

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

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

June 16, 2020

FINAL AGENDA

SPECIAL NOTICE - VIRTUAL MEETING

This meeting is being held through the Zoom Platform. Members of the Public who wish to participate and/or view the meeting may do so by logging in through the Zoom Platform as follow:

Zoom Link: <https://zoom.us/j/91803920556>
Meeting ID: 918 0392 0556

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free number below:

US Toll Free Number: 888 788 0099 or 877 853 5247
Meeting ID: 918 0392 0556

CALL TO ORDER: 5:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval of a revision for a new multi family dwelling for “9350 BH Terrace Townhouses” located at 9350 Bay Harbor Terrace, Lot 1 of Block 18. The Board approved a site development plan for this project on July 7, 2015. The building is now under construction. The Developer is proposing a revision to comply with the requirements of FEMA finished floor elevation. Ground level has been revised for Non-inhabitable use. Roof terrace to become a new 4th floor living area. The revisions to the terrace railings and a few others are for desired aesthetic purposes. Enclosed please find the site plan and elevations. (Item #1)

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

ADJOURNMENT 6:00 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

June 16, 2020

ITEM NUMBER: 1.

ITEM: Request for approval of a revision for a new multi family dwelling for “9350 BH Terrace Townhouses” located at 9350 Bay Harbor Terrace, Lot 1 of Block 18. The Board approved a site development plan for this project on July 7, 2015. The building is now under construction. The Developer is proposing a revision to comply with the requirements of FEMA finished floor elevation. Ground level has been revised for Non-inhabitable use. Roof terrace to become a new 4th floor living area. The revisions to the terrace railings and a few others are for desired aesthetic purposes. Enclosed please find the site plan and elevations. (Item #1)

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. BHI PZB Staff Report Rev 9350 BHT June 5 2020
2. 9350BHTRvisionsPZB6.16.20

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: June 5th, 2020

Subject: Site Development Plan Application – Revisions 2020
9350 Bay Harbor Terrace Townhouses (6 DU)
9350 Bay Harbor Terrace
Revisions to Exterior Building Façade / Interior Revisions
Ground Floor FEMA Revisions / Add 4th Floor / Revise Roof Level
Bay Harbor Islands Acct. No. MB2015-79
MMPA Acct. No. 01-0702-1003

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board (PZB) review the most recent revised plans prepared by George E. Peon Architect, A.I.A. last revised June 1st, 2020 and, if found acceptable, **APPROVE** the proposed Site Development Plan revisions subject to the recommended staff conditions listed hereinafter.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 9350 Bay Harbor Terrace
Legal Description: Lot 1 of Block 18, “Bay Harbor Island” Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT REVIEW HISTORY

The PZB approved a Site Development Plan for the above project on July 7th, 2015. The building complex is currently under construction and nearing completion. In late 2019 and early 2020 a request was made for several revisions – one of which was significant enough that the Town’s

Planning and Zoning Board Staff Report
Site Development Plan Application – Revisions 2020
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June 5th, 2020
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administration felt required PZB re-approval. In January 2020 MMPA reviewed the request and prepared a PZB staff report. Shortly thereafter the developer / architect informed the Town that several other revisions were desired and provided new revised plans for consideration. It was also determined by Eliezer Palacio, the Town's new Building Official in review the Building Permit Plans, that there was a problem with the building's lowest habitable finished floor elevation. After meeting with Mr. Palacio, the project developer / architect / contractor agreed to a solution. Due to FEMA / FBC changes (BFE + 1' freeboard) the previously approved ground floor habitable areas cannot be used for living area so the areas in question would be used for "storage". In April and May 2020, the developer / architect submitted additional revisions to the project including modifications to the ground floor, roof (add 4th Floor living area). Based on the extent of desired changes the contractor (Emuna Construction, LLC) subsequently submitted a request for all of the requested revisions. This updated report addresses all of the requested modifications known to date. MMPA has worked closely with the architect / developer to ensure the revised plans comply with the Town's minimum Zoning Code standards.

REQUESTED PLAN REVISIONS BY APPLICANT:

The applicant has stated the reason for most of the proposed revisions is because of the recently discovered as-built / previously approved finished floor elevation requirements required by the Building Official. The major modifications requested are due to this reason. The revisions to the terrace railings and a few others are for desired aesthetic purposes.

1) Ground Level Revised for Non-Inhabitable Use

Due to FEMA / FBC changes (BFE + 1' freeboard) the previously approved ground floor habitable areas cannot be used for living area - so the areas in question will be converted to "storage" use. Because of this the ground level has been revised for non-inhabitable uses. The ground level will only provide a garage, lavatory, utility room, and storage area.

2) Roof Terrace Becomes a New 4th Floor Living Area.

Because the ground level has been revised for only non-inhabitable uses, the former roof terrace has been redesigned as additional living area for the DU. The elevator will be revised to extend to the 4th Floor. The previous bathrooms, wet bars and jacuzzi have been deleted from the former roof terrace level. The new proposed roof plan now only provides an area for mechanical equipment. All planters and any landscape material shown previously on the roof terrace will not be included on the new roof plan. Landscaping is not required on rooftops unless used for recreational purposes.

3) Increased Building Height Above 30' Requires Additional Building Setback

The previously approved design capped out at 30' above BFE. The Code requires that is portions of a multifamily building exceeds 30' above BFE additional setbacks are required. The front yard setback increases from 20' to 25' (portions of building above 30'). The increase is 1':3' above 30' BFE for the side / rear yards. Therefore, for those portions of the

building over 30' BFE, the East Elevation - Front (facing Bay Harbor Terrace) increased from 20' to 25'. For those portions of the building over 30' BFE, the North Elevation – Front (facing 94th Street) increased from 20' to 25'. For those portions of the building over 30' BFE, the West Elevation – Side increased from 10' to 13'-10". Finally, for those portions of the building over 30' BFE, the South Elevation – Rear increased from 10' to 13'-10". Those portions of the building below 30' BFE kept the original setbacks. Flex setback provisions were incorporated for some of the exterior elevators / stairs / other areas.

4) 4th Floor Plan New Design

A new 4th Floor Plan was added for the entire building (all DU) adding new living area lost from the ground floor revisions. This includes a terrace along the east & west sides of 4 DU along with a den, bedroom, and bathroom for each DU. The 2 northern end units have a wraparound terrace along the north, east and west and the interior includes a living area, bedroom, walk in closet and bathroom.

5) Modification to the Ground Floor West Patio Area

The patio area on the west side of the units has been revised to include a portable spa, outside shower, sink and storage closet. The size of the concrete patio decks is also being increased for the 5 units except for the northwest unit along 94th Street. The northeast corner unit also includes a portable spa, outside shower, sink and storage closet. Despite this adjustment at least 20% of the site is still pervious / landscaping (26%).

6) Close Masonry Openings on East (Front) Elevation:

Partially due to adding the new 4th Floor a proposed revision is to close-in four (4) masonry openings on the east elevation at the 4th floor facing the street. The four (4) masonry opening are proposed to be closed-in with concrete block and decorative tile will be applied. These openings were in the original approved plans when the 4th floor was a proposed roof terrace. According to the applicant the proposed tile will look like natural wood. Attached is an exhibit which shows the proposed tile.

7) Change Railing on West Elevation:

The proposed revision is to change the previous steel cable railings to glass panel railings on the north unit at the roof level. See Sheet A-10.

8) Remove Doors along West Elevation

Four (4) exterior storage closet doors in the patio were deleted along the West Elevation. They were replaced with flood vents to address the FEMA / FBC issues. The ground floor is now only designed to have non-inhabitable uses.

**Planning and Zoning Board Staff Report
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SUMMARY / COMMENTS / SUGGESTED CONDITIONS OF APPROVAL

In November 2019 Eliezer Palacio became the Head Building Official for the Town. Mr. Palacio quickly discovered a problem with how the Finish Floor Elevations were being determined in the past at the Town. He then reviewed proposed and existing Building Permit plans to see if they had the correct Finished Floor Elevations. He determined that the approved Finished Floor Elevation was not correct for this project and several others. However, the project was being built according to the Building Permit issued by the Town and was under construction. After meeting with Mr. Palacio, project developer / architect / contractor found a solution to mitigate the Finished Floor Elevation problem for the project. The ground floor would not be used for any permanent living areas and a new 4th Floor would be added to the project to replace the lost square footage / functional use areas. In April and May 2020, the developer / architect submitted additional revised plans to the Town / MMPA for review. The addition of a new 4th Floor requires an increase in the building height which affects the required setback requirements of the Zoning Code. The architect worked to include the increased setbacks for those portions of the building over 30' and the revised plans now meet / exceed the minimum setback requirements.

The building looks somewhat different with the addition of a 4th Floor, as townhomes are not typically that tall. Planters along with east and west elevation on the proposed roof terrace (now the 4th floor) have been removed to accommodate the new living areas. With the 4th Floor being added, the closing of the previous four (4) architectural masonry openings on the East Elevation are required, since there is no rooftop terrace anymore. The masonry openings and planters provided shrubs that were shown overhanging the planters in the masonry openings. Closing-in the four (4) masonry openings removes an interesting focal point along the roof top. It is noted rooftop landscaping is not mandatory unless there is an active recreational area.

According to the Building Official, the proposed units cannot be called “townhomes”, because they technically do not meet the FBC definition for a townhome (freestanding DU on a separate lot). The units are technically attached multifamily sharing a common separation wall and all grounds are common areas. The Town Code does not allow fee simple lots splits – one must maintain the whole platted lots and meet minimum size requirements. It also appears the Building Plans have some conflicts between FBC “townhome” design criteria and normal multifamily design criteria.

This project is somewhat unique because after it was approved and under construction a major problem was found with the lowest Finished Floor Elevation and several other FBC issues. In the Fall of 2019 and early 2020 the developer submitted several desired modifications to the original approval. Some of the major modifications were determined by the Town to require Planning & Zoning Board re-review / approval of the proposed changes. By adding a 4th Floor, the redesign of the building has changed the way the building looks. The developer has tried to blend the revisions into the overall design look of the project. While the building looks larger in overall mass, it still incorporates sufficient design details, in our opinion.

Planning and Zoning Board Staff Report
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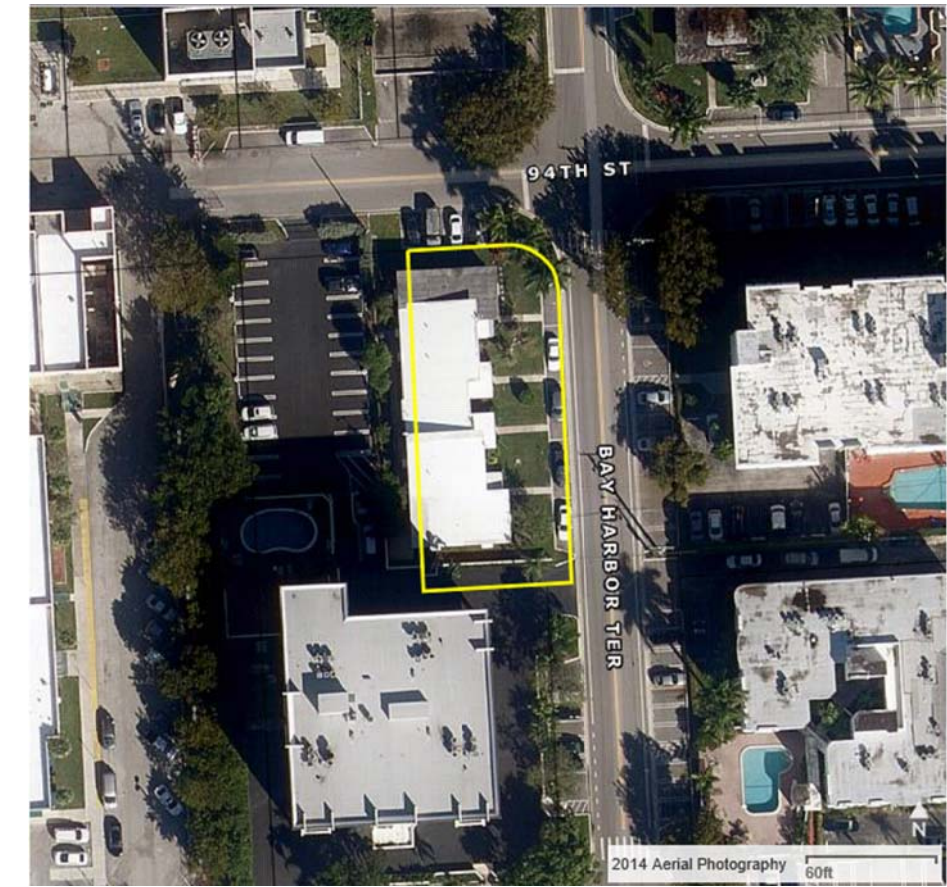
If the Planning & Zoning Board chooses to approve the revisions, following are our suggested conditions of approval and/or comments based on the revised Site Development Plans prepared by George E. Peon Architect, A.I.A. with the last revisions dated June 1st, 2020 submitted to the Town for consideration:

- 1) This approval is based on the latest revised Site Development Plans prepared by George E. Peon Architect, A.I.A. last revised June 1st, 2020. Again, any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) The PZB approval does not override any Florida Building Code (FBC) or FEMA design requirements, nor vice versa.

PROPOSED NEW BUILDING FOR:
BAY HARBOR TERRACE
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154



Aerial View Looking West



GENERAL CODE DATA

APPLICABLE CODES	CODE OF BAY HARBOR ISLANDS, FLORIDA
ZONING CODE:	
BUILDING CODE:	FBC 2014 ALL PLANS AND CALCULATIONS 5th EDITION
ZONING:	RM-2 MULTIFAMILY ZONING DISTRICT
LAND USE DESIGNATION:	NON-WATERFRONT PROPERTY
NET LOT AREA:	11,116 SF.
BUILDING USE:	PRINCIPAL USE: RM-2 TOWNHOUSES
BASED FLOOD ELEVATION- BFE = 8' NGVD = 0'-0"	
GARAGE ELEVATION = 7'-2" NGVD	

LEGAL DESCRIPTION

BAY HARBOR ISLAND PB 46-5
LOT 1 BLK 18 LOT SIZE 15,000 X 150
OR 13813-931 0388 1

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	P-6 NOT USED
	P-7 NOT USED



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A.I.A. ARCHITECT
AR# 0007999

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Bldg. Comments	BY
01/21/2016	

2014 FLORIDA BLDG. CODE,
5th EDITION

PROPOSED NEW BUILDING FOR:
9350 BHI LLC
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

ALL IDEAS, DESIGN ARRANGEMENTS AND
CONSTRUCTION METHODS SHOWN ON
THESE DRAWINGS ARE OWNED BY AND
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ARCHITECT, A.I.A. AND SHALL BE
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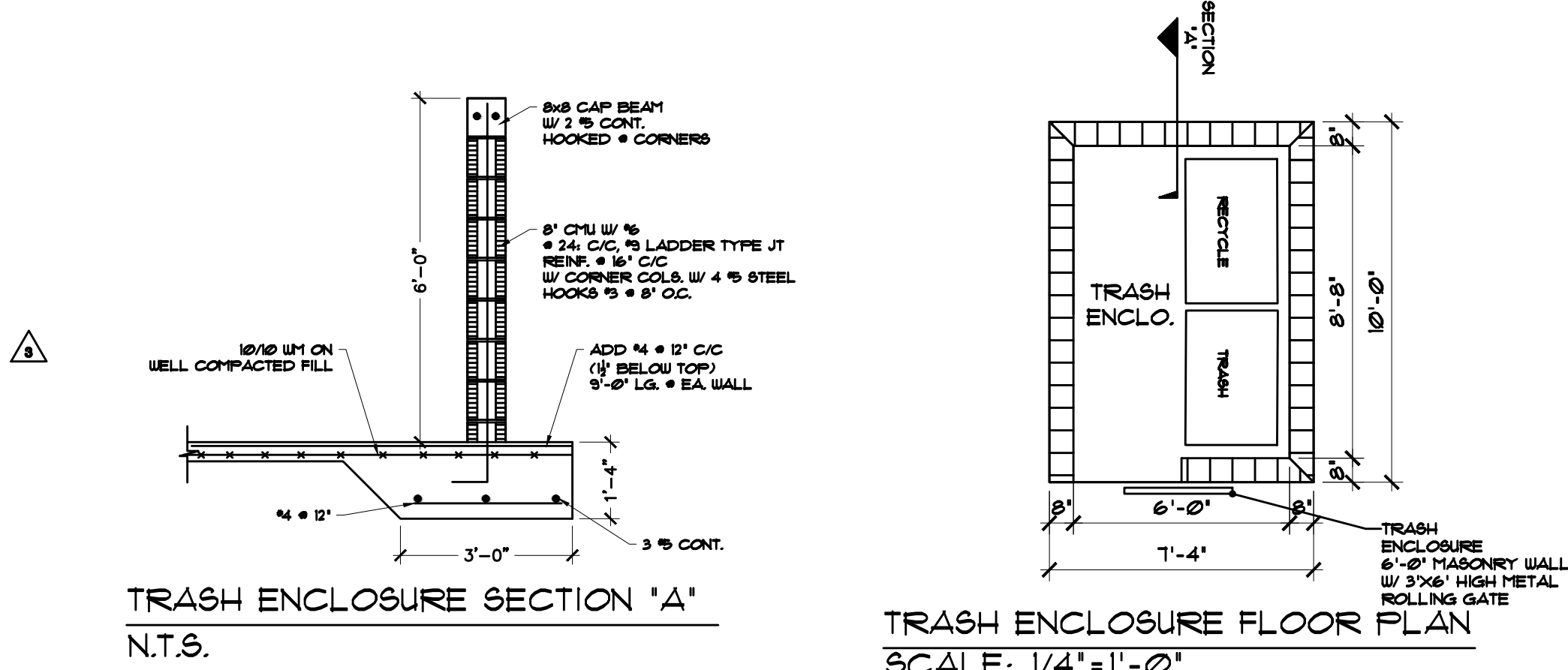
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OF: SHEETS

IMPACT ANALYSIS

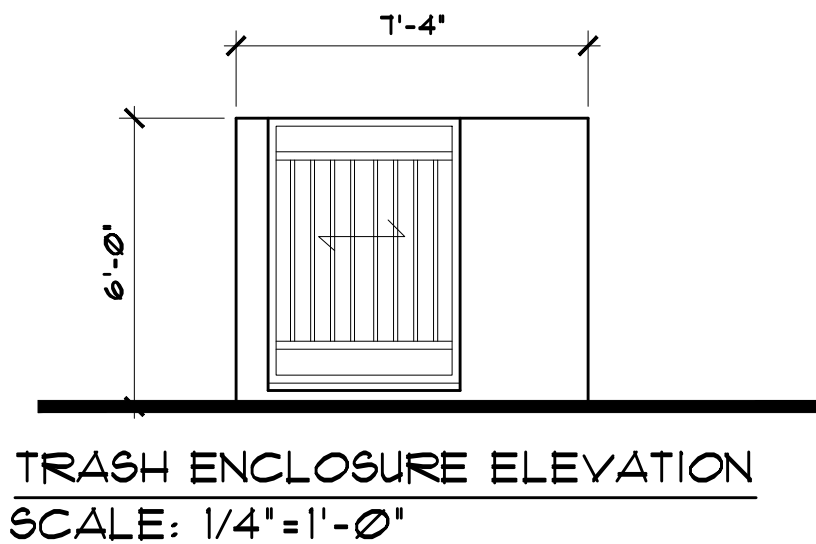
PROPOSED POTABLE WATER = 200 GDP X 6 DU = 1200 GDP
EXISTING POTABLE WATER = 200 GDP X 4 DU = 800 GDP
NET INCREASE POTABLE WATER = 1200 GDP - 800 GDP = 400 GDP
PROPOSED SANITARY SEWER = 156 GDP X 6 DU = 936 GDP
EXISTING SANITARY SEWER = 156 GDP X 4 DU = 624 GDP
NET INCREASE SANITARY SEWER = 936 GDP - 624 GDP = 312 GDP
PROPOSED SOLID WASTE = 0.632 TONS/YR X 6 DU = 3.792 TONS/YR
EXISTING SOLID WASTE = 0.632 TONS/YR X 4 DU = 2.528 TONS/YR
NET INCREASE SOLID WASTE = 3.792 TONS/YR - 2.528 TONS/YR = 1.264 TONS/YR



TRIP GENERATION CALCULATIONS

DESCRIPTION	ITE CODE	UNITS	RATE WEEKDAY DAILY TRAFFIC	PEAK PERIOD RATE	PERCENT IN	PERCENT OUT	NUMBER OF D.U.	CALCULATED DAILY TRIPS	CALCULATED DAILY TRIPS	TRIPS IN	TRIPS OUT
RESI. CONDOS/ TOWNHOUSES 230 AM	D.U.	5.81	.44	17%	83%	6	35	3	1	2	
RESI. CONDOS/ TOWNHOUSES 230 PM	D.U.	5.81	.52	67%	33%	6	35	3	2	1	

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



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



EXISTING HYD LOC. MAP
N.T.S.



LOCATION PLAN
N.T.S.

CONIN FLOOD LEEND	
PROPERTY ADDRESS	3350 BAY HARBOR TERRACE, BAY HARBOR ISLAND 3354
LEGAL DESCRIPTION	BAY HARBOR ISLAND PB 46-5 LOT 1 BLK 18, LOT SIZE 15,200 X 150 OR 1813-231 0958 1
POLIO NUMBER	3813.531-0958
FLOOD ZONE	ZONE 'AE' (EL. + 8'-0" NGVD.)
PROPOSED FINISH FLOOR	+ 8'-0" NGVD.
MIN. FINISH FLOOR ELEVATION REQUIRED	+ 8'-0" NGVD.
PROPOSED TOP OF GARAGE SLAB	+ 7'-6" NGVD.
CROWN OF ROAD	+ 5.6' NGVD.
PROPOSED USE	RM-1 TOWN HOUSE
ZONING DESIGNATION	RM-1 MULTIFAMILY ZONING DISTRICT, NON-WATER FRONT PROPERTY, MEDIUM-HIGH DENSITY.

SETBACKS REQUIREMENTS

ITEM:	REQUIREMENT
SETBACK REQUIRED:	BUILDING LESS THAN 30' IN HEIGHT FRONT 20'-0" BUILDING LESS THAN 45' IN HEIGHT FRONT 25'-0" SIDE 10'-0" FOR EACH ADD. 3' ABOVE 30' BUILDING HEIGHT THERE SHALL BE AN ADDED 1' SETBACK REAR 10'-0" FOR EACH ADD. 3' ABOVE 30' BUILDING HEIGHT THERE SHALL BE AN ADDED 1' SETBACK
SETBACK PROVIDED:	FRONT 20'-0" - 25'-0" SIDE 15'-0" (INTERIOR) 25'-0" (FACING STREET) REAR 15'-0" / 15'-2"
MAX. HEIGHT ALLOWABLE:	65'-0" - ABOVE BFE
MAX. HEIGHT PROVIDED:	38'-0" ABOVE BFE WITH ADDITIONAL SETBACKS

DENSITY PARKIN REQUIREMENTS

DENSITY ALLOWED:	34 DU/ACRE = 8.6 UNITS
DENSITY PROPOSED:	6 UNITS
PARKING REQUIRED:	2/UNIT = 12 P.S.
PARKING PROVIDED:	12 P.S.

LANDSCAPE REQUIREMENTS

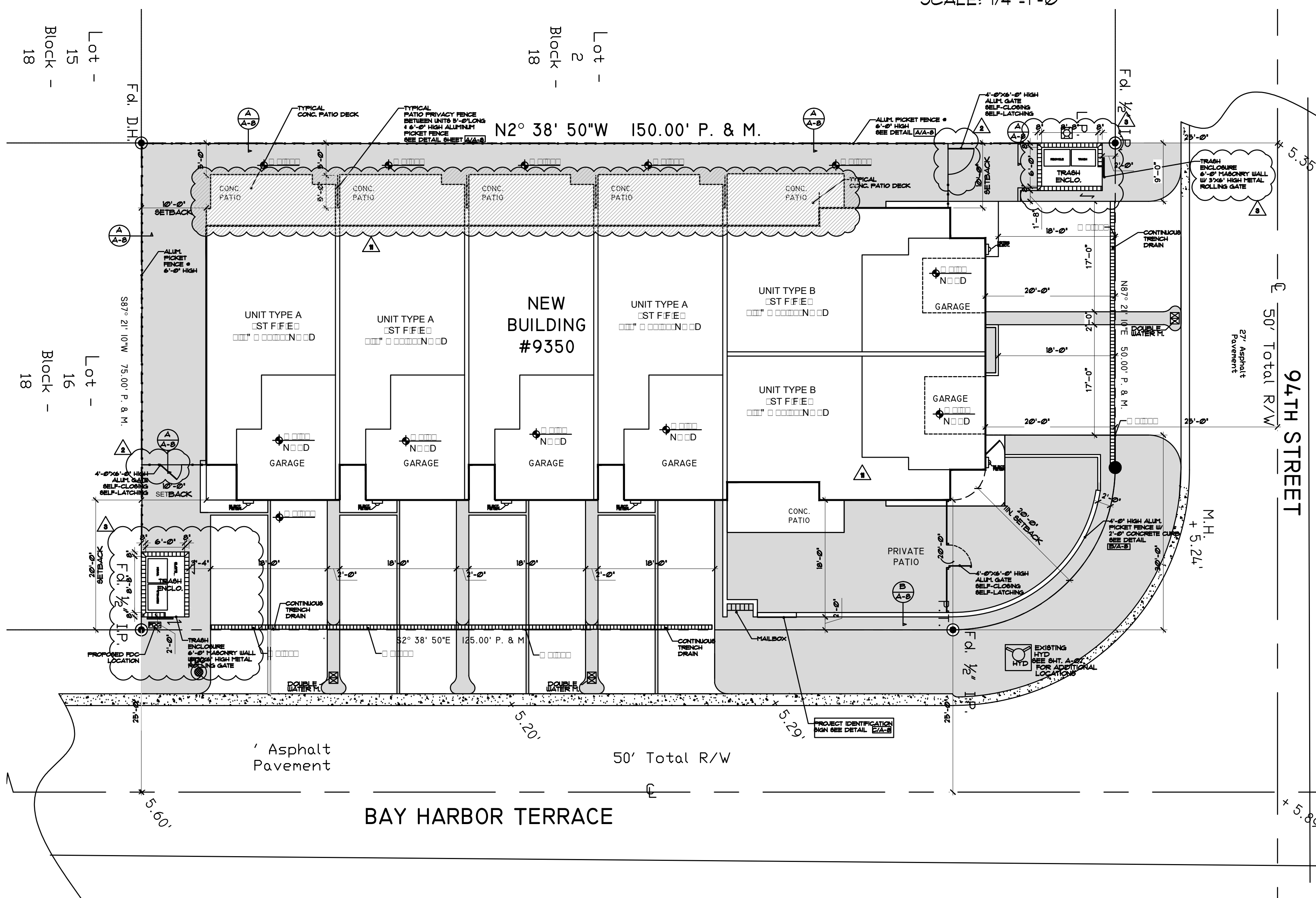
ITEM:	REQUIREMENT
LANDSCAPED SPACE REQUIRED	20% x (11116 SF NET LOT AREA) = 2232 SF
LANDSCAPED SPACE PROVIDED	2275 SF (26%)

SQUARE FEET PER UNIT

UNIT TYPE A (4 UNITS)		UNIT TYPE B (2 UNITS)	
4 BEDROOMS BATH/ GARAGE		4 BEDROOM/4 BATH/ GARAGE	
1ST FLOOR GARAGE	561 SF	1ST FLOOR GARAGE	526 SF
2ND FLOOR BALCONY	263 SF	2ND FLOOR BALCONY	303 SF
3RD FLOOR BALCONY	202 SF	3RD FLOOR BALCONY	151 SF
4TH FLOOR BALCONY	698 SF	4TH FLOOR BALCONY	681 SF
A/C AREA + NON A/C	2358 SF	A/C AREA + NON A/C	210 SF

GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007999

NOTE: NOTHING WILL BE ERECTED, PARKED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER WITH IN TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 3' AND 8' ABOVE THE ESTABLISHED GRADE, MEASURE AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION.



