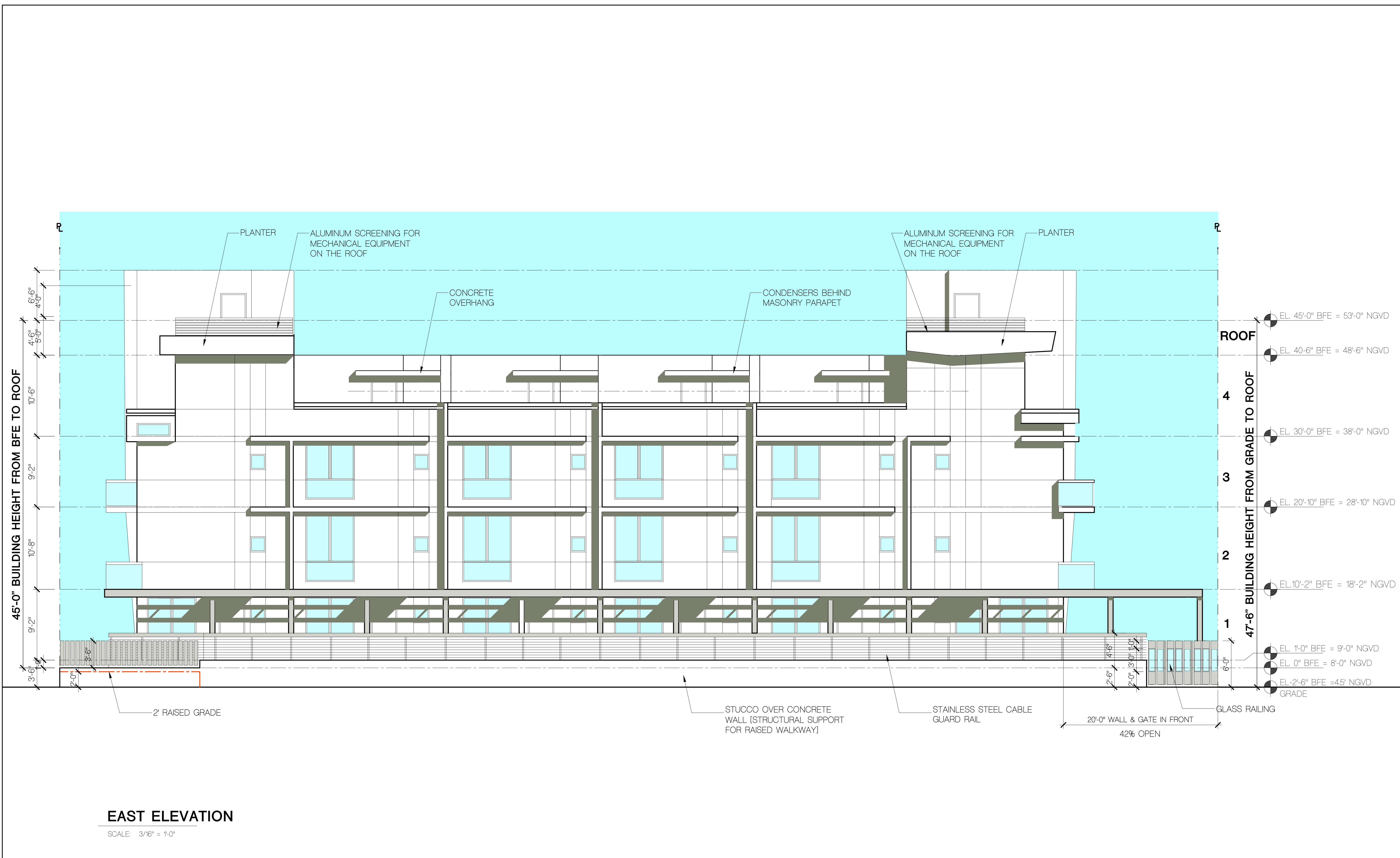
FRANKEL BENAYOUN
ARCHITECTS
PLANNERS
INTERIOR DESIGN
LICENSE NO. AA-C001484
MARKUS A. FRANKEL, LICENSE NO. AR0007143
FRANK BENAYOUN, LICENSE NO. AR0017273
1177 KANE CONDOURGE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 866-3650 FAX: (305) 866-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE

DATE

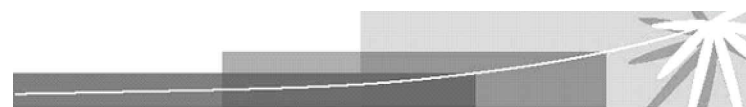
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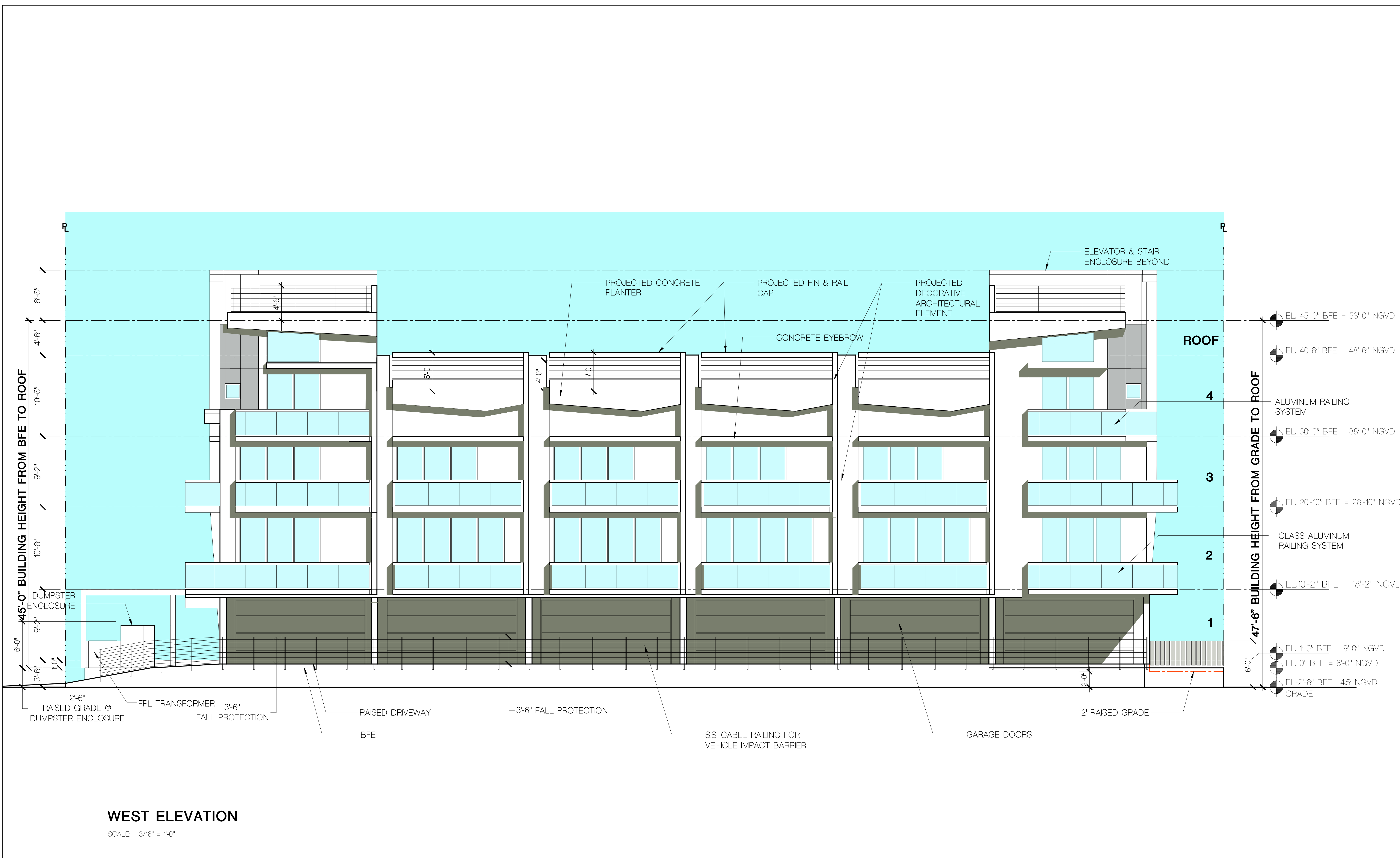
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SCALE:	3/16" = 1'-0"
DATE:	JUNE 25, 2019
SHEET NUMBER:	A-2.01A
	P & Z SUBMITTAL



EAST ELEVATION

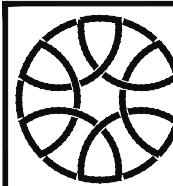
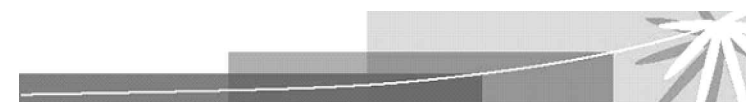
SCALE: 3/16" = 1'-0"

Civil ENG HOLLAND ENGINEERING INC. civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831		LANDSCAPE ARCH GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6803 S.W. 31 STREET MIAMI, FL 33143 PHONE: 305-663-9888 FAX: 305-668-8426		STRUCTURAL ENG		MEP ENG		CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166		BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154		FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN FISHMAN, LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM 		SIGNATURE DATE		<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>				NO.	REVISION	DATE	BY																					DRAWING TITLE EAST ELEVATION SCALE: 3/16" = 1'-0" DATE: JUNE 25, 2019 SHEET NUMBER A-2.02 P & Z SUBMITAL	
NO.	REVISION	DATE	BY																																										



WEST ELEVATION

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

Civil Eng  HOLLAND ENGINEERING INC. Civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831		Landscape Arch  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6803 S.W. 31 STREET MIAMI, FL 33143 PHONE: 305-660-9068 FAX: 305-668-8426		STRUCTURAL ENG		MEP ENG		CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166		BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154		FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN FISHERMAN, LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM 		SIGNATURE DATE		<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>		NO.	REVISION	DATE	BY																					DRAWING TITLE WEST ELEVATION SCALE: 3/16" = 1'-0" DATE: JUNE 25, 2019 SHEET NUMBER A-2.03 P & Z SUBMITTAL	
NO.	REVISION	DATE	BY																																								



WEST ELEVATION

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

CAL ENG

HOLLAND ENGINEERING INC.

civil engineers

1120 SE 3rd AVENUE, FORT LAUDERDALE, FL – 33316
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH

GEOMANTIC DESIGNS, INC.

LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.
6800 S.W. 41 STREET MIAMI, FL 33153
PHONE: 305-665-9688 FAX: 305-668-8436

STRUCTURAL ENG

MEP ENG

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA

1170-102 STREET

BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN ARCHITECTS INC.

ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001484
MARKUS A. FRANKEL LICENSE NO. AR0007143
FRANK BENAYOUN FORMAN LICENSE NO. AR0017273
1177 KANE CONCURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 866-3650 FAX: (305) 866-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE

DATE

NO.	REVISION	DATE	BY

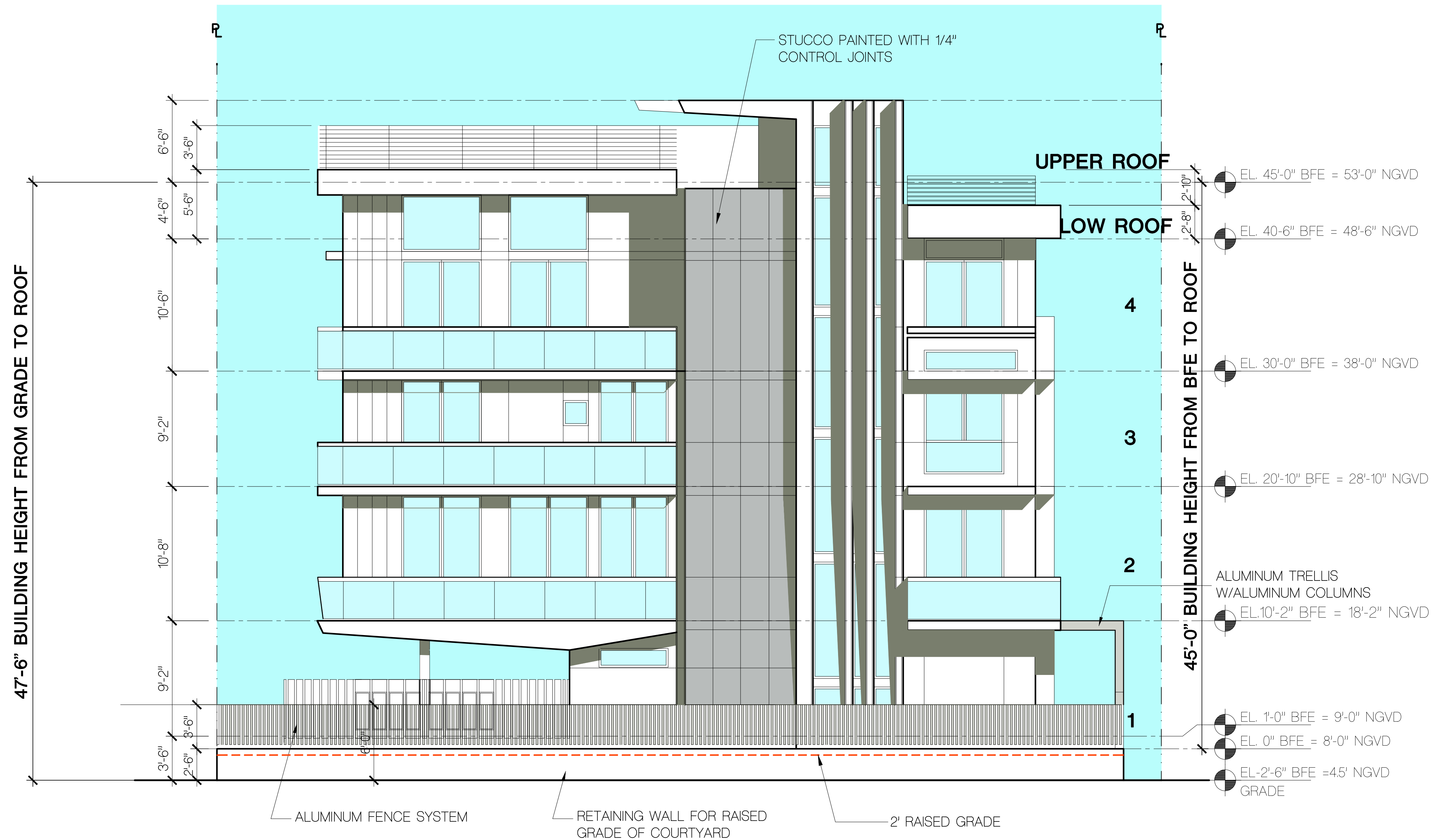
DRAWING TITLE:

WEST ELEVATION

SCALE: 3/16" = 1'-0" DATE: JUNE 25, 2019

SHEET NUMBER: A-2.03A

P & Z SUBMITTAL



SOUTH ELEVATION

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

Civil, ENG HOLLAND ENGINEERING INC. civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL – 33316 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831		LANDSCAPE ARCH GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6803 S.W. 31 STREET MIAMI, FL 33143 PHONE: 305-460-9088 FAX: 305-668-8326		STRUCTURAL ENG.		MEP ENG.		CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166		BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154		FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL LICENSE NO. AR0007143 FRANKEL BENAYOUN FISHMAN LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM SIGNATURE DATE		<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>		NO.	REVISION	DATE	BY																									DRAWING TITLE SOUTH ELEVATION SCALE: 3/16" = 1'-0" DATE: JUNE 25, 2019 SHEET NUMBER A-2.04 P & Z SUBMITAL	
NO.	REVISION	DATE	BY																																										



SOUTH ELEVATION

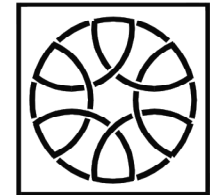
SCALE: 3/16" = 1'-0"

CAL SW



HOLLAND ENGINEERING INC.
civil engineers
1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH



GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6805 S.W. 81 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.

