

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**

February 2, 2016

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 "Dolce Vita" located at 1085 94, Lot 10 of Block 13. The developer is proposing to construct a Six (6) unit Townhome complex. The proposed units will be 2,434 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned north / south on top of a one-story parking garage / storage area that is partially below grade. The building has 4 stories in height (3 floors of residential over first floor parking / storage @ 30 feet above BFE. Enclosed please find the site plan and elevations. (Item #1A)

** 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 1085 - 94 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

February 2, 2016

ITEM NUMBER: 1.

ITEM:

Request for approval for a new multi-family dwelling for "Dolce Vita" located at 1085 94, Lot 10 of Block 13. The developer is proposing to construct a Six (6) unit Townhome complex. The proposed units will be 2,434 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned north / south on top of a one-story parking garage / storage area that is partially below grade. The building has 4 stories in height (3 floors of residential over first floor parking / storage @ 30 feet above BFE. Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

For the purpose of hearing any public comment with respect to an application for site plan approval at 1085 - 94 Street.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	DolceVita.pdf
2.	Staff Report	BHI PZB Staff Report Dolce Vita TH Jan 15 2016.pdf

DOLCE VITA

TOWN HOUSES

1085 94TH ST | BAY HARBOR ISLANDS | FLORIDA 33154



PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 94TH ST | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itecdesign
orion jal center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEER:
HAJJAR & ASSOCIATES
25 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
T| 305 445 2399 F| 305 445 2219

CIVIL ENGINEER:
MAURICE E. GREY, PE
EB. NO. 3659 P.E. NO. 29404
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33016
T| 305 825 3072 F| 305 825 3294

LANDSCAPE ARCHITECT:
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38 STREET
MIAMI | FLORIDA | 33155
T| 305 790 4372

MEP ENGINEER:
MORRIS I. KAUFMANN, PE
FL LIC. P.E. NO. 22697
7206 NW 92 TERR. TAMARAC
FLORIDA | 33321
T| 954 933 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 09-29-2015 PROJECT No.: 1306
DRAWN BY: ME/IP APPROVED BY: AQ/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

ALL DRAWING AND WRITTEN MATERIALS HEREIN
CONSTITUTE ORIGINAL WORK OF THE ARCHITECT
AND MAY ONLY BE DUPLICATED WITH THEIR
WRITTEN CONSENT.

SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
COVER SHEET

SCALE:
N.T.S.

SHEET No.:
G-0

itec design inc. 2015

OWNER:	ARCHITECT:	STRUCTURE ENGINEER:	CIVIL ENGINEER:	MEP ENGINEER:	LANDSCAPE ARCHITECT:
ARMAN CORP. 45 VALENCIA AVENUE, CORAL GABLES, FLORIDA 33134	1111 LINCOLN RD. STE. 305 MIAMI FLORIDA 33139 T 305 673 2121 F 305 673 4640 www.itecdesign.net	HAJJAR & ASSOCIATES 45 VALENCIA AVENUE CORAL GABLES FLORIDA 33134 T 305 445 2399 F 305 445 2219	MAURICE E. GREY, PE EB. NO. 3659 P.E. NO. 29404 14345 COMMERCE WAY MIAMI LAKES FLORIDA 33016 T 305 825 3072 F 305 825 3294	MORRIS I. KAUFMANN, PE FL LIC. P.E. NO. 22697 7206 NW 92 TERR. TAMARAC FLORIDA 33321 T 954 933 1251	H.L. MARTIN, LANDSCAPE ARCHITECT PA 5965 SW 38 STREET MIAMI FLORIDA 33155 T 305 790 4372

12 11 10 9 8 7 6 5 4 3 2 1

DOLCE VITA TOWN HOUSES

1085 94TH ST | BAY HARBOR ISLANDS FLORIDA 33154

LIST OF DRAWINGS:

GENERAL

- G-0 COVER SHEET
- G-1 LIST OF DRAWINGS
- G-2 GENERAL NOTES & ABBREVIATIONS
- G-3 ZONING, SITE PLAN MAP & LOCATION DIAGRAM
- G-4 SITE CONTEXT IMAGES
- G-5 SURVEY
- G-6 AERIAL VIEW