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

GEORGE E. PEON
ARCHITECT, A.I.A.
AR# 0007999

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Bldg. Comments 01.21.2016	
Bldg. Comments 03.18.2016	
02-28-2019 TRASH ENCLOSURE	
05-28-2020	

2014 FLORIDA BLDG. CODE,
5th EDITION

PROPOSED NEW BUILDING FOR:
9350 BHI LLC
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

ALL IDEAS, DESIGN ARRANGEMENTS AND DIMENSIONS SHOWN IN THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE DEVELOPED AND CONSTRUCTION WITH THE SPECIFIED PROJECT OR PARTS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF GEORGE E. PEON ARCHITECT. THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE, VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS.

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	BY
△ Bldg. Comments 03.18.2016	
△ FIRE Comments 5-23-2016	
△ 10-20-2016 ELEV. REV.	

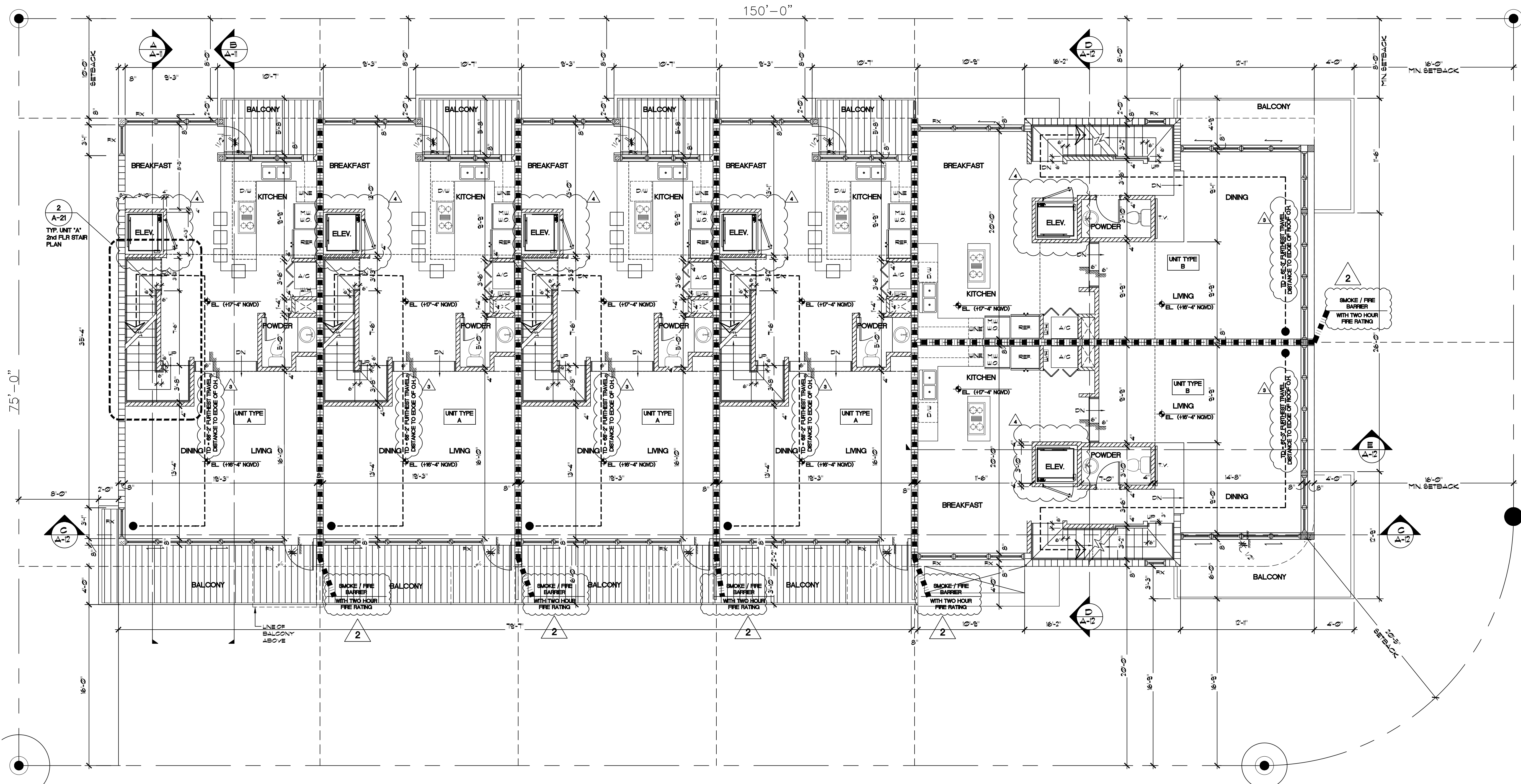
2014 FLORIDA BLDG. CODE,
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PROPOSED NEW BUILDING FOR:
9350 BHI LLC
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

ALL IDEAS, DESIGN ARRANGEMENTS AND
CONNECTIONS SHOWN ON THESE DRAWINGS
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CONNECTIONS WITH THE SCHEDULED PROJECT,
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SHALL HAVE PRECEDENCE OVER SCALE
DIMENSIONS AND CONDITIONS ON THE JOB AND
VARIATION FROM THE DIMENSIONS AND
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OF: SHEETS

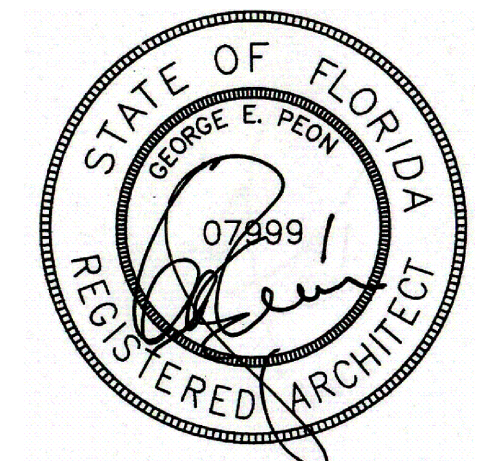


PROPOSED SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

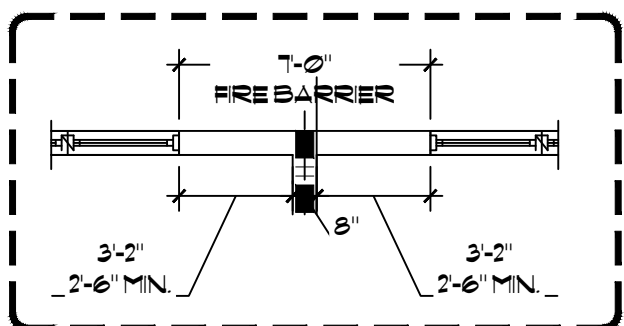
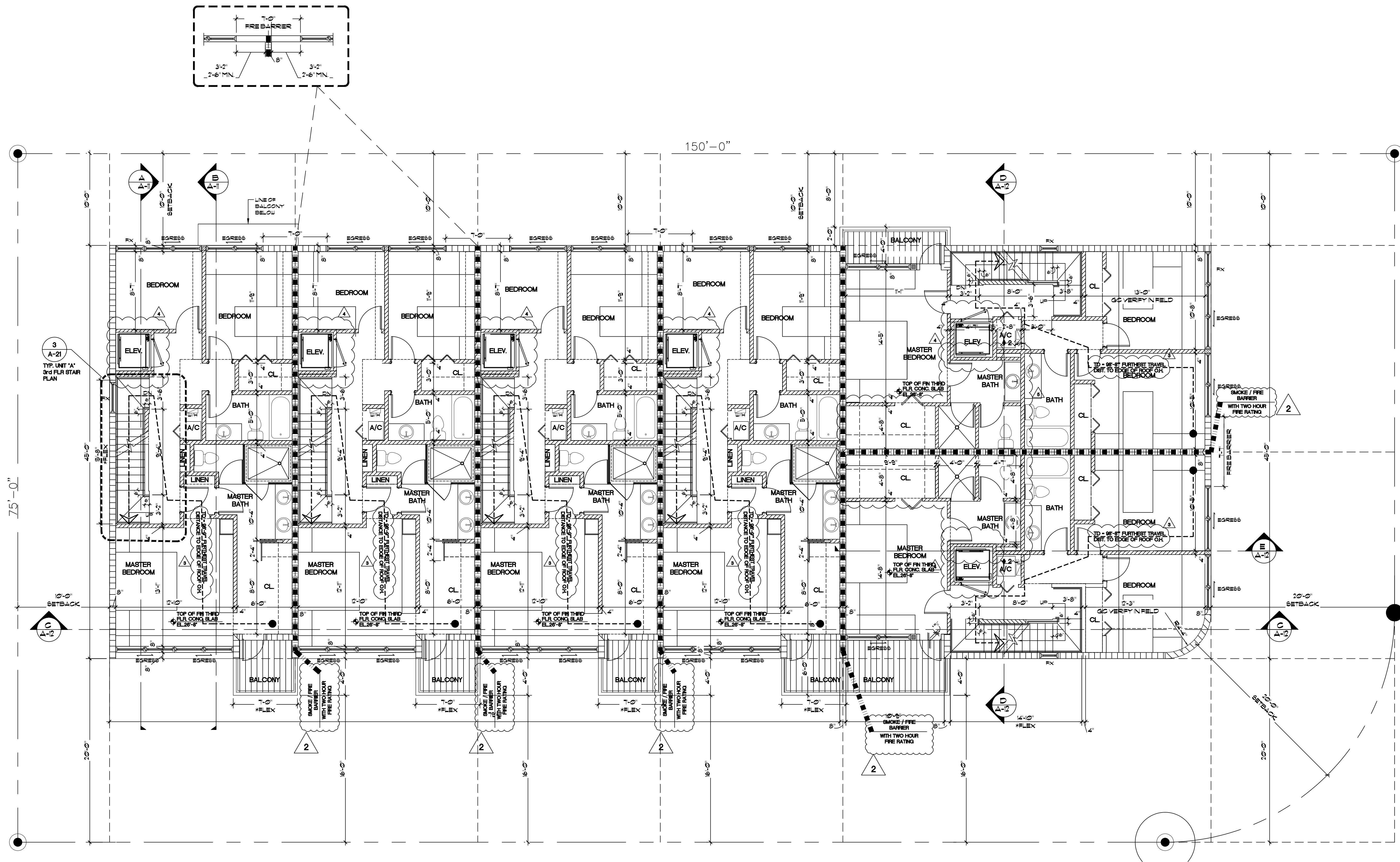
SQUARE FEET PER UNIT	
UNIT TYPE A (4 UNITS)	UNIT TYPE B (2 UNITS)
4 BEDROOM/5 BATH/ GARAGE ROOF TERRACE	4 BEDROOM/5 BATH/ GARAGE ROOF TERRACE
1ST FLOOR GARAGE	1ST FLOOR GARAGE
2ND FLOOR BALCONY	2ND FLOOR BALCONY
3RD FLOOR BALCONY	3RD FLOOR BALCONY
4TH FLOOR BALCONY	4TH FLOOR BALCONY
A/G AREA: NON A/G:	A/G AREA: NON A/G:

NOTE
FLEX CALCULATIONS AREA ENCRoACHING INTO SETBACK
ABOVE 30'-0"X40'-0" L/F N STREET ELEVATION WHERE 40' IS ALLOWED
EAST/WEST SIDE
LOT SIZE 90'-0"X20'-0" (FLEX) ALLOWED PER SEC 23.1 B2 (4)
NORTH/SOUTH SIDE
LOT WIDTH 75'-0"X45'-0" (FLEX) ALLOWED
NOTE
13'-0" MIN. WHERE 9' IS ALLOWED

NOTE
SEE SHEET A-6 AND A-7 FOR LARGER SCALE DETAILS OF
TYPICAL UNITS.



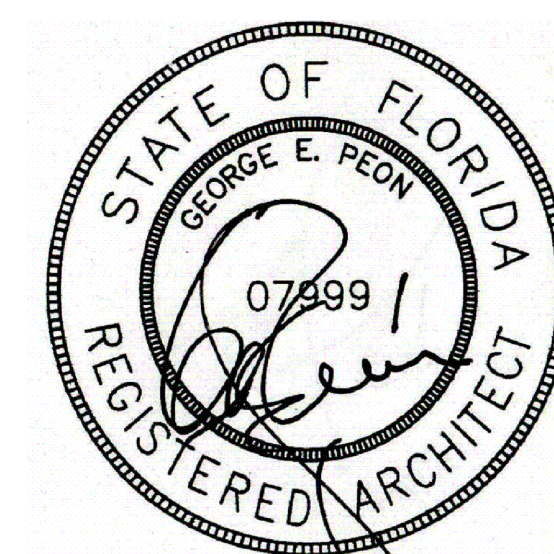
GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007999



PROPOSED THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"

SQUARE FEET PER UNIT	
UNIT TYPE A (4 UNITS)	UNIT TYPE B (2 UNITS)
4 BEDROOMS BATH/ GARAGE/ROOFTERRACE	4 BEDROOMS BATH/ GARAGE/ROOFTERRACE
1ST FLOOR GARAGE	1ST FLOOR GARAGE
2ND FLOOR BALCONY	2ND FLOOR BALCONY
3RD FLOOR BALCONY	3RD FLOOR BALCONY
4TH FLOOR	4TH FLOOR
A/C AREA = NON A/C =	A/C AREA = NON A/C =

*NOTE
FLEX CALCULATIONS AREA ENCOMPASSING INTO SETBACK
ABOVE 30'-0"=40'-0" L/F N STREET ELEVATION WHERE 40' IS ALLOWED
EAST/WEST SIDE
LOT SIZE 50'-0"=30'-0"=34'-0" (FLEX) ALLOWED PER SEC 23.11.02 (4)
NORTH/SOUTH SIDE
LOT WIDTH 15'-0"=45'-0" (FLEX) ALLOWED
*NOTE
13'-0" MIN. WHERE 9' IS ALLOWED



GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007999

GEORGE E. PEON
ARCHITECT, A.I.A.
AR# 0007999
ARCHITECTURE
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INTERIORS
4143 SW 74 CT, SUITE D
MIAMI, FL. 33155
PH. (305) 269-9335
FAX. (305) 269-9457

	BY
2 Bldg. Comments 03.18.2016	
3 FIRE Comments 5-23-2016	
4 10-20-2016 ELEV. REV.	
5 CLIENT CHANGE 07/20/2019	

2014 FLORIDA BLDG. CODE,
5th EDITION

PROPOSED NEW BUILDING FOR:
9350 BHI LLC
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

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VARIATION FROM THE DIMENSIONS AND
CONDITIONS SHOWN IN THESE DRAWINGS.

DRAWN:	
CHECKED:	G.E.P.
DATE:	
SCALE:	AS SHOWN.
JOB NUMBER:	
SHEET:	

A-
OF: SHEETS

△	Bldg. Comments	01/21/2016
△	Bldg. Comments	03/07/2016
△	FIRE Comments	5-23-2016
△	10-20-2016	ELEV. REV.
△	06-12-2019	
△	ENCLOSED MASONRY	WALL. 11/18/2019
△	01/24/2020	

2014 FLORIDA BLDG. CODE,
5th EDITION

- △ 04/12/2020 UNIT A - B
- △ 04/22/2020 OWNER CHANGE
- △ 05/28/2020

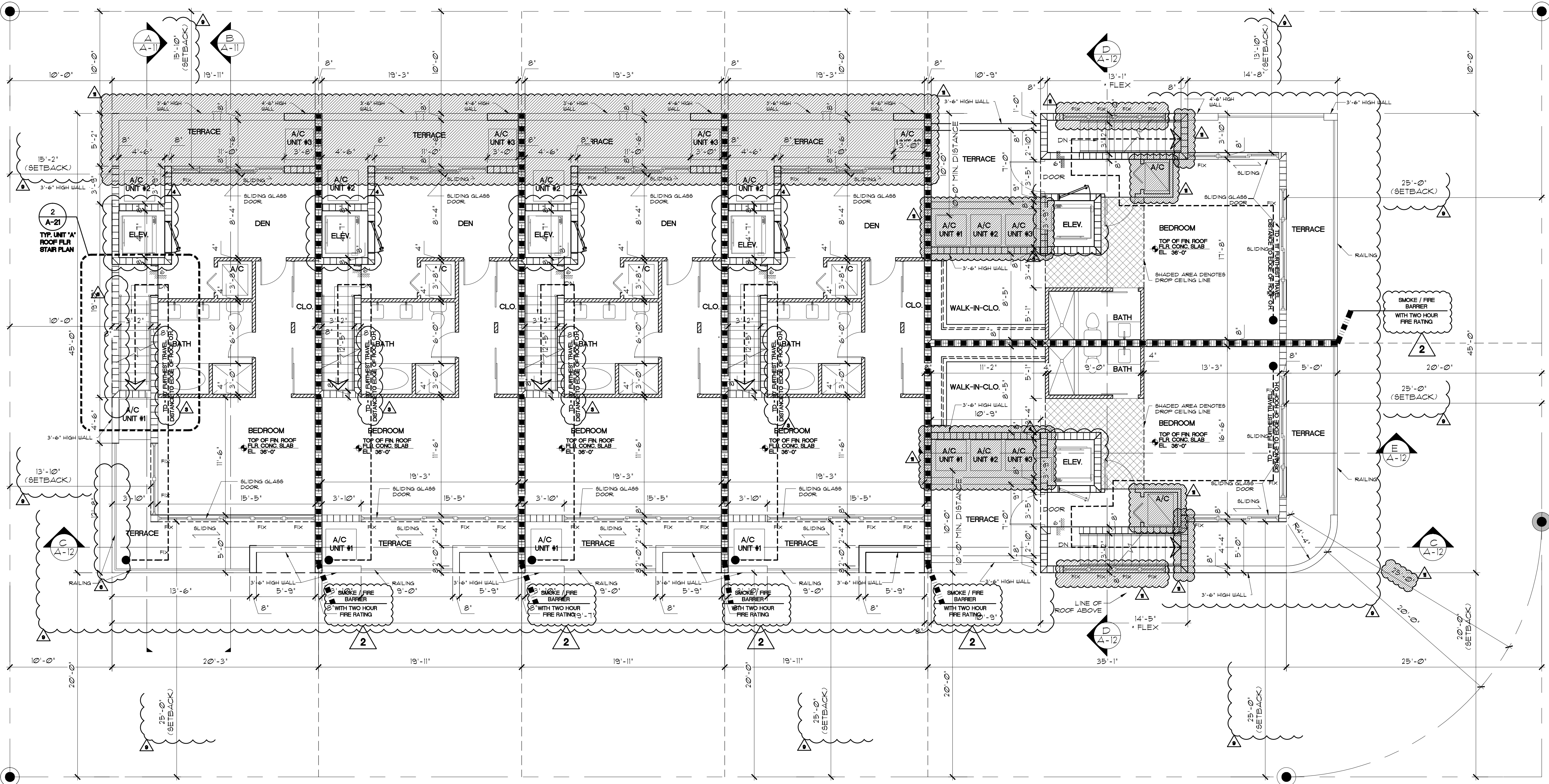
PROPOSED NEW BUILDING FOR:
9350 BHI LLC
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

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DATE:	
SCALE:	AS SHOWN.
JOB NUMBER:	
SHEET:	

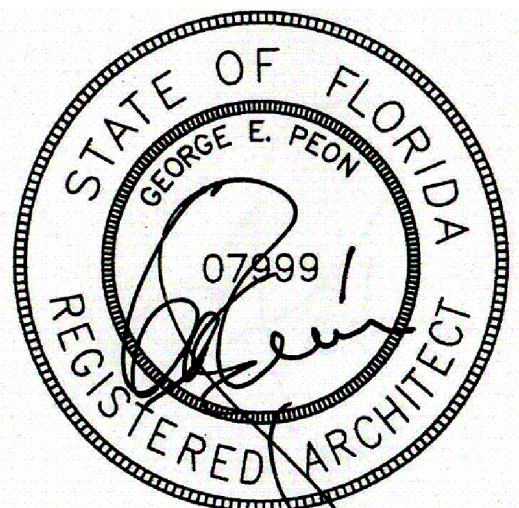
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OF: SHEETS



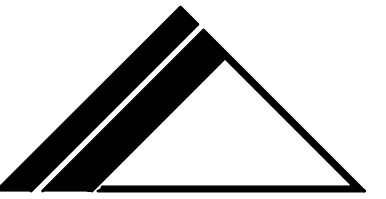
SQUARE FEET PER UNIT	
UNIT TYPE A (4 UNITS)	UNIT TYPE B (2 UNITS)
4 BEDROOM'S BATH / GARAGE	4 BEDROOM'S BATH / GARAGE
1ST FLOOR GARAGE 561 SF	1ST FLOOR GARAGE 576 SF
2ND FLOOR BALCONY 816 SF	2ND FLOOR BALCONY 856 SF
3RD FLOOR BALCONY 936 SF	3RD FLOOR BALCONY 881 SF
4TH FLOOR BALCONY 665 SF	4TH FLOOR TERRACE 571 SF
A/C AREA + NON A/C + 2,358 SF	A/C AREA + NON A/C + 1,840 SF

NOTE:
FLEX CALCULATIONS AREA ENCRDCHNG INTO SETBACK
ABOVE 30'-0" x 40'-0" L/F IN STREET ELEVATION WHERE 40' IS ALLOWED
EAST/WEST SIDE
LOT SIZE 150'-0" x 120'-0" x 40'-0" (FLEX) ALLOWED PER SEC. 23.11, B2 (4)
NORTH/SOUTH SIDE
LOT WIDTH 75'-0" x 45'-0" x 15'-0" (FLEX) ALLOWED
*NOTE:
13'-0" MIN. WHERE 15' IS ALLOWED



GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007999

PROPOSED 4TH FLOOR PLAN
SCALE: 3/16" = 1'-0"



GEORGE E. PEON
ARCHITECT, A.I.A.
AR# 0007999

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FAX. (305) 269-9457

6-13-2016

10-12-2016
ELEV. REV.

ELEVATOR REVISION
10-20-2018

04/12/2020
UNIT A-B

04/22/2020
OWNER CHANGE

05/28/2020

2014 FLORIDA BLDG. CODE,
5th EDITION

PROPOSED NEW BUILDING FOR:
9350 BHI LLC
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

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DIMENSIONS AND CONDITIONS ON THE JOB AND
VARIATION FROM THE DIMENSIONS AND
CONDITIONS SHOWN ON THESE DRAWINGS.

DRAWN:

CHECKED: G.E.P.

DATE:

SCALE: AS SHOWN.