MEP ENG

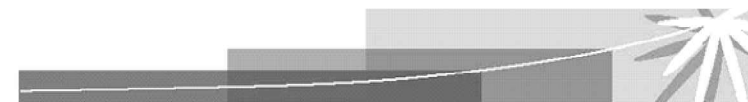
CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS INTERIOR DESIGN
PLANNERS
LICENSE: NO. AA-C001454
MARKUS A. FRANKEL, LICENSE NO. AR0007143
FRANKEL BENAYOUN FISMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3665 FAX: (305) 888-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

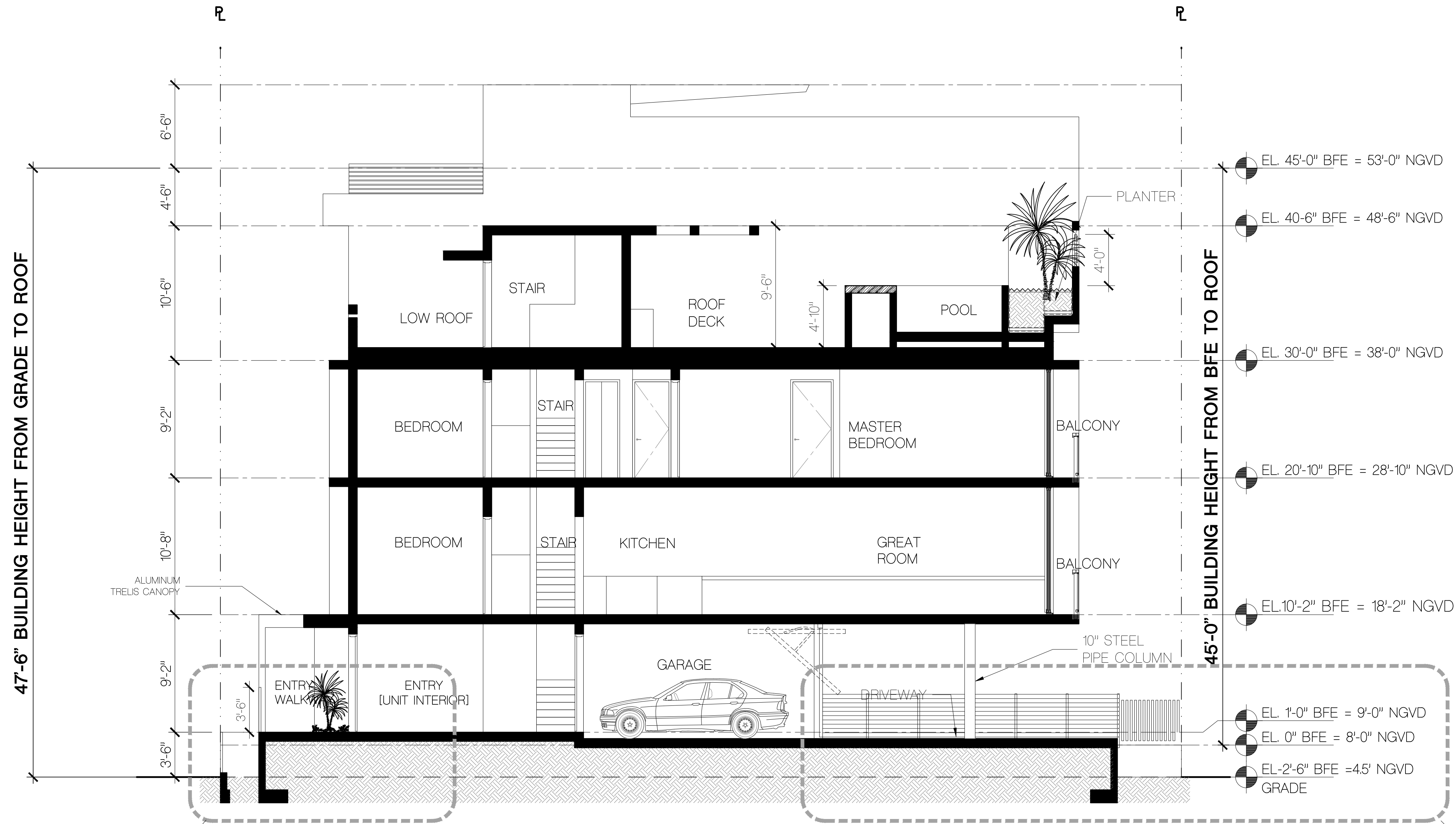


SIGNATURE

DATE

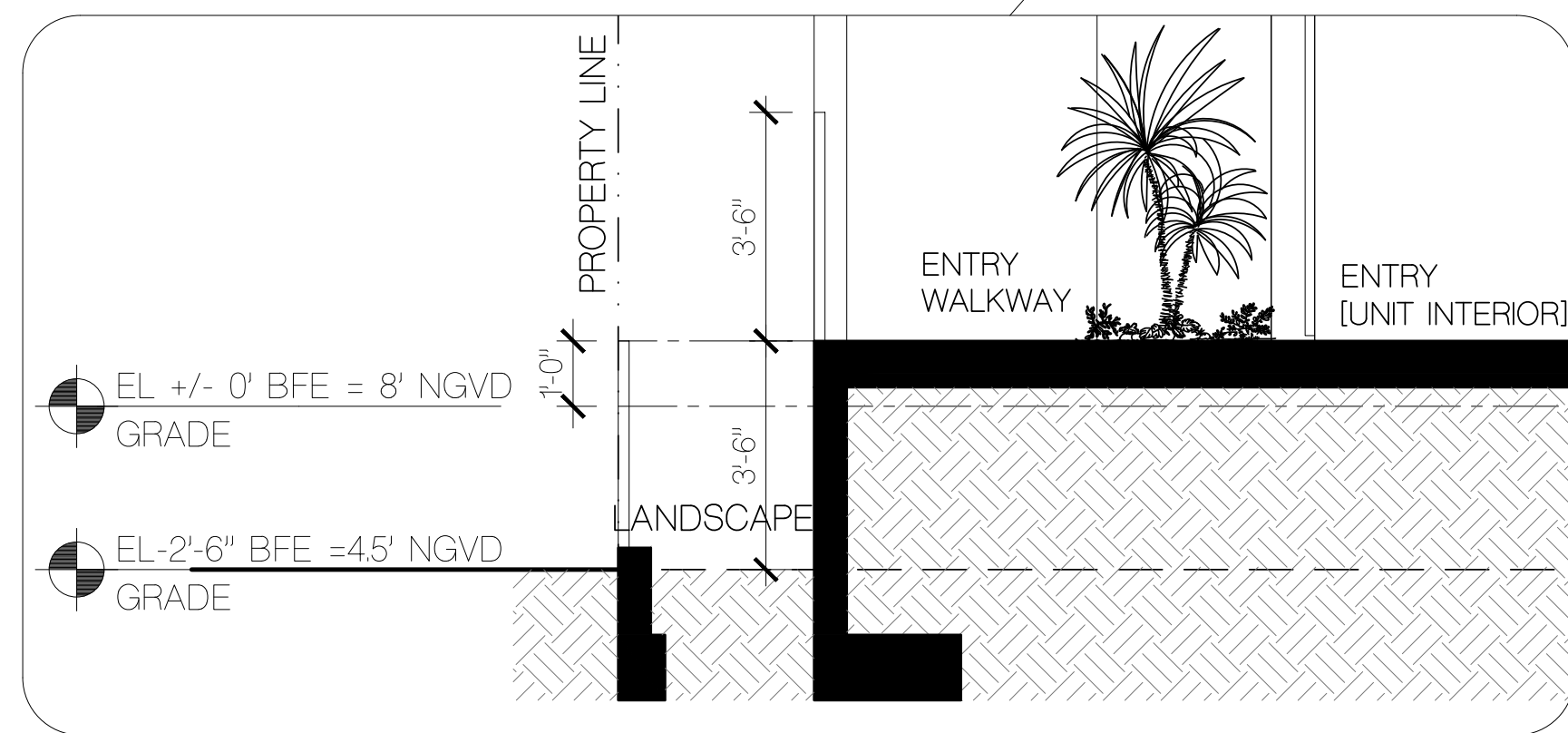
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DRAWING TITLE	SOUTH ELEVATION
SCALE	3/16" = 1'-0"
DATE	JUNE 25, 2019
SHEET NUMBER	A-2.04A
	P & Z SUBMITTAL



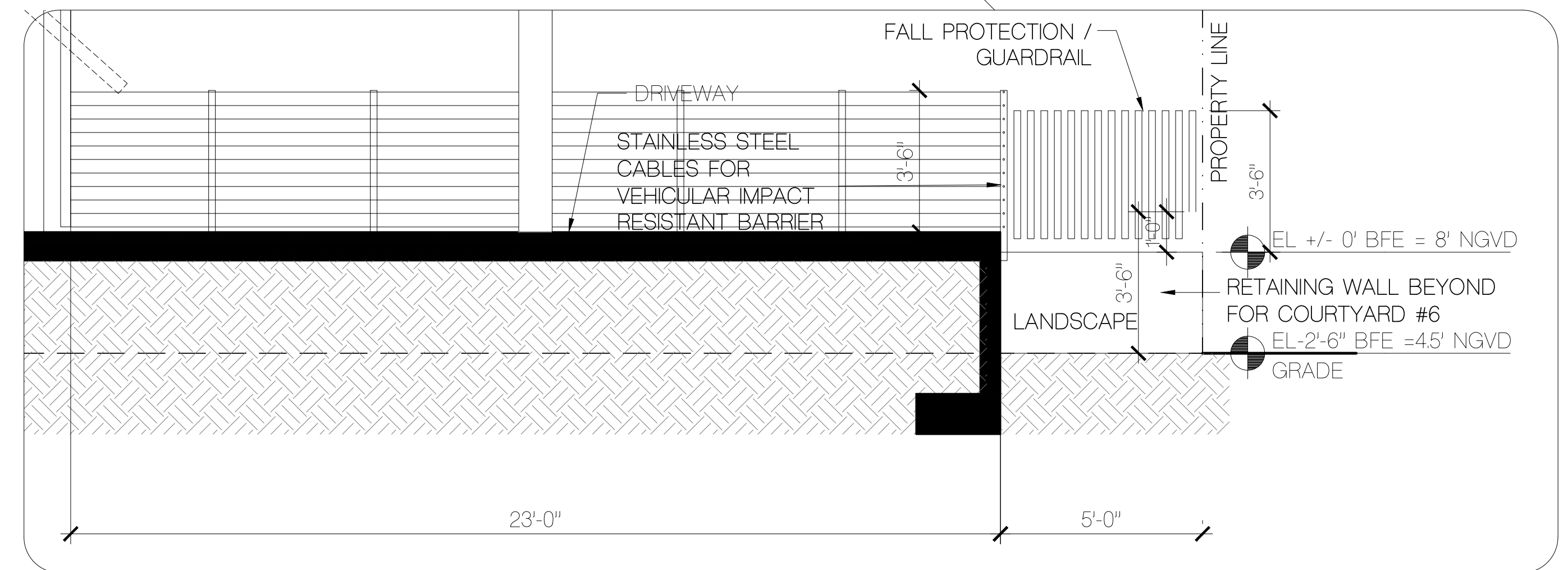
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SCALE: 3/16" = 1'-0"



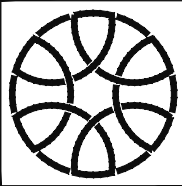
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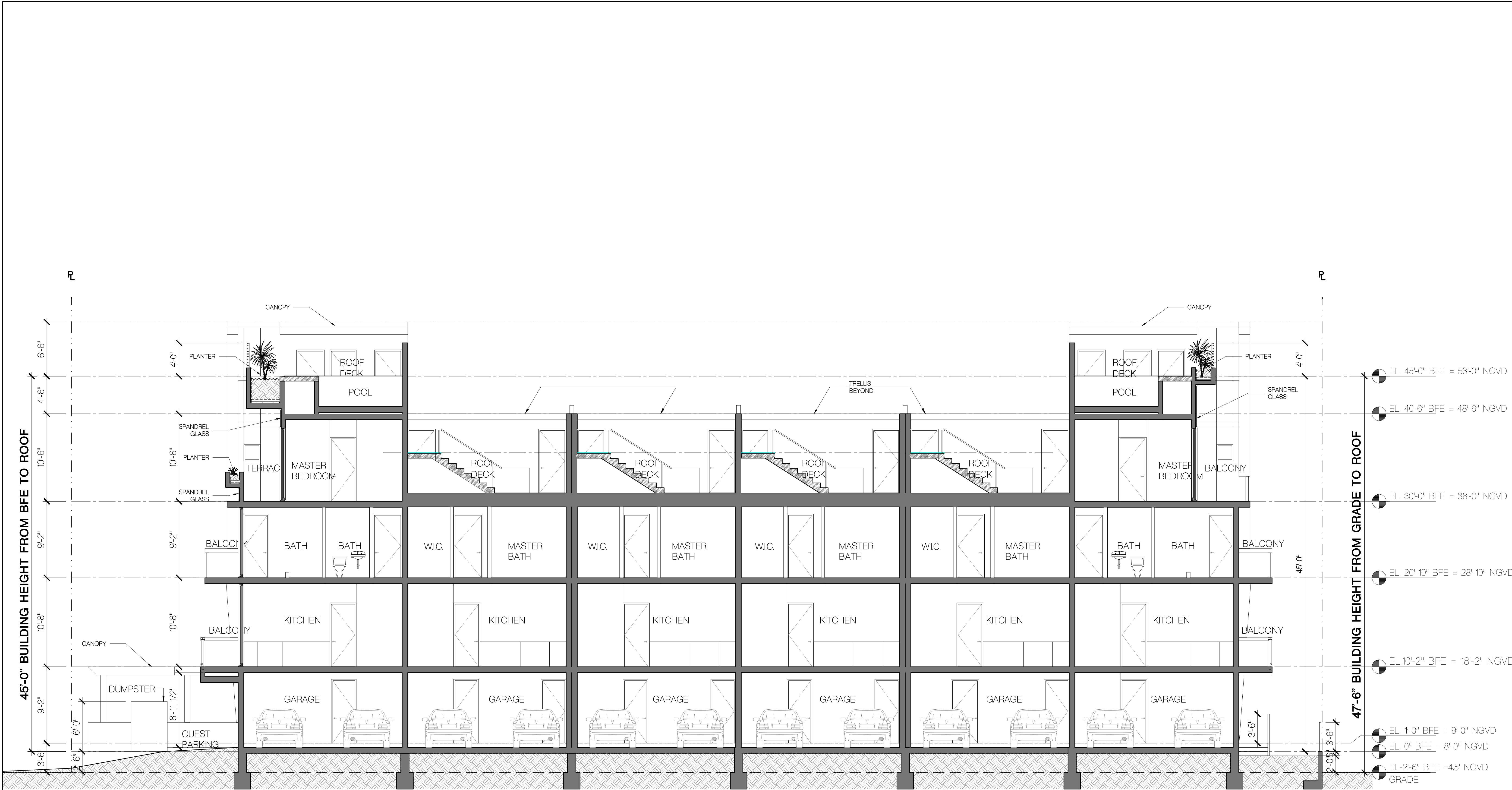
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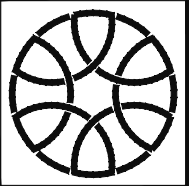
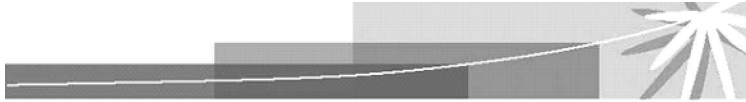


