

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**

September 24, 2019

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new multi family dwelling for “Millennium Ambianta” located at 9901 West Bay Harbor Drive, Lot 11-12 of Block 8. The developer is proposing to construct a new 7 story / 30 unit mid-rise residential development. The proposed units range from 1,154 to 1,547 sq. ft. The proposed design incorporates one generally squared shaped building with 5 floors of residential units and accessory / amenity uses over two level at-grade parking garage. The building height is 65' above BFE. Thirteen (13) TDR units will be necessary to build the requested 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 pending the approval of 13 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9901 West Bay Harbor Drive.

2. Request for approval for a new commercial building “Concourse Terrace II” located at 9555 Bay Harbor Terrace, Lot 13 of Block 12. On February 6, 2018, September 8, 2018 and October 16, 2018 the applicant came before the Board and the plans were deferred. The applicant has attempted to address the comments. On April 2, 2019 the Developer submitted revised plans which included a reduced amount of floor space to 39,484 gross sq. ft / 19,824 net sq. ft. (office / retail leasable space. The proposed building is shown to be a 7 story in height at 65" above BFE with roof-top amenities. Enclosed please find the revised site plan, elevations and staff report. (Item #2)

** 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 9555 Bay Harbor Terrace.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

3. Request for approval for a new single family home for “Jay and Elena Goldberg” located at 1330 98 Street, Lot 3 of Block 35. On July 2, 2019 the Board deferred the project. The owners have addressed the comments of the Planning & Zoning Board. It appears the site plan / project did not increase in size or scope. They are proposing to demolish the existing property and replace it with a new two story single family home. The proposed two story home has approximately 5,869 square feet of a/c living. The residence will have 4 bedrooms, 6 1/2 baths and a two car garage. The home's architectural style is modern. Enclosed please find the site plan and elevations. (Item #3)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associate, Mr. Edward Ploski, Community Planner.

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

September 24, 2019

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi family dwelling for “Millennium Ambianta” located at 9901 West Bay Harbor Drive, Lot 11-12 of Block 8. The developer is proposing to construct a new 7 story / 30 unit mid-rise residential development. The proposed units range from 1,154 to 1,547 sq. ft. The proposed design incorporates one generally squared shaped building with 5 floors of residential units and accessory / amenity uses over two level at-grade parking garage. The building height is 65' above BFE. Thirteen (13) TDR units will be necessary to build the requested 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 9901 West Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 13 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 9901PZBAgenda9.3.19
2. BHI PZB Staff Report 9901 WBHD Ambianta MFR Aug 27 2019

DEVELOPER

MILLENIUM AMBIENTA CORP.
16001 N 290
SUNNY ISLES BEACH, FL 33160
786.603.3075

ARCHITECT

REVUELTA ARCHITECTURE INTERNATIONAL
2950 SW 27 AVE, SUITE 110
MIAMI, FL 33133
305.590.5000

CIVIL ENGINEERS

VSN ENGINEERING
8550 W FLAGLER STREET, SUITE 113
MIAMI, FL 33144
305.551.6267

LANDSCAPE

DAVID O. INC. LANDSCAPE ARCHITECTURE
2686 SW 28TH LANE
MIAMI, FL 33133
305.854.9299

PZB SUBMITTAL
9/3/2019

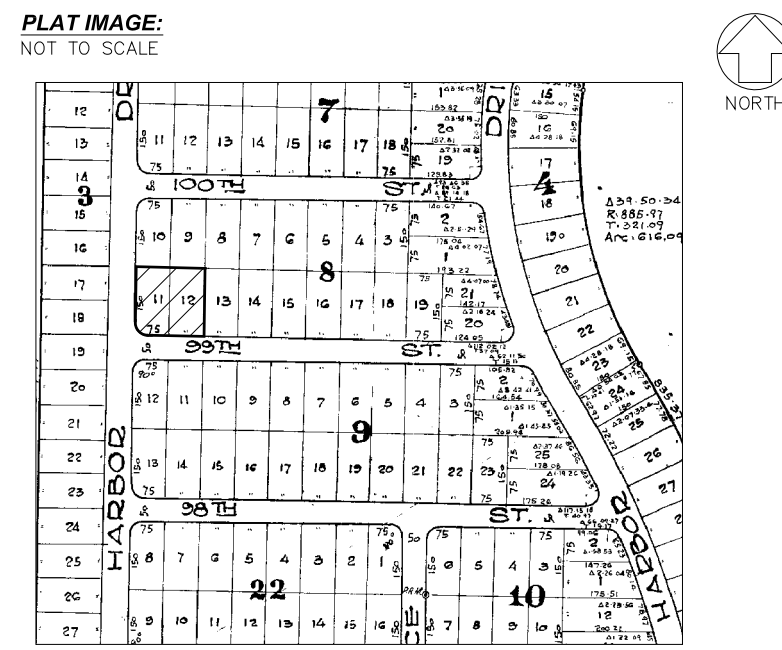
9901 W. BAY HARBOR DR.

revuelta

architecture
international



NORTH
SCALE: 1"=20'



LEGEND

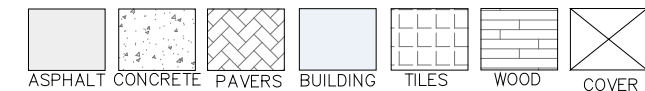
ABBREVIATIONS

[illegible]

SYMBOLS:

[illegible]

SURFACE:



LEGAL DESCRIPTION.

LOTS 1 AND 12, BLOCK 8, OF BAY HARBOR ALONG, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS, TO THE POINT OF BEGINNING OF THE SOUTHEAST CORNER OF LOT 12, THENCE NORTHERLY ALONG THE EAST LINE OF LOT 12 FOR 1.00 FEET, THENCE WEST, PARALLEL TO THE SOUTH LINE OF LOTS 1 AND 12 FOR 150 FEET, THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 12 TO THE POINT OF BEGINNING OF THE SOUTHWEST CORNER OF LOT 12, THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 14.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}01'00''$ TO THE POINT OF BEGINNING OF THE WEST LINE OF LOT 1, THENCE NORTHERLY ALONG THE WEST LINE OF LOT 1 FOR 125.00 FEET TO A POINT OF BEGINNING OF THE SOUTHWEST CORNER OF LOT 1, THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}01'00''$ FOR A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING OF THE WEST LINE OF LOT 12, THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 12 FOR 150 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODESIC VERTICAL DATUM (NGVD 1929).
2. AN ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREIN HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS INVOLVING THE PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED AND FOR THE PURPOSES SPECIFIED.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SURVEYOR OR HIS REPRESENTATIVE IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. IMPROVEMENTS SHOWN ARE BEING MEASURED TO THE NEAREST 1/16TH OF A FOOT, UNLESS OTHERWISE NOTED.
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LBN 7404.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF, OR HIS REPRESENTATIVE.
9. FENCE OWNERSHIP NOT DETERMINED.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED HORIZON, THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE COURSE OF A WATERWAY OR SOUTHWEST CORNER OF A SECTION.
11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC & TREE

BENCHMARK REFERENCE

NAME: R-243
ELEV(NGVD29): 6.61
LOCATION: 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE
E BROADVIEW DRIVE --- 150'+- EAST OF C/L
DESCRIPTION:
US C & G BRASS DISC IN TOP OF GUARD RAIL, BASE AT NW CORNER OF BRIDGE OVER BA
HARBOR WATERWAY.

TABLE

NO	COMMON NAME	DBH (FT)	HEIGHT (FT)	SPREAD (FT)
1	WILLOW OAK	1.3	25	30
2	WILLOW OAK	1.3	25	30
3	SABAL PALM	1	2	8
4	WILLOW OAK	1.3	25	30
5	BLACK OLIVE	2	45	40
6	UMBRELLA TREE	3	35	40
7	ROYAL PALM	1.6	45	10
8	ROYAL PALM	1.6	45	10
9	ROYAL PALM	1.7	50	12
10	COCONUT	0.7	20	12
11	TREE	2	30	45
12	ROYAL PALM	1.7	50	12
13	COCONUT	0.7	15	10
14	PALM	1	25	10
15	TREE	4	30	35
16	PALM	1	25	10
17	ALEXANDRA CLUSTER	N/A	N/A	N/A
18	ALEXANDRA PALM	0.5	22	8

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THE
SURVEY SHALL BEAR THE
ORIGINAL SIGNATURE AND
RAISED SEAL OF THE
ATTESTING REGISTERED
SURVEYOR AND MAPPER

SEAI

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

DATE OF SURVEY :
09/24/2018
JOB #: 180827849
FILE #: D-1317
PROJECT NAME:
SURVEYS 2018
CAD FILE(R): ARIAS CONDO
PARTY CHIEF:
KLAUDEG
F.B.: 154 PG. 37
SHEET 1 OF 1

CERTIFIED TO:
MILLENNIUM AMBIENTA CORPORATION
PROFESSIONAL TITLE AND CLOSING SERVICES
STEWART TITLE GUARANTY COMPANY

12/06/18 REVIEW TITLE COMMITMENT SCHEDULE BII
(NO FIELD WORK) JOB #181228247

PROPERTY ADDRESS:
FOLIO# 13-2227-075-0001

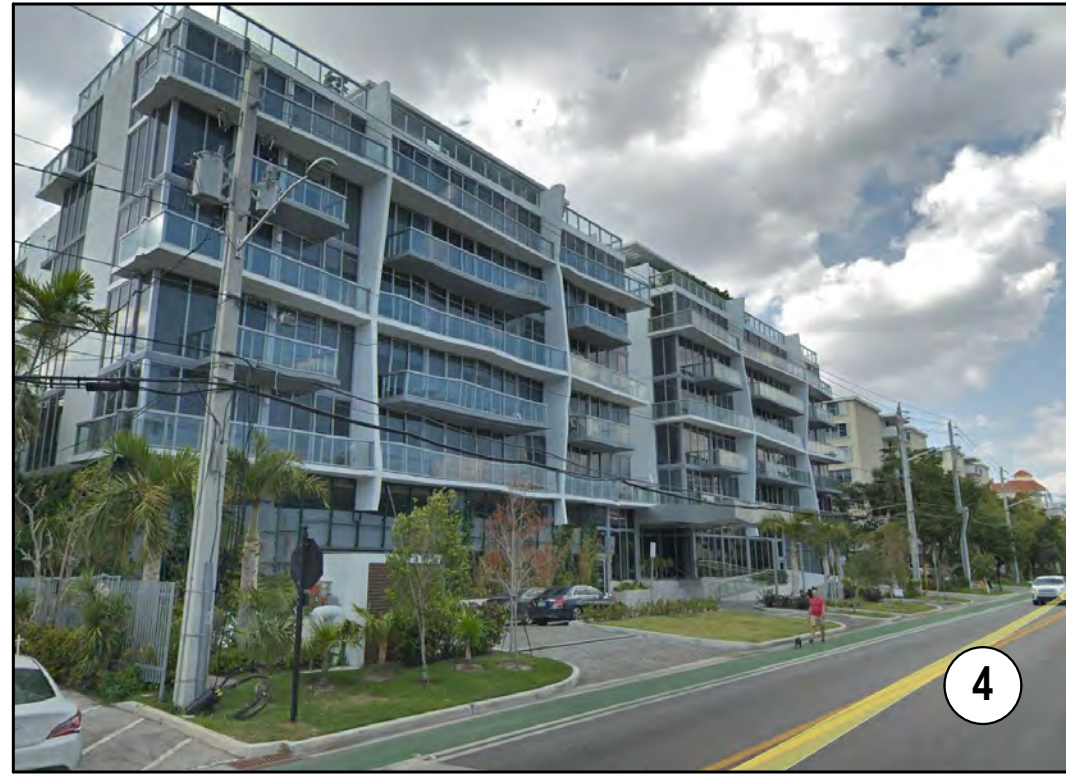
FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION & COMMUNITY NAME & NUMBER TOWN OF BAY HARBOR ISLANDS 120637 MA & PANEL NUMBER 12086C0144 SUFFIX L

ELEVATION 8 COMMUNITY NAME & NUMBER TOWN OF BAY HARBOR ISLANDS 120637 MA
& PANEL NUMBER 12086C0144 SUFFIX L

1.- No dwelling unit shall contain less than 750 square feet of floor area within the limiting walls of any family unit; a one-bedroom apartment shall have a minimum of 900 square feet of floor area; a two-bedroom apartment shall have a minimum of 1,150 square feet of floor area; and there shall be a minimum of 200 square feet additional for each additional

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MULTI-FAMILY RM-1
FLUM: MEDIUM HIGH DENSITY
7 STORY



MULTI-FAMILY RM-1
FLUM: MEDIUM HIGH DENSITY
7 STORY



MULTI-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
4 STORY



MULTI-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY



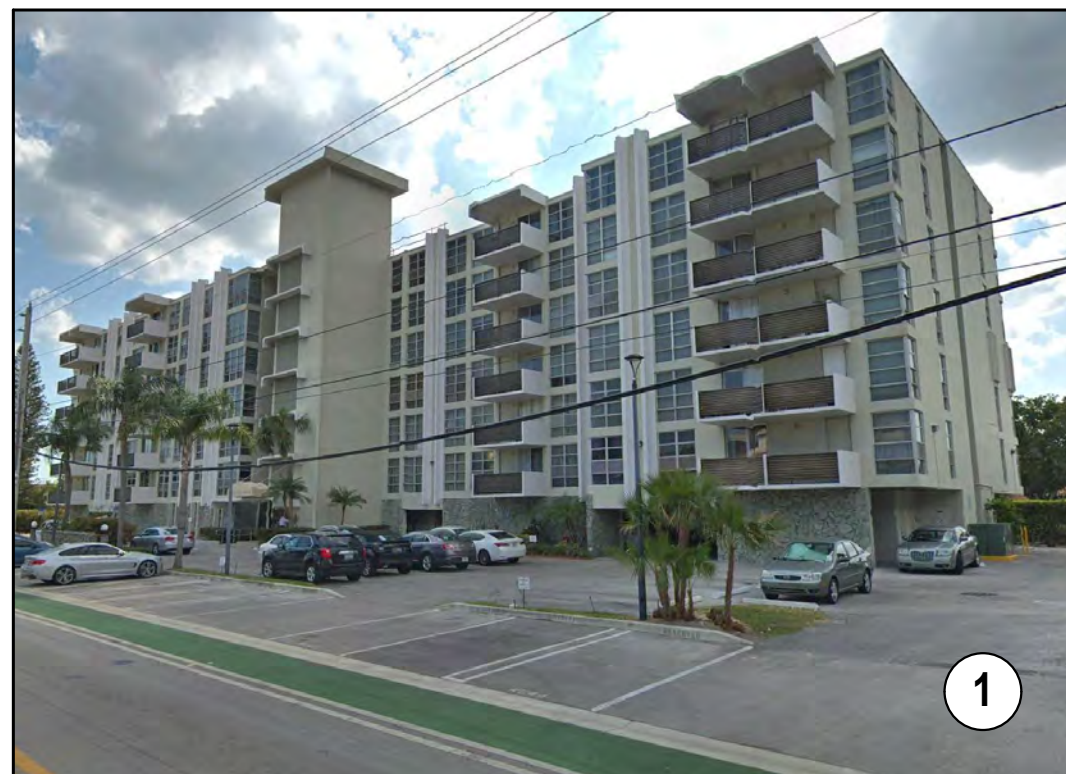
MULTI-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
3 STORY



MULTI-FAMILY RM-1
FLUM: MEDIUM HIGH DENSITY
3 STORY



MULTI-FAMILY RM-1
FLUM: MEDIUM HIGH DENSITY
2 STORY



MULTI-FAMILY RM-1
FLUM: MEDIUM HIGH DENSITY
7 STORY



MULTI-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY



MULTI-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY



MULTI-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY



MULTI-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY



MULTI-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
3 STORY



MULTI-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY

LAND USE PLAN DESIGNATION





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3 NORTH WEST VIEW
NOT TO SCALE



2 SOUTH EAST VIEW
NOT TO SCALE



1 NORTH EAST VIEW
NOT TO SCALE



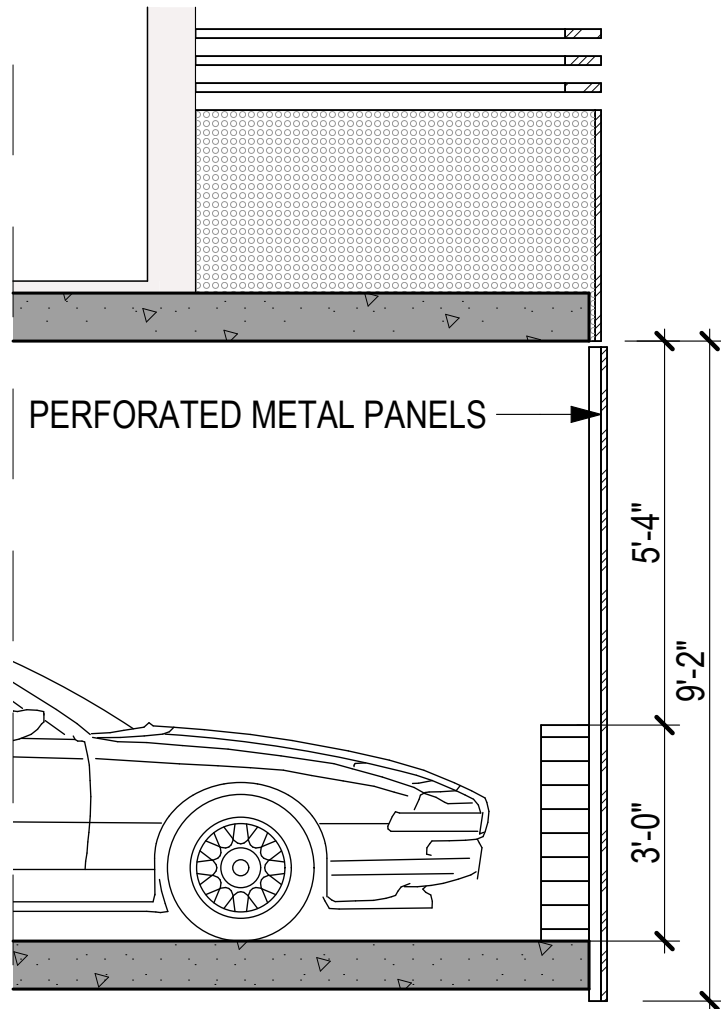
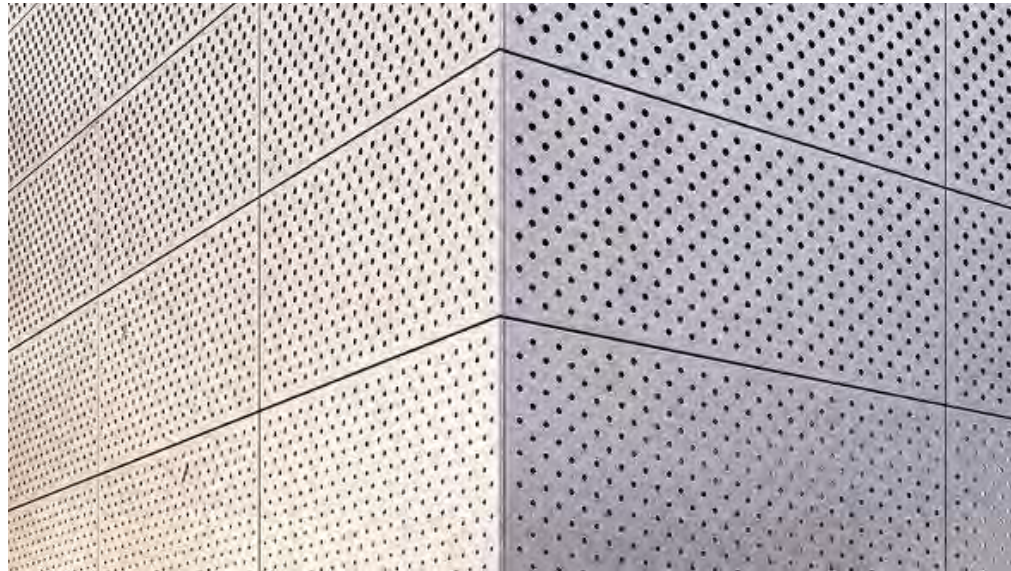
4 SOUTH WEST VIEW
NOT TO SCALE

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The BIM Server, RAA - BIM Server 2019.17, AMBIENTA BAY HARBOR 0117, MISSING STUD 23 SINGLE ELEV - By Marina - Date: 8/12/2019

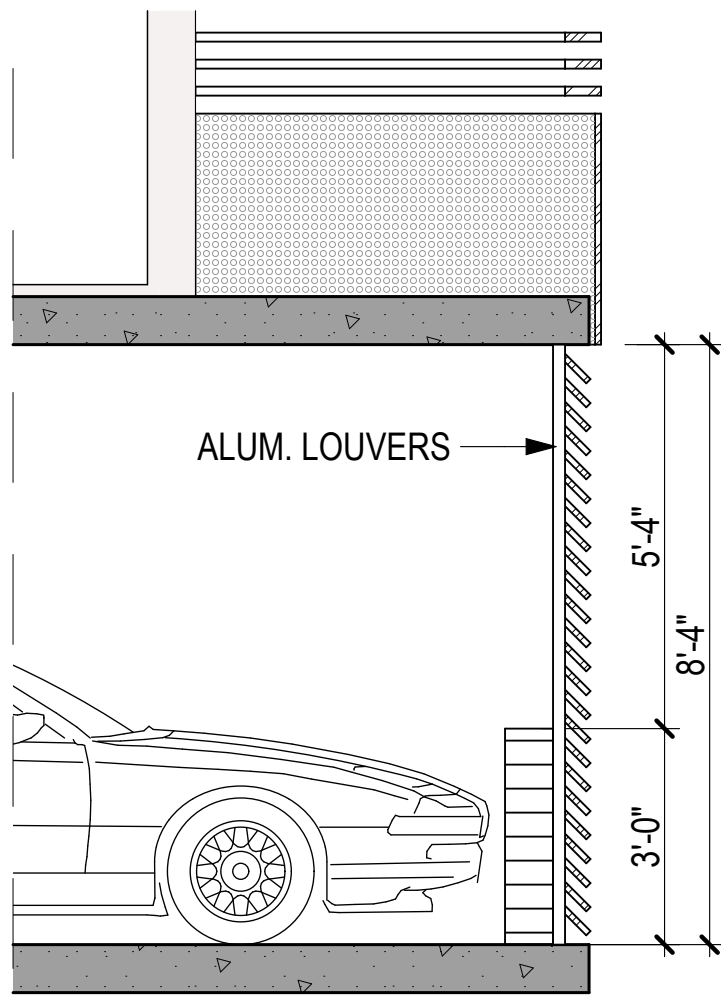


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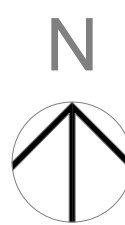
2 PARKING SCREEN PERFORATED METAL
SCALE: 3/8" = 1'-0"



3 PARKING SCREEN ALUM. LOUVERS
SCALE: 3/8" = 1'-0"

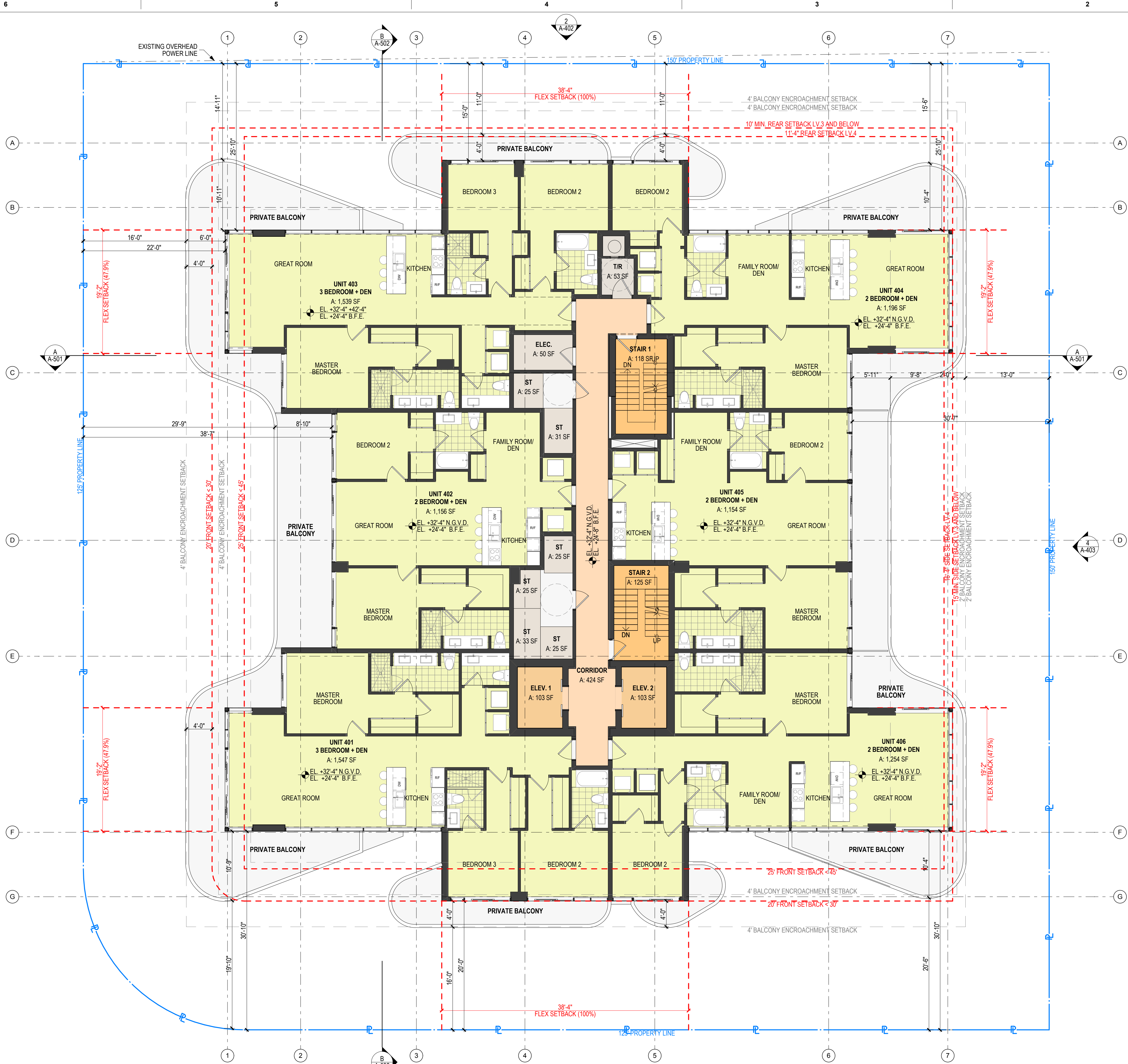
LEGEND	
---	PERFORATED METAL
---	ALUMINUM LOUVERS

1 LEVEL 2 - PARKING / AMENITIES
SCALE: 1/8" = 1'-0"
EL. +13'-8" N.G.V.D.



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1

LEVEL 4 - RESIDENTIAL

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

EL. +32'-4" N.G.V.D.

0

4

8

16

N

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Santiago, Chile

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F: 305.590.1544

Project

AMBIENTA

9001 W BAY HARBOR DR.
BAY HARBOR ISLANDS, FL 33154

Revisions

Owner Information

MILLENNIUM AMBIENTA
CORP.

16001 N 2901
SUNNY ISLES BEACH,
FLORIDA 33160
786.603.3075

Consultant

Luis O. Revuelta

AR-007972

PZB SUBMITTAL

Date
8/12/2019

Scale
AS SHOWN

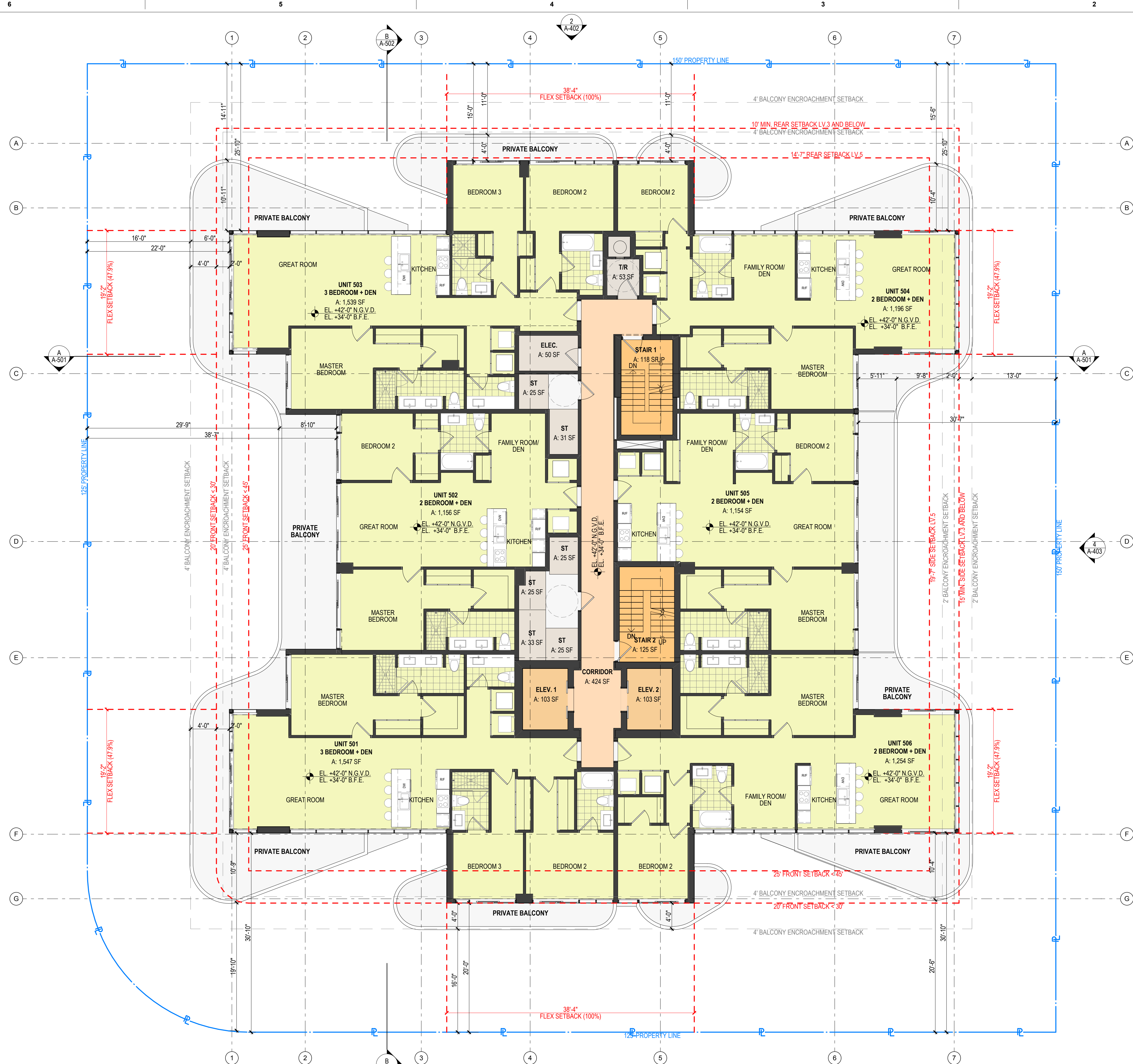
Project No.
1817

Sheet Name
LEVEL 4 - RESIDENTIAL

Sheet No.
A-104

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1 LEVEL 5 - RESIDENTIAL

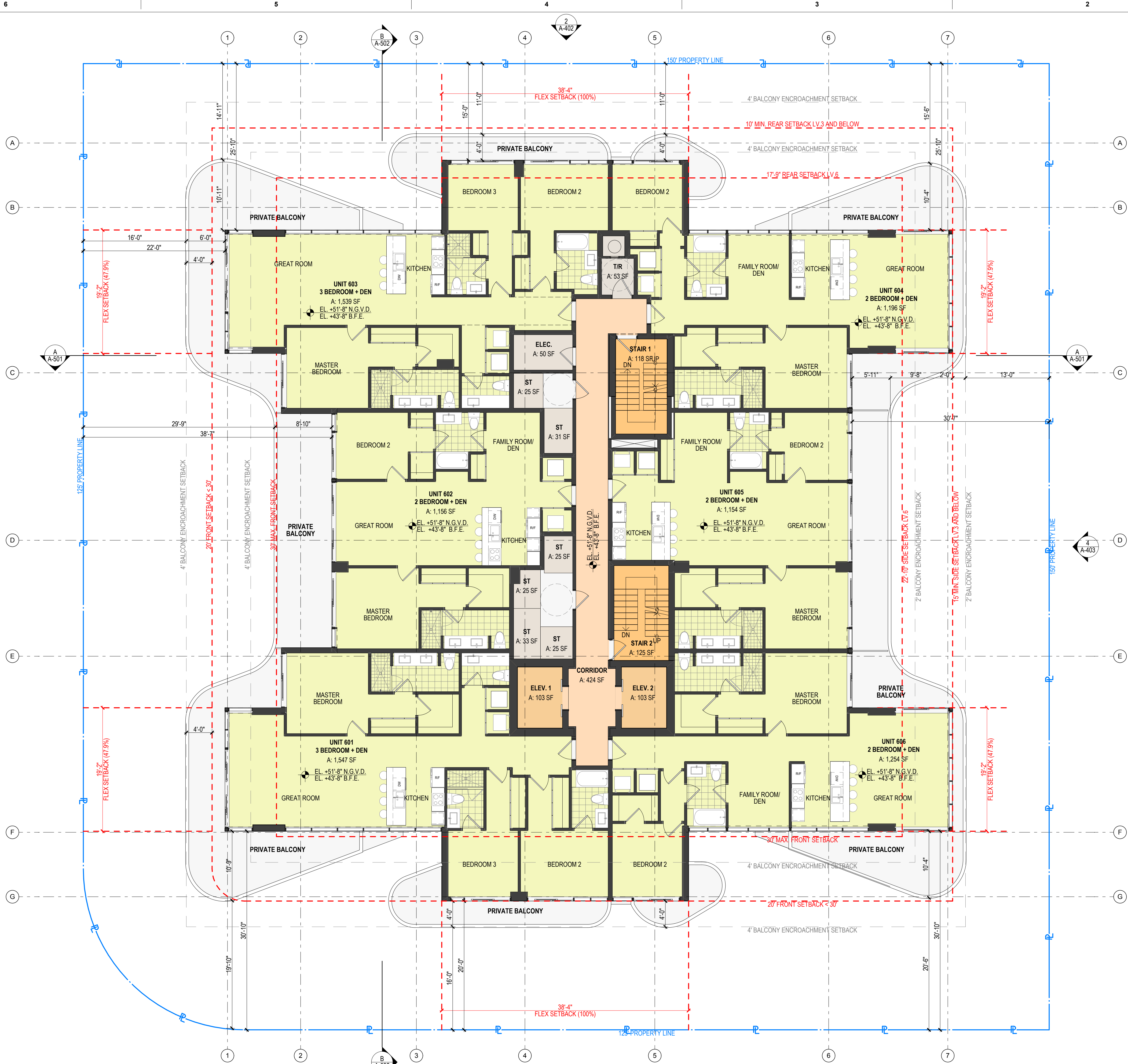
SCALE: 1/8" = 1'-0"

EL. +42'-0" N.G.V.D.

0 4' 8' 16'



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1

LEVEL 6 - RESIDENTIAL

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

EL. +51'-8" N.G.V.D.

0

4'

8'

16'

N

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Project

AMBIENTA

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BAY HARBOR ISLANDS, FL 33154

Revisions

Owner Information

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SUNNY ISLES BEACH,
FLORIDA 33160
786.603.3075

Consultant

Luis O. Revuelta

AR-007972

PZB SUBMITTAL

Date
8/12/2019

Scale
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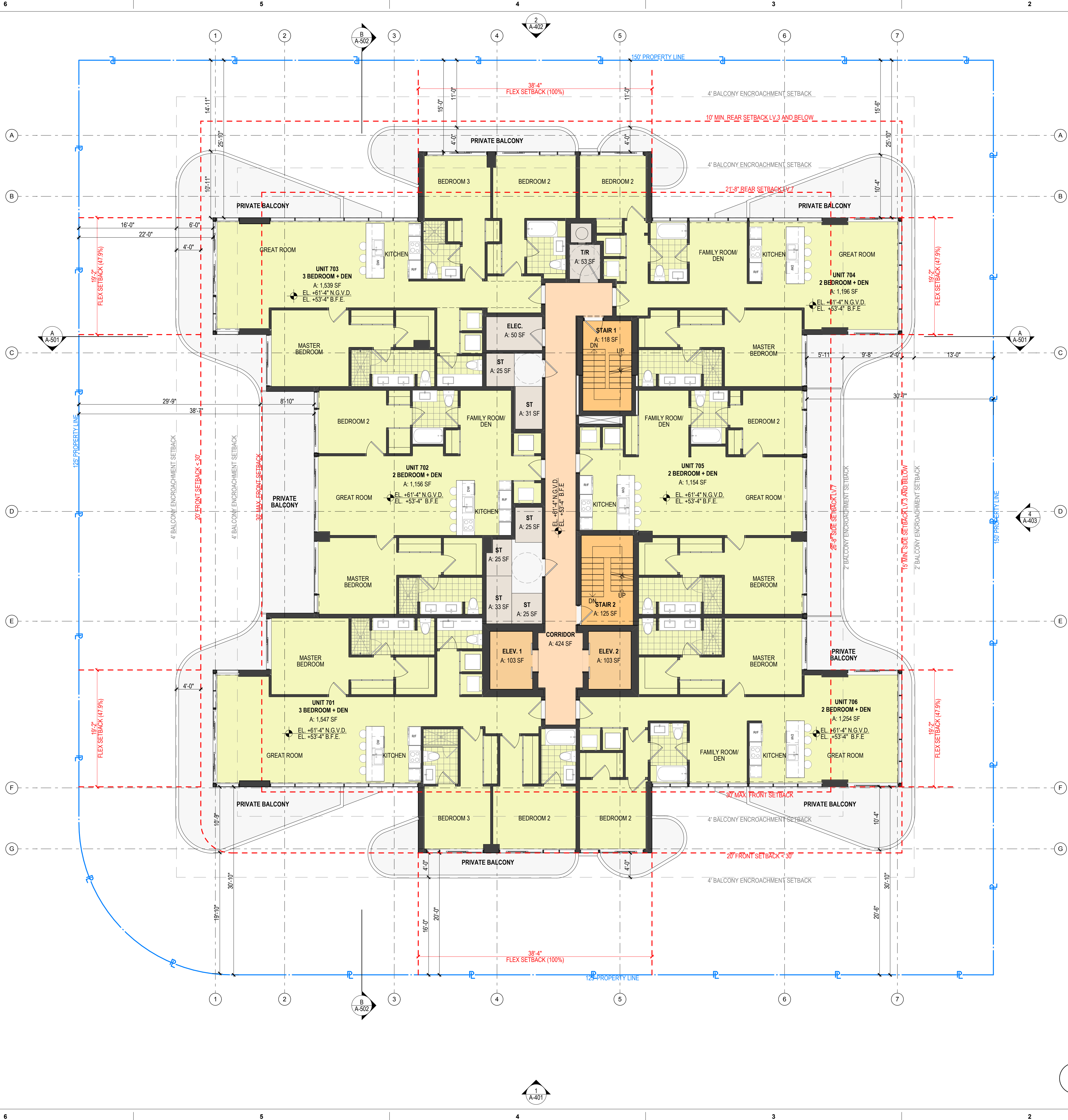
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Sheet Name
LEVEL 6 - RESIDENTIAL

Sheet No.
A-106

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The BIM Server, R04 - BIM Server 2.01.0177 - AMBIENTA BAY HARBOR 01.01.0177 - MASSING STUDY 2.01.0177 - BY JORDAN - DATE: 8/12/2019

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1 LEVEL 7 - RESIDENTIAL
SCALE: 1/8" = 1'-0"
EL. +61'-4" N.G.V.D.
0 4' 8' 16'

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Project

AMBIENTA
9001 W BAY HARBOR DR.
BAY HARBOR ISLANDS, FL 33154

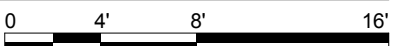
Revisions

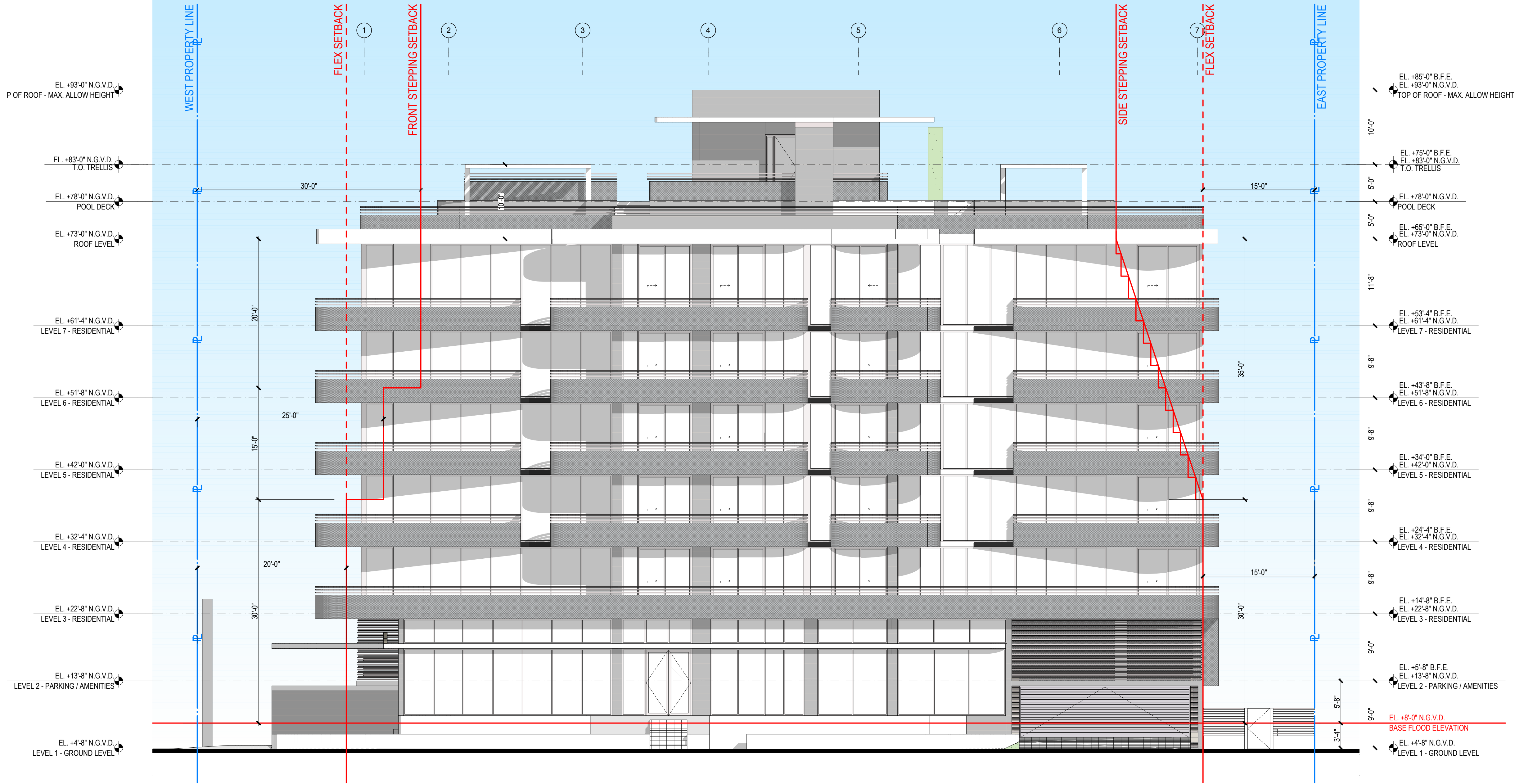
Owner Information
MILLENNIUM AMBIENTA
CORP.
16001 N 2901
SUNNY ISLES BEACH,
FLORIDA 33160
786.603.3075
Consultant

Luis O. Revuelta
AR-0007972

PZB SUBMITTAL

Date
8/12/2019
Scale
AS SHOWN
Project No.
1817
Sheet Name
LEVEL 7 - RESIDENTIAL
Sheet No.
A-107



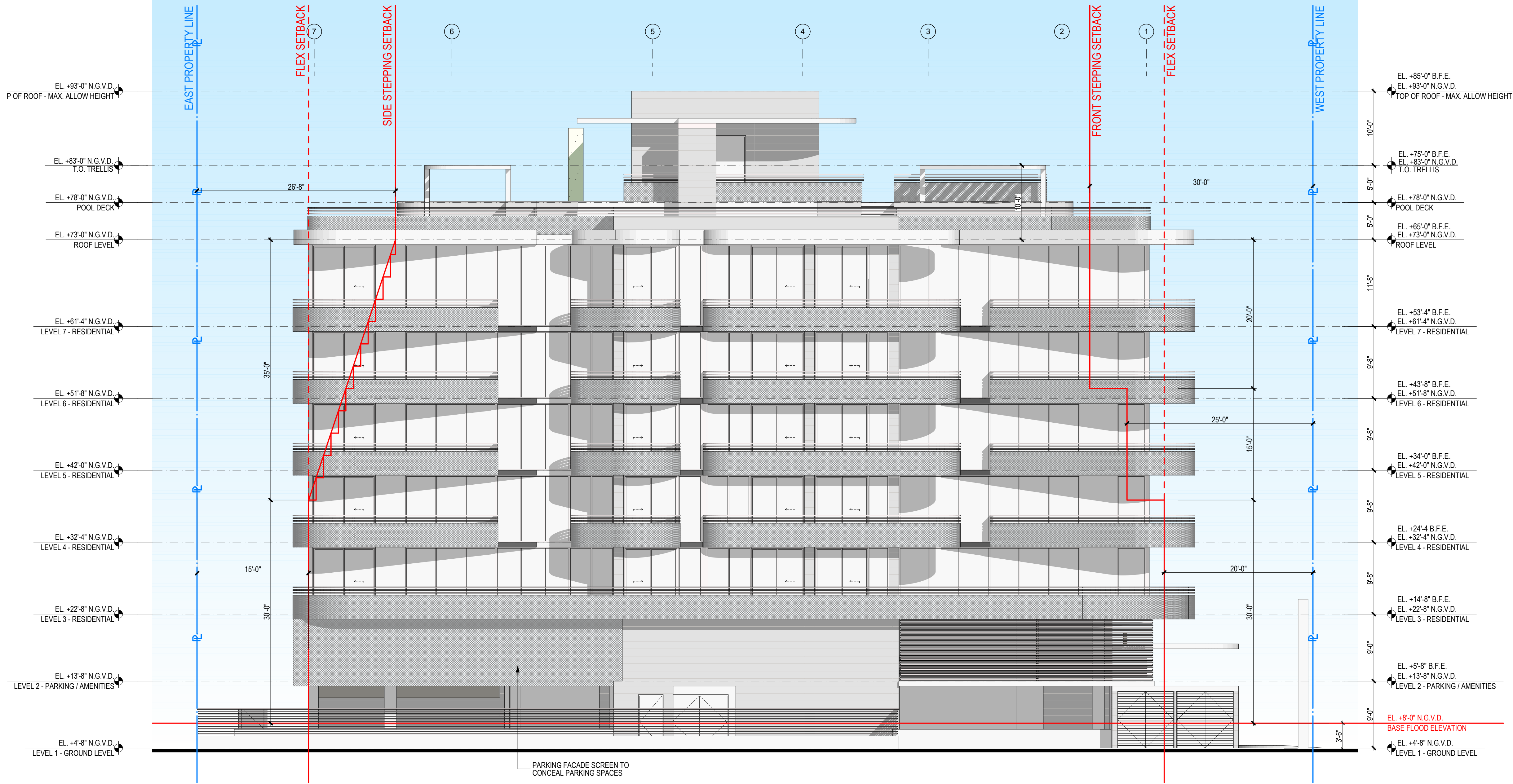


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

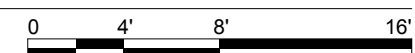


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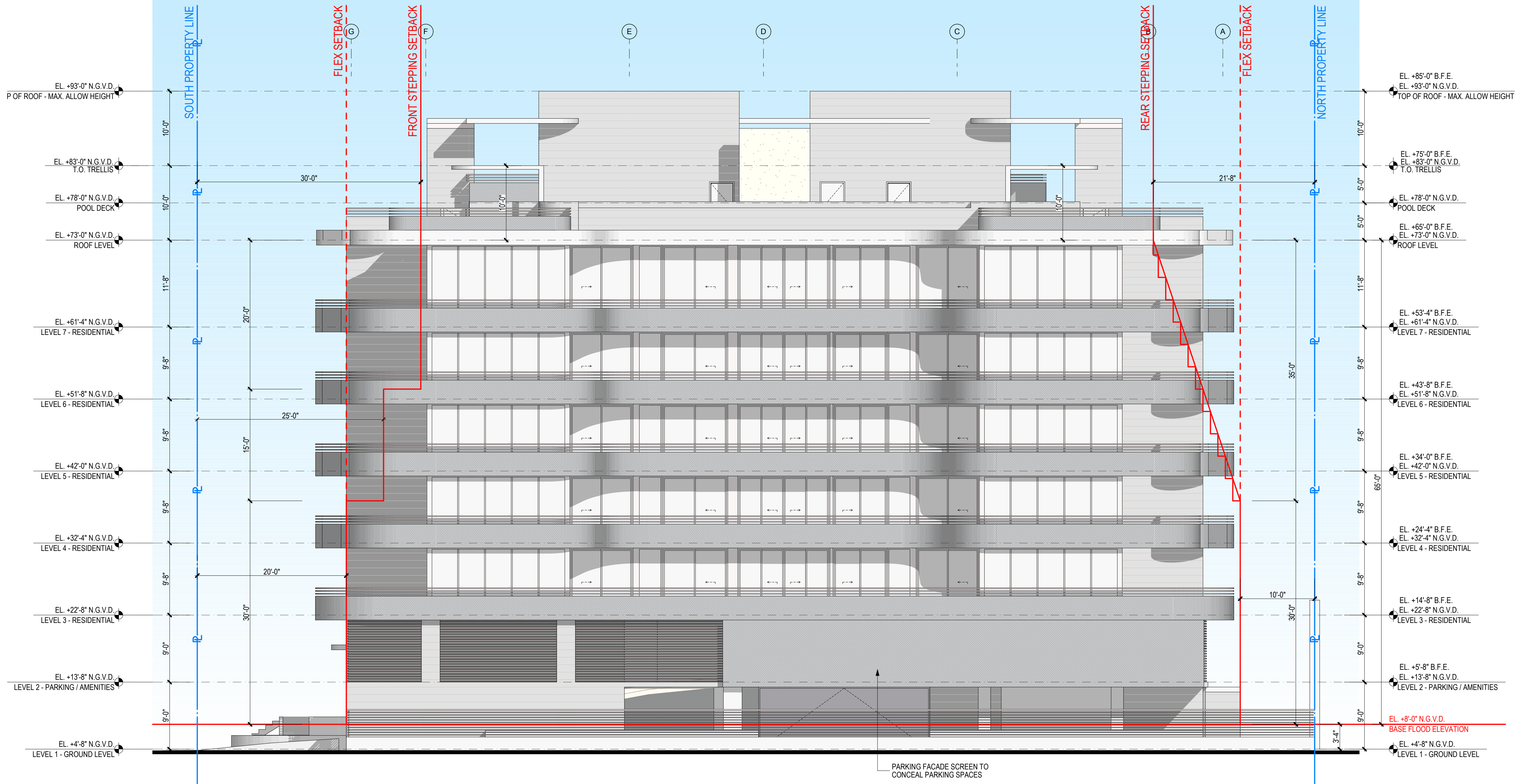
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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

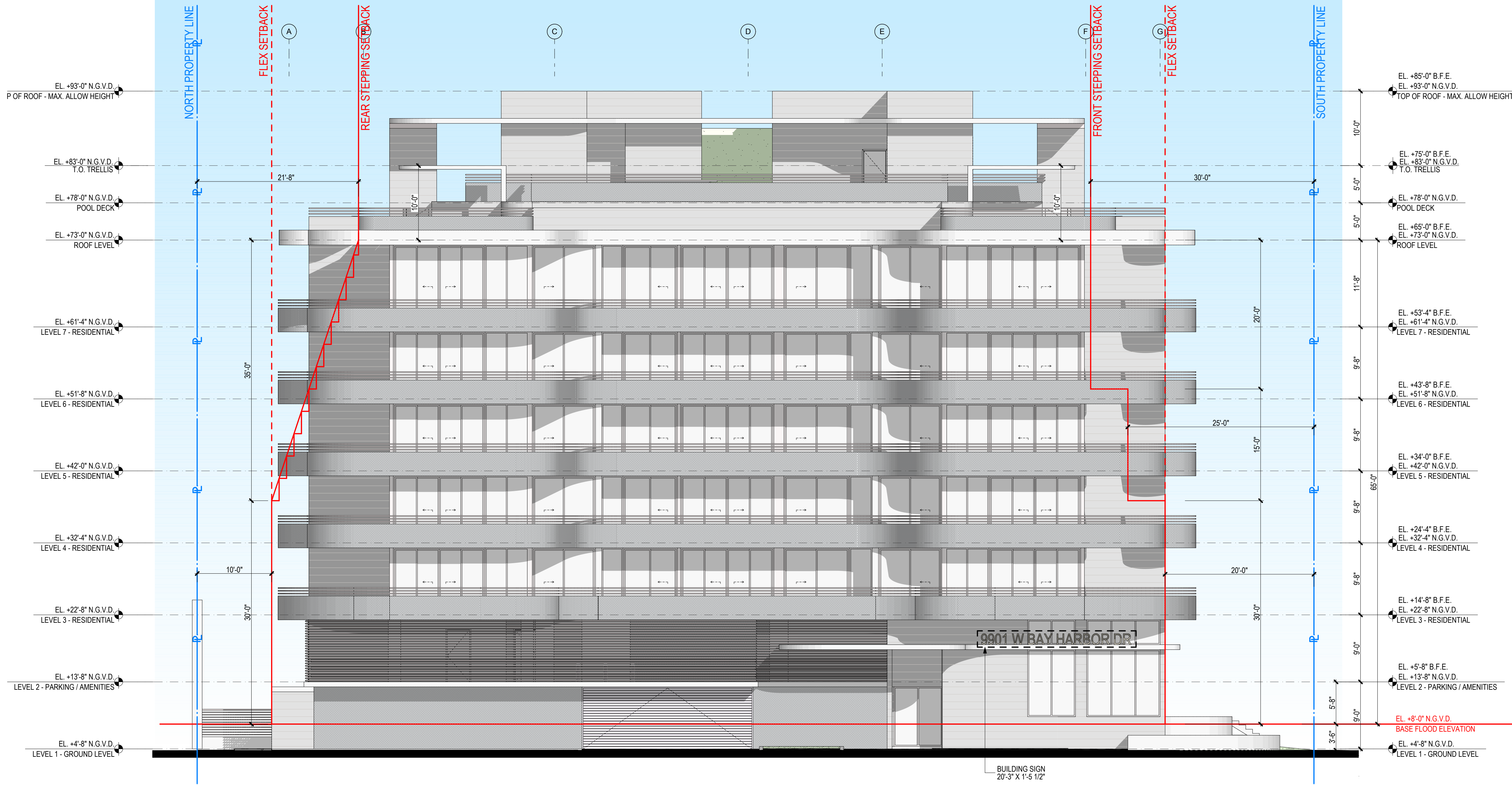


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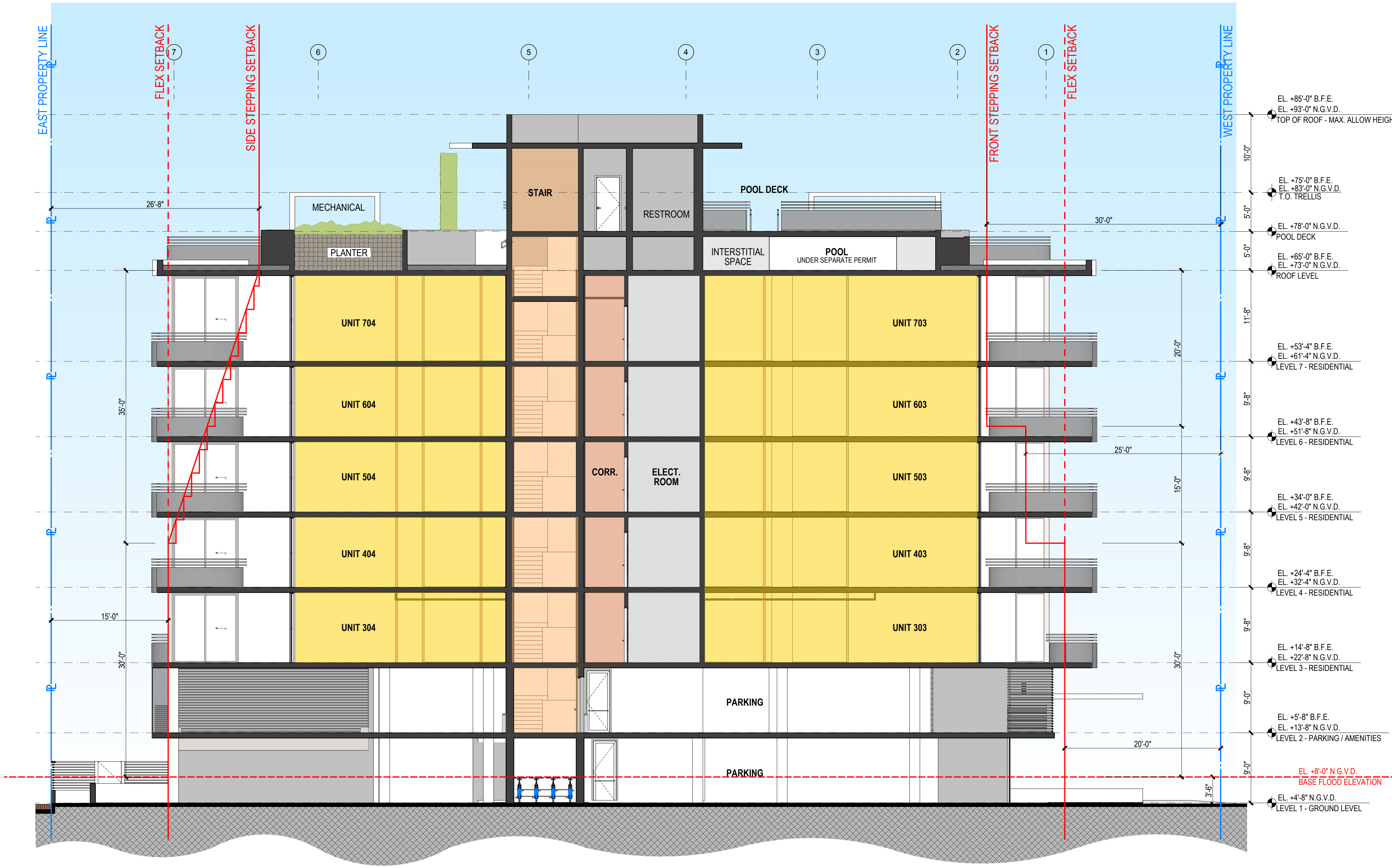
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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The BIM Server, RAA - BIM Server 2/1/1917 - AMBIENTA BAY HARBOR 1/17 - MASSING ELEV - By Marina - Date: 8/12/2019

BAY HARBOR ISLANDS,, FL, 33154

Revisions

Consultant

Sheet No.