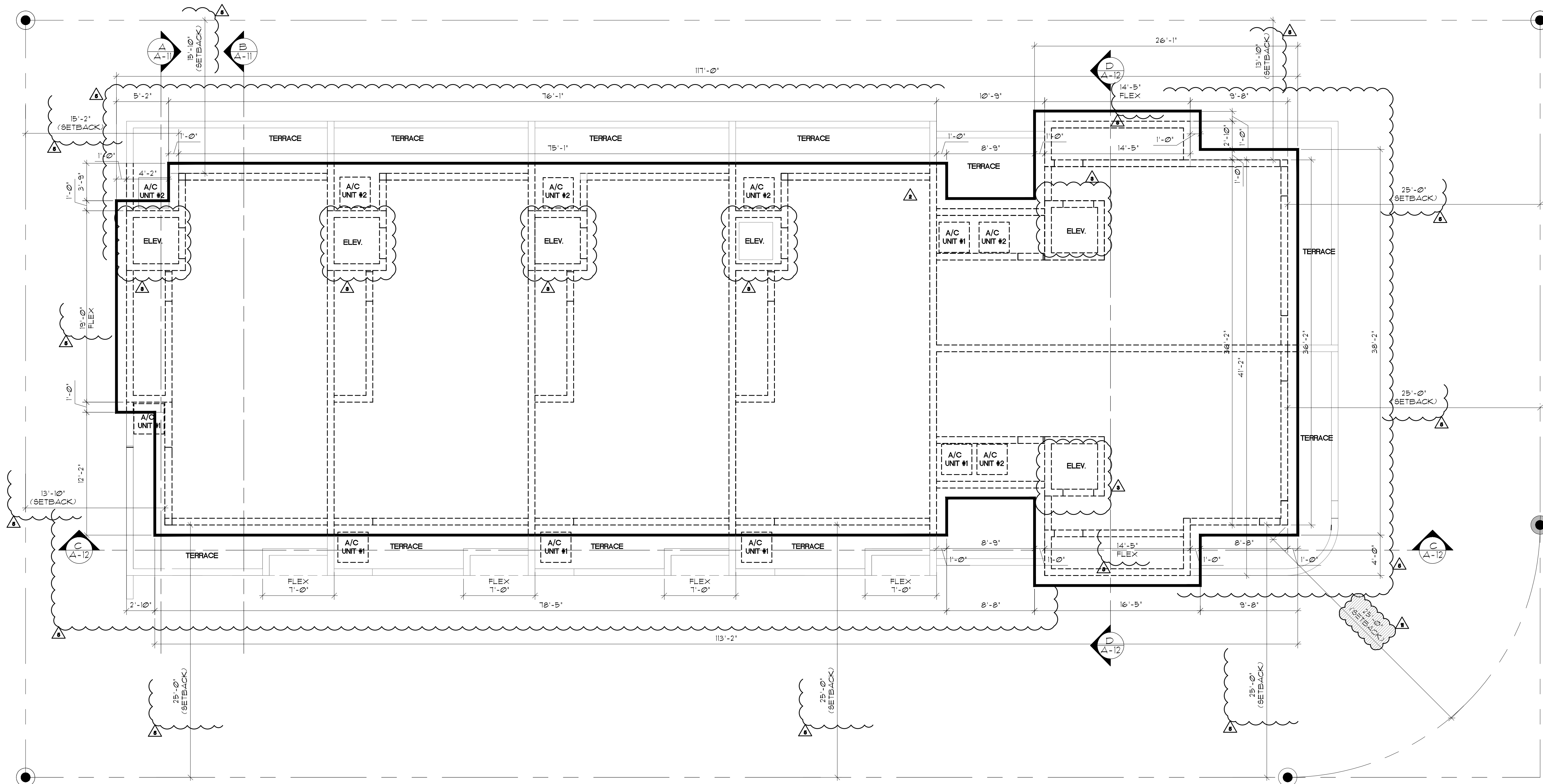
JOB NUMBER:

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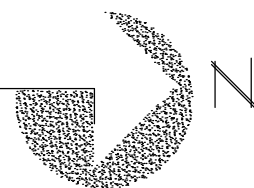
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SHEETS

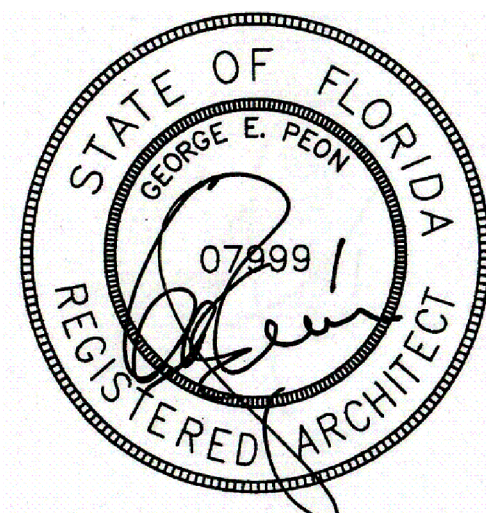


PROPOSED ROOF PLAN

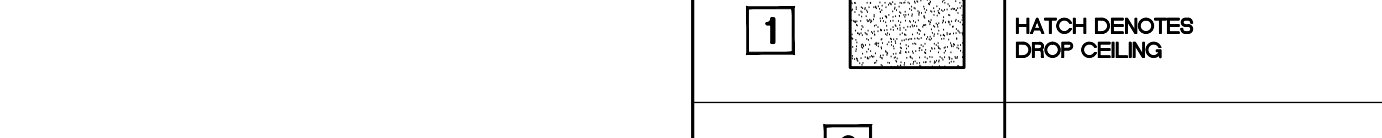
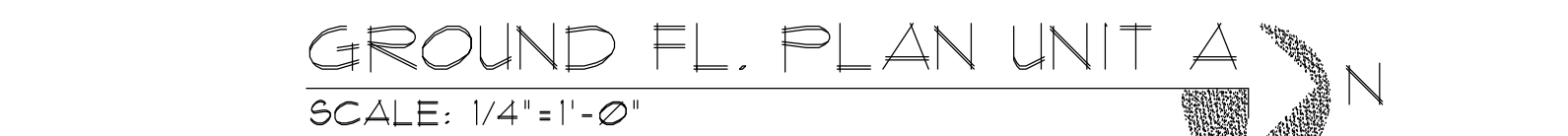
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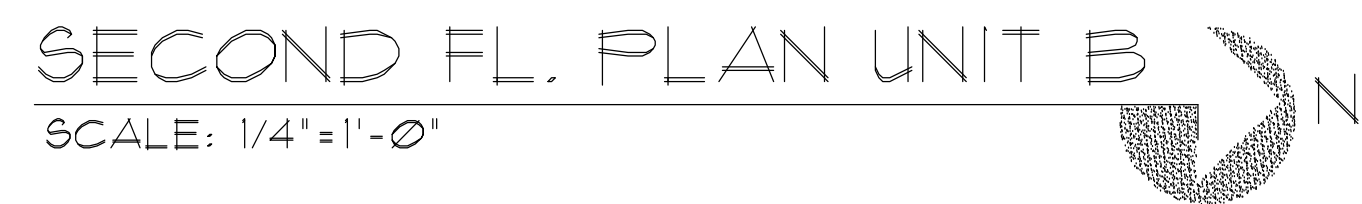
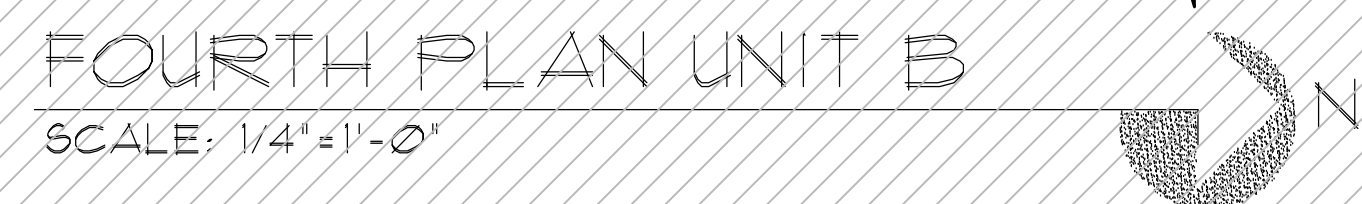
NOTE:
FLEX CALCULATIONS AREA ENCRORCHING INTO SETBACK
ABOVE 30'-0" x 40'-0" L/F IN STREET ELEVATION WHERE 40' IS ALLOWED
EAST/WEST SIDE
LOT SIZE 150'-30" x 120'-30" x 40'-0" (FLEX) ALLOWED PER SEC. 23.11. B2 (4)
NORTH/SOUTH SIDE
LOT WIDTH 15'-30" x 45'-15" x 15'-0" (FLEX) ALLOWED
NOTE:
15'-10" MIN. WHERE 15' IS ALLOWED



GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007999



AWN:	-
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SQUARE FEET UNIT B	
UNIT TYPE B (2 UNITS)	
4 BEDROOM/4 BATH/ GARAGE	
1ST FLOOR GARAGE	526 SF 303 SF
2ND FLOOR BALCONY	256 SF 151 SF
3RD FLOOR BALCONY	201 SF 65 SF
4TH FLOOR TERRACE	571 SF 210 SF
A/C AREA : NON A/C :	7840 SF 189 SF



DRAWN:	-
CHECKED:	G.E.P.
DATE:	-
SCALE:	AS SHOWN.
JOB NUMBER:	
SHEET:	
	
OF:	SHEETS

GENERAL NOTES

1. ALL FINISH MATERIALS SHALL BE CLASS "B" FLAME SPREAD.
2. THE SELECTION OF ALL FINISH MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
3. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE BEST PRACTICES IN THE CONSTRUCTION INDUSTRY AND SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER. ANY WORK COMPLETED IN A NON-PROFESSIONAL MANNER SHALL BE REJECTED AND SHALL BE REDONE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT PROPERTY, FURNISHINGS AND EQUIPMENT IN AREAS WHERE WORK IS BEING DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING PROPERTY, SPACES AND EQUIPMENT DUE TO CONSTRUCTION OPERATIONS.
5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION AND WITH REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE USED. ALL MODIFICATIONS REQUIRED BY THESE CODES SHALL BE MADE BY THE CONTRACTOR WITHOUT ANY ADDITIONAL COST TO THE OWNER.
6. DEVIATION WILL NOT AFFECT ANY BUILDING, ELECTRICAL OR MECHANICAL LINES, OUTLET OR UTILITY LINES.
7. ALL MATERIALS FURNISHED ON THE JOB SITE SHALL BE NEW AND STORED IN SUCH A MANNER SO AS TO PROTECT THEM FROM DAMAGE AND EXPOSURE TO THE ELEMENTS.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES, IF ANY.
9. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN UPRIGHTNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
11. ANY UTILITY LINES THAT ARE DAMAGED OR BROKEN DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO CHARGE TO THE OWNER.
12. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2001 AND ALL APPLICABLE LOCAL ORDINANCES.
13. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED SUBSTITUTIONS OF SPECIFIED PRODUCTS AND OR MATERIALS PERTAINING TO THE ARCHITECT'S SUCH SUBSTITUTIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
14. AFTER COMPLETION OF THE WORK THE PREMISES AND THE BUILDING SHALL BE LEFT CLEAN AND FREE OF ANY CONCRETE AND OR PLASTER SPILLS AND SPATTERS. ALL CONSTRUCTION DEBRIS SHALL BE HAULED AWAY AND THE BUILDING SHALL BE BROOM CLEANED.
15. THE CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR OPENINGS AND SIZES. IN CASE OF DISCREPANCIES OR CONFLICTS THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.
16. THE CONTRACTOR SHALL INCLUDE IN THE DOOR AND WINDOW WORK THE FURNISHING, INSTALLATION AND FINISHING OF ALL GARAGE DOOR REMOTE TEST AND SILENCE.
17. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL SHOP DRAWINGS IN TRIPlicate FOR ALL SPECIFIED ITEMS.
18. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
19. DO NOT SCALE DRAWINGS.
20. THESE DRAWINGS ARE INSTRUMENTS OF CONSTRUCTION AND REMAIN THE SOLE PROPERTY OF THE SEQUATOR ARCHITECT OR ENGINEER. ANY REPRODUCTION OF SAID DRAWINGS SHALL BE MADE ONLY WITH THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER.

ARCHITECT'S NOTE

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THE STRUCTURAL DESIGN COMPLIES WITH THE APPLICABLE SECTIONS OF THE FLORIDA RESIDENTIAL CODE AND ALL DADE COUNTY APPLICABLE CODES.

MEANS AND METHODS OF CONSTRUCTION AND SAFETY PRECAUTION ARE THE RESPONSIBILITIES OF THE CONTRACTOR.

IN THE EVENT THAT THE ARCHITECT IS NOT RETAINED TO PROVIDE CONSTRUCTION OBSERVATION SERVICES DURING THE CONSTRUCTION, IT IS AGREED THAT THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED ARISING FROM THE CONTRACTOR'S FAILURE TO CONFORM TO THE ARCHITECT'S DRAWINGS.

THE CONTRACTOR IS TO BE RESPONSIBLE FOR HIS OR HER'S EMPLOYEES' NEGLIGENT ACTS, ERRORS, OR OMISSIONS.

NOTE: NOTHING WILL BE ERECTED, PARKED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER WITHIN TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 3' AND 8' ABOVE THE ESTABLISHED GRADE, MEASURE AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION.

1816.17 Termite protection. All buildings shall have preconstruction treatment protection against subterranean termites. The rules and laws as established by the Florida Department of Agriculture and Consumer Services shall be deemed as approved with respect to preconstruction soil treatment for protection against subterranean termites. 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."

NOTE: ALL RAIN WATER WILL BE RETAINED WITHIN THE PROPERTY LINE.

THIS IS A FULLY SPRINKLERED BUILDING AND PROTECTED WITH AN AUTOMATIC FIRE PROTECTION ALARM.

APPLICABLE CODES

FBC 2014 10TH EDITION ALL PLANS AND CALCULATIONS

TYPE OF CONSTRUCTION

TYPE OF CONSTRUCTION AS PER FBC 2014 602.1 TYPE II 602.3 TYPE II B
Type II construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

FLAME SPREAD AND SMOKE DENSITY

ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILINGS, AND OTHER EXPOSED INTERIOR SURFACES, COMPRISING BOTH PLASTER, WOOD, OR OTHER INTERIOR FINISH MATERIAL AND ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS A.

FINISH SCHEDULE

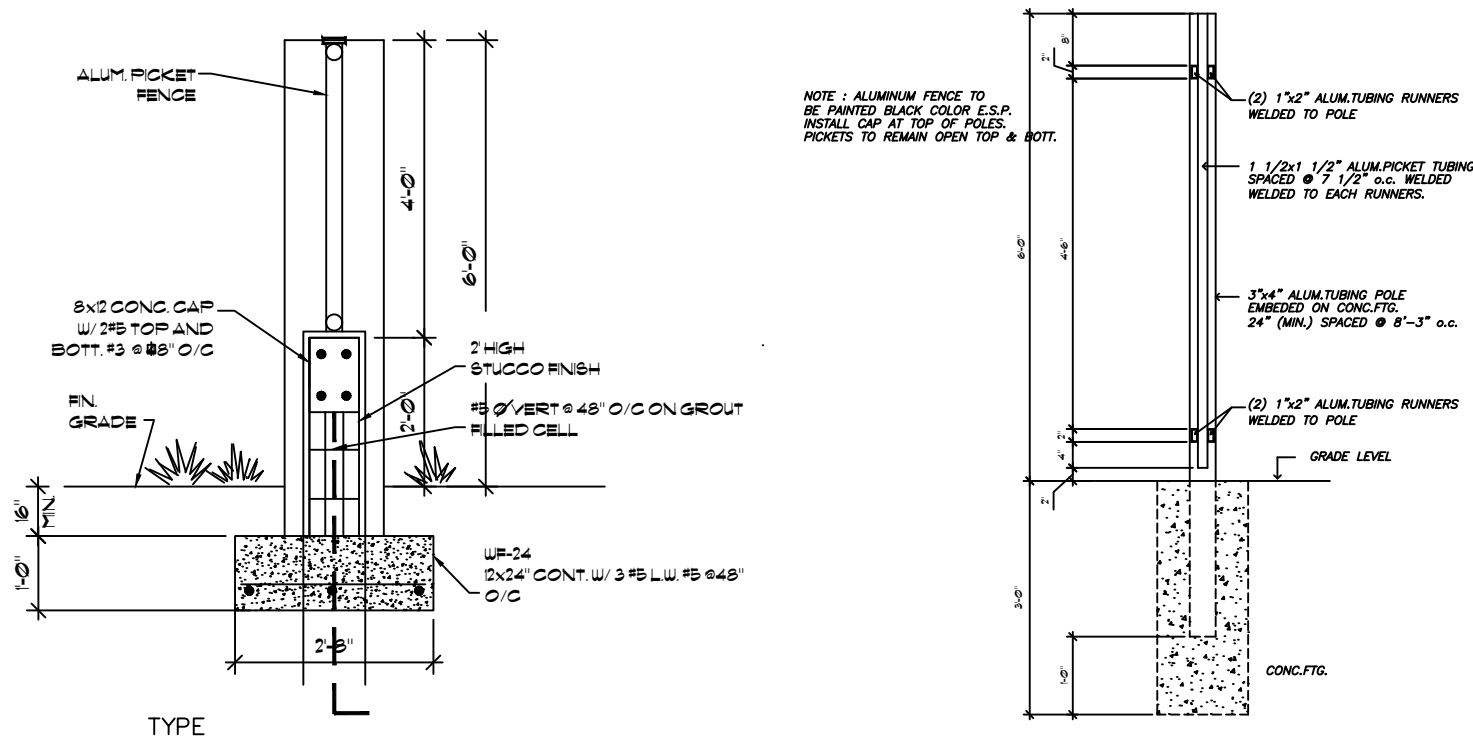
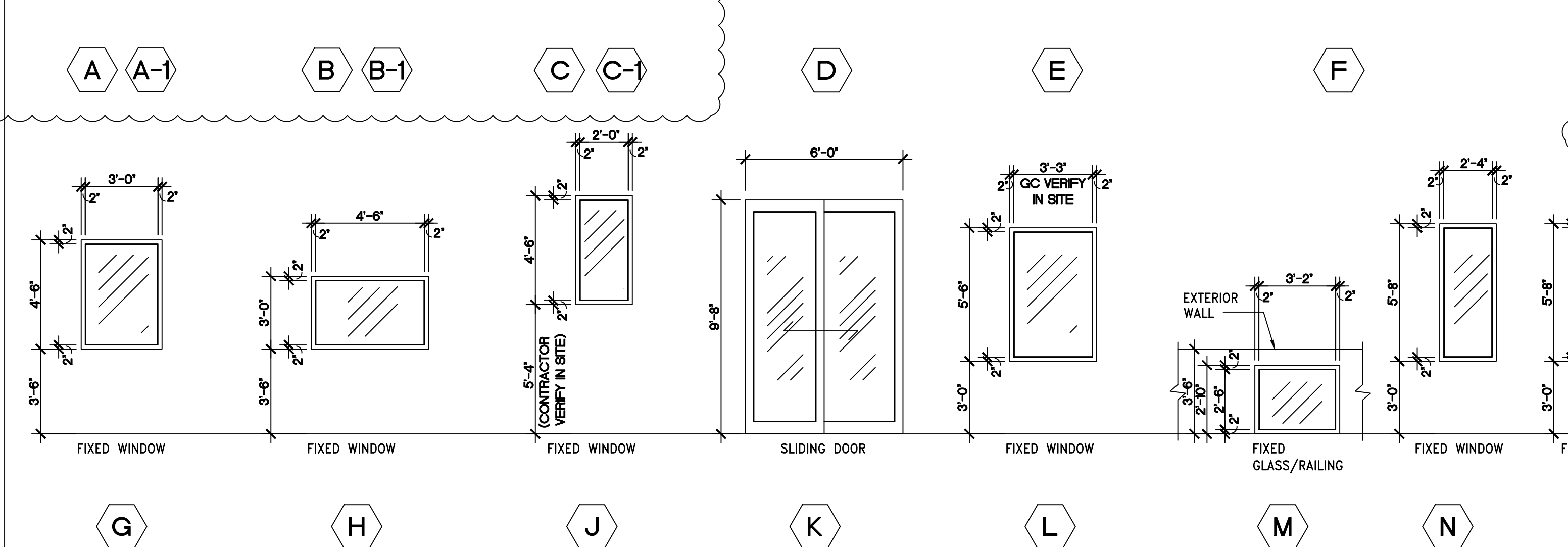
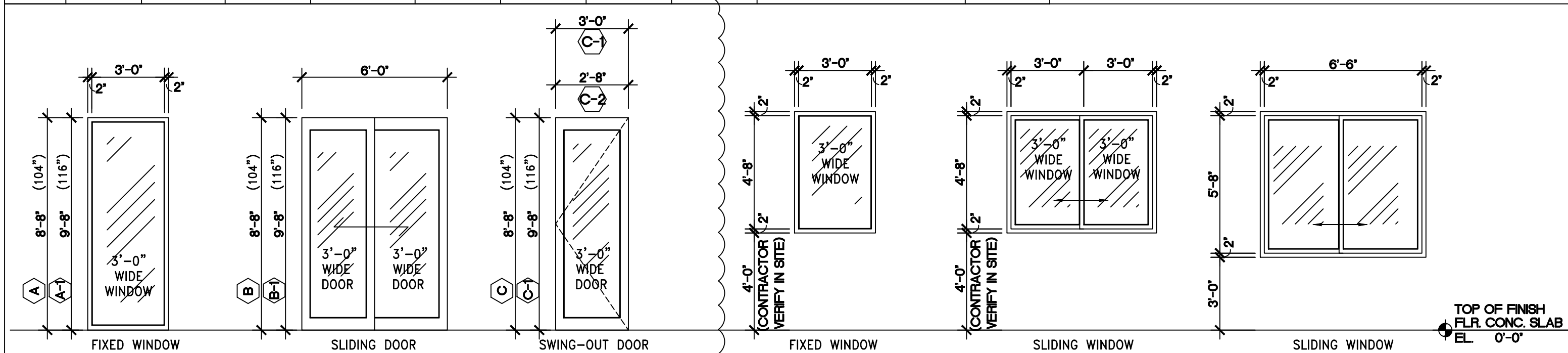
ROOM	FLOOR	CEILING	WALL	BASE	SILL	REMARKS
CORRIDOR/FOYER	CER TILE	DRYWALL	DRYWALL	WOOD 6"	WOOD	
LIVING ROOM	CER TILE	DRYWALL	DRYWALL	WOOD 6"	WOOD	
DINING ROOM	CER TILE	DRYWALL	DRYWALL	WOOD 6"	WOOD	
KITCHEN	CER TILE	DRYWALL	DRYWALL	WOOD 6"	WOOD	
BATH	CER TILE	DRYWALL	CER TILE	WOOD 6"	WOOD	
CLOSETS	CER TILE	DRYWALL	CER TILE	WOOD 6"	WOOD	
UTILITY ROOM	CER TILE	DRYWALL	CER TILE	WOOD 6"	WOOD	
A/C CLOSETS	CER TILE	DRYWALL	CER TILE	WOOD 6"	WOOD	
PORCH	TILE	STUCCO	STUCCO	WOOD 6"	WOOD	
TERRACE	TILE	STUCCO	STUCCO	WOOD 6"	WOOD	
GARAGE	CONCRETE FN.	STUCCO	STUCCO	--	--	

DOOR SCHEDULE

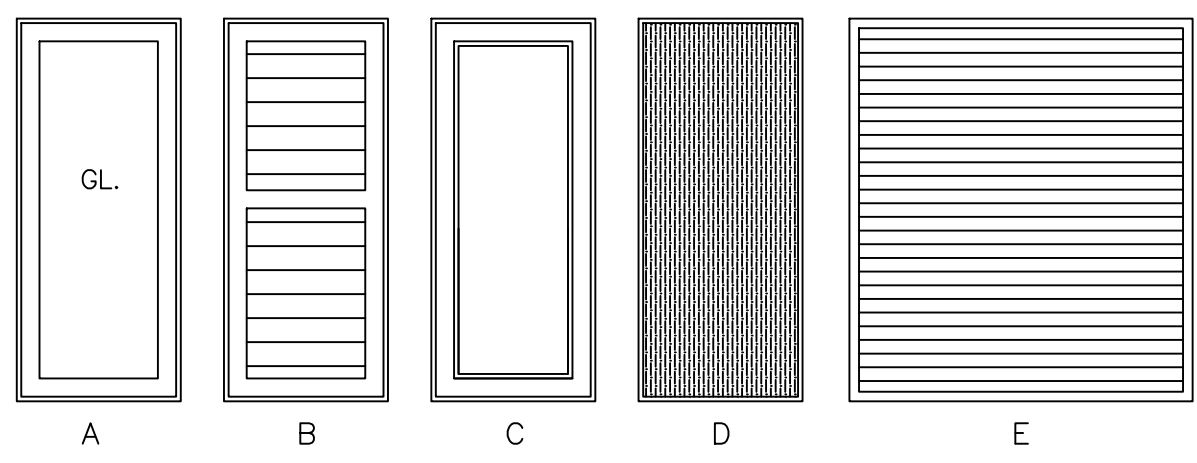
	MARK	WIDTH	HGT.	THICK.	MAT.	FRAME	CORE	THRSH	MANUFACTURER/REMARKS	
1	3'-0"	7'-0"	1 1/2"	WD	WD	--	RUBBER	GARAGE DOOR	E	
2	3'-0"	7'-6"	1 1/2"	WD	WD	SD	ALUMINUM	FRONT DOOR *HEIGHT VARY IN FIELD	D	
3	3'-0"	7'-6"	1 1/2"	ALUM	ALUM	SD	ALUMINUM	3/4 HOUR FIRE RATED DOOR GARAGE SOLID CORE W/ CLOSER	C	
4	2'-0"	7'-6"	1 1/2"	WD	WD	SD	--	PRIVACY LOCK	C	
5	2'-8"	7'-6"	1 1/2"	WD	WD	SD	--	PRIVACY LOCK	C	
6	3'-0"	7'-6"	1 1/2"	WD	WD	SD	--	LOWER DOOR BIFOLD	B	
7	2'-3'-0"	8'-8"	1 1/2"	ALUM	ALUM	GL	--	SLIDING ALUM/ GLASS	B-1	
8	2'-8"	8'-8"	1 1/2"	ALUM	ALUM	GL	--	PRIVACY LOCK	C-2	
9	3'-0"	7'-6"	1 1/2"	WD	WD	SD	--	A/C CLOSET	B	
10	3'-0"	8'-8"	1 1/2"	ALUM	ALUM	GL	--	PRIVACY LOCK	C-1	
11	2'-3'-6"	8'-8"	1 1/2"	ALUM	ALUM	GL	--	SLIDING ALUM/ GL	A	
12	3'-0"	7'-6"	1 1/2"	METAL	METAL	SD	ALUMINUM	PRIVACY LOCK	C	
13	3'-0"	7'-6"	1 1/2"	METAL	METAL	SD	ALUMINUM	3/4 HOUR FIRE RATED DOOR PRIVACY LOCK W/ CLOSER	C	
14	2'-8"	7'-6"	1 1/2"	METAL	METAL	SD	ALUMINUM	PRIVACY LOCK	C	
15	2'-8"	7'-6"	1 1/2"	WD	WD	SD	TRACK	POCKET DOOR	C	
16	2'-3'-0"	8'-8"	1 1/2"	ALUM	ALUM	GL	--	PRIVACY LOCK	K	
17	8'-0"	7'-6"	1 1/2"	WD	WD	SD	--	LOWER DOOR BIFOLD	B	

WINDOW SCHEDULE

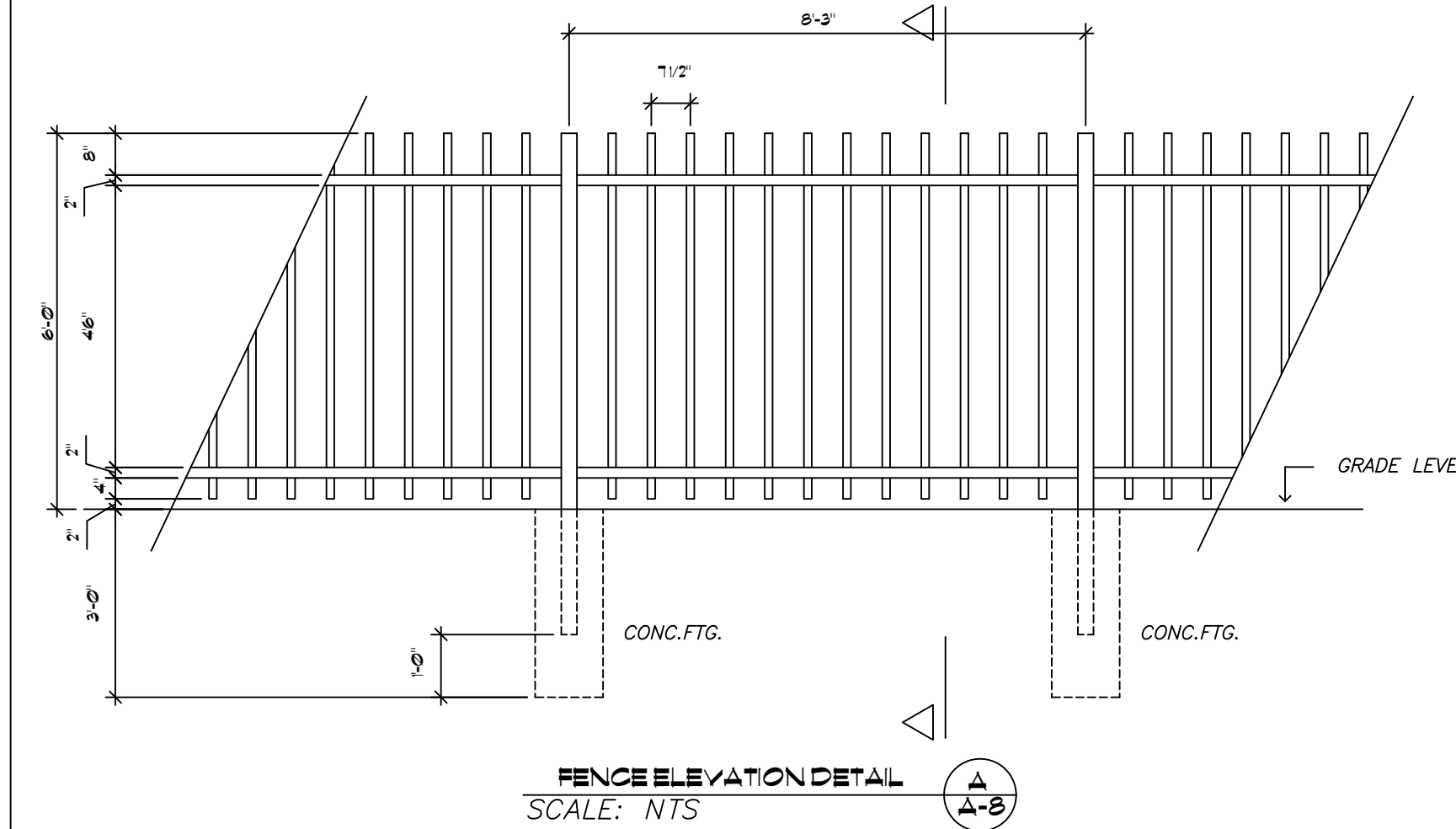
MRKD.	CODE	M. O. WIDTH	M. O. HEIGHT	GLASS COLOR	FRAME COLOR	FRAME MATERIAL	U-FACTOR	SHGC	REMARKS	NOA
(A)	96"	96"	55"	TINT	WHITE	ALUM.	0.81	0.50	IMPACT RESISTANT	
(B)										
(C)										
(D)										
(E)										
(F)										
(G)										
(H)										
(I)										
(J)										
(K)										
(L)										
(M)										
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(Q)										
(R)										
(S)										
(T)										
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(V)										
(W)										
(X)										
(Y)										
(Z)										