SECTION DETAIL THRU DRIVEWAY

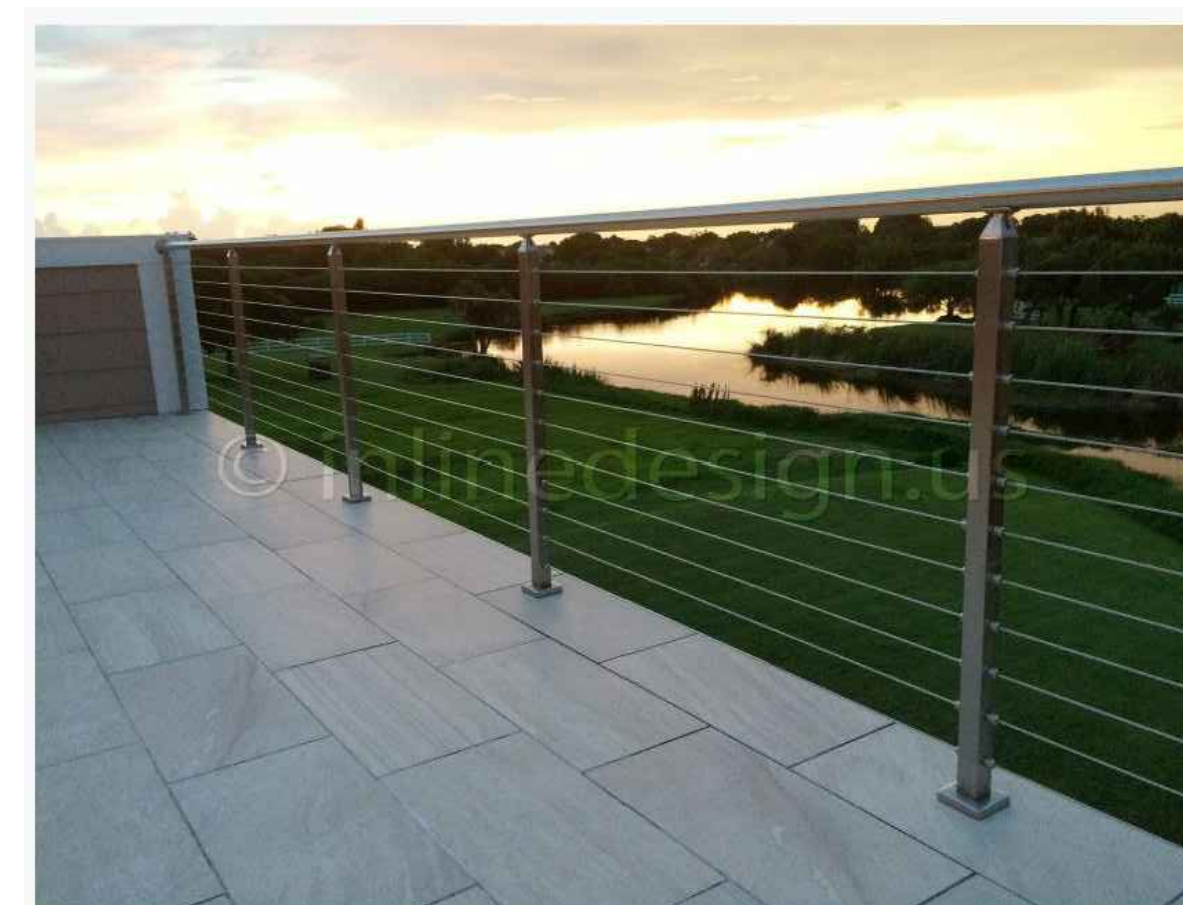
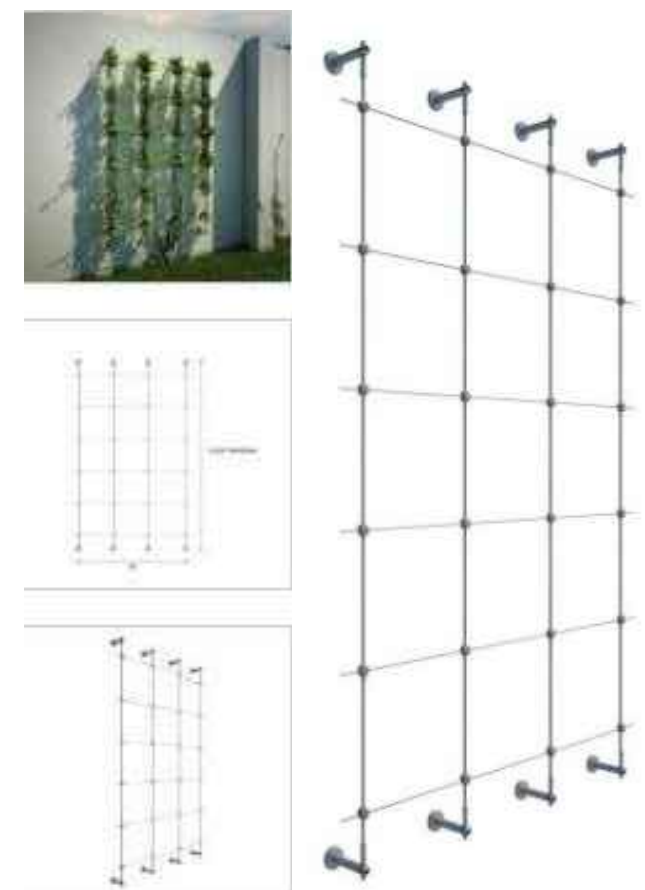
SCALE: 3/8" = 1'-0"

CIVIL ENG.  HOLLAND ENGINEERING INC. Civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH.  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6800 S.W. 41 STREET MIAMI, FL 33143 PHONE: 305-461-9888 FAX: 305-464-8426	STRUCTURAL ENG.	MEP ENG.	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN FISHMAN, LICENSE NO. AR0012273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3665 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM	SIGNATURE DATE	NO. REVISION DATE BY	DRAWING TITLE SECTIONS SCALE VARIES DATE JUNE 25, 2019 SHEET NUMBER A-3.01 P & Z SUBMITAL
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Civil ENG HOLLAND ENGINEERING INC. civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6803 S.W. 41 STREET MIAMI, FL 33143 PHONE: 305-460-9088 FAX: 305-468-8426	STRUCTURAL ENG	MEP ENG	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL LICENSE NO. AR0007143 FRANK BENAYOUN FISHER LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM 	SIGNATURE DATE	<table><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	NO.	REVISION	DATE	BY																													DRAWING TITLE SECTION SCALE: 3/16" = 1'-0" DATE: JUNE 25, 2019 SHEET NUMBER A-3.02 P & Z SUBMITAL
NO.	REVISION	DATE	BY																																						

1170 102nd STREET, BAY HARBOR ISLANDS, FL 33154



CM, INC.

 **HOLLAND ENGINEERING INC.**
civil engineers

1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316
(954)367-0371 . (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

6800 S.W. 81 STREET MIAMI, FL. 33143

STRUCTURAL ENG.

MER ENG

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
P: (305) 868.3665 F: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

	NO.	REVISION	DATE	BV
SIGNATURE				
DATE				

DRAWING TITLE	
PRESENTATION BOARD	
SCALE	DATE
3/32" = 1'-0"	JUNE 25, 2019
SHEET NUMBER	
A-4.00	
P & Z SUBMITTAL	

The site plan illustrates a residential development with six units, each measuring 740 sq. ft. The units are arranged around a central 'TWO WAY VEHICULAR ENTRY COURT' which includes parking spaces. To the left of the units is a 'COURTYARD' area. The plan also shows various utility structures, including manholes (MH: 8.5), a pump station (MH: 6), and a trash enclosure. Each unit includes a bathroom, stairs, elevators, and storage areas. The plan is detailed with dimensions and setbacks.

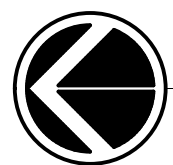
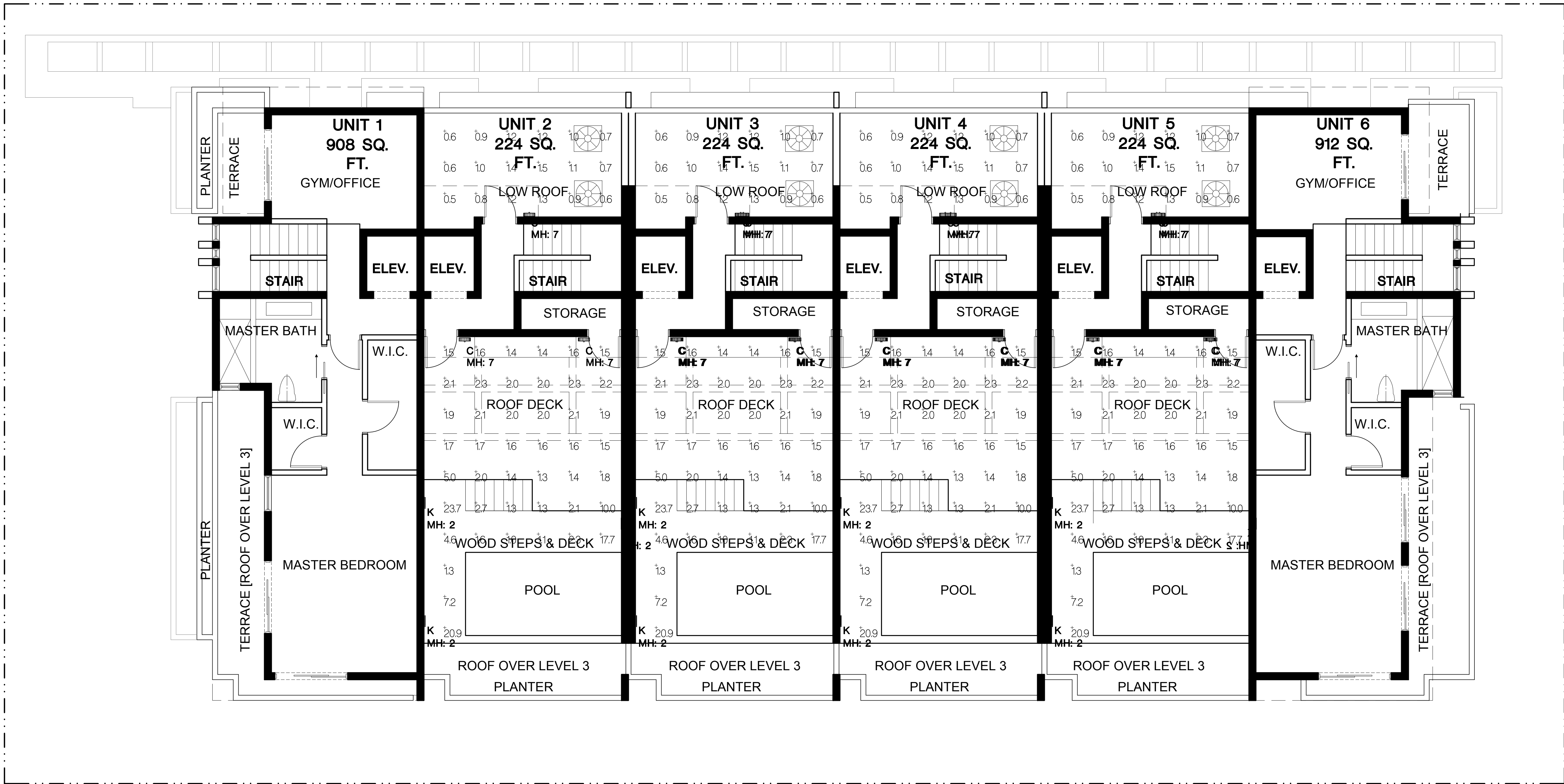


LEVEL ONE PHOTOMETRIC PLAN

Symbol	Qty	Label	Arrangement	Manufacturer	Description	MH (Mounting Height)	Luminaire Lumens	LLF	Luminaire Watts
	7	A	SINGLE	Bega US	33 636	MH: 8'-6" SURFACE MOUNT A.F.F.	1066	0.855	17
	13	B	SINGLE	Brownlee Lighting	7700-4-B12LED-35K	MH: 8'-6" SURFACE MOUNT A.F.F.	813	0.855	11.8
	1	C	SINGLE	Brownlee Lighting	7700-4-B12LED-35K	MH: 6'-0" WALL MOUNT A.F.F.	813	0.855	11.8
	5	K	SINGLE	Bega US	33 065	MH: 2'-0" WALL MOUNT A.F.F. (bottom of fixture)	365	0.855	9
	6	U	SINGLE	Lithonia Lighting	LDN4 35/10 LO4AR LD	MH: 8'-6" RECESSED MOUNT A.F.F.	872	0.855	12.69

Calculation Summary							
Project: BELIZA - LEVEL 1_REV 1		BAY HARBOR ISLANDS, FL		02/27/2019			
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BACK OF BLDG UNDER BALCONIES	Illuminance	Fc	7.98	10.5	0.6	13.30	17.50
CANOPY	Illuminance	Fc	2.23	4.0	0.9	2.48	4.44
COURTYARD	Illuminance	Fc	6.42	27.7	0.6	10.70	46.17
DUMPSTER	Illuminance	Fc	1.70	1.9	1.5	1.13	1.27
PROPERTY LINE	Illuminance	Fc	0.27	1.0	0.0	N.A.	N.A.
TERRACE	Illuminance	Fc	5.75	24.2	3.1	1.85	7.81
WALKWAY UNITS ENTRANCE	Illuminance	Fc	2.76	10.0	0.6	4.60	16.67