R-1.1



NOT FOR CONSTRUCTION



VIEW 2

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 1110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

AMBIENTA

9001 W BAY HARBOR DR.
BAY HARBOR ISLANDS, FL, 33154

Revisions

Owner Information

MILLENNIUM AMBIENTA
CORP.

16001 N 2901
SUNNY ISLES BEACH,
FLORIDA 33160

786.603.3075

Consultant

Luis O. Revuelta

AR-0007972

PZB SUBMITTAL

Date

8/12/2019

Scale

AS SHOWN

Project No.

1817

Sheet Name

VIEW 2

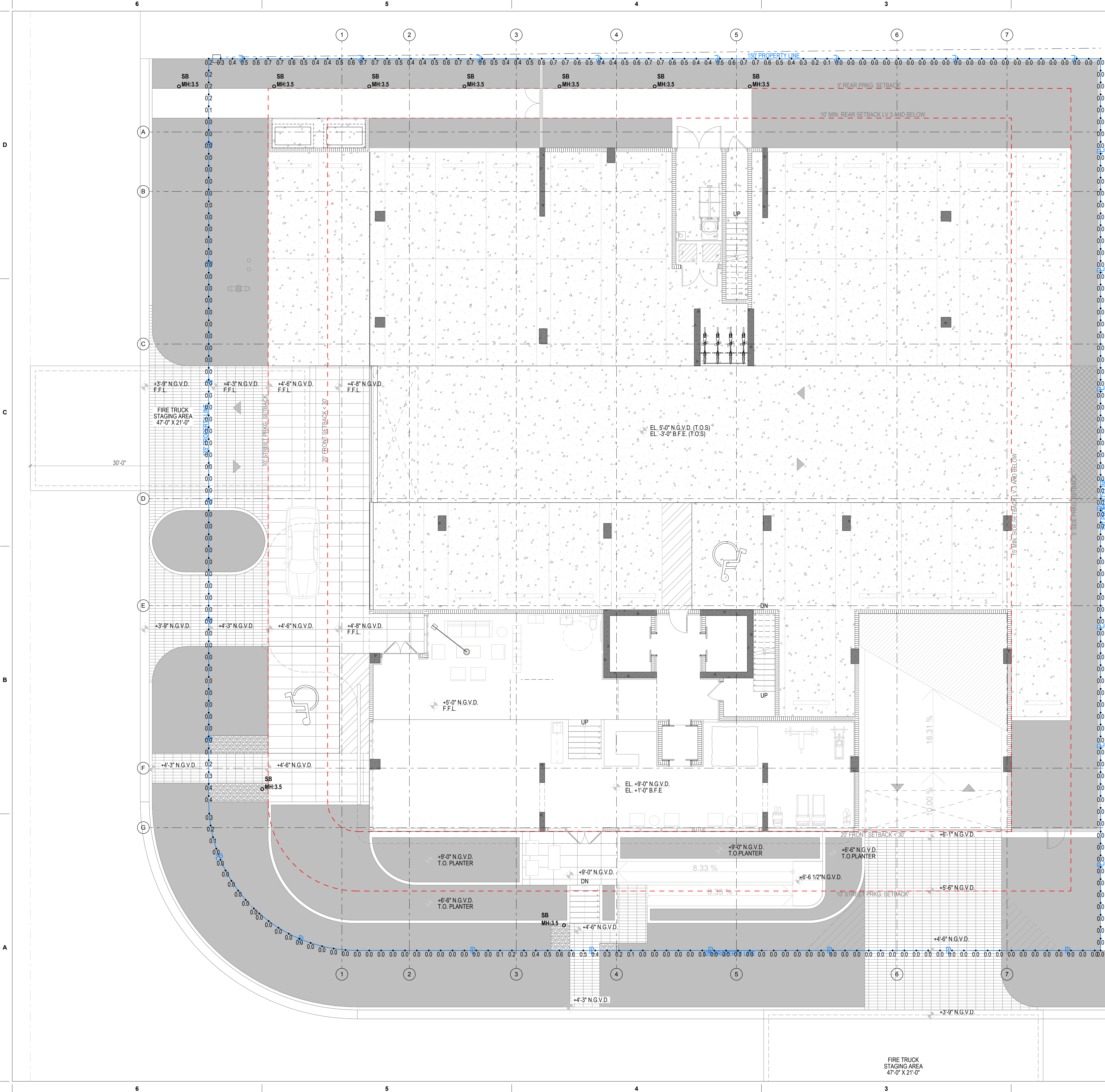
Sheet No.

R-1.2



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Luminaire Schedule						
Symbol	Qty	Label	Description	Lumens/Lamp	LID	LOD
⊙	9	SB	JUNO ACQUITE PL2-A15-4K-0W-3 BOLLARD	N.A.	0.900	0.900

LUMINIS.

PAA4 SERIES
4" Straight Round Aluminum Pole

TYPE:

QUANTITY:

PROJECT:

CATALOG NUMBER:

PICTURE

FINISH

OPTION

OPTION

OPTION

OPTION

OPTION

NOTE:
POLE SUPPLIER SHALL CERTIFY THAT POLE AND FIXTURE MEETS 175 MPH WIND LOAD CRITERIA AS REQUIRED BY FLORIDA BUILDING CODE 1606 AND ASSE 7-98 AND SHALL PROVIDE SIGNED & SEALED CALCULATIONS BY A REGISTERED FLORIDA ENGINEER.

Refer to pole chart

PAA4

1

2

3

4

5

6

A

B

C

Components are made of corrosion resistant 356 aluminum alloy with a copper (Cu) content of less than 0.1%.

All poles are designed to offer maximum resistance to wind load performing with an array of accessories and luminaire attachments.

1. 4" (100) O.D. X 125" (3) wall, 6061-T6 Aluminum alloy pole.

2. Allen flat head stainless steel screws hardware.

3. 2"x4" cast aluminum wing accessed through structurally reinforced opening. Flush mount cover.

4. Two piece structural cast aluminum base cover.

4.875" (124) X 15" (330) diameter.

5. Set of (8) 3/4" nut, 40 galvanized nuts with washers.

6. One piece cast aluminum T6 heat treated base, structurally reinforced with four integral gaskets and collar insert to maximize pole strength.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air adhesion, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

NOTES

A. Grout to be packed under pole base to ensure full adherence and stability with footing and prevent loosening of leveling nuts. Provide adequate channel drainage from inside pole (by others).

B. Electrical conduit (by others).

C. Concrete footing (by others).

PLAN VIEW

Orientation parallel to curb or walkway

Base cover line 15" (330) Dia.

9" (225) Bolt circle

Hand hole position

1

LEVEL 1 - PHOTOMETRIC PLAN

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

0

4'

8'

16'

N

AMBIENTA

Owner Information

**MILLENIUM AMBIENTA
CORP.**

16001 N 2901
SUNNY ISLES BEACH,
FLORIDA 33160

786.603.3075

Consultant

Luis O. Revuelta

AR-0007972

PZB SUBMITTAL

Date _____

Scale

AS SHOWN

Project No.

1817

PHOTOMETRIC PLAN - POOL
DECK

Sheet No.

PH-1.2

PAA4 SERIES
4" Straight Round Aluminum Pole

PAA4

Components are made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. All poles are designed to offer maximum resistance to wind load performing with an array of accessories and luminaire attachments.

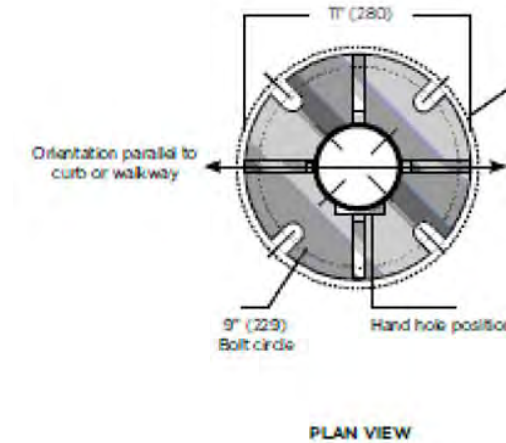
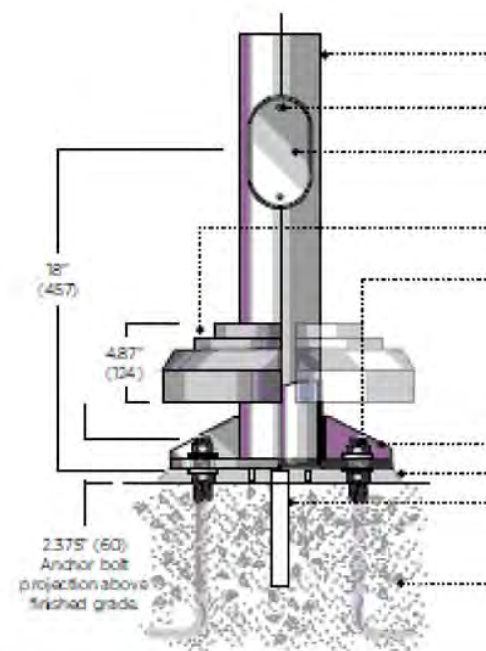
1. 4" (100) O.D. X .125" (3) wall, 6061-T6 Aluminum alloy pole.
2. Allen flat head stainless steel screws hardware.
3. 2"x4" cast aluminum wiring access through structurally reinforced opening. Flush mount cover.
4. Two piece structural cast aluminum base cover.
4.875" (124) X 15" (330) diameter.
5. Set of (8) 3/4" x 1/4" flat galvanized nuts with washers.
6. One piece cast aluminum T6 heat treated base, structurally reinforced with four integral gussets and collar insert to maximize pole strength.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

NOTES

- A- Grout to be packed under pole base to ensure full adherence and stability with footing and prevent loosening of leveling nuts. Provide adequate channel drainage from inside pole (by others).
- B- Electrical conduit (by others).
- C- Concrete footing (by others).

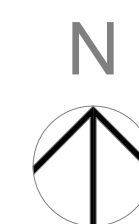


NOTE:
POLE SUPPLIER SHALL CERTIFY THAT
POLE AND FIXTURE MEETS 175 MPH
WIND LOAD CRITERIA AS REQUIRED
BY FLORIDA BUILDING CODE 1608
AND ASCE 7-98 AND SHALL PROVIDE
SIGNED & SEALED CALCULATIONS BY
A REGISTERED FLORIDA ENGINEER.

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1 POOL DECK - PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

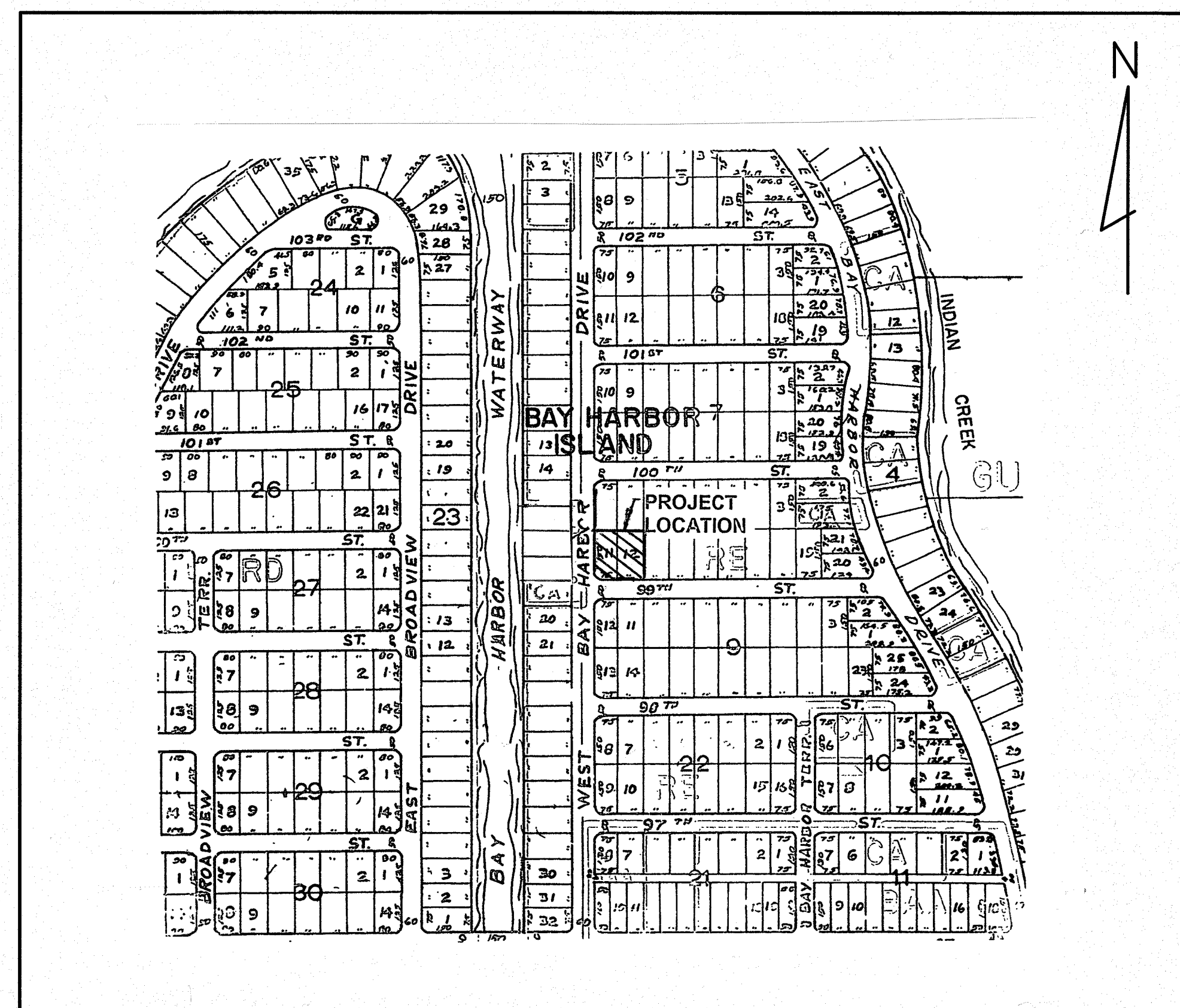


AMBIENTA CONDOMINIUMS 9901 WEST BAY HARBOR DRIVE TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPERS:

MILLENIUM AMBIENTA CORPORATION

16001 COLLINS AVENUE # 2901
SUNNY ISLES FLORIDA 33160



LOCATION MAP

LEGAL DESCRIPTION:

LOTS 11 AND 12, BLOCK 8, OF 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, LESS THE FOLLOWING DESCRIBED PORTION: BEGIN AT THE SOUTHEAST CORNER OF LOT 12, THENCE NORTHERLY ALONG THE EAST LINE OF LOT 12 FOR 11.00 FEET; THENCE WEST, PARALLEL TO THE SOUTH LINE OF LOTS 11 AND 12, FOR 125.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 14.00 FEET AND A CENTRAL ANGLE OF 90°00'10" FOR A DISTANCE OF 21.99 FEET TO THE POINT OF TANGENCY; THENCE NORTHERLY ALONG A LINE THAT IS 11.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 11 FOR 125.00 FEET TO THE NORTH LINE OF LOT 11; THENCE WEST ALONG THE NORTH LINE OF LOT 11 FOR 11.00 FEET TO THE NORTHWEST CORNER OF LOT 11; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 11 FOR 125.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'10" FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE EAST ALONG THE SOUTH LINE OF LOTS 11 AND 12 FOR 125.00 FEET TO THE POINT OF BEGINNING.

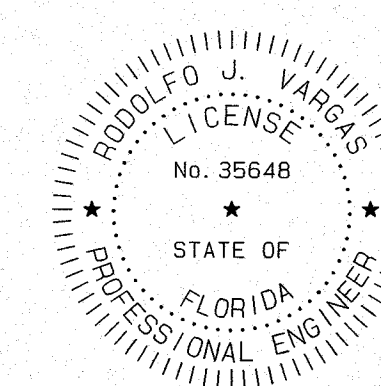
ENGINEERS:

V. S. N. ENGINEERING, INC.
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

LIST OF DRAWINGS:

C-0	COVER SHEET AND LOCATION MAP
C-1	SITE AND PAVING PLAN
C-2	SITE AND PAVING DETAILS
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
C-5	STORM DRAINAGE DETAILS
C-6	SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS
C-7	SEDIMENT TANK AND DRAINAGE WELL NO 2 DETAILS
C-8	SITE UTILITIES PLAN
C-9	WATER AND SEWER PROFILES



RODOLFO J. VARGAS
PE # 35648

CERTIFICATE OF AUTH # 5529
dated: March 5, 2019
cad ref: 19001-10

C-0

GENERAL NOTES:

- ALL RADII ARE TO FACE OF CURB.
- TOPOGRAPHIC PROVIDED BY SUAREZ SURVEYING
- ALL SIGNS SHALL CONFORM WITH THE "MANUAL OF CONTROL DEVICES FOR STREETS AND HIGHWAYS" OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
- ALL EXISTING PAVEMENT AND CURB CONNECTIONS TO PROVIDE A NEAT STRAIGHT EDGE.
- CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). ATTENTION IS ALSO TO THE FLORIDA DEPARTMENT OF TRANSPORTATION ROAD STANDARD INDEX, 600 THRU 650.
- IN THE EVENT THAT EXISTING CONDITIONS VARY FROM THE DESIGN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- FOR SITE PLAN DETAILS SEE SHEET C-2
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND APPLICABLE PERMITS.
- CONTRACTOR SHALL PROVIDE AS-BUILT DRAWING TO THE PROFESSIONAL LAND SURVEYOR FOR ALL WORK, VERTICAL AND HORIZONTAL INFORMATION AND AS ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO LAY OUT THE WORK IN THE STATE OF FLORIDA TO LAY OUT THE WORK.
- BUILDING TO BE LAID OUT FROM ARCHITECTURAL PLANS.
- ALL EXISTING ROAD SIGNS WITHIN SIDEWALK ARE TO BE REPLACED WITH NEW ROAD SIGNS AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- EXISTING WALKWAY AREAS ON WEST BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND APPLICABLE PERMITS. THE DESIGN OF THIS WALKWAY AREAS IS NOT TO BE CHANGED. THE SCOPE OF THESE PLANS IS ONLY TO LAY OUT THE WORK AS PER THE ORIGINAL DESIGN AS APPROVED BY THE TOWN OF BAY HARBOR ISLANDS TO OBTAIN THIS WORK.

LEGEND:

- STREET WALKWAY (SEE NOTE 13)
- 1" MILLING AND 1" RESURFACING
- HEAVY DUTY PAVEMENT
- HANDICAPPED PARKING SPACES
- TRAFFIC SIGN
- REFERENCE LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CURB
- CURB & GUTTER
- DIRECTIONAL ARROW
- PEDESTRIAN RAMP

99TH STREET

SCALE: 1" = 10'

SITE AND PAV

1. ALL RADII ARE TO FACE OF CURB.
2. TOPOGRAPHIC PROVIDED BY SUAREZ SURVEYING & MAPPING INC
3. ALL SIGNS SHALL CONFORM WITH THE *MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR HIGHWAYS* AND THE *MANUAL ON UNIFORM CONTROL OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
4. ALL EXISTING PAVEMENT AND CURB CONNECTIONS MUST BE SAW-CUT TO PROVIDE A NEAT STRAIGHT EDGE.
5. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION MIAMI-DADE COUNTY AND SHALL BE IN COMPLIANCE WITH THE *MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION FHM 300)* AND *FLORIDA TRAFFIC CONTROL DEVICES* FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARD INDEX. 600 THRU 650.
6. IN THE EVENT THAT EXISTING CONDITIONS VARY FROM THOSE INDICATED TO THE EXTENT THAT A "FIELD REVISION" IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. FOR SITE PLAN DETAILS SEE SHEET C-2
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE TOWN OF BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARD DETAILS AND SPECIFICATIONS AND APPLICABLE PERMITS.
9. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS CERTIFIED BY A PROFESSIONAL LAND SURVEYOR FOR ALL WORK, PERFORMED INCLUDING SURVEYAL AND HORIZONTAL CONTROL SURVEYING AND ANY EXISTING UTILITY ENCOUNTERED DURING CONSTRUCTION.
10. CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED SURVEYOR IN THE STATE OF FLORIDA TO LAY OUT THE WORK.
11. BUILDING TO BE LAID OUT FROM ARCHITECTURAL PLANS.
12. ALL EXISTING ROAD SIGNS WITHIN SIDEWALK AREAS TO BE REMOVED AND REPLACE WITH NEW ROAD SIGNS AS PER THE TOWN OF BAY HARBOR STANDARD REQUIREMENTS.
13. EXISTING WALKWAY AREAS ON WEST BAY HARBOR DRIVE HAVE BEEN DESIGNED BY OTHERS AS INTENDED BY THE TOWN OF BAY HARBOR ISLANDS. THE DESIGN OF THIS WALKWAY AREAS IS NOT INCLUDED IN THIS PROJECT. THE SCOPE OF THIS PLANS IS ONLY TO RE-ESTABLISH THESE AREAS AS PER THE ORIGINAL DESIGN AS APPROVED BY THE TOWN OF BAY HARBOR ISLANDS.
14. CONTRACTOR IS RESPONSIBLE TO REPLACE IN KIND ALL EXISTING ROADWAY STRIPING AFTER MILLING AND RESURFACING. CONTRACTOR SHALL CONTACT THE TOWN OF BAY HARBOR ISLANDS TO OBTAIN THE SPECIFICATIONS TO PRODUCE THIS WORK.

	EXISTING	PROPOSED
STREET WALKWAY (SEE NOTE 13)		
1" MILLING AND 1" RESURFACING		
HEAVY DUTY PAVEMENT		
HANDICAPPED PARKING SPACES		
TRAFFIC SIGN		
REFERENCE LINE		
RIGHT-OF-WAY LINE		
PROPERTY LINE		
CURB		
CURB & GUTTER		
DIRECTIONAL ARROW		
PEDESTRIAN RAMP		

SCALE: 1" = 10'

SITE AND PAVING PLAN

SV

==N==

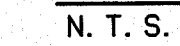
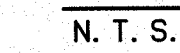
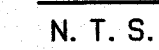
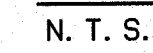
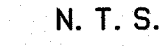
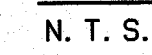
- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsng@vsng.com

[illegible]

A circular professional engineer seal for Rodolfo J. Vargas. The outer ring contains the text "RODOLFO J. VARGAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the word "LICENSE" at the top, the number "No. 35648" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars. The seal is surrounded by a border of short radial lines.

C-1



e	n	g	i	n	e	r	i	n	g
-	n	c							

CERTIFICATE OF AUTH • 5529

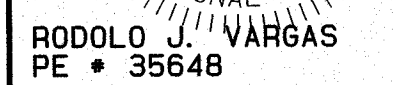
- CIVIL
- LAND DEVELOPMENT

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsnevsneq.com

AMBIENTA
CONDOMINIUMS
9901 WEST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

cad ref	19001-12
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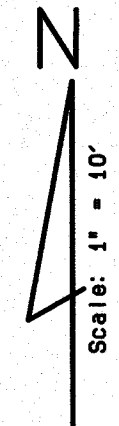
C-2

SCALE: 1" = 10'

LEGEND:

SPOT ELEVATION
CURB INLET
FRENCH DRAIN & LENGTH
MANHOLE
FLOW DIRECTION
SIDEWALK
FIRE HYDRANT
POWER POLE

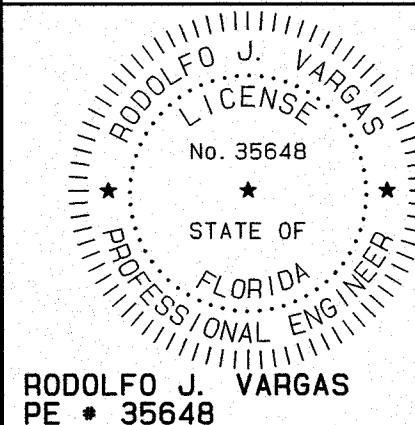
EXISTING	PROPOSED
	
	
	
	
	
	



TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	19001-01
scale	1" = 10'
date	JULY 26, 2019
cad ref	19001-13



drawing

C-3

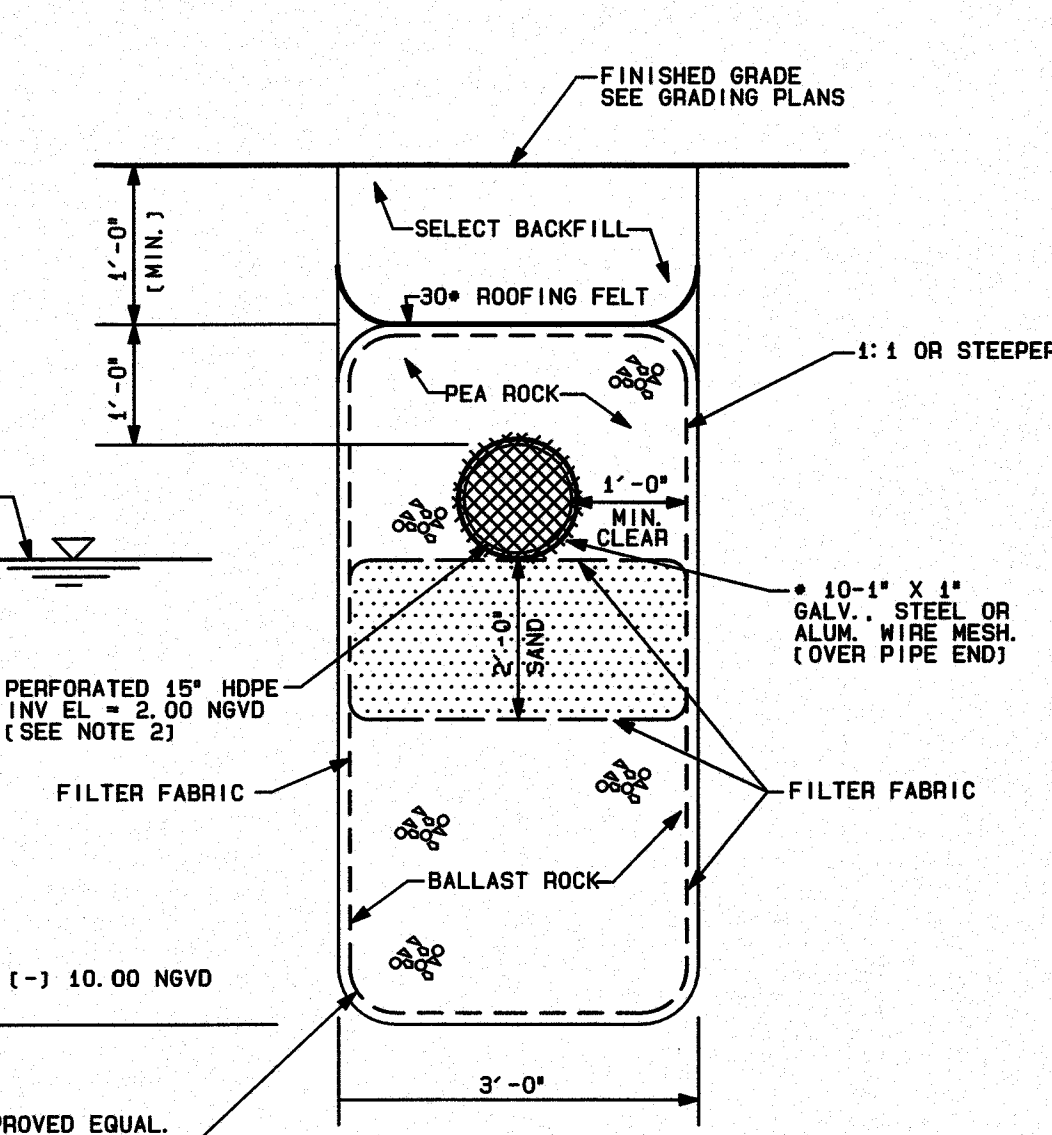
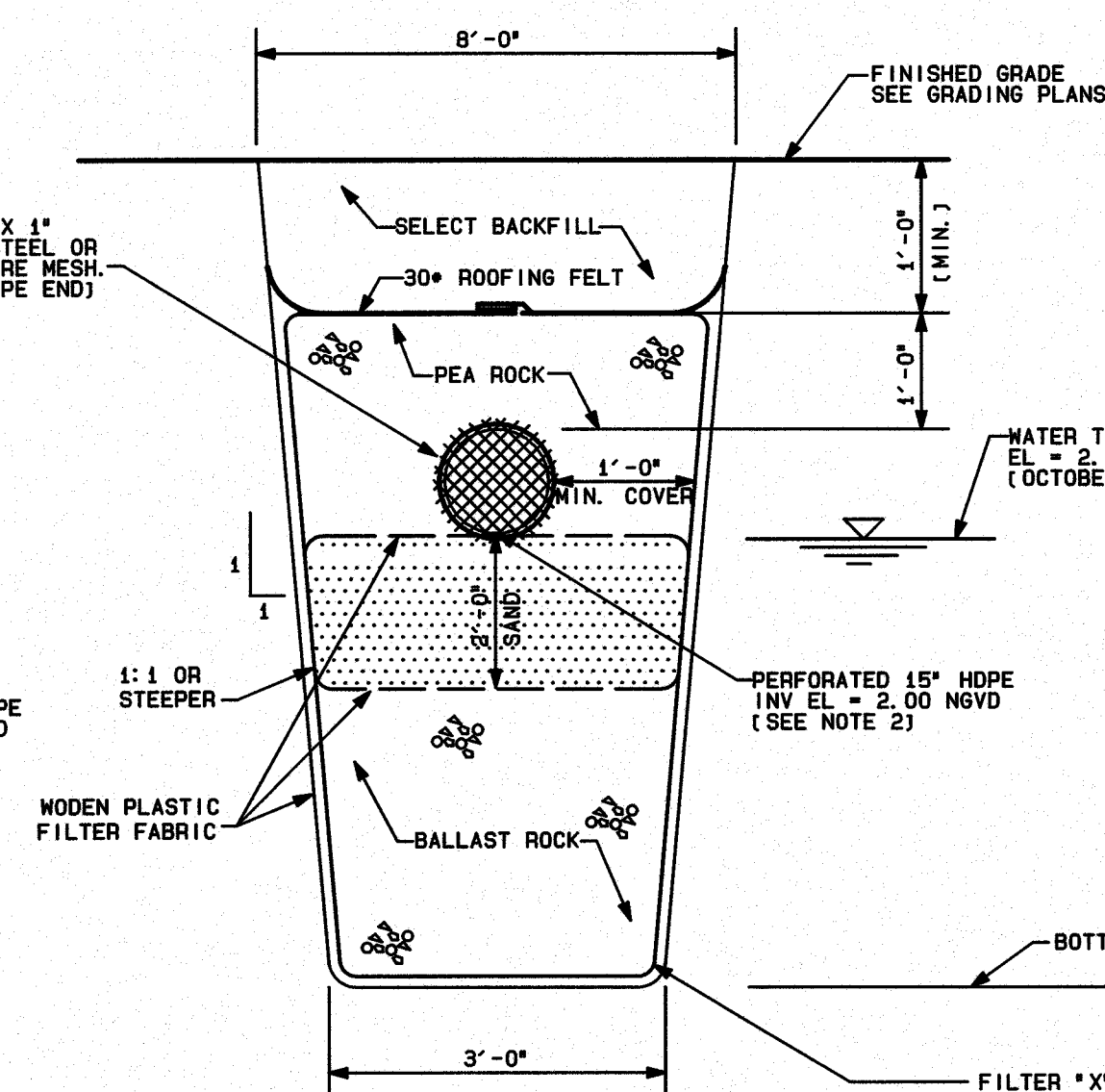
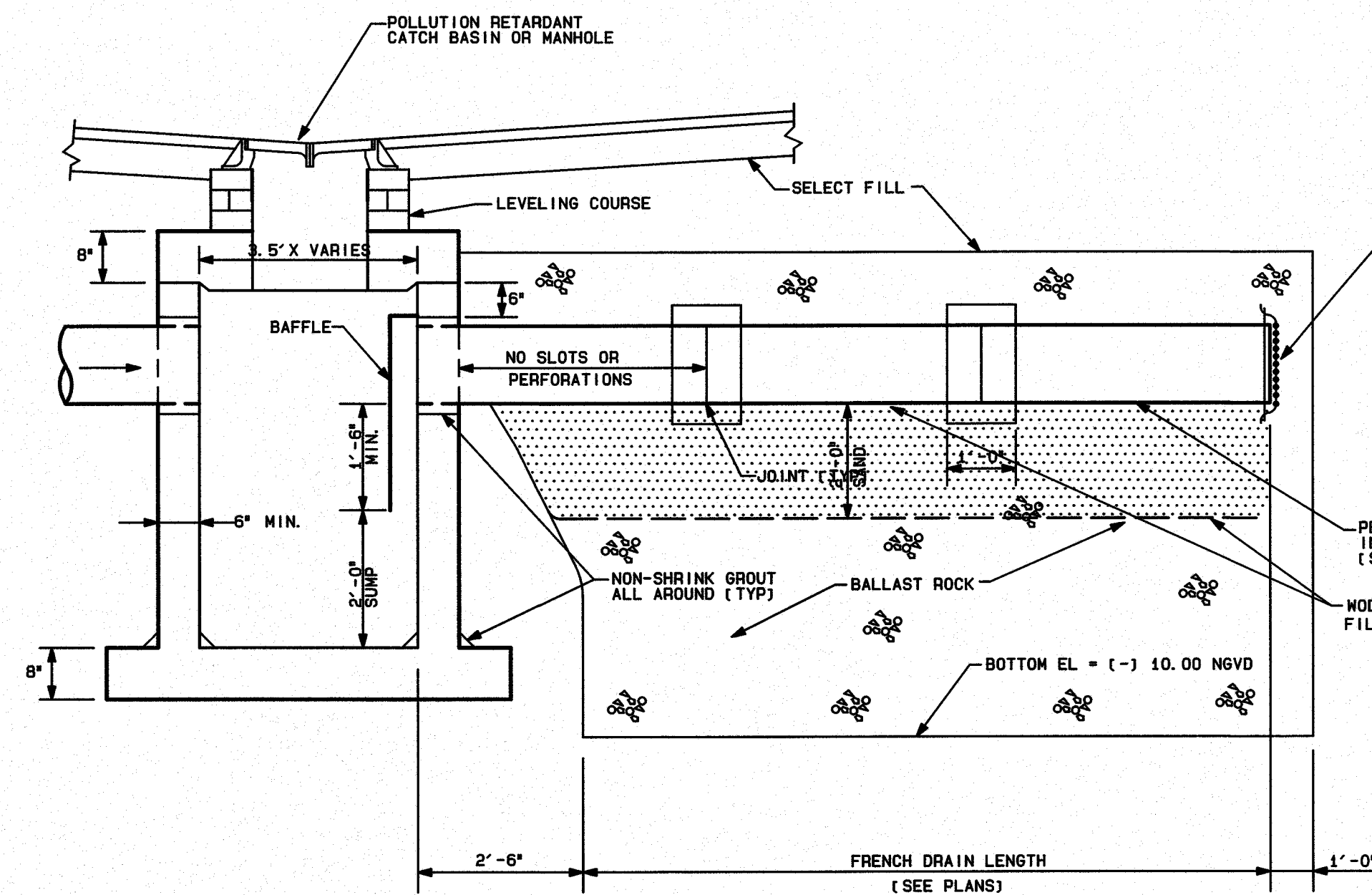
e	n	g	i	n	e	r	i	n	g
i	n	c							

CERTIFICATE OF AUTH #55259

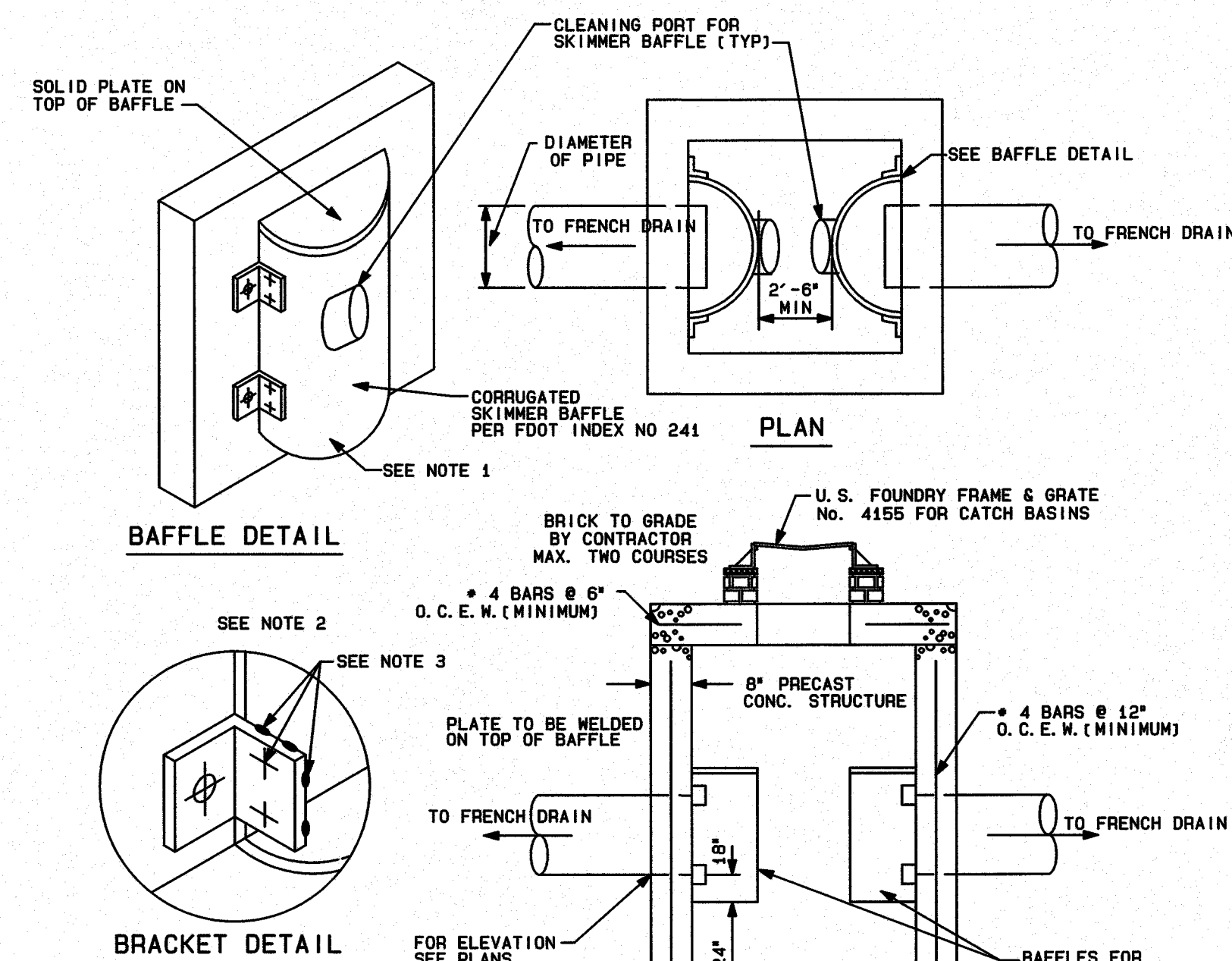
- * CIVIL
- * LAND DEVELOPMENT
- * TRAFFIC AND TRANSPORTATION

E 113, MIAMI, FLORIDA 33144
 FAX (305)551-4542
 yswng.com

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305) 551-6267 FAX (305) 551-4542
e-mail: vsngvsneng.com



- NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH
DADE COUNTY STANDARD DETAILS SO-1.1
LATEST REVISION MARCH 12, 1992.
 2. MOVEN PLASTIC FILTER FABRIC (AT EACH SIDE,
TOP AND BOTTOM) SHALL BE USED IN SANDY OR
FILLED AREAS.
 3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER
AFTER ROCK HAS BEEN PLACED TO THE PROPER
ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT
MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE
ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH
THE DETAILS.
 4. FOR PERFORATED CMP PIPE JOINT ARE TO BE BANDED,
BUT NOT GASKETED.
 5. FOR BAFFLE DETAILS SEE THIS SHEET



- DRAINAGE NOTES:

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing underground utilities prior to beginning of construction. If any discrepancies are encountered to prevent that a "field revision" is required, Engineer must be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements during construction. If any damage occurs as a result of the construction activities, Contractor shall restore such improvements to identical line, grade, esthetical and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Geodetic Vertical Datum (N.G.V.D.), 1929.
4. Dade County Flood Criteria for this project is 5.00 (N.G.V.D.).
5. October High Water Elevation is 2.00 (N.G.V.D.).
6. All proposed elevations are to edge of pavement or driveway center line.
7. The following items shall be constructed in accordance with the referenced details from the Dade County Public Works Manual:

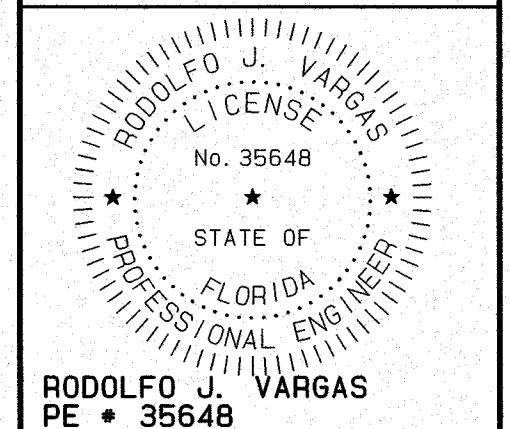
a. French Drain.....	S.D. 1.1
b. Catch Basin.....	S.D. 2.1
c. Catch Basin Frame.....	S.D. 3.3
d. 2 Valley Gutter.....	R. 14.6
e. P-6 Inlet.....	S.D. 1.4
f. Swale Inlet.....	SD 3.1
8. Contractor must observe extreme care to prevent debris, silt and fines from entering French Drain, Inlet Grates shall remain covered with filter fabric during construction until the system is ready to enter in operation.
9. Contractor to verify soil conditions at site. If muck is encountered, contractor shall remove area and fill to grade with minimum 98% density.
10. All areas not paved must be sodded.
11. All work to be done in accordance with Miami-Dade County Public Works Standard and Town of Bal Harbor Islands Details and Specifications.
12. All topographic and survey information is based on Sketches of Survey prepared by Suarez Surveying & Mapping Inc.
13. Pipe requirements:
French drain pipes shall be ADS Corrugated Polyethylene (Perforated). All other pipes shall be ADS N-12 Polyethylene Non-Perforated. (or approved equal).
14. Contractor shall provide a Paving and Drainage "AS-BUILT PLAN" certified by a Professional Registered Land Surveyor in the State of Florida reflecting all the features of the Stormwater System and should include details of manholes, catch basins, catch basin rim and invert elevations, French drain length and bottom elevation, etc.
15. a. Drainage Trenches to be ZURN Z-892 12" Perma-Trench as per ZURN FLO-DRAIN COMPANY (813) 754-7148 or approved equal.
16. Trench Drains shall be capable of conveying a minimum flow of 1,709 gpm at the last down stream section.
17. Contractor shall submit Shop Drawings and documentation for review and approval prior to ordering and shall strictly follow manufacture's Specifications and Installation Instructions.
- d. Trench Drain grates shall be selected by the Project Architect.