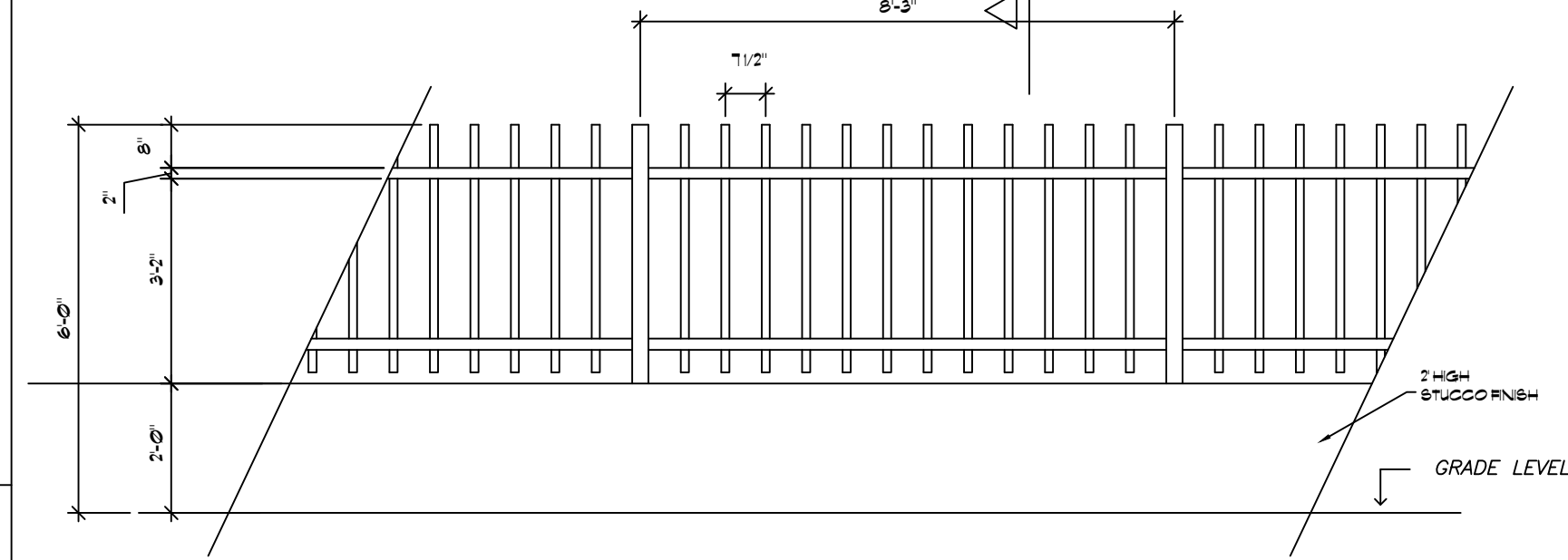
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SECTION DETAIL A SCALE: NTS



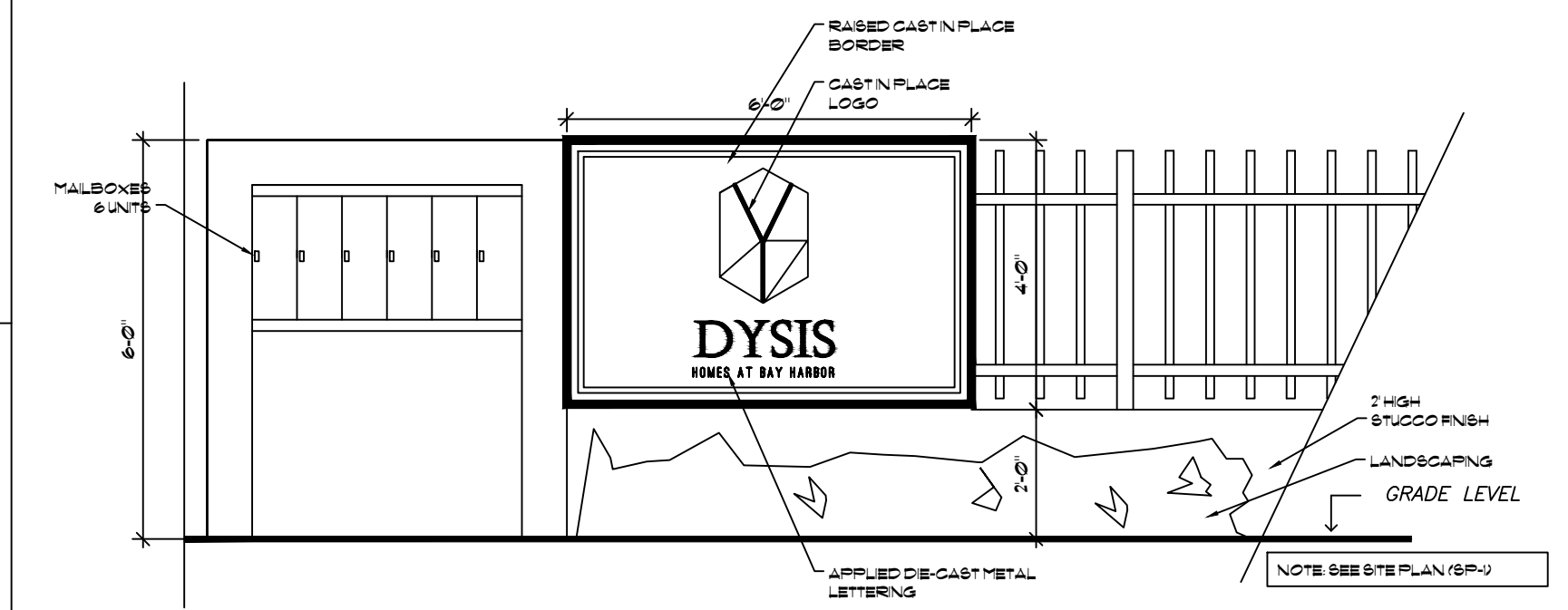
DOOR TYPES



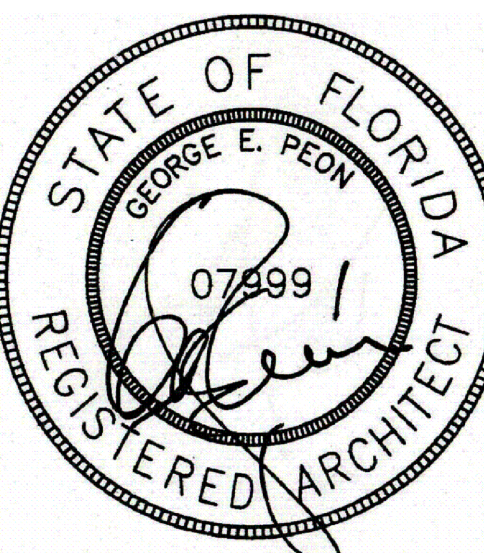
FENCE ELEVATION DETAIL A SCALE: NTS



FENCE ELEVATION DETAIL B SCALE: NTS



PROJECT SIGN ELEVATION C SCALE: NTS



GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007999

GEORGE E. PEON
ARCHITECT, A.I.A.
AR# 0007999

ARCHITECTURE
PLANNING
INTERIORS

4143 SW 74 CT, SUITE D
MIAMI, FL. 33155
PH. (305) 269-9335
FAX. (305) 269-9457

Bldg Comments
01212016
12.26.2016

2014 FLORIDA BLDG. CODE,
5th EDITION

PROPOSED NEW BUILDING FOR:
9350 BHI LLC
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

ALL IDEAS, DESIGN ARRANGEMENTS AND DRAWINGS ARE OWNED BY AND THE PROPERTY OF GEORGE E. PEON ARCHITECT, A.I.A. AND NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GEORGE E. PEON ARCHITECT, A.I.A. ANY REPRODUCTION OF THIS DRAWING SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GEORGE E. PEON ARCHITECT, A.I.A. THE USER SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS AND CONDITIONS ON THE JOB AND VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

DRAWN:

CHECKED: G.E.P.

DATE:

SCALE: AS SHOWN.

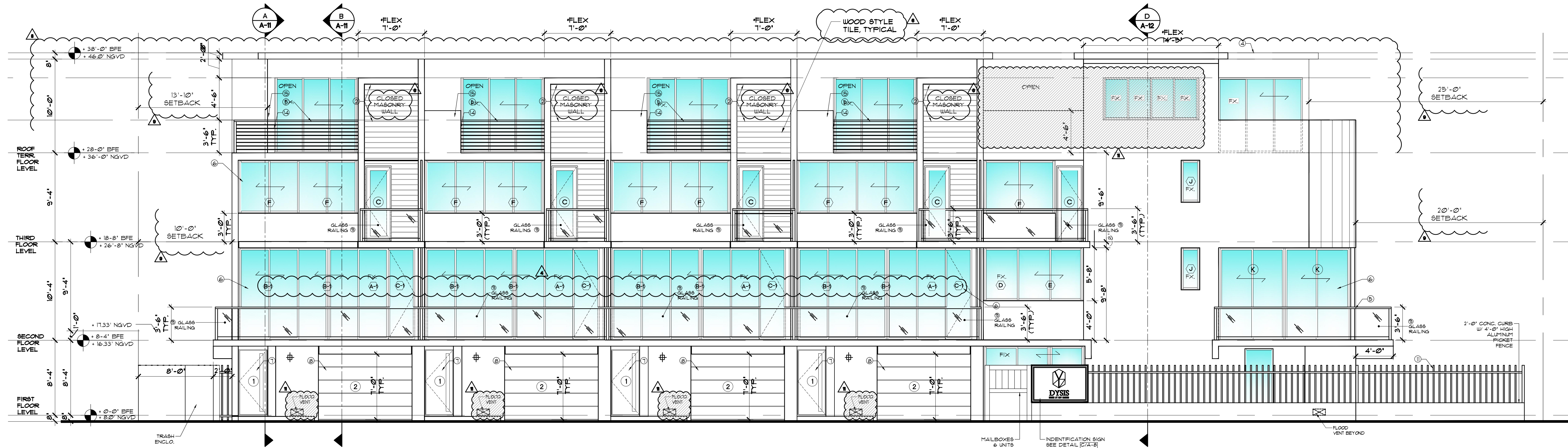
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SHEET:

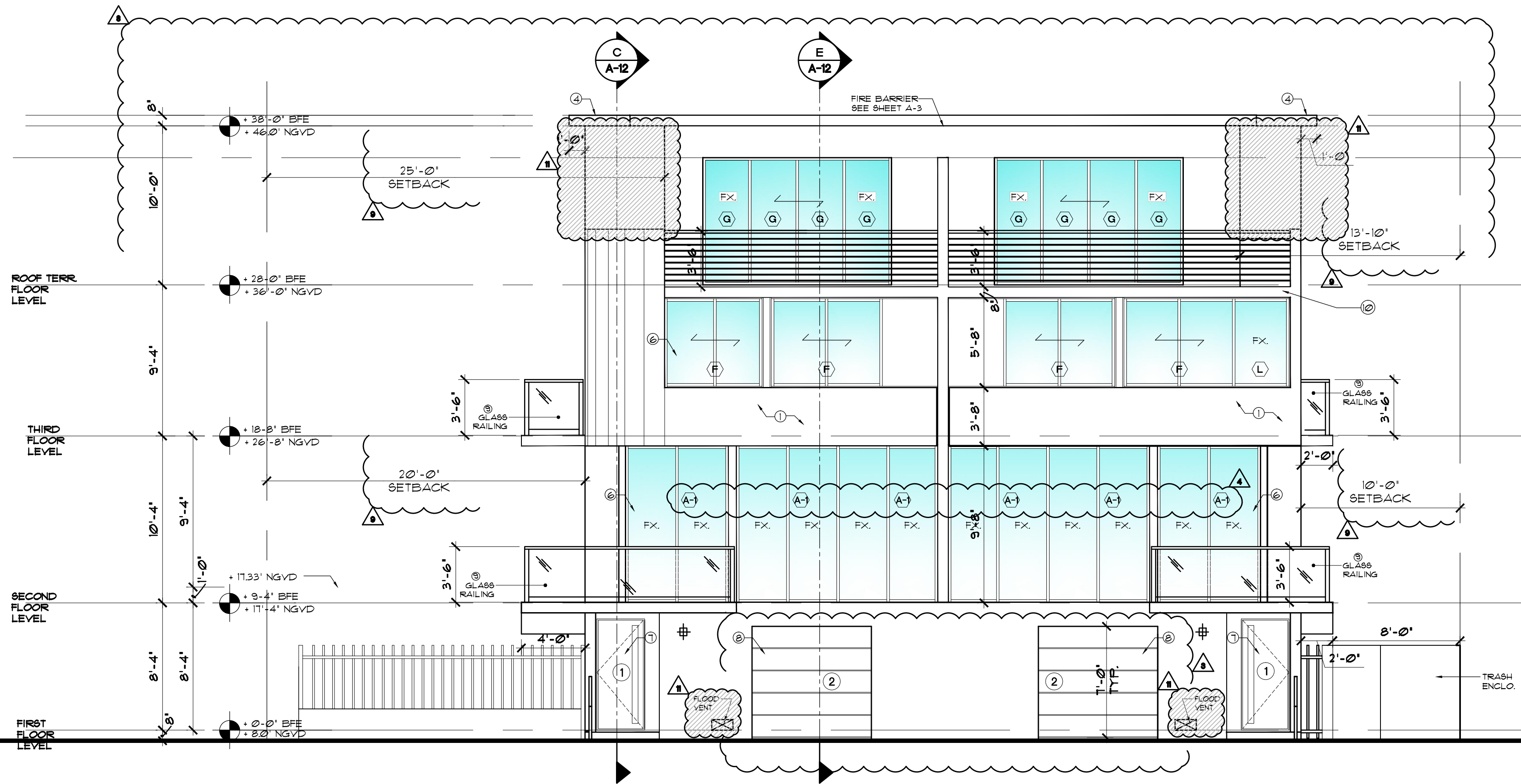
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OF:

SHEETS



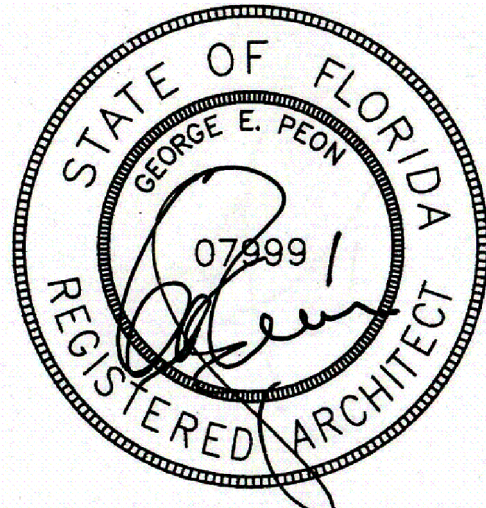
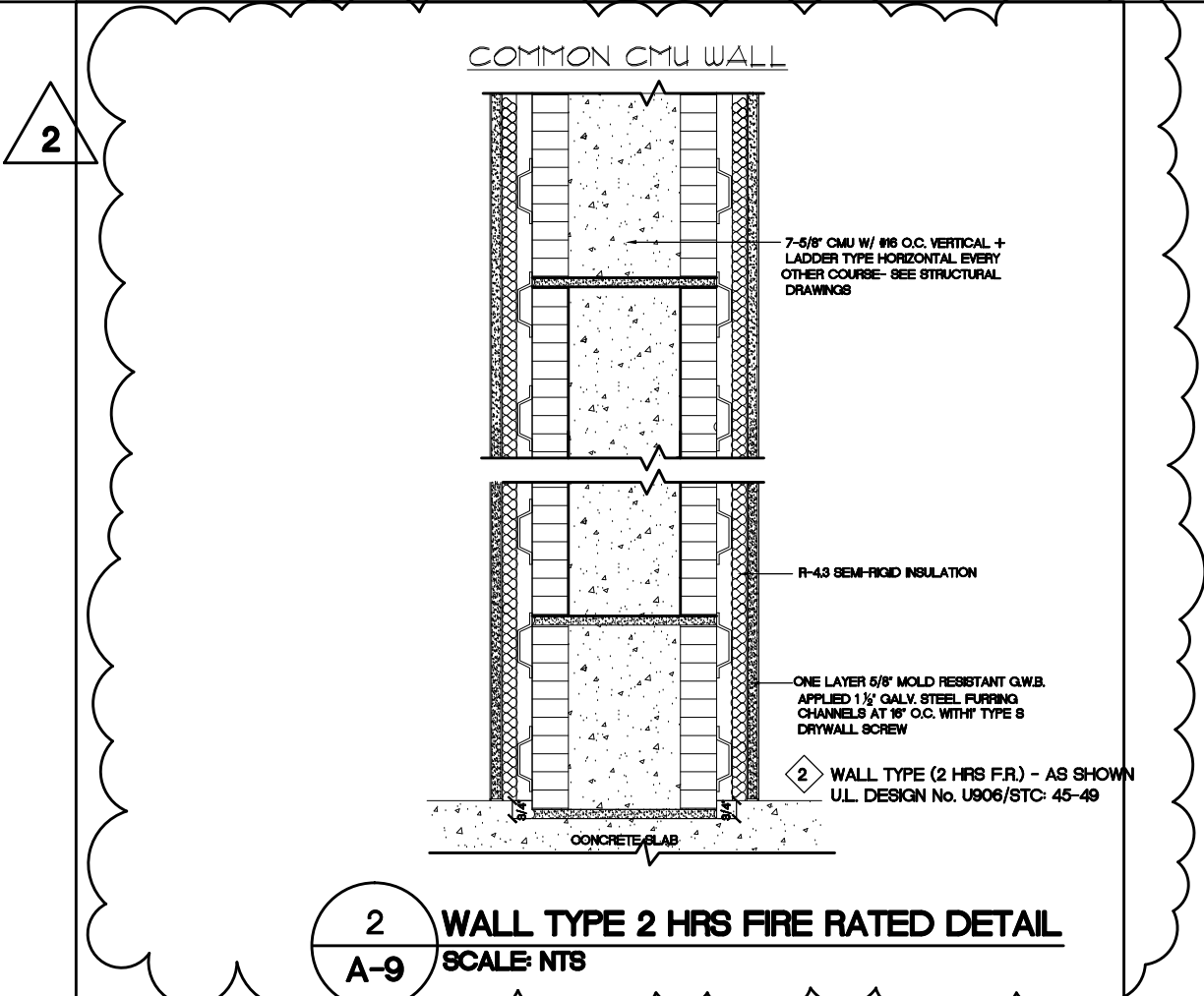
EAST ELEVATION-FRONT
SCALE: 3/16" = 1'-0"



NORTH ELEVATION-RIGHT
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES	
DESCRIPTION	FINISH
1 WALLS-TEXTURED STUCCO PAINTED	PAINT A
2 WALLS-TEXT. STUCCO-ACCENT COLOR	PAINT B
3 SOFFITS/BALCONIES/OVERHANGS-STUCCO PAINTED	PAINT A
4 ROOF-CONCRETE SLAB SELOFLEX INSULATION/WATERPROOFING	
5 RAILINGS-STEEL CABLE. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION	STAINLESS STEEL
6 WINDOWS/DOORS ALUM. FRAME-IMPACT RESISTANT	WHITE AND ALUMINUM
7 FRONT DOOR-SOLID CORE- WOOD	TBS
8 GARAGE DOOR-OVERHEAD INSULATED	TBS
9 GLASS RAILING	LAMINATED/TEMPERED GL.
10 ROOF TERRACE	PAVERS OVER LIGHT CONCRETE
11 PICKET RAILING FENCE	ALUMINUM-BLACK
12 DRIVEWAYS	CEMENT PAVERS
13 GLASS/ALUMINUM FRAME DIVIDER. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION	WHITE AND ALUMINUM
14 PLANTER (BEYOND)	
15 ALUMINUM LOUVER, (1) FT. HIGHER THAN A/C UNIT (LOCATED BACK AT PLANTER)	WHITE AND ALUMINUM

*NOTE:
FLEX CALCULATIONS AREA ENCRoACHING INTO SETBACK
ABOVE 30'-0" x 40'-0" L/F IN STREET ELEVATION WHERE 40' IS ALLOWED
EAST/WEST SIDE
LOT SIZE 150'-30" x 120'-30" (FLEX) ALLOWED PER SEC. 23.11, B2 (4)
NORTH/SOUTH SIDE
LOT WIDTH 15'-30" x 45'-15" (FLEX) ALLOWED
*NOTE:
13'-10" MIN. WHERE 15' IS ALLOWED



GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007999

GEORGE E. PEON
ARCHITECT, A.I.A.
AR# 0007999

ARCHITECTURE
PLANNING
INTERIORS

4143 SW 74 CT, SUITE D
MIAMI, FL. 33155
PH. (305) 269-9335
FAX. (305) 269-9457

	Bldg. Comments	BY
1	01/21/2016	
2	03/18/2016	
3	05-23-2016	
4	12/26/2016	
5	GLASS RAILING 05/14/2019	
6	ENCLOSED MASONRY WALL. 11/18/2019	
7	UNIT A-B 04/18/2020	

2014 FLORIDA BLDG. CODE,
5th EDITION
OWNER CHANGE
04-22-2020
05-28-2020

PROPOSED NEW BUILDING FOR:
9350 BHI LLC
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

ALL IDEAS, DESIGN ARRANGEMENTS AND CONSTRUCTION DETAILS SHOWN IN THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF GEORGE E. PEON ARCHITECT, A.I.A. NO PART OF THIS OFFICE AND/OR PROJECT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GEORGE E. PEON ARCHITECT, A.I.A. ANY SUCH VIOLATION SHALL BE SUBJECT TO LEGAL ACTION AND SHALL HAVE PRECEDENCE OVER SCALE. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN ON THE JOB AND VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS.

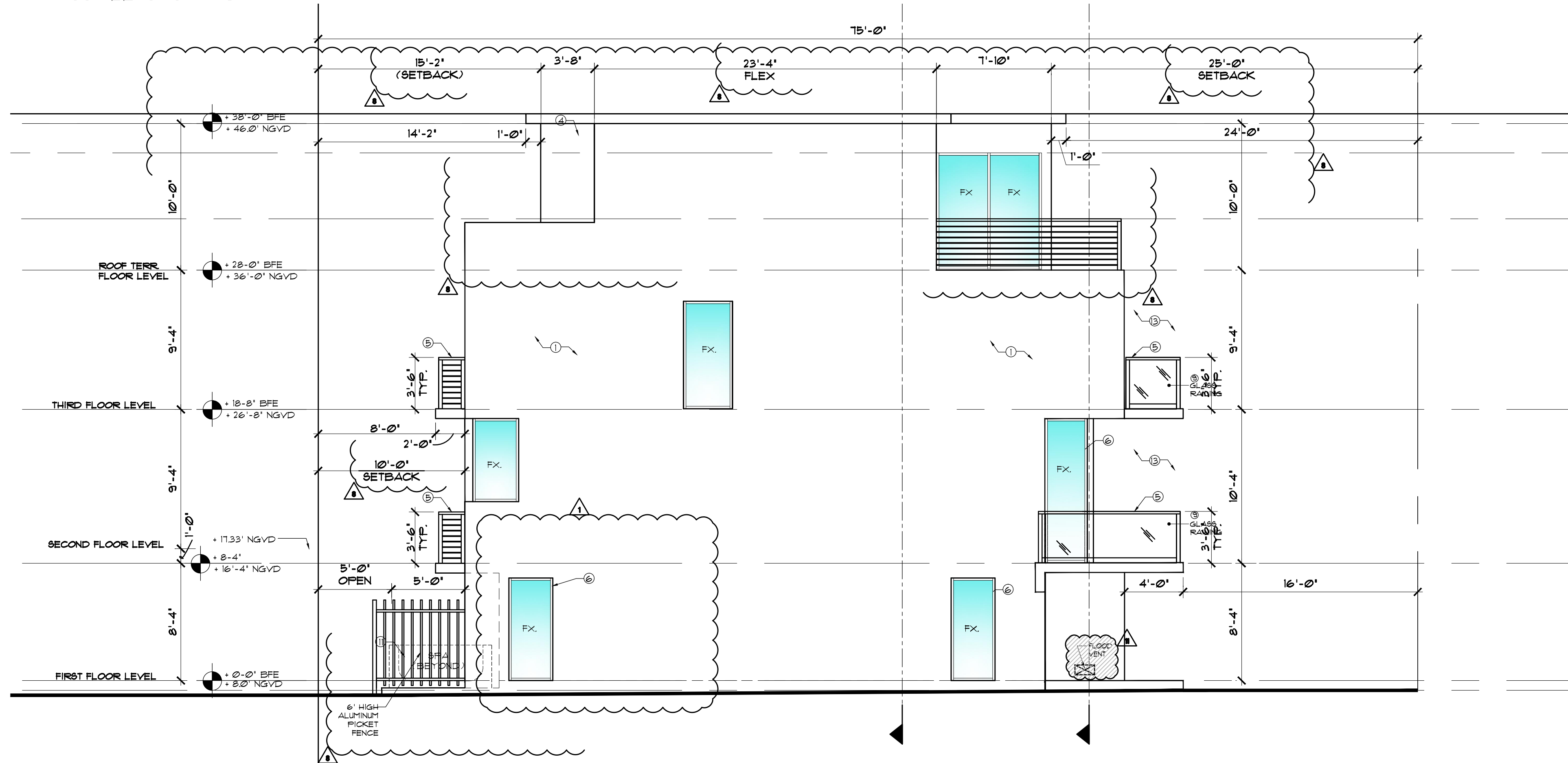
DRAWN:	
CHECKED:	G.E.P.
DATE:	
SCALE:	AS SHOWN.
JOB NUMBER:	
SHEET:	