LANDSCAPE

- LA-1.01 GROUND LEVEL LANDSCAPE PLAN

CIVIL

- C-1 DRAINAGE PLAN
- C-2 WATER AND SEWER PLAN

ARCHITECTURAL

- FLOOR PLANS (1/8"=1'-0")
- A1-1.00 BASEMENT LEVEL FLOOR PLAN
 - A1-1.01 GROUND LEVEL FLOOR PLAN
 - A1-1.02 LEVEL 02 FLOOR PLAN
 - A1-1.03 LEVEL 03 FLOOR PLAN
 - A1-1.04 TERRACE LEVEL FLOOR PLAN

- BUILDING ELEVATIONS (1/16"=1'-0")
- A2-1.01 EAST AND WEST ELEVATIONS
 - A2-1.02 SOUTH AND NORTH ELEVATIONS
 - A2-2.01 BUILDING EXTERIOR COLOR MATERIALS
 - A2-2.02 3D RENDERING #1
 - A2-2.03 3D RENDERING #2
 - A2-2.04 AERIAL RENDERING #1
 - A2-2.05 AERIAL RENDERING #2

- BUILDING SECTIONS (1/16"=1'-0")
- A3-1.01 CROSS SECTION 1
 - A3-1.02 CROSS SECTION 2

- DETAILS
- A4-1.01 DETAILS
 - A4-1.02 DETAILS

PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itecdesign
14550 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003354

STRUCTURAL ENGINEERS
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
T| 305 445 2399 F| 305 445 2219

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MAURICE E. GREY, PE
EB. NO. 3659 P.E. NO. 29404
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33016
T| 305 825 3072 F| 305 825 3294

LANDSCAPE
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38 STREET
MIAMI | FLORIDA | 33155
T| 305 790 4372

MEP ENGINEERS
MORRIS I. KAUFMANN, PE
FL LIC. P.E. NO. 22697
7206 NW 92 TERR. TAMARAC
FLORIDA | 33321
T| 954 933 1251

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SIGNATURE:
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REG. NO. FLORIDA AR0017090

SHEET TITLE:
LIST OF DRAWINGS

SCALE:
N.T.S.
SHEET No.:

G-1

itecdesign inc. 2015

OWNER:	ARCHITECT:	STRUCTURE ENGINEER:	CIVIL ENGINEER:	MEP ENGINEER:	LANDSCAPE ARCHITECT:
ARMAN CORP. 45 VALENCIA AVENUE, CORAL GABLES, FLORIDA 33134	 1111 LINCOLN RD. STE. 305 MIAMI FLORIDA 33139 T 305 673 2121 F 305 673 4640 www.itecdesign.net	HAJJAR & ASSOCIATES 45 VALENCIA AVENUE CORAL GABLES FLORIDA 33134 T 305 445 2399 F 305 445 2219	MAURICE E. GREY, PE EB. NO. 3659 P.E. NO. 29404 14345 COMMERCE WAY MIAMI LAKES FLORIDA 33016 T 305 825 3072 F 305 825 3294	MORRIS I. KAUFMANN, PE FL LIC. P.E. NO. 22697 7206 NW 92 TERR. TAMARAC FLORIDA 33321 T 954 933 1251	H.L. MARTIN, LANDSCAPE ARCHITECT PA 5965 SW 38 STREET MIAMI FLORIDA 33155 T 305 790 4372

12 11 10 9 8 7 6 5 4 3 2 1

[illegible]

PROJECT AND OWNER:
DOLCE VITA 
TOWN HOUSES
1085 94TH ST | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:

itcdesign

orion jol center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itcdesign.net
w www.itcdesign.net
#AA0003394

architecture · design

HAJJAR & ASSOCIATES
45 VAL ENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
T| 305 445 2399 F| 305 445 2219

CIVIL ENGINEERS

MAURICE E. GREY, PE
EB NO. 3659 P.E. NO. 26454
14345 COMMERCE WAY
MIRAR LAKES | FLORIDA | 33196
T| 305 826 3072 F| 305 825 3294

LANDSCAPE
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5905 SW 38 STREET
MIAMI | FLORIDA | 33155
T| 305 790 4372

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MORRIS I. KAUFMANN, PE
FL LIC. NO. 22897
7206 NW 92 TER. TAMARAC
FLORIDA | 33321
T| 954 833 1251

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DRAWN BY: ME/JP **APPROVED BY: AG/T**
 1 DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-
 2 DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-