AMBIENTA
CONDOMINIUM

9901 WEST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLO

[illegible]

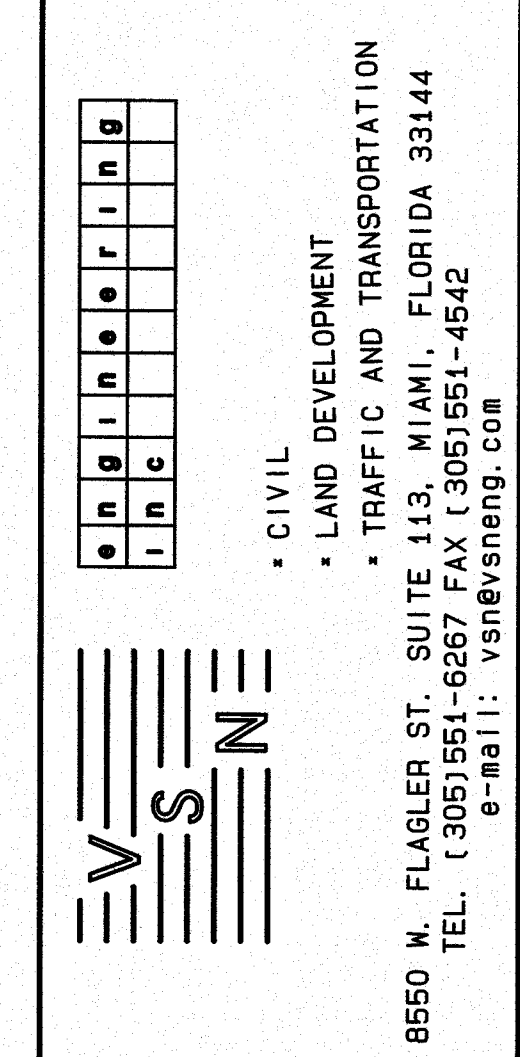
designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	19001-01
scale	AS SHOWN
date	MARCH 5, 2019
cad ref	19001-15



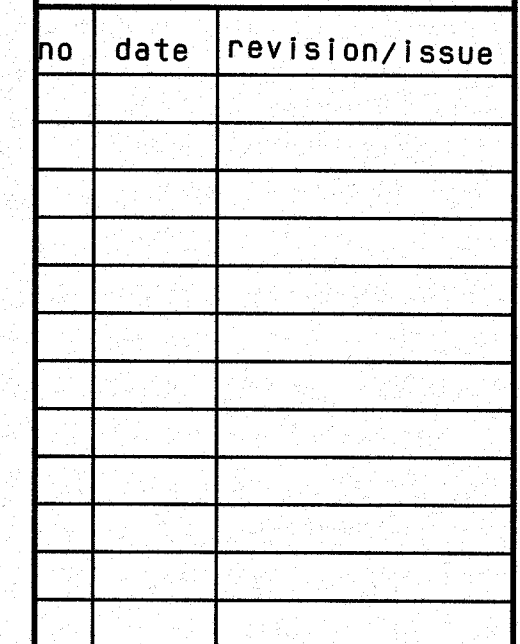
drawing

C-5

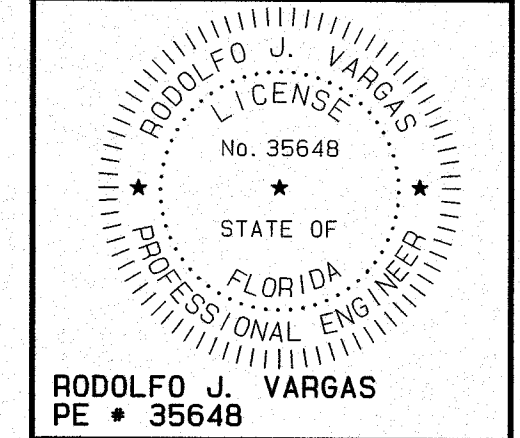
STORM DRAINAGE DETAILS



AMBIENTA
CONDOMINIUMS
9901 WEST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA



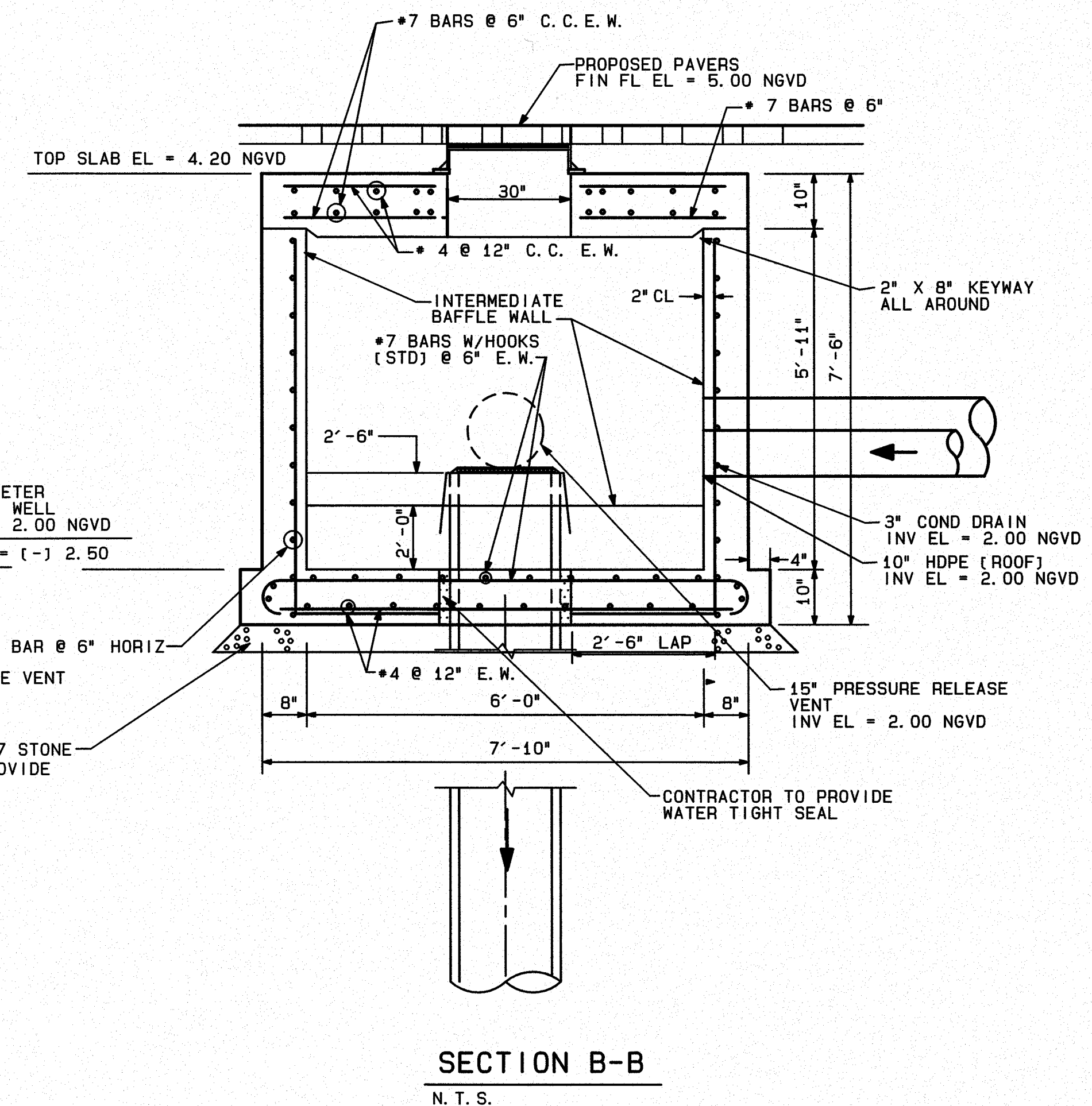
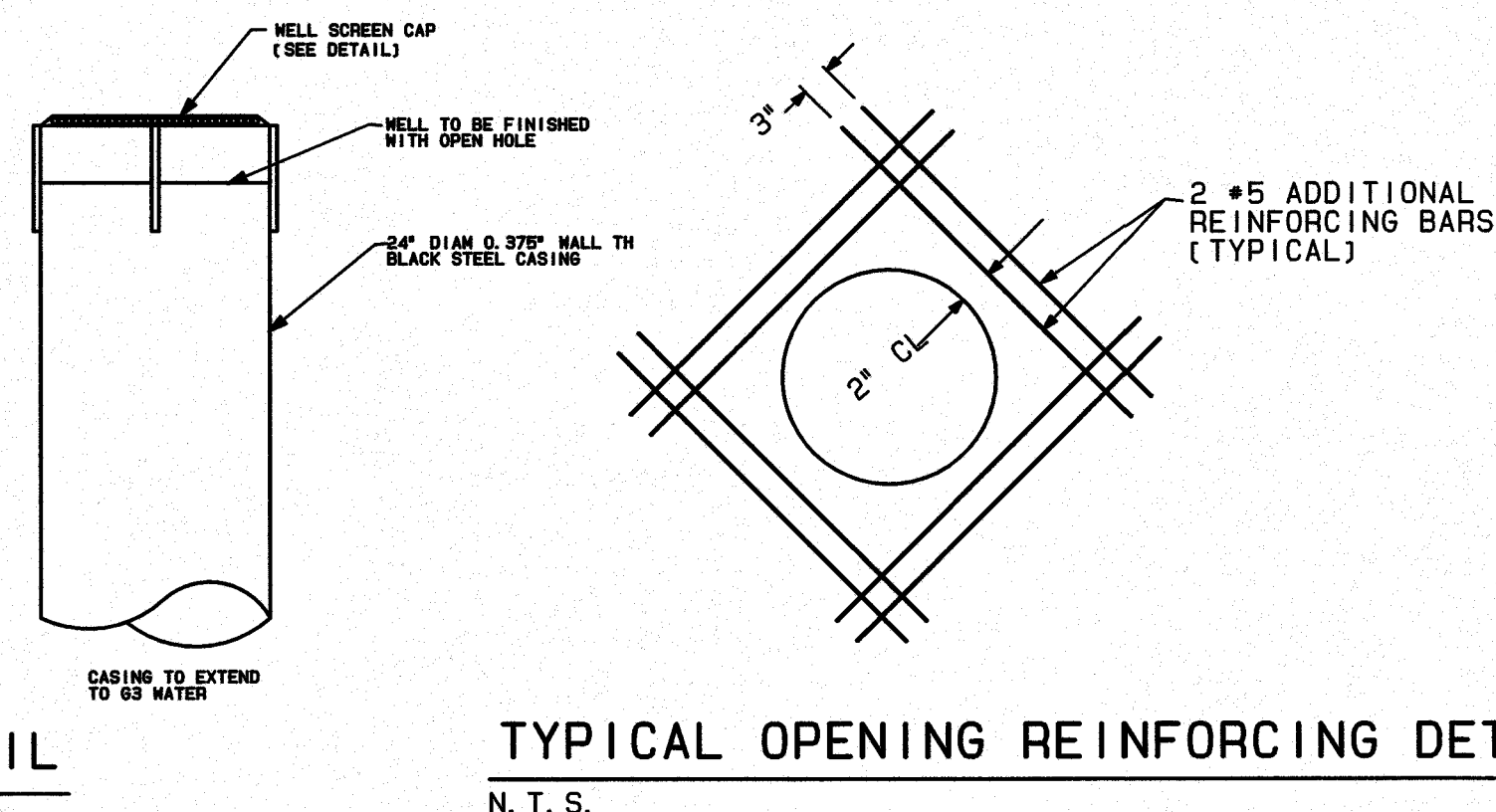
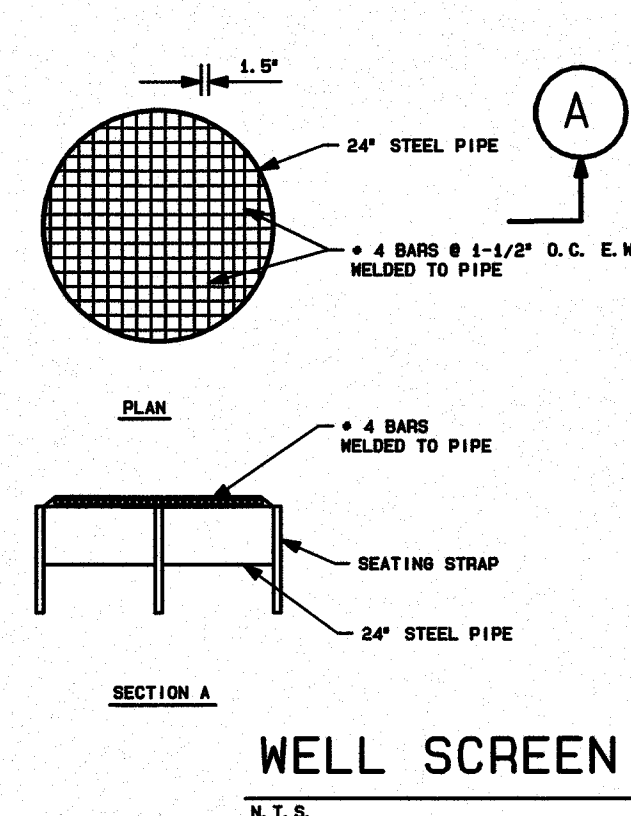
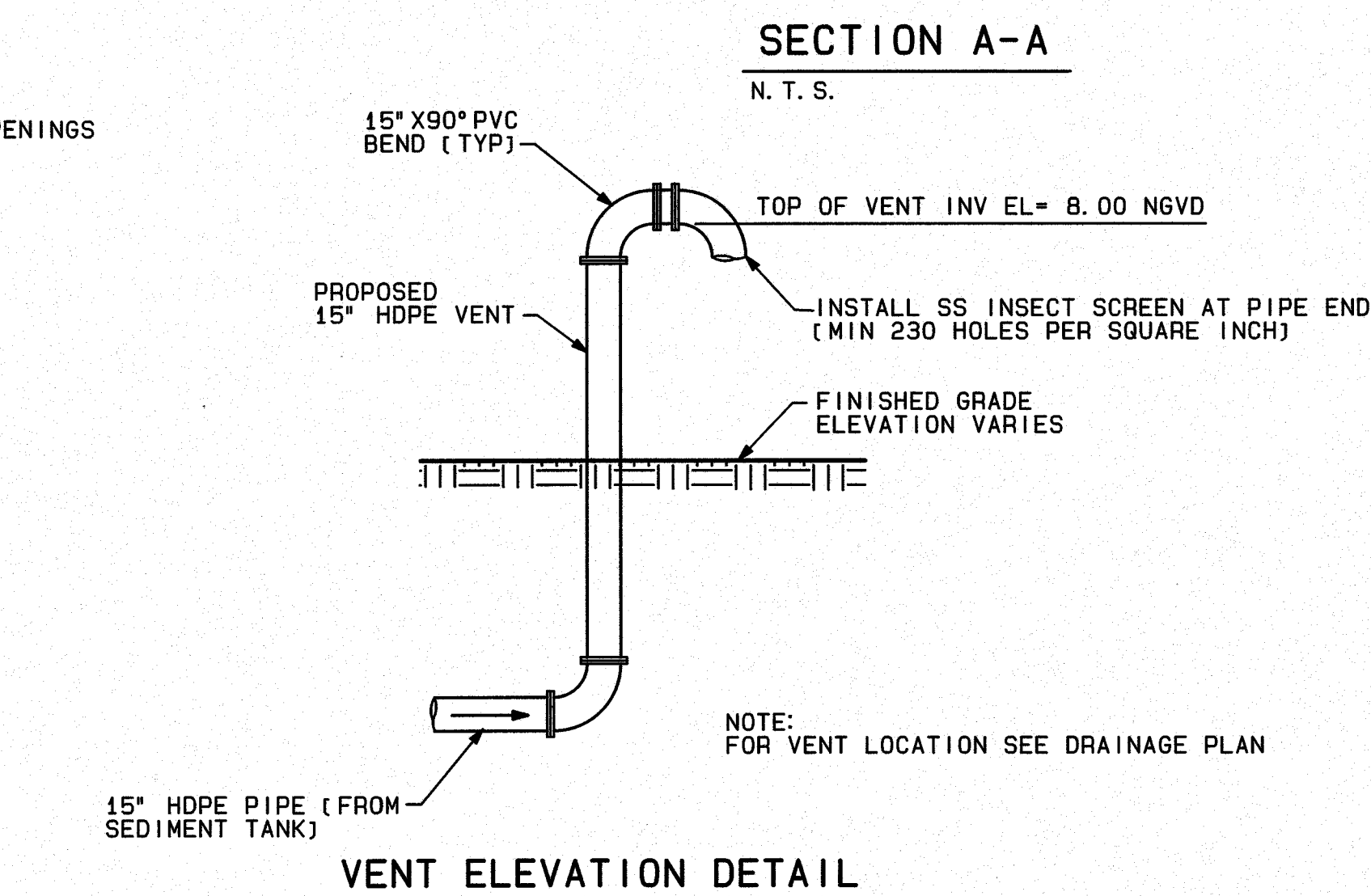
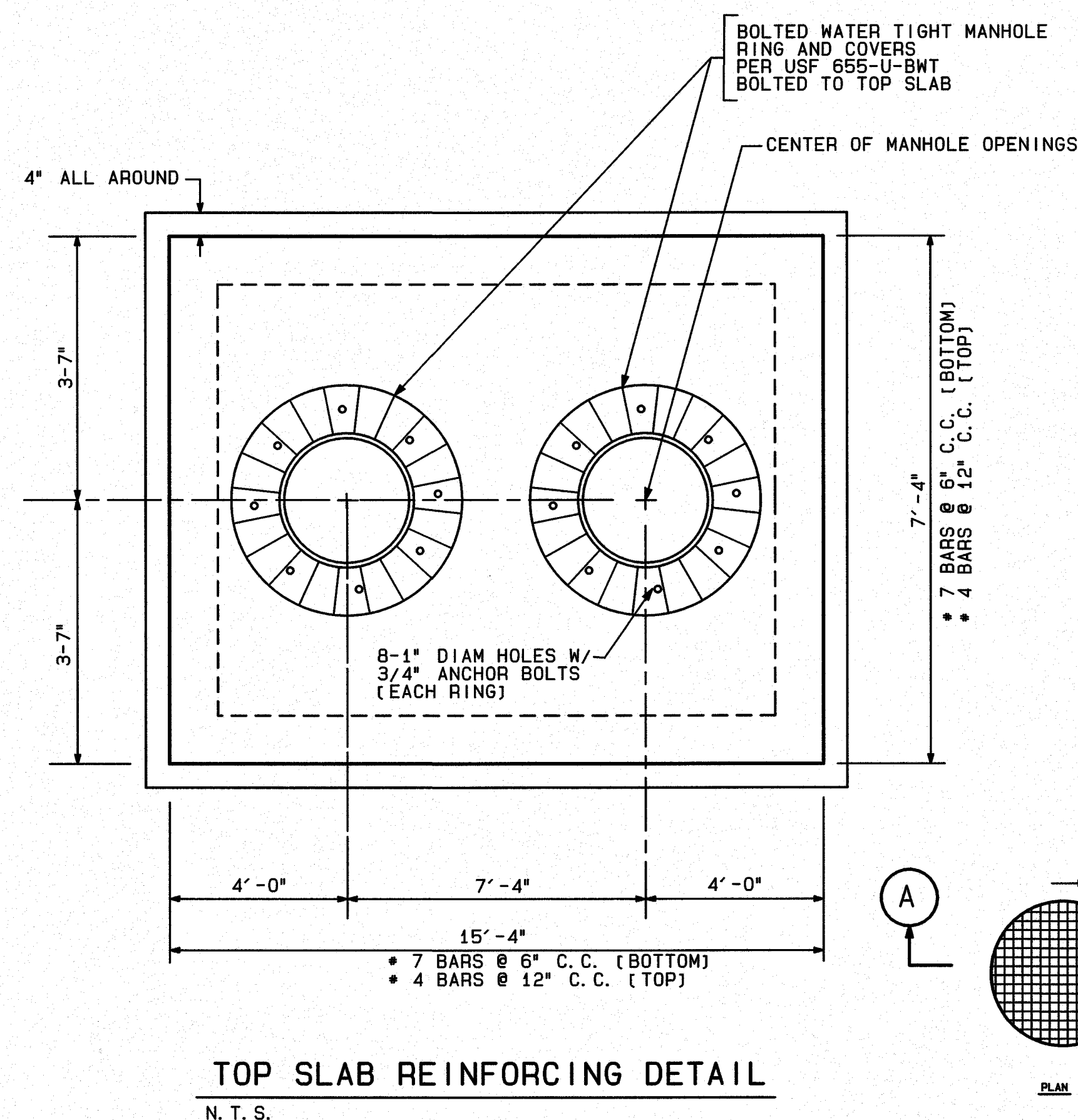
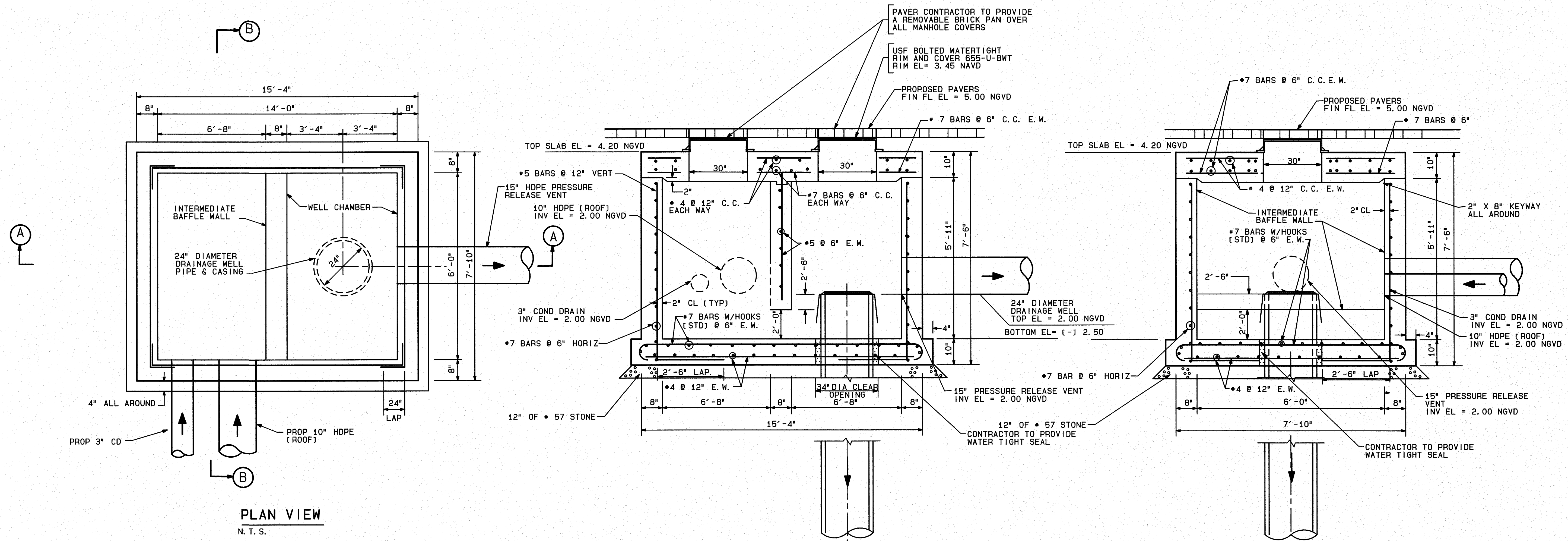
designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	19001-01
scale	AS SHOWN
date	MARCH 5, 2019
cad ref	19001-16



drawing

C-6





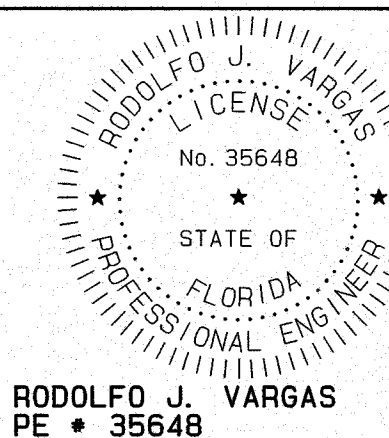
- NOTE:**

1. CLASS I CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. NO CHLORIDES ARE PERMITTED IN CONCRETE.
2. STEEL TO BE NEW BARS IN ACCORDANCE WITH ASTM A-615, GRADE 60.
3. NO INFLUENT PIPES SHALL BE CONNECTED TO WELL CHAMBER.
4. PROVIDE SHOP DRAWINGS OF SEDIMENT TANK FOR APPROVAL BEFORE FABRICATION. THIS SHALL INCLUDE MANHOLE FRAME AND COVER.
5. PRECAST OPTION IS ACCEPTABLE. CONTRACTOR MUST SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER TO PROJECT MANAGER FOR APPROVAL BY ENGINEER.
6. SEDIMENT TANK SHALL BE DESIGNED TO WITHSTAND H-20 LOADING.
7. CONTRACTOR SHALL PROVIDE DOCUMENTATION FROM THE WELL DRILLER INSURING THAT THE DISPOSAL WELL ATTAINED A MINIMUM DISCHARGE CAPACITY OF 3,200 GPM AT 4.00 FEET OF HEAD (MINIMUM). IF THESE WELL DISCHARGE CAPACITIES ARE NOT OBTAINED, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY.
8. CONTRACTOR SHALL MAINTAIN SEDIMENT TANK CLEAN OF ANY DEBRIS FOR THE LENGTH OF THE PROJECT. ENGINEER SHALL BE NOTIFIED FOR FINAL INSPECTION OF THE SEDIMENT TANK AND DRAINAGE WELL PRIOR TO ACCEPTANCE.
9. PROPOSED DRAINAGE WELLS ARE NOT INTENDED TO BE USED FOR DEWATERING OPERATIONS DURING CONSTRUCTION.
10. In order for VSN to recommend acceptance of the Storm Drainage Well system for this project the following information is required:
 - A. Copy of the original Well Drilling Logs reflecting the Initial well capacities at the time of installation.
 - B. Copy of recent Report reflecting the Well Capacities after construction.

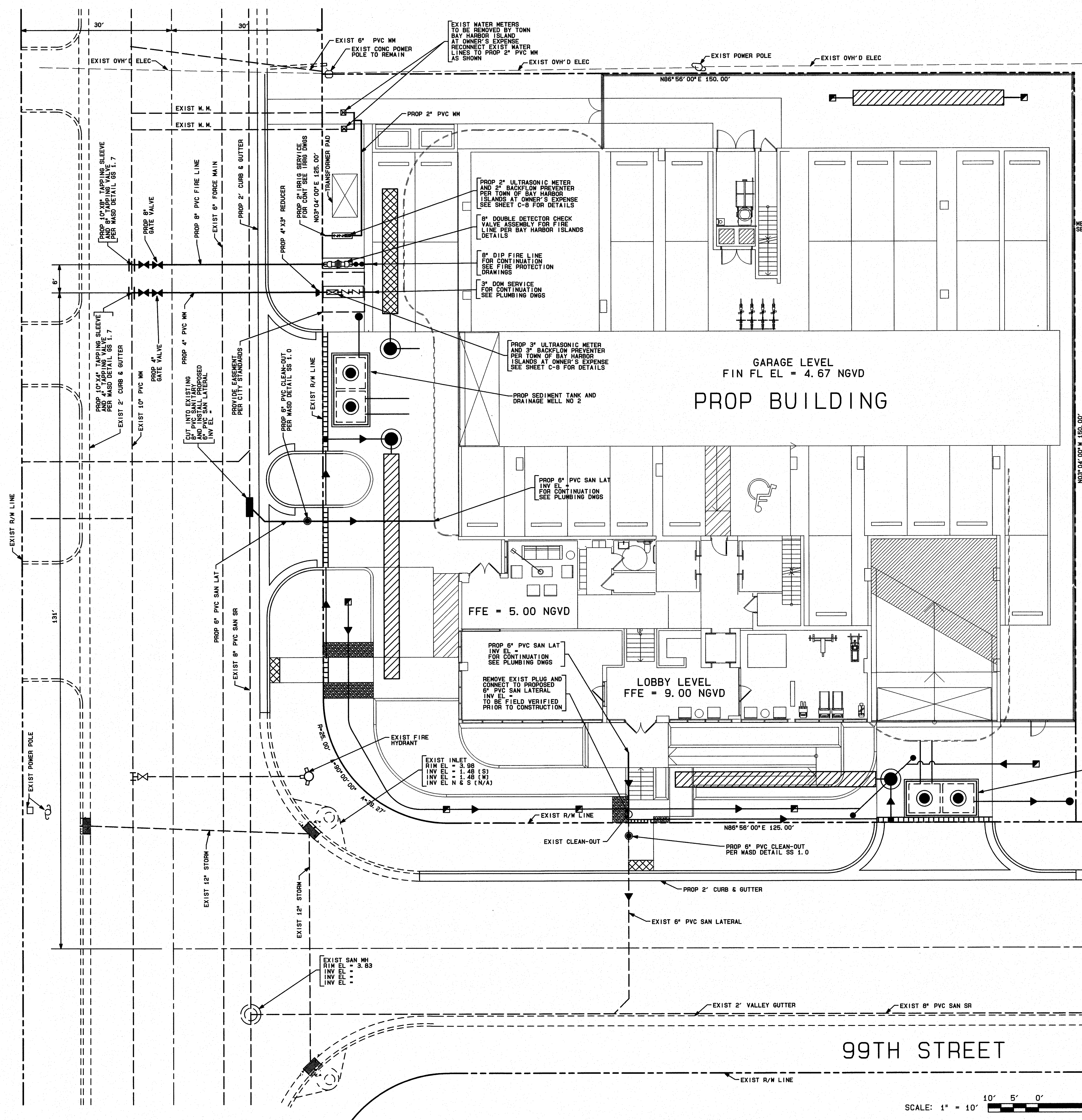
VSN will review these reports and determine if the wells meet the design capacities and whether or not there has been a loss of capacity due to contamination during the construction activities, in which case, VSN will provide recommendations to restore the wells to the initial capacities. If the capacities are not met, to meet the design requirement, additional wells may be required. Failure of ownership/contractor to provide this information to VSN in a timely manner will indicate that ownership is accepting the storm drainage wells as an as-is condition and that he waives all claims to litigate any lack of performance before the project is turned over by the contractor.

[illegible]

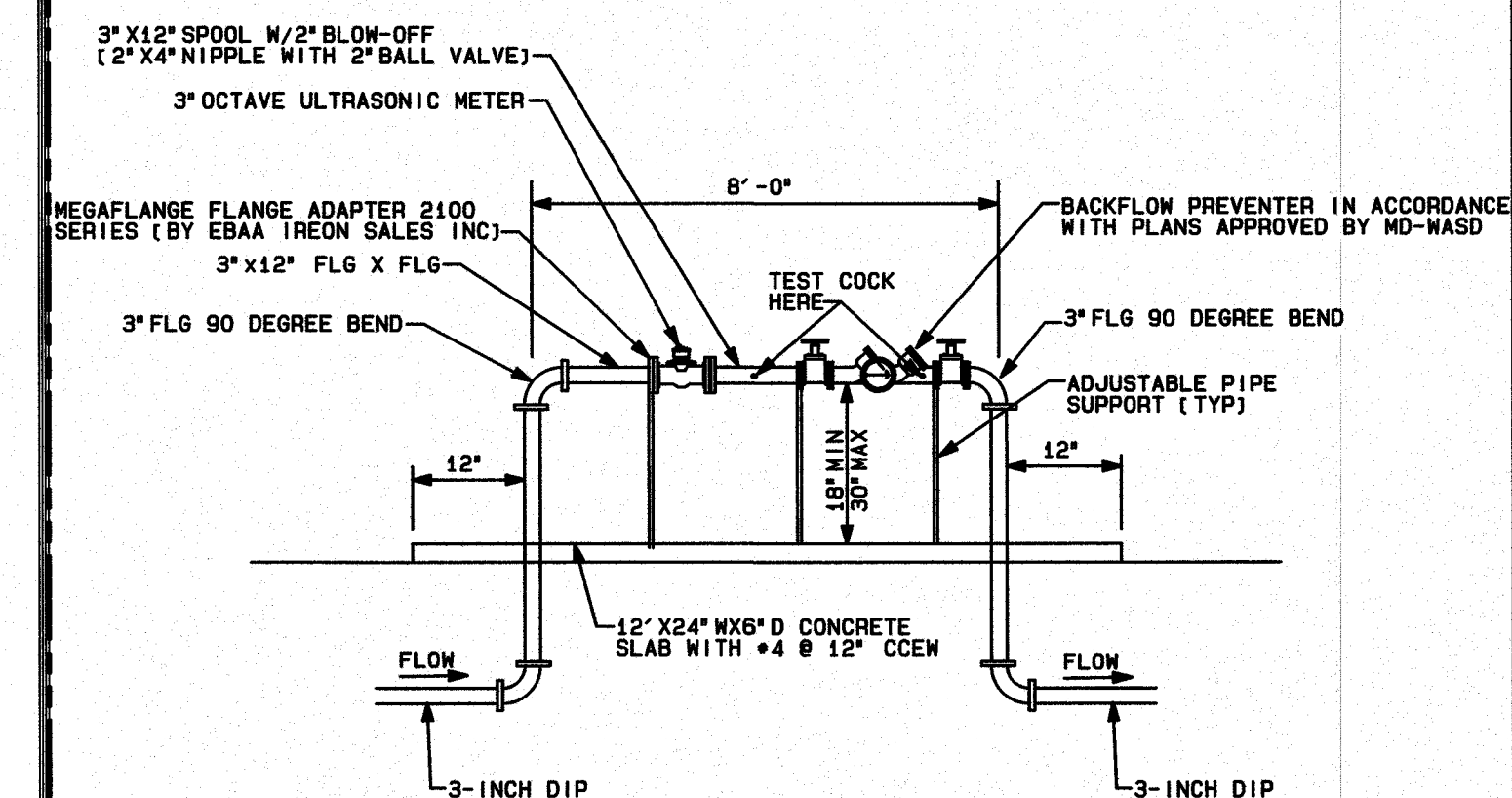
designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	19001-01
scale	AS SHOWN
date	MARCH 5, 2019
cad ref	19001-17



drawing



	EXISTING	PROPOSED
WATER MAIN	---	—
FIRE HYDRANT	⋈	⦿
GATE VALVE	—+—	—+—
SAN. SEWER / MANHOLE	—○—	—●—
FLUSHING VALVE		◀
DIRECTION OF FLOW		▶
PRESSURE REDUCER		≡≡≡
WATER METER		⊠



1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18" FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON AN APPROVED LIST OF APPROVED FOR CROSS CONNECTION CONTROL. UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION PRO CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF DAYTON.
5. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
6. ALL ABOVE GROUND PIPE ENCLOSURE ARE RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE GROUND PIPE SHALL BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.

3" ABOVE GROUND METER AND
RPZ BACKFLOW ASSEMBLY DETAIL
N. T. S.

NOTE:
ALL WATER AND SEWER WORK SHALL BE IN
ACCORDANCE WITH MIAMI DADE WATER AND
SEWER DEPARTMENT STANDARD DETAILS
AND SPECIFICATIONS.

NOTE:
THE TOWN OF BAY HARBOR IS NOT RESPONSIBLE
FOR FIRE HYDRANT LOCATIONS ASSOCIATED
WITH THIS PROJECT. THE CONTRACTOR SHALL
ENSURE THAT MIAMI DADE FIRE DEPARTMENT
APPROVES ALL FIRE HYDRANTS

NOTE:
ANY WATER CONNECTION TO BE ABANDONED
SHALL BE TERMINATED AT THE CORPORATION
STOP.

99TH STREET

SCALE: 1" = 10'

SITE UTILITIES PLAN

e	n	g	i	n	e	r	i	n	g
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V S N

AMBIENTA
CONDOMINIUM

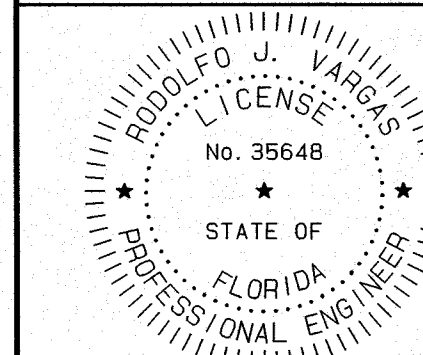
9901 WEST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

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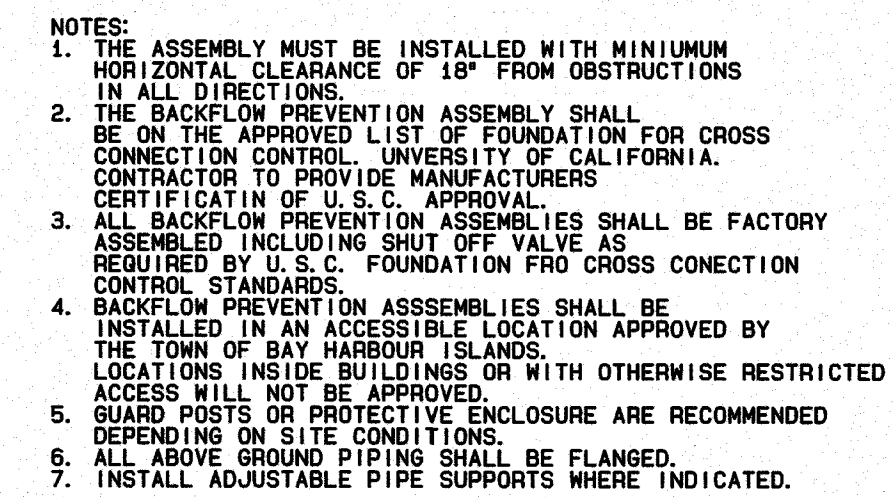
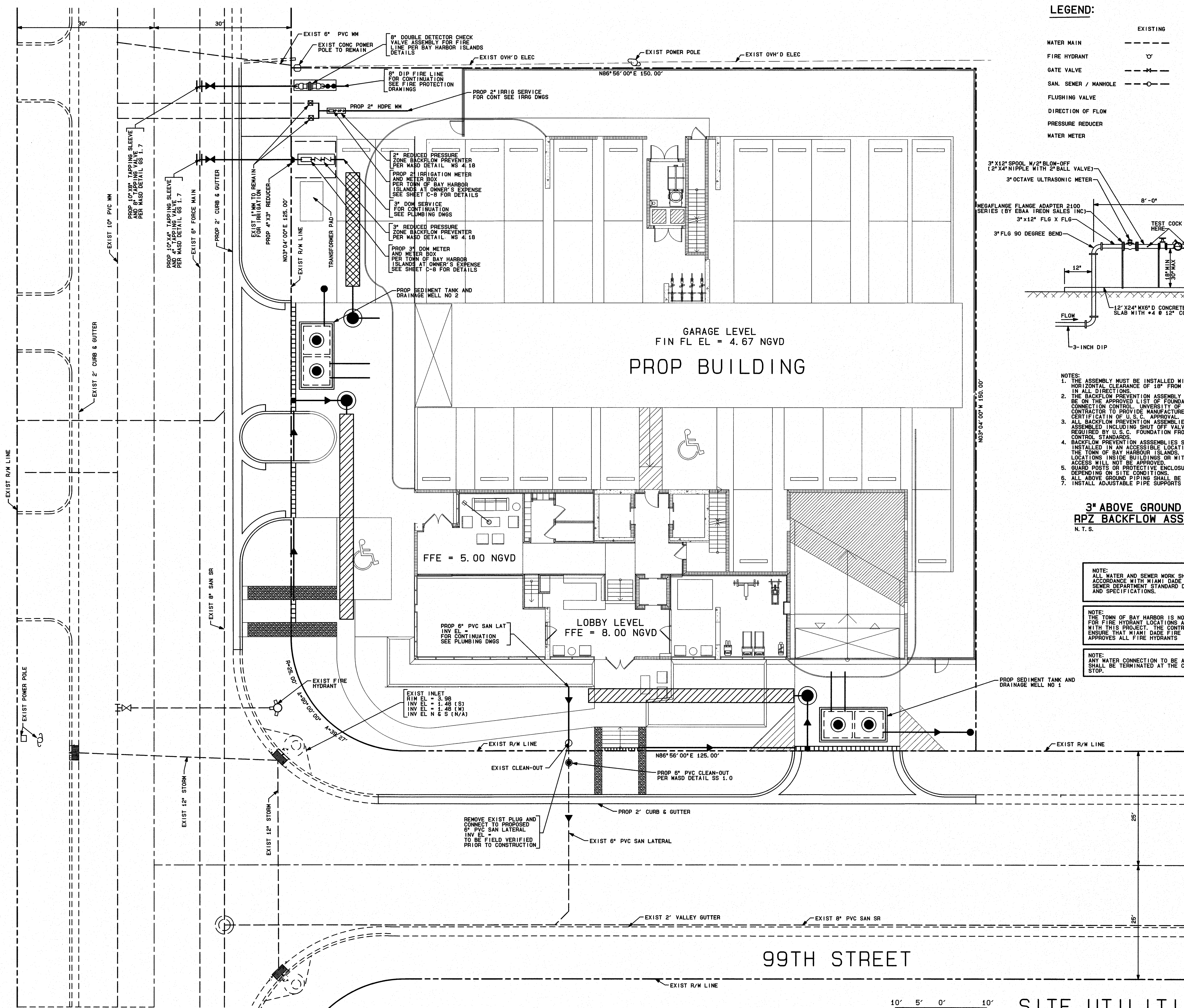
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drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	19001-01
scale	1" = 10'
date	JULY 19, 2019
cad ref	19001-18



RODOLFO J. VARGAS
PE • 35648

drawing

C-8



NOTE:
ANY WATER CONNECTION TO BE ABANDONED
SHALL BE TERMINATED AT THE CORPORATION
STOP.

e	n	g	i	n	e	r	i	n	g
i	n	c							

CERTIFICATE OF AUTH #552929

- * CIVIL
- * LAND DEVELOPMENT
- * TRAFFIC AND TRANSPORTATION

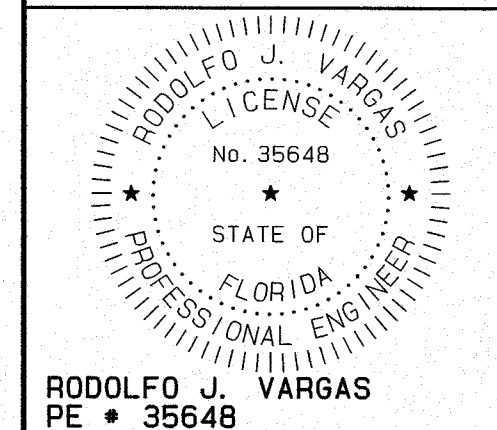
E 113, MIAMI, FLORIDA 33131
 FAX (305)7551-4542
tsneng.com

CE V S N

AMBIENTA
CONDOMINIUMS
9901 WEST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	19001-01
scale	1" = 10'
date	JAN 29, 2019
cad ref	19001-18



drawing

C-9

SCALE: 1" = 10' 

SITE UTILITIES PLAN

NOT FOR CONSTRUCTION

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PARADISE TREE



NATIVE SILVER BUTTONWOOD



AUTOGRAPH TREE



MONTGOMERY PALM



RELOCATED BOTTLE BRUSH



NATIVE GUMBO LIMBO



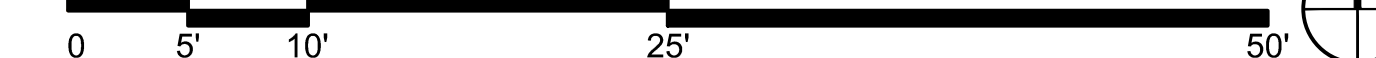
NATIVE SPANISH STOPPER



COCONUT PALM



EXISTING ROYAL PALM



PLANT LIST - MASTER

Qty	Botanical/Common Name	Specifications	Native
TREES & PALMS			
5	Bursera simaruba Gumbo Limbo tree	4" DBH, 16'-18' Ht., 6' C.W., Mii	Yes
1	Clusia rosea Autograph tree	4" DBH, 16' Ht., 4' C.W., Min.	Yes
16	Conocarpus erectus var. sericeus Silver Buttonwood	4" DBH, 12' Ht., 4' C.W., Min.	Yes
10	Coco nucifera Coconut Palm	22'-28' Ht., Min.,	No
7	Eugenia foetida Spanish Stopper Tree	4" DBH, 12' Ht., 4' C.W., Min.	Yes
32	Ptychosperma macarthurii Macarthur Palm	10'-12' Ht., Min.	No
4	Simarouba glauca Paradise Tree	4" DBH, 16'-18' Ht., 6' C.W., Mii	Yes
15	Veitchia montgomeryana Montgomery Palm	22'-28' Ht., Min.,	No
SHRUBS AND GROUND COVER			
25	Zamia pumila Coontie	7 gal. O.C. - As per plan	
8	Clusia Guttifera Small leaf Clusia	7 gal. 4' ht min. O.C. - As per plan	
RELOCATED MATERIAL			
1	Callistemon Bottle Brush Tree		No

Revised 12/09/14

Revised 12/09/14

Revised 12/09/14



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LEGEND	
	REMAIN
	RELOCATE
	REMOVE

**MILLENIUM AMBIENTA
CORP.**

Consultant

DAVID J. ODISHOO
RLA #6666969

AR-0007972

PZB SUBMITTAL

Existing Tree Disposition Plan

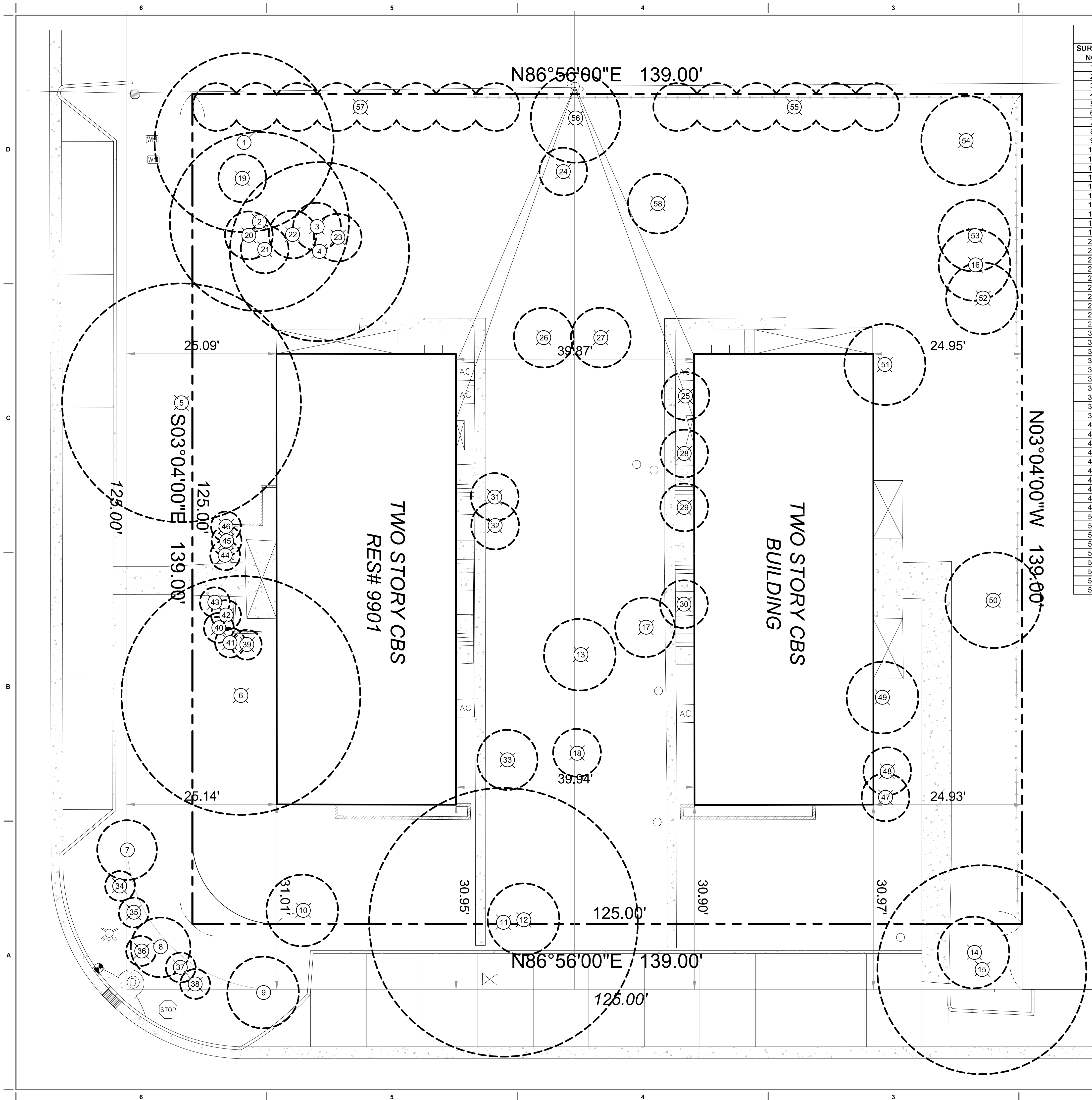
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LP-8

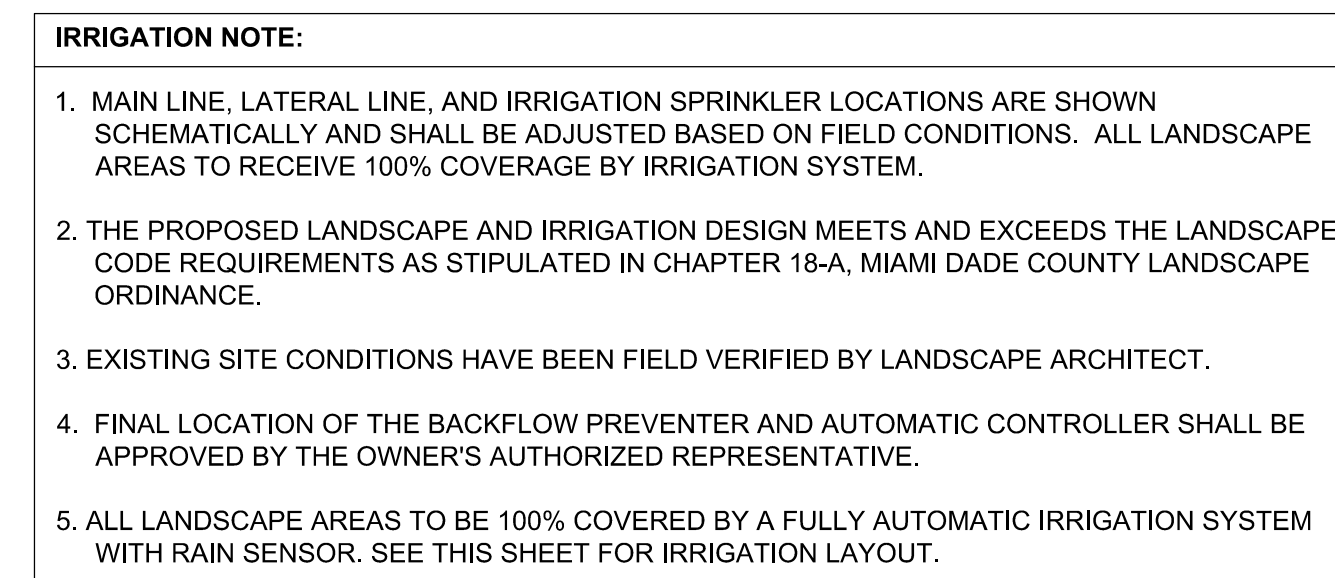


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IR-1



IRRIGATION LEGEND

DRIP TUBING W/ 0.9 GPH EMITTERS
INSTALLED AT 12" O.C.



RAINBIRD XERI- BUBBLER



DRIP FLUSH NOZZLE



DRIP AIR RELIEF VALVE



EXISTING WATER METER



IRRIGATION SUB METER



1" PRESSURE VACCUM BREAKER (PVB)
BACKFLOW PREVENTOR



1" MASTER CONTROL VALVE



LASCO SLO-CLOSE FULL BLOCK
TRU-UNION BALL VALVE



RAINBIRD 44LRC 1" QUICK COUPLER
VALVE



RAINBIRD PEB SERIES ELECTRIC VALVES
OR APPROVED EQUAL., IN VALVE BOX



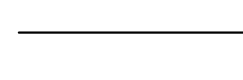
RAINBIRD ESP-LX MODULAR TIMER



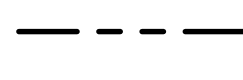
RSD-BEX SERIES RAIN SENSOR WITH
METAL BRACKET



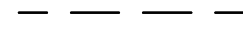
PVC PIPE SCH. 40 AS LATERAL LINES
12" BELOW GRADE



PVC PIPE SCH. 40 SOLVENT WELD AS
MAINLINES 18" BELOW GRADE



PVC PIPE SCH. 40 AS SLEEVING



VALVE CALLOUT LEGEND

A	→ ZONE STATION NUMBER
1"	→ VALVE SIZE IN INCHES
18	→ FLOW RATE IN G.P.M.

PRIOR TO ANY CONSTRUCTION,
CONTRACTOR SHALL LOCATE ALL UTILITIES
USING "SUNSHINE 811". UTILITIES SHALL BE
PROTECTED THROUGHOUT CONSTRUCTION.