A-☐

OF: SHEETS



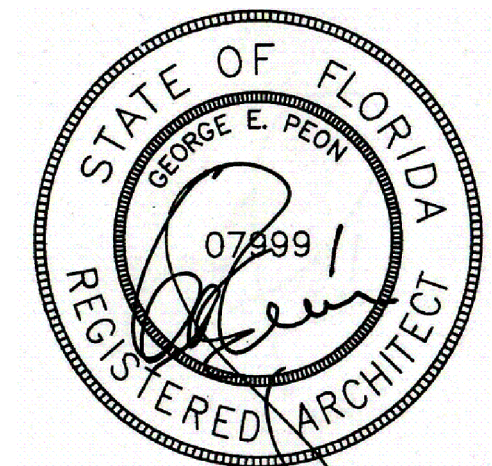
WEST ELEVATION-REAR
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION-LEFT
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES		
DESCRIPTION	FINISH	
1 WALLS-TEXTURED STUCCO PAINTED	PAINT A	
2 WALLS-TEXT. STUCCO-ACCENT COLOR	PAINT B	
3 SOFFITS/BALCONIES/OVERHANGS- STUCCO PAINTED	PAINT A	
4 ROOF-CONCRETE SLABS SELOFLEX INSULATION/WATERPROOFING		
5 RAILINGS-STEEL CABLE, SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION	STAINLESS STEEL	
6 WINDOWS/DOORS ALUM. FRAME-IMPACT RESISTANT	WHITE AND ALUMINUM	
7 FRONT DOOR-SOLID CORE- WOOD	TBS	
8 GARAGE DOOR-OVERHEAD INSULATED	TBS	
9 GLASS RAILING	LAMINATED/TEMPERED GL.	
10 ROOF TERRACE	PAVERS OVER LIGHT CONCRETE	
11 PICKET RAILING FENCE	ALUMINUM-BLACK	
12 DRIVEWAYS	CEMENT PAVERS	
13 GLASS/ALUMINUM FRAME DIVIDER, SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION	WHITE AND ALUMINUM	
14 PLANTER (BEYOND)		
15 ALUMINUM LOUVER, (1) FT. HIGHER THAT A/C UNIT (LOCATED BACK AT PLANTER)	WHITE AND ALUMINUM	

*NOTE:
FLEX CALCULATIONS AREA ENCRDACHING INTO SETBACK
ABOVE 30'-0" = 40'-0" L/F IN STREET ELEVATION WHERE 40' IS ALLOWED
EAST/WEST SIDE
LOT SIZE 150'-0" X 120' (3+40'-0" (FLEX) ALLOWED PER SEC. 23.11, B2 (4)
NORTH/SOUTH SIDE
LOT WIDTH 15'-30" X 45' (3+15'-0" (FLEX) ALLOWED
*NOTE:
13'-10" * MIN. WHERE 15' IS ALLOWED



GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007999



**ARCHITECTURE
PLANNING
INTERIORS**

**4143 SW 74 CT. SUITE D
MIAMI, FL. 33155
PH. (305) 269-9335
FAX. (305) 269-9457**



GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007999

[illegible]2014 FLORIDA BLDG. CODE,
5th EDITION

PROPOSED NEW BUILDING FOR:

9350 BHI LLC

9350 BAY HARBOR TERRACE

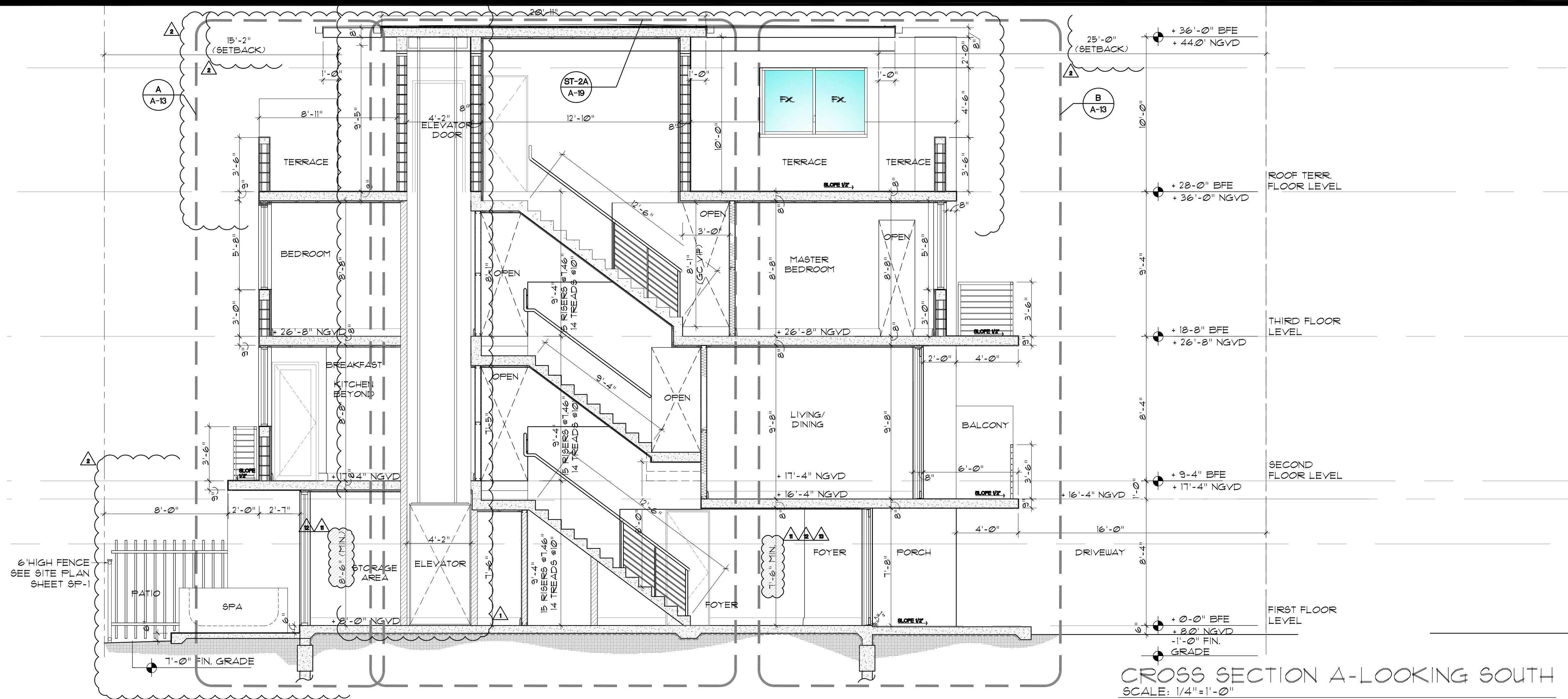
BAY HARBOR ISLANDS, FL 33154

ALL IDEAS, SKETCHES, DRAWINGS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE ARCHITECT WILL BE IN CONNECTION WITH THE SPECIFIC PROJECT, NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR CONCEPTS WILL BE LOANED TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL VARIATION AND CONDITIONS ON THE JOB AND VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

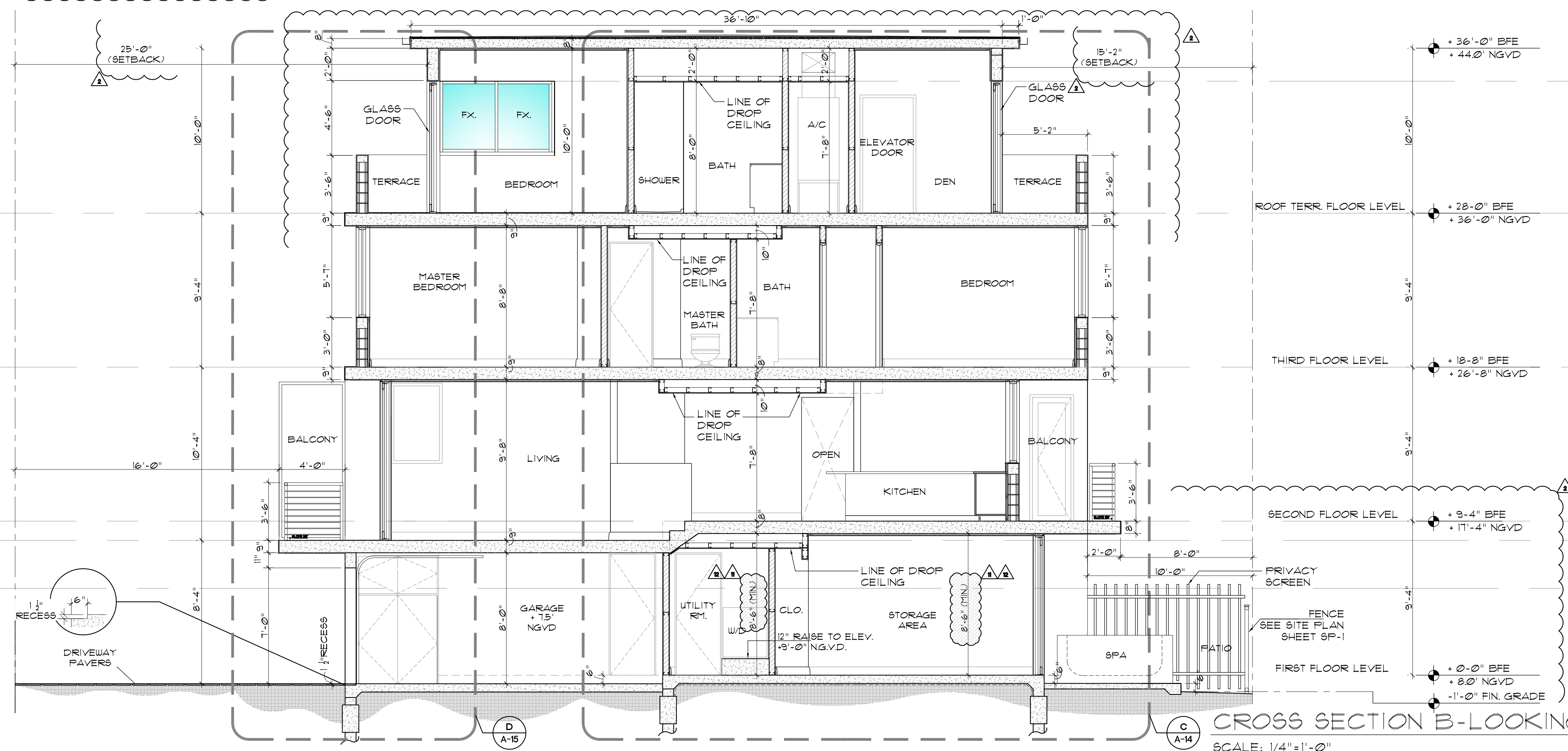
DRAWN:	-
CHECKED:	G.E.P.
DATE:	-
SCALE:	AS SH
JOB NUMBER:	
SHEET:	

A-02

OF: SHEETS



CROSS SECTION A-LOOKING SOUTH
SCALE: 1/4"=1'-0"



CROSS SECTION B-Looking North
SCALE: 1/4"=1'-0"

GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007993

GEORGE E. PEON
ARCHITECT, A.I.A.
AR# 0007999

ARCHITECTURE
PLANNING
INTERIORS

4143 SW 74 CT. SUITE D
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PH. (305) 269-9335
FAX. (305) 269-9457

△	ELEVATOR REVISION 10-20-2018	BY
△	OWNER CHANGE 04-22-2020	
△	05-28-2020	
△	06-3-2020 FIN. CEILING HEIGHT 8'-6" (MINIMUM)	
△	06-4-2020 FIN. CEILING HEIGHT (MINIMUM)	

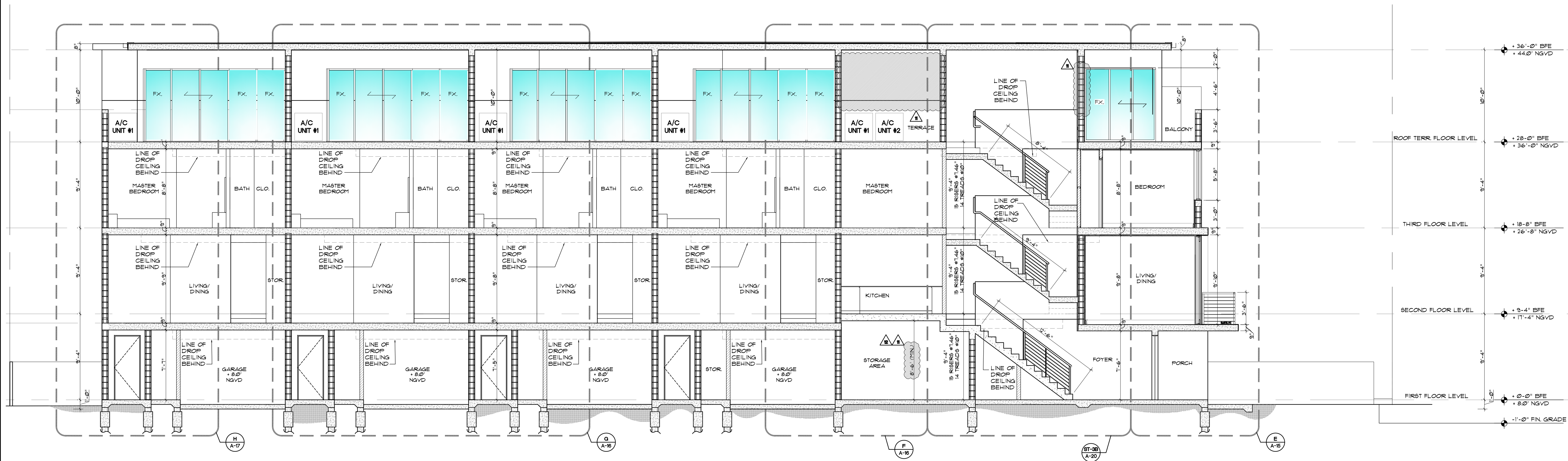
2014 FLORIDA BLDG. CODE,
5th EDITION

PROPOSED NEW BUILDING FOR:
9350 BHI LLC
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

ALL IDEAS, DESIGN ARRANGEMENTS AND DIMENSIONS SHOWN ON THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE DEVELOPED AND CONSTRUCTED WITH THE SPECIFIC PROJECT IN MIND. NO PART OF THESE DRAWINGS OR PLANS SHALL BE USED IN ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GEORGE E. PEON ARCHITECT, A.I.A. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF GEORGE E. PEON ARCHITECT, A.I.A. SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS AND STANDARDS OF THE ARCHITECTURAL PROFESSION AND WILL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

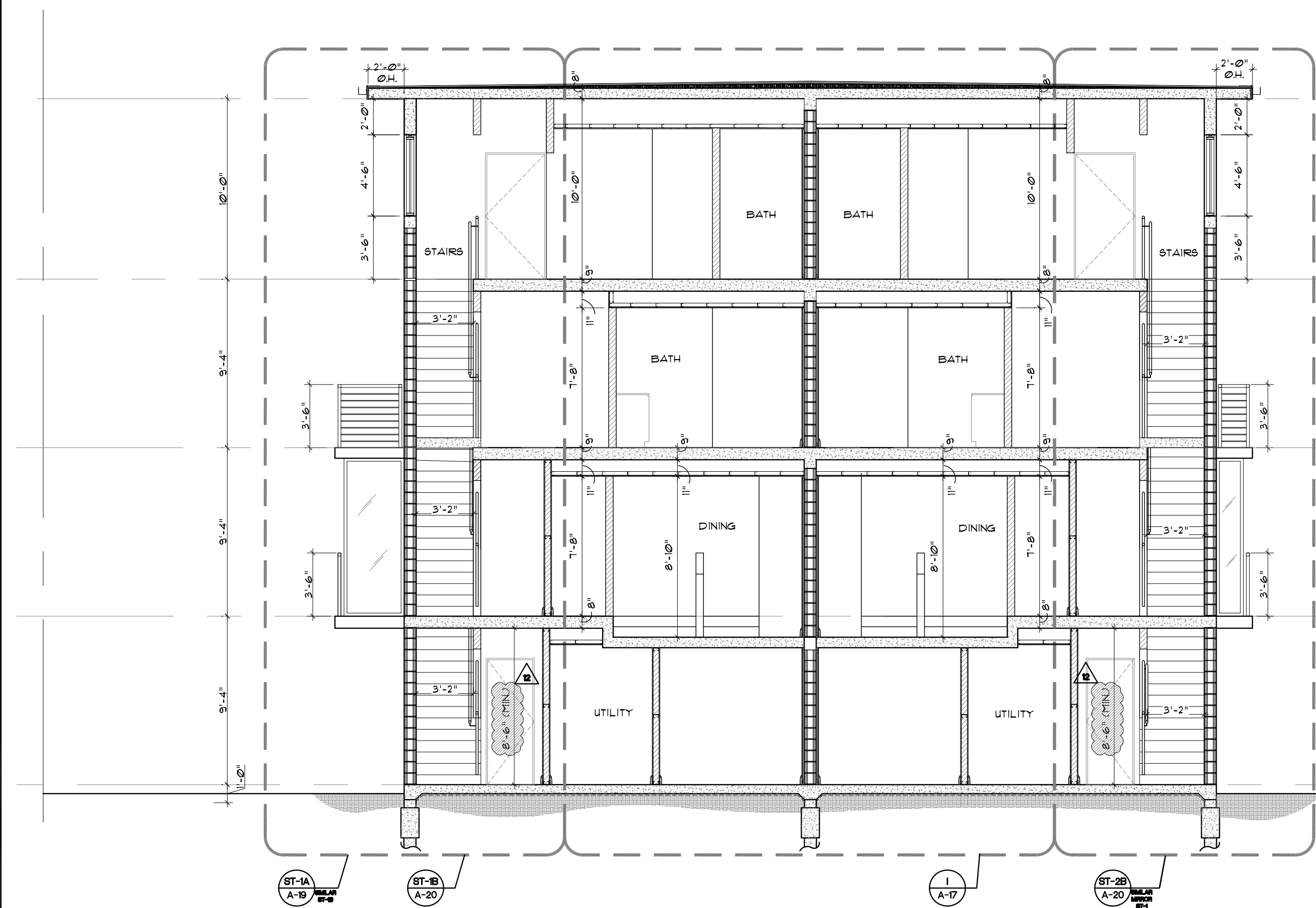
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DATE:	
SCALE:	AS SHOWN.
JOB NUMBER:	
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A-11
OF: SHEETS



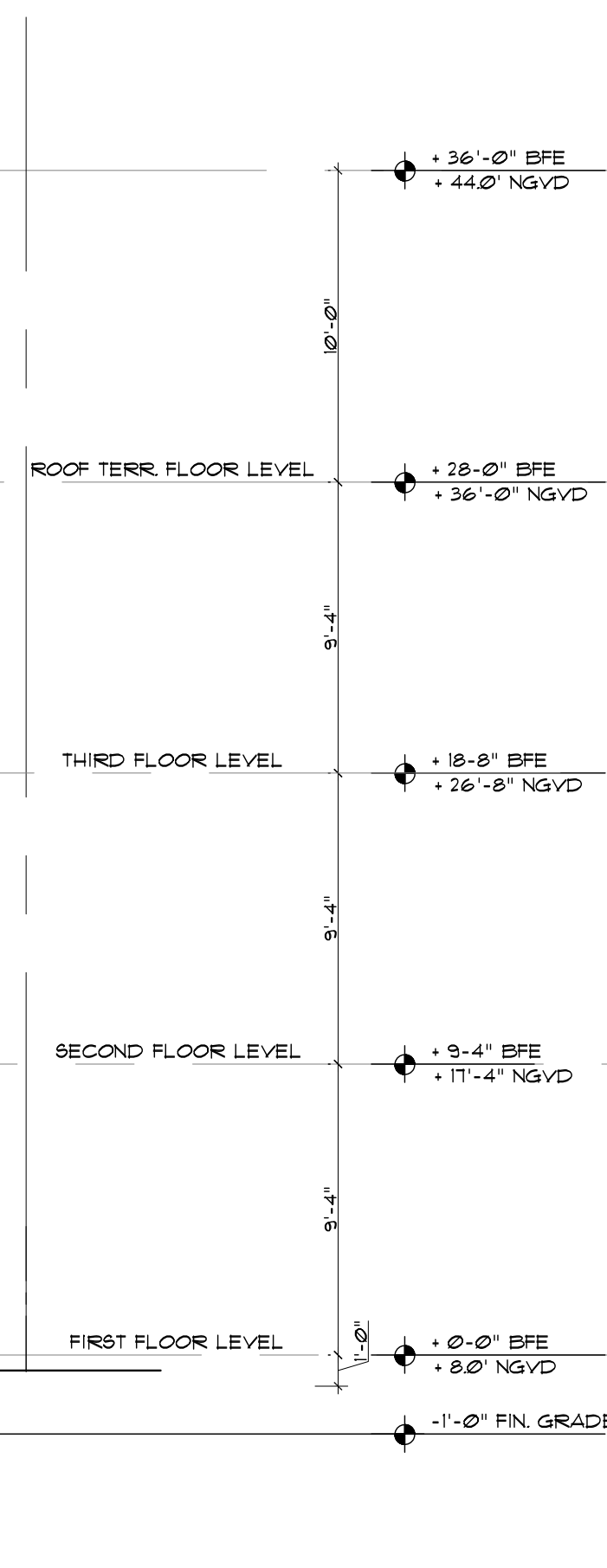
CROSS SECTION C

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



CROSS SECTION D

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



CROSS SECTION E

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

GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007993

GEORGE E. PEON
ARCHITECT, A.I.A.
AR# 0007999

ARCHITECTURE
PLANNING
INTERIORS

4143 SW 74 CT. SUITE D
MIAMI, FL. 33155
PH. (305) 269-9335
FAX. (305) 269-9457

ELEVATOR REVISION
10-20-2018

05-28-2018

06-3-2020 FIN. CEILING
HEIGHT 8'-6" (MINIMUM)

2014 FLORIDA BLDG. CODE,
5th EDITION

PROPOSED NEW BUILDING FOR:
9350 BHI LLC
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

ALL IDEAS, DESIGN ARRANGEMENTS AND
CONSTRUCTION DETAILS SHOWN ON THESE
DRAWINGS ARE OWNED BY AND THE PROPERTY
OF THIS OFFICE AND WERE DEVELOPED AND
CONSTRUCTED WITH THE SPECIFIC PROJECT
IN MIND. NO PART OF THESE DRAWINGS
OR PLANS SHALL BE USED IN ANY OTHER
PROJECT WITHOUT THE WRITTEN
PERMISSION OF GEORGE E. PEON ARCHITECT.
THESE DRAWINGS SHALL BE PREPARED ON A
VARIABLE SCALE AND SHALL BE USED FOR ALL
DIMENSIONS AND CONDITIONS ON THE JOB AND
VARIATIONS FROM THE DIMENSIONS AND
CONDITIONS SHOWN BY THESE DRAWINGS.

DRAWN:

CHECKED: G.E.P.

DATE:

SCALE: AS SHOWN.

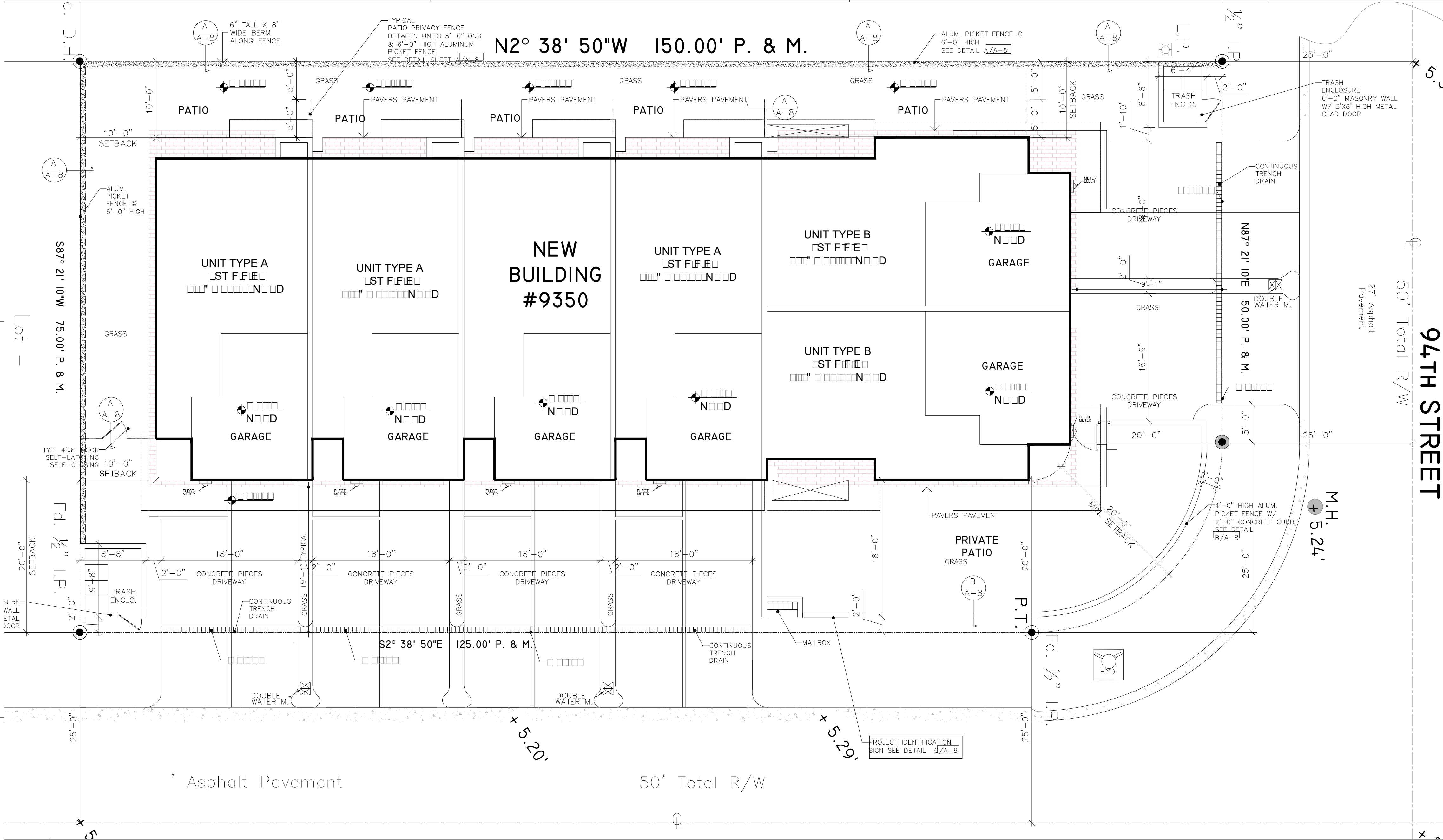
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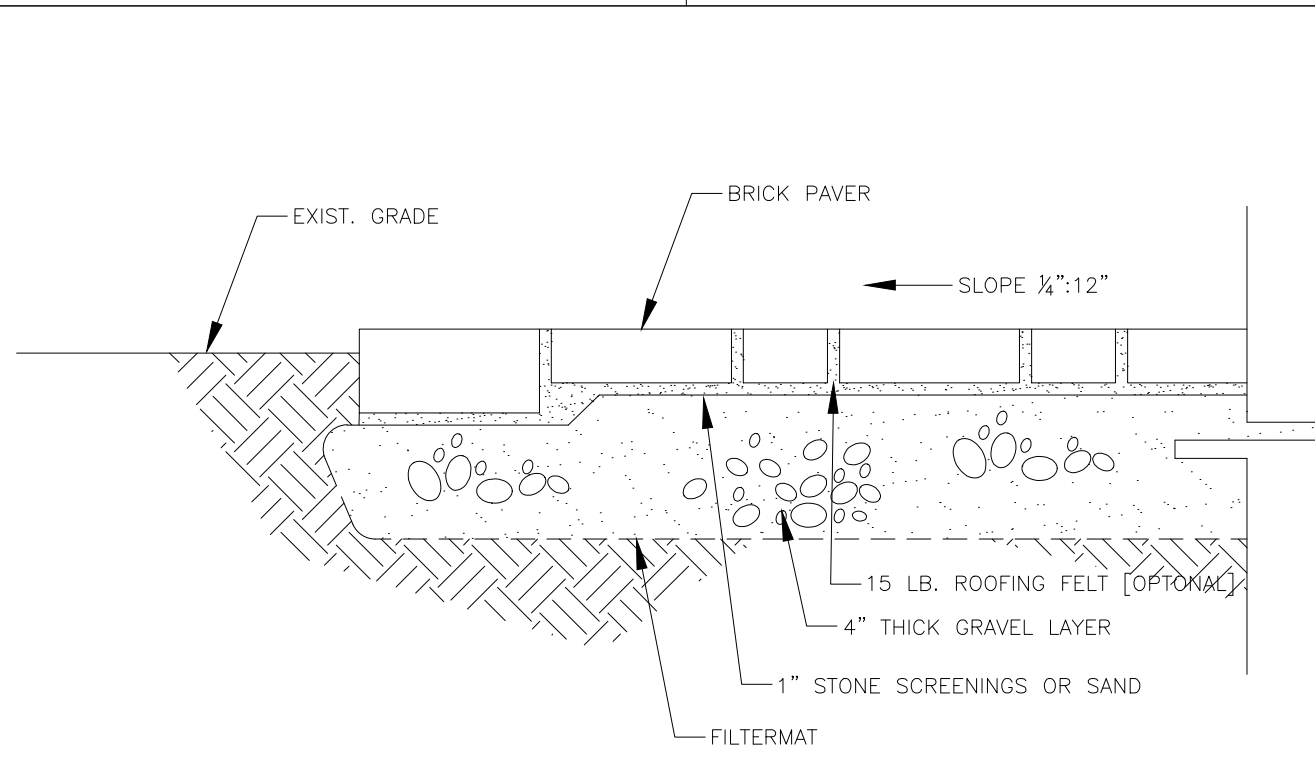
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OF:

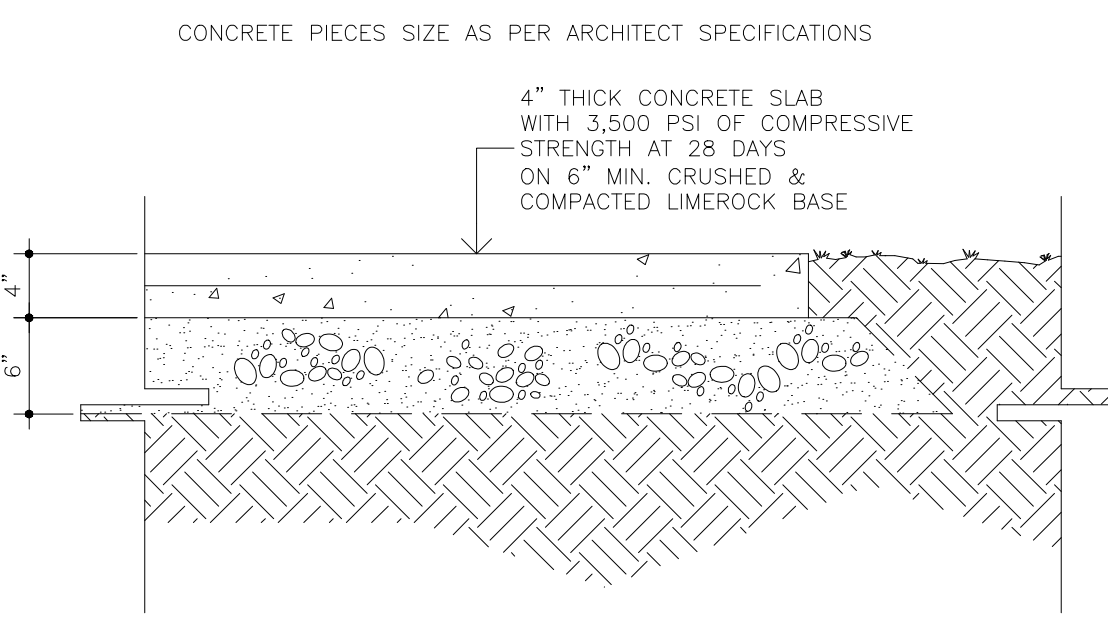
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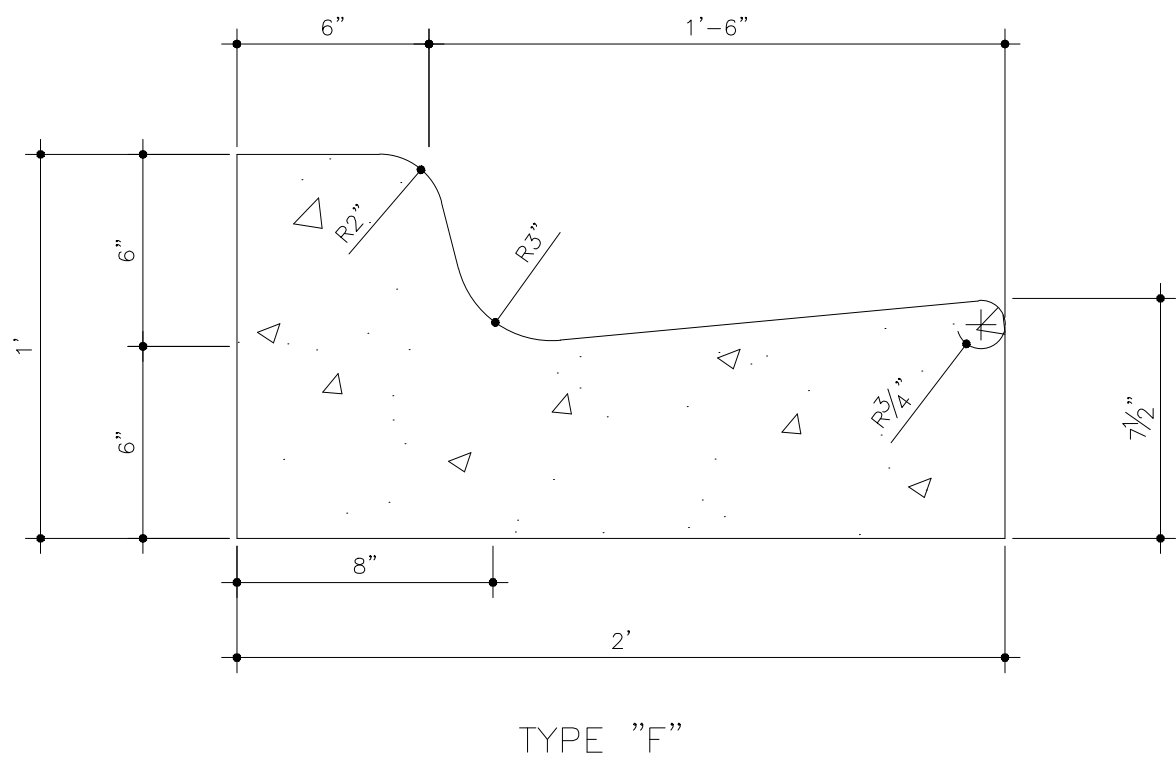
1 SITE & PAVING PLAN
SCALE: 1/8" = 1'-0".



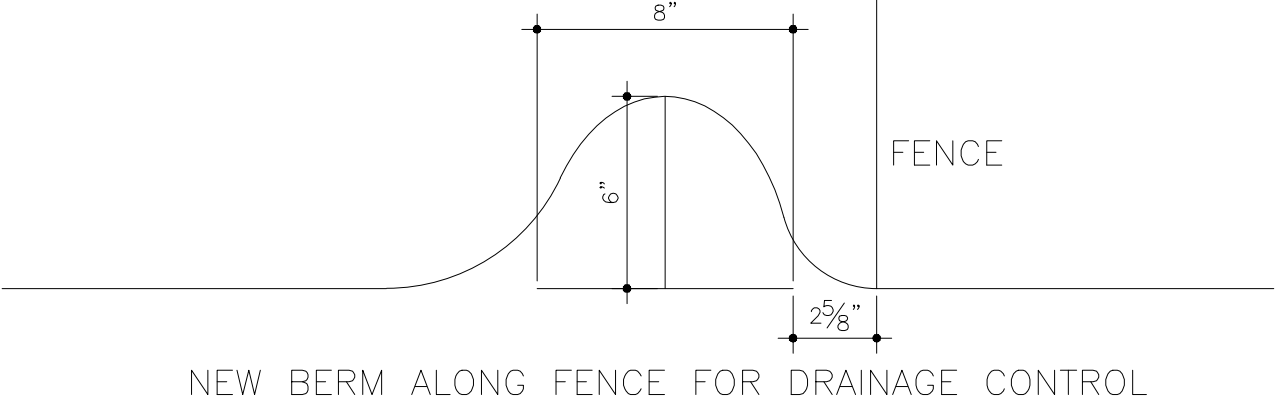
1 TYPICAL BRICK PAVEMENT DETAIL
SCALE: 1/2" = 1'-0".



2 CONCRETE PIECES PAVEMENT DETAIL
SCALE: 1" = 1'-0".

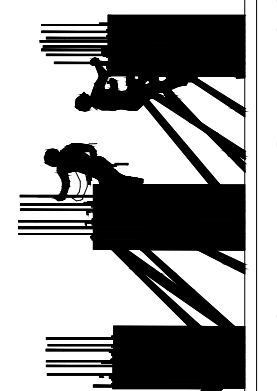


4 TYPICAL CURB DETAIL
SCALE: 2" = 1'-0".



4 TYPICAL CURB DETAIL
SCALE: 2" = 1'-0".

CERTIFICATE OF AUTHORIZATION #: 26074
P.E. #: 14170
12355 SW 129 CT. SUIT 4
MIAMI, FLORIDA 33186
PHONE: (305) 251-9177
FAX: (305) 251-8372



ALFREDO M. CARBONELL, P.E. Inc.

Reviews:	
△	•
△	•
△	•
△	•

Client: **9350 BHI, LLC**
Project: **PROPOSED APARTMENT BUILDING**

9350 BAY HARBOR TERRACE BAY HARBOR ISLANDS, FL 33154
PROPERTY FOLIO NUMBER: 13-2227-001-3230

Plan Description:

SITE & PAVING PLAN

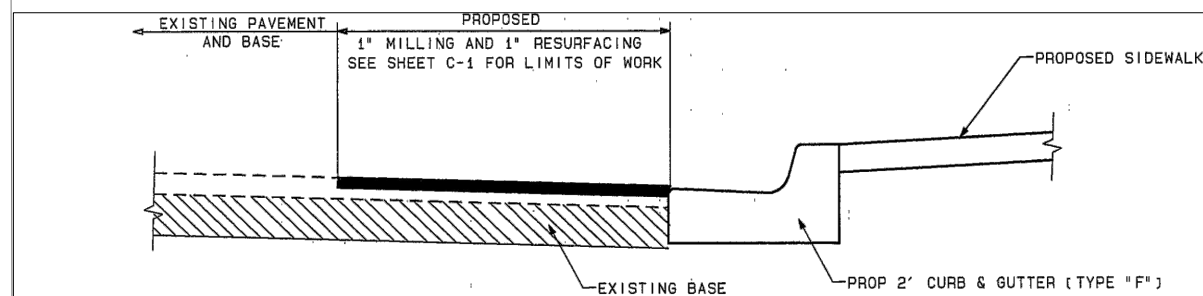
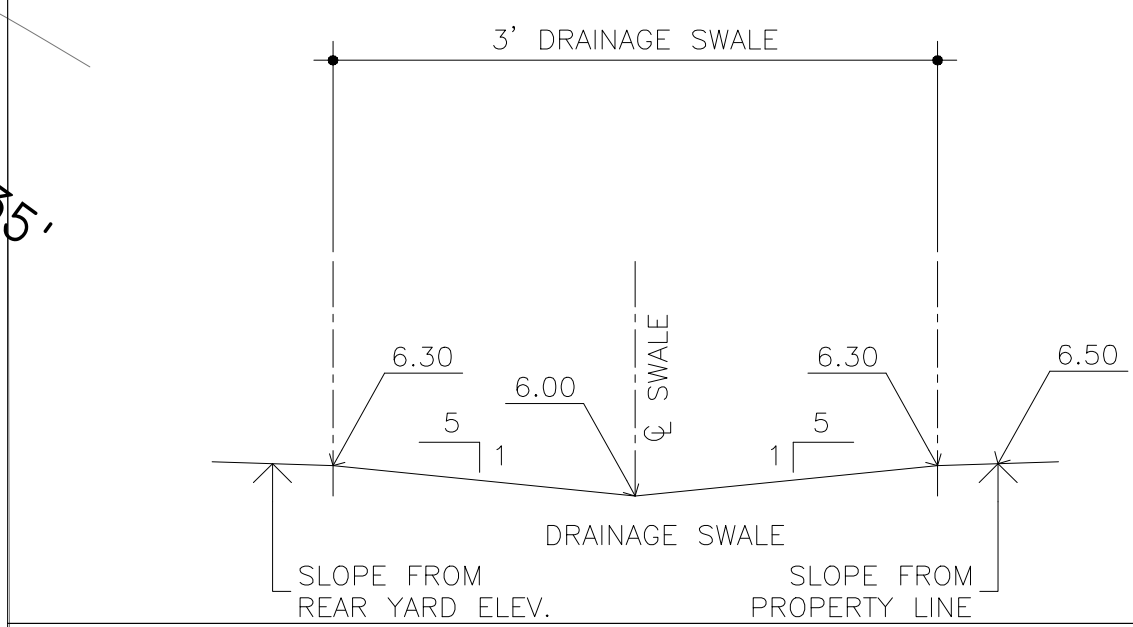
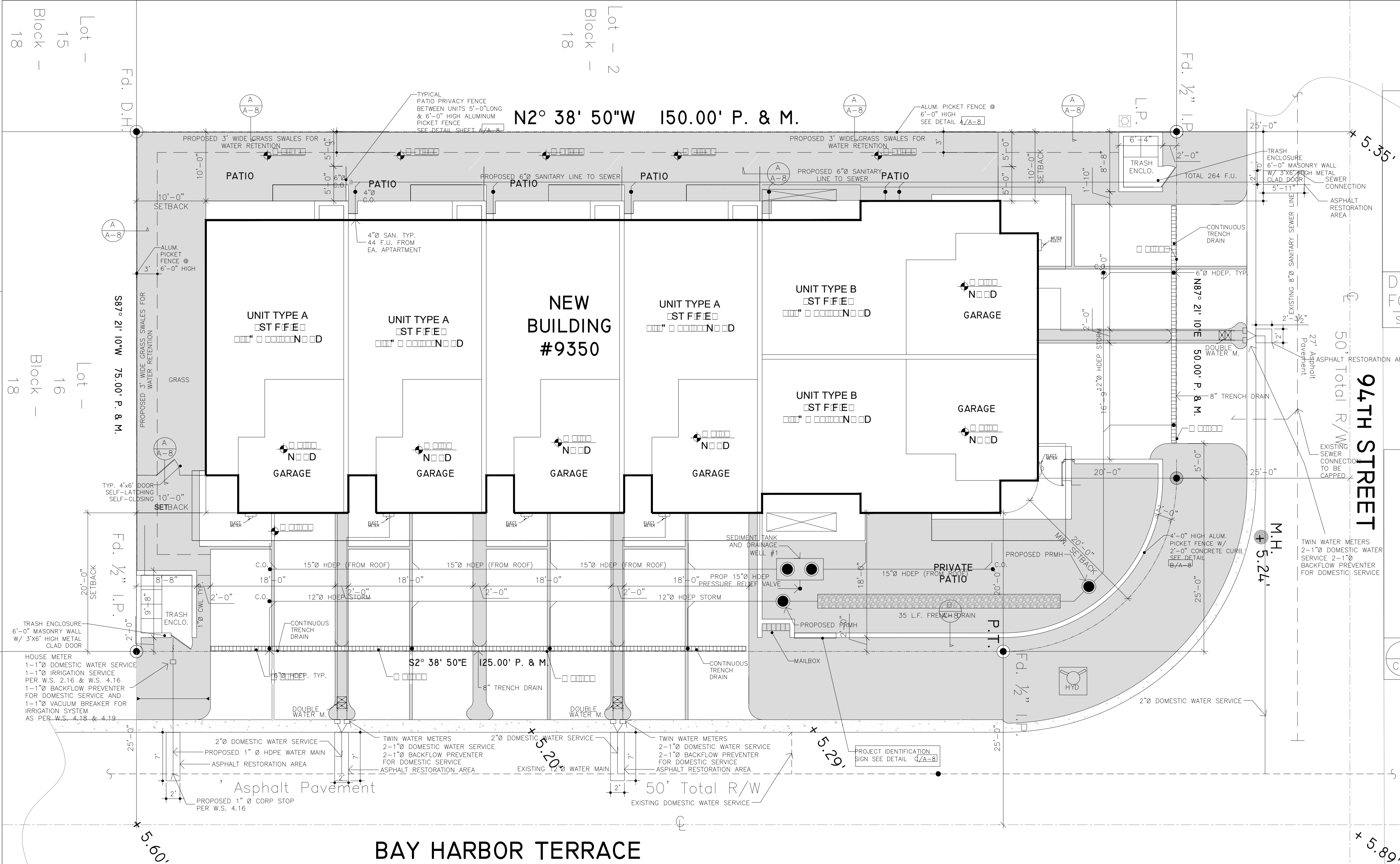
Seal:

FLA. REG. P.E. # 14170

Designed by: **ALFREDO M. CARBONELL**
Drawn by: **ERICK FLORIDO**
Revised & Sealed: **ALFREDO M. CARBONELL**
Date: **JANUARY . 21 . 2015**
Scale: **AS SHOWN**
Job N°: **2015-01.21**

Sheet:

C1
1 of 3 Sheets.

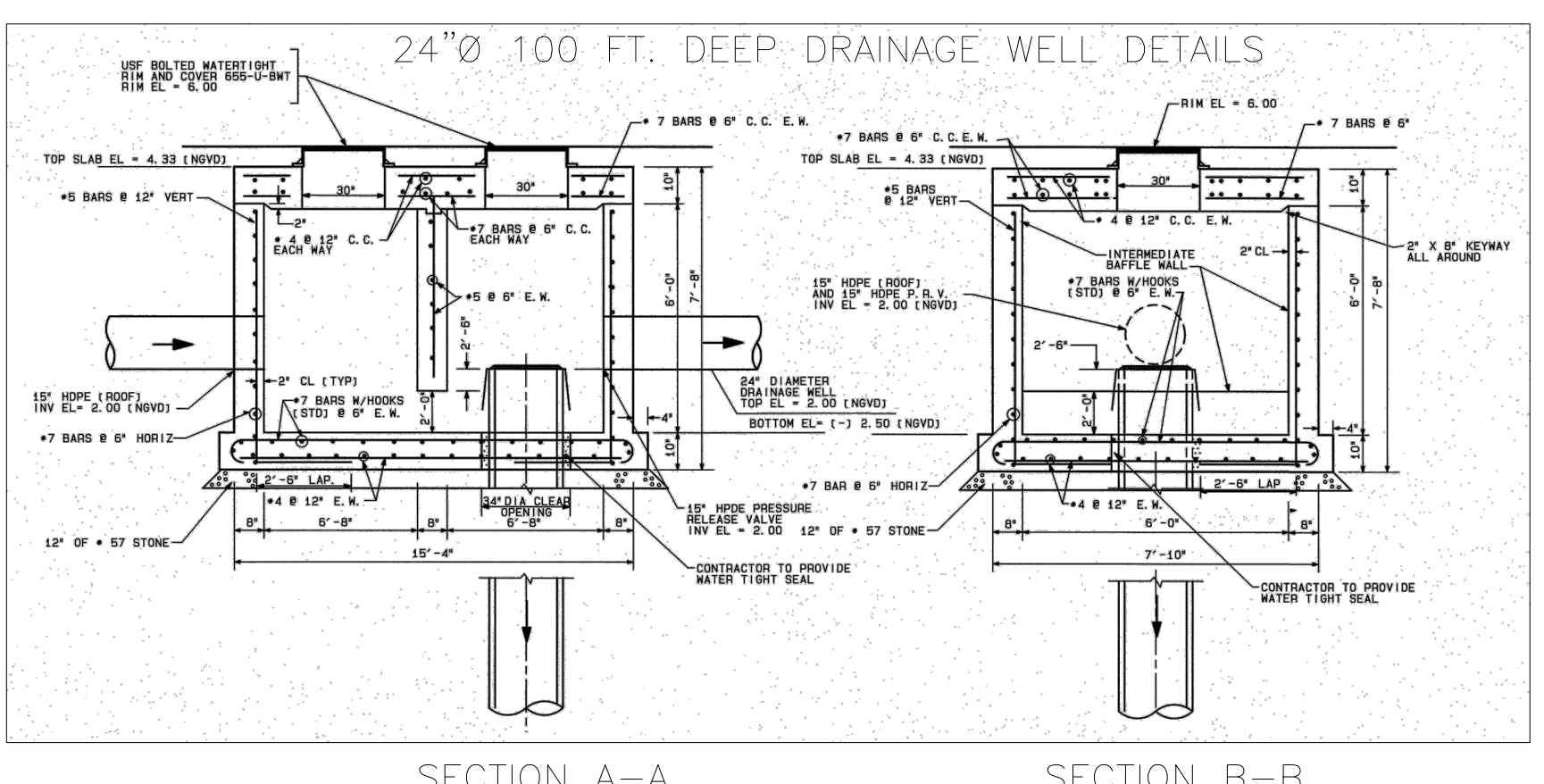


LEGEND

---	EXISTING SEWER LINE
---	PROPOSED SEWER LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING BURIED ELECTRIC LINE [6E]

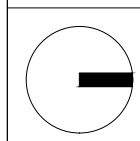
IMPACT ANALYSIS FOR PROPOSED INFRASTRUCTURE

PROPOSED POTABLE WATER = 200 GPD X 6 DU = 1,200 GPD
EXISTING POTABLE WATER = 200 GPD X 4 DU = 800 GPD
NET INCREASE POTABLE WATER = 1,200 GPD - 800 GPD = 400 GPD
PROPOSED SANITARY SEWER = 156 GPD X 6 DU = 936 GPD
EXISTING SANITARY SEWER = 156 GPD X 4 DU = 624 GPD
NET INCREASE SANITARY SEWER = 936 GPD - 624 GPD = 312 GPD
PROPOSED SOLID WASTE = 0.632 TONS/YR X 6 DU = 3.792 TONS/YR.
EXISTING SOLID WASTE = 0.632 TONS/YR. X 4 DU = 2.528 TONS/YR.
NET INCREASE SOLID WASTE = 3.792 TONS/YR - 2.528 TONS/YR. = 1.264 TONS/YR.

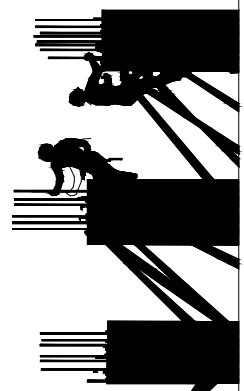


TRIP GENERATION CALCULATIONS

DESCRIPTION ITE CODE	UNITS	RATE WEEKDAY DAILY TRAFFIC	PEAK PERIOD RATE	PERCENT IN	PERCENT OUT	NUMBER OF D.U.	CALCULATED DAILY TRIPS	PEAK TRIPS TOTAL	TRIPS IN	TRIPS OUT
RESID. TOWNHOUSE/CONDO 230 AM	D.U.	5.81	.44	17%	83%	6	35	3	1	2
RESID. TOWNHOUSE/CONDO 230 PM	D.U.	5.81	.52	67%	33%	6	35	3	2	1

 DRAINAGE SITE PLAN
SCALE: 1/8" = 1'-0".

CERTIFICATE OF AUTHORIZATION #: 26074
P.E. #: 14170
12355 SW 129 CT SUIT 4
MIAMI, FLORIDA 33186
PHONE: (305) 251-9177
FAX: (305) 251-8372



ALFREDO M. CARBONELL, P.E. Inc.

Reviews:

△	·
△	·
△	·
△	·

Client: 9350 BHI, LLC
Project: PROPOSED APARTMENT BUILDING

9350 BAY HARBOR TERRACE BAY HARBOR ISLANDS, FL 33154
PROPERTY FOLIO NUMBER: 13-2227-001-3230

Plan Description: WATER / SEWER / DRAINAGE PLAN

Seal:

FLA. REG. P.E. # 14170

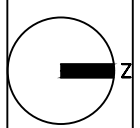
Designed by: ALFREDO M. CARBONELL
Drawn by: ERICK FLORIDO
Revised & Sealed: ALFREDO M. CARBONELL
Date: JANUARY 21, 2015
Scale: AS SHOWN
Job #: 2015-01-21

Sheet:

 2 of 3 Sheets.



Sheet: **C3**
3 of 3 Sheets.



SITE PLAN ILLUMINATION
SCALE: 1/8" = 1'-0".