 HOLLAND ENGINEERING INC. civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316 (954)367-0371 . (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	Landscape / ARCH  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.A. 6800 S.W. 81 STREET MIAMI, FL. 33143 PHONE: 305-665-9688 FAX: 305-668-8426	STRUCTURAL ENG.	M/E/P ENG.	CONTRACT OWNER	SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INTERIOR DESIGN LICENSE NO. AA-C001484 MARKUS A. FRANKEL, LICENSE NO. AR0007143 PHIL BENAYOUN, FRANKEL, LICENSE NO. AR0017273 1177 KANE CONCORDE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3655 FAX:(305) 868-3650 E MAIL: INFO@FRANKELBENAYOUN.COM 	NO. REVISION DATE BY	DRAWING TITLE LEVEL 1 PHOTOMETRIC PLAN SCALE: 1/8" = 1'-0" DATE: JUNE 25, 2019 SHEET NUMBER E-101 P & Z SUBMITTAL
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LEVEL FOUR PHOTOMETRIC PLAN

Luminaire Schedule

Project: BELIZA - ROOF LEVEL BAY HARBOR ISLANDS, FL 02/25/2019

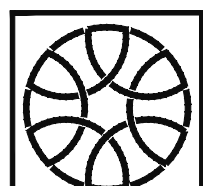
Symbol	Qty	Label	Arrangement	Manufacturer	Description	MH (Mounting Height)	Luminaire Lumens	LLF	Luminaire Watts
	18	C	SINGLE	Brownlee Lighting	7700-4-B12LED-35K	MH: 7'-0" WALL MOUNT A.F.F.	813	0.855	11.8
	6	K	SINGLE	Bega US	33 065	MH: 2'-0" WALL MOUNT A.F.F. (bottom of fixture)	365	0.855	9

Calculation Summary

Project: BELIZA - ROOF LEVEL BAY HARBOR ISLANDS, FL 02/25/2019

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOW ROOF	Illuminance	Fc	0.96	1.5	0.5	1.92	3.00
POOL AREA	Illuminance	Fc	3.45	23.7	1.0	3.45	23.70
ROOF DECK	Illuminance	Fc	2.62	19.7	0.3	8.73	65.67

**HOLLAND ENGINEERING INC.**
civil engineers
1120 SE 3rd AVENUE, FORT LAUDERDALE, FL - 33316
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

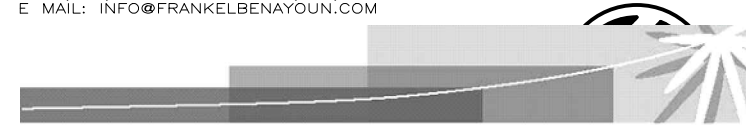
**GEOMANTIC DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6803 S.W. 31 STREET MIAMI, FL 33143
PHONE: 305-460-9060 FAX: 305-464-8426

STRUCTURAL ENG.
MEP ENG.

CONTRACT OWNER
SAMAN, LLC
7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

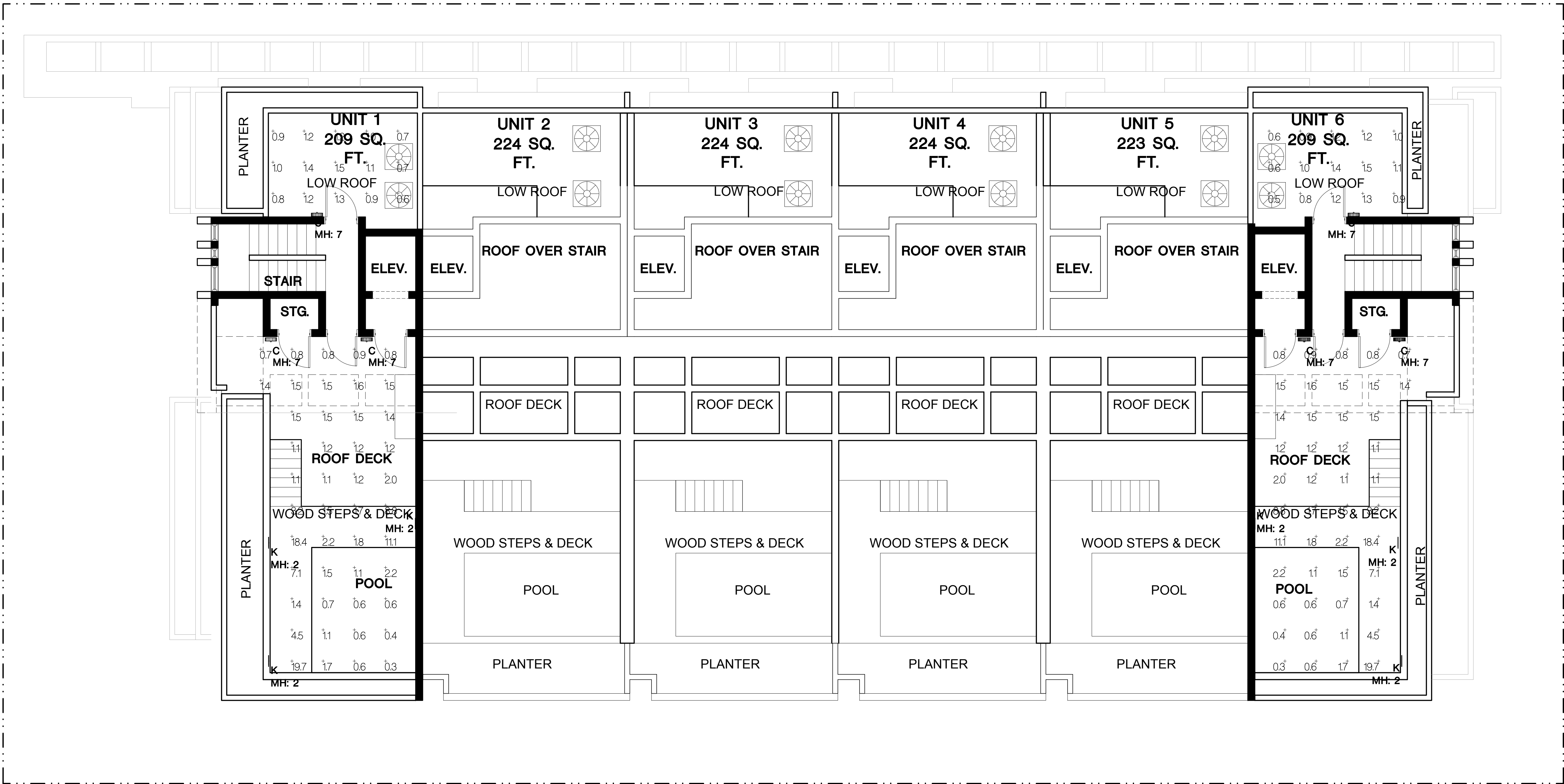
FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN LICENSE NO. AR0012273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM



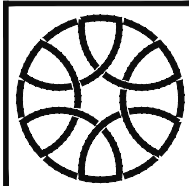
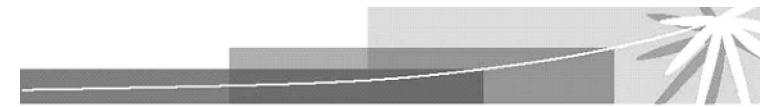
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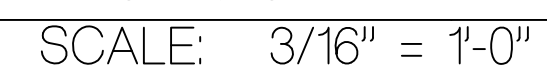
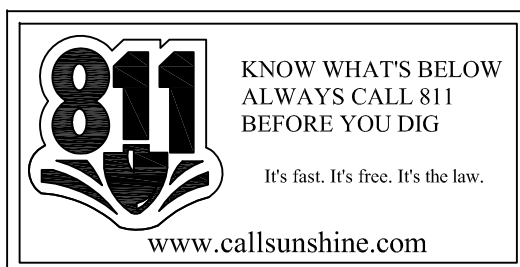
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 4 PHOTOMETRIC PLAN
SCALE: 3/16" = 1'-0" DATE: JUNE 25, 2019
SHEET NUMBER
E-102
P & Z SUBMITAL



ROOF PLAN

Luminaire Schedule										Calculation Summary																			
Project: BELIZA - ROOF LEVEL BAY HARBOR ISLANDS, FL 02/25/2019										Project: BELIZA - ROOF LEVEL BAY HARBOR ISLANDS, FL 02/25/2019																			
Symbol	Qty	Label	Arrangement	Manufacturer	Description	MH (Mounting Height)	Luminaire Lumens	LLF	Luminaire Watts	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min												
	18	C	SINGLE	Brownlee Lighting	7700-4-B12LED-35K	MH: 7'-0" WALL MOUNT A.F.F.	813	0.855	11.8	LOW ROOF	Illuminance	Fc	0.96	1.5	0.5	1.92	3.00												
	6	K	SINGLE	Bega US	33 065	MH: 2'-0" WALL MOUNT A.F.F (bottom of fixture)	365	0.855	9	POOL AREA	Illuminance	Fc	3.45	23.7	1.0	3.45	23.70												
Civil Eng  HOLLAND ENGINEERING INC. Civil engineers 1120 SE 3rd AVENUE, FORT LAUDERDALE, FL – 33316 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831			Landscape Arch  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6800 S.W. 41 STREET MIAMI, FL 33143 PHONE: 305-460-9060 FAX: 305-468-8426			Structural Eng		MEP Eng		Contract Owner SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166		BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154		FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN FISHER, LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM 		Signature		Date		No		Revision		Date		By		Drawing Title PHOTOMETRIC ROOF PLAN SCALE: 3/16" = 1'-0" DATE: JUNE 25, 2019 SHEET NUMBER E-1.03 P & Z SUBMITAL	

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DRAWING TITLE	
DISPOSITION PLAN	
SCALE:	DATE:
3/16" = 1'-0"	JUNE 25, 2019
SHEET NUMBER	
LD-1.01	
P & Z SUBMITTAL	



NORTH SIDE



EAST SIDE



WEST SIDE

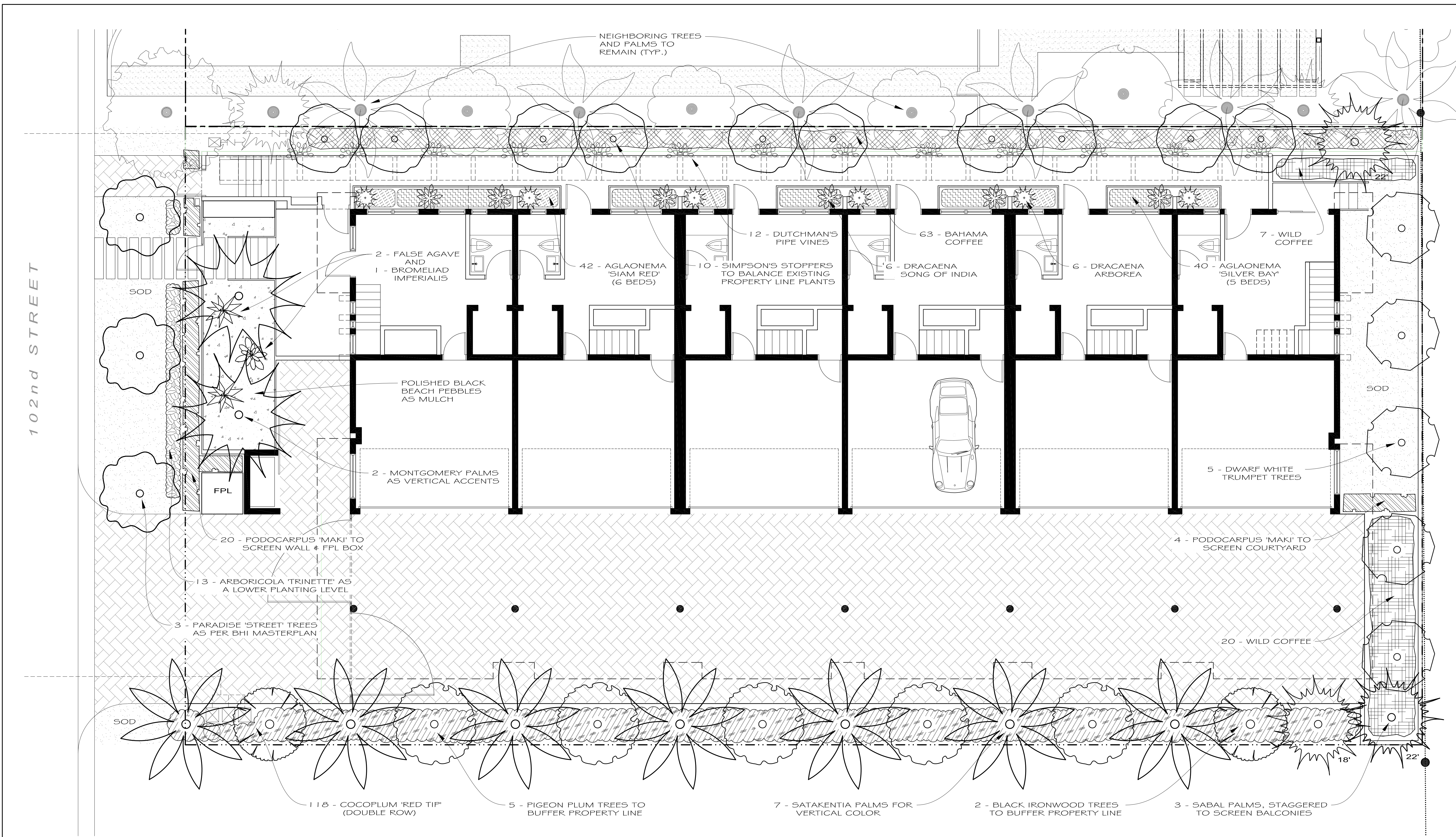


SOUTH SIDE

DISPOSITION IMAGES

NOT TO SCALE:

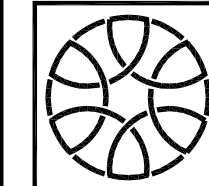
CIVIL ENG.		LANDSCAPE ARCH.		STRUCTURAL ENG.		MEP ENG.		CONTRACT OWNER		FRANKEL BENAYOUN ARCHITECTS INC		DISPOSITION IMAGES																																	
HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831		GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 2332 Gulliver Street PHONE: 305-465-9888 FAX: 305-468-8426 Coral Gables, FL 33134						SAMAN, LLC		7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166		BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154		FRANKEL BENAYOUN ARCHITECTS INC PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001484 MARQUEE A. FRANKEL LICENSE NO. AR0007143 FRANK BENAYOUN FISHMAN LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3665 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM		STATE OF FLORIDA SIGNATURE		<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>		NO.	REVISION	DATE	BY																					DRAWING TITLE DISPOSITION IMAGES SCALE: DATE: JUNE 25, 2019 SHEET NUMBER LD-1.01 P & Z SUBMITTAL	
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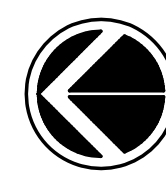
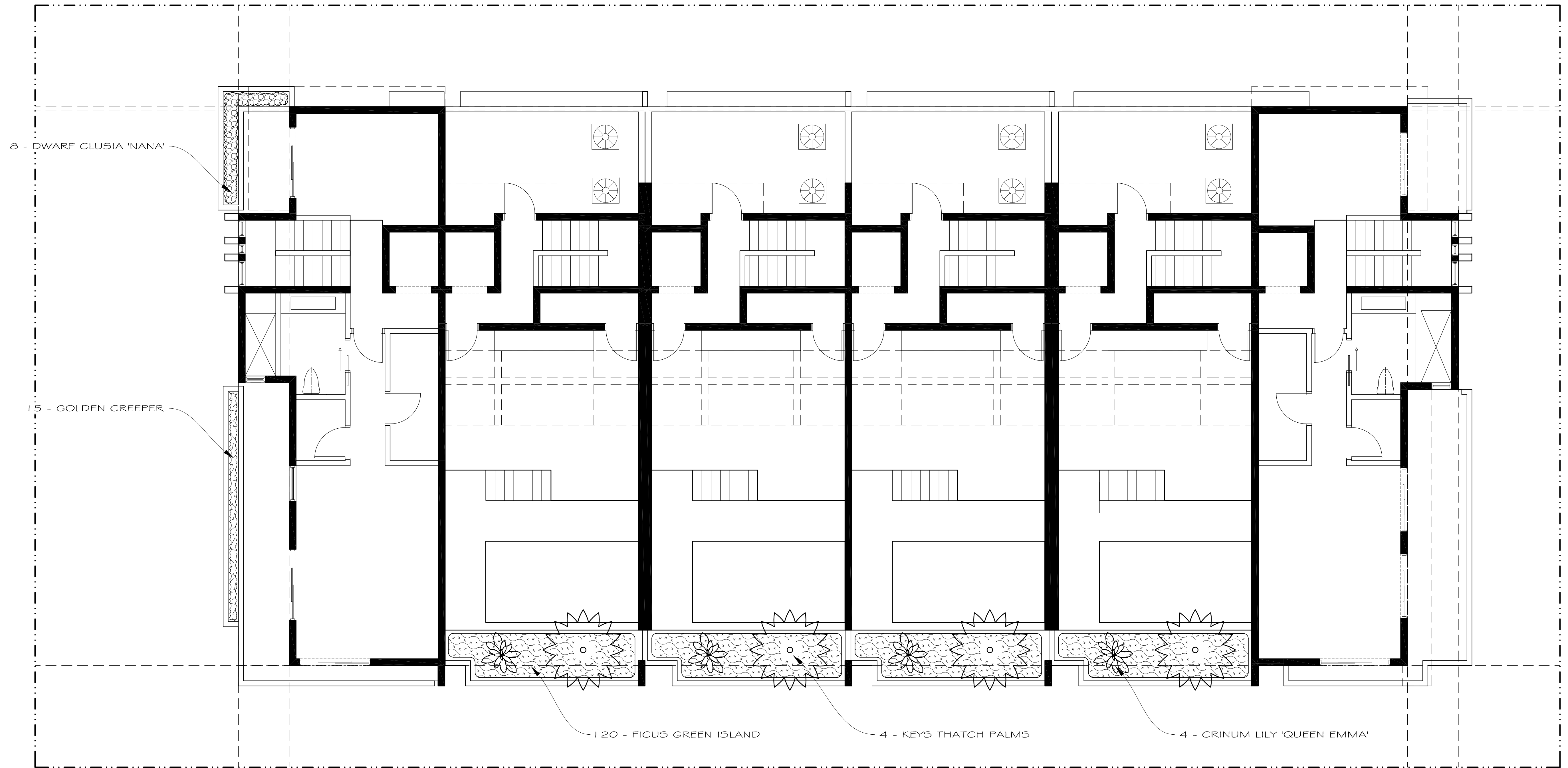


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NOTE: ALL RAINWATER TO BE RETAINED WITHIN PROPERTY

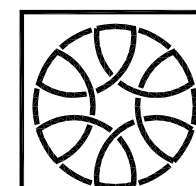
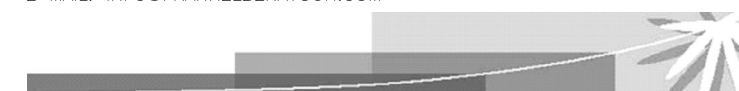
LANDSCAPE SITE PLAN
SCALE: 3/16" = 1'-0"

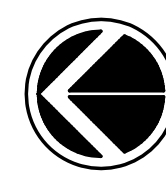
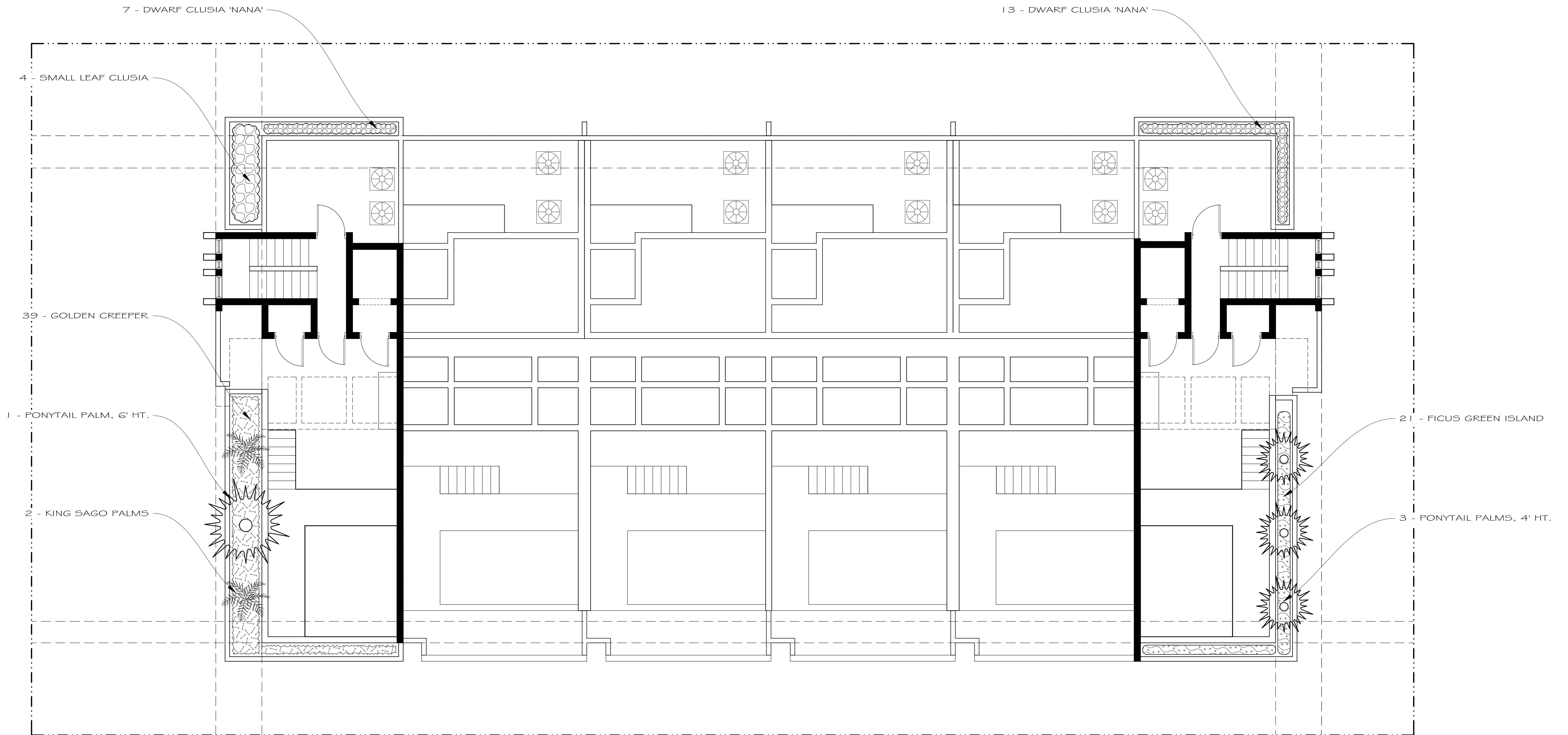
CIVIL ENG  HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD- HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 2332 Collins Street Coral Gables, FL 33134 PHONE: 305-465-9888 FAX: 305-468-8426	STRUCTURAL ENG	MEP ENG	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001484 MARCOUS A. FRANKEL LICENSE NO. AR0007143 FRANK BENAYOUN LICENSE NO. AR0012273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH. (305) 868-3665 FAX (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM  SIGNATURE	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	NO.	REVISION	DATE	BY													DRAWING TITLE LANDSCAPE SITE PLAN SCALE: 3/16" = 1'-0" DATE: JUNE 25, 2019 SHEET NUMBER L-101 P & Z SUBMITTAL
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LANDSCAPE LEVEL 4

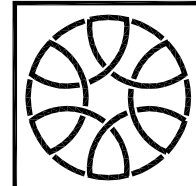
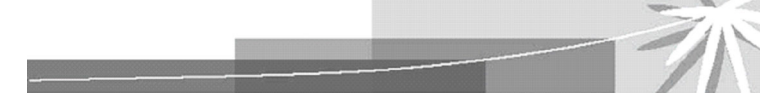
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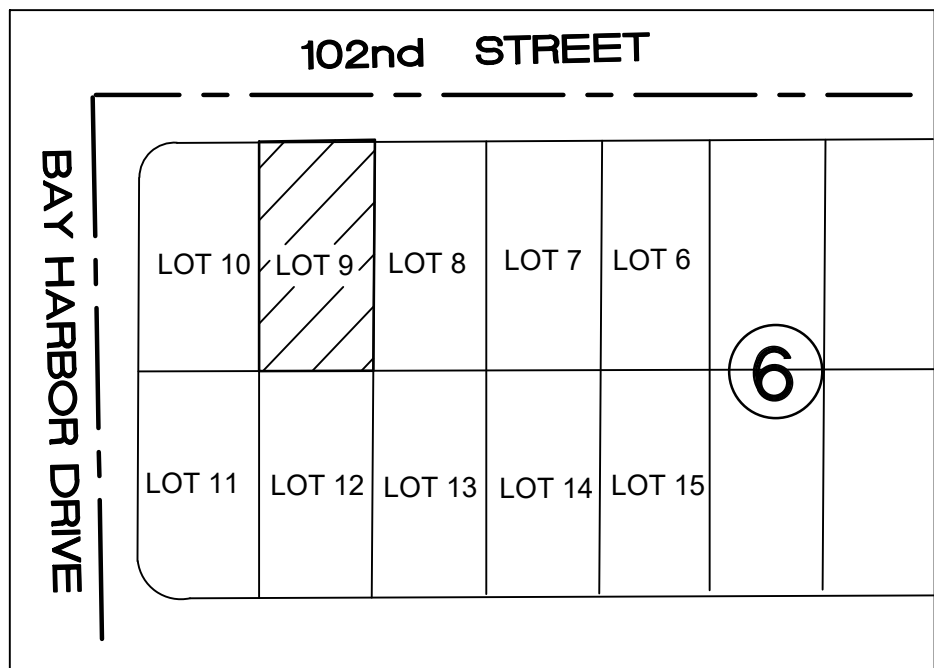
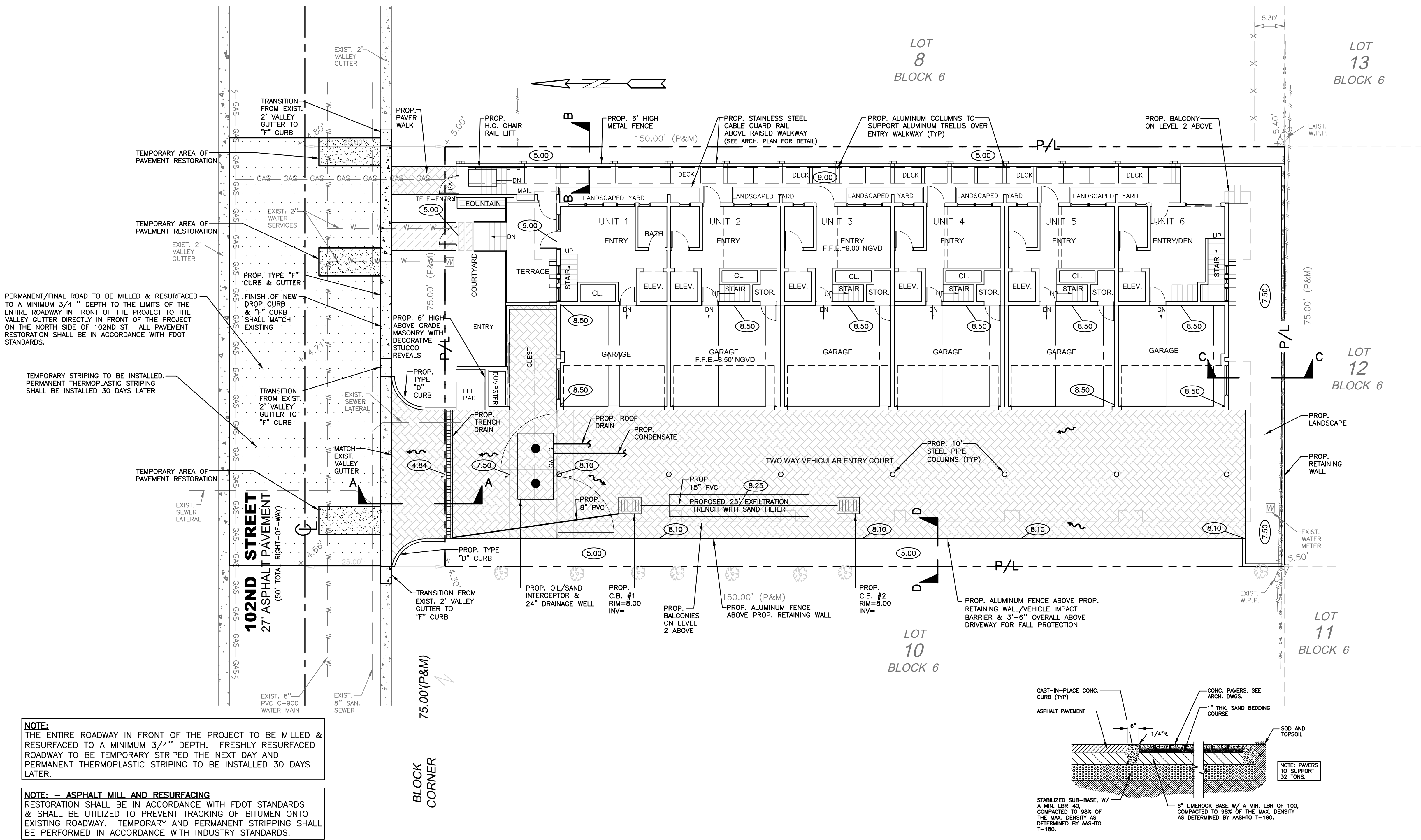
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LANDSCAPE ROOF PLAN