Always call 811 two full business days before you dig



NOTE:

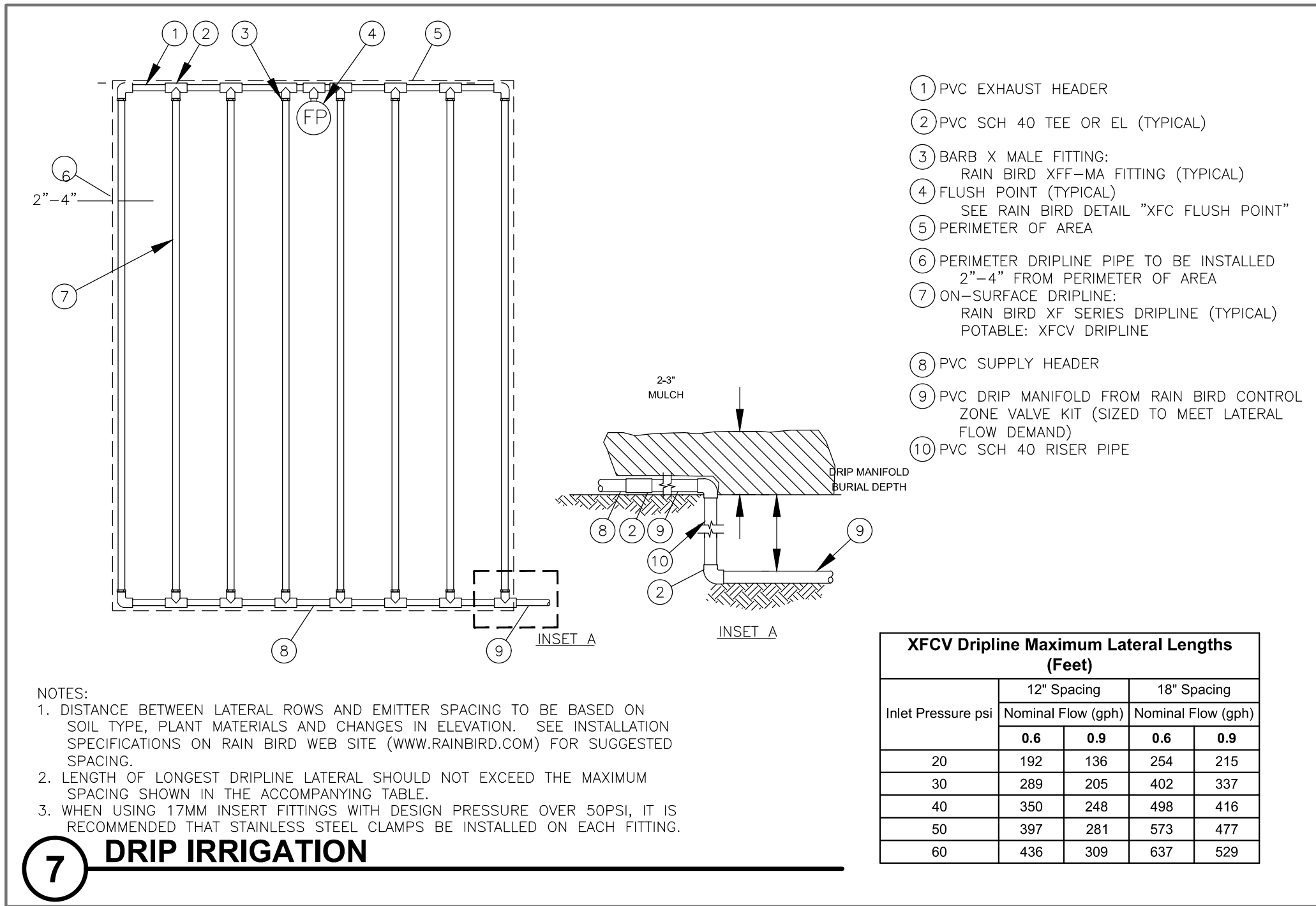
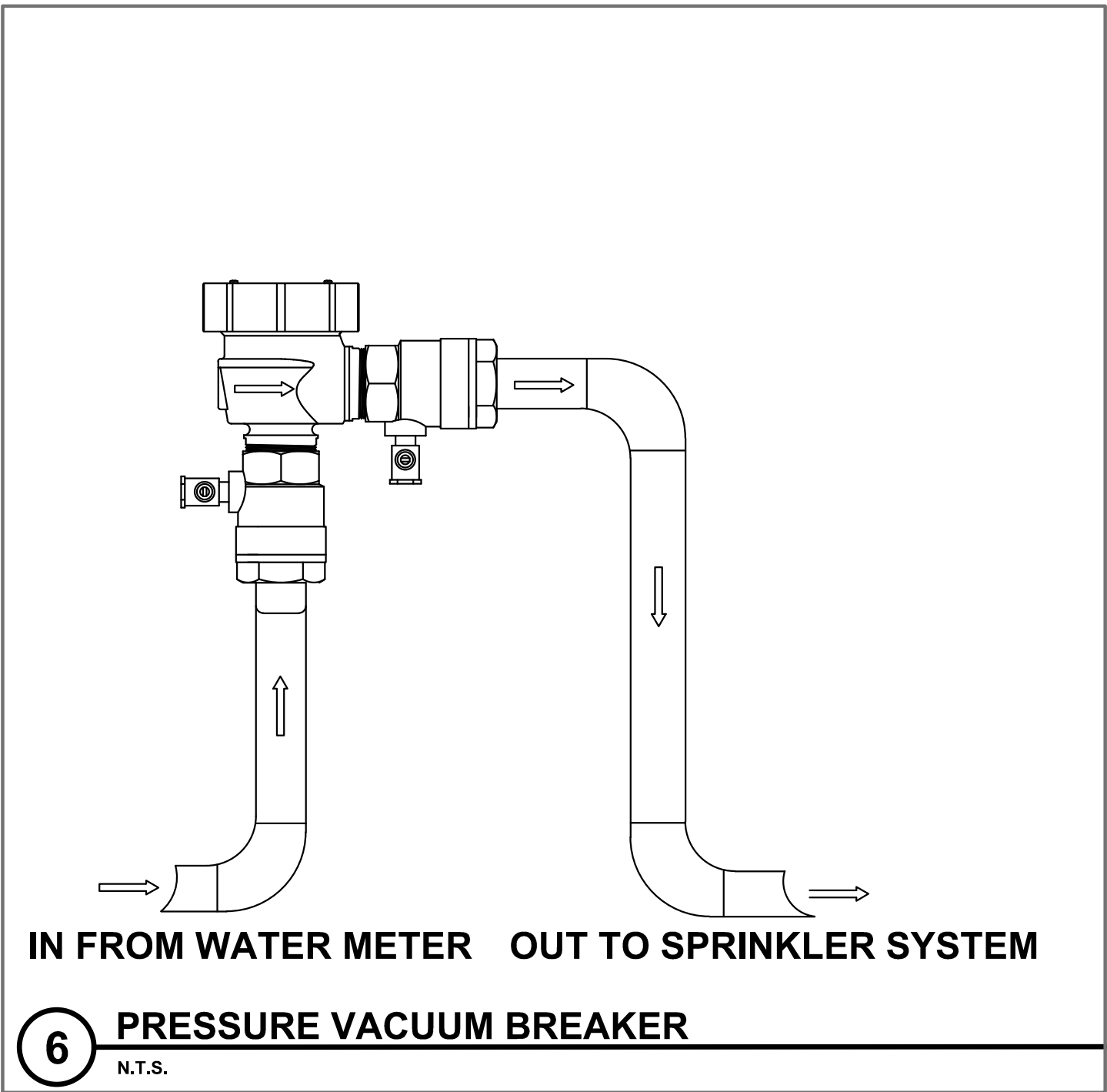
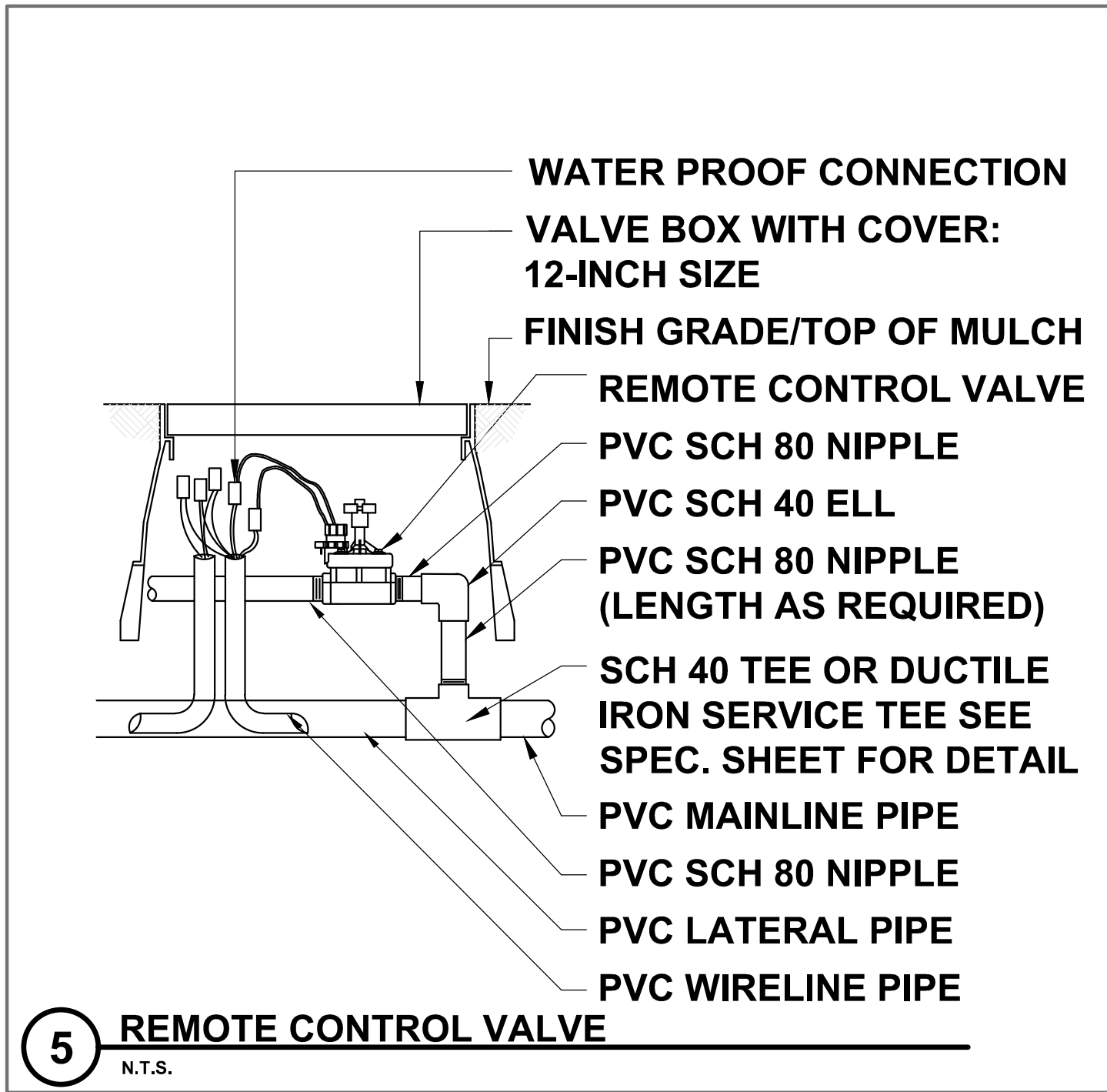
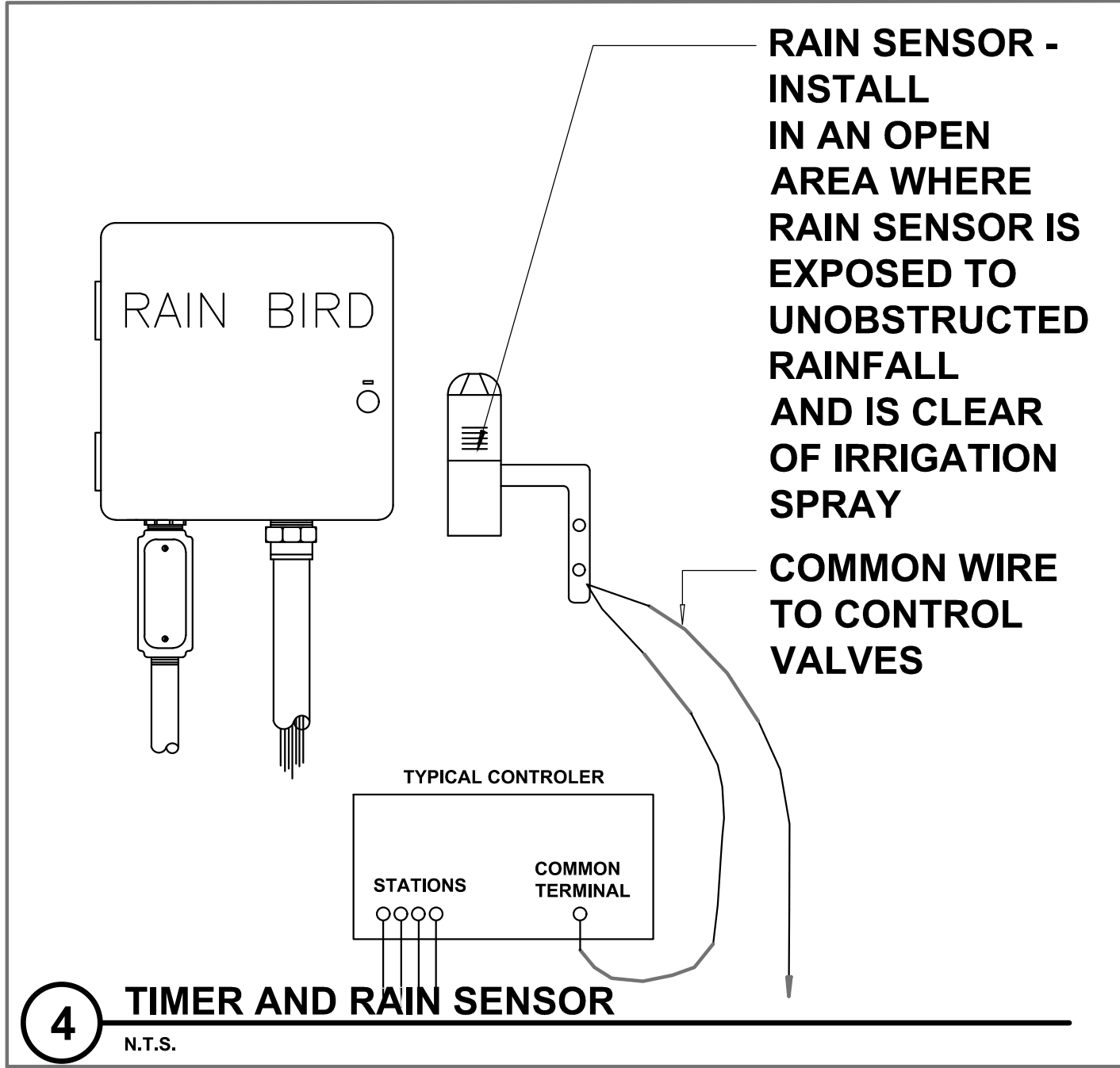
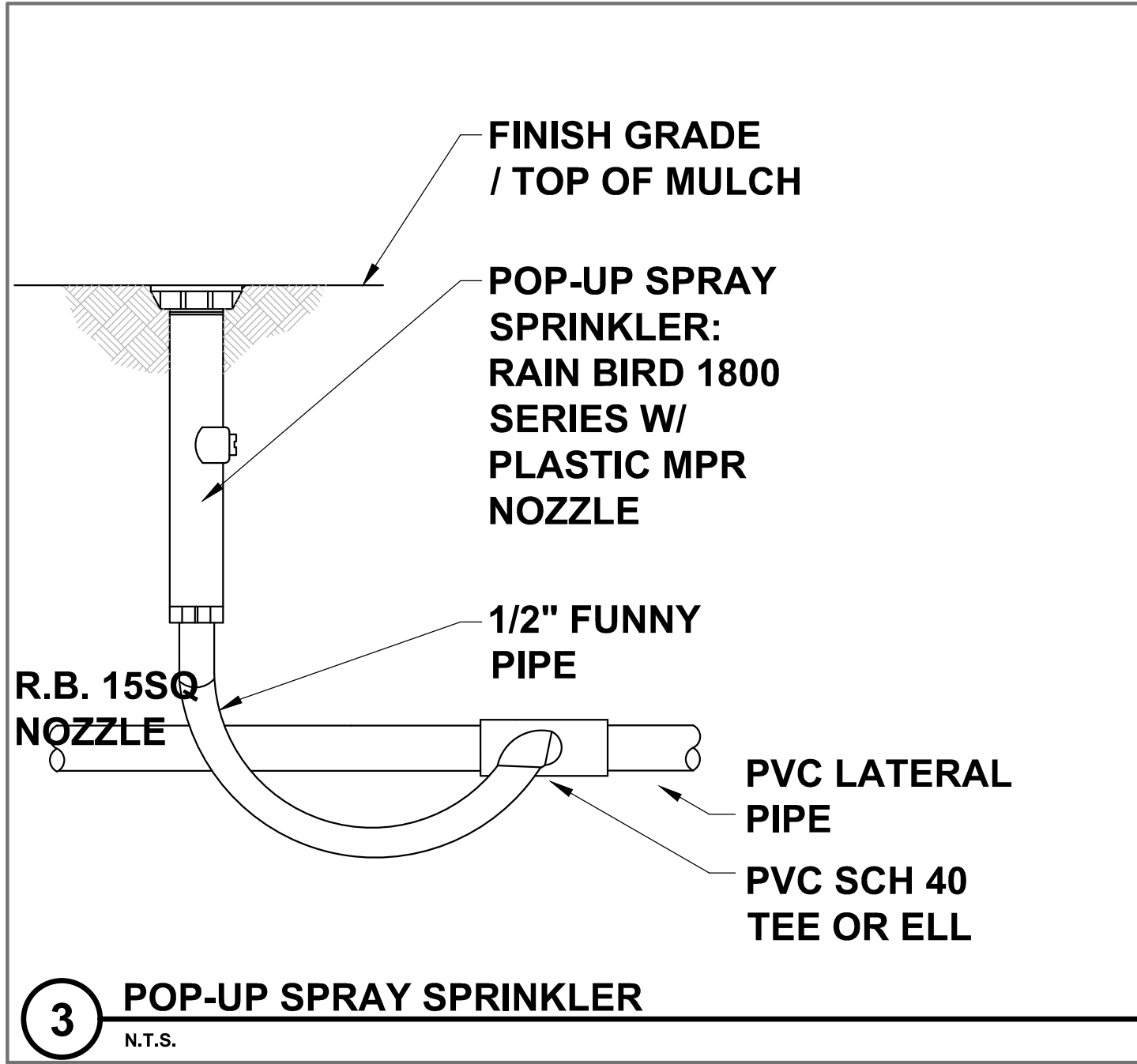
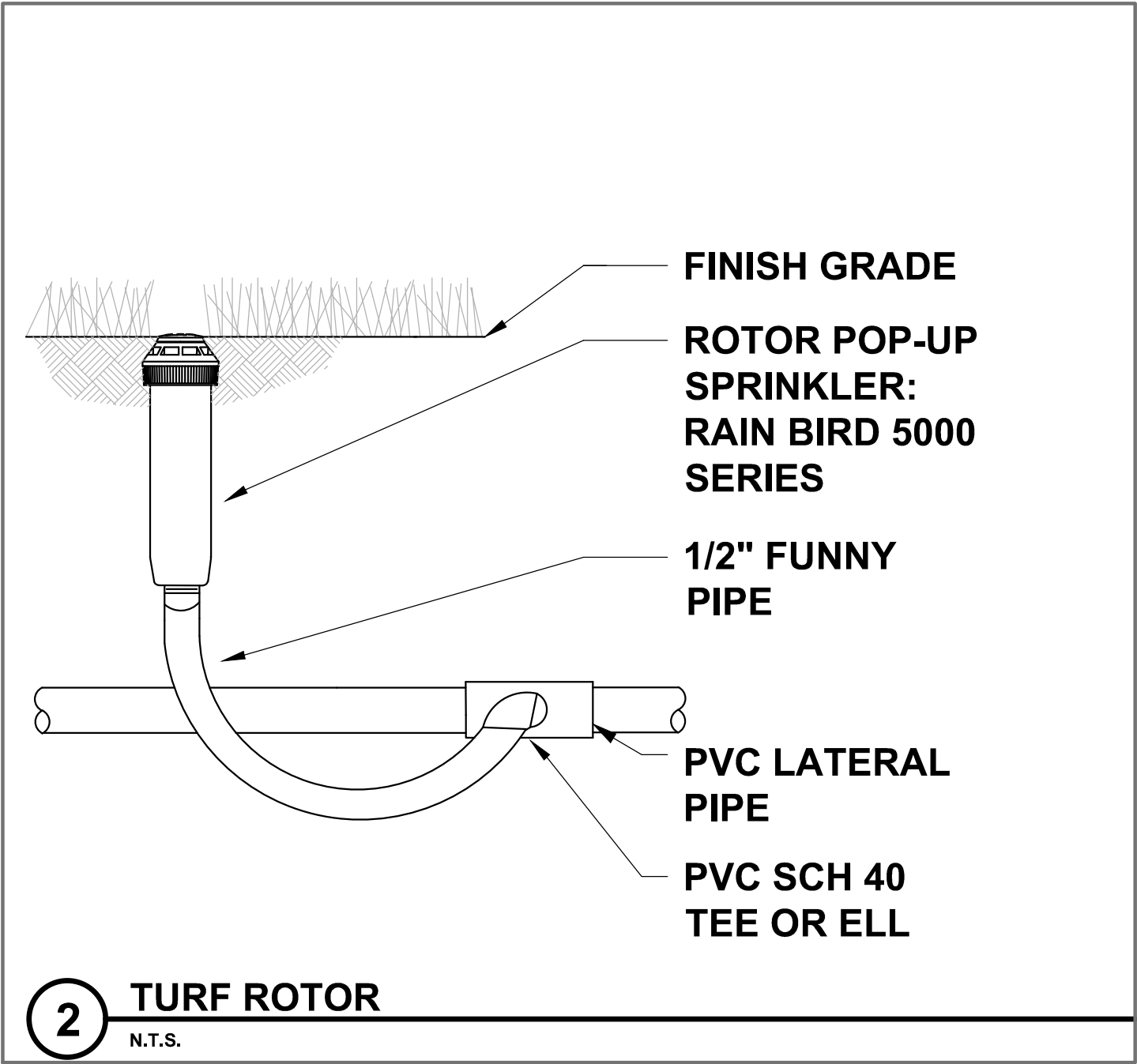
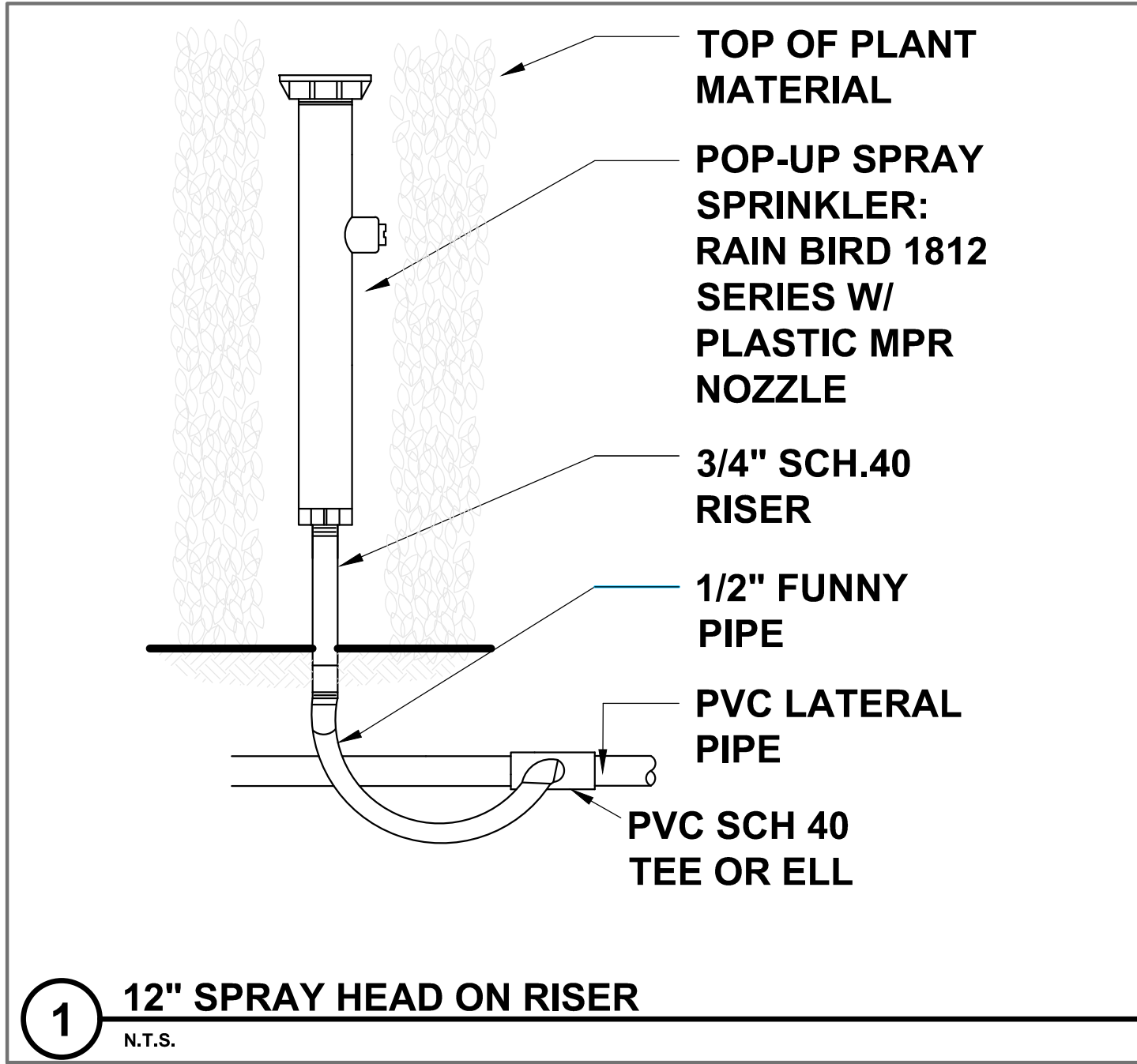
A ROUGH INSPECTION IS REQUIRED BY MIAMI DADE PRIOR TO TRENCH BACKFILLING. A FINAL INSPECTION IS REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, 'PHASE II RESTRICTIONS' ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

IRRIGATION NOTE:

1. MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.
2. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
3. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
4. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
5. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.

IRRIGATION NOTE:
MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE
SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD
CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY
IRRIGATION SYSTEM.

NOT FOR CONSTRUCTION



FLORIDA BUILDING CODE- APPENDIX F PART V- A-6	
WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

IRRIGATION NOTES

- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
- FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS WHERE POSSIBLE.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES ON ALL HEADS IN AREAS WHERE FINISH GRADE EXCEEDS 4:1, WHERE POST VALVE SHUT-OFF DRAINING, OF THE IRRIGATION HEAD OCCURS OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE 1800 PCS (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ONTO STREETS, WALKS OR OTHER AREAS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL CONTROL WIRES SHALL BE INSTALLED IN PVC CONDUIT.
- ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVES BOXES WITH COVERS.
- THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES ON ALL HEADS IN AREAS WHERE FINISH GRADE EXCEEDS 4:1, WHERE POST VALVE SHUT-OFF DRAINING, OF THE IRRIGATION HEAD OCCURS OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE 1800 PCS (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ONTO STREETS, WALKS OR OTHER AREAS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL CONTROL WIRES SHALL BE INSTALLED IN PVC CONDUIT.
- ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVES BOXES WITH COVERS.

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Project

AMBIENTA

9901 W BAY HARBOR DR.
BAY HARBOR ISLANDS, FL. 33154

Revisions

Owner Information

MILLENIUM AMBIENTA
CORP.

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Consultant

david o.
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Luis O. Revuelta

AR-0007972

PZB SUBMITTAL

Date
8/12/2019
Scale
AS SHOWN
Project No.
1817
Sheet Name
Irrigation Details and Notes
Sheet No.

IR-3

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: August 27th, 2019

Subject: Site Development Plan Application
Millennium Ambianta Multifamily Residential Complex (30 DU)
9901 West Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR19-00005
MMPA Acct. No. 01-0702-1078

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated August 13th, 2019, and if found 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. The Planning and Zoning Board approves the applicant's requested tandem arrangement of parking spaces, including two (2) proposed tandem guest parking spaces in the West Bay Harbor Drive street yard area pursuant to §23-30(f); and
2. The Planning and Zoning Board approves the applicant's requested screening of the above grade parking garage pursuant to §23-24(4). The Code requires that if portions of an above grade parking garage are proposed, the building facades of the parking garage facing adjoining development sites shall be closed-in and/or screened as required by the Planning and Zoning Board so that vehicular visibility, noise or odors emanating onto adjoining lots is minimized.

PROJECT REVIEW HISTORY:

In October 2018 discussions began on the conceptual design of a proposed multifamily development located on the above site. A pre-DRC meeting was held on 11/01/18 at which time the DRC staff provide their initial comments. A formal Site Development Plan submission was made to the Town on 3/28/19. The Town's DRC reviewed the submittal and met on 4/17/19, at

**Site Development Plan Application
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which time the application was discussed but action was deferred to allow the applicant's design team to address comments / modify the plans. A revised submission was made to the Town on 6/28/19. The Town's DRC staff reviewed the revised plans but was not able to meet again until 7/25/19 due to scheduling conflicts, at which time the DRC recommended approval subject to a few additional minor corrections that were to be signed off via the PZB check-set process. On 8/18/19 MMPA received a final revised set of PZB check-set plans addressing the remaining DRC issues. MMPA reviewed / signed-off on the PZB check-set on 8/19/19 and all other DRC members had signed-off by 8/26/19.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential A

Zoning District: RM-2 Multiple Family District

General Location: 9901 West Bay Harbor Drive

Legal Description: Lots 11 & 12 of Block 8, "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. Less portions of both lots previously conveyed to the Town for on-street parking (to be vacated by the Town back to the landward owner).

PROJECT DESCRIPTION

The law firm Akerman, LLP, as agent for the property owner, Millennium Ambianta Corporation, has submitted a Site Development Plan application (designed by the architectural firm Revuelta Architecture International) for the construction of a 7-story / 30-unit mid-rise residential development located at 9901 West Bay Harbor Drive. This non-waterfront site is comprised of portions of two (2) platted lots that is currently about 19,000 sq. ft. / .44 acres in size. The survey noted that portions of both lots (11' adjoining both roadways) were deeded to the Town in the past for on-street parking, as many owners did at that time. The 11-foot wide right-of-way areas are in the process of being vacated by the Town and returned to the landowner to create "whole" lots again. Once the right-of-way vacation is completed the site area will be 22,366 sq. ft. / .513 acres in size. Without the road vacation the site design is not possible.

The site is currently developed with a two-building / 2-story / 8-unit multifamily complex known as the "Arias Condo" built in 1955+/- . All of the existing improvements will be demolished and removed from the site. The new site design incorporates one (1) generally square shaped building with five (5) floors of residential units and accessory / amenity uses over a two (2) level at-grade parking garage. The proposed main building height is 65' above BFE with accessory rooftop structures (elevator override / stair tower / shade structures / mechanical equipment) and amenities (swimming pool / sun deck / etc.). There are twenty (20) 2BR units / ten (10) 3BR units shown on the plans ranging from 1,154 sq. ft. to 1,547 sq. ft. - all exceeding minimum Code requirements. Thirteen (13) TDR units will be necessary to build the requested design (.513 acres x 34 DUA = 17.44 DU rounded to 17 DU plus 13 TDR DU = 30 DU). The net increase = 22 DU.

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Access to the site is proposed via driveway connections to both West Bay Harbor Drive and 99th Street. Access to the site from 99th Street is proposed via one 23-foot wide / two-way driveway connection located at the southeast corner of the building. This driveway leads to a ramp to the 2nd Level parking garage that includes 27 parking spaces (26 tandem / 1 regular). Access to the site from West Bay Harbor Drive is proposed via one 23-foot wide / two-way driveway connection located at the center of the building with a looped one-way southbound driveway providing access to the lobby for drop-off / pick-up, one (1) ADA parking space, two (2) regular tandem parking spaces, and two (2) tandem guest / loading spaces. This main driveway leads to the 1st Level parking garage that includes 37 parking spaces (28 tandem / 9 regular spaces). Security gates are indicated to be used at the parking garage entries. It is noted that 6 tandem spaces are proposed outside of the 1st Level parking garage in yard areas.

All parking garages must be completely enclosed (2nd Level) and all others must be screened from offsite to minimize noise / light impacts to neighboring sites (fences / walls / supplemental landscaping) per Town Code §23-24(4). Minimum parking requirements are being exceeded (65 parking spaces proposed – 60 @ 2 per DU plus 2 guest spaces plus 3 extra = 65 spaces. Preliminary Fire Department staging areas are shown - the applicant has had a preliminary meeting with the Miami-Dade Fire Marshall – a conceptual approval was granted.

The latest plan set provides adequate individual tenant storage units outside of each dwelling unit per §23-9(6). On the building rooftop is a recreational facility with a swimming pool, sundeck, men's and women's restrooms, and four (4) private "lounge" terraces. The plans show three (3) pedestrian walkways from the building to the adjoining roadways. The plans show a proposed Portico over the drop-off area near the lobby.

The adjoining / nearby developments sites currently include: to the north – The Forge 3-story apartment complex @ 21 DU (40 DUA) / to the south – 1170 99th Street 2-story MFR @ 4 DU (15.4 DUA) and Covenant House 2-story MFR complex at 9881-71 WBHD @ 6 DU (23.1 DUA) / to the east is the Bay Harbor Lodge 2-story MFR @ 4 DU (15.4 DUA) and Cambridge 2-story MFR @ 8 DU (10.2 DUA) / and to the west across West Bay Harbor Drive is the new Kai 6-story MFR complex @ 57 DU (74 DUA). This area of the Town is predominated by a mixture of older low-rise residential complexes (1-3 stories), mid-rise residential complexes (5-7 stories) and a few non-conforming high-rise residential complexes. The Town's 2002 Community Vision Master Plan identifies this area for mid-rise / high-rise residential complexes (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 Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and 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. Seventeen (17) units are allowed by right on the property (.513 acres x 34 DUA assuming the 11-foot ROW is vacated). Additional dwelling units can 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 31 DU on the property through the TDR process (.513 acres x 60 DUA). The applicant will be requesting approval to acquire thirteen (13) TDR units to construct the 30 DU complex. 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 use of the property is consistent with this zoning classification. If the PZB approves the site design with the design variations noted, the project will comply with the Town's Code requirements.

PLATTING

The site will not require re-platting, as the site is currently platted. However, as noted above the plan design is contingent on the 11' right-of-way areas being vacated. As the site includes two (2) lots a Unity of Title will be required prior to the issuance of building permits to tie the lots legally together.

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

As stated above, the Site Development Plan depicts access to the site via driveway connections to both West Bay Harbor Drive and 99th Street. Access to the site from 99th Street is proposed via one 23-foot wide / two-way driveway connection located at the southeast corner of the building. This driveway leads to a ramp to the 2nd Level parking garage that includes 27 parking spaces (26 tandem / 1 regular). Access to the site from West Bay Harbor Drive is proposed via one 23-foot wide / two-way driveway connection located at the center of the building with a looped one-way southbound driveway providing access to the lobby for drop-off / pick-up and for several parking spaces (1 ADA space / 2 tandem regular spaces / 2 tandem guest / loading spaces). This driveway leads to the 1st Level parking garage that includes 37 parking spaces (28 tandem / 9 regular). Security gates are indicated to be used at the parking garage entries. It is noted that 8 tandem spaces are proposed outside of the 1st Level parking garage in yard areas.

Based on 30 DU the Code requires at least 62 parking spaces (60 + 2 guest), and 65 are being provided. Approval from the PZB is required for the tandem arrangement of the parking spaces pursuant to §23-30(f).

A preliminary Fire Department staging area is shown on the plans. The applicant met with the Miami-Dade Fire Department staff to verify the proposed staging area, as this could affect the site design. A memo of the meeting stating highlights was provided by the architect. 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 / curvilinear with abundant clear glass windows, metal and glass balconies on concrete projections. Since the building is less than 120-feet in length, §23-11(D)(6) of the Town Code exempts a "breezeway" from being required.

SITE PLAN COMMENTS

Following are updated comments based on the revised plans dated August 18th, 2019 submitted to the Town for consideration:

1. This approval is based on the revised Site Development Plans prepared by Revuelta Architecture International dated August 18th, 2019, as well as any required modifications stated herein, and any modifications required by the Planning & Zoning Board. Any changes desired after the Board's approval may require separate approvals from the Town staff and/or Planning & Zoning Board as specified by the Code.
2. Tandem Parking - This approval is based on the Planning & Zoning Board approving the applicant's requested tandem arrangement of parking spaces (both inside the parking garage / outdoors), including two (2) proposed tandem guest parking spaces in the West Bay Harbor Drive street yard area pursuant to §23-30(f).
3. Right-of-Way Vacation - This approval is based on the Town completing the vacation of the 11-foot portions of right-of-way along 99th Street and West Bay Harbor Drive previously dedicated to the Town for on-street parking. If the vacation does not occur the site will not meet many of the Town's land development regulations and will have to be redesigned.
4. TDR Dwelling Unit Acquisition - This approval is based on the developer acquiring thirteen (13) TDR units to achieve the 30 total DU shown on the Site Development Plans. If the TDR units are not acquired the site design must be modified to comply with the Town's density requirements. All TDR units must be acquired prior to the issuance of building permits.
5. Parking Garage Design - This approval is based on the Planning & Zoning Board approving the applicant's requested screening of the above grade parking garage pursuant to §23-24(4). The Code requires that if portions of an above grade parking garage are proposed, the building facades of the parking garage facing adjoining development sites shall be closed-in and/or screened as required by the Planning and Zoning Board so that vehicular visibility, noise or odors emanating onto adjoining lots is minimized.
6. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows compliance on the perimeters but does not indicate the levels within the site (pick up/drop off area / yards / rooftop / etc.). Prior to the issuance of building permits a complete Photometric Plan meeting the Town's Code requirements must be submitted / signed-off.
7. Town Park Impact Fees - Town park impact fees must to be paid / satisfied at time of building permits.

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8. School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
9. 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.
10. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
11. The Town Code requires developers to underground all overhead utility; however, FPL has objected to short segments of undergrounding due to implementation complexity / service failures. Therefore, installation of conduit for future undergrounding of overhead utilities is required. Electrical service / telephone / cable / other infrastructure between the new building and utilities shall be installed underground.

AGENDA ITEM REPORT

September 24, 2019

ITEM NUMBER: 2.

ITEM: Request for approval for a new commercial building "Concourse Terrace II" located at 9555 Bay Harbor Terrace, Lot 13 of Block 12. On February 6, 2018, September 8, 2018 and October 16, 2018 the applicant came before the Board and the plans were deferred. The applicant has attempted to address the comments. On April 2, 2019 the Developer submitted revised plans which included a reduced amount of floor space to 39,484 gross sq. ft / 19,824 net sq. ft. (office / retail leasable space. The proposed building is shown to be a 7 story in height at 65" above BFE with roof-top amenities. Enclosed please find the revised site plan, elevations and staff report. (Item #2)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 9555 Bay Harbor Terrace.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

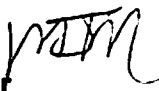
Submitted By: Ayanidys Martinez

ATTACHMENTS

1. BHI PZB Staff Report Concourse Terr II Rev Aug 5 2019
2. CONCOURSE TERRACE II

**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: August 5th, 2019

Subject: Site Development Plan Application - Resubmittal
Concourse Terrace II – Retail / Office Building
9555 Bay Harbor Terrace
Bay Harbor Islands Process No. SPR17-00002
MMPA Acct. No. 01-0702-1064

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated received by the Town July 16th, 2019 and, if found 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) The mechanical parking system (vehicle lifts) require approval from the Planning & Zoning Board pursuant to §23-30(f) per the Town Attorney's legal opinion.
-

GENERAL PROJECT INFORMATION

Land Use Designation: Commercial (C) District

Zoning District: Business (B-1) District

General Location: 9555 Bay Harbor Terrace

Legal Description: Lot 13, Less the westerly 5 feet, of Block 12, "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.

PROJECT DESCRIPTION / REVIEW HISTORY

Since 2006 the Town has reviewed several conceptual re-development plans for a parcel of land located at the northeast corner of Bay Harbor Terrace and 95th Street. The land parcel has been used as an open grade-level parking lot tied legally to an existing commercial building north of the east / west alley that separates the sites fronting onto Kane Concourse that provides most of the required parking for the existing 2-story retail / office building.

In December 2017, the project architect, SKLARchitecture Design Associates, as agent for the property owner, Kane Concourse Investment Group, LLC, submitted a Site Development Plan application to allow for the construction of a proposed 46,700 +/- square foot commercial building located at 9555 Bay Harbor Terrace. The Town's DRC reviewed the submittal on several occasions eventually finding the plan met minimum Code requirements. On February 6th, 2018 the PZB discussed the project but deferred action on the application to allow the applicant to consider the Board's comments / revise the plans. In August 2018 the Town received revised plans / narrative explaining the changes from the applicant which was checked by MMPA staff for Code compliance. On September 4th, 2018 the PZB again discussed the project but deferred action again - to allow the applicant to consider the Board's latest comments / revise the plans. Later in September 2018 the Town received revised plans / narrative explaining the changes from the applicant which was checked by MMPA staff for Code compliance. On October 16th, 2018 the PZB again discussed the project but deferred action again - to allow the applicant to consider the Board's latest comments / revise the plans.

On April 2nd, 2019 the Town received the latest set of revised plans / narrative explaining the changes from the applicant which was again checked by MMPA staff for Code compliance. The April 2019 revised Site Development Plans included a reduced amount of floor space – 39,484 gross sq. ft. / 19,824 net sq. ft. (office / retail leasable space). The proposed commercial building was still 7-stories in height at 65' above BFE with roof-top amenities. On the ground floor facing Bay Harbor Terrace and 95th Street were two (2) retail spaces. The ground level has 1,056 sq. ft. which have stairs up to 2nd floor mezzanine with 1,334 sq. ft. of retail space (total 2,554 sq. ft. retail). A previously proposed 2nd floor private gym for the building tenants was deleted. Floors 3-7 contain 17,273 sq. ft. of office space. The subject property is currently developed as a surface parking lot with 25 parking spaces according to the survey submitted, all of which serves as a majority of the required parking spaces for the existing 21,995 square foot 2-story commercial building located directly north of the alley from the subject site. The subject property and above referenced existing commercial building located at 1080-90 Kane Concourse are owned by the same entity, Kane Concourse Investment Group. The proposed development plan anticipates the removal of the surface parking lot. The amount of parking to be provided for the subject site and 1080-90 complex (108 total spaces) will be met by existing parking on the 1080-90 site (8 parking spaces), within the new parking garage on the subject site (56 spaces), and by the developer acquiring 44 parking spaces in the Town's Parking Trust.

In late April 2019, after receiving revised site data calculations, MMPA signed-off on the latest plan revisions and prepared a new draft PZB staff report, anticipating the Town would receive new sets of revised plans. However, the Town did not receive any revised plans until July 2019.

Current Project Development Plans Review:

On July 16th, 2019 the Town finally received the latest revised site plan package for the project. The latest revised plans include the same amount of “gross” floor space noted on the April 2019 plans set (39,484 sq. ft.); however, the amount of “net” building sq. ft. (for parking calculations) was corrected per the April / May 2019 review (21,237 sq. ft.) for office / retail leasable space. The building height remains unchanged (7-stories / 65’ above BFE). The roof top sundeck has been removed, but a proposed rooftop walking surface and landscape area remains. The ground floor retail spaces facing Bay Harbor Terrace and 95th Street increased slightly (1,122 sq. ft. which have stairs up to 2nd floor mezzanine with 1,426 sq. ft. of retail space = total 2,548 sq. ft. retail. Floors 3-7 remained the same with 18,689 sq. ft. of office space. The amount of parking to be provided for the subject site and 1080-90 complex (112 total spaces) will be met by existing parking on the 1080-90 site (8 parking spaces), within the new parking garage on the subject site (56 spaces), and by the developer acquiring 48 parking spaces in the Town’s Parking Trust. The revised Site Plan Development package now requires 4 additional parking spaces. In total the “sites” will be short at least 48 required parking spaces; there, acquisition of additional parking spaces will be necessary from the Town’s Parking Trust.

OFF-STREET PARKING HISTORICAL ANALYSIS

In March 2004, the Town passed Ordinance No. 740 that exempted all first-floor restaurant / retail uses in buildings existing at the time the Ordinance was adopted from providing any parking spaces. The idea was to encourage retail / restaurant uses in those spaces.

In 2006, the Town modified the Town Parking Code to allow for the counting of only “net floor areas” to determine off-street parking requirements versus gross square feet. This allows for the deduction of “dead” spaces such as common lobbies, bathrooms, elevator shafts, stairwells, mechanical rooms and similar spaces that cannot be occupied.

In May 2017, the Town passed Ordinance No. 1008 that exempted all retail, commercial, personal service, miscellaneous uses, and business uses in the B-1 Business District in existing buildings from providing any parking spaces. However, existing office uses and any “new” development (retail or office) must meet the current Town Code requirements. As the Town was not provided with detailed floor plans for the 1080-90 Kane Concourse building, prior to BP issuance more detailed floor plans will be required, measurement of the existing “legal” parking spaces, as well as copies of the current BTR for the tenants in which a parking exemption is being claimed will be analyzed. This may affect the number of additional Town Parking Trust spaces required.

The plans state that there are four (4) existing tenants that would be exempt from Town parking requirements (this does not coincide exactly with the information provided by the Town’s staff). If the applicant wishes to deduct this square footage from the total amount of required parking

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Planning and Zoning Board Report
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spaces, then the square footage would have to be restricted to those uses exempt, unless additional parking is provided or purchased. Based on the data submitted by the applicant, the existing building on Kane Concourse should provide 42 parking spaces for its tenants today (6,858 sq. ft. 1st floor retail exempt / 2,843 sq. ft. 1st floor office / 9,661 sq. ft. 2nd floor office). The combined sites currently have 33 parking spaces (8 on existing building site / 25 in parking lot), 9 parking spaces short of the current parking requirement.

The Town's Code requires that at least 40% of the required parking spaces must be provided on-site, while the balance can be located off-site on another parcel of land tied to the "main" site by a Unity of Title or purchased via the Town's Parking Trust, and parking can occur in Town-owned parking lots or metered spaces. To acquire the required parking space shortage (9) for the existing building in the Town Parking Trust would cost \$180,000 (\$20,000 x 9 = \$180,000). Based on the latest proposed retail / office square footages noted on the plans, the new building will require 71 parking spaces (2,548 sq. ft. retail = 8 spaces / 18,689 sq. ft. office = 62). Therefore, a total of 112 parking spaces are required – only 64 will be provided on the two (2) sites = 48 parking spaces short @ \$20,000 each = \$960,000.

MMPA believes the Town should consider the possible impact to the commercial areas due to a loss of on-site parking spaces. According to the 2004 Rich Associates Parking Study for the Town's commercial areas, Block 12 was short of parking spaces by about 25 spaces. The Town's 95th Street surface parking lot and Parking Garage currently has a surplus of parking spaces versus commitments, but when the Cadillac dealer stores new cars there, the quantity is diminished. MMPA notes the Cadillac dealer will be vacating the site in the near future, as the CBTS has acquired that site and redevelopment is anticipated. It should be noted the travel distance from the subject site to the Town garage is not far for pedestrians. In addition, there are on-street spaces along Kane Concourse and Bay Harbor Terrace. This may help to offset some of the loss of onsite spaces.

HISTORY OF PRIOR REVIEWS / APPROVALS FOR THE SITE

Between 2006-2009 the Town reviewed / approved a similar land development application for a 6-story / 48,441 sq. ft. commercial / office building complex with 1,054 sq. ft. of retail space on the first floor facing 95th Street and 36 parking spaces (18 parking lifts), with the balance of the upper 5 floors of the building square footage (19,402 net sq. ft.) being office space. To meet the Town's Off-street Parking Code requirements at that time, the developer proposed to provide 43 parking spaces on-site (42%) with the balance of the required parking spaces (60) purchased from the Town's Parking Trust. Because the owner did not submit a Building Permit application to the Town within the specified time-period, nor filed any time extension requests, to our knowledge the Site Development Plan approval expired. As stated previously on October 16th, 2018 the Planning and Zoning Board discussed the last site plan development plans but deferred action on the application and advised the applicant to consider making several changes. Since that time the applicant has attempted to address those PZB comments. On April 2nd, 2018 the applicant re-submitted revised plans for consideration; however, MMPA noted inconsistencies in the building sq. ft. / parking calculations. On July 16th, 2019 the latest set of revised plans was submitted to the Town. MMPA has verified the plans are now correct.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The subject site has a Future Land Use Map (FLUM) designation of “Commercial.” The proposed use of the commercial property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The subject site has a zoning classification of “B-1” Business District. The applicable permitted uses are listed in the Town's B-1 Business District in Section 23-5. The proposed use of this commercial property will be consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. The land area is comprised of Lot 13, less the westerly 5 feet of Block 12. The westerly 5 feet of the lot was granted to the Town many years ago to allow Bay Harbor Terrace to be a wider road near the intersection of Kane Concourse and to allow on-street curb parking. A Unity of Title already ties the two existing land parcels together for parking purposes – this will have to remain.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

The current access to the surface parking lot is only from 95th Street. Bollards block access to the driveway connection to the alley. The proposed site plan depicts one 20' wide access driveway from the alley to the parking garage, through a 24' wide opening, with 17'-3/4" for vehicular stacking from the alley on the north side of the site.

PREVIOUS PLANNING AND ZONING BOARD REQUESTED CHANGES

On October 16th, 2019 the Planning and Zoning Board last discussed but deferred action on the application and advised the applicant to make several changes. The applicant has attempted to address the PZB comments / requests. In general, the PZB comments included similar comments to previous comments – too big for the site / parking issues / interior design / etc. The architect has submitted a narrative explaining each change to the plans (see attached).

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are our suggested conditions of approval based on the revised plans dated received by the Town July 16th, 2019 for consideration:

1. This approval is based on the revised Site Development Plans dated received by the Town July 16th, 2019, as well any required modifications stated herein, and any modifications required by the Planning and Zoning Board. Any changes desired after the Board's approval may require separate approvals from the Town staff and / or Planning and Zoning Board as specified in the Code.

2. The mechanical parking system requires specific approval from the Planning & Zoning Board pursuant to §23-30(f) and Town Attorney legal opinion (assigned previous TC approval to PZB). This will obviate the need to comply with the construction and dimensional requirements (paving, layout, markings, car stops) listed in §19-23 and §23-30 that the parking lift system could not comply with.
3. Prior to the issuance of Building Permits the applicant must acquire forty-eight (48) off-site parking spaces to meet the collective parking needs of the subject site and the existing 1080-90 Kane Concourse commercial complex. The exact quantity of additional off-site parking spaces can be adjusted based on the exempt tenant land uses within the 1080-90 Kane Concourse complex.

NEW MIXED USE RETAIL & OFFICE BUILDING

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE
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PROJECT TEAM



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DAVIE, FL 33331
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FL LICENSE # 000884

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ZEPHYR ENGINEERING INC.

WILFORD ZEPHYR P.E.
HOLLYWOOD, FL
TEL - (786) 302-7893
WZEPHYRENG@GMAIL.COM

CA#31158

M.E.P. ENGINEER:

FIALLO MEP DESIGN, INC

JORGE FIALLO, P.E.
10010 SW 83RD ST.
MIAMI, FL 33173
TEL - (305)877-1845

STRUCTURAL ENGINEER:

ARBAB ENGINEERING

ALI ARBAB P.E.
3363 NE 163 STREET - STE.
701
NORTH MIAMI BEACH FL 33160
TEL- (305)940-3088

PROPERTY OWNER:

KANE CONCOURSE INVESTMENT
GROUP LLC

IRRIGATION CONSULTANT :

KENNETH DI DONATO, INC.
TEL - (954)923-2555

PHOTOMETRIC ILUMINATION :

GENESIS LIGHTING
RYAN MCCARTHY - OUTSIDE SALES
14101 NW 8 STREET
SUNRISE, FL 33325
TEL - (954)306-3931
mccarthy@genesislighting.net

PHOTOMETRIC ILUMINATION :

GENESIS LIGHTING
RYAN MCCARTHY - OUTSIDE SALES
14101 NW 8 STREET
SUNRISE, FL 33325
TEL - (954)306-3931
mccarthy@genesislighting.net

ARBORIST CONSULTANT :

TROPICAL DESIGNS OF
FLORIDA, INC.
JEFF SHIMONSKI
TEL (305)773-9406

PROJECT RENDERING



LOCATION MAP



SCALE: N.T.S.

DRAWING INDEX

ARCHITECTURAL

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A0.2 PROPOSED SITE PLAN
A0.3 ADJACENT PROPERTY PHOTOGRAPHS
A0.4 AERIAL RENDERING
A0.5 STREET VIEW RENDERINGS
A0.6 STREET ELEVATIONS
A1.0 GROUND FLOOR - PROPOSED FLOOR PLAN
A1.1 MEZZANINE FLOOR - PROPOSED FLOOR PLAN
A1.2 3RD FLOOR - PROPOSED FLOOR PLAN
A1.3 4TH FLOOR - PROPOSED FLOOR PLAN
A1.4 5TH FLOOR - PROPOSED FLOOR PLAN
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A1.6 7TH FLOOR - PROPOSED FLOOR PLAN
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A2.1 EAST ELEVATION
A2.2 NORTH ELEVATION
A2.3 SOUTH ELEVATION
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A3.1 LONGITUDINAL SECTION 2
A3.2 STAIRS SECTION
A3.3 CROSS SECTIONS
A4.0 PARKING SYSTEM SPECS
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L1.3 ROOF PLAN- LANDSCAPING PLAN
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SURVEY

PROJECT DATA

NEW BUILDING LEGAL DESCRIPTION ADDRESS:
LOT 13, LESS THE WESTERLY 5 FEET, BLOCK 12, OF BAY HARBOR ISLAND,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5,
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
ADDRESS : 9555 BAY HARBOUR TERRACE, BAY HARBOR, FL 33154

EXISTING BUILDING LEGAL DESCRIPTION & ADDRESS :
LOT 11 T 12 A.K.A. 1080-90 KANE CONCOURSE, BAY HARBOUR ISLANDS, FL.

BOTH PROPERTIES ARE UNDER UNITY OF TITLE

GENERAL	REQ'D/ALLOWED	PROVIDED
ZONING:	B-1	
LAND USE:	COMMERCIAL	
BASE FLOOD ELEVATION (B.F.E.):	8'-0" + 1' FREEBOARD	
HEIGHT:	65' ABOVE BFE	65' ABOVE BFE
LOT SIZE:	9,100 SF 0.21 AC	
TOTAL BUILDING SQ. FT.	N/A	46,692 SF
BUILDING FRONTAGE	80'-0" MIN.	130'-0"
SETBACK AREA SQ. FT.	N/A	975 SF
LANDSCAPING % REQ./PROV.	9,100 SF X 0.20 = 1,820 SF	2,417 SF
IMPERVIOUS AREA	N/A	8,018 SF
PERVIOUS AREA	N/A	1,082 SF
SETBACKS		
ALLEY (NORTH)	0'-0"	0'-0"
SIDE (EAST)	0'-0"	0'-0"
BAY HARBOUR TERRACE (WEST)	5'-0" AVERAGE	5'-0" AVERAGE
ABOVE 30'	1'-0" PER 3'-0" OF RISE	1'-0" PER 3'-0" OF RISE
95 ST (SOUTH)	5'-0" AVERAGE	5'-0"
ABOVE 30'	1'-0" PER 3'-0" OF RISE	1'-0" PER 3'-0" OF RISE
PARKING		
NEW BLDG - RETAIL (GRND FLR-2 FLR)	2548 SF / 300 = 8.5	56 SPACES
NEW BLDG - OFFICE SPACE (3-7 FLRS)	18689 SF / 300 = 62.2	
EXTG BLDG - OFFICE (GRND FLR)	2843 SF / 300 = 9.5	8 SPACES
EXTG BLDG - OFFICE SPACE (2ND FLR)	9661 SF / 300 = 32.2	
TOTAL PARKING SPACES	112.4 = 112 SPACES	64 SPACES (60%)
40% REQD ON SITE - DIFFERENCE TO BE PURCHASED	112.4 x 0.4 (40%) = 45 SPACES 45 SPACES REQ'D ON SITE (PROVIDED 64 SPACES = 60%)	112 - 64 = 48 SPACES TO BE PURCHASED

NEW BUILDING - GROSS FLOOR AREA		
LEVEL	GROSS FLOOR AREA	
GROUND FLOOR	7594 SF	
MEZZANINE FLOOR	3670 SF	
3RD FLOOR	4820 SF	
4TH FLOOR	6200 SF	
5TH FLOOR	6200 SF	
6TH FLOOR	5500 SF	
7TH FLOOR	5500 SF	
	39484 SF	

NET AREA FOR PARKING CALCULATION - NEW BUILDING			
GROUND AREA	RETAIL	1,122 SF	
MEZZANINE	RETAIL	1,426 SF	
TOTAL RETAIL		2,548 SF	
3RD FLOOR	OFFICE	2,799 SF	
4TH FLOOR	OFFICE	4,338 SF	
5TH FLOOR	OFFICE	4,338 SF	
6TH FLOOR	OFFICE	3,607 SF	
7TH FLOOR	OFFICE	3,607 SF	
TOTAL OFFICE		18,689 SF	

NET AREA FOR PARKING CALCULATIONS - EXISTING BUILDING				
LEVEL/SUITE #	TYPE	AREA		
GRND FLR / 1080	OFFICE	2,747 SF		
GRND FLR / 1086	RETAIL	2,263 SF	EXEMPT	
GRND FLR / 1088	RETAIL	2,216 SF	EXEMPT	
GRND FLR / 1090	OFFICE	96 SF		
GRND FLR / 1090A	RETAIL	1,625 SF	EXEMPT	
GRND FLR / 1090B	RETAIL	680 SF	EXEMPT	
GRND FLR TOTAL	OFFICE	2,843 SF		
2ND FLR / 201	OFFICE	1,440 SF		
2ND FLR / 202	OFFICE	2,420 SF		
2ND FLR / 203	OFFICE	383 SF		
2ND FLR / 204	OFFICE	1,891 SF		
2ND FLR / 205	OFFICE	1,362 SF		
2ND FLR / 206	OFFICE	1,227 SF		
2ND FLR / 207	OFFICE	938 SF		
2ND FLR TOTAL		9,661 SF		
EXTG BUILDING TOTAL		12,504 SF		
TOTAL REQ PARKING 1/300		41.68 Spaces		

SCOPE OF WORK

NEW MIXED USE BUILDING
APROX. 46,692 TOTAL SQ. FT. GROSS

LEGAL DESCRIPTION & ADDRESS

LOT 13, LESS THE WESTERLY 5 FEET, BLOCK 12, OF BAY HARBOR ISLAND,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46,
PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
A.K.A. 1080-90 KANE CONCOURSE, BAY HARBOR ISLANDS, FL.