ELECTRICAL REQUIREMENTS

1. PROVIDE RECEPTACLE WITHIN 6' OF ANY POINT ALONG WALLS IN LIVABLE ROOMS
2. PROVIDE ELECTRICAL OUTLETS ALONG THE WALLS OF COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHEN AT MAXIMUM SPACING OF 48 INCHES.
3. THE LIGHTS IN BATHROOMS AND KITCHEN SHALL BE ENERGY EFFICIENT TYPES MEETING MINIMUM 40 LUMENS PER WATT, E 0 FLOURESCENT TYPES
4. PROVIDE GFI FOR ALL 125-VOLT, SINGLE PHASE, 15 AND 20 AMP. RECEPTACLES IN BATHROOMS, OUTDOORS, CRAWL SPACES, BASEMENTS AND KITCHEN WITHIN 6' OF A SINK.
5. PROVIDE SEPARATE MEANS FOR DISCONNECT ALL UNDERGROUND CONDUCTORS
6. ALL ELECTRICAL SYSTEMS EXPOSED TO WEATHER SHALL BE WITH WEATHER PROOF ELECTRICAL SYSTEMS, ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.

FIRE PROTECTION

1. SMOKE DETECTOR SHALL BE PROVIDED ON THE CEILING OR WALL OF EACH SLEEPING ROOM, AT POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO SLEEPING ROOMS AT THE BASEMENT, GROUND FLOOR AND ALL ELEVATED FLOORS.
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
3. ALL SMOKE DETECTORS TO BE HARD WIRED INTERCONNECTED - SEE ELECTRICAL DRAWINGS.

MEANS OF EGRESS

1. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS MIN. 24" CLEAR HT. 20" CLEAR WIDTH, 5.7 SQ. FT. AREA MAX. 44" TO SILL.

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR001709

SHEET TITLE:

GENERAL NOTES
& ABBREVIATIONS

SCALE:

SHEET No.:

G-2

rec design inc. 2015

IAN 11/2016

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR001709

SHEET TITLE:

GENERAL NOTES
& ABBREVIATIONS

SCALE:

SHEET No.:

G-2

rec design inc. 2015

PROPERTY ADDRESS & FOLIO NUMBER:

1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154-2304
FOLIO #13-2227-001-2570

LEGAL DESCRIPTION:

BAY HARBOR ISLAND PB 48-5 LOT 10 BLK13 LOT SIZE 75,000 X 150
OR 10390-1314 11 2008 4
COC 24195-4659 01 2006 1
OR 24195-4659 0106 00

GOVERNING CODES:

FLORIDA BUILDING CODE, 2010
NFPA 101 - LIFE SAFETY CODE 2006 EDITION
FLORIDA FIRE PREVENTION CODE 2010
2009 NATIONAL ELECTRICAL CODE
2010 FBC - MECHANICAL
2010 FBC - PLUMBING
2010 FAC

SITE ZONING:

RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT - NON WATERFRONT)

TOTAL LOT AREA:

11,116 SQ FT = 0.26 ACRES

OPEN SPACE:

	REQUIRED	PROVIDED
OPEN SPACE REQ.:	20% GREEN/OPEN SPACE AT GROUND LEVEL 11,116 SF x 0.20 = 2,223 S.F.	2,226 S.F. (20% GREEN AREA)

SETBACK:

	REQUIRED	PROVIDED
FRONT	20'-0" MIN.	20'-0"
SIDE (STREET)	20'-0" MIN.	20'-0"
SIDE	10'-0" MIN.	10'-0"
REAR	10'-0" MIN.	10'-0"

SETBACK FOR PARKING:

	REQUIRED	PROVIDED
PRINCIPAL FRONT	10'-0" MIN.	20'-0"
SIDE	5'-0" MIN.	10'-0"
STREET	10'-0" MIN.	20'-0"
REAR	5'-0" MIN.	5'-0"

DENSITY:

	ALLOWED	PROVIDED
MAX DENSITY:	34 DWELLING UNITS PER ACRE: 34 X 11,116 SF (LOT) / 43,560 SF (ACRE) = 34 X 0.26 = 8.84 = 9 UNITS ALLOWABLE	8 UNITS

REQUIRED

MINIMUM S.F. REQUIRED PER UNIT:
1 BEDROOM: 900 S.F.
2 BEDROOM: 1,150 S.F.
3 BEDROOM AND UP: FOR EACH ADDITIONAL
BEDROOM ADD 200 S.F. (1,350 S.F.)
25 S.F. OF STORAGE PER UNIT (8X25=150 S.F.)