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

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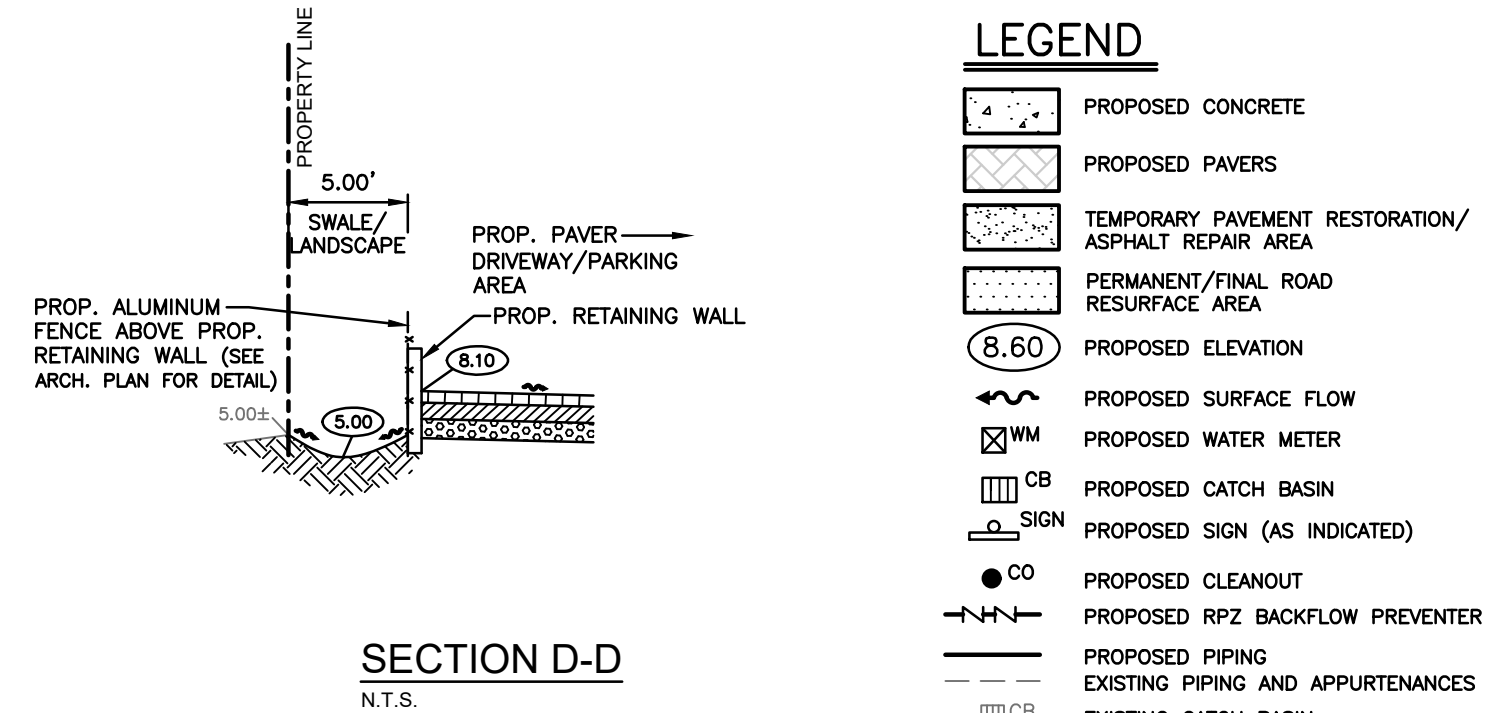
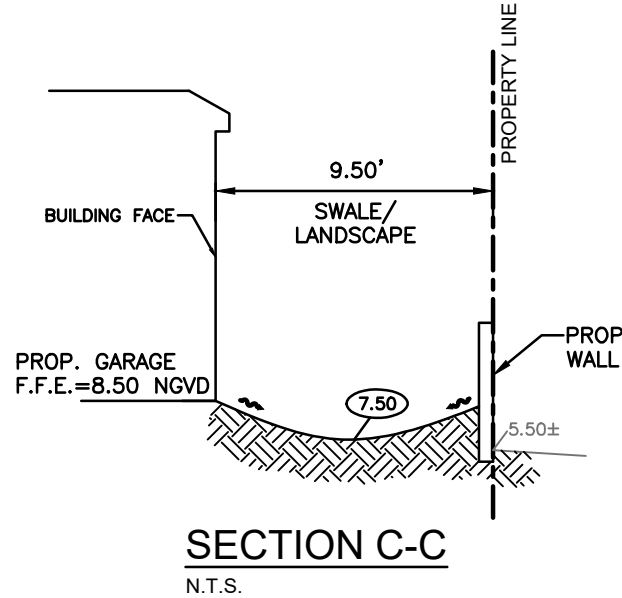
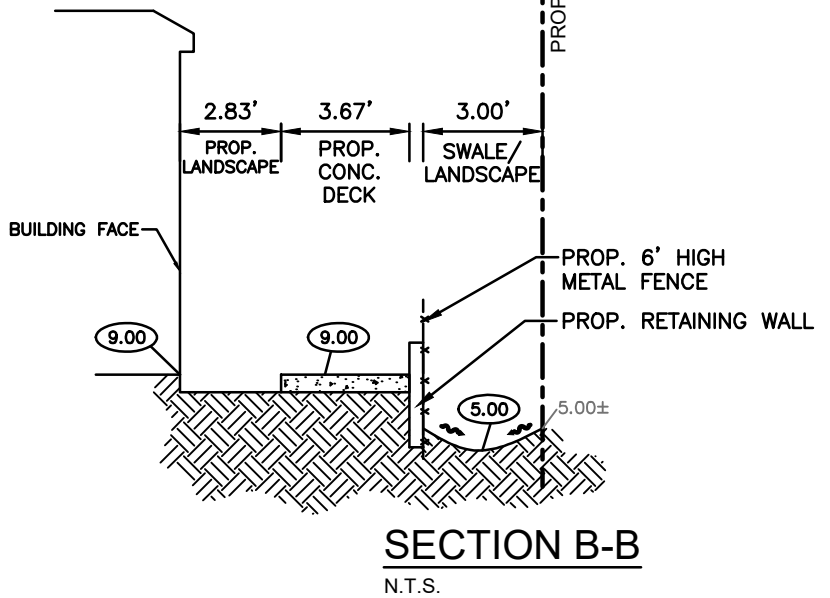
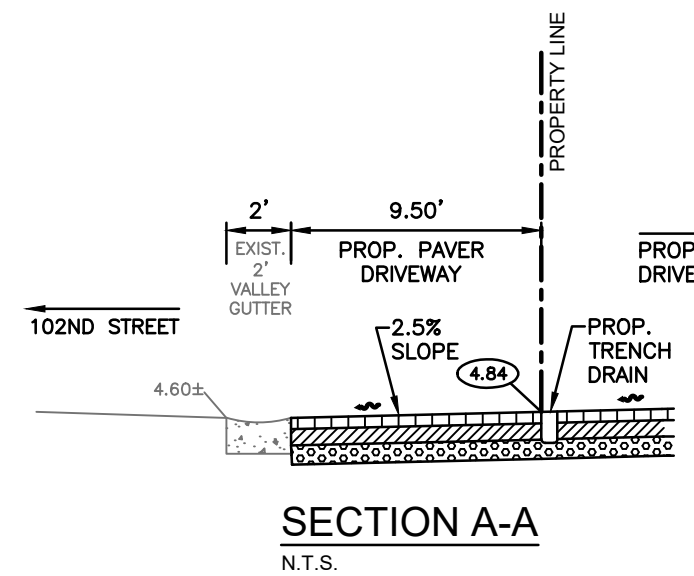
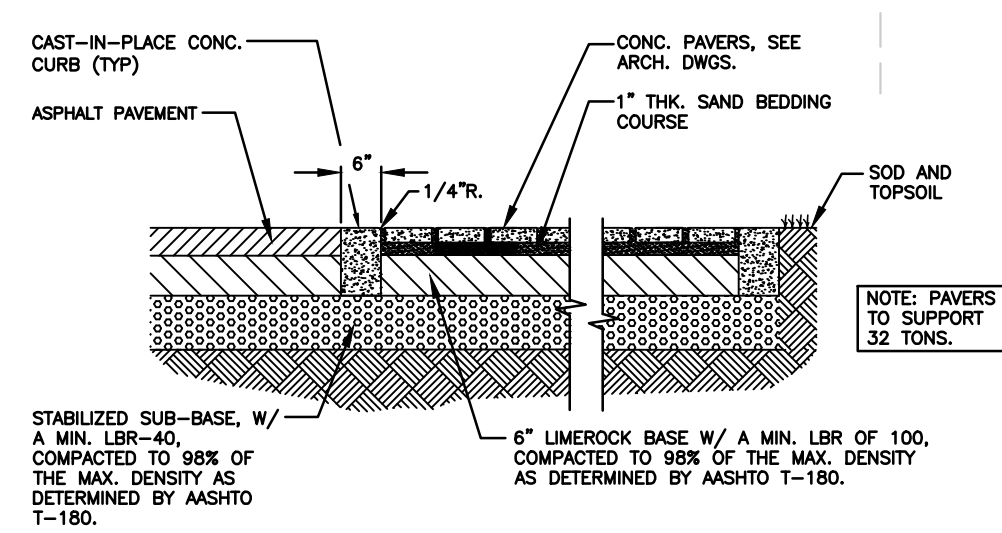


- GENERAL NOTES**
1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED; MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
 2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED CONTRACTOR PER THE FLORIDA BUILDING CODE. ALL MATERIALS MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
 3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
 4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
 5. ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
 6. RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

- NOTES:**
1. EXISTING VALLEY GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
 5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
 6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
 7. MAXIMUM SLOPE ON GARAGE RAMPS TO BE 20%.
 8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
 10. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON CONCRETE PAVERS.
 11. FLOOD BARRIER TO BE PROVIDED AT ALL OPENINGS BELOW 10.0 FT NGVD.

ALL STORMWATER IS TO BE RETAINED ONSITE

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



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED PAVERS
 - TEMPORARY PAVEMENT RESTORATION/ ASPHALT REPAIR AREA
 - PERMANENT/FINAL ROAD RESURFACE AREA
 - PROPOSED ELEVATION
 - PROPOSED SURFACE FLOW
 - PROPOSED WATER METER
 - PROPOSED CATCH BASIN
 - PROPOSED SIGN (AS INDICATED)
 - PROPOSED CLEANOUT
 - PROPOSED RPZ BACKFLOW PREVENTER
 - PROPOSED PIPING
 - EXISTING PIPING AND APPURTENANCES
 - EXISTING CATCH BASIN
 - EXISTING ELEVATION
 - EXISTING WOOD POWER POLE
 - EXISTING MANHOLE (AS DESIGNATED)
 - EXISTING WATER METER
 - EXISTING FENCE

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

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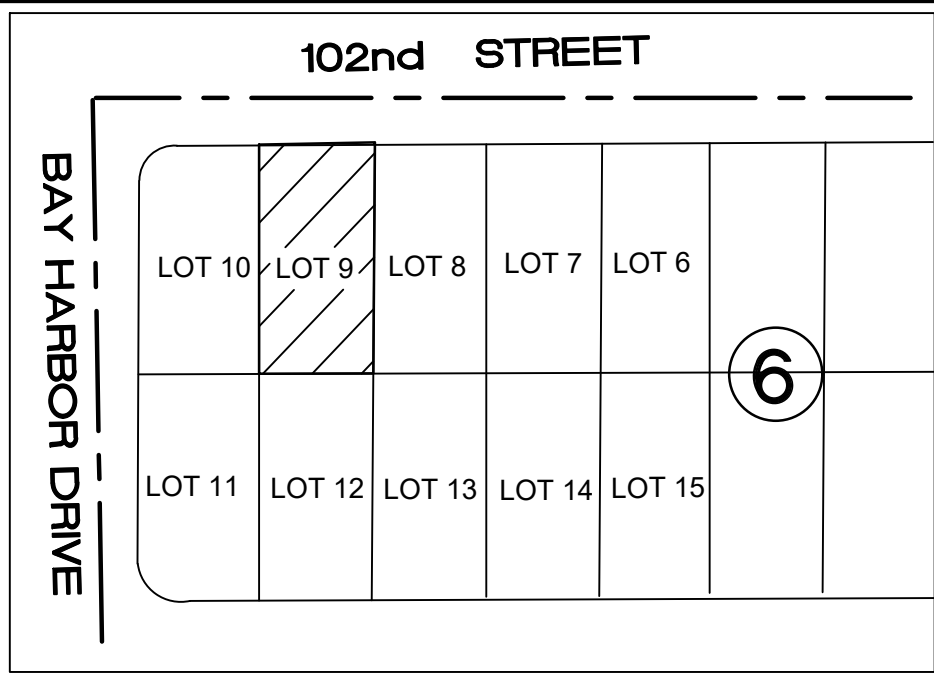
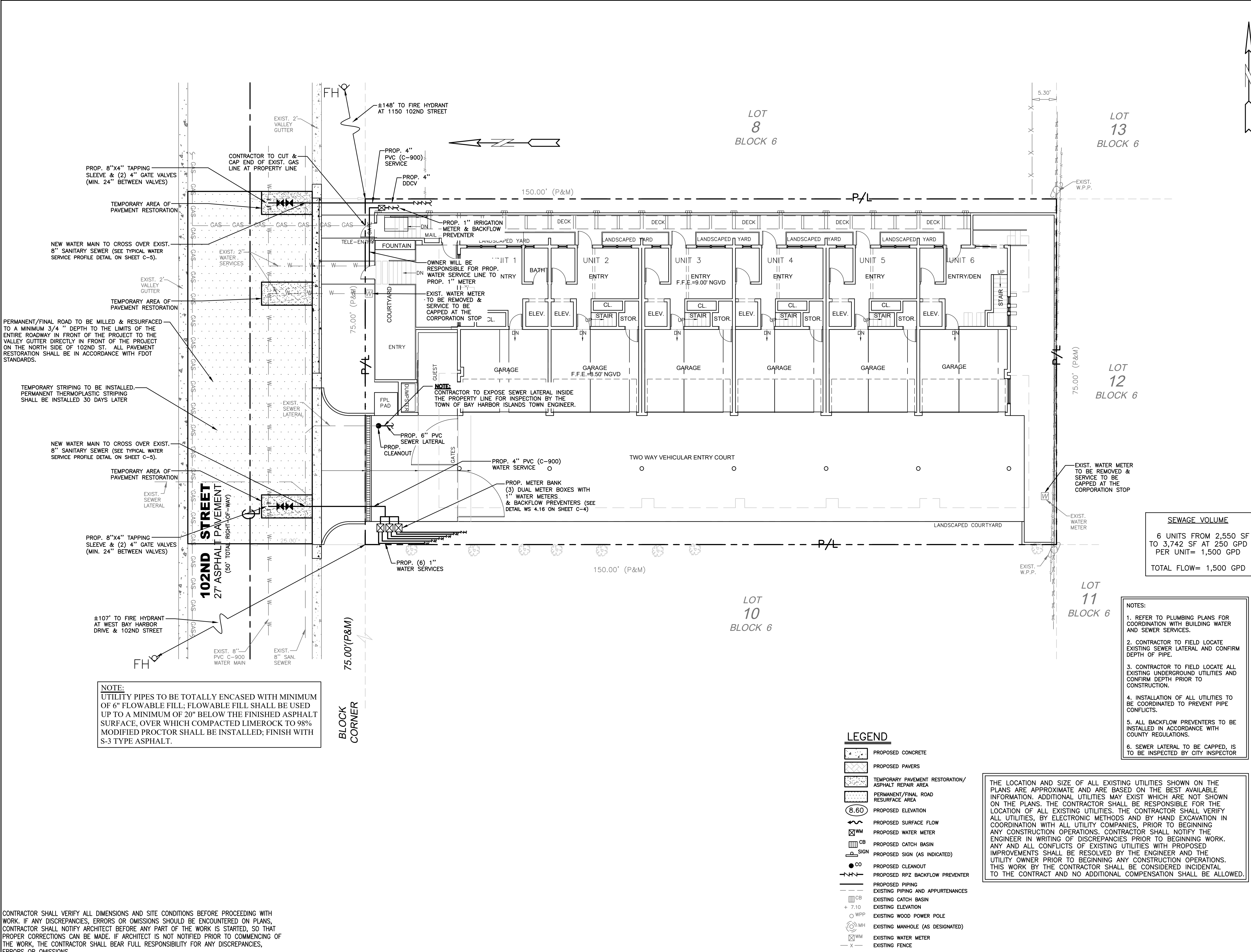
CONTRACT OWNER
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BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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PLANNERS INTERIOR DESIGN
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MARKUS A. FRANKEL, LICENSE NO. AR0007143
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E-MAIL: INFO@FRANKELBENAYOUN.COM

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'
DATE: JUNE 25, 2019
SHEET NUMBER:
C-1
P&Z SUBMITTAL 19-01



- GENERAL NOTES**
- TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
 - ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
 - ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
 - CONTRACTOR TO EXPOSE SEWER LATERAL INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
 - PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
 - ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
 - FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
 - CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
 - INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.
 - THE ENTIRE ROADWAY BETWEEN THE BOUNDARIES OF THE PROJECT SHALL BE MILLED AND RESURFACED. PERMANENT/FINAL ROAD TO BE MILLED & RESURFACED TO A MINIMUM 3/4" DEPTH FOR THE ENTIRE ROADWAY (BOTH TRAVEL LANES) BETWEEN THE PROPERTY LIMITS ON 102ND STREET. TEMPORARY ASPHALT PATCHES WILL BE ALLOWED WHERE THE WATER CONNECTIONS FOR DOMESTIC AND FIRE SUPPLIES ARE MADE.