GREEN PRACTICES

THE PROJECT WILL STRIVE TO ACHIVE THE HIGHEST FGBC DESIGNATION POSSIBLE FOR THIS TYPE OF BUILDING

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISION

Revision 03/29/2019

Revision 04/30/2019

Revision 06/12/2019

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

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CP, GVG
Checked By:
ARI SKLAR

COVER PAGE

A0.1

PROJECT #07-044

DATE : 09-07-18

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CONCOURSE TERRACE II

1080-1090 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

- ☐ REVIEW SET
- ☐ COMMISSION SUBMITTAL
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

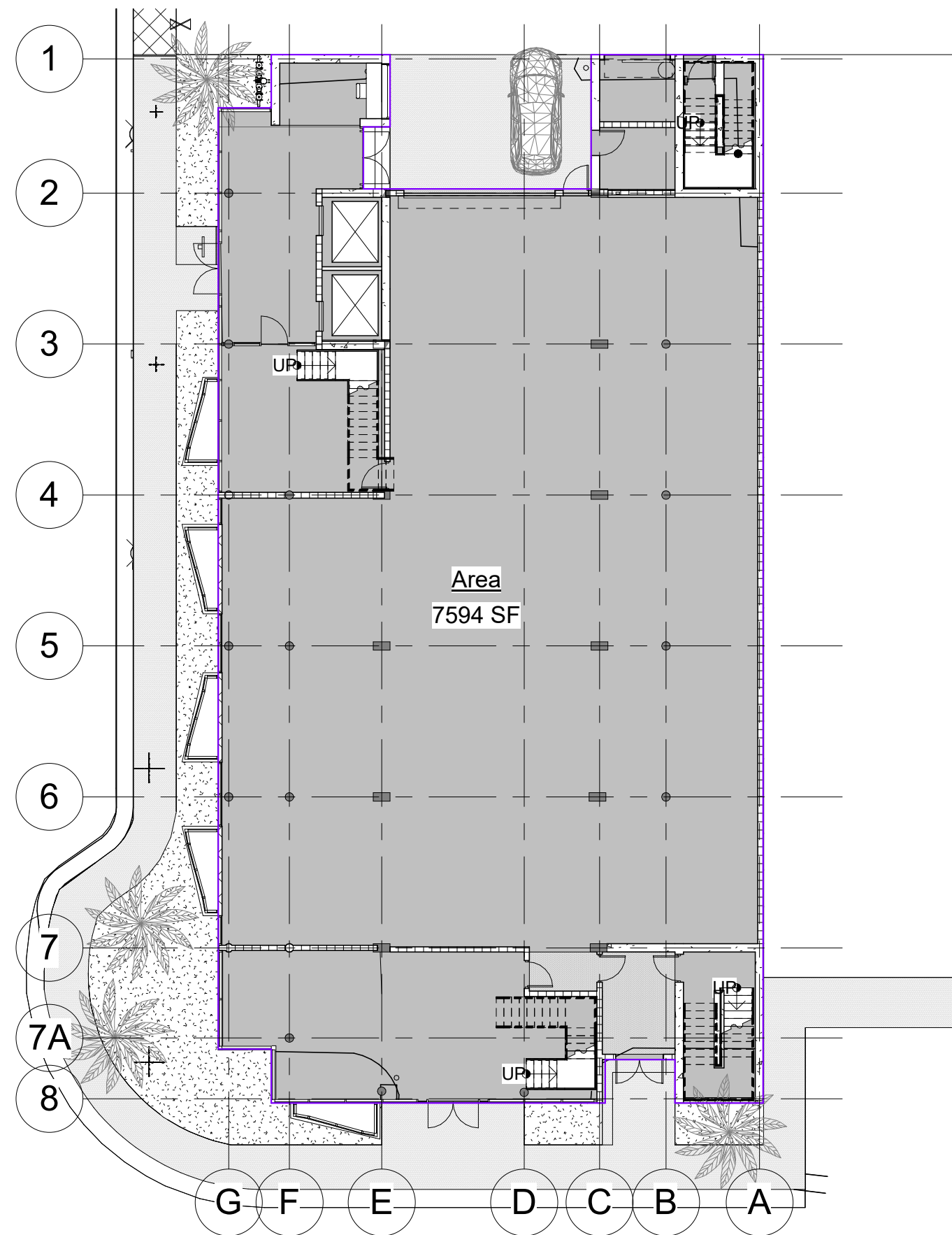
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ARI SKLAR

AREA CALCULATIONS

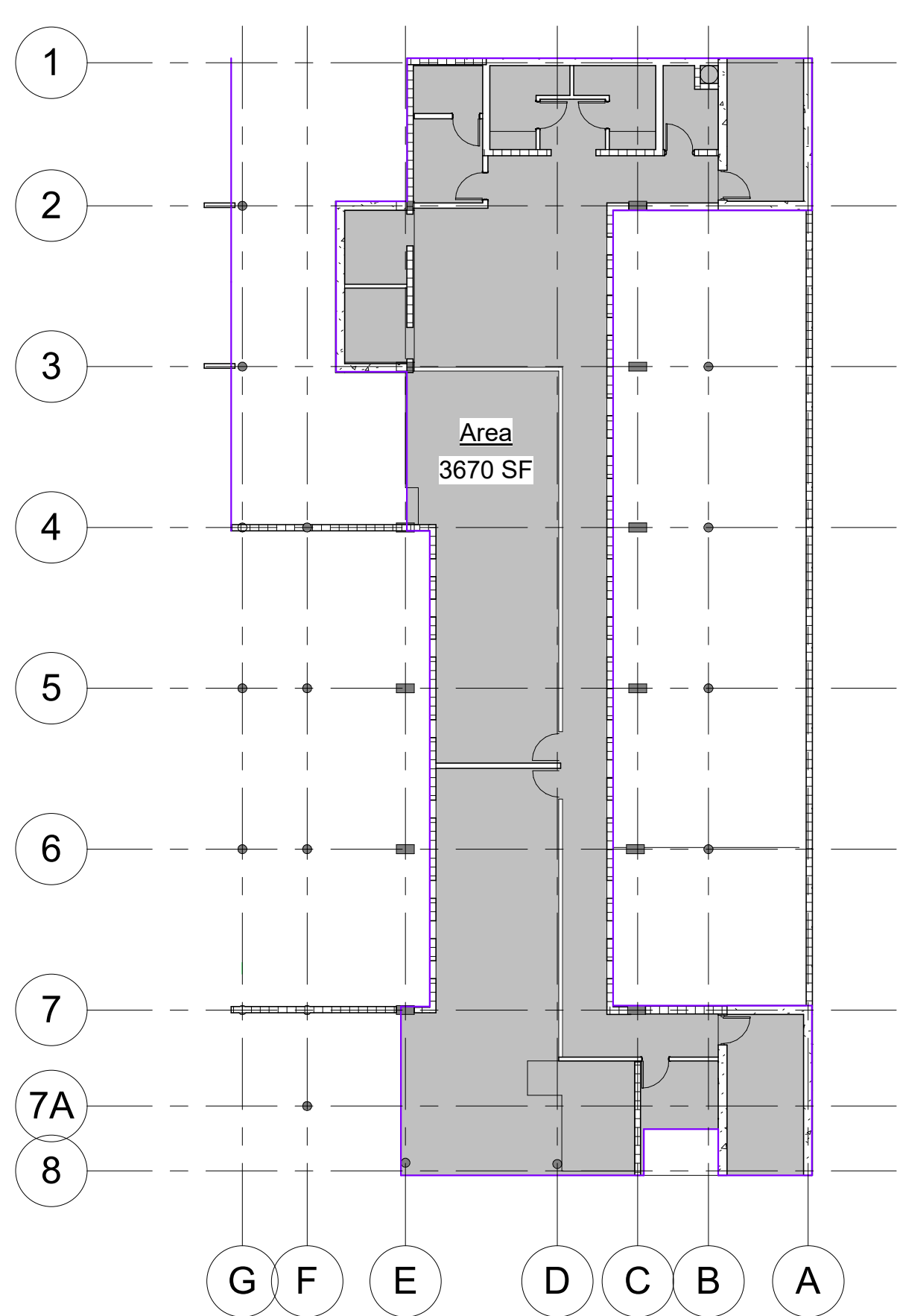
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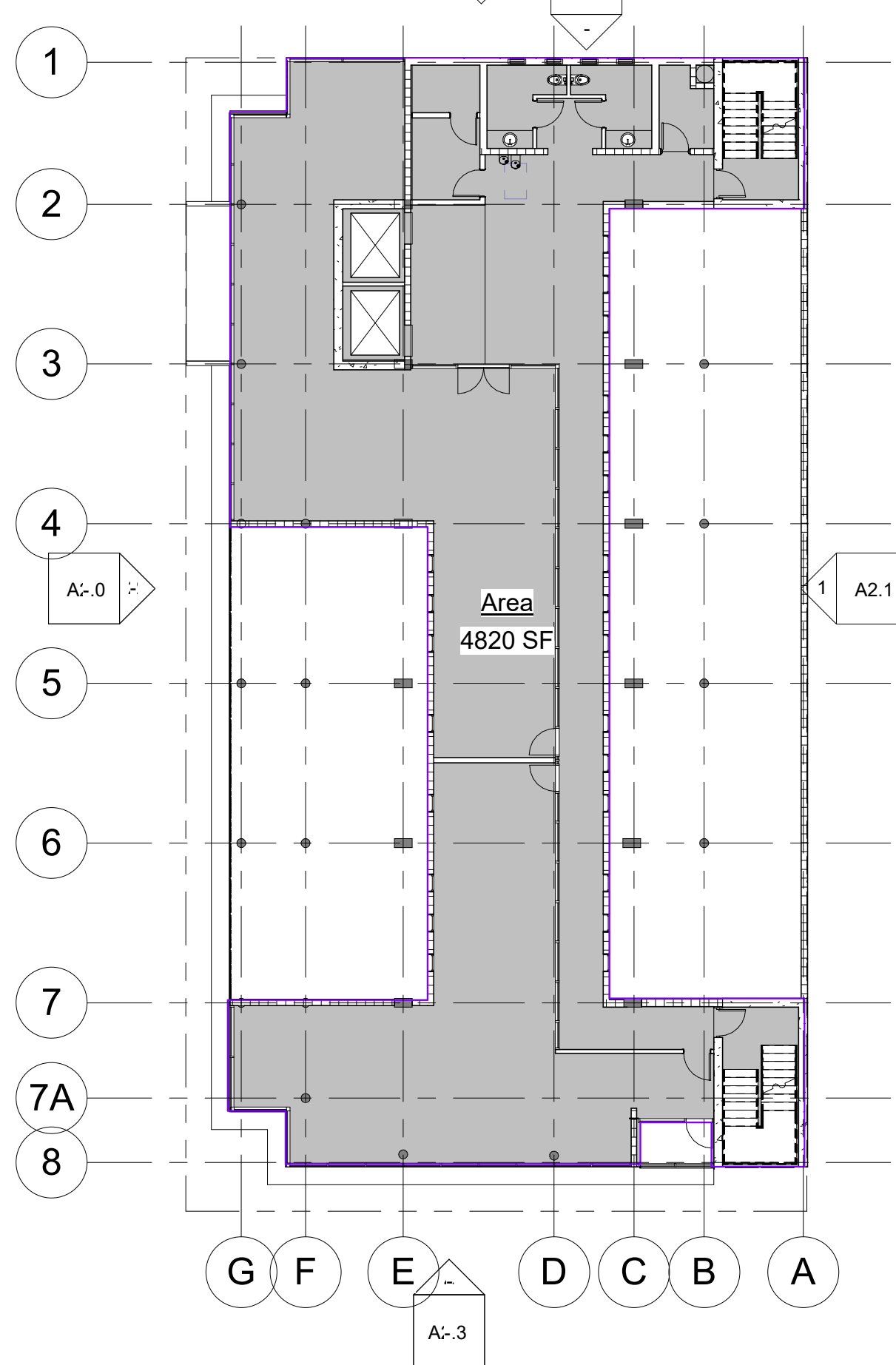
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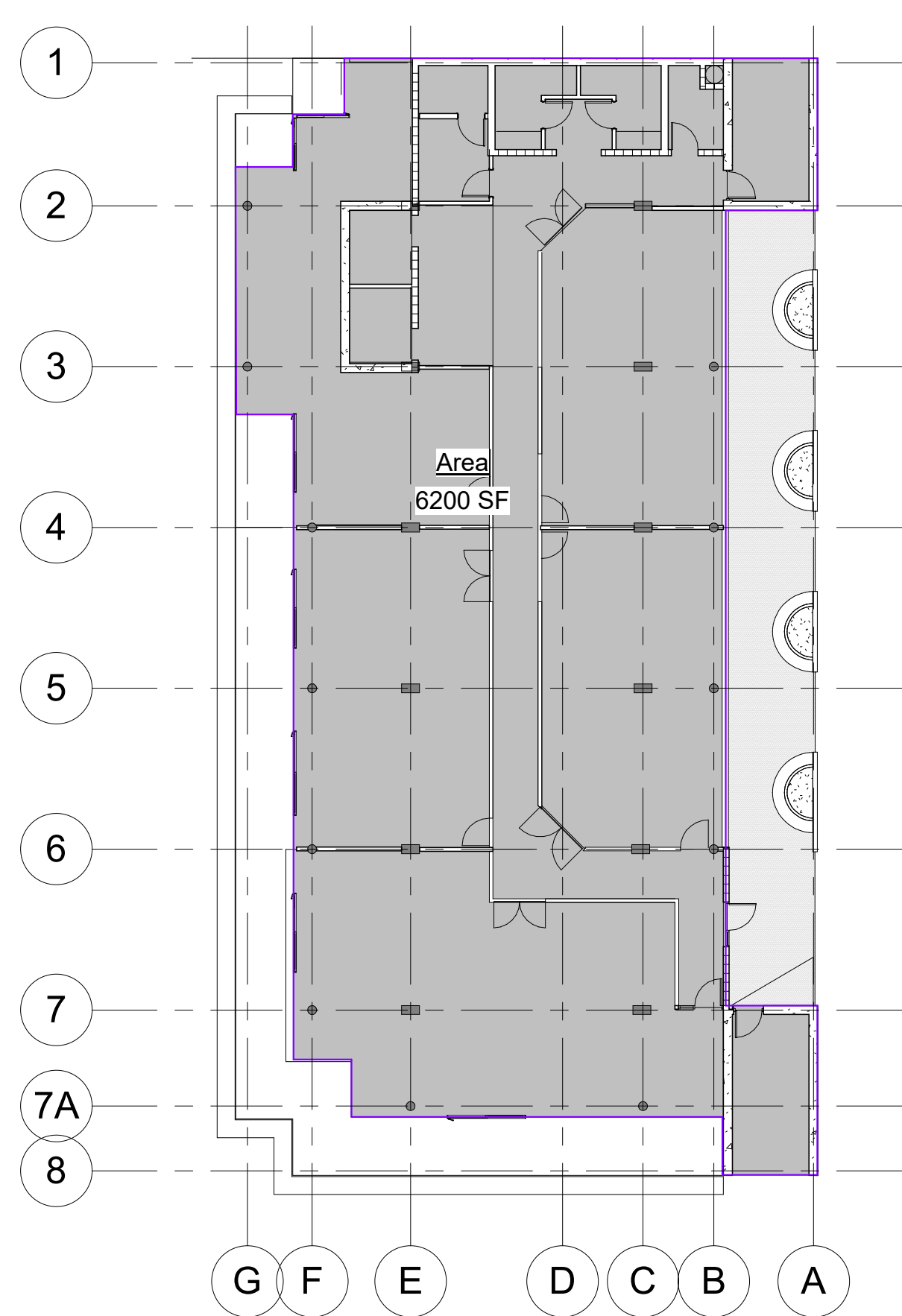
1 GROUND FLOOR
1/16" = 1'-0"



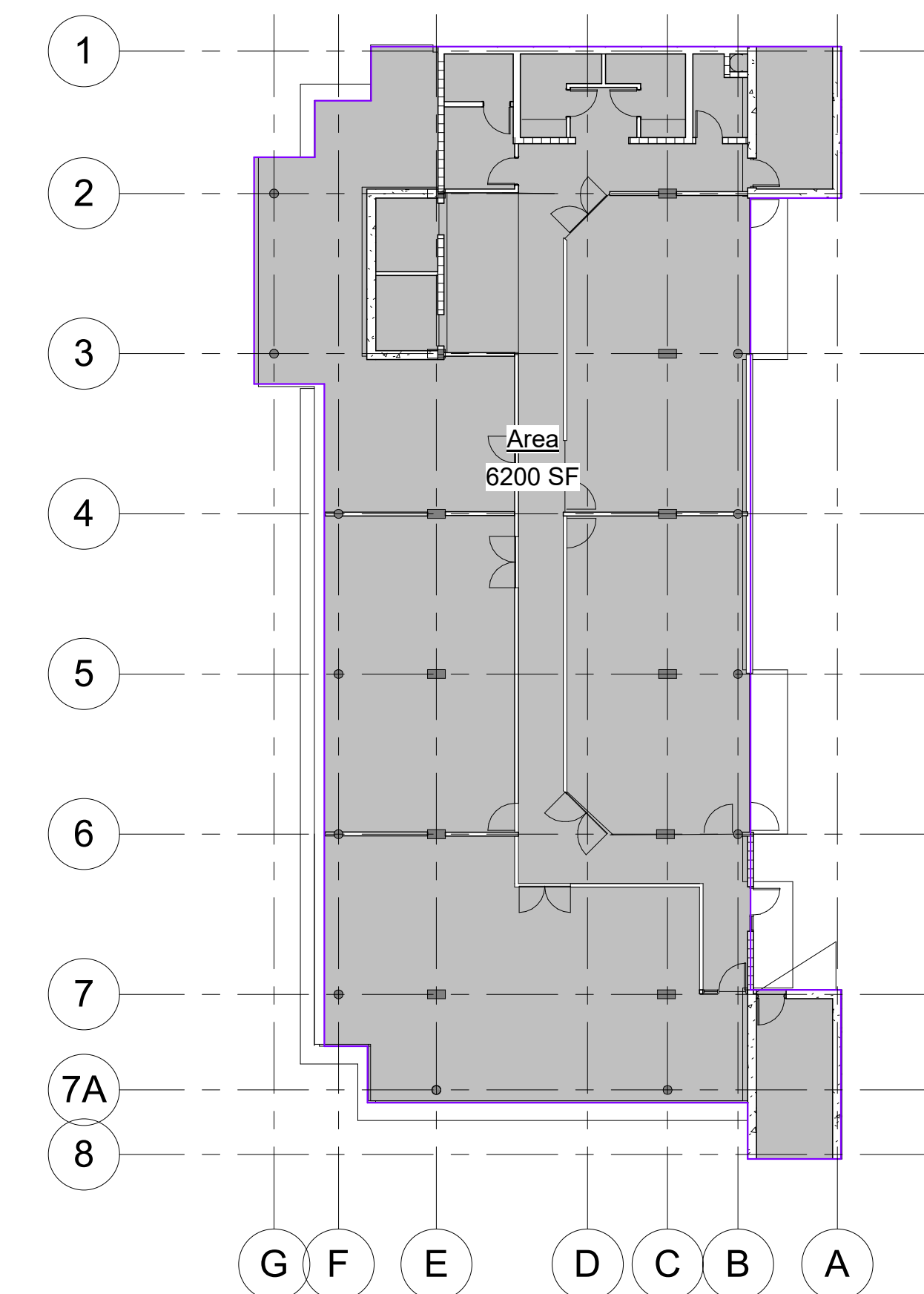
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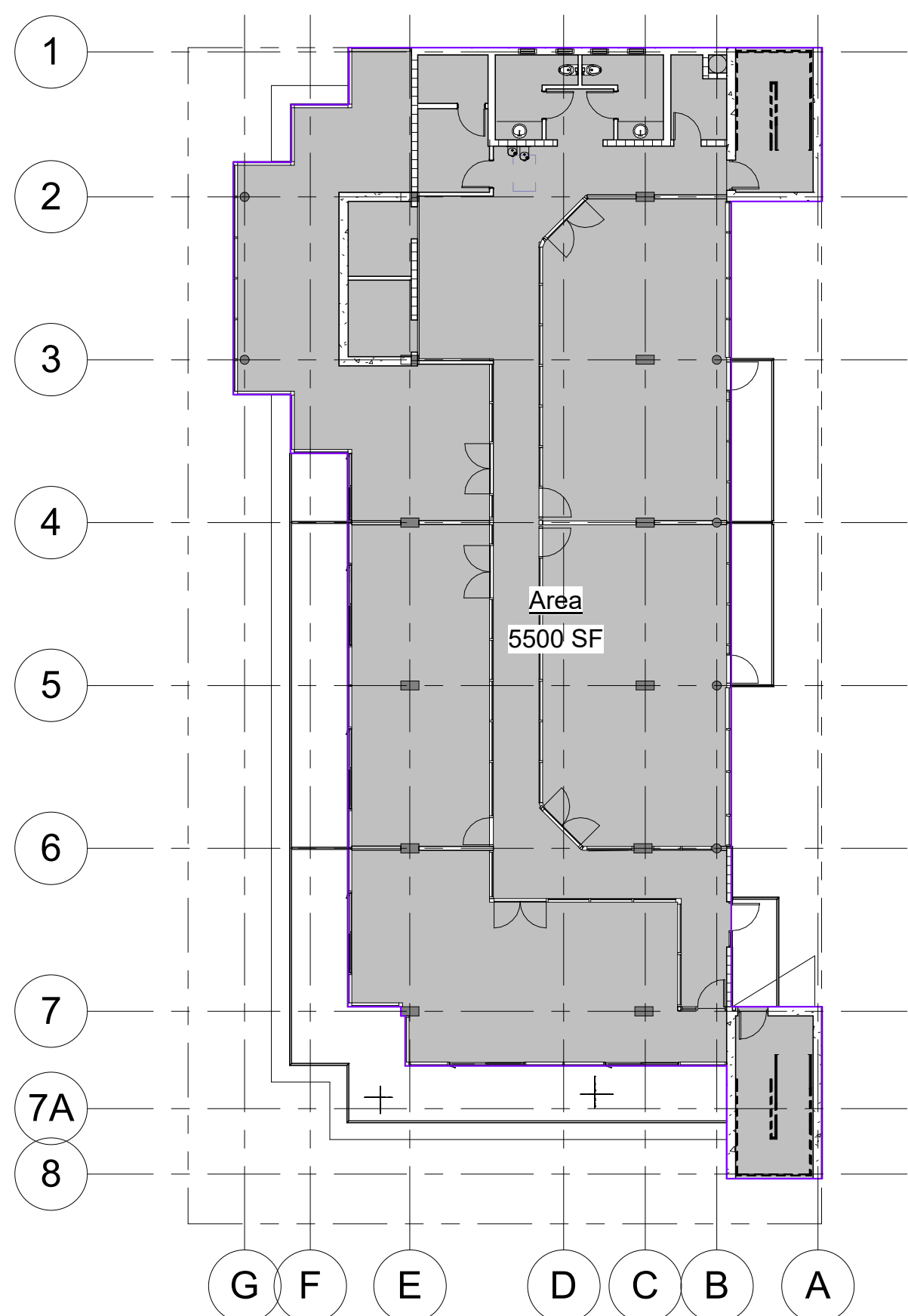
7 3RD FLOOR
1/16" = 1'-0"



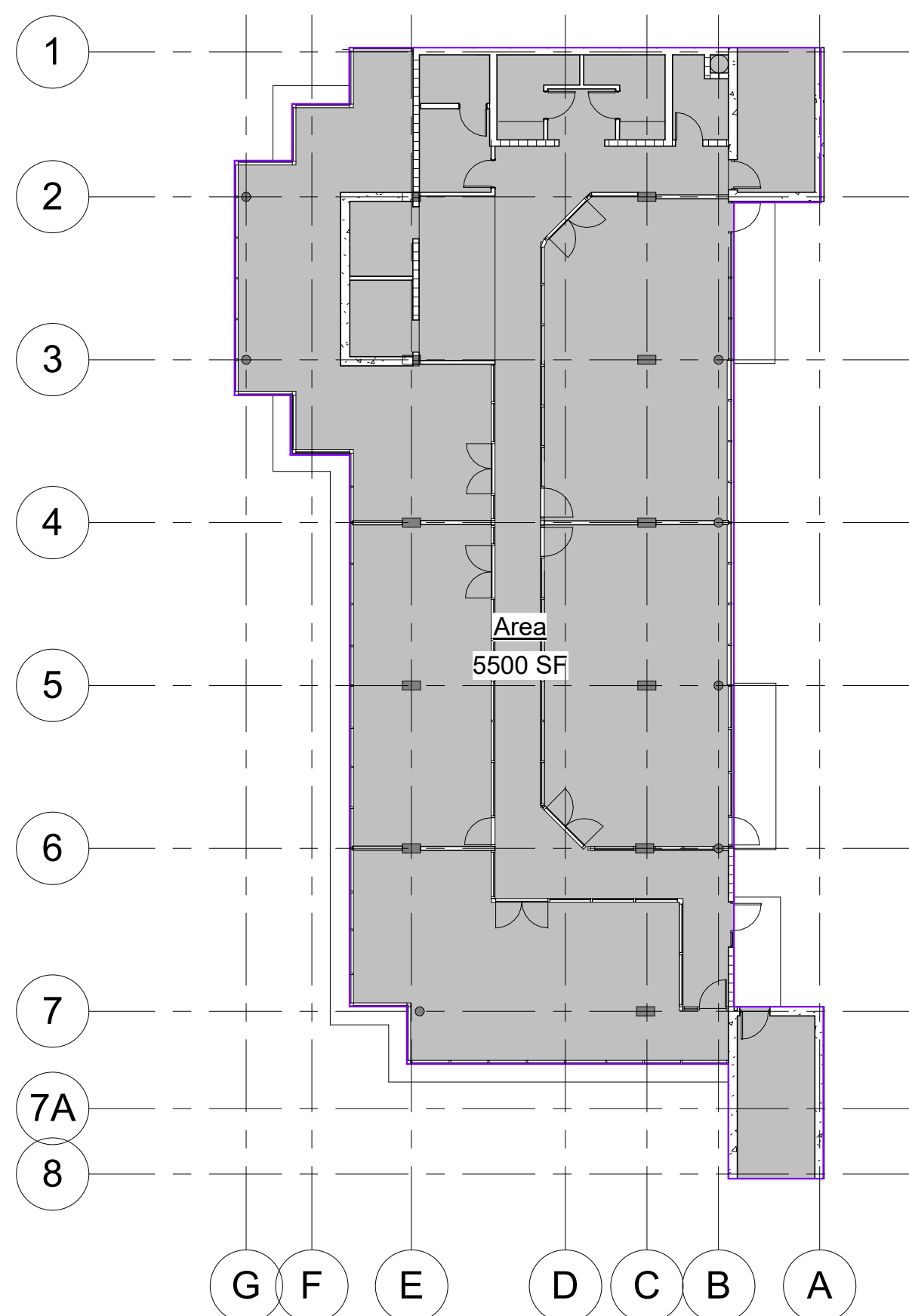
3 4TH FLOOR
1/16" = 1'-0"



4 5TH FLOOR
1/16" = 1'-0"

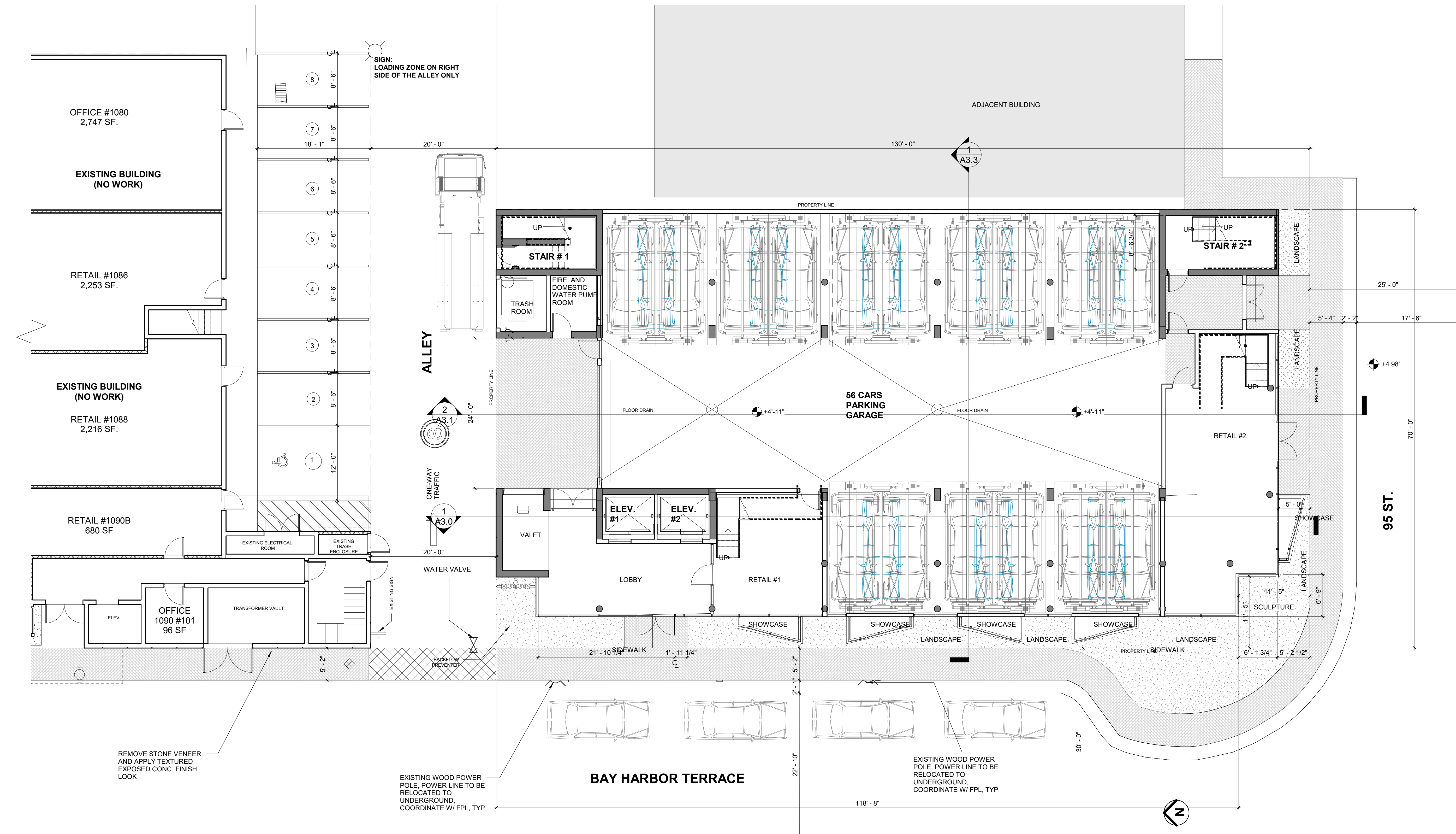


5 6TH FLOOR
1/16" = 1'-0"



6 7TH FLOOR
1/16" = 1'-0"

NEW BUILDING - GROSS FLOOR AREA	
LEVEL	GROSS FLOOR AREA
GROUND FLOOR	7594 SF
MEZZANINE FLOOR	3670 SF
3RD FLOOR	4820 SF
4TH FLOOR	6200 SF
5TH FLOOR	6200 SF
6TH FLOOR	5500 SF
7TH FLOOR	5500 SF
	39484 SF



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



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CONCOURSE TERRACE II

1080-1090 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

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- ☐ COMMISSION SUBMITTAL
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

DRAWN BY:
CP, GVG
CHECKED BY:
ARI SKLAR

ADJACENT PROPERTY
PHOTOGRAPHS

A0.3

PROJECT #: 07-044

DATE: 09-07-18



NORTH WEST AERIAL VIEW



SOUTH WEST AERIAL VIEW



SOUTH EAST AERIAL VIEW

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REVISION

Revision 03/29/2019
Revision 04/30/2019
Revision 06/12/2019

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

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Author:
Checked By:
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AERIAL RENDERING

A0.4

PROJECT #07-044

DATE : 09-07-18



NORTH WEST STREET LEVEL VIEW



SOUTH WEST STREET LEVEL VIEW



SOUTH EAST STREET LEVEL VIEW

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LICENSE #AR1473

REVISION

- Revision 03/29/2019
- Revision 04/30/2019
- Revision 06/12/2019

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

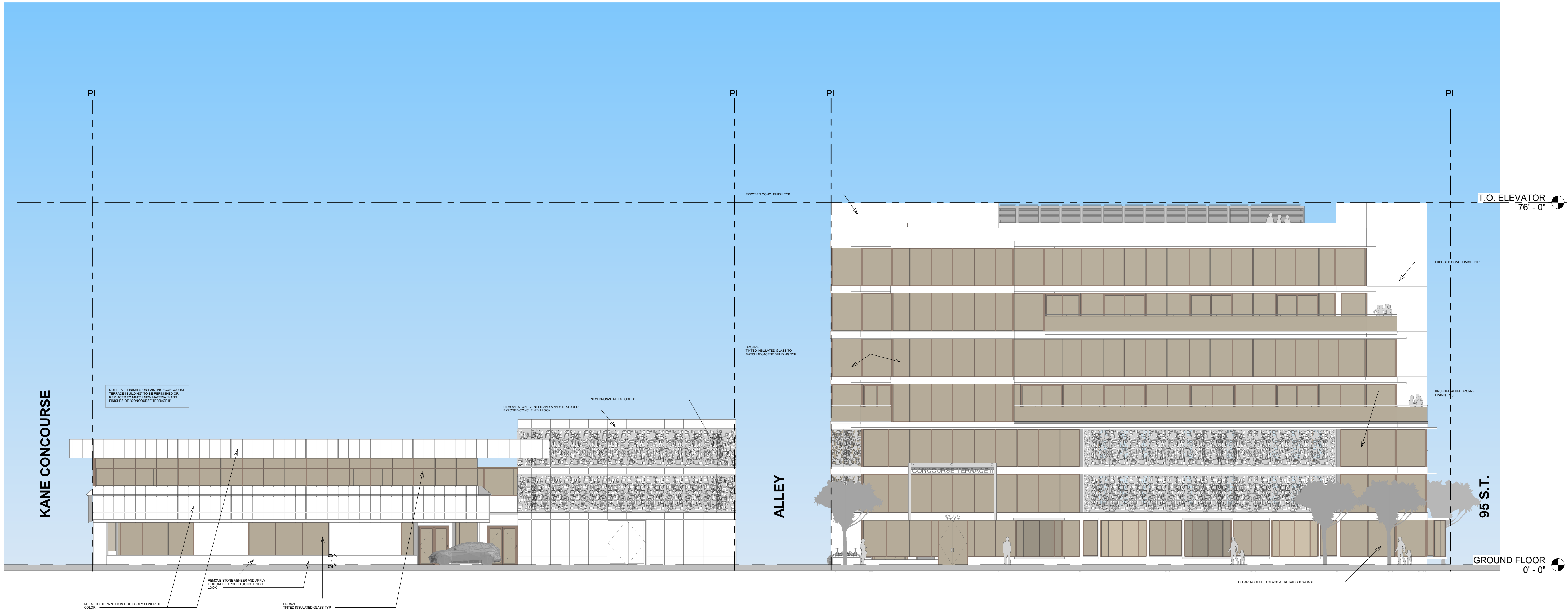
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ARI SKLAR

STREET VIEW
RENDERINGS

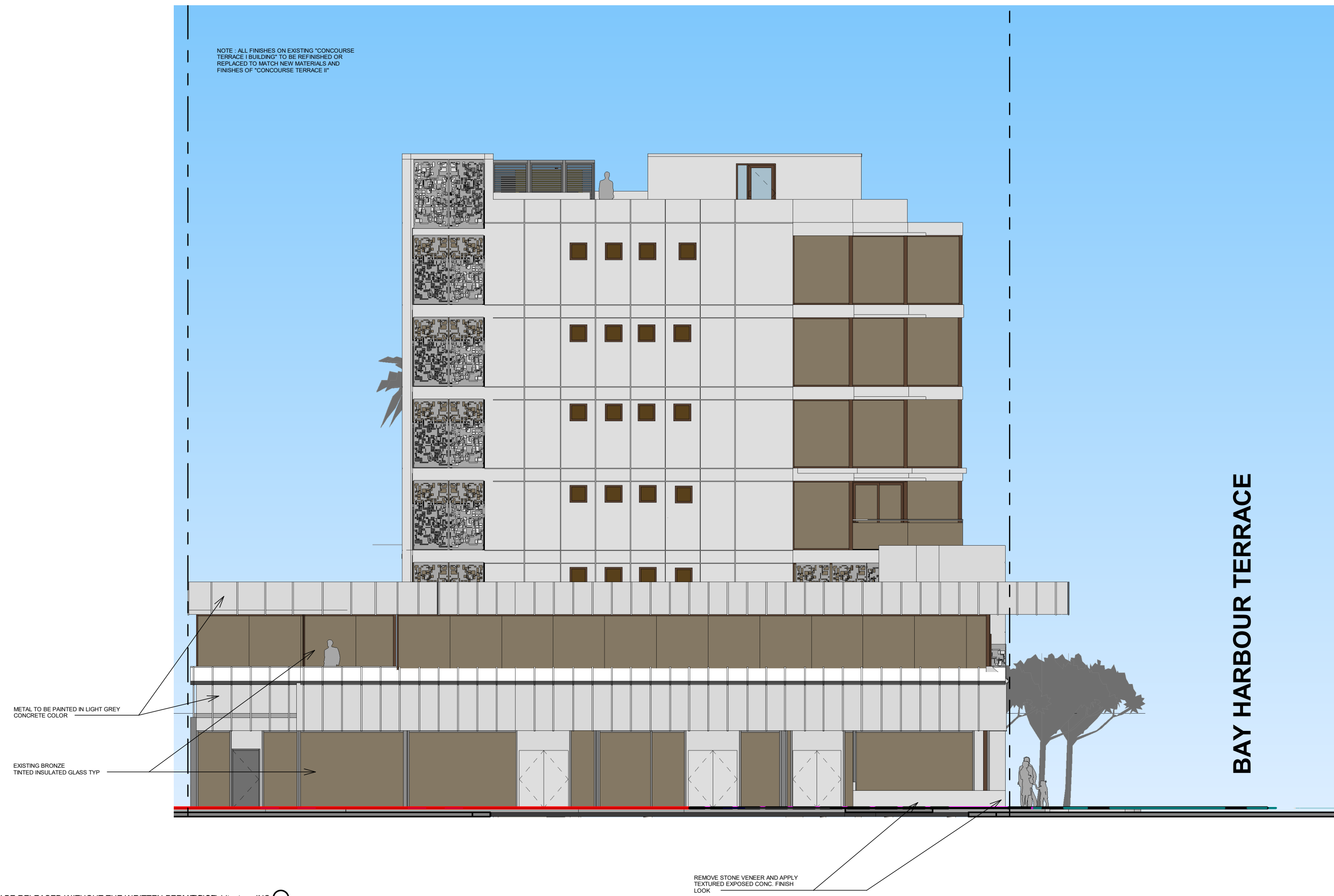
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PROJECT #07-044

DATE : 09-07-18



1 WEST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION KANE CONCOURSE
3/32" = 1'-0"

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CONCOURSE TERRACE II

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BAY HARBOR ISLANDS, FL 33154

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Author:
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STREET ELEVATIONS

A0.6

PROJECT #07-044

DATE : 09-07-18

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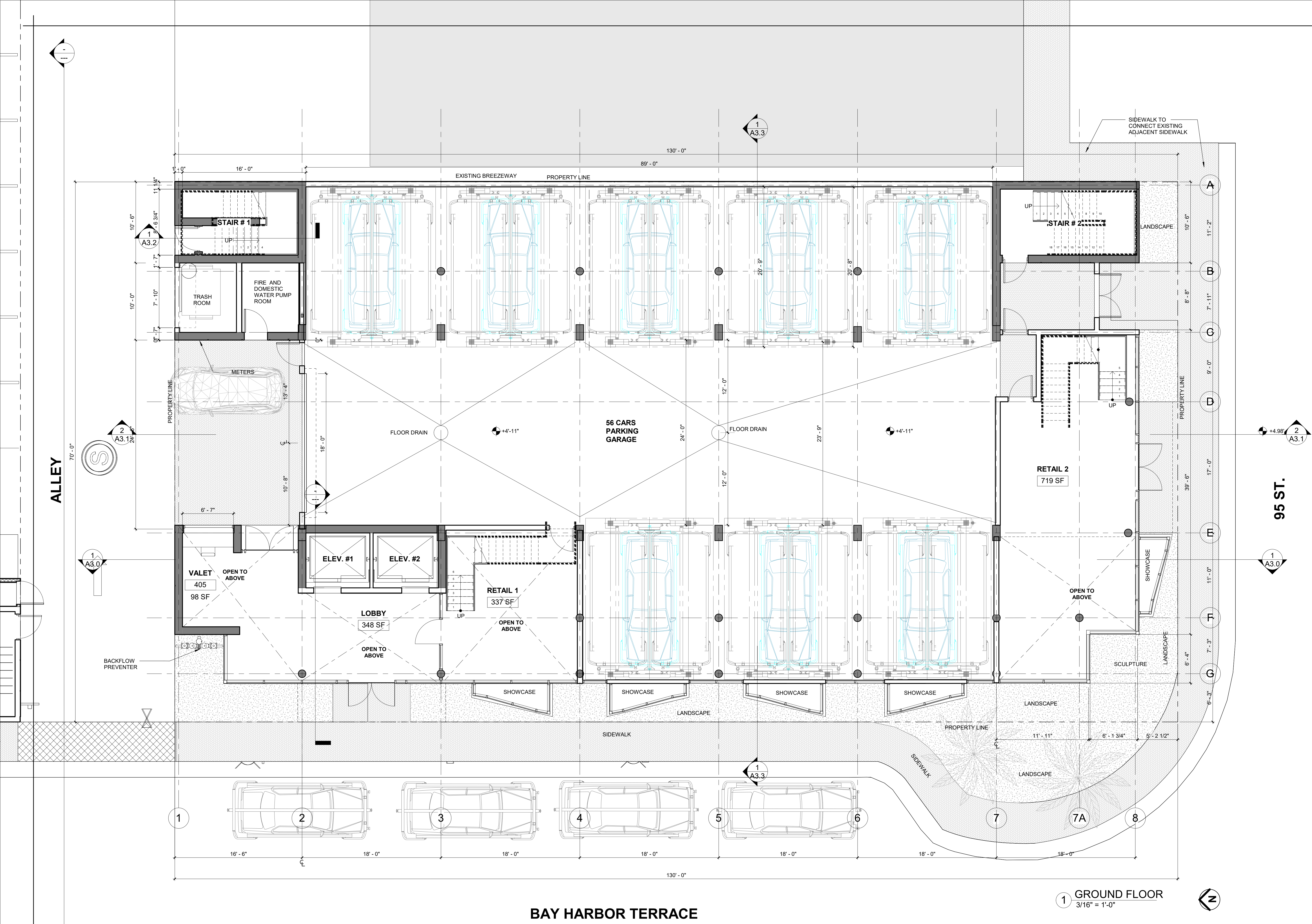
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Checked By:
ARI SKLAR

GROUND FLOOR -
PROPOSED FLOOR
PLAN

A1.0

PROJECT #07-044

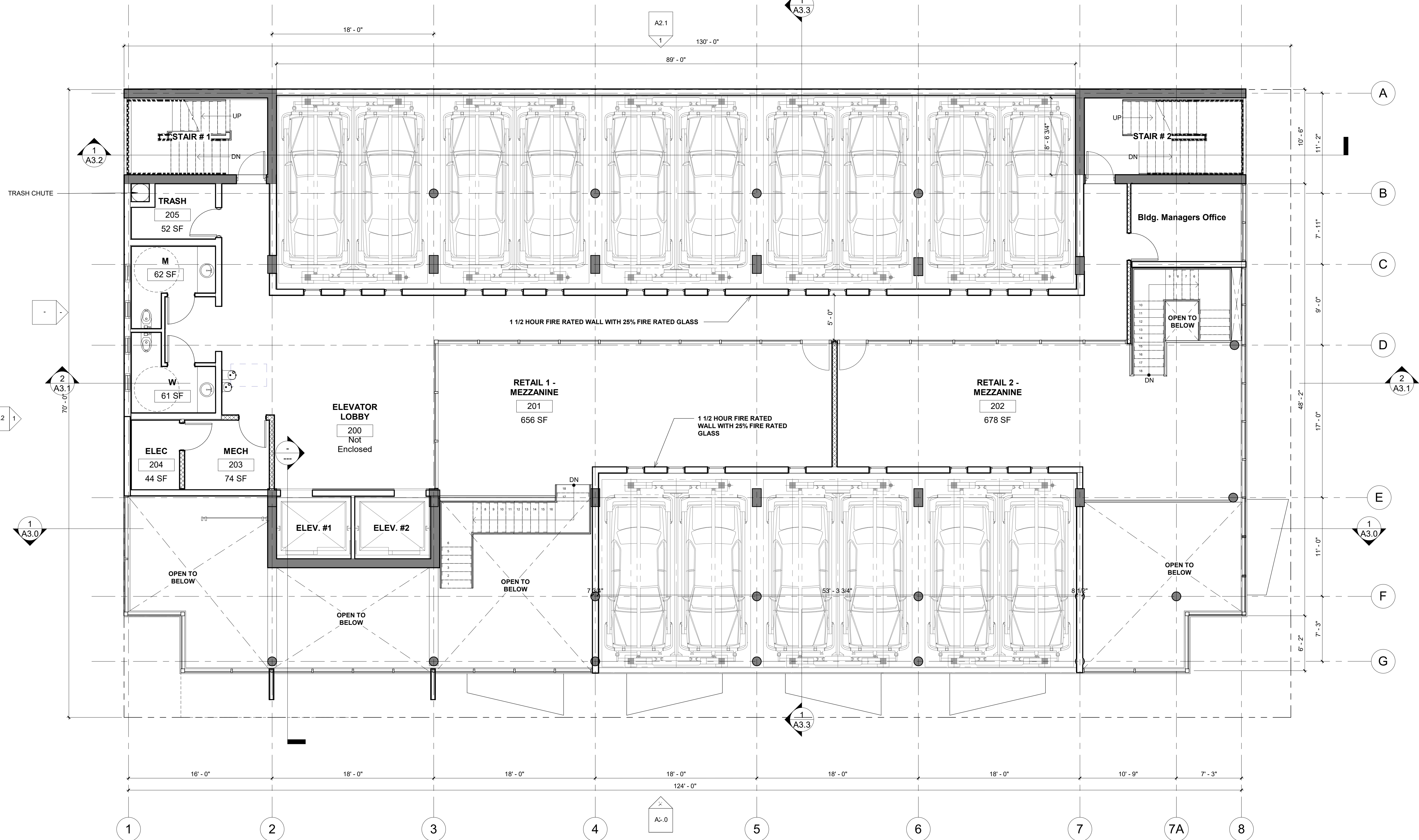
DATE : 09-07-18



BAY HARBOR TERRACE

1 GROUND FLOOR
3/16" = 1'-0"





1 MEZZANINE FLOOR
3/16" = 1'-0"



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Revision 06/12/2019

CONCOURSE TERRACE II

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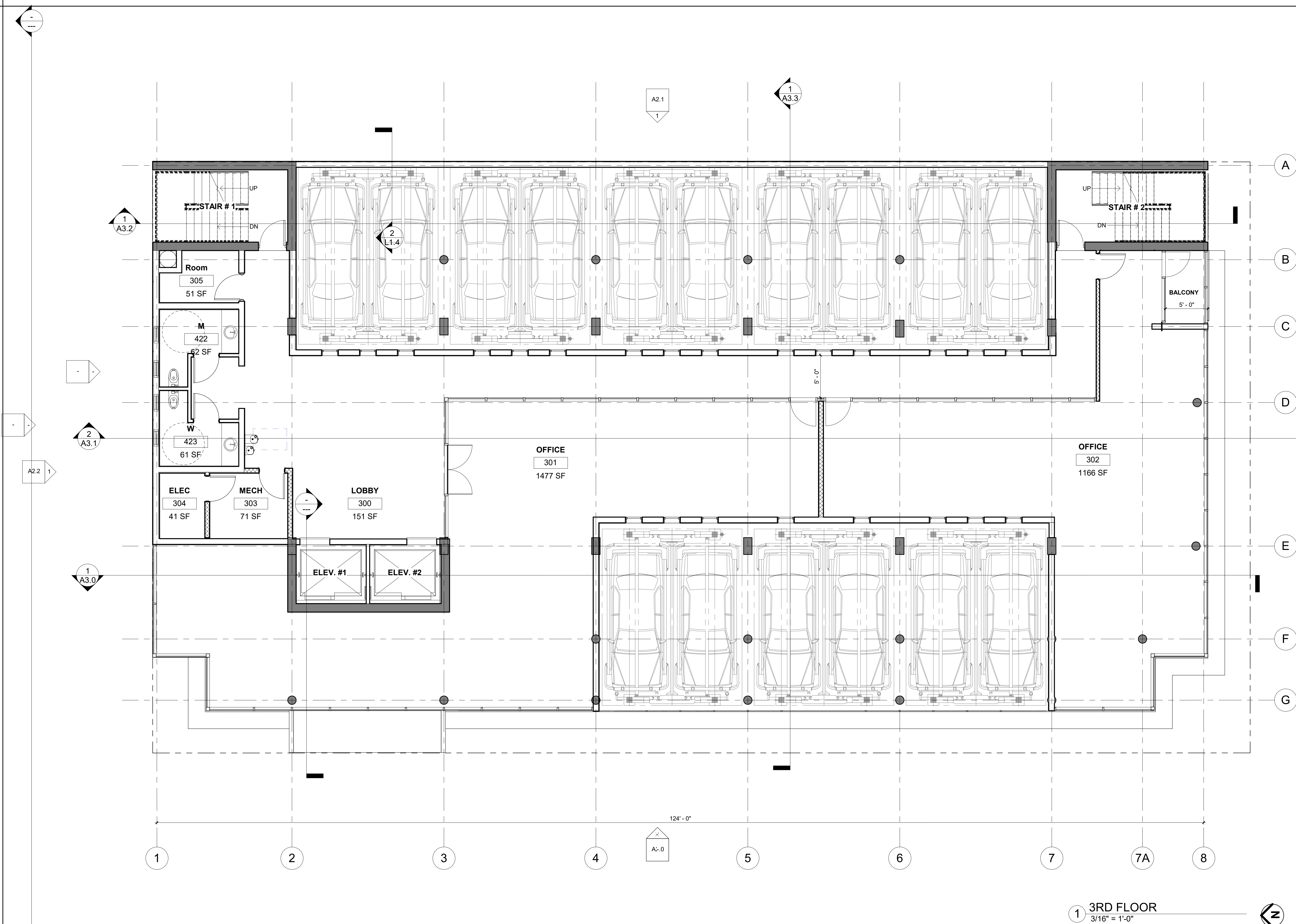
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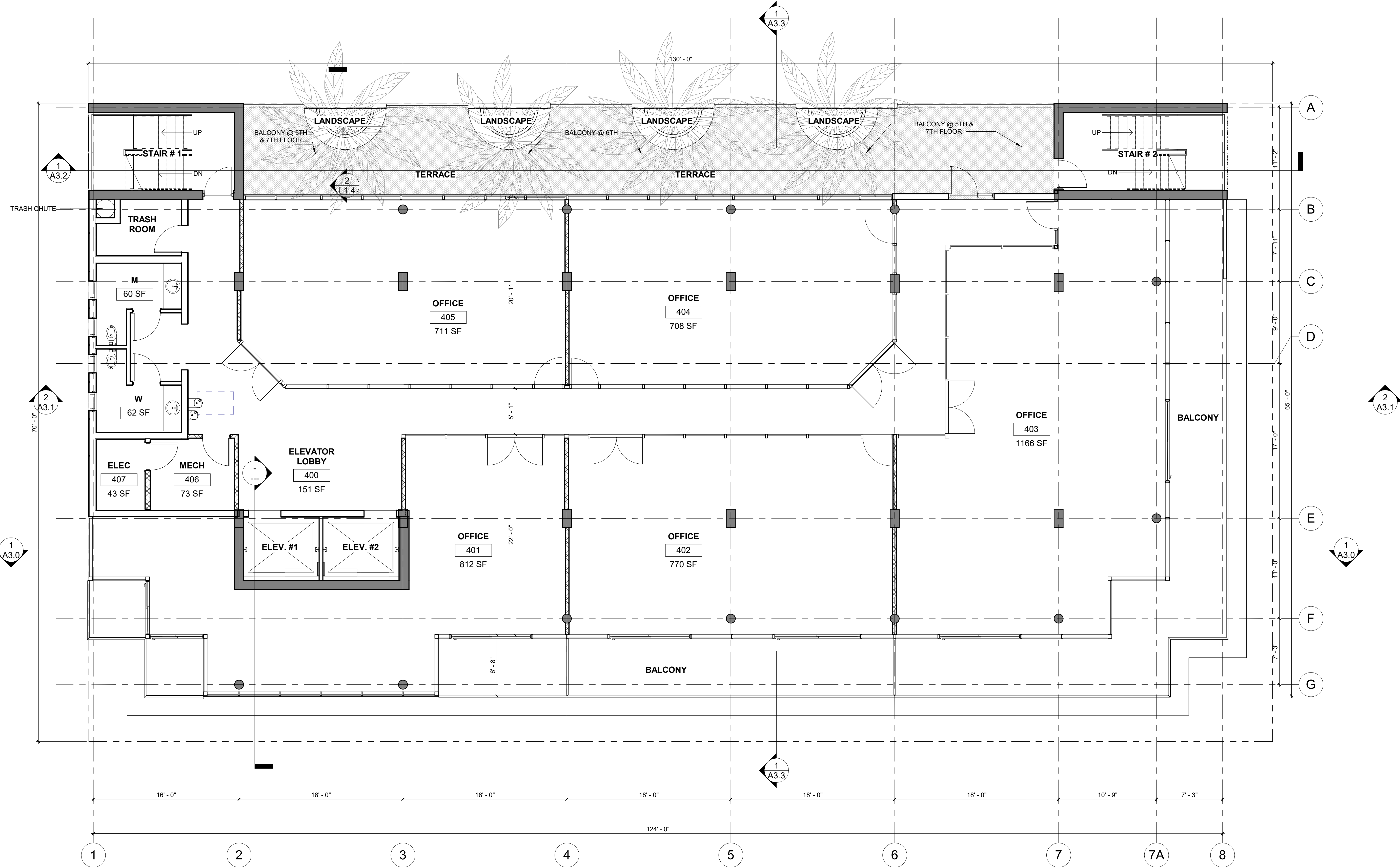
3RD FLOOR -
PROPOSED FLOOR
PLAN

A1.2

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1 4TH FLOOR
3/16" = 1'-0"



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CONCOURSE TERRACE II

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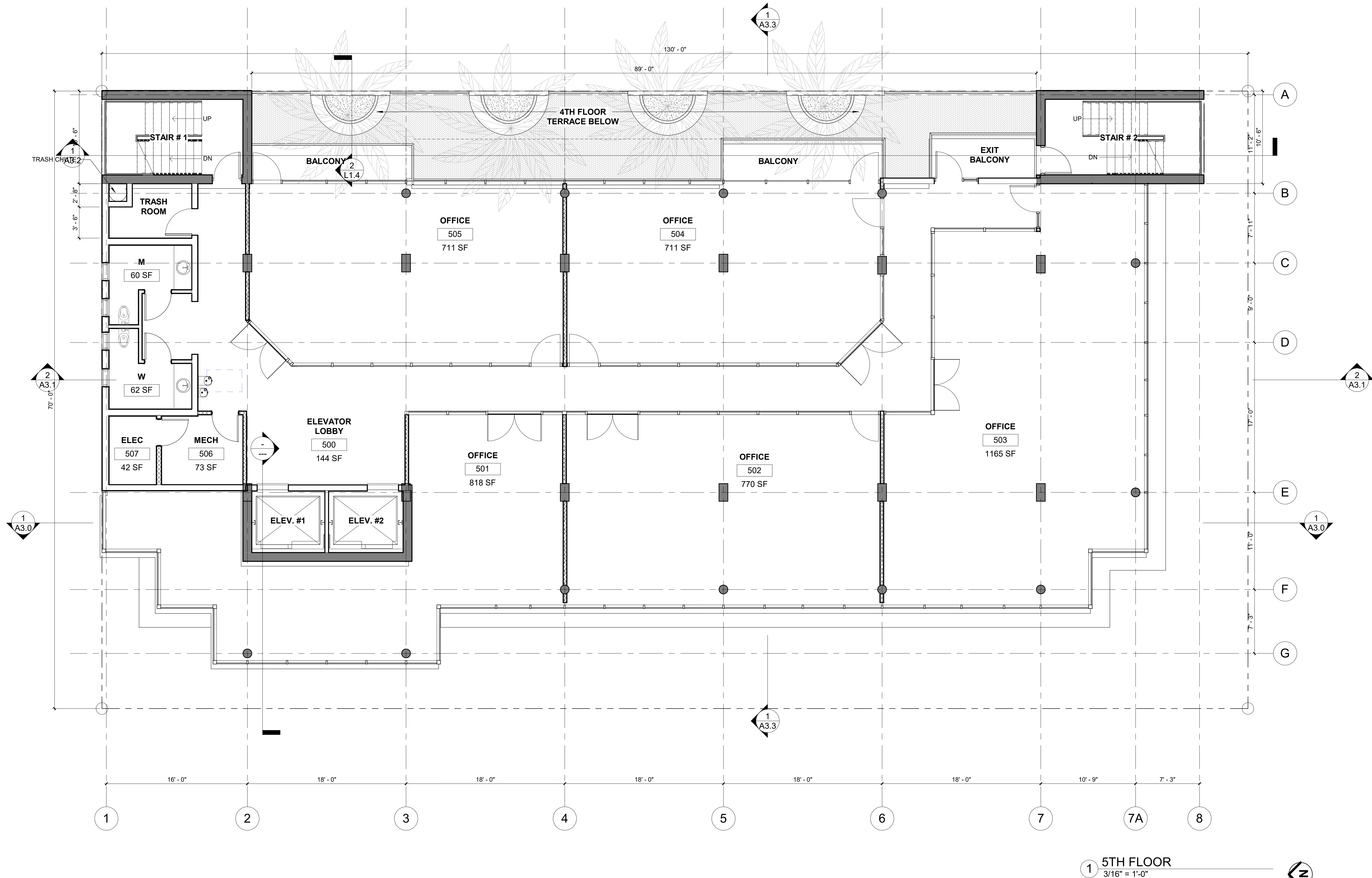
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C.P., C.V.G.
Checked By:
ARI SKLAR