PROVIDED

TYPICAL UNIT (3 BEDROOM) = 2,434 S.F.
6 STORAGE (6X106 S.F.) = 636 S.F.

PARKING

	REQUIRED	PROVIDED
PARKING COUNT	2 SPACES/UNIT X 8 UNITS = 12 1 GUEST PARKING SPACE REQ.	(12) PARKING SPACES (1) GUEST PARKING SPACE

MAX. BUILDING HEIGHT:

	ALLOWED	PROVIDED
MAX. BUILDING HEIGHT	65'-0" (FROM BASE FLOOD ELEVATION)	30'-0" FROM BFE

OCCUPANCY CLASSIFICATION:

RESIDENTIAL GROUP 'R': RM-2

SCOPE OF WORK:

NEW CONSTRUCTION OF MULTIFAMILY RESIDENTIAL DEVELOPMENT

GROSS BUILDING AREA:

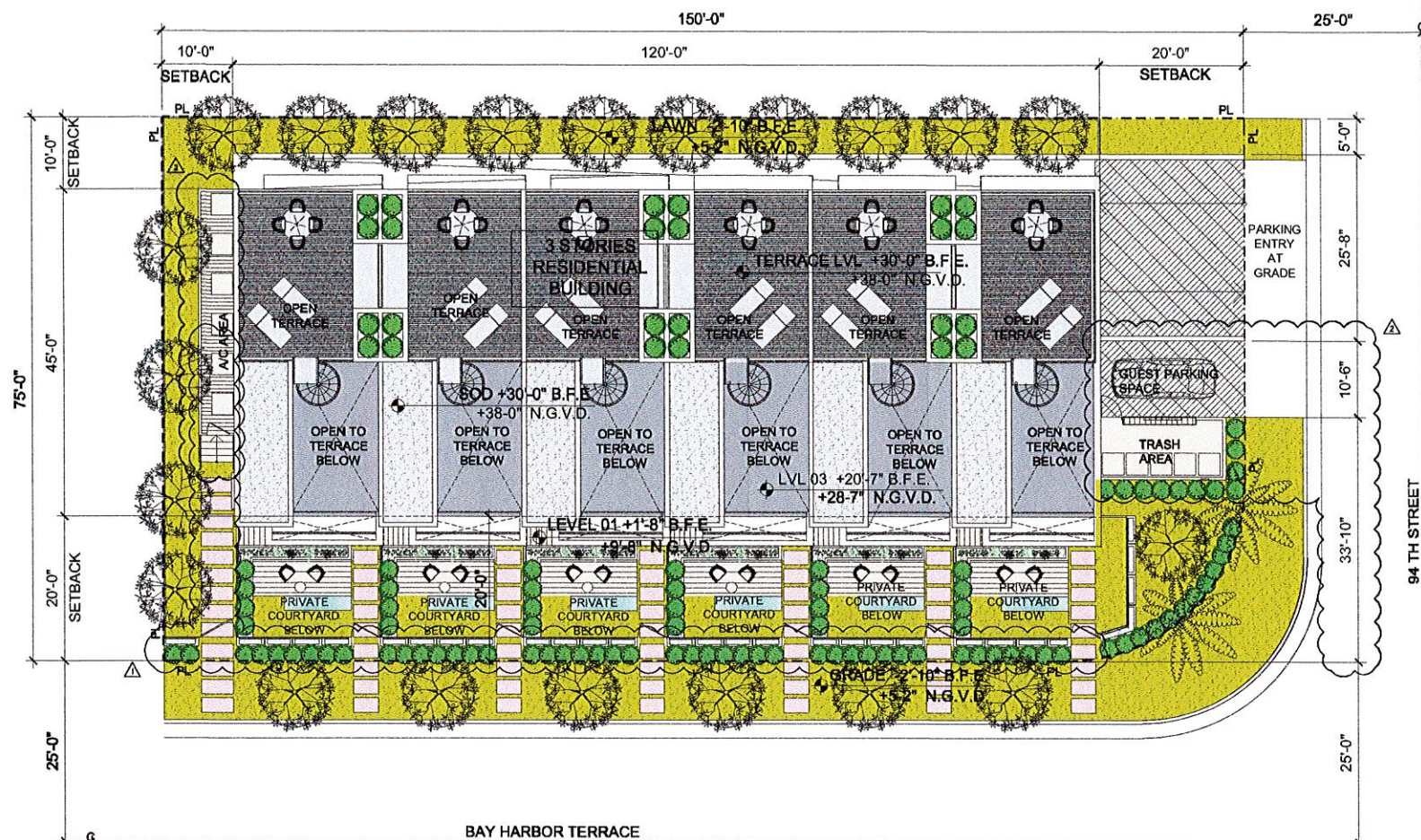
RESIDENTIAL: 14,604 S.F.
PARKING: 2,280 S.F.
STORAGE: 636 S.F.