- WATER MAIN NOTES**
- ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.
 - ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
 - MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
 - THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
 - ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:
$$L \text{ (GALLONS PER HOUR)} = \frac{S \cdot D \cdot (P)^{0.5}}{148,000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
D = LENGTH OF PIPE TESTED IN FEET
P = NOMINAL DIAMETER OF PIPE
S = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.
 - THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
 - THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
 - ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL HAVE A SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED INTO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90" INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE).
 - ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.

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STRUCTURAL ENG.

MEP ENG

CONTRACT OWNER

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BELIZA
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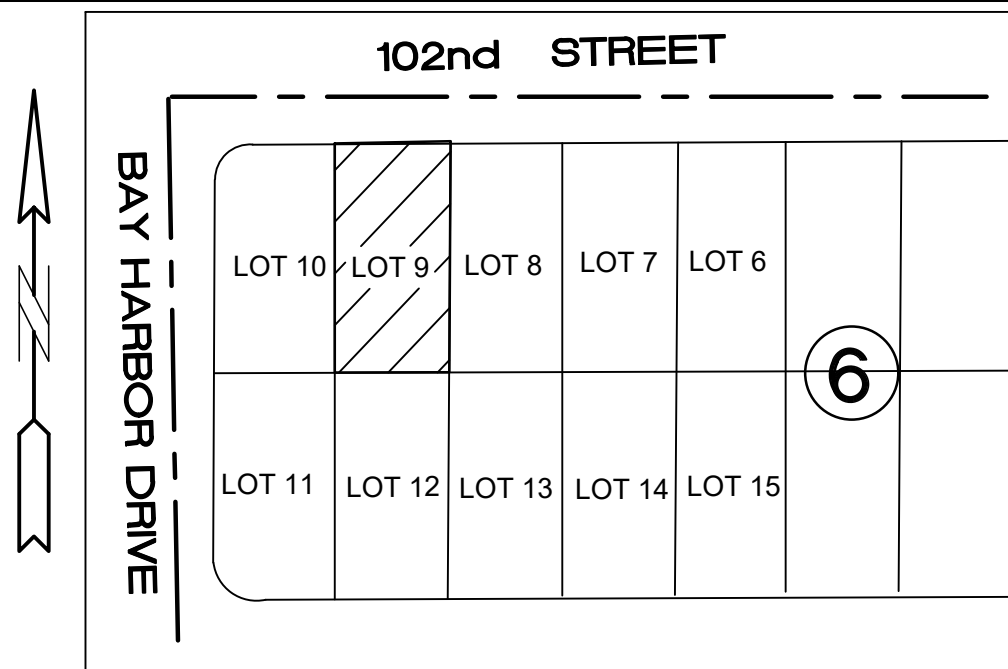
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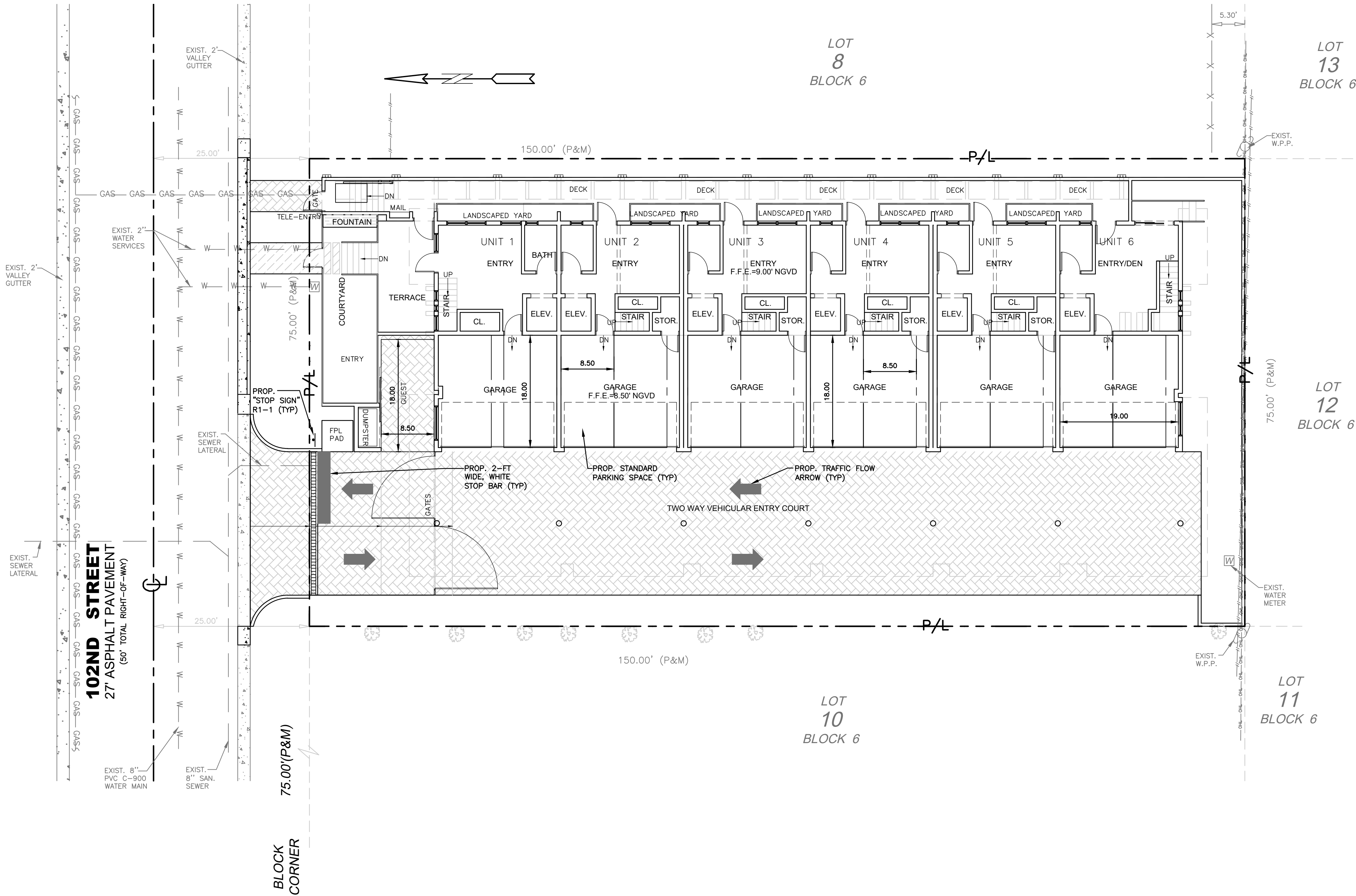
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PAVEMENT MARKING & SIGNAGE PLAN	
SCALE:	DATE: JUNE 25, 2019
SHEET NUMBER:	
C-3	19-01
P&Z SUBMITTAL	

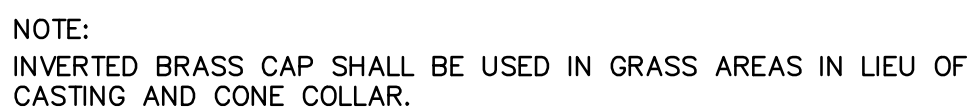
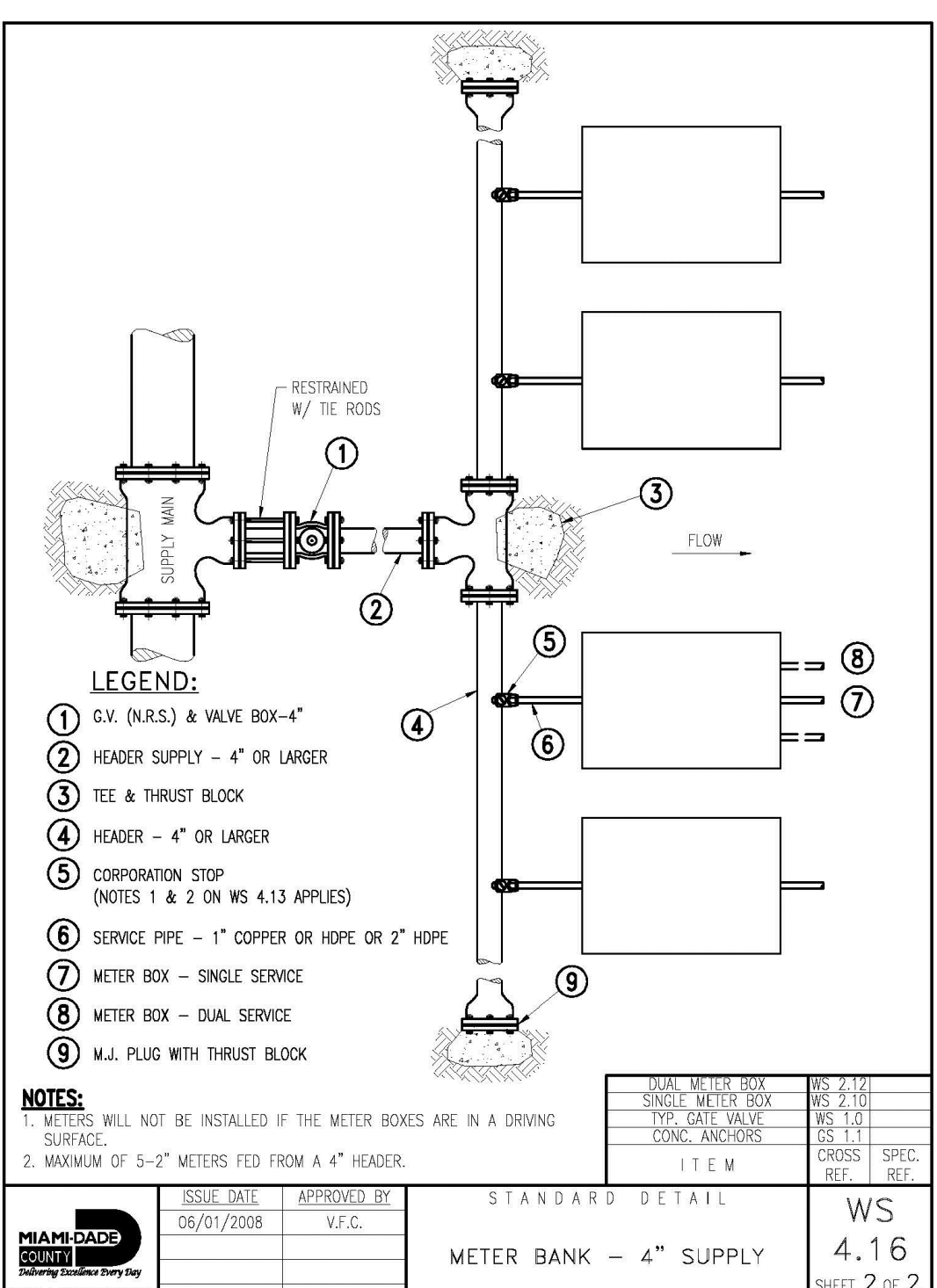
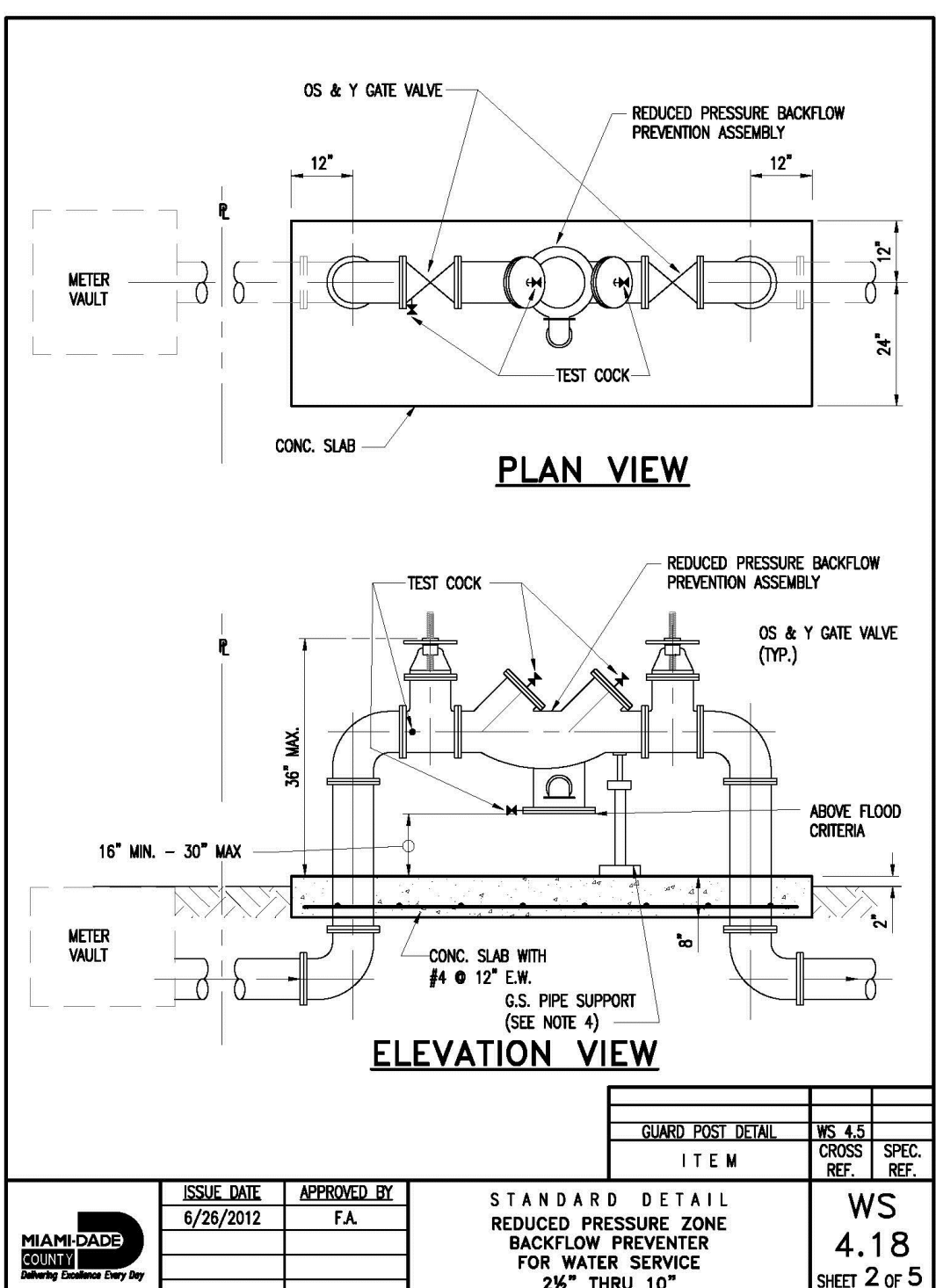
LEGEND