5TH FLOOR -
PROPOSED FLOOR
PLAN

A1.4

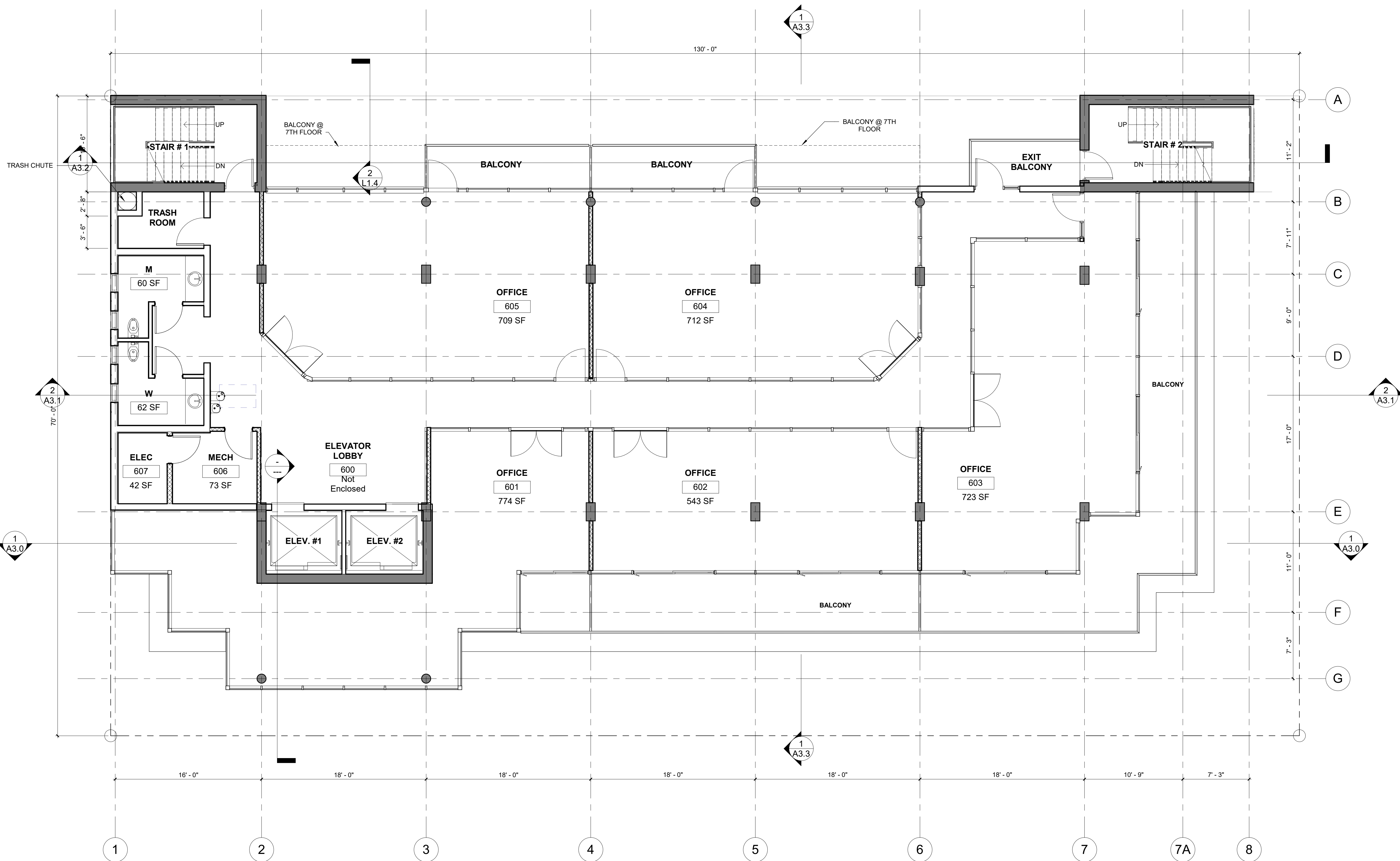
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DATE : 09-07-18



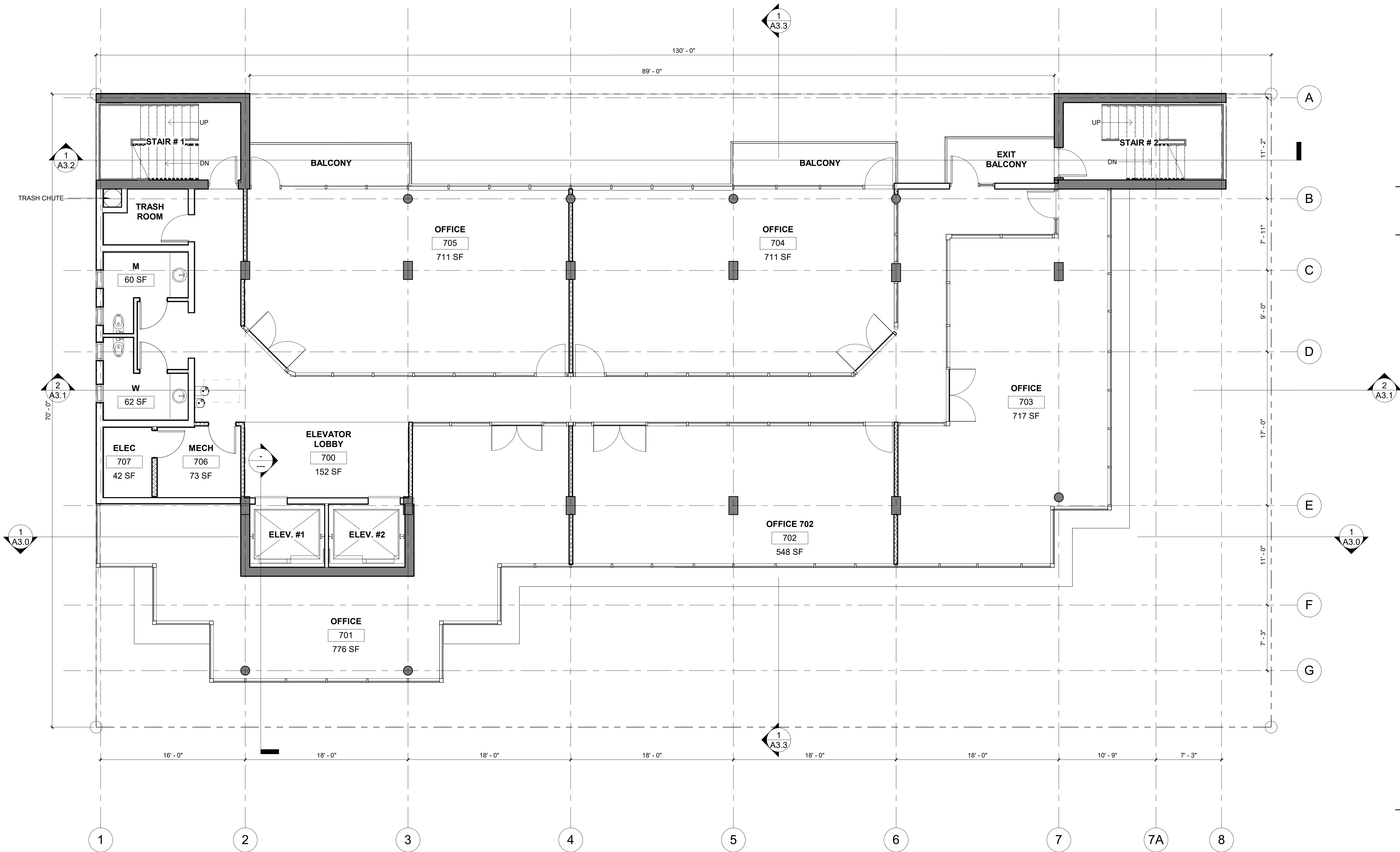
1 5TH FLOOR
3/16" = 1'-0"





1 6TH FLOOR
3/16" = 1'-0"





1 7TH FLOOR
3/16" = 1'-0"

REVISION

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Revision 04/30/2019

Revision 06/12/2019

CONCOURSE TERRACE II

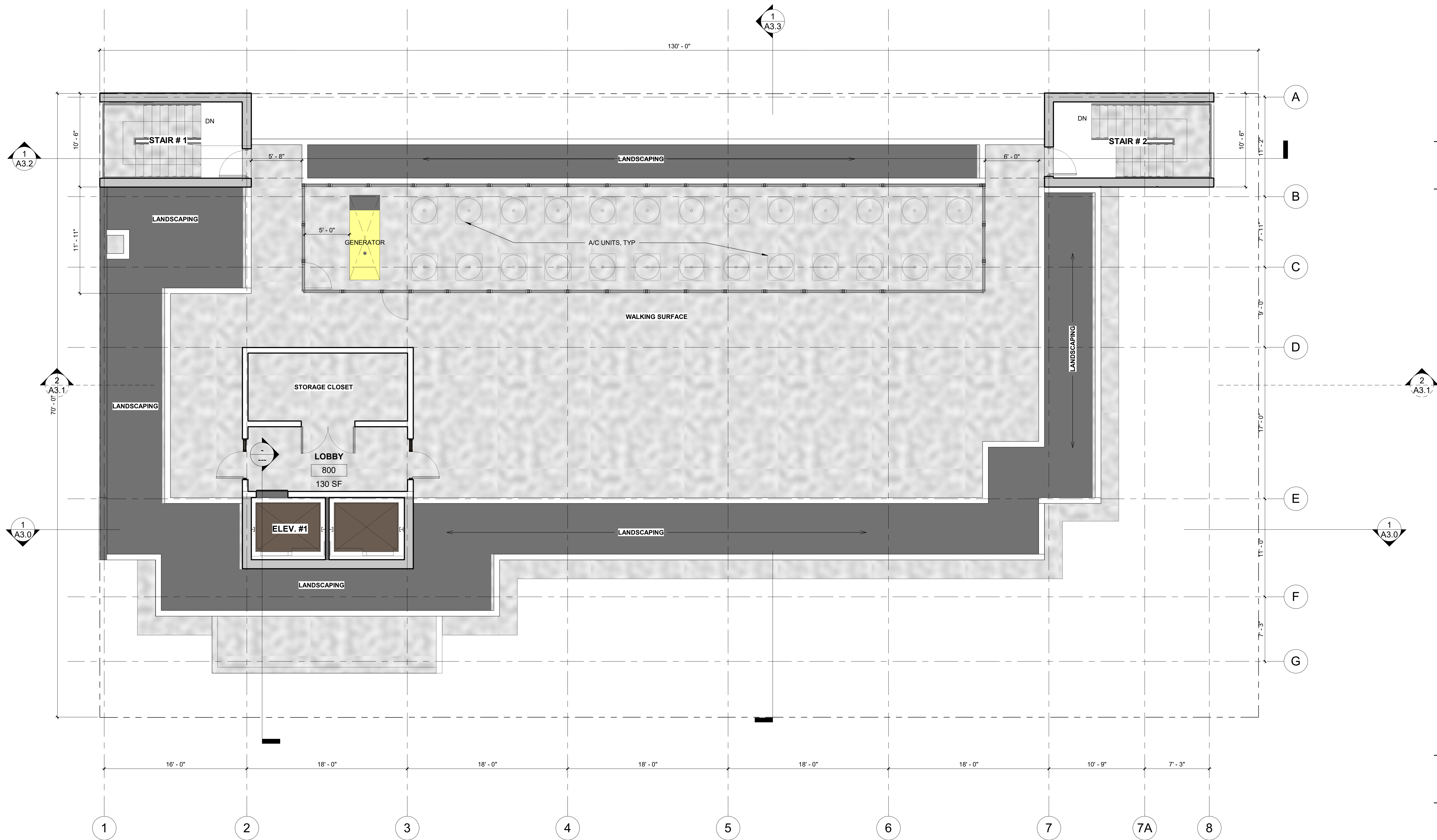
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Author:
Checked By:
ARI SKLAR

ROOF TOP -
PROPOSED ROOF
PLAN

PROJECT #07-044

DATE : 09-07-18



1 ROOF PLAN
3/16" = 1'-0"

REVISION

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Revision 04/30/2019

Revision 06/12/2019

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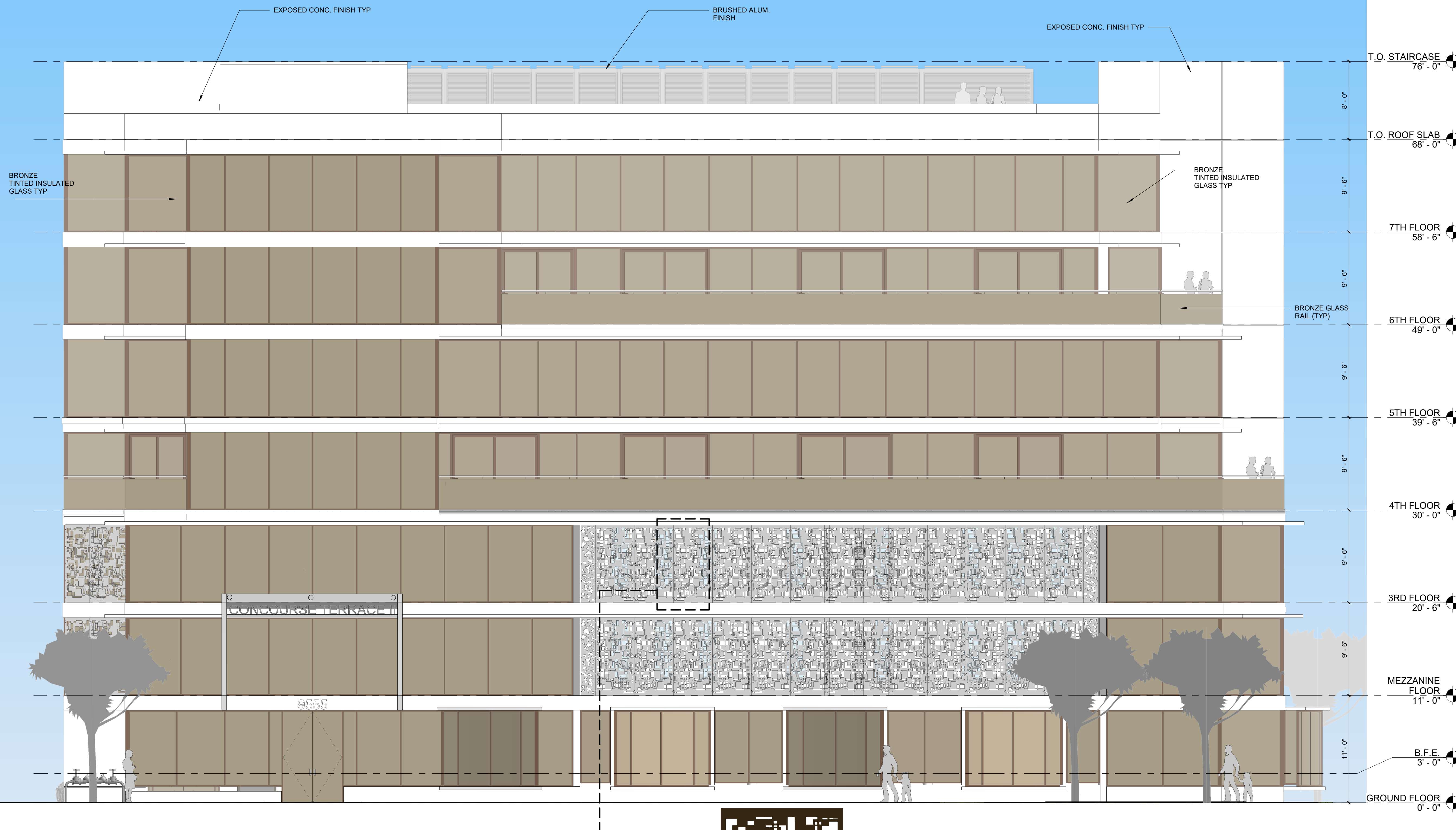
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WEST ELEVATION

A2.0

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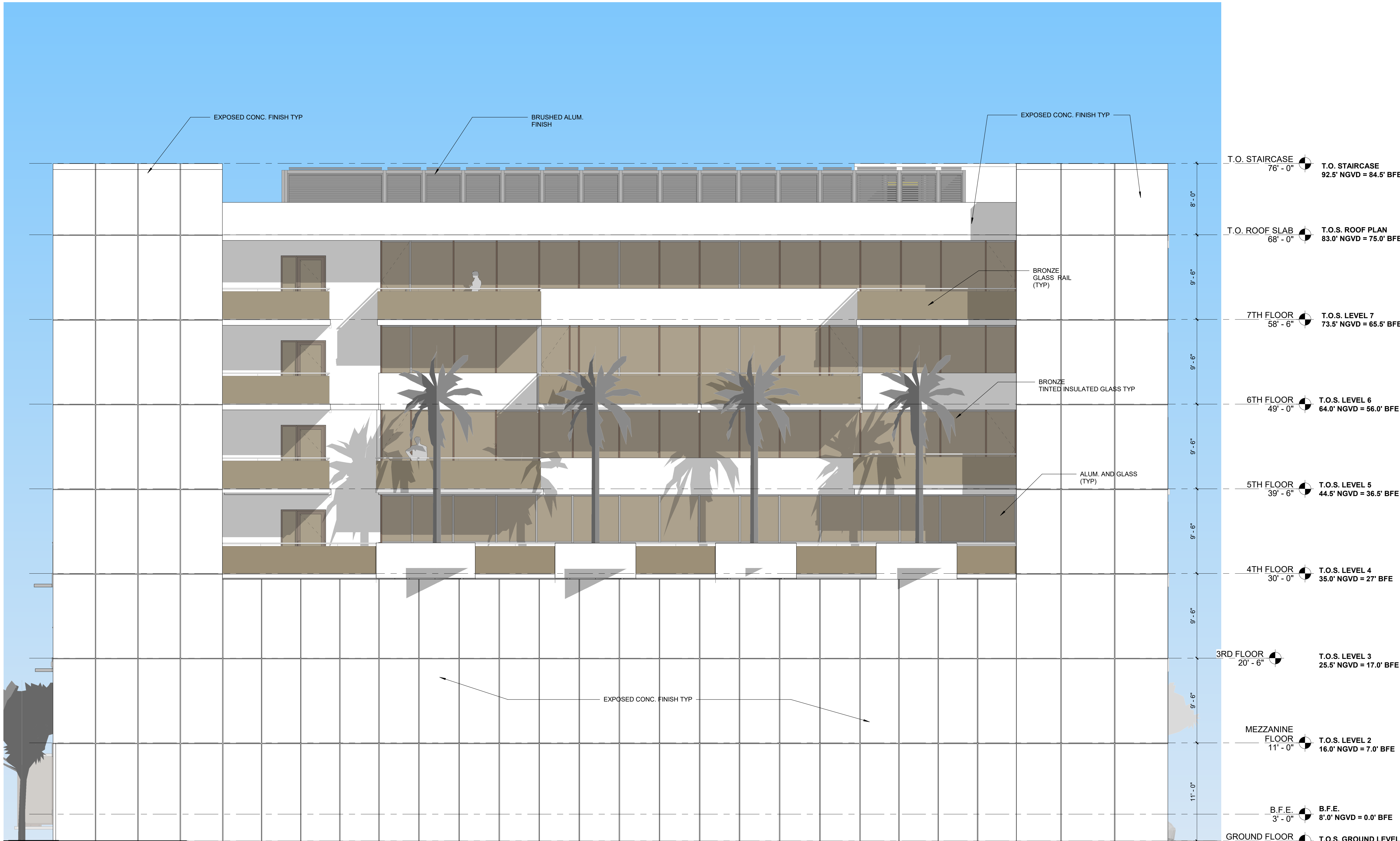
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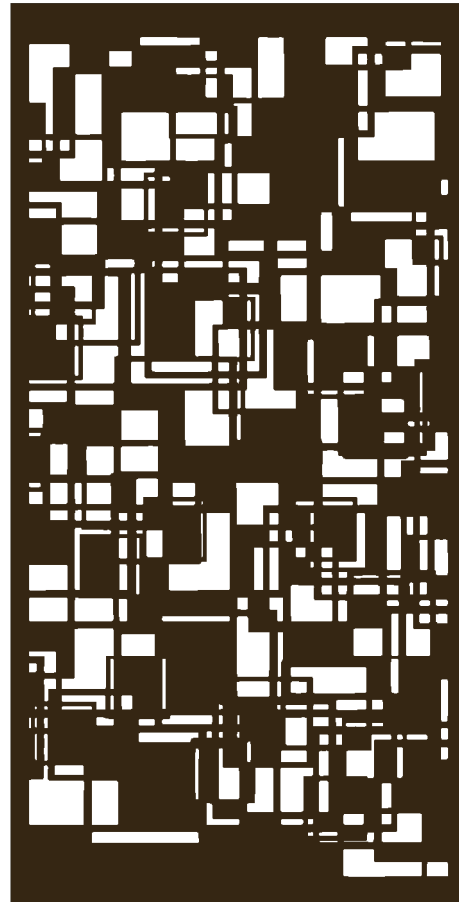
2 WEST ELEVATION
3/16" = 1'-0"



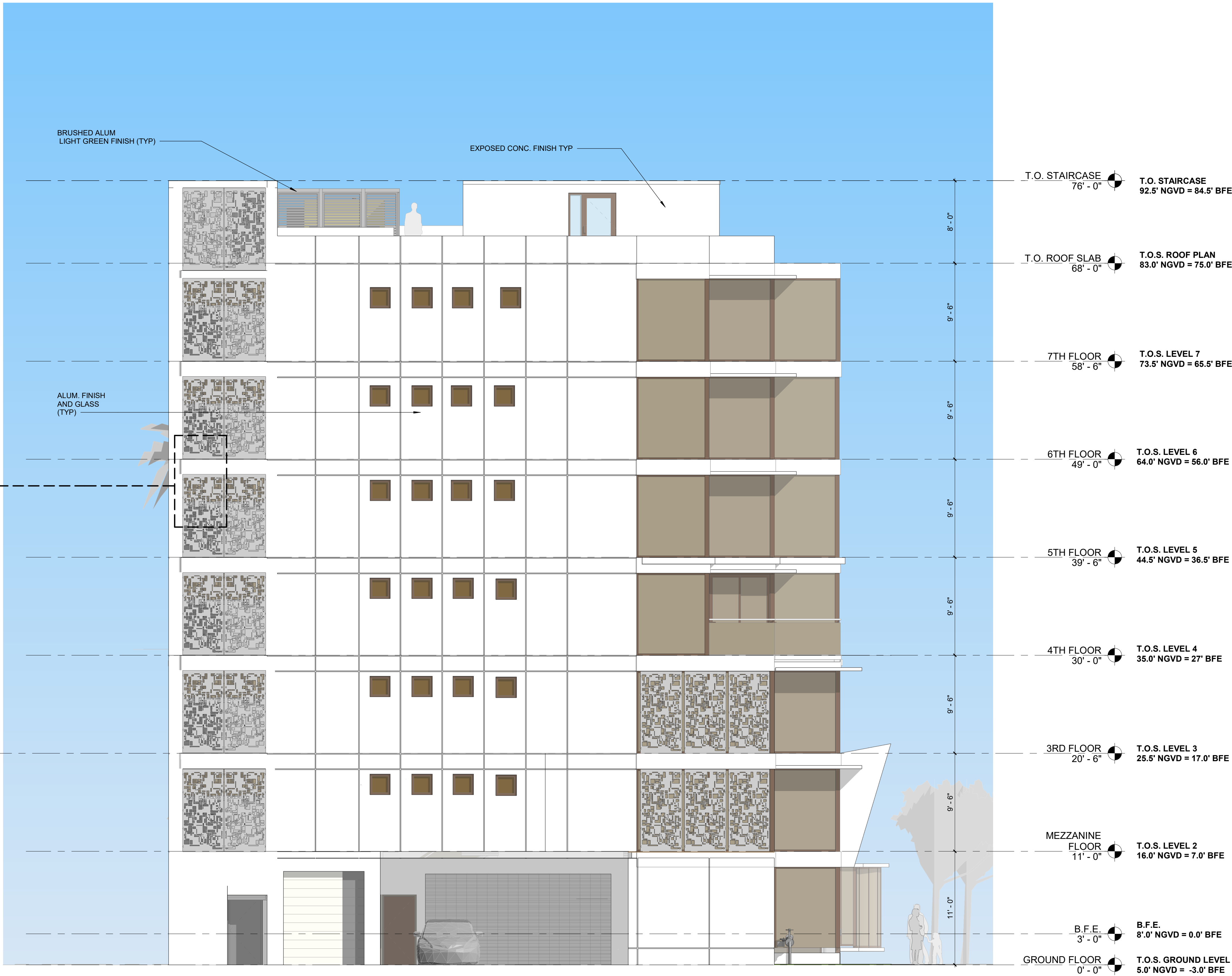
METAL GRILLS
PARASOLEIL
EVANSTON DARK
BRONZE FINISH



1 EAST ELEVATION
3/16" = 1'-0"



METAL GRILLS
PARASOLEIL
EVANSTON DARK
BRONZE FINISH



1 NORTH ELEVATION
3/16" = 1'-0"

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REVISION

Revision 03/29/2019
Revision 04/30/2019
Revision 06/12/2019

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

Drawn By:
Author
Checked By:
ARI SKLAR

NORTH ELEVATION

A2.2

PROJECT #07-044

DATE : 09-07-18

REVISION

Revision 03/29/2019

Revision 04/30/2019

Revision 06/12/2019

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

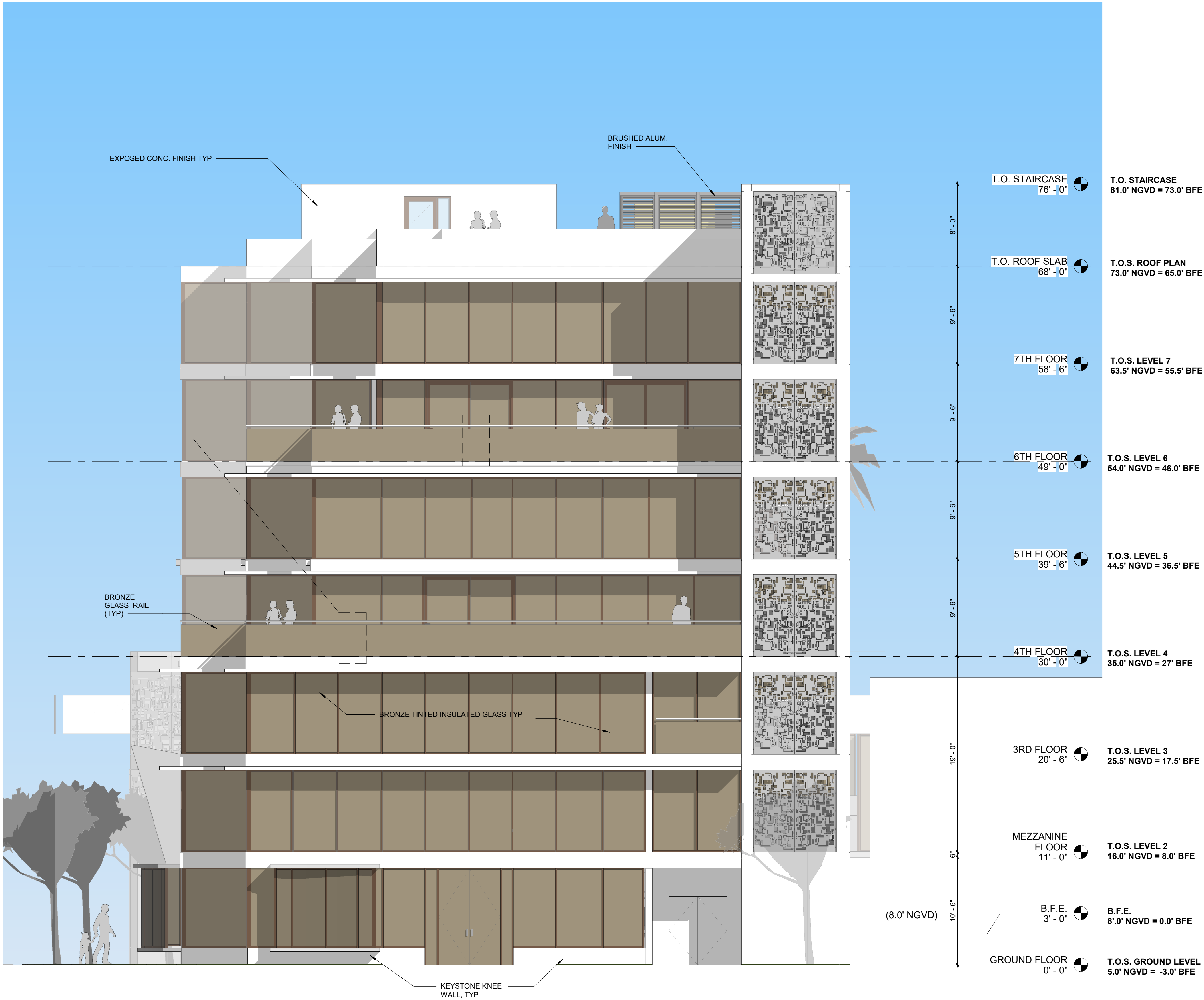
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SOUTH ELEVATION

A2.3

PROJECT #07-044

DATE : 09-07-18



2 TYPICAL HANDRAIL DETAIL
3/4" = 1'-0"

4 SOUTH ELEVATION
3/16" = 1'-0"

REVISION

Revision 03/29/2019

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CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE
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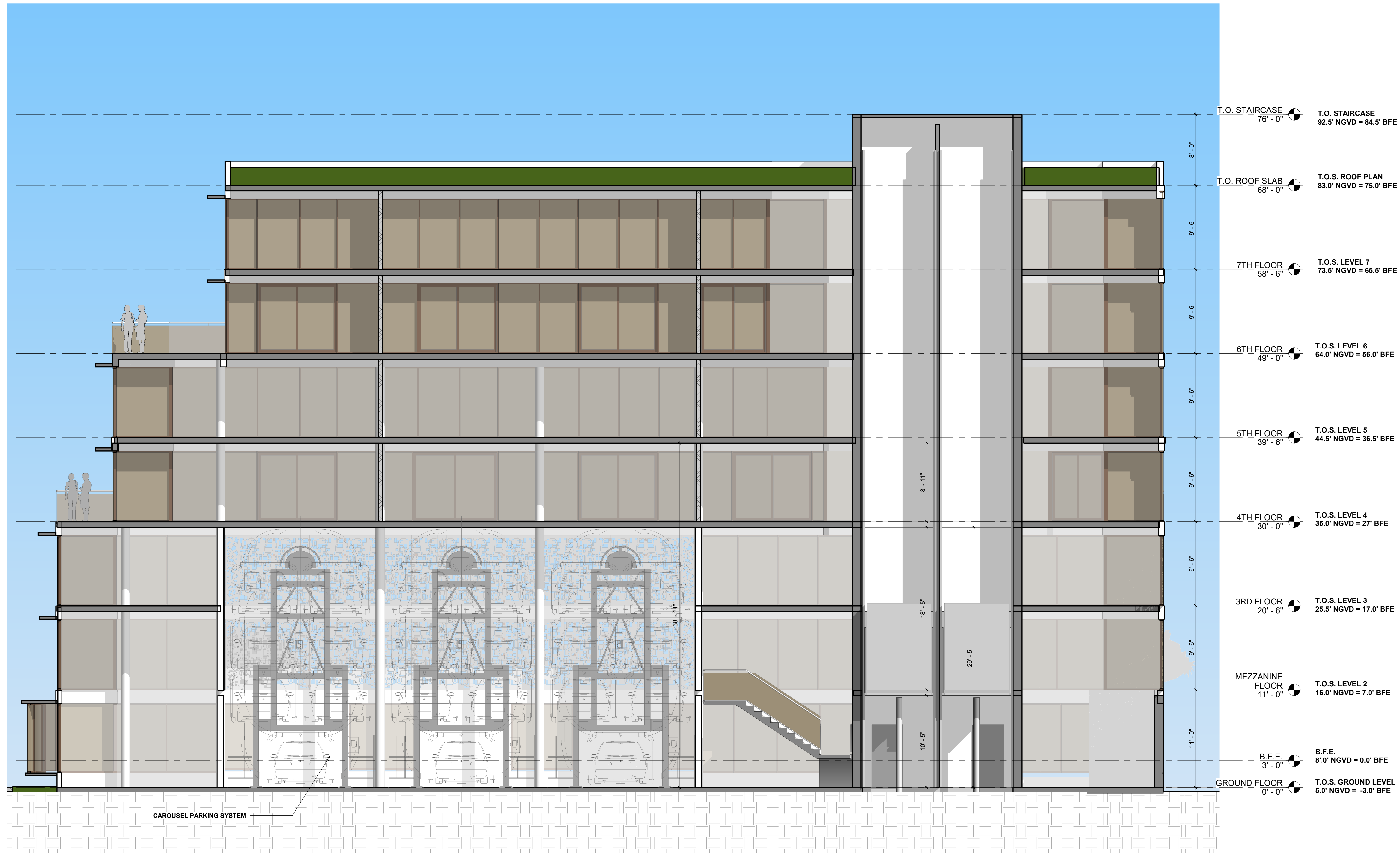
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C.P., G.V.G.
Checked By:
ARI SKLAR

LONGITUDINAL SECTIONS

A3.0

PROJECT #07-044

DATE : 09-07-18



1 LONGITUDINAL SECTION 1
3/16" = 1'-0"

REVISION

Revision 03/29/2019

Revision 04/30/2019

Revision 06/12/2019

CONCOURSE TERRACE II

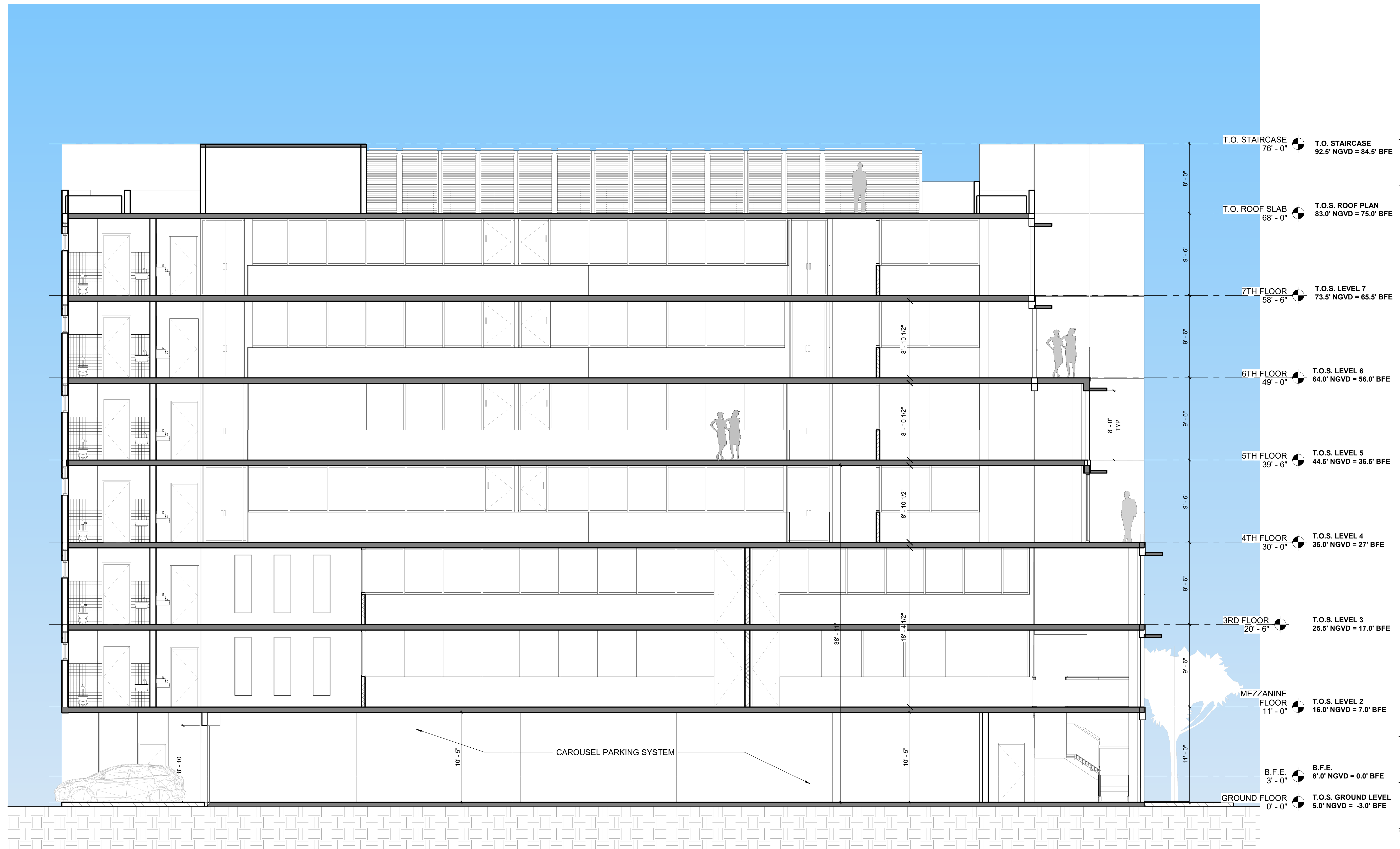
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BAY HARBOR ISLANDS, FL 33154

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**LONGITUDINAL
SECTION 2**

PROJECT #07-044

DATE : 09-07-18



2 LONGITUDINAL SECTION 2
3/16" = 1'-0"

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A3.1

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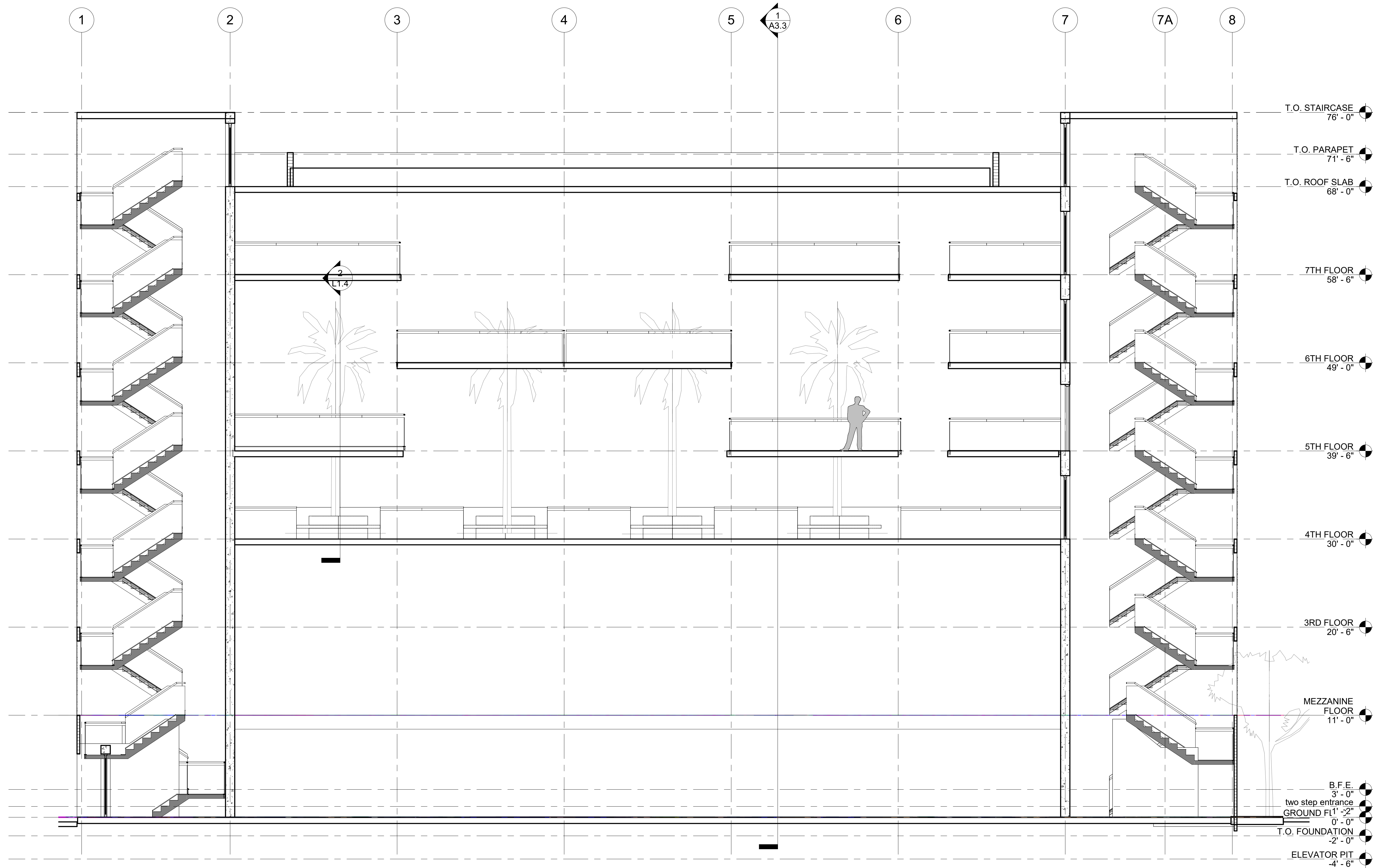
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STAIRS SECTION

A3.2

PROJECT #07-044

DATE : 09-07-18



1 STAIRS SECTION
3/16" = 1'-0"

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CONCOURSE TERRACE II

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BAY HARBOR ISLANDS, FL 33154

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CROSS SECTIONS

A3.3

PROJECT #07-044

DATE : 09-07-18



1 CROSS SECTION
3/16" = 1'-0"

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Revision 06/12/2019

CONCOURSE TERRACE II

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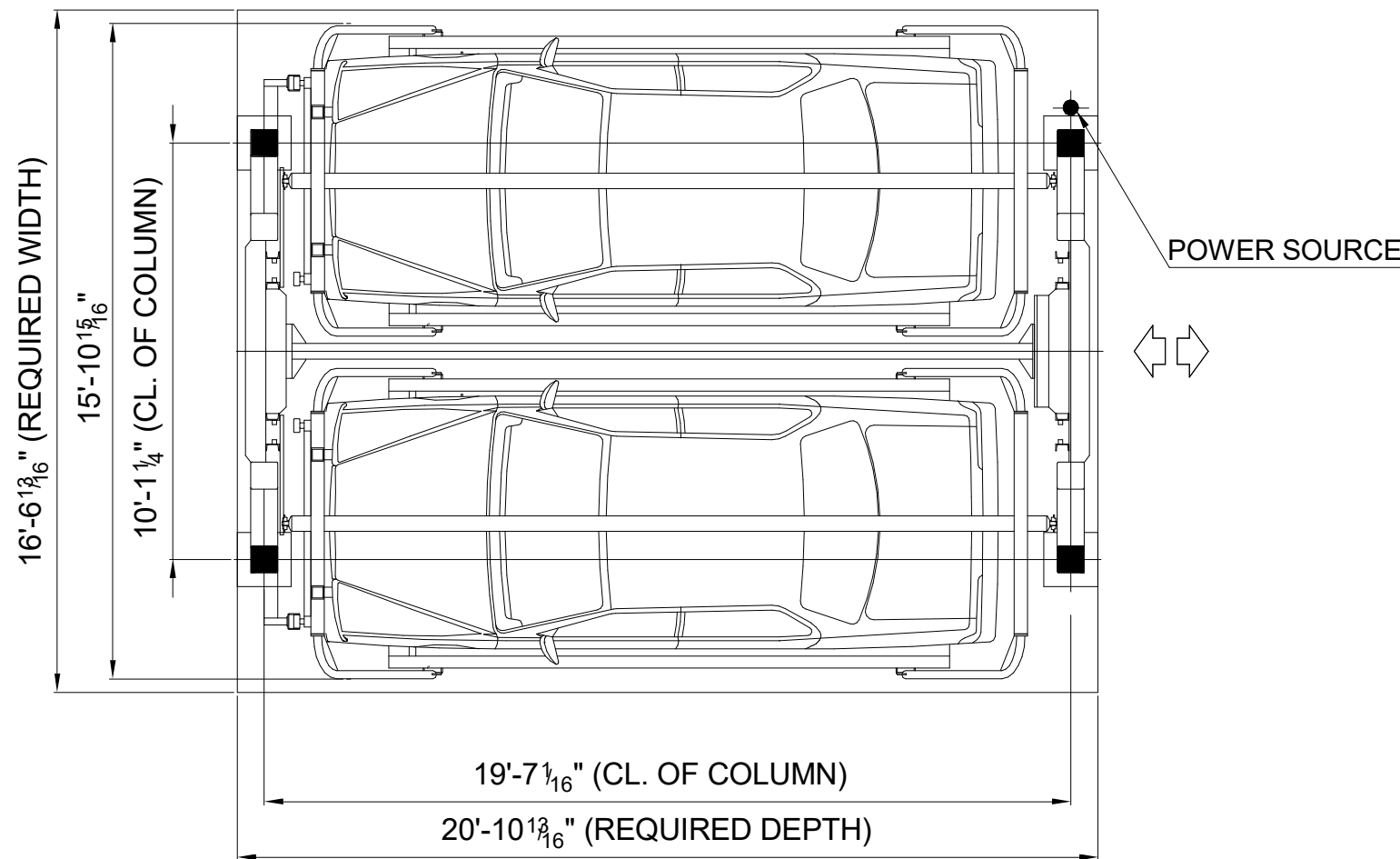
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PARKING SYSTEM
SPECS

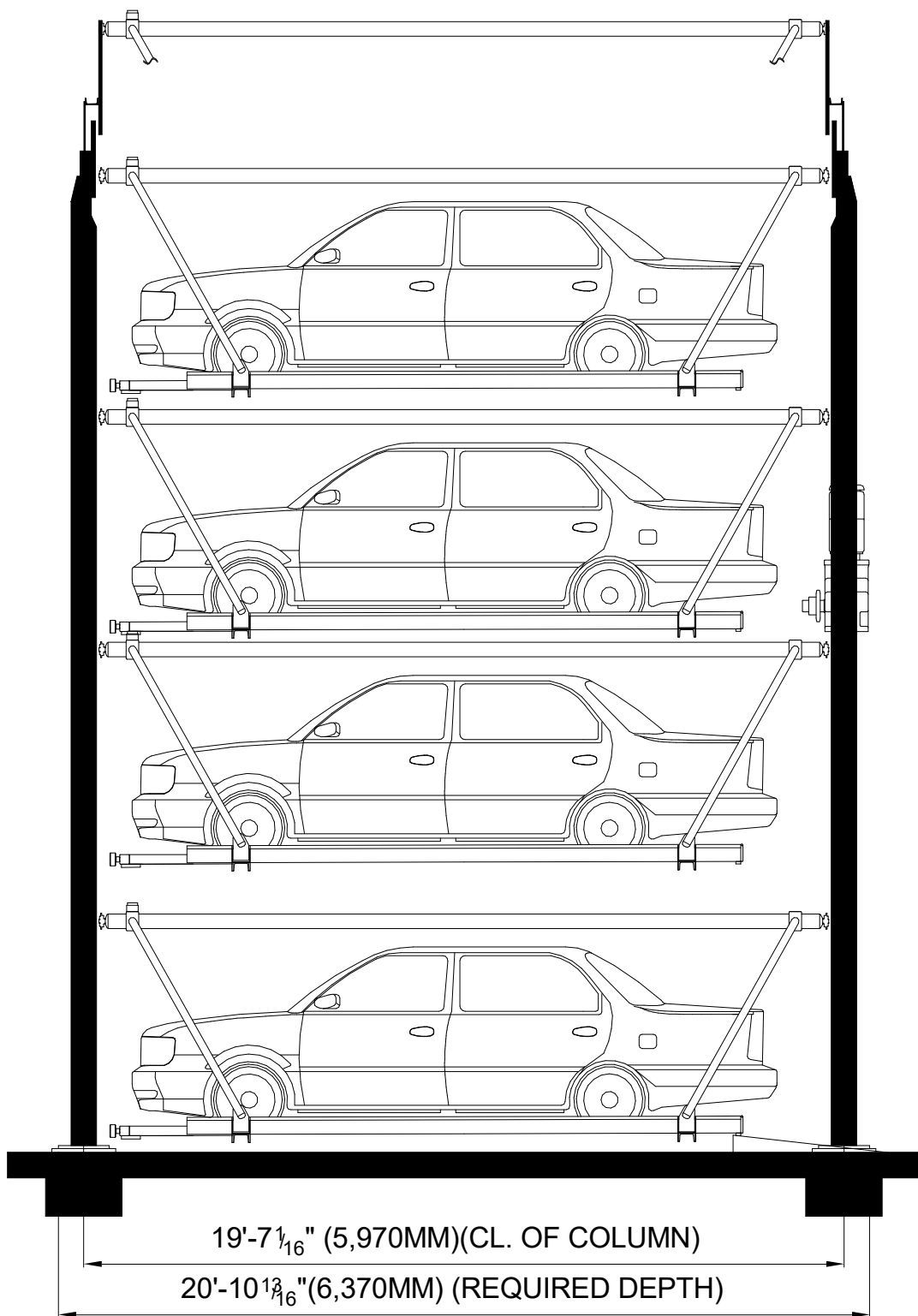
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PROJECT #07-044

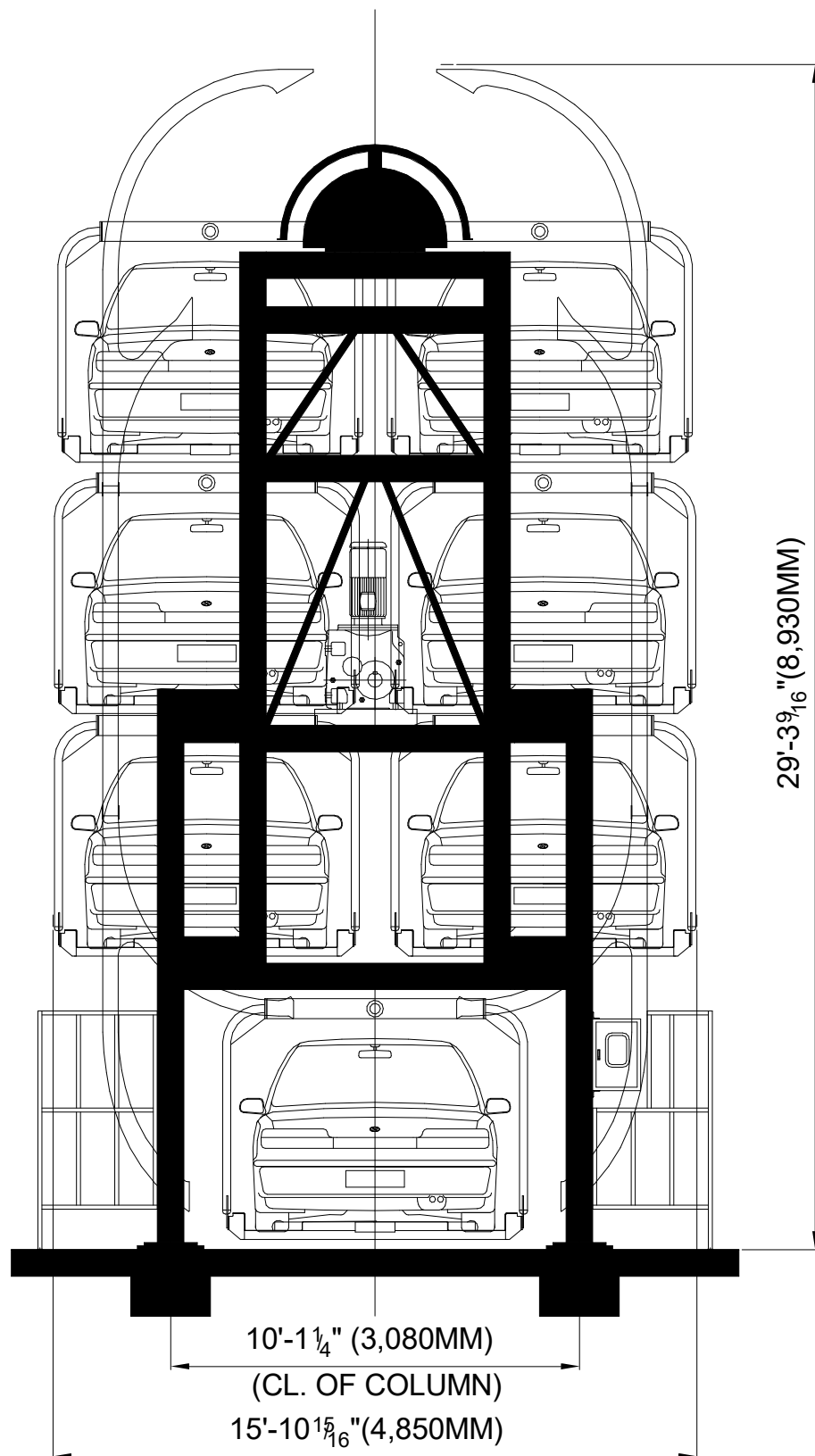
DATE : 09-07-18



PLAN



SIDE ELEVATION



FRONT VIEW

SPECIFICATION				
BRAND		SMART		
NAME MODEL		PARKING		
NO.		SM7L		
TYPE		VERTICAL ROTARY		
PARKING		PARKING		
CAPACITY		CARS		
AVAILABLE CAR	LENGTH	17'-3 ³ / ₄ "	(5,200mm)	SEDAN CAR
	WIDTH	6'-10 ¹¹ / ₁₆ "	(2,100mm)	
	HEIGHT	5'-3"	(1,600mm)	
	WEIGHT	4,740lb 7.5kw x	(2,150kg)	
MOTOR		4P		
SPEED		3.6m/min AC 480V x 3Ph x		
POWER		60Hz		
KOREAN CERTIFICATE, SEOUL 1-14				
PATENT 10-0485605, 10-1075262, 10-1108226				
20-0326138, 0308440				
CE CERTIFICATE, M8A 15 02 60033 007 & 008				
GOST CERTIFICATE, C-KR.B.00721				
ISO 9001-2008, UKAS-BMTRADA NO.3473				

VERTICAL LOAD PER COLUMN (BY DD+LL, NOT APPLIED WL)

LOAD	SM7L
LOAD(TON)	8.4
LOAD(KN)	82

MODEL	SMART PARKING SM7L (INCH)				
PROJECTION	SCALE	DATE	DESIGEND	CHECKED	APPROVED
		2016.10.05	H.S.YOO	WTDY	D.Y.PARK
DWG. NO	SM7L-0000-00			REV.	