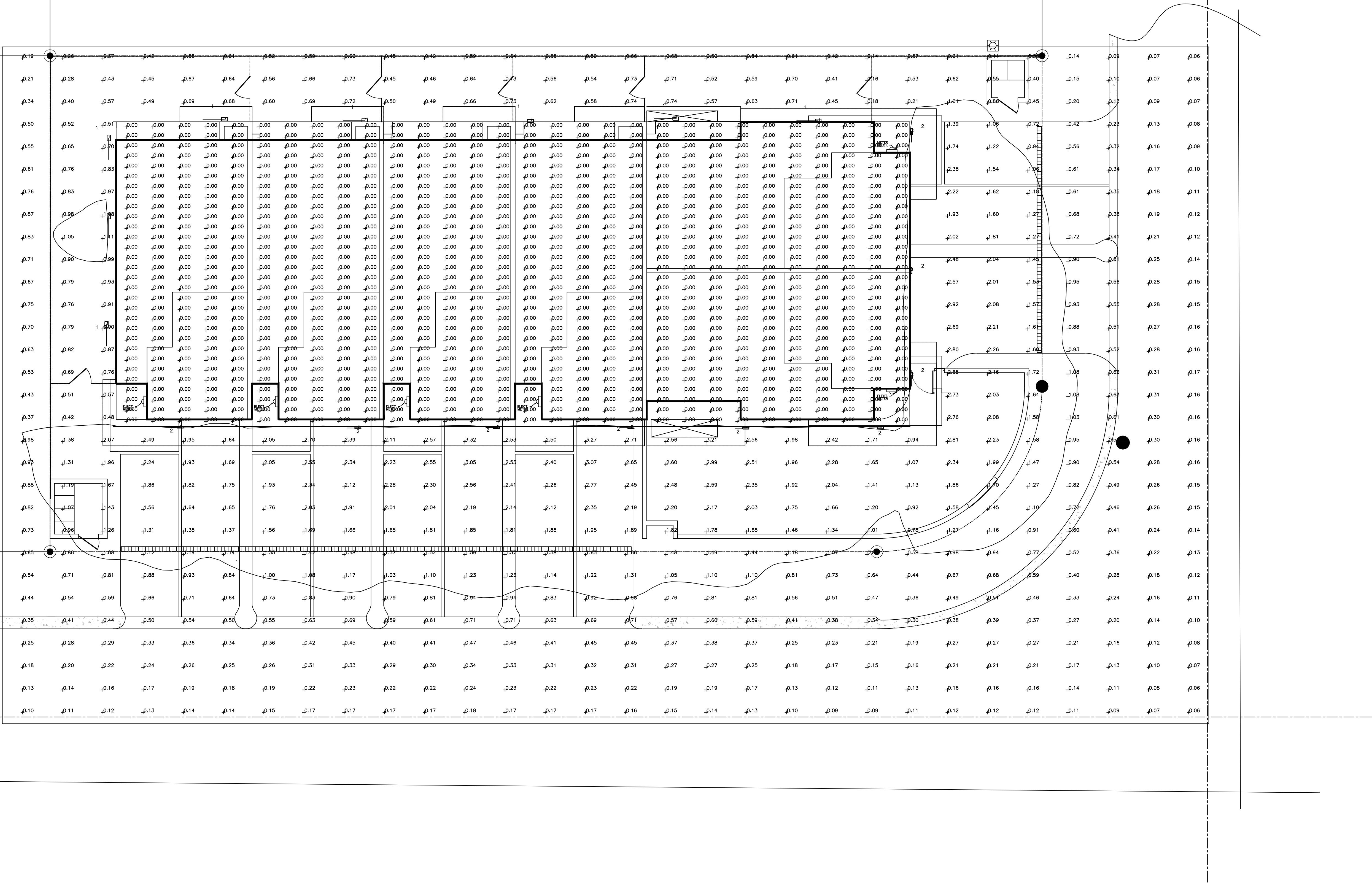
DIALux

LIGHTING:

- 1 (8) Lithonia Lighting DSXW1 LED 10C 350 30K T2M MVOLT DSXW1 LED WITH 1 LIGHT ENGINE, 10 LED's, 350mA DRIVER, 3000K LED, TYPE 2 MEDIUM OPTIC
2 (9) Lithonia Lighting DSXW2 LED 20C 530 30K TFM MVOLT DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 530mA DRIVER, 3000K LED, TYPE FORWARD THROW MEDIUM OPTIC

Isolines

1.0 fc



CERTIFICATE OF AUTHORIZATION #: 26074
P.E. #: 14170
12355 SW 129 CT, SUIT 4
MIAMI, FLORIDA 33186
PHONE: (305) 251-9177
FAX: (305) 251-8372

Reviews:

Client: 9350 BHI, LLC
Project: PROPOSED APARTMENT BUILDING
9350 BAY HARBOR TERRACE BAY HARBOR ISLANDS, FL 33154
PROPERTY FOLIO NUMBER: 13-2227-001-3230

Plan Description:
SITE PLAN
ILLUMINATION

Seal:

FLA. REG. P.E. # 14170

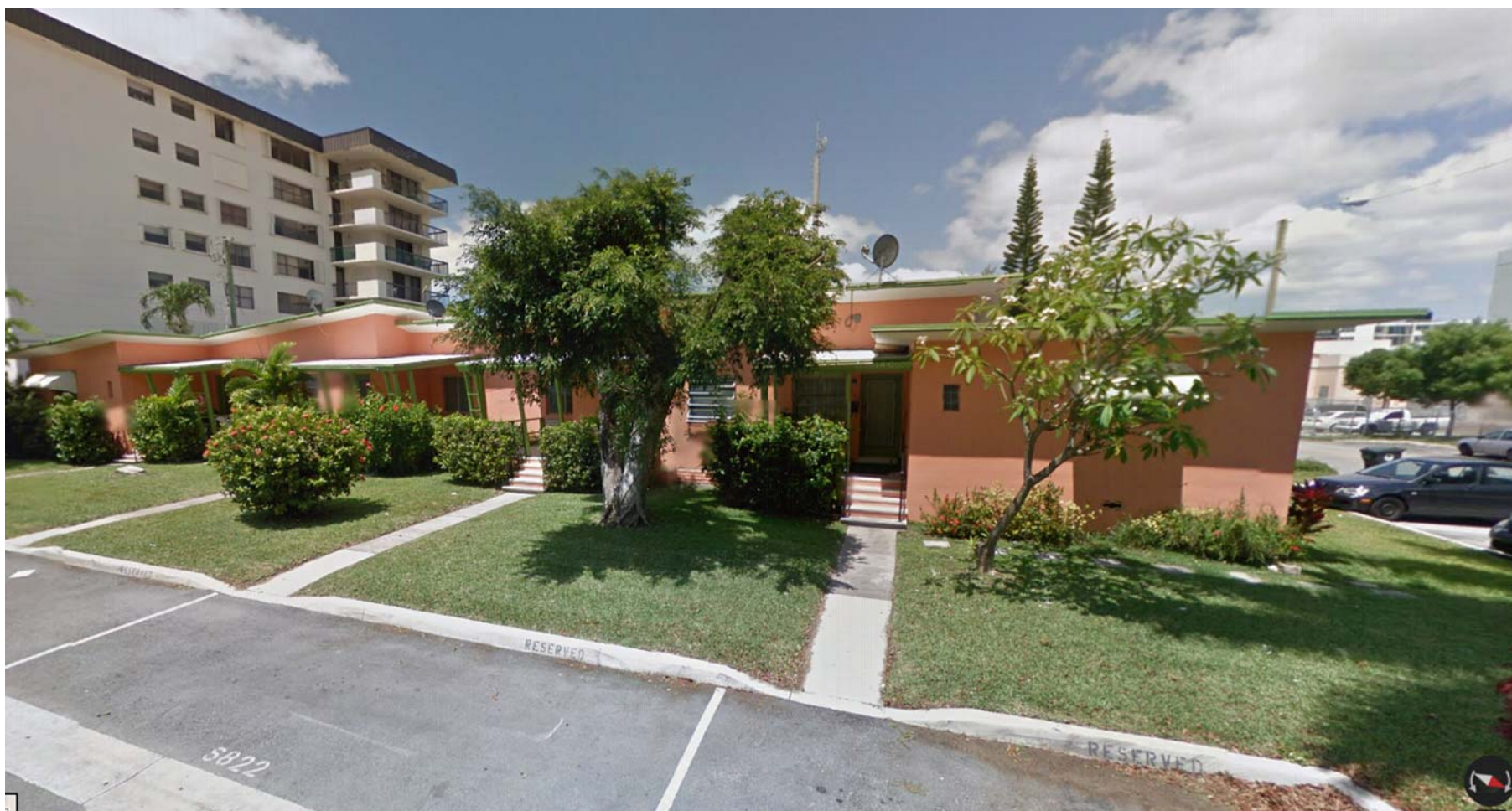
Designed by: ALFREDO M. CARBONELL
Drawn by: ERICK FLORIDO
Revised & Sealed: ALFREDO M. CARBONELL
Date: JANUARY . 21 . 2015
Scale: AS SHOWN
Job N°: 2015-01.21
Sheet: 1 of 1 Sheets.



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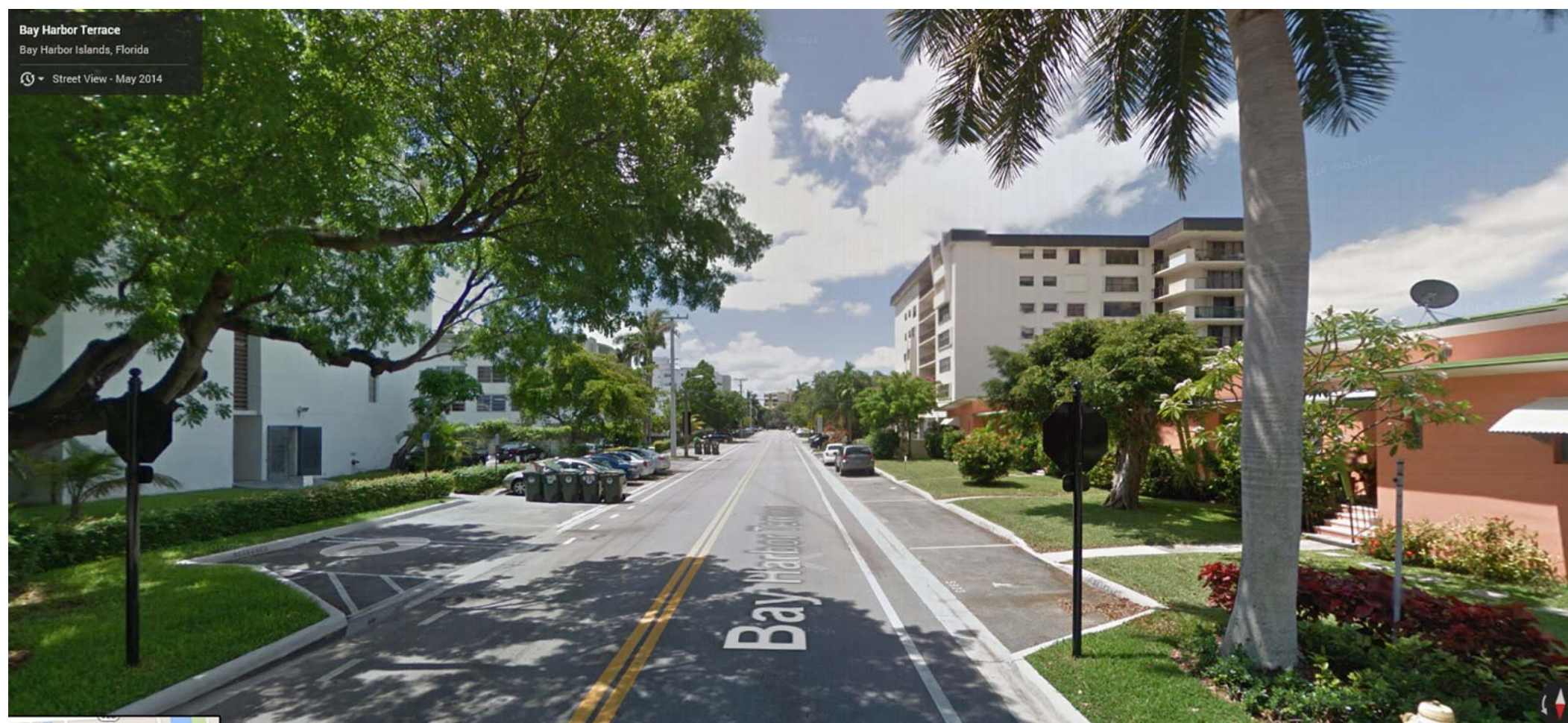
②



③



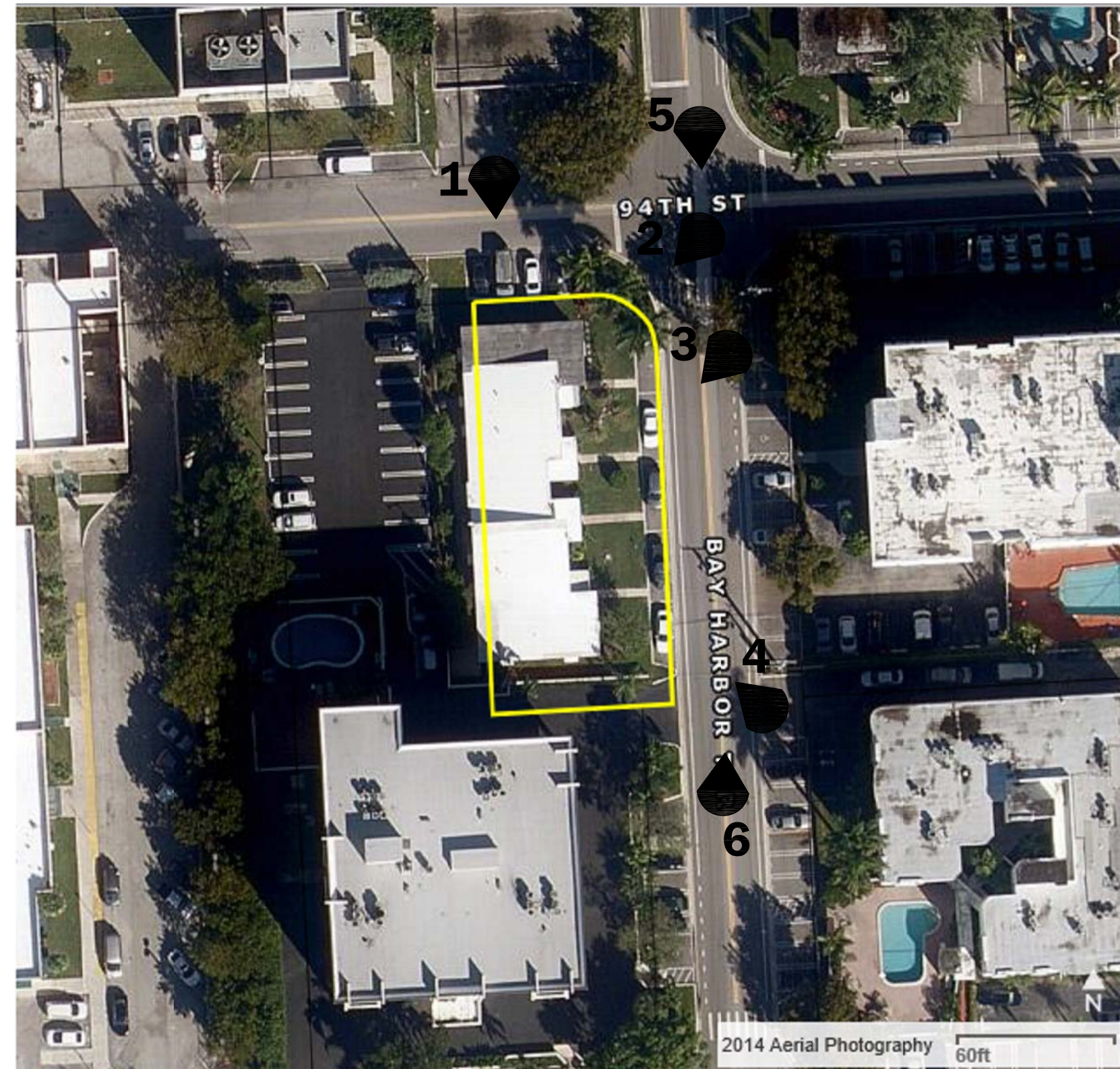
④



⑤



⑥



N LOCATION MAP NTS



EXISTING
HYD LOC. MAP
N.T.S.

GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007999

GEORGE E. PEON
ARCHITECT, A.I.A.
AR# 0007999

ARCHITECTURE
PLANNING
INTERIORS

4143 SW 74 CT, SUITE D
MIAMI, FL. 33155
PH. (305) 269-9335
FAX. (305) 269-9457

△ FIRE Comments 7-7-2016	BY

2014 FLORIDA BLDG. CODE,
5th EDITION

PROPOSED NEW BUILDING FOR:
9350 BHI LLC
9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

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SCALE:	AS SHOWN.
JOB NUMBER:	
SHEET:	

A-02
SITE PHOTOS
OF: SHEETS



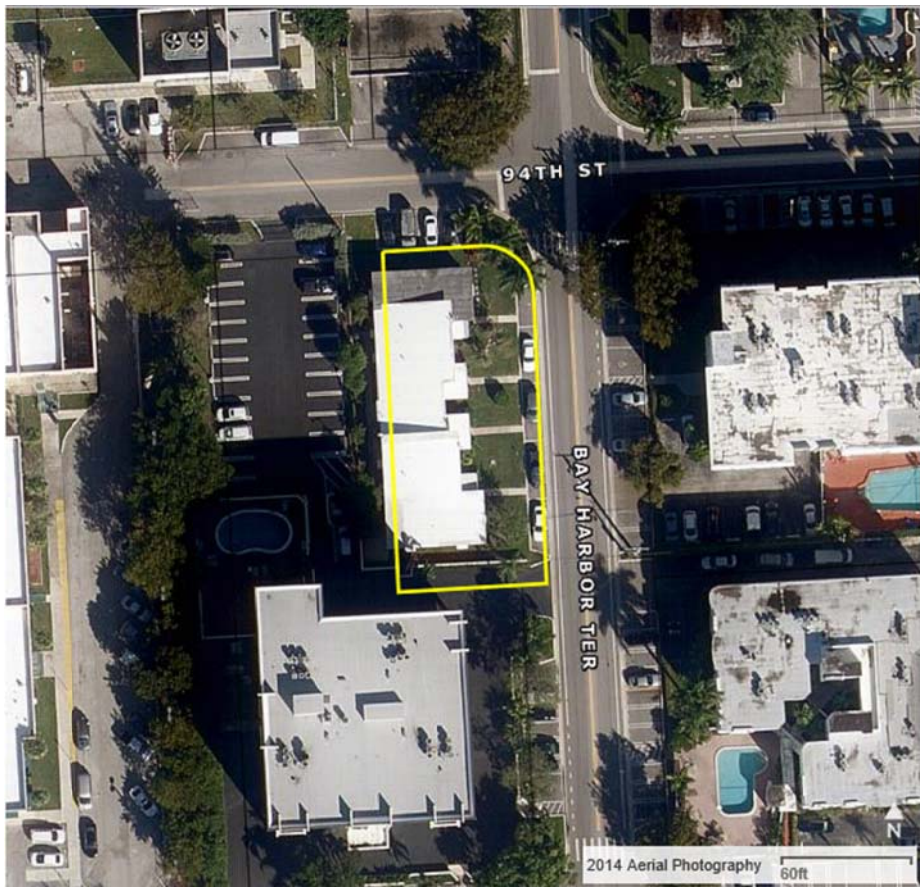
① SE Aerial View



② NW Aerial View



③ NE Aerial View



N LOCATION PLAN
N.T.S.

GEORGE E. PEON
ARCHITECT, A.I.A.
AR# 0007999

ARCHITECTURE
PLANNING
INTERIORS

4143 SW 74 CT. SUITE D
MIAMI, FL. 33155
PH. (305) 269-9335
FAX. (305) 269-9457

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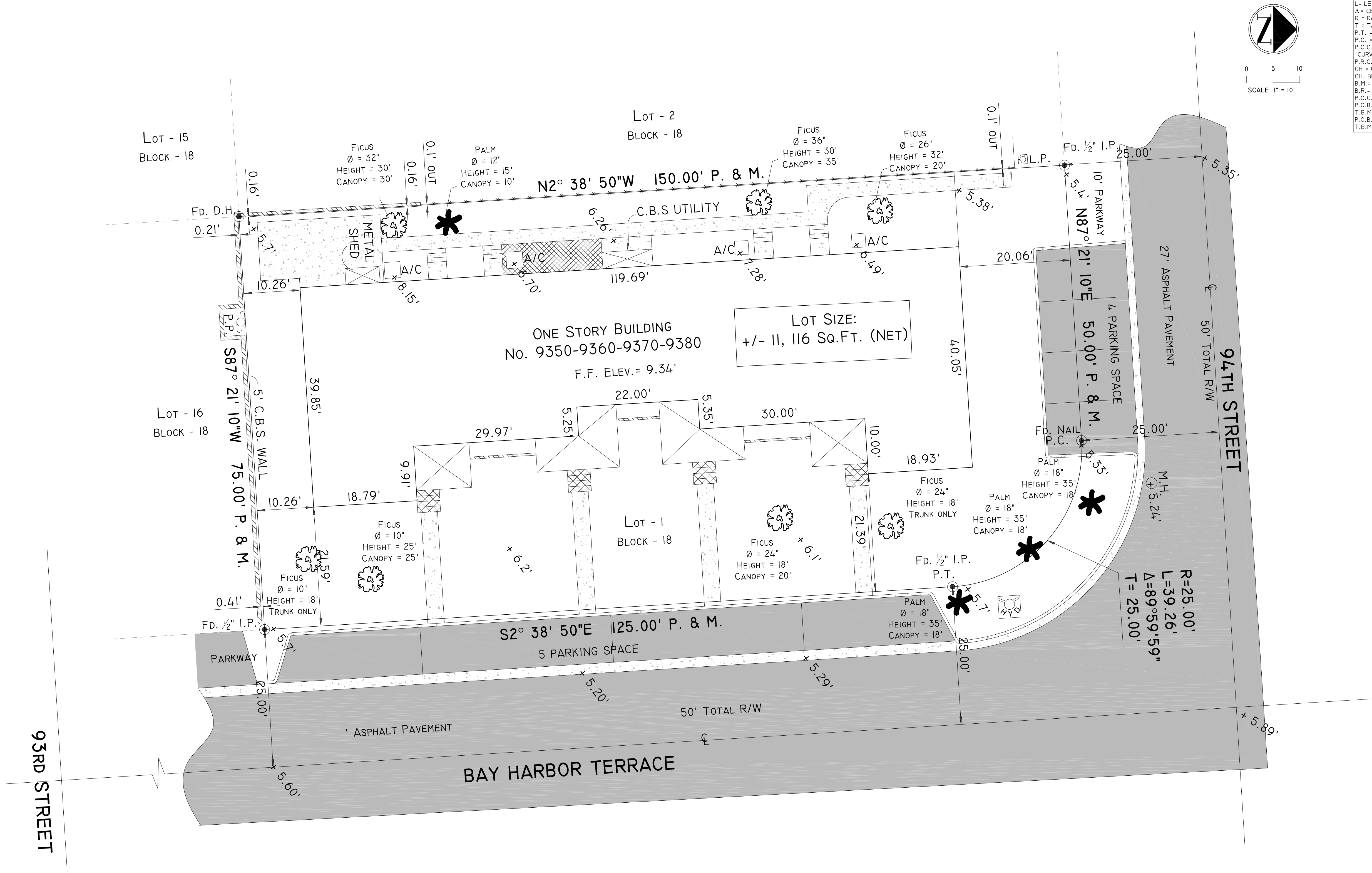
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SHEET:

A-03
AERIAL VIEWS
OF: SHEETS

GEORGE E. PEON
A.I.A. ARCHITECT
AR# 0007999

MAP OF BOUNDARY SURVEY

SITE ADDRESS: 9350-9360-9370-9380 BAY HARBOR TERRACE, BAY HARBOR ISLAND, FLORIDA 33156



LEGEND & ABBREVIATIONS		
	= CONCRETE BLOCK WALL	B.C. = BLOCK CORNER
	= WOOD DECK	E. = PROPERTY LINE
	= COVERED AREA	CL. = CENTER LINE
	= ASPHALT	M. = MONUMENT LINE
	= CHAIN LINK FENCE (CLF)	CALC. = CALCULATED
	= WOOD FENCE (WF)	M. = FIELD MEASURED
	= IRON FENCE (IF)	P. = PER PLAT
	A = ARC DISTANCE	TYP. = TYPICAL
	Δ = CENTRAL ANGLE / DELTA	P.R.M. = PERMANENT
	R = RADIUS	REFERENCE MONUMENT
	T = TANGENT	P.C.P. = PERMANENT CONTROL POINT
	P.T. = POINT OF TANGENCY	FD. NAIL = FOUND NAIL
	P.C. = POINT OF CURVATURE	FD. D/H = FOUND DRILL HOLE
	P.C.C. = POINT OF COMPOUND CURVE	FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
	P.R.C. = POINT OF REVERSE CURVE	C.M. = CONCRETE MONUMENT
	CH = CHORD	FD. I.R. = FOUND IRON REBAR
	CH. BRG. = CHORD BEARING	FD. P.K.NAIL = FOUND PARKER-KALON NAIL
	B.M. = BENCH MARK	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
	B.R. = BEARING REFERENCE	A/C = AIR CONDITIONER PAD
	P.O.B. = POINT OF BEGINNING	P.P. = POWER POLE
	T.B.M. = TEMPORARY BENCH MARK	D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
	U.E. = UTILITY EASEMENT	A.E. = ANCHOR EASEMENT
	D.E. = DRAINAGE EASEMENT	ENCR. = ENCROACHMENT
	F.F. ELEV. = FINISHED FLOOR ELEVATION	N.T.S. = NOT TO SCALE
	P.B. = PLAT BOOK	TYP. = TYPICAL
	O.R.B. = OFFICIAL RECORD BOOK	P.R.M. = PERMANENT
	M.H. = MAN HOLE	C.B.S. = CONCRETE BLOCK STRUCTURE
	BLDG. = BUILDING	O.H.L. = OVERHEAD UTILITY LINES
	TEL. = TELEPHONE FACILITIES	C.B. = CATCH BASIN
	CATV = CABLE UTILITY BOX	W.M. = WATER METER
	W.M. = WATER METER	R/W = RIGHT OF WAY
	ELEV. = ELEVATION	SEC. = SECTION
	TWS. = TOWNSHIP	RG. = RANGE
	SWK. = SIDEWALK	X.0. = EXISTING ELEVATION

LEGAL DESCRIPTION:
LOT 1, BLOCK 18, 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.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:
COMMUNITY NUMBER: 120637
PANEL NUMBER: 0144
SUFFIX: L ANEL REVISED DATE: 09/11/2009
FLOOD ZONE: AE BASE FLOOD ELEV. = 8.0'

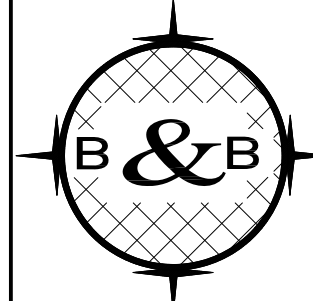
BENCH MARK USED:
MIAMI-DADE COUNTY BENCH MARK
NO. R-243
ELEV. = 6.59'

CERTIFIED TO:
CWV DEVELOPMENT.

NOTES:
1.- LEGAL DESCRIPTION PROVIDED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IMPLY PROPERTY OWNERSHIP.
2.- THE LANDS SHOWN HEREIN ARE SUBJECT TO RESTRICTIONS OF PLAT OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3.- BOUNDARY DISTANCES AND DIRECTIONS ARE PLATTED AND MEASURED UNLESS OTHERWISE SHOWN.
4.- ELEVATIONS, IF SHOWN, ARE REFERRED TO NGVD 1929.
5.- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED ON THIS SURVEY MAP.
6.- FENCE OWNERSHIP NOT DETERMINED. APPARENT CLEARANCES AND/OR ENCROACHMENTS ARE NOTED BY VISUAL MEANS ONLY.
7.- NO IDENTIFICATION CAPS FOUND ON PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
8.- THE SCALE, AS SHOWN IS THE INTENDED PLOTTING SCALE OF THIS MAP.
9.- THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
10.- THIS SURVEY MAP AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11.- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SAID SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ODALYS C. BELLO-IZNAGA
PROFESSIONAL SURVEYOR & MAPPER No. 6169
STATE OF FLORIDA
FIELD WORK DATE: 01/21/2015
COMPLETION DATE: 01/22/2015



BELLO & BELLO
LAND SURVEYING CORPORATION
LB No. 7262
12230 S.W. 131ST AVENUE, SUITE 201
MIAMI, FLORIDA 33186
PH: (305) 251-9606 FAX: (305) 251-6057

SURVEY No. 14859

**Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)**

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 9350 BAY HARBOR TERRACE, Legal Description BAY HARBOR ISLAND PB 16-5 LOT 1, BLOCK 12
Net Lot Area 0.26 Acres / 11,116 SF

I. Open Space Requirement
1. Net Lot Area = 11,116 SF x 20% = 2,223 SF 20% 2,223 SF 26% / 2,940 SF
(BHI - Sec. 23-11)

2. Maximum Lawn Area Allowed
(MDC - Sec. 18A-6(A)(5))
a. Req. open space 2,250 SF x 60% = 1,350 SF 60% Max / 1,350 SF % / 2,700 SF

II. Shade Trees
A. Required
1. 28 shade trees/acre: $28 \times 0.26 \text{ acres} = 7.28$ 8 10 (6 SHADE TREES + 4 PALMS AT 3:1 SUBSTITUTION RATIO FOR 6 ADD'L SHADE TREES QUANTITIES AS REQ'D)
(Min. 12' in height / 4" clear wood / 2 1/4" caliper)
(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)
(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16

2. Native Species Required - 50% Min.
of shade trees req. 8 x 50% = 4 6
(BHI - Sec. 24-16(a)(2))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min.
of shade trees req. 8 x 50% = 4 12
(MDC - Sec. 18A-6(C)(11)(b))

B. Tree Species
1. Number of shade trees required
(from Sec. (I)(A)(1) above) 8 (Min. 6 WITH PALM SUBSTITUTIONS AT 3:1 RATIO)

2. Number of shade tree species required
(BHI - Sec. 24-16(a)(2)) 3 3

*See Following Table.