- PROPOSED CONCRETE
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- EXISTING WATER METER
- EXISTING FENCE

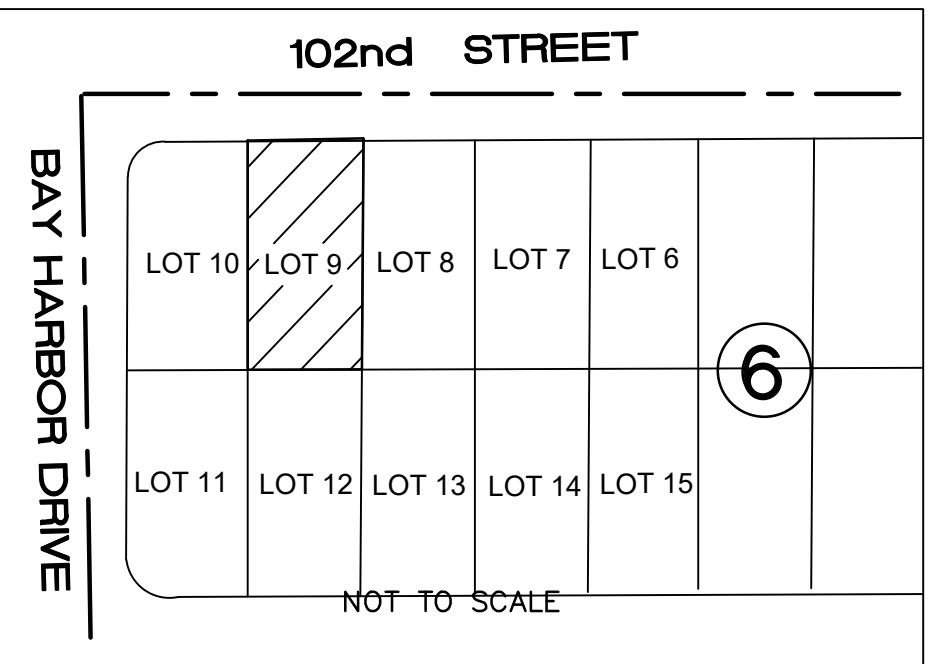


LOCATION MAP
NOT TO SCALE

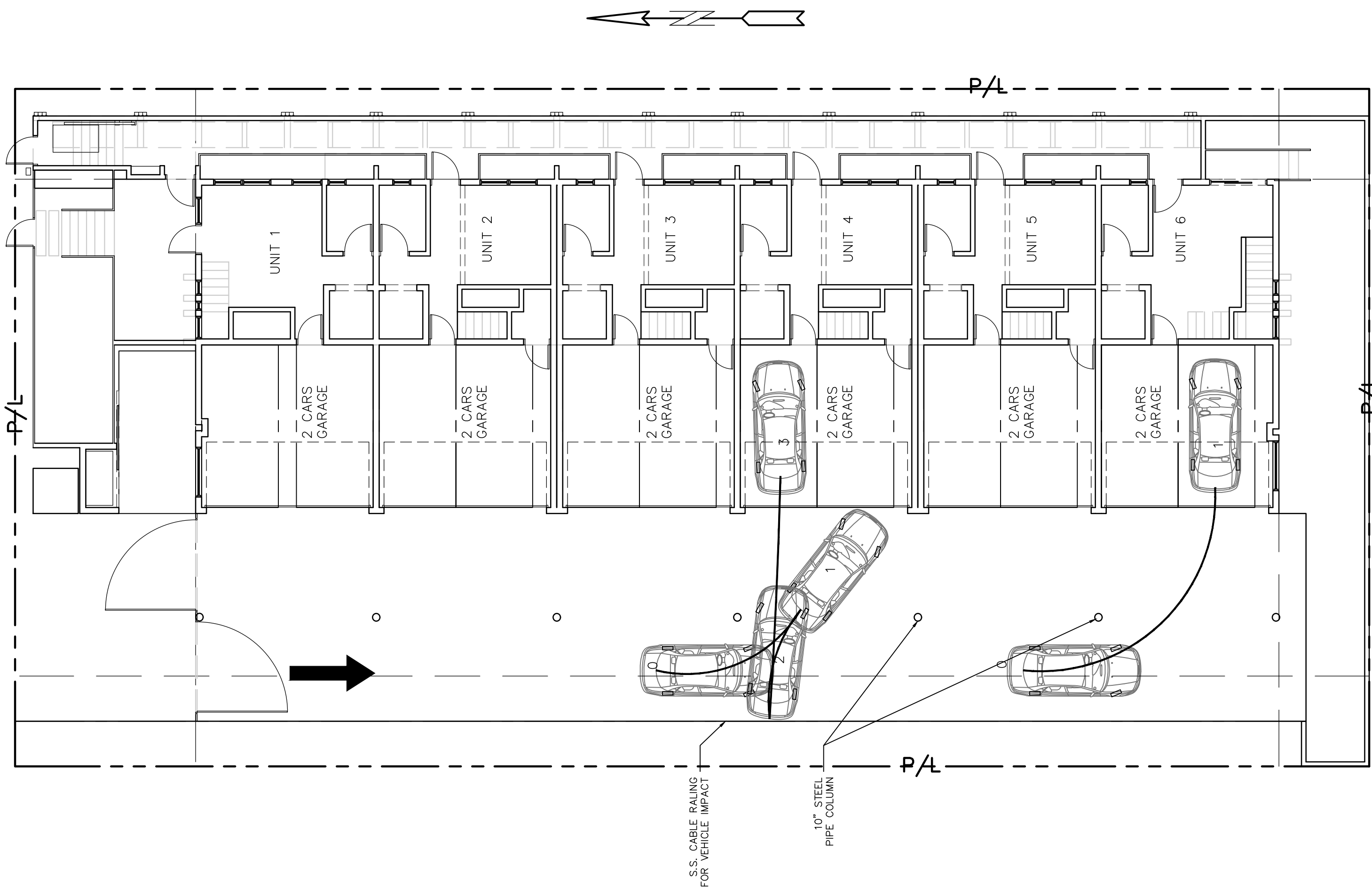




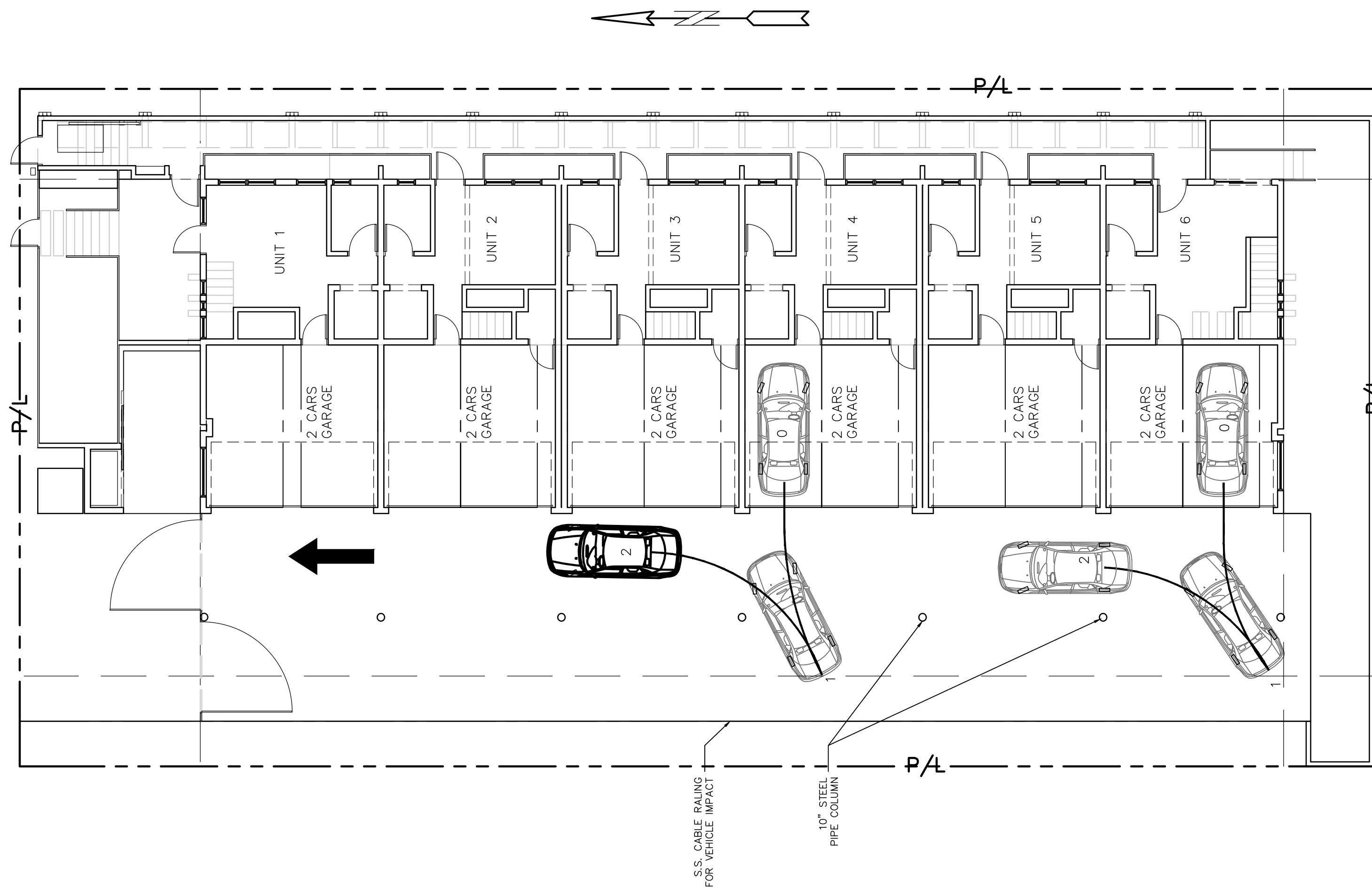
19-01



LOCATION MAP
NOT TO SCALE



NORTH AND SOUTH ENTERING / FRONT PARKING
SCALE: 1"=10'



NORTH AND SOUTH EXITING / FRONT PARKING
SCALE: 1"=10'

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

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
1120 SE 3RD AVENUE
FORT LAUDERDALE, FL - 33316
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SUSAN C. HOLLAND, PE
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LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.

MEP ENG

CONTRACT OWNER
SAMAN, LLC
7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN LICENSE NO. AR0007273
1168 BAY CONCOURSE, SUITE 200, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3650 FAX: (305) 868-3650
E MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE: LEVEL 1 - GARAGE TURNING MANEUVERING			
SCALE: 1"=10'		DATE: JUNE 25, 2019	
SHEET NUMBER: C-5			
P&Z SUBMITTAL			

FRANKEL BENAYOUN
ARCHITECTS INC

BELIZA

**1170 102nd Street
Bay Harbor Islands, Florida 33154**

DEVELOPMENT IMPACT ANALYSIS REPORT

**FOR WATER-SEWER-SOLID WASTE
AND STORM DRAINAGE**

April 18, 2019

Prepared by: _____
FRANKEL BENAYOUN ARCHITECTS, INC

The following information and analysis is intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to insure that the Levels of Service (LOS) will be maintained as a result of this development.

1. POTABLE WATER

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **800 GPD** is expected from this project.

2. SANITARY SEWER:

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in Sanitary Sewer flow of **312 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project is 0.25 TONS per year. (See attached Proposed Solid Waste Calculations).

4. STORM DRAINAGE:

This project will require the installation of two wells. See attached documents prepared by Susan C. Holland, P.E. Lic. No. 41831

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : BELIZA

DATE : APRIL 18, 2019

TYPE OF BUILDING USE	ROOMS [EACH/SF]	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	6	200	1,200
SUB-TOTAL			<u>1,200</u>
<u>PREVIOUS FLOWS:</u>			
	2	200	400
SUB-TOTAL			<u>800</u>
NET INCREASE			800

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : BELIZA

DATE : APRIL 18, 2019

TYPE OF BUILDING USE	ROOMS [EACH/SF]	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	6	156	936
SUB-TOTAL			<u>936</u>
<u>PREVIOUS FLOWS:</u>			
	2	156	-
SUB-TOTAL			<u>312</u>
NET INCREASE			312

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : BELIZA

DATE : APRIL 18, 2019

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS]	RATE [LB/SF- DAY] [LB/UNIT- DAY]	SOLID WASTE GENERATED [LB/DAY]	SOLID WASTE GENERATED [LB/DAY]
<u>PROPOSED FLOWS:</u>				
Residential Condominiums	6	8	240	.025
<u>PREVIOUS FLOW</u>	2	8	240	0.008
TOTAL			240	.017

ANTICIPATED SOLID WASTE (TONS/YEAR): 9.125

BELIZA

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BELIZA – New Condominium Building
1170 102nd Street, Bay Harbor Islands
Drainage Well Calculations

Drainage Well

10 year, 1day storm = 7"

Impervious area = 7,158 sf

Drainage required = 7,158 sf X 7"/hour X 0.90 X ft/12" X hour/3600 sec = 1.04 cfs

Total drainage required = 1.04 cfs

Well head available for discharge:

Top elevation of vent pipe = 8'

Salt/fresh = 1.5'

Wet season water level = 2'

Design Head = 4.5'

1-24" well to be developed to discharge 350 gpm / ft. head

Stage (feet)	Discharge (gpm)	Discharge (cfs)
3	0	0
4	175	0.39
5	525	1.18
6	875	1.96
7	1,225	2.75
8	1,575	3.53

Sand and Oil Interceptor

Q = 1.05 cfs, retention = 1.5 minutes (90 seconds)

Volume = 1.1 cfs X 60 sec/min X 1.5 min = 99 cf

Use 5' wide X 6' deep X 10' long = 300 cf

Prepared by:

Susan C. Holland, P.E.
Lic. No. 41831



DUTCHMAN'S PIPE VINE

Internet #204797905

Model # 30790-0000