REVISIONS

CONCOURSE TERRACE II

1080-1090 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

- ☐ REVIEW SET
- ☐ COMMISSION SUBMITTAL
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

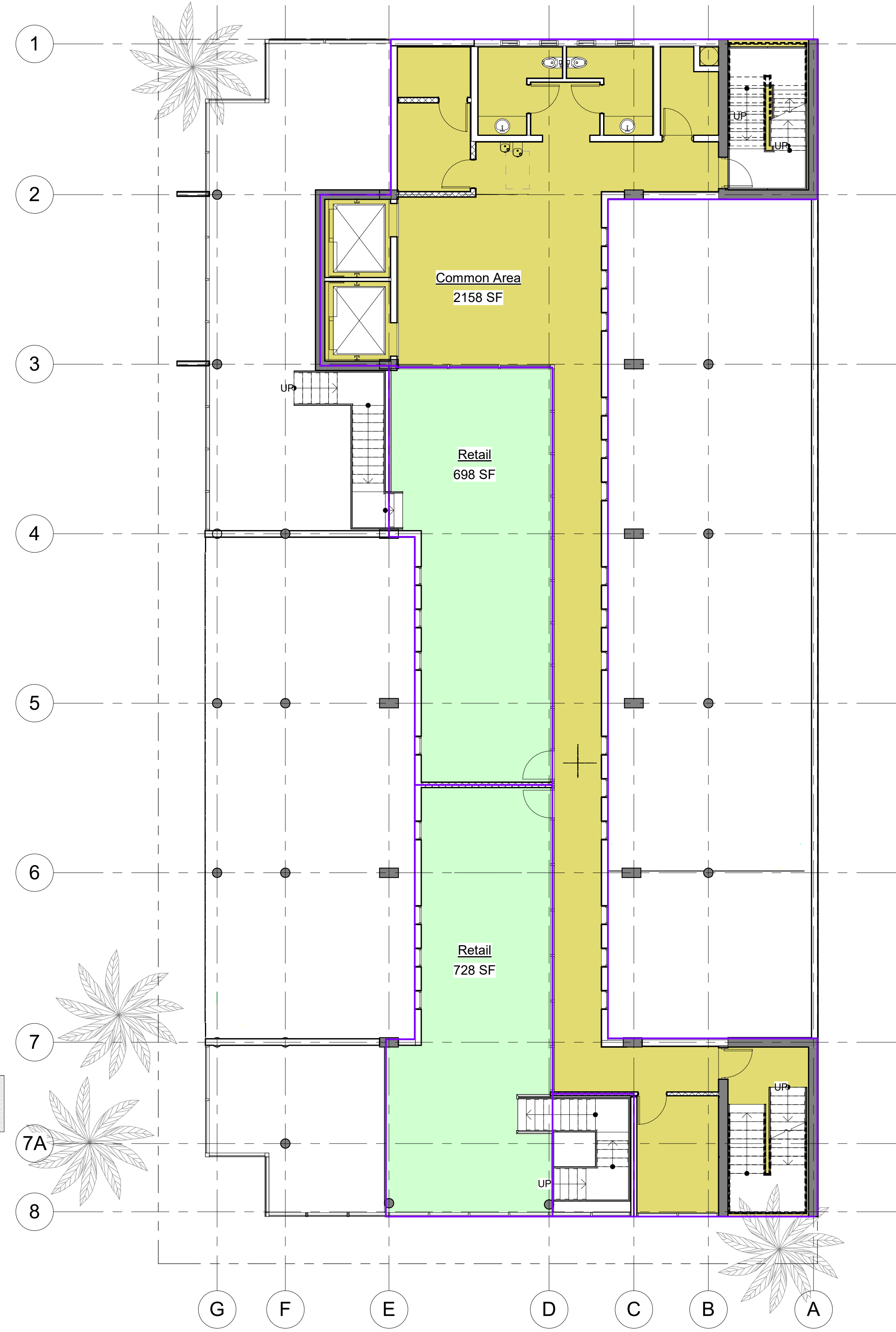
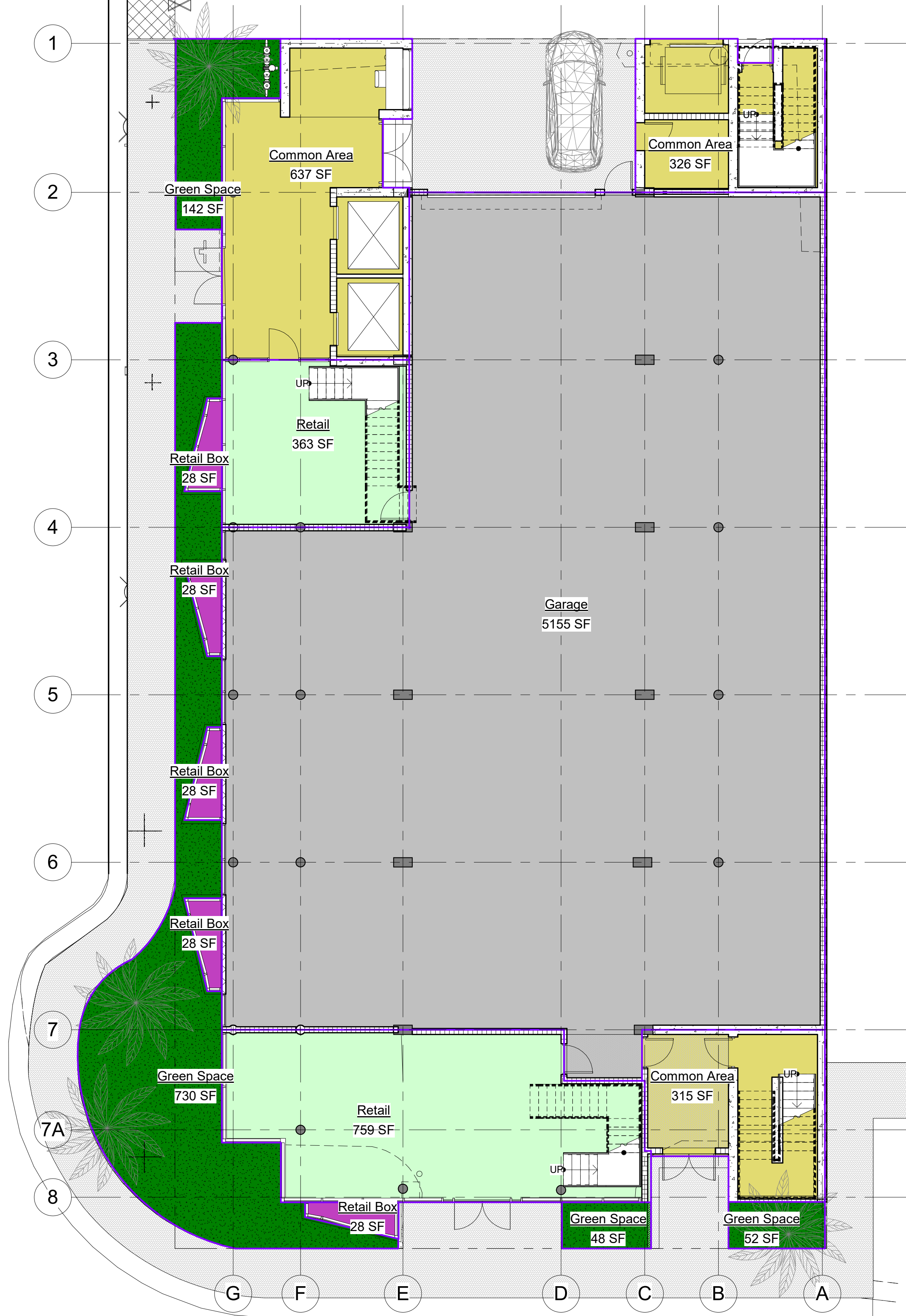
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Ground Floor &
Mezzanine Area Plans

A5.1

PROJECT #: 07-044

DATE: 09-07-18



1 GROUND FLOOR
1/8" = 1'-0"

2 MEZZANINE FLOOR
1/8" = 1'-0"

1 3RD FLOOR
1/8" = 1'-0"

2 4TH FLOOR
1/8" = 1'-0"

CONCOURSE TERRACE II

1080-1090 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

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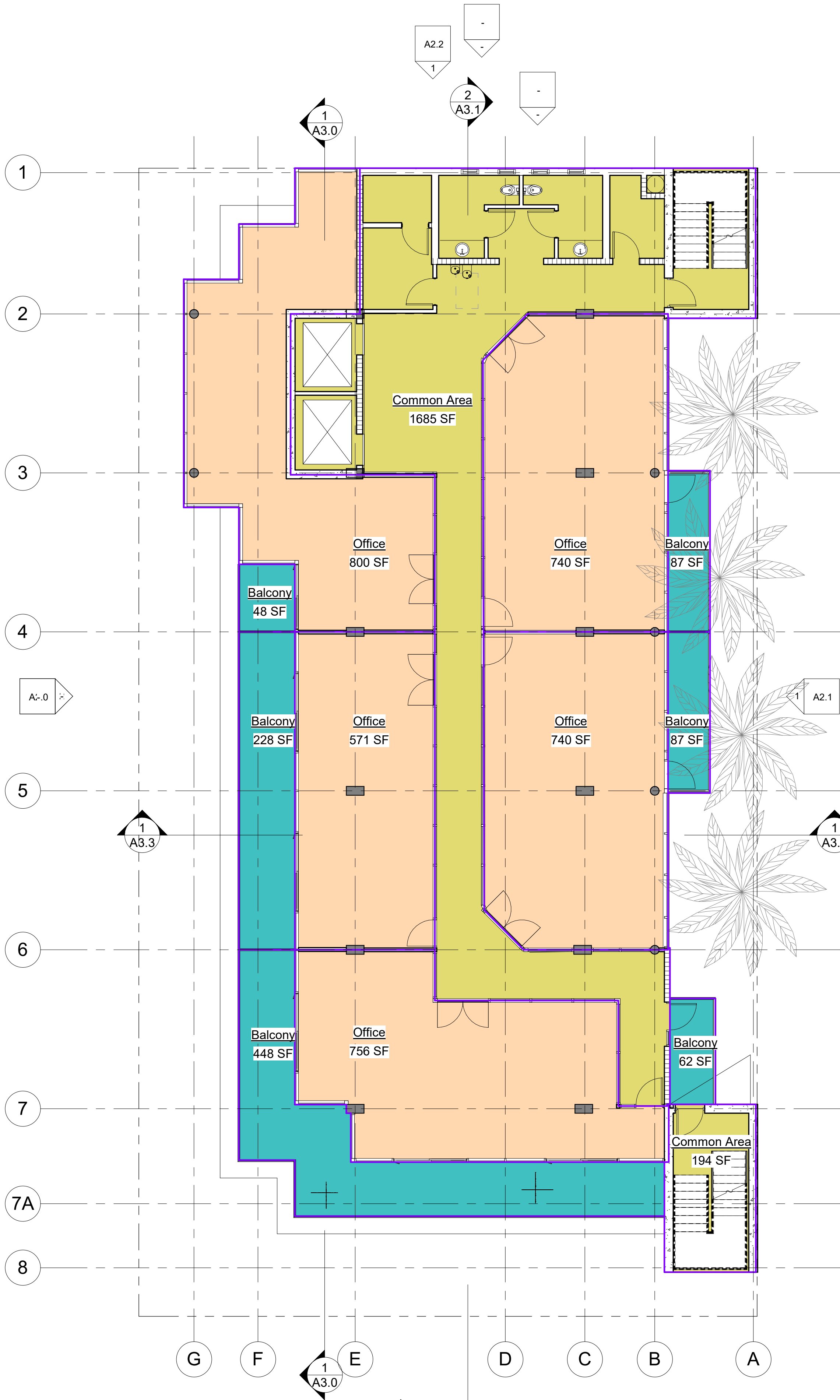
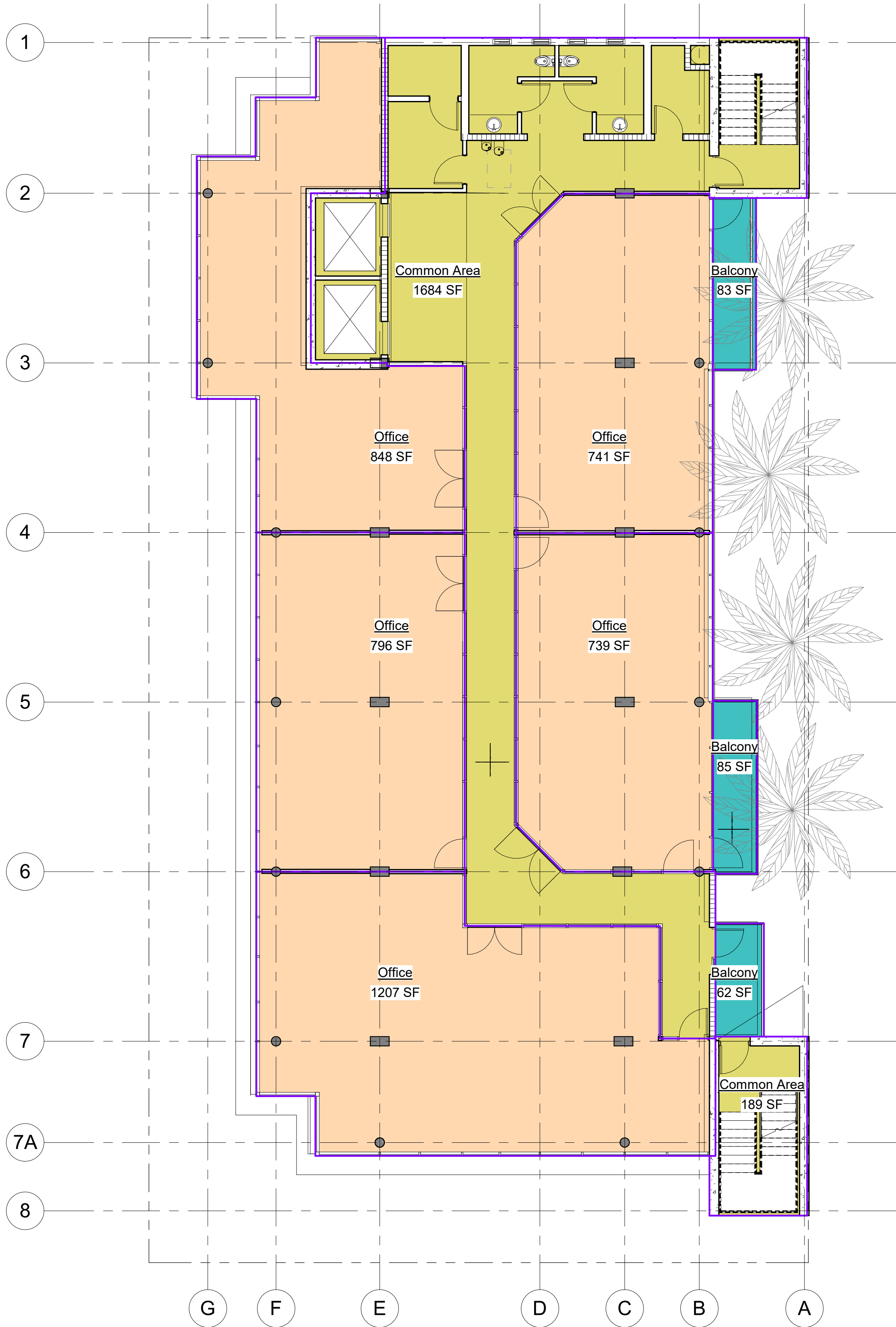
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5th & 6th Floor Area
Plans

A5.5

PROJECT #: 07-044

DATE: 09-07-18



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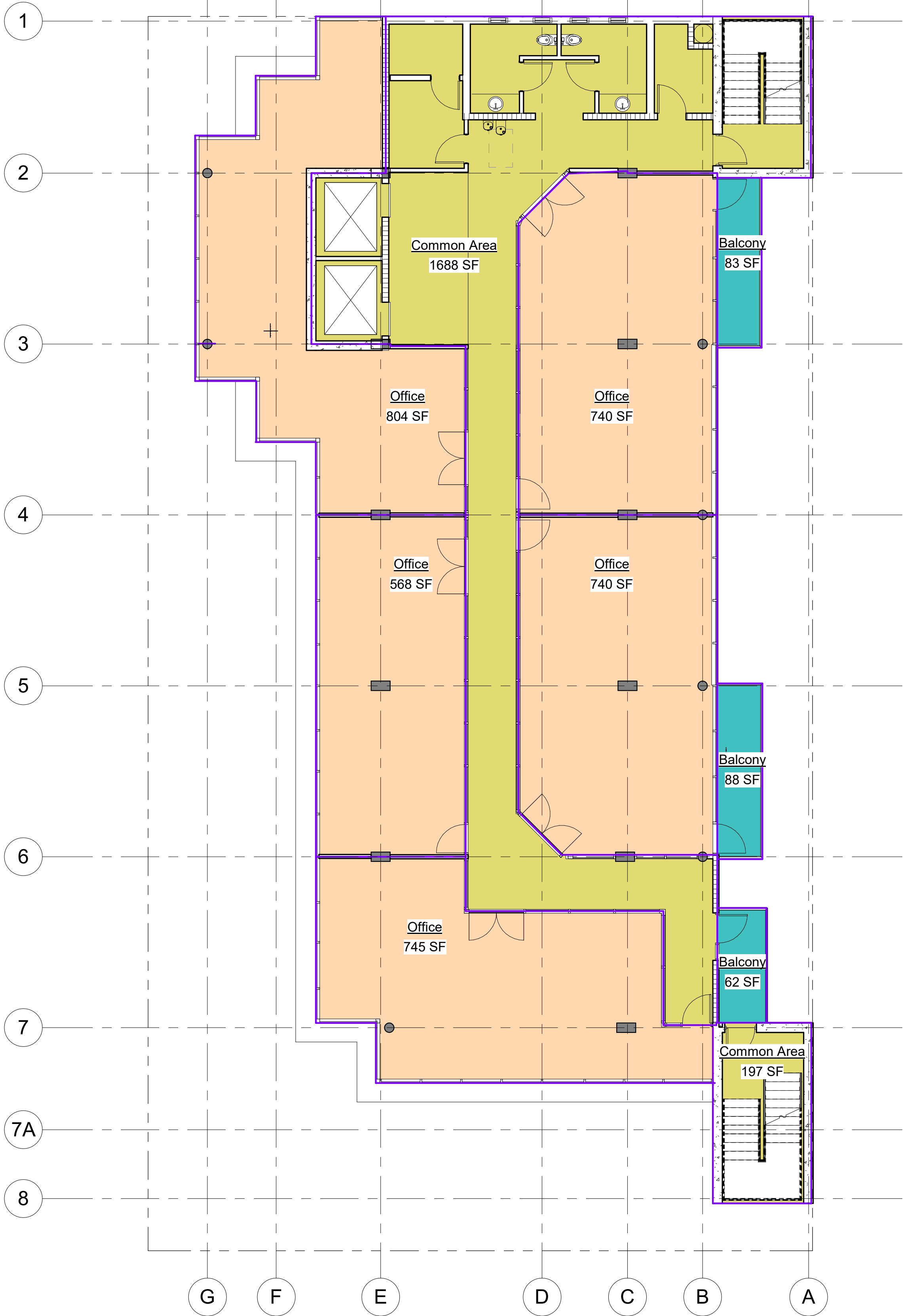
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7th Floor Area Plan

A5.7

PROJECT #: 07-044

DATE: 09-07-18



1 7TH FLOOR
1/8" = 1'-0"

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CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

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TREE DISPOSITION

L1.0

PROJECT #07-044

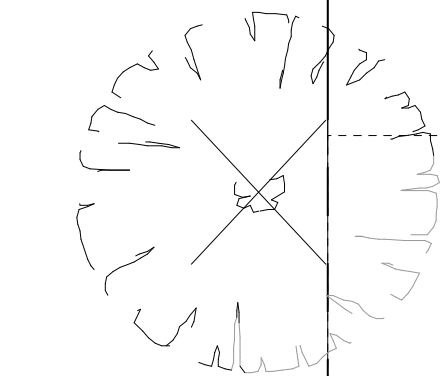
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ADJACENT TWO STORY BUILDING

PROPOSED NEW BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE

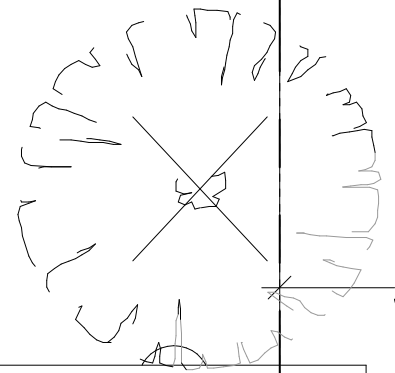
ALLEY

95 ST.



TREE #1

BLACK OLIVE



TREE #2

BLACK OLIVE

5'

BAY HARBOR TERR.

TREE REPLACEMENT CALCULATIONS

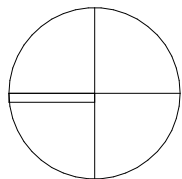
TREE NO.	SCIENTIFIC NAME	COMMON NAME	CONDITION	SIZE	DIAMETER (INCHES) DHA
1	BUCIDA BUCERAS	BLACK OLIVE	FAIR	25' X 18'	18 IN.
2	BUCIDA BUCERAS	BLACK OLIVE	FAIR	25' X 20'	30 IN.
					48 TOTAL INCHES

REPLACEMENT VALUES PER CITY OF MIAMI-DADE CO. CODE
8 TREES @ 4" DBH X 8' X 16" HGT. OR \$16,000.00 CONTRIBUTION TO TREE FUND.

TREE DISPOSITION PLAN

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

1 TREE DISPOSITION
3/16" = 1'-0"



REVISION

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CONCOURSE TERRACE II

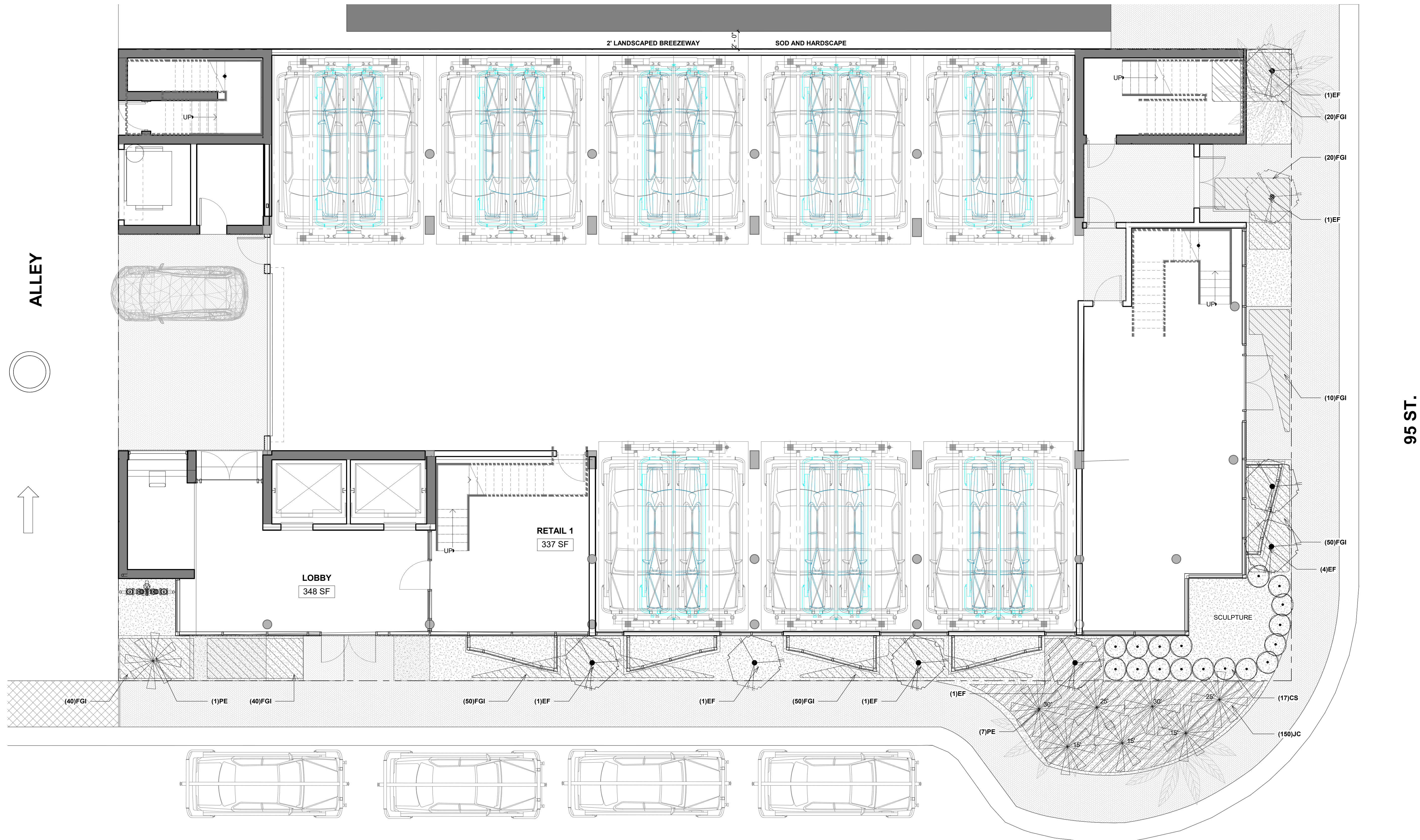
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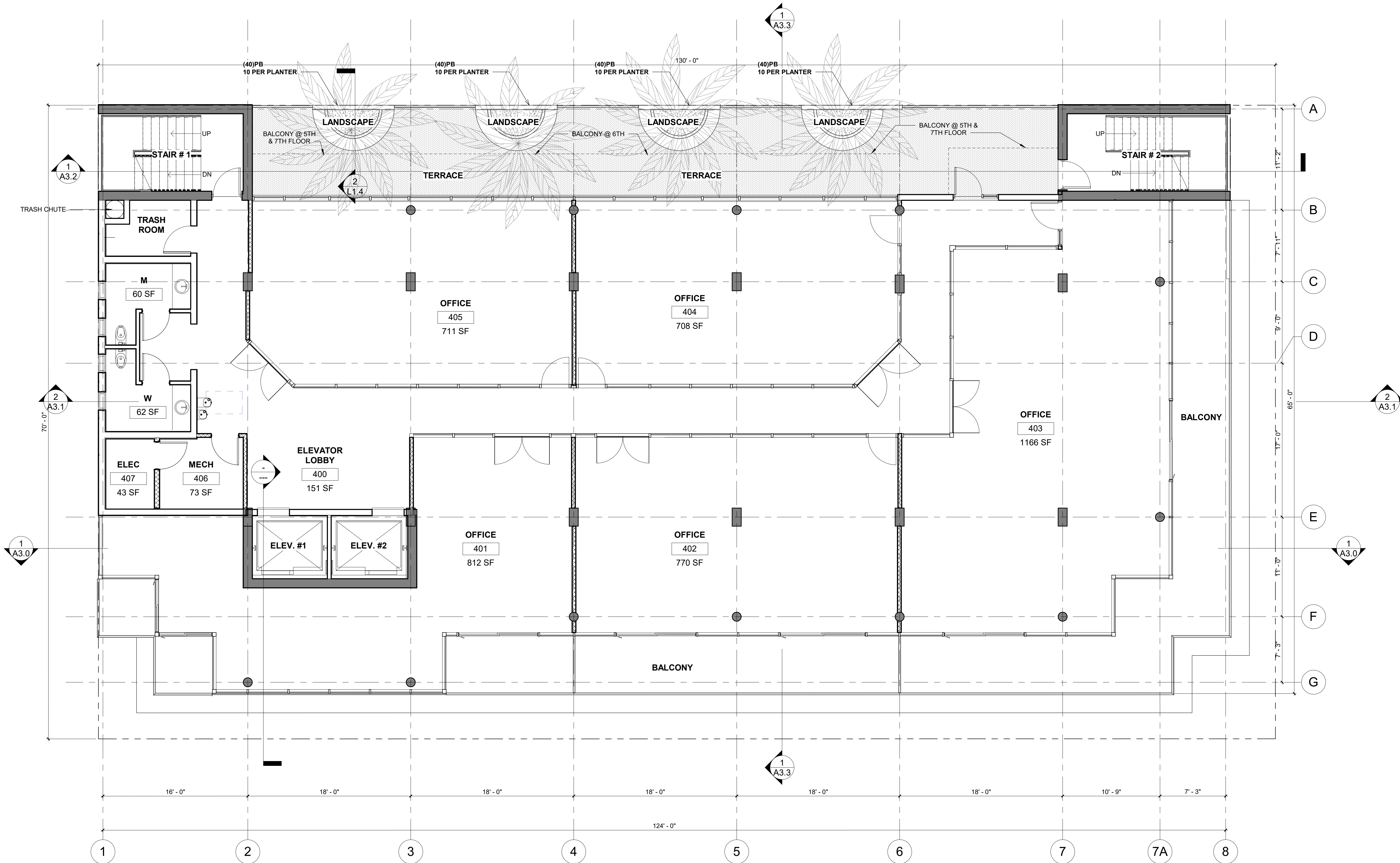
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GROUND FLOOR -
LANDSCAPE

PROJECT #07-044

DATE : 09-07-18





1 4TH FLOOR LANDSCAPE
3/16" = 1'-0"

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Revision 03/29/2019

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CONCOURSE TERRACE II

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BAY HARBOR ISLANDS, FL 33154

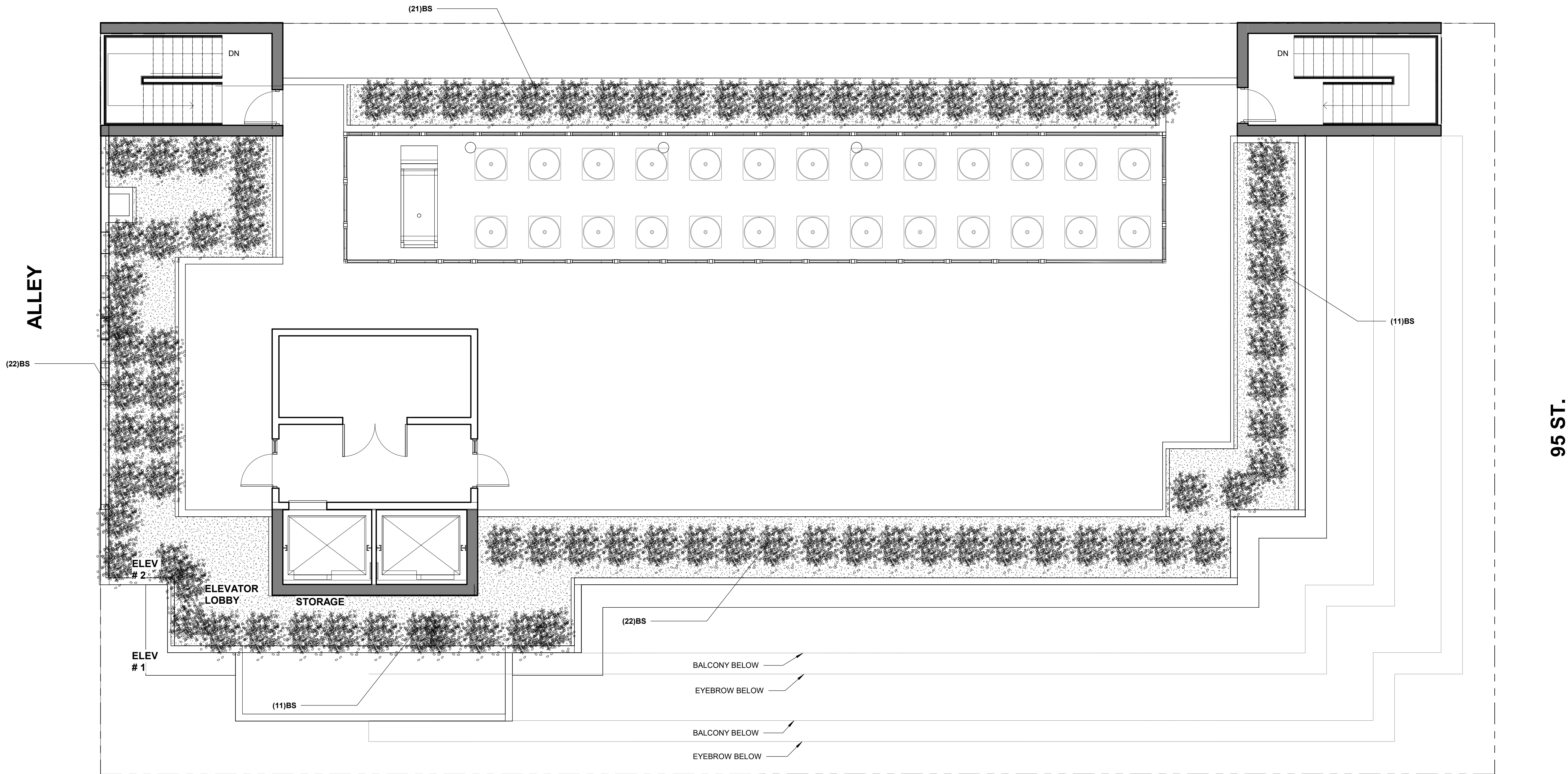
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ROOF TOP -
LANDSCAPE

L1.3

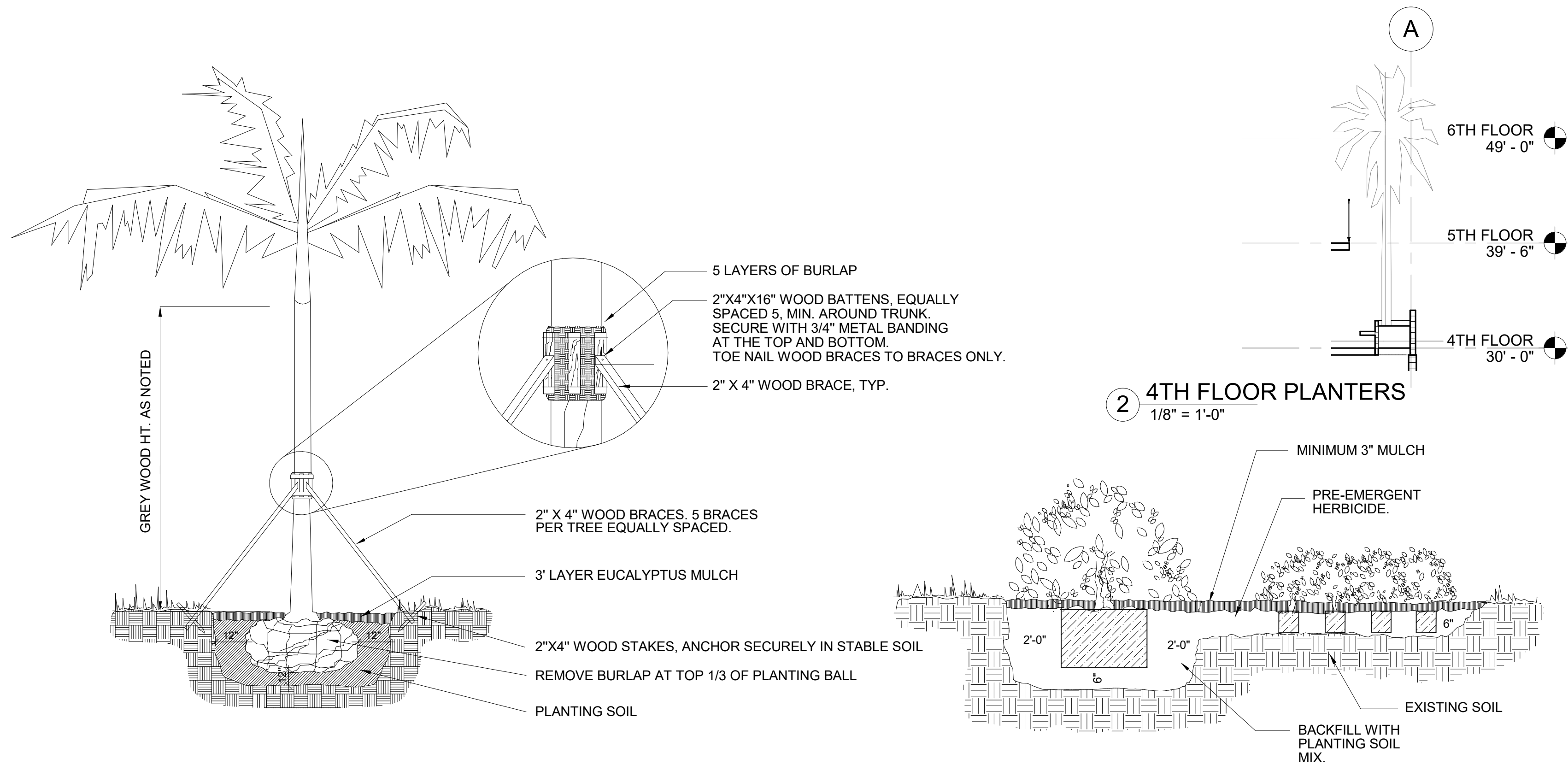
PROJECT #07-044

DATE : 09-07-18



BAY HARBOUR TERRACE

1 ROOF PLAN - LANDSCAPING
3/16" = 1'-0"



SHRUB AND GROUND COVER DETAIL
N.T.S.

PLANTING SCHEDULE

TREES AND LARGE PALMS				
CODE	NO.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
EF	9	EUGENIA FOETIDA	SPANISH STOPPER	14' OA HGT. STANDARD
PE	12	PTYCHOSPERMA ELEGANS	SOLITARIE PALM	2@30', 2@25' C.T., 3@15' C.T.
LL	1	LATANIA LODDIGESII	LATANIA PALM	16' O.A., B&B
SHRUBS AND GROUND COVERS				
FGI	280	FICUS MACROCARPA 'GREEN ISLAND'	SAME	3 GAL 24 IN. X 24 IN
JC	150	JUNIPERUS CONFERTA 'BLUE PACIFIC	BLUE PACIFIC JUNIPER	3 GAL
CS	17	COSTUS SP. 'RED BUTTONS'	RED BUTTONS COSTUS	3 GAL
BS	81	BOUGAINVILLEA GLABRA 'SILHOUETTE'	BOUGAINVILLEA 'SILHOUETTE'	7 GAL LILAC COLOR
PB	50	PHILODENDRON SP. 'BURLE MARX'	BURLE MARX	3 GAL
		3" DEEP "PALMETTO GREEN" GRAVEL	CONTRACTOR TO FIELD MEASURE AND INSTALL OVER FILTER FABRIC	
CONTRACTOR TO REMOVE EXISTING TREES ON SITE.			CONTRACTOR TO PROVIDE A SCALED PLAN FOR ARCHITECTS APPROVAL SHOWING AN AUTOMATIC DRIP IRRIGATION SYSTEM, ALL SCHED 40 PIPE AND RAIN SENSOR.	
**** NOTE: CHECK QUANTITIES AND LEGEND ITEMS.				
PLAN NUMBERS WILL TAKE PRECEDENCE OVER LIST.				

LANDSCAPE NOTES:

1. LANDSCAPE:

- A. GENERAL: CONDITIONS AND REQUIREMENTS

1) WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS; INSTALLING ALL MATERIALS NECESSARY TO COMPLETE IN PLACE THE LANDSCAPING AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.

2) THE INSTALLATION SHALL COMPLY WITH ALL REGULATIONS OF THE COUNTY AND THE STATE OF FLORIDA. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. AT COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER, OR AUTHORIZED REPRESENTATIVE.

3) THE CONTRACTOR AND THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL-VERSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.

B. MATERIALS:

1) PLANT SIZES: ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.

2) PLANT QUALITY: ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO.1, OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION.

3) PLANTS NOT LISTED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" SHALL CONFORM TO THE FLORIDA STANDARDS SPECIFIED FOR PLANTS LISTED WITH SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM PEST AND MECHANICAL DAMAGE, FOLIAGE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.

4) BALLED AND BURLAPPED (B&B) PLANTS SHALL BE HANDLED BY THE ROOTBALL ONLY. PLANTS WITH CRACKED OR LOOSE ROOTBALLS WILL NOT BE ACCEPTED. ROOTBALLS ARE TO BE A SIZE NORMAL TO SOUND NURSERY PRACTICE. ROOT SYSTEMS SHALL BE WELL-BRANCHED AND FIBROUS.

5) CONTAINER GROWN PLANTS SHALL BE WELL-ROOTED. PLANTS THAT ARE ROOTBOUND OR ARE DISPROPORTIONATELY LARGE FOR THE CONTAINER SIZE WILL NOT BE ACCEPTED.

6) PLANTS GROWN IN FLATS SHALL BE WELL-ROOTED AND HEAVILY FOLIAGED.

7) ROOT PRUNING: PLANTS SHALL BE ROOTPRUNED OR PREPARED AS NECESSARY TO AVOID TRANSPLANTING CAUSED DIEBACK, OR DEFOLIATION IN EXCESS OF TWENTY-FIVE PERCENT UNLESS ATTRIBUTED TO SEASONAL CHANGE. PLANTS EXHIBITING THESE CHARACTERISTICS WILL BE REMOVED AT THE REQUEST OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.

8) PALMS: ALL PALMS SHALL BE FLORIDA GRADE NO. 1, OR BETTER, AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART II.

UNLESS OTHERWISE SPECIFIED, ALL NON-SABAL PALMETTO SHALL BE FREE OF FROND BOOTS. PALMS WITH BURNED OR IRREGULAR TRUNKS, TRUNKS WITH NAILS IN THEM, OR CABLE AND OTHER MECHANICAL SCARS WILL BE UNACCEPTABLE. REMOVE ALL DEAD FRONDS AND TAPER TRIM BY NO MORE THAN ONE-THIRD OF PALM HEAD.

9) SUBSTITUTIONS: SUBSTITUTIONS OF PLANT TYPE OR SIZE WILL NOT BE ACCEPTED UNLESS SUBSTANTIAL DOCUMENTATION IS SUBMITTED SHOWING THE UNAVAILABILITY OF THE PARTICULAR PLANT TYPE OR SIZE.

10) PLANTING SOIL AT GROUND LEVEL: ALL PLANT MATERIAL INSTALLED SHALL BE PLANTED WITH TOPSOIL THAT IS CLEAN AND AND COMPLETELY FREE OF CONSTRUCTION DEBRIS, WEEDS, VIABLE WEED SEEDS, NOXIOUS PESTS, ROCKS, DISEASE, AND MATERIALS. THE TOPSOIL IS TO BE FIFTY PERCENT MUCK AND FIFTY PERCENT SAND.

11) ALL PLANTING SOIL FOR ALL PLANter: SEE L.A.

C. INSTALLATION:

1) PLANTING BEDS: THE PLANTING BEDS SHALL BE PREPARED TO PROVIDE ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. THE CONTRACTOR SHALL REPORT IN WRITING ANY CONTAMINANTS DISCOVERED IN A PLANTING BED THAT WOULD INHIBIT GOOD PLANT GROWTH TO THE OWNER, OR HIS AGENT, PRIOR TO PLANTING IN SUCH A CONTAMINATED PLANT BED.

2) FERTILIZER: ALL PLANTS SHALL RECEIVE NUTRICOTE 18-6-8 TYPE 360 PER MANUF. SPEC'S.

3) MULCH: ALL TREES IN SOD AREAS ARE TO HAVE A THIRTY INCH RING COVERED WITH A THREE INCH LAYER OF EUCALYPTUS MULCH. COVER ALL SHRUB BEDS WITH A TWO INCH LAYER OF MELALEUCA MULCH. MULCH PLANTS WITHIN TWENTY-FOUR HOURS OF PLANTING.

4) WATERING: HAND WATERING SHALL BE DONE AS NEEDED TO KEEP THE PLANT ROOT MASSES AND PLANTING SOIL UNIFORMLY MOIST TO MAINTAIN A HEALTHY GROWING CONDITION UNTIL FINAL JOB ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. ANY PLANTS WITH ROOT MASSES THAT DRY OUT WILL NOT BE ACCEPTABLE.

5) SODDING: PLACE ST. AUGUSTINE 'FLORITAM' SOLID SOD IN ALL AREAS NOT COVERED WITH PLANT MATERIAL OR PAVING AS NOTED ON THE PLANS. THE SOD AND SOD BED SHALL BE MOIST AT TIME OF INSTALLATION. THE SOD SHALL BE THICK, WELL-MATTED AND EVENLY CUT. THE SOD SHALL BE STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECED SHALL BE A MINIMUM 12" X 24" SIZE. THE SOD BED IS TO BE WELL-COMPACTED AND EVEN. THE SOD SHALL BE LAID BY HAND SO THERE ARE NO GAPS OR VOIDS BETWEEN PIECES. STAGGER THE SOD PIECES BETWEEN ROWS. ON SLOPES, THE ROWS SHALL RUN 90° TO THE SLOPE DIRECTION. ROLL OR HAND TAMP THE SOD IMMEDIATELY AFTER INSTALLATION AND COMMENCE WATERING. THE SOD LEVEL SHALL BE SET SO WATERFLOW FROM ADJACENT SURFACES IS NOT IMPEDED. MAINTENANCE OF THE SOD WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. MOWING SHALL BE DONE OFTEN ENOUGH SO NO MORE THAN ONE-THIRD THE HEIGHT OF THE GRASS BLADE IS REMOVED. THE SOD SHALL BE GUARANTEED FREE OF WEEDS AND PESTS THAT AFFECT ITS UNIFORM APPEARANCE FOR NINETY DAYS. SOD LINES AT SHRUB BEDS, TREE RINGS AND PAVEMENTS SHALL BE CUT EVEN AND SHARP.

6) TREE GUYING: ALL SINGLE STEM TREES SHALL BE SECURELY GUYED AND STAKED AT TIME OF PLANTING, USING THREE 1 3/4" BLACK WELLINGTON TAPE STAKES ARE TO BE SET BELOW FINISHED GRADE. FASTEN A MINIMUM OF ONE 6" X 1 1/2" PLASTIC FLAGGING HALFWAY UP EACH GUY WIRE.

TREE WITH NAILS IN THEIR TRUNKS OR TREES WITH OTHER MECHANICAL TRUNK DAMAGE WILL NOT BE ACCEPTABLE.

7) PLANTING: REMOVE THE EXCAVATED MATERIAL FROM THE PLANT HOLES AND REPLACE WITH PLANTING SOIL. SOD PLANTING AREAS ARE TO HAVE A CONTINUOUS TWO INCHES DEPTH OF PLANTING SOD. GROUND COVER PLANTING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES GREATER IN RADIUS. TRENCH HEDGE PLANTING STRIPS SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES WIDER ON EACH SIDE OF THE PLANTS.

8) PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. LIMIT PRUNING TO BROKEN OR DAMAGE STEMS. PRUNE BACK TO THE PARENT STEM IF NECESSARY TO COMPENSATE FOR ROOTS LOST IN TRANSPLANTING. NO PRUNING SHALL BE DONE TO ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE SPECIFIED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY. THE OWNER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR OTHER REASONS.

D. FINAL COMPLETION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

E. GUARANTEE: ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL JOB ACCEPTANCE. DURING THE ONE YEAR GUARANTEE, ANY PLANT MATERIAL THAT DIES, OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE AT LEAST EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL ALSO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.

F. EXCESS SUITABLE MATERIAL: UPON DIRECTION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE, ALL VEGETATION, DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.

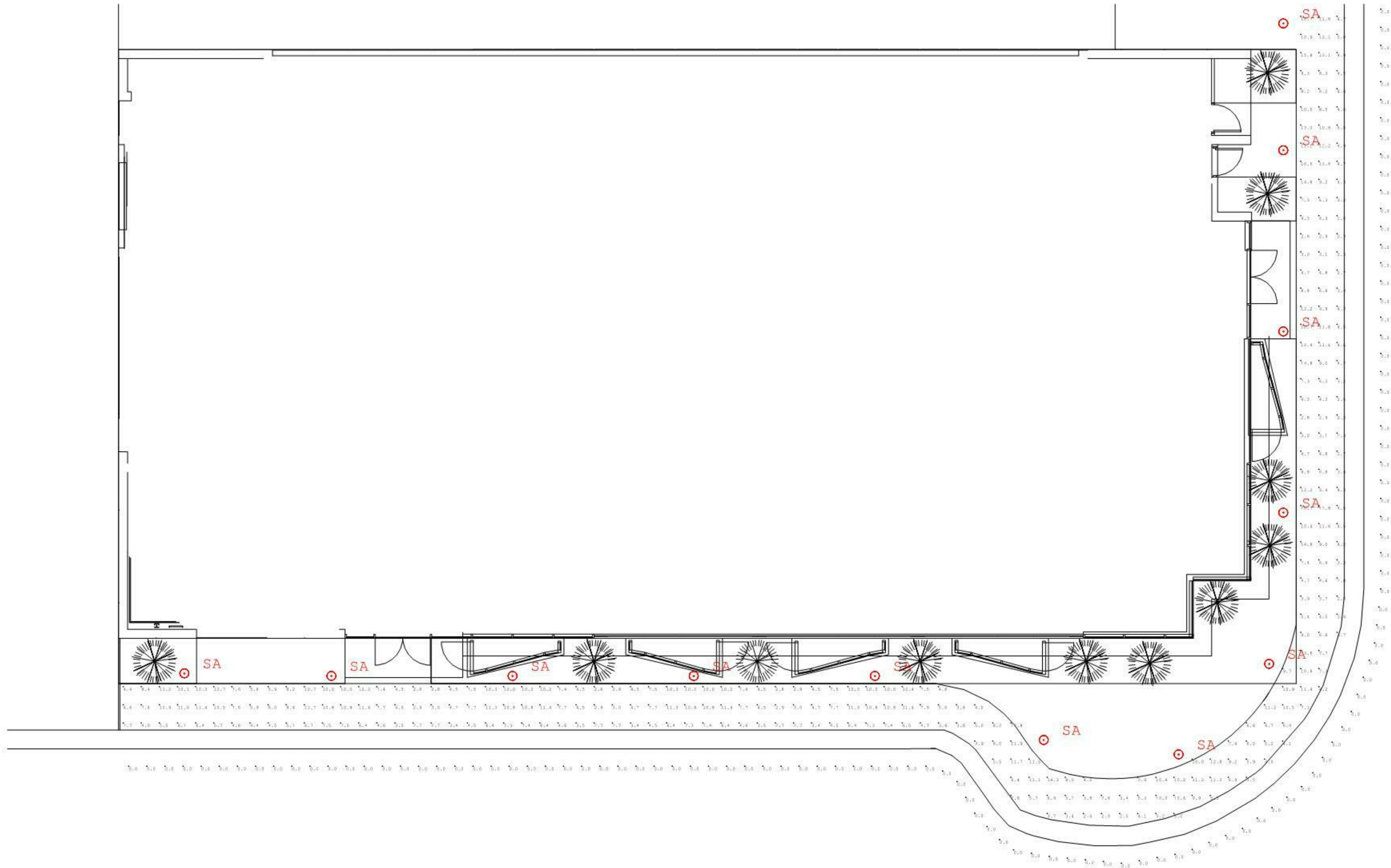
NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES. ANY DAMAGE WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTION WILL NOT PERMIT THE INSTALLATION PER PLANS, NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE L.A.

TREE LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO INSTALLATION. LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT. IN EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL, ETC., LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS PRIOR TO PLANTING.

ALL TREES AND PALMS TO BE THOROUGHLY WATERED IN AT PLANTING. TREES AND PALMS SHALL BE STAKED TO ASSURE PROPER ALIGNMENT AND STABILITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR MATERIAL ON DRAWINGS PRIOR TO SUBMITTING BID. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST. FINAL SOD, MULCH, AND TOPSOIL QUANTITIES ARE TO BE MADE BY THE CONTRACTOR.