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of stories of building 4
2. Number of shade trees required
(from Sec. (I)(A)(1) above) 8
3. Shade tree heights required: 12 ft. - 25% or 2 shade trees
14-16 ft. - 75% or 6 shade trees (4 SHADE TREES @ 14'-16' HT., 6 PALMS FOR 2 TREES AT 3:1 SUBSTITUTE RATIO, 18'-22' HT.)
16-18 ft. - % or shade trees
18-20 ft. - % or shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-18	6	18-22
4	50% min. req.	5	14-18
	25% 14-18	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI - Sec. 24-16(a)(2))

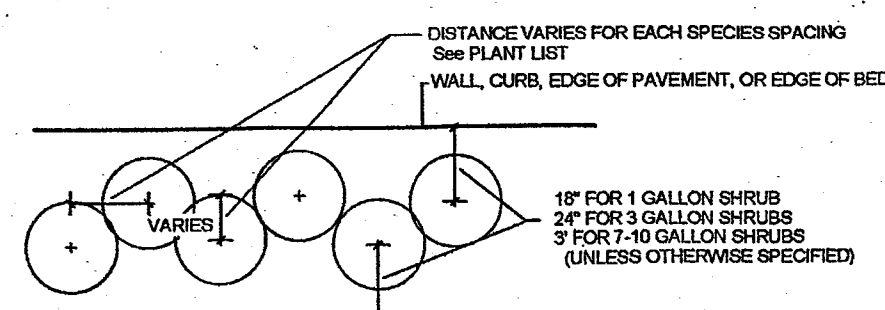
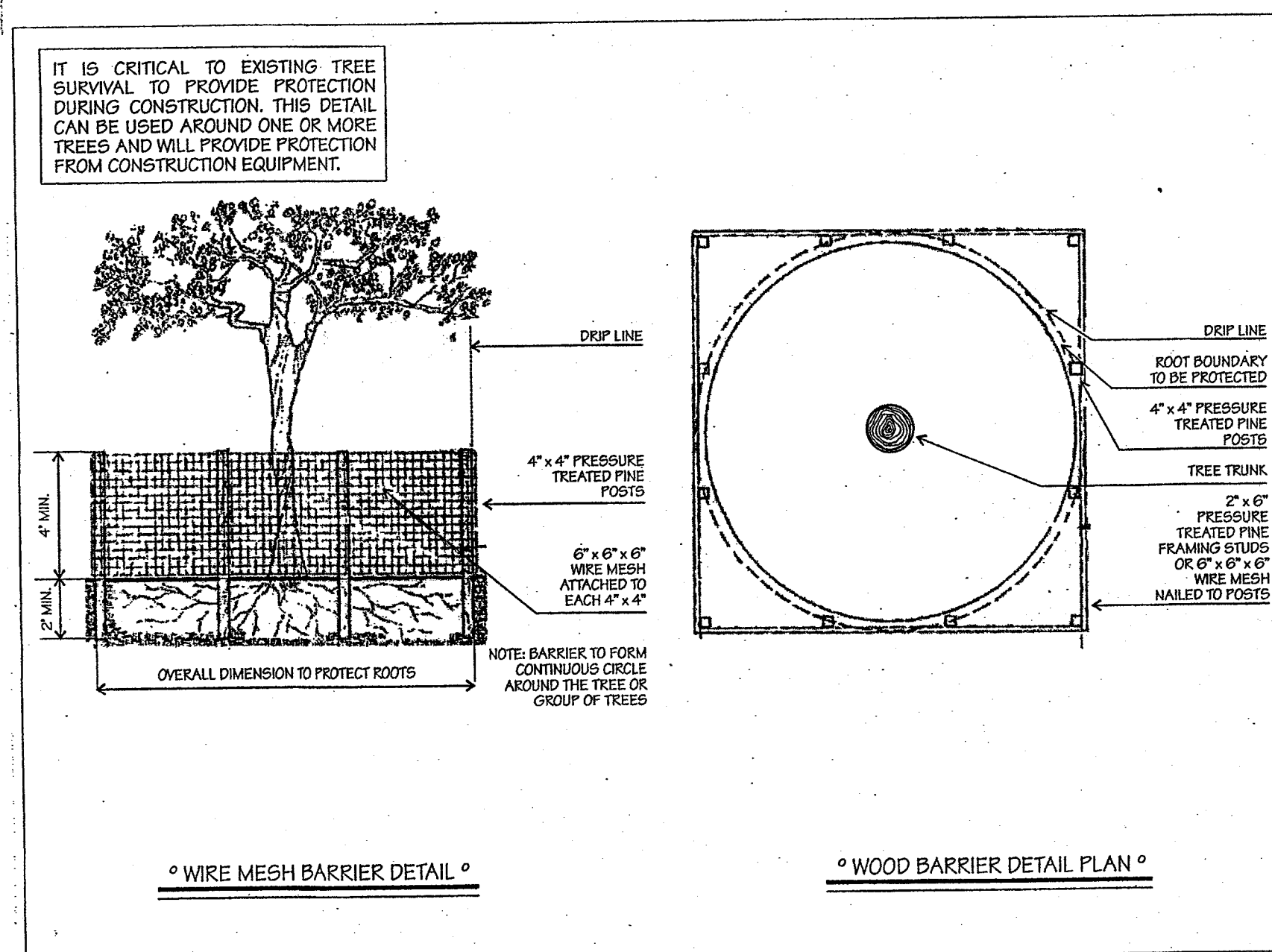
III. Street Trees

1. Street Trees @ 1:35'
Width of lot 210' / 35' = 6
(15' min height / 6" clear wood / 2 1/4" caliper)
(Street tree species determined by Street Tree Master Plan)
(Street trees do not count toward required on site shade trees)
(BHI - Sec. 24-16(a)(2)(a))

IV. Shrubs Required	Required	Provided
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))	<u>140</u>	<u>315</u>
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	<u>42</u>	<u>194</u>
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	<u>70</u>	<u>315</u>
V. Buffers (If applicable) (BHI - Sec. 24-16)		
1. Parking Lot from ROW	<u>NO</u> (yes / no)	<u>NO</u> (yes / no)
2. Dissimilar Uses	<u>YES</u> (yes / no)	<u>YES</u> (yes / no)
VI. Parking Lot Landscaping (If applicable)	Required	Provided
1. 10 SF / parking space: 10 x <u>spaces</u> = <u>SF</u> (MDC - Sec. 18A-6(J))	<u>NA</u>	<u>—</u>
2. Shade Trees Required (MDC - Sec. 18A-6(J))	<u>NA</u>	<u>—</u>
3. Shrubs Required (MDC - Sec. 18A-6(J))	<u>NA</u>	<u>—</u>
VII. Right Tree Right Place (BHI - Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)		<u>NA</u>
VIII. Florida Friendly Landscaping (MDC - Sec. 18A-2(A))		

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscaping principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

TREE PROTECTION AND SUPPORT



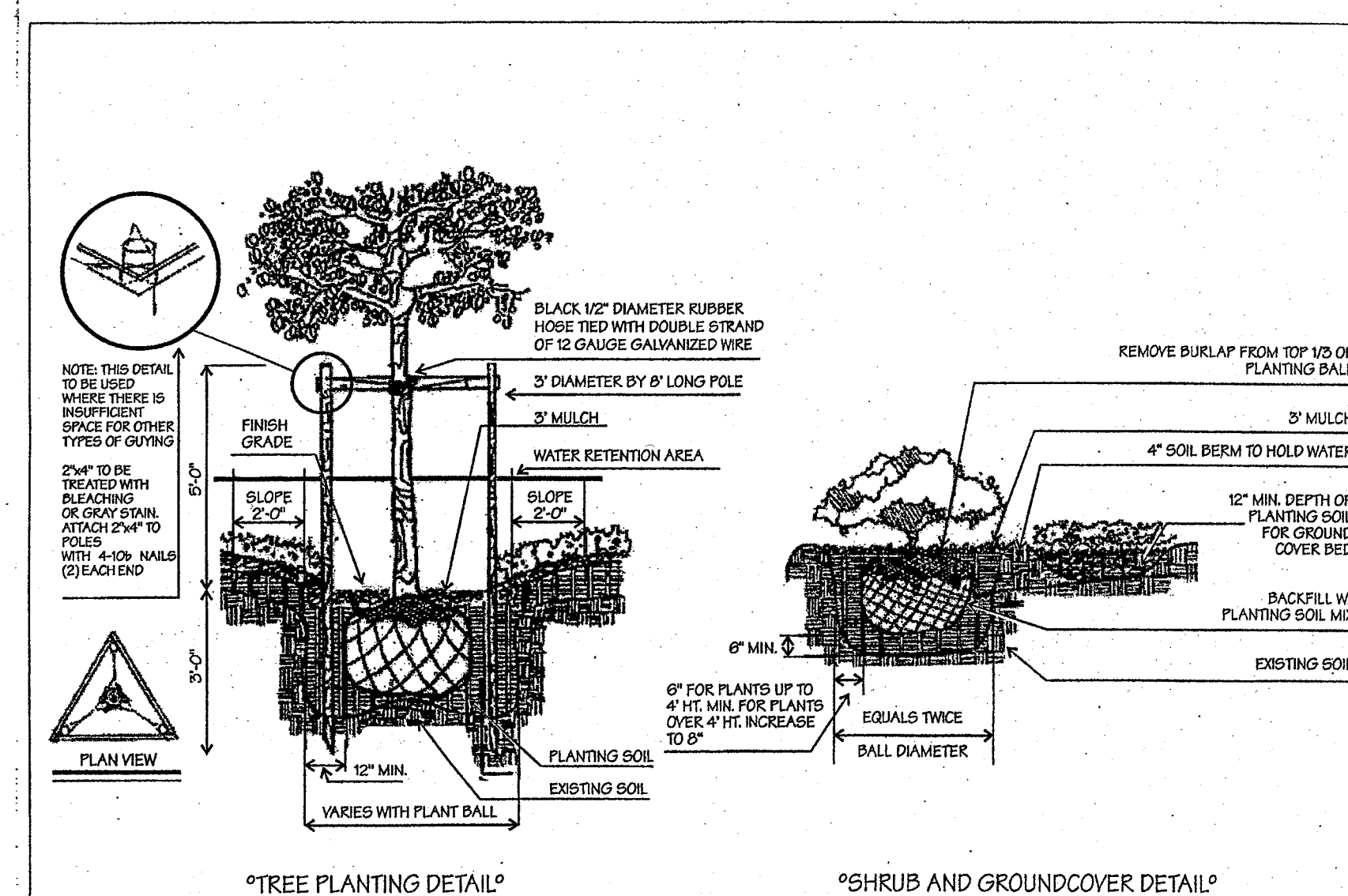
SHRUB SPACING DIAGRAM

N.T.S.

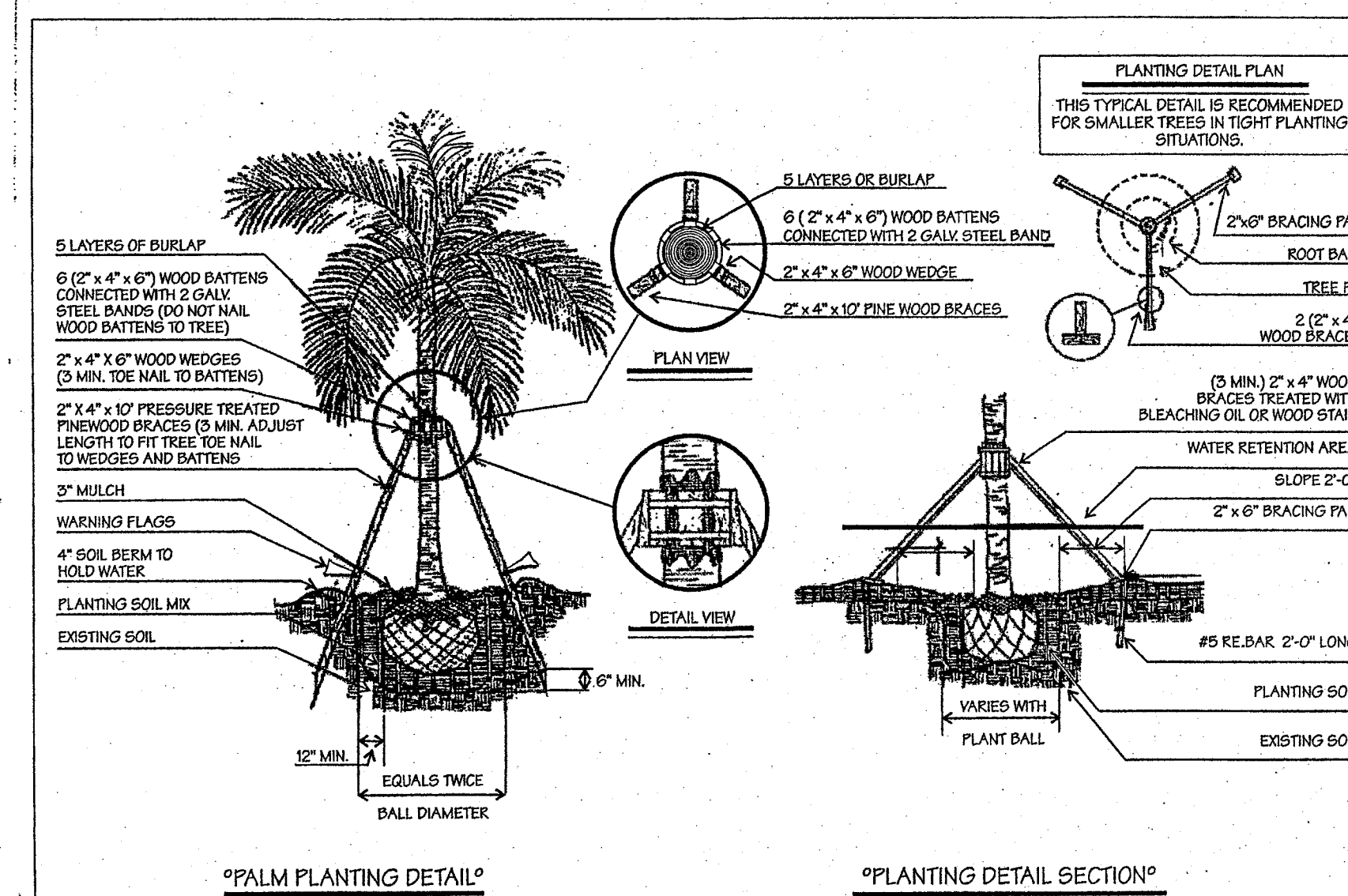
LANDSCAPE NOTES:

- ALL PLANTING MATERIAL SHALL BE GRADED FLORIDA No.1 OR BETTER, AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS,' STATE PLANT BOARD OF FLORIDA.
- PLANTING SOIL FOR ALL PLANTINGS SHALL CONSIST OF 50% FLORIDA PEAT MIXED WITH 50% EXISTING SOIL UNLESS OTHERWISE NOTED, AND SHALL BE FREE OF DEBRIS, ROOTS, CLAY, STONES, PLANTS, AND OTHER FOREIGN MATERIALS.
- MULCH MATERIALS SHALL BE SHREDDED CYPRESS MULCH MOISTENED AT THE TIME OF APPLICATION. ALL TREES, SHRUBS, AND GROUND COVER BEDS SHALL RECEIVE TWO INCHES OF MULCH IMMEDIATELY AFTER PLANTING.
- PROVIDED FULL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO ALL LANDSCAPED AREAS. IRRIGATION SYSTEM SHALL PROVIDE FOR A 100% COVERAGE WITH A 50% OVERLAP. AUTOMATIC SYSTEM WITH RAIN MOISTURE SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVER SPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SHALL BE STRICTLY ADHERED TO.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION AND AVOID AND PROTECT UTILITY LINES, DUCTS, BURIED CABLES, AND OTHER UTILITIES IN THE AREA.
- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.
- SOD SHALL BE ST. AUGUSTINE 'FLORANTAM' STRONGLY ROOTED, AND FREE FROM WEED, FUNGUS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE AS PER THE TOTAL SODDED AREA, TO BE VERIFIED IN THE FIELD.
- SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5 MONTH WARRANTY.
- ALL SHRUBS AND GROUND COVERS SHALL CARRY A 180-DAY WARRANTY. ALL TREES AND PALMS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS ARE TO BE STAKED AS PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN AND GROWERS ASSOCIATION (FNGA).
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLANTS AND PLANT LIST / BID FORM, THE QUANTITIES ON THE PLAN WILL BE HELD VALID.
- CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.

TREE AND SHRUB PLANTING DETAIL



PALM PLANTING DETAIL



**EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE
(305)785-8256
MIGUEL COSIO, L.A. ASLA 0000197
MERCEDES PORCARI**

**GEORGE E. PEON
ARCHITECT, AIA.
AR# 0007999**

**ARCHITECTURE
PLANNING
INTERIORS**

4143 SW 74 CT. SUITE D
MIAMI, FL 33155
PH. (305) 269-9335
FAX. (305) 269-9457

1. ADJUSTMENT FOR EXISTING PALM TREES 1/24/15
2. ADJUSTMENT FOR 515 PALM TREES 2/15/15
LANDSCAPING REVISED 5/26/20

PROPOSED NEW BUILDING FOR:

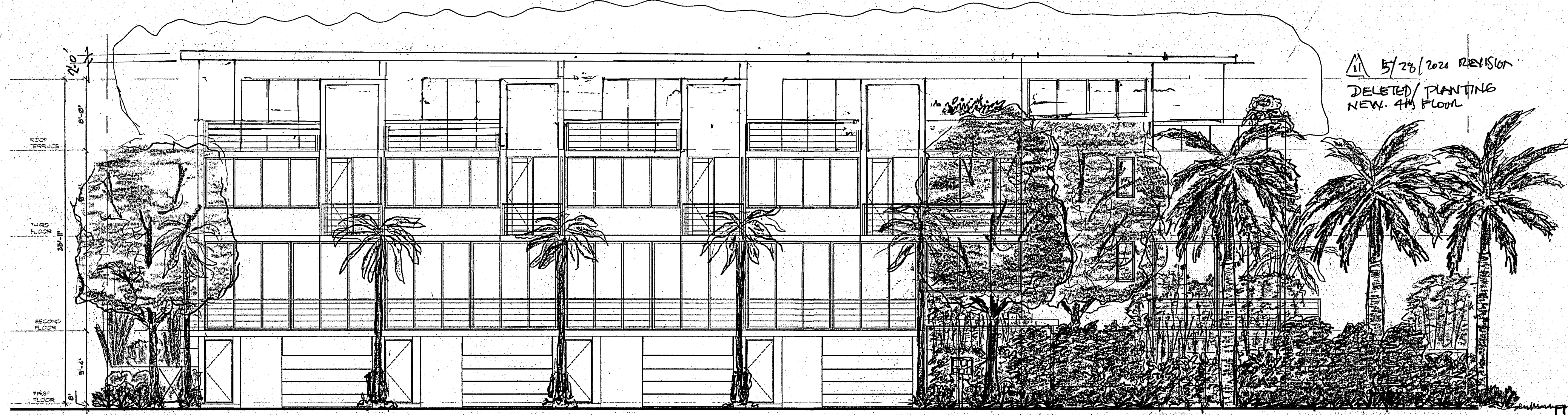
**9350 BHI LLC
9350 BAY HARBOR TERRACE
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L-2

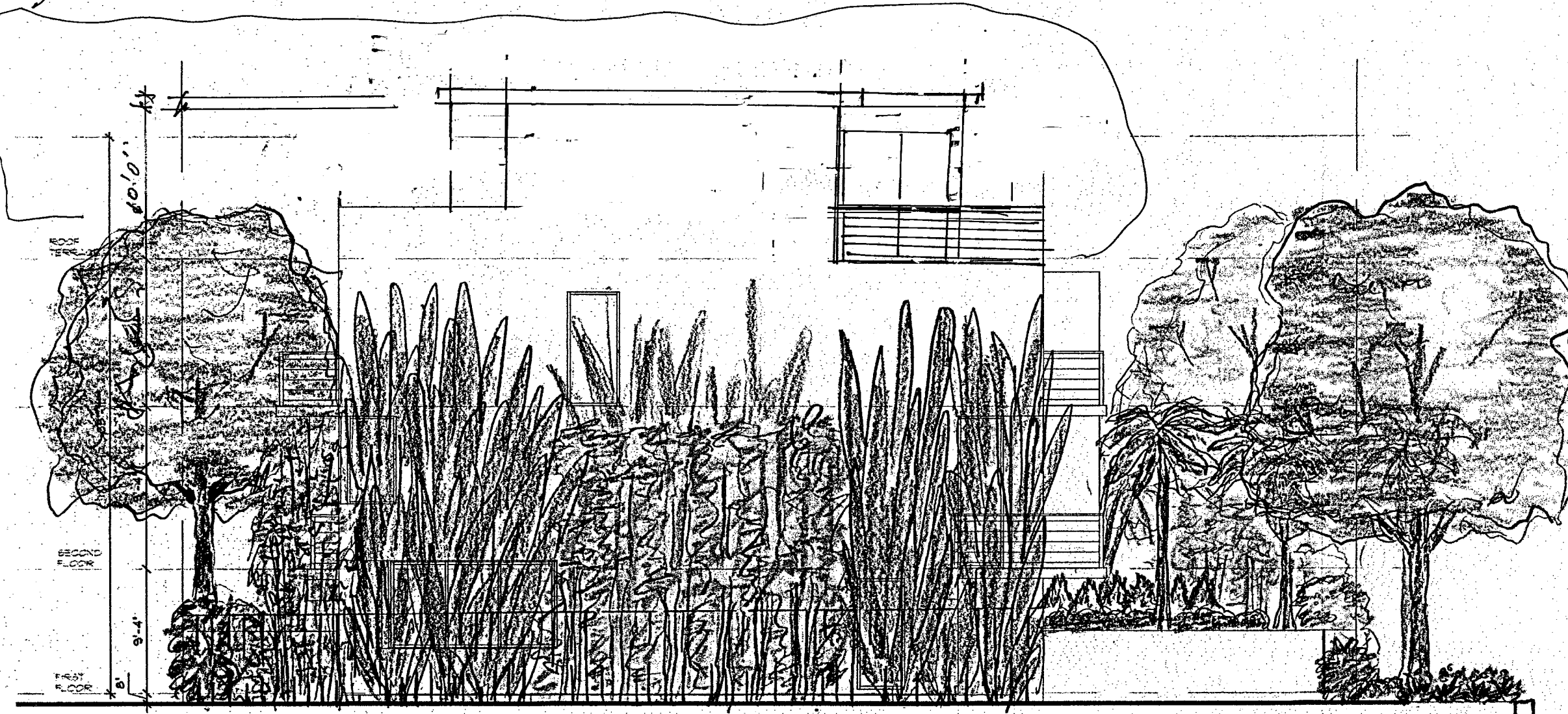
OF: _____ SHEETS: _____



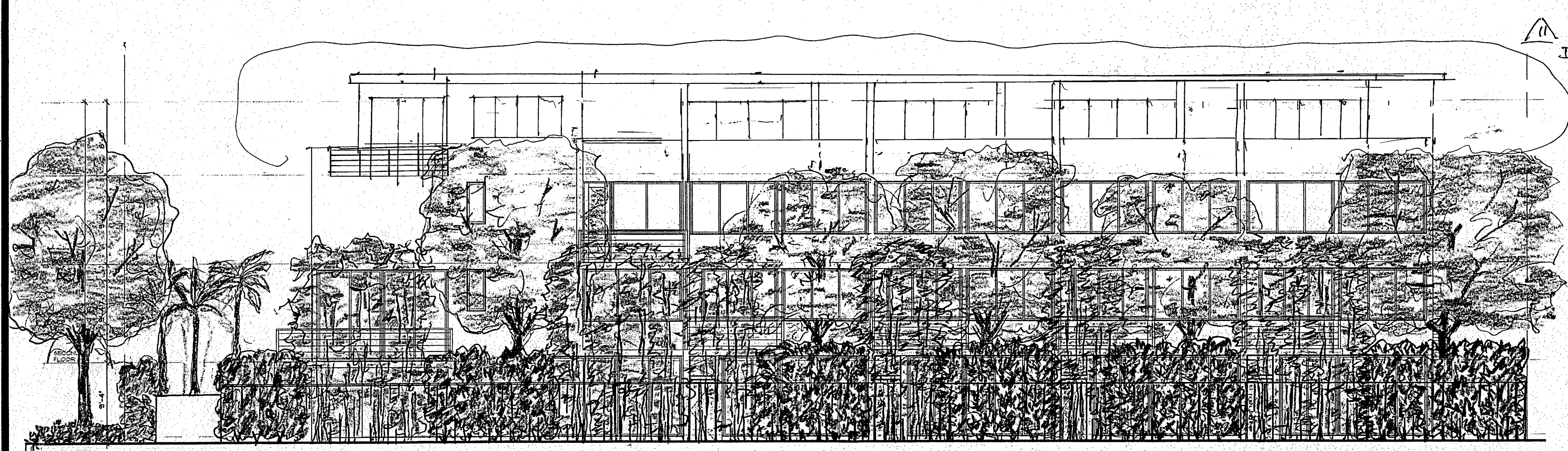
EAST ELEVATION-FRONT
SCALE: 1/8"=1'-0"



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



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



WEST ELEVATION-REAR
SCALE: 1/8"=1'-0"

FULL · GROWN

EXOTICSCAPE & ASSOCIATES
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1. ADJUSTMENTS TO EXISTING ROAD PLAN 1/20/15	BY HAF
4TH FLOOR 5/28/20 REMOVED LANDSCAPE	

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9350 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154

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SHALL HAVE PRECEDENCE OVER SCALE
DIMENSIONS AND CONDITIONS ON THE JOB AND
VARIATION FROM THE DIMENSIONS AND
CONDITIONS SHOWN BY THESE DRAWINGS.

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L-3



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



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



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



WEST ELEVATION-REAR
SCALE: 1/8"=1'-0"

AT TIME OF PLANTING

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE
(305)785-8256
MIGUEL COSIO, L.A. ASLA 0000197
MERCEDES PORCARI

GEORGE E. PEON
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BAY HARBOR ISLANDS, FL 33154

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SCALE: AS SHOWN.
JOB NUMBER: -
SHEET: L-4
OF: - SHEETS