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
⊙	12	SA	SINGLE	0.900	Cree Lighting PWY-EDG-3M-P3-02-E-UL-350-40K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Side Walk	Illuminance	Fc	6.88	15.8	2.0	3.44	7.90
Spill Lighting	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.sklararchitect.com
AA 0002849
IB 0000894
NCARB
CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISION

- Revision 03/29/2019
- Revision 04/30/2019
- Revision 06/12/2019

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

Drawn By:
Author:
Checked By:
ARI SKLAR

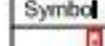
GROUND FLOOR -
PHOTOMETRICS

PH1.0

PROJECT #07-044

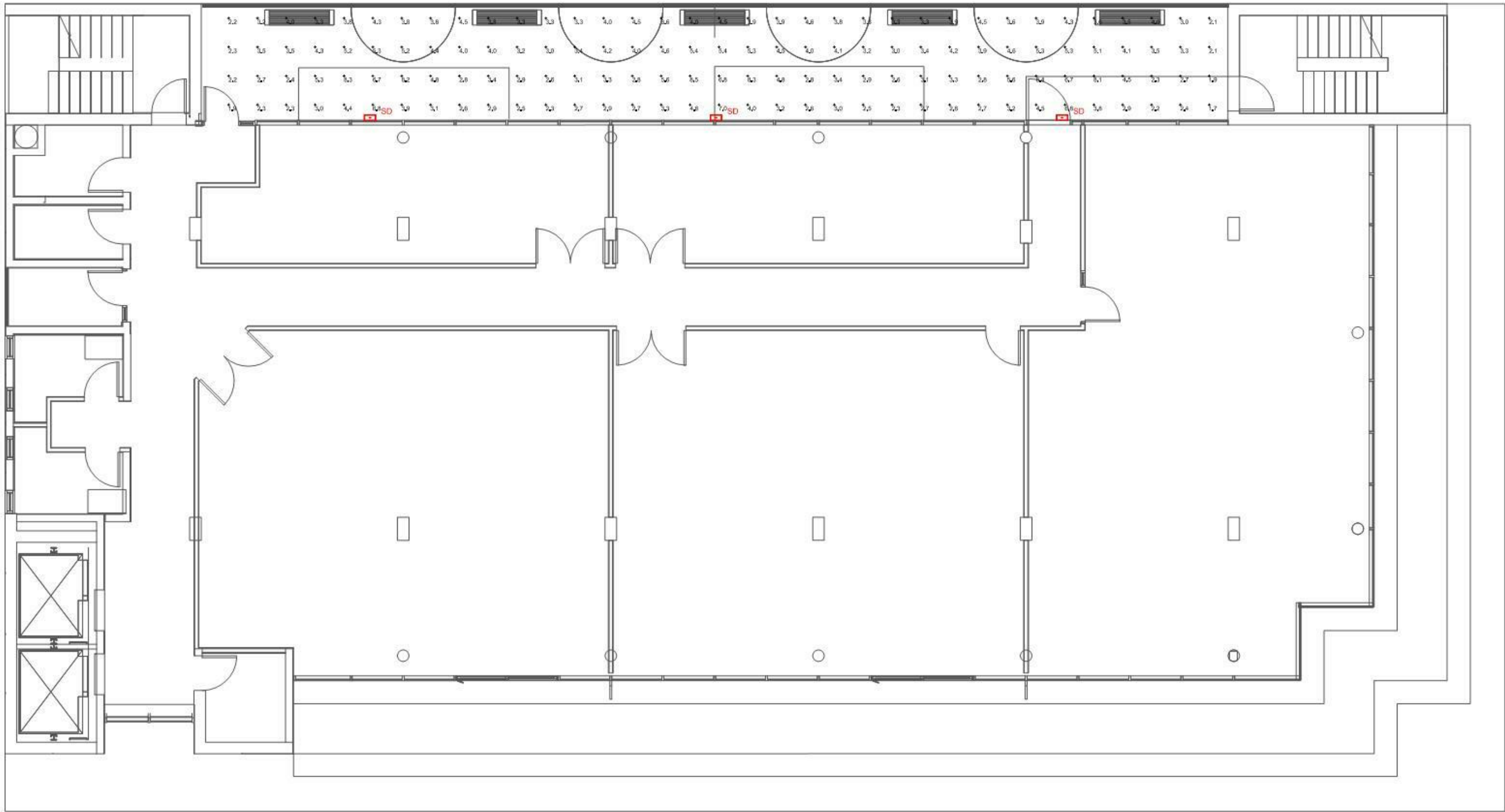
DATE : 09-07-18

CONCOURSE TERRACE II
4TH FLOOR
EXTERIOR LIGHTING

Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Lum. Lumens
	3	SD	CREE LTGR; XSPWx3FG-U / WALL MTD AT 9' AFF	0.900	2691

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
TERRACE AREA	Luminaire	Fc	3.89	8.5	1.7	2.29

Filename: CT-4F-2019-07-16.AIG



AGENDA ITEM REPORT

September 24, 2019

ITEM NUMBER: 3.

ITEM: Request for approval for a new single family home for “Jay and Elena Goldberg” located at 1330 98 Street, Lot 3 of Block 35. On July 2, 2019 the Board deferred the project. The owners have addressed the comments of the Planning & Zoning Board. It appears the site plan / project did not increase in size or scope. They are proposing to demolish the existing property and replace it with a new two story single family home. The proposed two story home has approximately 5,869 square feet of a/c living. The residence will have 4 bedrooms, 6 1/2 baths and a two car garage. The home's architectural style is modern. Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associate, Mr. Edward Ploski, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. REVISION 1330 98 Street PZB 9.3.2019
2. 1330.98StreetStaffReport



1330 98 th Street

BAY HARBOR ISLANDS,
FLORIDA 33154



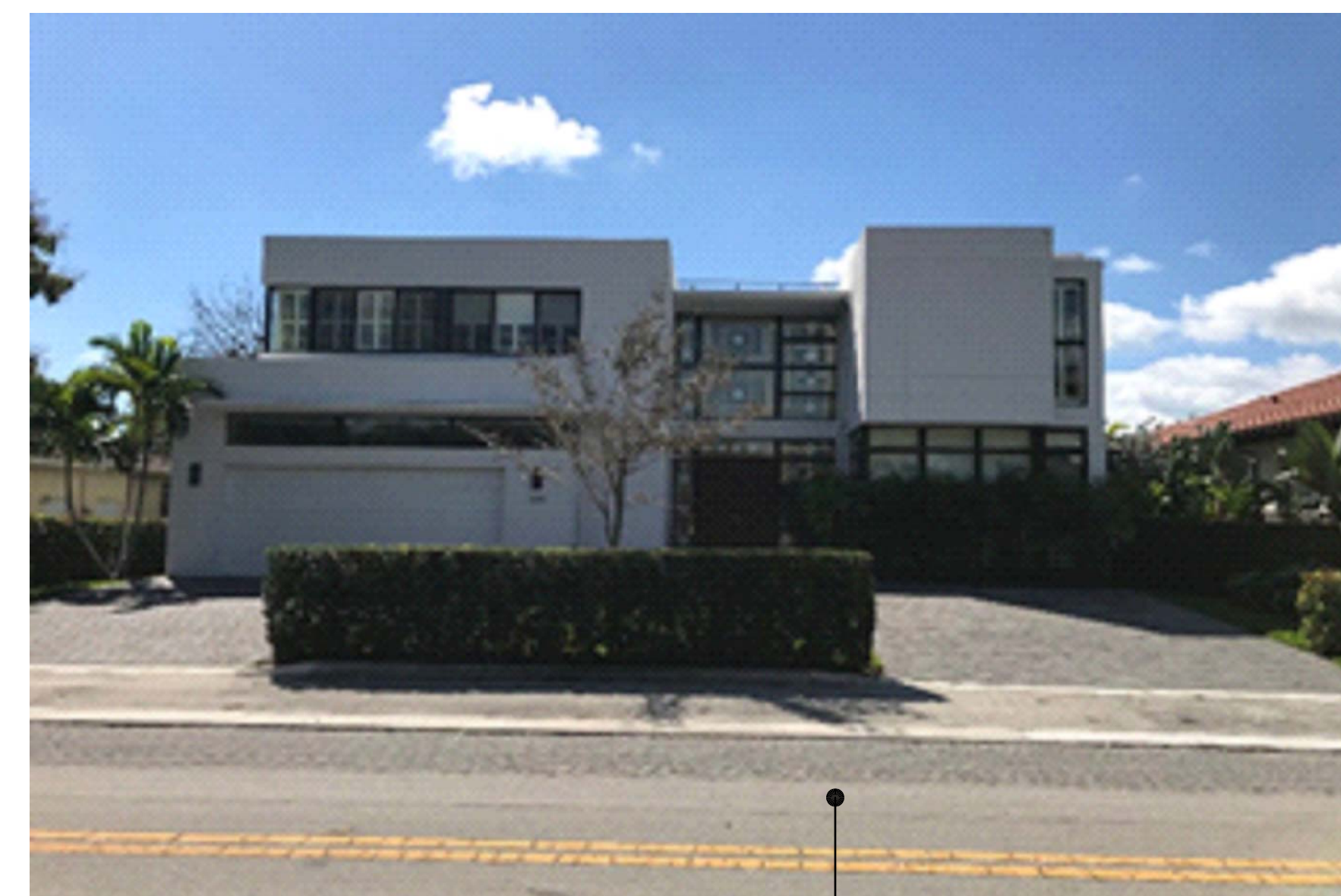
EDWARD SILVA ARCHITECT

EDWARD SILVA, ARCHITECT REG. No. 11131

8900 SW 117 AVENUE, SUITE 107-B, Miami, Florida 33186

(305) 275-8383 / (FAX) 275-8381

" Meeting the needs of the building industry
through innovative design "

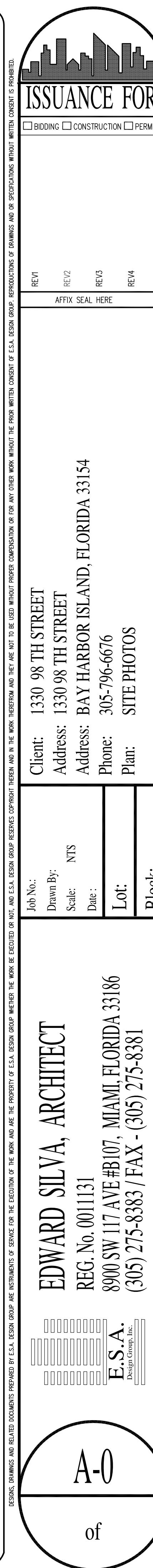


1330 98 th Street

BAY HARBOR ISLANDS,
FLORIDA 33154

the property has on all side existing landscape visual barriers that will remain to property visual separation and privacy

RIGHT SIDE PROPERTY



ZONING: RD SINGLE FAMILY	24'-5" TO FLAT ROOF
HEIGHT (TO RIDGE OF ROOF)	21'-5" PARAPET
NET LAND AREA	<u>10,000 SQFT</u>
LOT COVERAGE (EVERYTHING UNDER ROOF):	<u>3,325 SQFT (33.2%)</u>
OPEN SPACE PROVIDED:	<u>4300 SQFT + 43.0 % > 40%</u>
FRONT YARD AREA:	<u>2,000 SQFT</u>
GREEN PERVIOUS OPEN IN FRONT YARD	<u>1,368 SQFT = 68.4% > 50%</u>

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D
OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN
ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND
DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY.
APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

FOR COMPLIANCE WITH CHAPTER 11c OF THE DADE COUNTY CODE

NEW CONSTRUCTION

PROCESS: _____ FOLIO: _____
LOT: 3 BLOCK: 35 PLAT BOOK: 46 PAGE: 5
ADDRESS: 1320 38 STREET, BAY HARBOR ISLAND HIGHEST CROWN/ROAD ELV.: 152'
HIGHEST CROWN OF ROAD ELEVATION ABOVE WAS TAKEN FROM A
CERTIFIED SURVEY PREPARED BY: BELLO & BELLO PLS. LIC# 12622
ELEVATION LOWEST FLOOR GARAGE/STO. ADJACENT GRADE
EXISTING _____
PROPOSED +9.00' +7.00' +6.03'

O.S.F.H. - (OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION. S.F.H. (SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHER

GARAGE OR STORAGE - (6FHA (16-5-F))- FULLY ENCLOSED AREAS BELOW THE BASE FLOOD ELEVATIONS SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING, LIMITED STORAGE AND BUILDING ACCESS, AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS. THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISHED (FLOOD RESISTANT MATERIALS ONLY) INTO SEPARATE ROOMS OR AIR-CONDITIONED. DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT OR MEET THE FOLLOWING CRITERIA: (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA. BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE.

ADJACENT GRADE I.E. -Z- SHALL MEAN THE HIGHEST FINISHED GRADE ELEVATION OF THE GROUND SURFACE NEXT TO THE PROPOSED WALLS OF THE STRUCTURE". 112-2-GG- MINIMUM FINISHED GRADE SHALL MEAN THE ELEVATION ESTABLISHED IN DADE COUNTY FLOOD CRITERIA MAP AT A SPECIFIC DEVELOPMENT SITE OR CROWN OF ROAD ELEVATION OF AN EXISTING ADJACENT ROAD, WHICHEVER IS HIGHER; (OR A WAIVER MUST BE OBTAINED). SITE GRADING MUST BE PROVIDED IN A MANNER SUCH THAT DISPERSED RUN-OFF FROM THE SITE AND PREVENT RUN-OFF INTO ADJACENT PROPERTY. DISPERSED RUN-OFF AS DIRECT SURFACE WATER RUN-OFF INTO LAKES OR CANALS.

EXISTING FENCE FENCE AT
SIDE AND REAR
PERIMETER WITH 4'
LANDSCAPE TO RETAIN
STORM RUN OFF ON SITE

A cross-sectional diagram of a road construction site. A vertical line on the left represents the existing ground surface. A horizontal line segment is drawn at a constant elevation, labeled "EXISTING GRADE TO REMAIN". To the right of this segment, the ground profile is shown as a wavy line, labeled "VARIES". The area between the existing ground and the proposed road grade is shaded with diagonal lines.

LOT 3, BLOCK 35, 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.

EXISTING SITE GRADING WATER RETENTION ON PROPERTY DOES NOT POND WATER AND PERCOLATES WELL AND AS SUCH WILL RETAIN STORM WATER IN ACCORDANCE WITH THE 5 YEAR STORM EVENT.

ALL RUNOFF WATER MUST BE
MAINTAINED ON PROPERTY

EXTERIOR LEDGER STONE AT FRONT AND
REAR FACADE: MSI CUT LEDGER STONE -
CANYON CREEK

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

SEE MANUFACTURE'S SPECIFICATION FOR DETAILS AND INSTALLATION



SIDE YARD GATES

CHAIN LINK FENCE

ISSUANCE FOR	
☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT	
REV#	DATE
REV#1	03-26-19
REV#2	07-10-19
REV#3	
REV#4	
AFFIX SEAL HERE	
Client:	1330 98 TH STREET
Address:	1330 98 TH STREET
Address:	BAY HARBOR ISLAND, FLORIDA 33154
Phone:	305-796-6676
Plan:	SITE PLAN
Job No.:	
Drawn By:	
Scale:	1/8"=1'-0"
Date :	
Lot:	
Block:	
EDWARD SILVA, ARCHITECT REG. NO. 0011131 8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186 (305) 275-8383 / FAX - (305) 275-8381 E.S.A. Design Group, Inc.	
SP-1 of	

EDWARD SILVA, ARCHITECT
REG. No. 0011131
8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186
(305) 275-8383 / FAX - (305) 275-8381

PREPARED BY E.S.A. DESIGN GROUP

E.S.A.
Design Group, Inc.

SP-1

of

EXISTING TREE LOCATION AND DIMENSION ARE APPROXIMATE.					
No.	TREE NAME	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	REMARKS
①	ROYAL PALM	14.0	36.0	16.0	TO REMAIN
②	MANGIFERA INDICA	14.0	28.0	25.0	TO REMAIN
③	DATE PALM	13.0	6.0	4.0	TO RELOCATED
④	ROYAL PALM	12.0	40.0	18.0	TO REMAIN
⑤	UNKNOWN	7.0	12.0	11.0	TO REMAIN
6	CHRISTMAS PALM	18.0	9.0	5.0	TO REMAIN
7	CHRISTMAS PALM	7.0	8.0	4.0	TO REMAIN
⑧	PERSEA AMERICANA	15.0	40.0	Trunk Only	TO REMAIN

ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TREE PROTECTION FENCING

NEW TREE LOCATION AND DIMENSION ARE APPROXIMATE.					
SYMB.	QTY.	NEW	TREE NAME	NATIVE	REMARKS
①	3	YES	MAHOGANY	YES	12' HGT. X 5' SPRD. @ PLANTING
②	2	YES	ROYAL PALM	YES	50' TO 70' HGT.
③	2	YES	ALEXANDER PALM	YES	
④	6	YES	COCONUT PALMS	YES	@ 16' HGT.
SHRUBS					
⑤	60	YES	CALICARPA AMERICAN	YES	24' MAX. HGT.
⑥	3 GAL. (100)	YES	CALUSIA HEDGE	YES	36' MAX. HGT.
⑦	14	YES	COONTIE PALM	YES	36' MAX. HGT.
⑧	3	YES	CYANTHEA COOPERI	NO	50' MAX. HGT.
3" LAYER MULCH MINIMUM					

TREES REQUIRED IN ENERGY CONSERVATION ZONE WITHIN 22' HOUSE ON SOUTH, WEST OR EAST SIDE.

LANDSCAPE LEGEND:

LANDSCAPE CODE (SEC. 24-16)

ZONING DISTRICT:

GROSS LAND AREA:

NET LAND AREA:

WATER BODIES:

	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE: (IF APPLICABLE)	40 %	43 %
GREENBELT WIDTH: (IF APPLICABLE)	N/A FT.	N/A FT.
MAXIMUM LAWN AREA: (50 % MAX.)	5,000 SF.	4,300 SF.

TREES PER LOT: - 5 TREES/ LOT

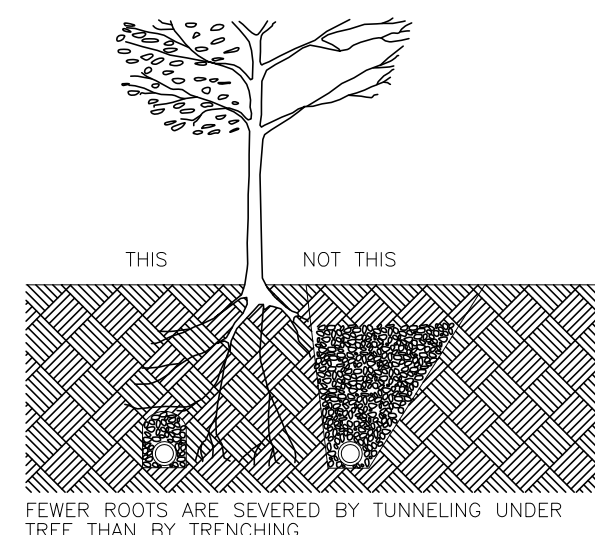
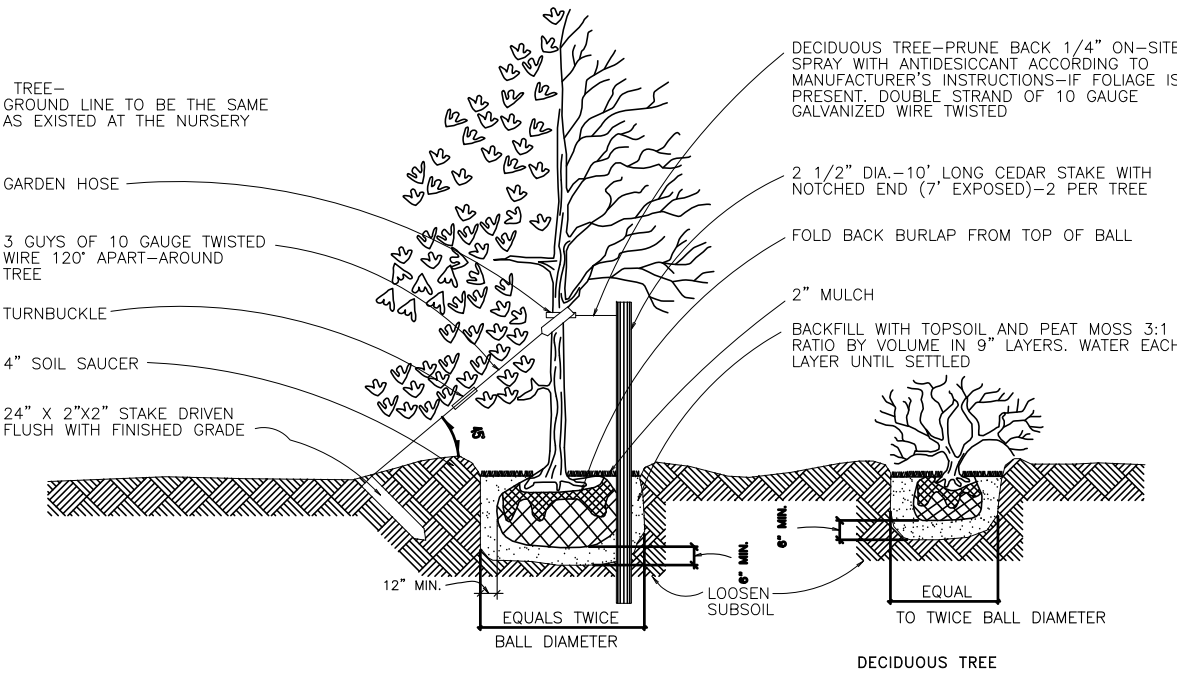
STREET TREES: (35' O.C. AVG.)

TOTAL TREES:

SHRUBS "

** Required shrubs at time of planting must be a min. 24" in overall height

(2) SHADE TREES MIN. IN FRONT YARD IS REQUIRED

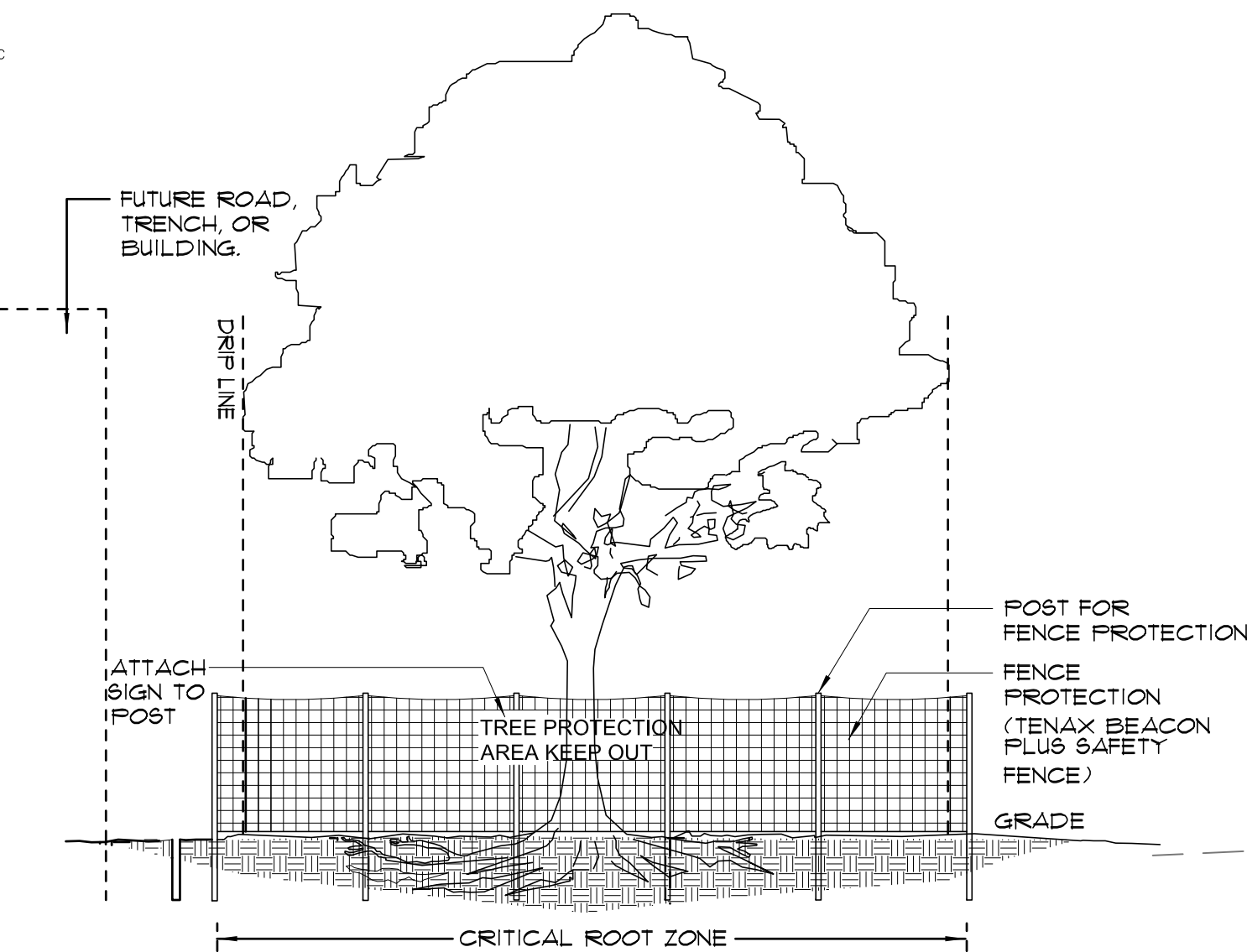


NOTES:

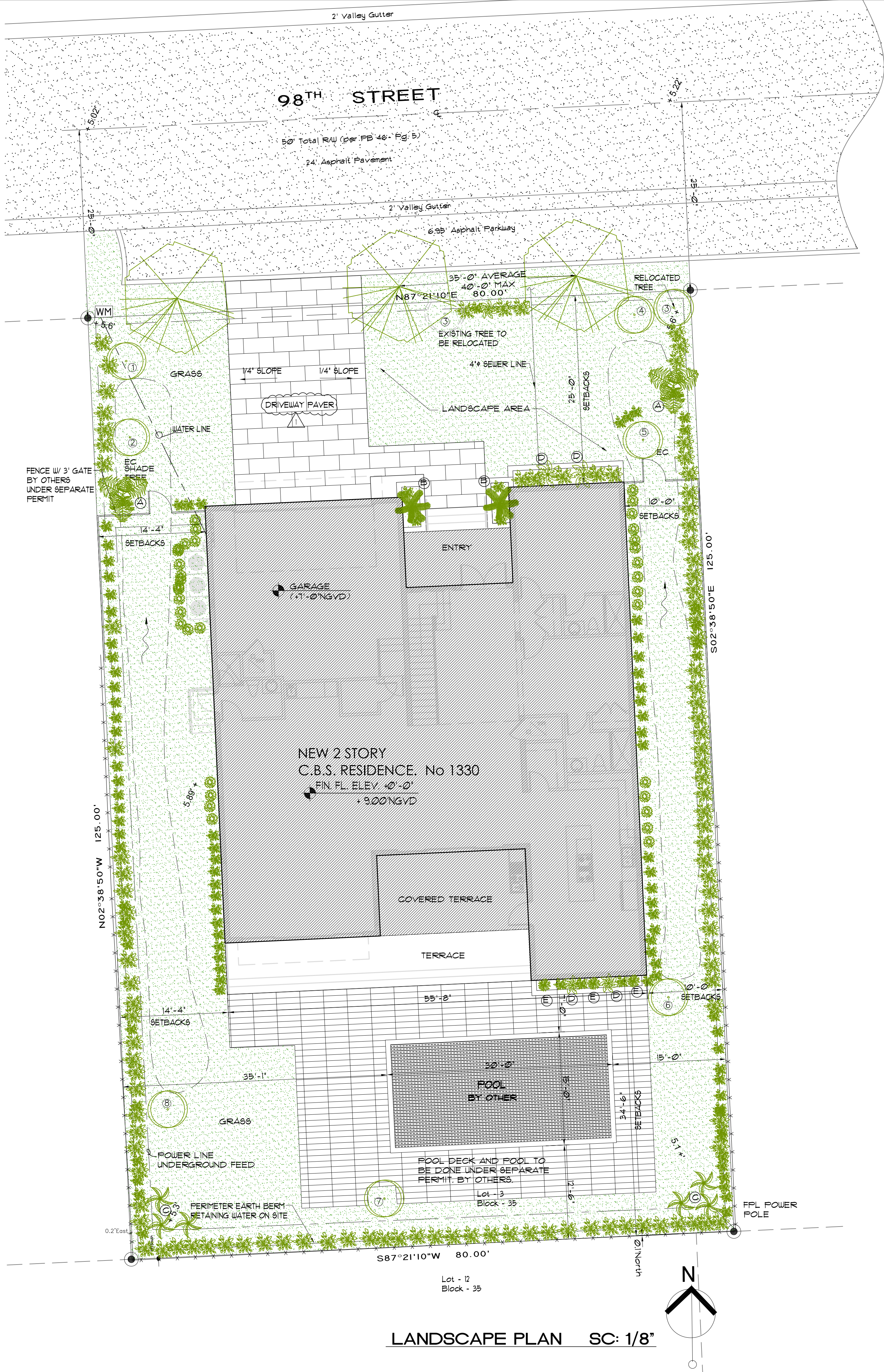
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. TREE PROTECTION ZONE SIGNS, MUST BE VISIBLE FROM BOTH SIDES OF THE FENCE, THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH "TREE PROTECTION ZONE AREA KEEP OUT".
4. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
5. TO PREVENT CONSTRUCTION DAMAGE, THE FENCE MUST BE ERECTED AROUND THE ROOT PROTECTION ZONE BEFORE ANY CONSTRUCTION ACTIVITY BEGINS. FURTHERMORE, THE FENCE MUST BE MONITORED TO ASSURE THAT IT REMAINS TO LOCATE AND MARK ALL PARKING PLACES FOR WORKERS, CONSTRUCTION ROADS, AND AREAS FOR STORAGE OF BUILDING MATERIALS, SOIL AND GRAVEL.

LANDSCAPE NOTES:

1. ALL PLANTS MATERIAL SHALL BE FL. No. 1 OR BETTER IN GRADE AND QUALITY.
2. THE SOIL MATERIAL TO BE PLANTED SHALL BE ST. AUGUSTINE FLORATUM.
3. A MINIMUM OF 50% OF THE REQUIRED SHALL BE NATIVE SPECIES.
4. 50% DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRE
5. A MINIMUM OF 30% OF THE REQUIRED SHRUBS SHALL BE NATIVE SPECIES.



TREE PROTECTION DETAIL (EXISTING TREE)



LANDSCAPE PLAN SC: 1/8"

ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

REV 01 03-26-19
REV 02 07-10-19
REV 03
REV 04

AFFIX SEAL HERE

Client: 1330 98 TH STREET
Address: 1330 98 TH STREET
Address: BAY HARBOR ISLAND, FLORIDA 33154
Phone: 305-796-6676
Plan: LANDSCAPE PLAN

Job No.:
Drawn By:
Scale: 1/8"=1'-0"
Date:
Lot:
Block:

EDWARD SILVA, ARCHITECT
REG. No. 0011131
8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186
(305) 275-8383 / FAX - (305) 275-8381

E.S.A.
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LP-1

of

KEY NOTES	
1	EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, OR TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20"IN WIDTH 24" IN HGT. AND 5.1 SQ. FT. IN AREA. WHERE WINDOW IS PROVIDED AS EGRESS THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" FROM THE FIN. FLR. AS PER F.B.C. 6TH EDITION 2011 RESIDENTIAL SECTION R310.
2	WINDOW STYLE SHALL BE ACCORDING TO ELEVATIONS AND THE FRAME SHALL BE ESP.
3	NUMBERS OF ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. SHALL BE ARABIC NUMERALS OR ALPHABET LETTER NUMERALS SHALL BE A MIN. OF 4" IN HGT. WITH A STROKE WIDTH OF NOT LESS THAN 5" FOR RESIDENTIAL BUILDINGS AS PER SECTION R319 F.B.C. 6TH EDITION 2011
4	EAVES, OVERHANGS OR TERRACES GREATER THAN 24" SHALL HAVE CEMENTITIOUS FINISH ON MTL. LATH ATTACHED ON X4 LATERAL BRACING @ 3'-0" TO BOTTOM OF CHORD
5	ALL INTERIOR PARTITION TO BE INSULATED W-R-11 UNFACED BATTS.
6	BATHUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE NOT LESS THAN 6'-0" ABOVE THE FLOOR PER F.B.C.R. 2011, 6th EDITION R3012. CERAMIC TILE WALL FINISH IN TUB AND SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD PER F.B.C.R. 2011, 6th EDITION R102.42.
7	34"-36" HGT. BATHROOM CABINET WITH 4" TOE SPACE
8	PROVIDE FULL LENGTH MIRROR ABOVE BATHROOM CABINET
9	BATHROOM FLOORS SHALL BE OF IMPERVIOUS MATERIAL
10	EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY SEE NFPA 101, SECT. 24-2.4.5.
11	GLAZING IN WALL, BATHTUBS, SHOWERS ENCLOSURES WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" SHALL BE SAFETY GLAZING CATEGORY II (HAZARDOUS LOCATION) AS PER R 308.4.5 F.B.C. 2011 6TH ED.
12	PROVIDE PROPER BACKING FOR BATHROOM & KITCHEN CABINETS, NOTE: ONLY 1X BACKING AT CBS WALL
13	PROVIDE STUB-OUT FOR CONNECTION OF ICE MAKER
14	DRYWALL PARTITION BENEATH CABINET COUNTERTOP (FRAMED 42" HGT.)
15	BUILT IN REFRIGERATOR -48" WIDE MANUFACTURER TBD
16	DISHWASHER, UNDERNEATH COUNTER
17	48" COMBINATION GAS RANGE AND OVEN, ABOVE EXHAUST VENT TO EXTERIOR
18	EXHAUST HOOD ABOVE RANGE
19	PROVIDE SINK WITH GARBAGE DISPOSAL
20	12" WIDE BY 42" HGT. UPPER KITCHEN CABINETS PROVIDE 2X BACKING AT WALL. NOTE: ONLY 1X BACKING AT CBS WALL
21	ELECTRIC DRYER PROVIDE 6" WALL BEHIND
22	DRYER VENT, SEE DETAIL
23	AIR CONDITIONER COMPRESSOR SEE MECH. PLAN FOR TYPE. COMPRESSOR SHALL BE ANCHORED IN ACCORDANCE TO THE F.B.C. 6TH EDITION 2011 (MECHANICAL EDITION) TO CONCRETE PAD. COMPRESSOR SHALL BE INSTALLED ABOVE FLOOD LEVEL.
24	COMPRESSOR MAIN DISCONNECT SHALL BE INSTALLED AT A MIN. SEPARATION OF 18"
25	ELECTRICAL SERVICE PANEL AT 60" ABOVE FINISH FLOOR WILL BE ABOVE FLOOD ELEVATION +9'
26	ELECTRICAL METER
27	ELECTRICAL METER MAIN DISCONNECT
28	PROVIDE HOSE BIBB.
29	WATER HEATER
30	ATTIC ACCESS OF 22" X 30" ROUGH OPENING SHALL BE PROVIDED IN BUILDINGS WITH COMBUSTIBLE CEILINGS AND ATTIC AREAS THAT EXCEED 30 SQ.FT. & HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. ATTIC OPENING SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30" MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE ACCESS OPENING. F.B.C. R3011 6TH EDITION 2011
31	LINEN/PANTRY CLOSET, PROVIDE 5 EQUALLY SPACED WOOD SHELVES 16" DEEP.
32	METAL STUD PARTITION SEE DETAIL ON DETAILS SHEET
33	DRYWALL TO BE SCREWED @ 8" O.C. TO STUDS OR FURRING INSTALLED AT 16" O.C. AT WET AREAS OF BATH
34	2x6 P.T. WOOD PLATE ATTACHED AS PER GARAGE DOOR N.O.A.
35	EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPERATE THE DOOR FROM THE INSIDE OF THE CLOSET SEE NFPA 101, SECT. 24-2.4.4.
36	ELECTRIC WASHER (OPT.)
37	PROVIDE 12" CABINET ABOVE WASHER AND DRYER.
38	PROVIDE 1X WD. FURRING ON ALL CBS WALLS TO RECEIVE DRYWALL AS REQUIRED.
39	1/2" DRYWALL WALLBOARD FINISHED AND PAINTED WITH LATEX WALL PAINT
40	34" TO 38" HGT. HANDRAIL WITH PICKETS SPACED TO REJECT OBJECTS 4" IN DIA.
41	42" HGT. GUARDS, ON PORCH, BALCONY OR OTHER WALKING SURFACES, HANDRAIL & RAILING W/ PICKETS SPACED TO REJECT OBJECTS 4" DIA. GLASS RAILINGS TO BE LAMINATED, SHALL COMPLY WITH ANSI Z97.1-1984 AS PER FBC 2407.1
42	CONCRETE BLOCK WITH SLIM COAT SMOOTH CEMENTITIOUS APPLICATION
43	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY NOT LESS THAN 1/2"GYPSUM BOARD APPLIED TO THE GARAGE SIDE, AND CEILING BELOW HABITABLE ROOMS SHALL HAVE NOT LESS THAN 5/8" TYPE X GYPSUM BOAR AS PER TABLE R 302.6 F.B.C.
44	GARAGE TO HAVE PASSIVE VENTILATION OPENINGS AS PER CODE EQUAL TO 1 SQUARE INCH PER 1 SQUARE FOOT OF GARAGE FLOOR AREA. VENT SHALL BE ON PERPENDICULAR WALLS.
45	POST DANGER SIGN IN GARAGE TO READ: DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED CARBON MONOXIDE EMISSION IS LETHAL. THIS SIGN SHALL HAVE 1/2" HGT. LETTERS
46	IN EXTERIOR WALL AT CMU TO HAVE R-42 FI-FOIL, & ROOF CEILING ATTIC INSULATION TO BE MINIMUM OF R-30 BATTS
47	CEMENT FINISH
48	WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN 200 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS REQUIRED BY F.B.C. 6TH EDITION 2011 RESIDENTIAL SECTION R301.3.1 & 2
49	ALL INSULATION MATERIALS TO HAVE A FLAME INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450-F.B.C.R. 2011, 6th EDITION (TYP.) R302.101
50	DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING CONCEALED SPACE TO LIMIT AREAS TO 1000 SQUARE FEET MAXIMUM AS PER R302.12 FBC 6TH EDITION 2011 DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED AS PER R302.12

TERMITE PROTECTION STATEMENT	
TERMITE PROTECTION, FBCR 2011, 6th EDITION R 301 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."	

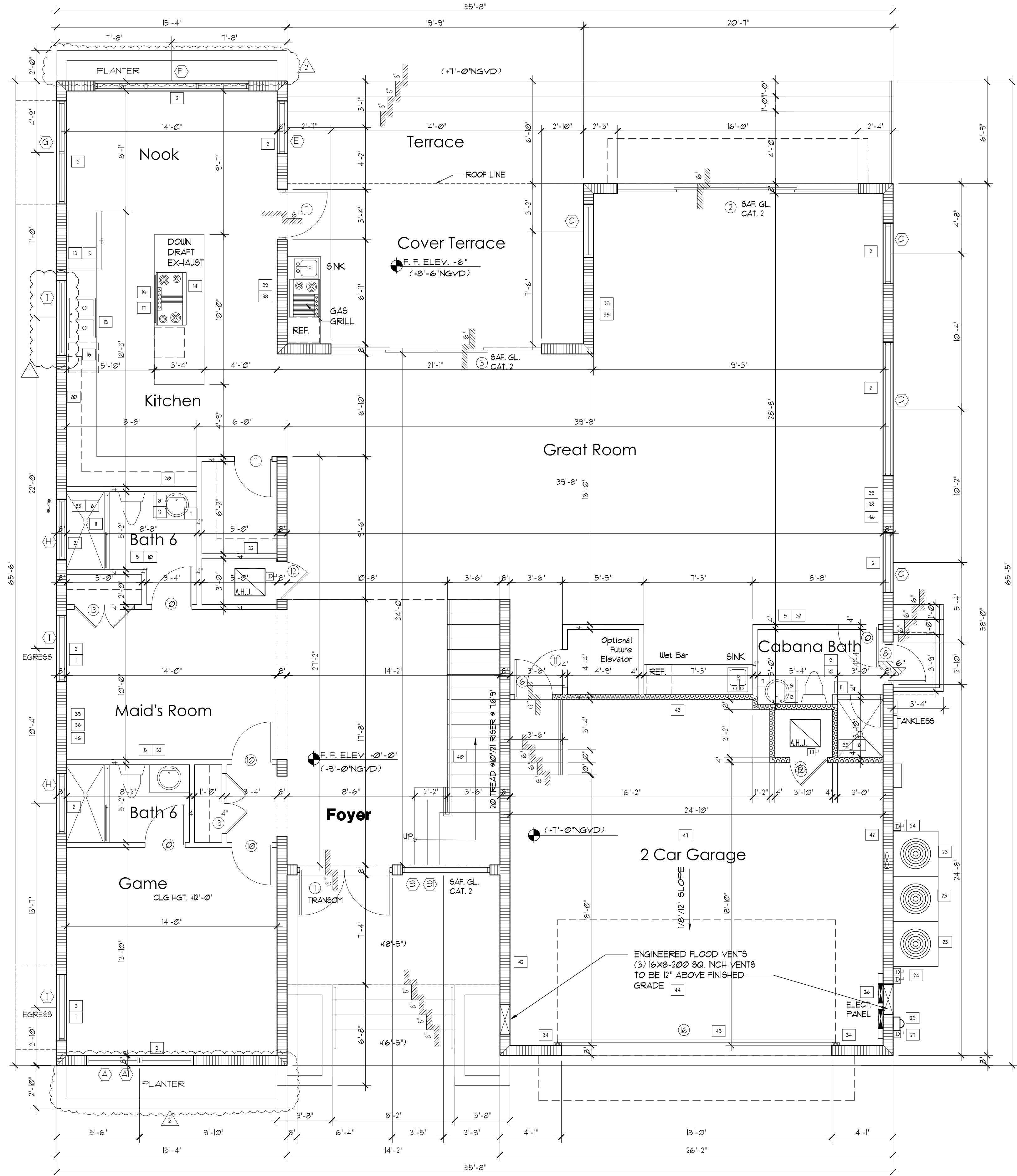
SQUARE FOOTAGE CALCS	
LIVING AREA FIRST FLOOR:	2,386 SQ.FT.
LIVING AREA SECOND FLOOR:	2,235 SQ.FT. < 2349 SQ.FT.
TOTAL LIVING AREA :	4,621 SQ.FT.
COVERED TERRACE:	405 SQ.FT.
CAR GARAGE:	511 SQ.FT.
ENTRY:	104 SQ.FT.
BALCONY:	162 SQ.FT.
TOTAL BUILDING AREA :	5,863 SQ.FT.
GROSS FLOOR AREA FIRST FLOOR (1ST FL. LIVING AREA + GARAGE AREA) :	2,963 SQ.FT. — 80% = 2349 SQ.FT.

APPLICABLE CODES	
FLORIDA BUILDING CODE 2011 6TH EDITION , INCLUDING THE 2014 NATIONAL ELECTRICAL CODE	
TYPE OF CONST:	CLASS Y B
GROUP:	R-3

LEGEND	
	8' MASONRY WALL
	DRYWALL PARTITION

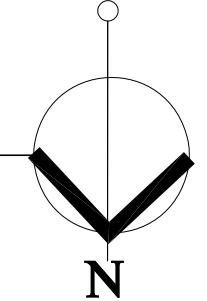
NOTE:
ALL CONSTRUCTION MATERIALS BELOW 9'-0" NGVD WILL BE CONCRETE AND BLOCK. ALL ELECTRICAL AND MECHANICAL EQUIPMENT WILL BE LOCATED ABOVE 9'-0" NGVD.

NOTES
WORKS TO BE SUBMITTED UNDER SEPARATE PERMIT, OR SHOP DRAWING DURING CONSTRUCTION.
-WINDOW AND EXTERIOR DOOR DETAILS /SPECS.
-ROOF WOOD TRUSSES
-ROOFING
-SECOND FLOOR SYSTEMS
-STEEL STAIRS
-ALUMINUM AWNINGS
-INTERIOR STEEL AND GLASS RAILINGS
-EXTERIOR GLASS RAILINGS
RAILING NOTES: ENGINEER DESIGN , CALCULATIONS AND SHOP DUG TO BE PROVIDED , APPROVED AND PERMITTED BY NORTH MIAMI ENZ.



FIRST FLOOR PLAN

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



REFER TO SHEET A-2 FOR DOOR AND WINDOW SCHEDULES

ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

REV1

REV2

REV3

REV4

AFFIX SEAL HERE

Client: 1330 98 TH STREET

Address: 1330 98 TH STREET

Address: BAY HARBOR ISLAND, FLORIDA 33154

Phone: 305-796-6676

Plan: FIRST FLOOR PLAN

Job No.: 0011131

Drawn By: E.S.A.

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

Date: 07-10-19

Lot: 1

Block: 1

EDWARD SILVA, ARCHITECT

REG. No. 0011131

8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

(305) 275-8383 / FAX - (305) 275-8381

A-1

of

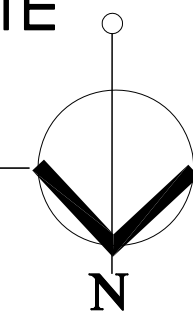
DESIGN, DRAWINGS AND RELATED DOCUMENTS PREPARED BY E.S.A. DESIGN GROUP ARE INSTRUMENTS OF SERVICE FOR THE EXECUTION OF THE WORK AND ARE THE PROPERTY OF E.S.A. DESIGN GROUP. REPRODUCING OR TRANSMITTING IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF E.S.A. DESIGN GROUP IS PROHIBITED.

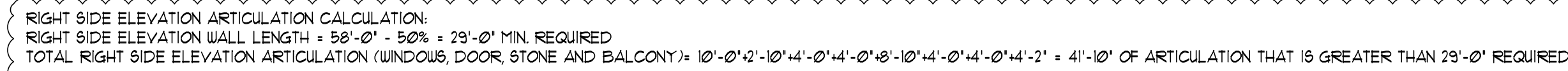
WINDOW SCHEDULE						
MARK	NAME	WINDOW SIZE		MASONRY OPENING		GLASS TYPE
		WIDTH	HEIGHT	WIDTH	HEIGHT	
(A)	FIXED GL.	43"	36"	43"	36"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(A)	FIXED GL. TRANSOM	86"	24"	86"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(B)	FIXED GL.	70"	98"	70"	98"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(B)	FIXED GL. TRANSOM	70"	24"	70"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(C)	FIXED GL.	48"	120"	48"	120"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(D)	FIXED GL.	106"	24"	106"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(E)	FIXED GL.	42"	120"	42"	120"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(F)	FIXED GL.	123"	120"	123"	120"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(G)	FIXED GL.	82"	120"	82"	120"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(H)	FIXED GL.	48"	24"	48"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(I)	HR 35 EGRESS	53-1/8"	63"	53-7/8"	63"	CLEAR 1/2 TRANSOM GLASS (53 1/8" X 24")
(J)	FIXED GL.	43"	63"	43"	63"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(J)	FIXED GL. TRANSOM	86"	24"	86"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(K)	FIXED GL.	76"	116"	76"	116"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(L)	FIXED GL.	70"	116"	70"	116"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(M)	FIXED GL.	57"	24"	57"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(N)	FIXED GL.	120"	24"	120"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(O)	FIXED GL.	48"	108"	48"	108"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(P)	FIXED GL.	164"	108"	164"	108"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(Q)	H8 3M EGRESS	53-1/8"	72"	53-7/8"	72"	CLEAR
(R)	FIXED GL.	123"	81"	123"	81"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2

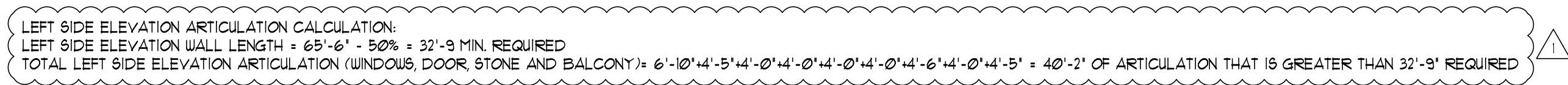
DOOR SCHEDULE										
Door #	WT.	HT.	THK.	MATERIAL	TYPE	THRESHOLD	WEATHER STRIP	HARDWARE	LOCK	REMARKS
1	2'-3'-0"	8'-0"	1-3/4"	MTL. CLAD	SWING	MTL.	Y	EXT. KEY L	DEADBOLT	DOUBLE DOOR @ ENTRANCE. W/ TRANSOM 16" X48"
2	16'-0"	10'-0"	1-3/4"	ALUM./GL.	SL/GL.DR.	MTL.	Y	EXTLATCH		SAF. GL. CAT. 2 GLASS
3	14'-0"	10'-0"	1-3/4"	ALUM./GL.	SL/GL.DR.	MTL.	Y	EXTLATCH		SAF. GL. CAT. 2 GLASS
4	16'-0"	9'-0"	1-3/4"	ALUM./GL.	SL/GL.DR.	MTL.	Y	EXTLATCH		SAF. GL. CAT. 2 GLASS
5	9'-0"	9'-0"	1-3/4"	ALUM./GL.	SL/GL.DR.	MTL.	Y	EXTLATCH		SAF. GL. CAT. 2 GLASS
6	2'-6"	8'-0"	1-3/4"	MTL. CLAD	SWING	MTL.	Y	EXT. KEY L	DEADBOLT	C-LABEL SELF CLOSER W/RABBITTED JAMB
7	3'-0"	8'-0"	1-3/4"	MTL. CLAD	SWING	MTL.	Y	EXT. KEY L	DEADBOLT	FRENCH W/ 24" TRANSOM
8	2'-6"	8'-0"	1-3/4"	MTL. CLAD	SWING	MTL.	Y	EXT. KEY L	DEADBOLT	FRENCH
9	2'-2'-6"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	
10	2'-8"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	
11	2'-6"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	
12	2'-6"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	LOUVERED
13	2'-2'-0"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	
14	2'-3'-0"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	
15	2'-0"	8'-0"	1-3/8"	WOOD H.C.	BIFOLF	-	-	-	-	
16	10'-0"	9'-0"	1-3/4"	MTL. CLAD	OVRHD	MTL.	Y	EXTLATCH		GARAGE DOOR

WINDOW AND DOOR DETAILS/SPECS. TO BE SUBMITTED UNDER SEPARATE PERMIT

FINISH SCHEDULE						
AREA	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
FOYER	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-4"	
GREAT ROOM	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-4"	
KITCHEN	TILE	TILE	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-4"	
GATE FIRST FLOOR	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-4"	
BATHROOMS FIRST FLOOR	TILE	CERAMIC TILE	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-4"	CER. TILE AT SHOWER/TUB TILE TO 7'-6" ABV. FIN. FLR. HGT.
BEDROOMS	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-6"	
CLOSET SECOND FLOOR	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-6"	
BATHROOMS SECOND FLOOR	TILE	CERAMIC TILE	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-6"	CER. TILE AT SHOWER/TUB TILE TO 7'-6" ABV. FIN. FLR. HGT.
LOFT SECOND FLOOR	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-6"	
LAUNDRY SECOND FLOOR	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-6"	
GARAGE	---	---	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	13'-4"	SMOOTH STUCCO FINISH OVER BLOCK WALLS







ROOF NOTES:

1. DO NOT SCALE DRAWING USE FIGURE DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, IN THE EVENT OF A CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.

2. ALL FLAT ROOF DRAINAGE SLOPE TO BE 1/4" PER FOOT . (FINISHED SLOPE)

NOTE:

1. THE EQUIVALENT DIAMETER OF SQUARE OR RECTANGULAR LEADER MAY BE TAKEN AS THE DIAMETER OF THAT CIRCLE WHICH MAY BE INSCRIBED WITHIN THE CROSS-SECTIONAL AREA OF THE LEADERS. SEE 106 FBC.

106 BUILDING STORM DRAINS

106.3 THE SIZE OF THE BUILDING STORM DRAIN OR ANY OF ITS HORIZONTAL BRANCHES HAVING A SLOPE OF 10 IN 12 INCHES OR LESS SHALL BE BASED UPON THE MAXIMUM PROJECTED ROOF AREA TO BE HANDLED ACCORDING TO TABLE 106.3 THE MINIMUM SLOPE OF HORIZONTAL BRANCHES SHALL BE ONE-EIGHTH INCH VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE) UNLESS OTHERWISE APPROVED.

SCUPPER SHALL BE SIZED IN ACCORDANCE WITH TABLE 106.1 AS PER FBCP

SECONDARY (EMERGENCY OVERFLOW) DRAINS OR SCUPPERS

WHERE ROOF DRAINS ARE REQUIRED, SECONDARY (EMERGENCY OVERFLOW) ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON, WHERE PRIMARY AND SECONDARY ROOF DRAINS ARE MANUFACTURED AS A SINGLE ASSEMBLY, THE INLET AND OUTLET FOR EACH DRAIN SHALL BE IDENTIFIED, AS PER 106 FBCP.

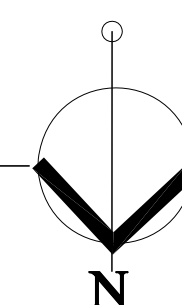
ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF THE ROOF AS PER FBC 1612

TOTAL AREA ROOF: 241 SQFT

(4)-3" DIAM. DONUT SPOUT=4x10x16=1040 SQFT. > 241 SQFT.



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



Ayanidys Martinez

From: Edward Ploski <eploski@michaelmillerplanning.com>
Sent: Tuesday, August 27, 2019 9:51 AM
To: Ayanidys Martinez
Cc: Michael J. Miller
Subject: Revised Site Plan Review Comments per Planning & Zoning Hearing July 2, 2019 1330 98th Street

Ayanidys:

I have reviewed the revised site plan package you provided me on 8/22/19, in conjunction with the site plan package reviewed by the Planning & Zoning Board on July 2, 2019. I also reviewed the on-line video of the Planning & Zoning Board meeting for the agenda item. The Planning & Zoning Board provided Mr. Goldberg with many suggestions and ideas on how they would like to see the project amended. The revised plans package has incorporated many of the suggestions. Below is a review of the revised plans package. It appears the site plan / project did not increase in size or scope. The architectural elevations were revised to address many comments of the Planning & Zoning Board.

ARCHITECTURAL MODIFICATIONS:

1. The color of the building was modified from white to light grey.
2. The front door and adjacent window at the entrance of the home have been modified. The transom windows above the front door have been removed.
3. On the front elevation, sheet A-3, windows & doors on the first and second floor are revised to align to the same height. Before they were at difference levels.
4. The concrete driveway color has changed to blend with the proposed house color and stone work proposed for the residence.
5. Front Elevation, sheet A-3, the planter at the northeast corner has been revised adding the same stone to exterior of the planter as proposed residence.
6. The landscape plan needs to be revised. New trees and shrub shown on the landscape plan reviewed at Planning & Zoning Board hearing of July 2, 2019 are not on the current landscape plan sheet LP-1. The plant schedule denotes Trees: two (2) new Alexander Palms, Six (6) new coconut palms. Royal Palm were reduced from seven (7) to two (2) on the current landscape plan. Three (3) monogamy tree should be revised to live oaks which is the required street tree. The size should also be 15' Height x 5' spread at planting. Shrubs: Beauty Bush (Callicarpa American) has been reduced from 70 to 60. Zamia Pumila (Coontie Palm) has increased from 10 to 14. Two new shrubs have been added to the plant schedule: (103 +/-) Pimienta (Calusia Hedge)- 3 gallon and along with (3) Cyanthea Cooperi. The (70) Pimienta (Calusia Hedge) have been removed from the proposed shrub list.
7. Rear Elevation sheet A-3.1- stone material has been added to the middle of the façade.
8. Rear Elevation sheet A-3.1 has added a dark band at the southwest corner of the façade. Now the entire elevation has dark banding along the roof line.
9. Rear Elevation sheet A-3.1 Bedroom # 4 above the garage, the balcony drawing has been corrected to show the sliding glass doors. Formerly it was shown as a windows.
10. Left Side Elevation sheet A-4.1. A black band dividing the first and second floor has been removed.
11. Left Side Elevation sheet A-4.1 at the northeast corner, stone has been added to break-up the façade.
12. Left Side Elevation sheet A-4.1 two (2) aluminum canopy's have been added above the windows at the north and south side of the building. This provides a unified design.
13. Left Side Elevation sheet A-4.1 the rendering does not match the landscape plan. The rendering has too many proposed shrubs.

Please contact me if you have any questions.