FLOOD ZONE / BASE FLOOD ELEVATION

FLOOD ZONE= AE
BASE FLOOD ELEVATION= 8'-00" N.G.V.D.

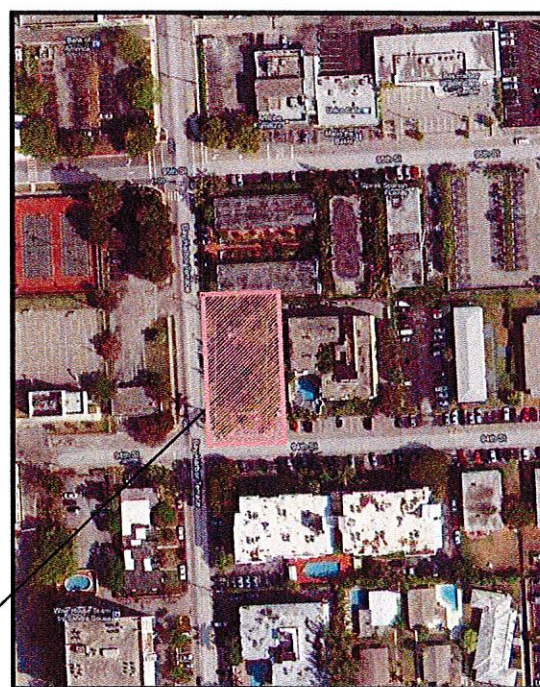
FUTURE LAND USE DESIGNATION

FUTURE LAND USE DESIGNATION = MEDIUM - HIGH DENSITY RESIDENTIAL



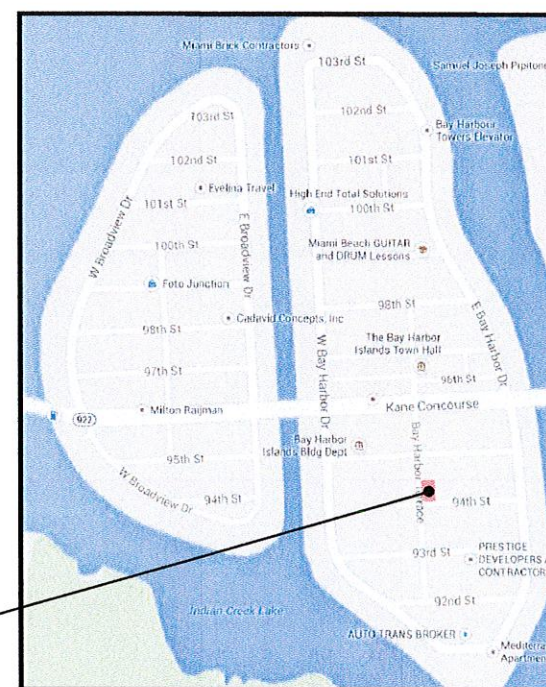
1 SITE PLAN

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



3 AERIAL VIEW

SCALE: N.T.S.



2 LOCATION MAP

SCALE: N.T.S.

PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
46 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itecdesign
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEER:
HAIJIA & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES (FLORIDA) 33134
T) 305 445 2389 F) 305 445 2219

CIVIL ENGINEER:
MAURICE E. GREY, PE
EB NO 3659 P.E. NO 2604-
14345 COMMERCE WAY
MIAMI LAKES (FLORIDA) 33016
T) 305 825 3272 F) 305 825 3294

LANDSCAPE ARCHITECT:
H. L. MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38 STREET
MIAMI | FLORIDA | 33155
T) 305 762 4372

MEP ENGINEER:
MORRIS I. KAUFMANN, PE
FL C.E. NO 22897
7208 NW 92 TERR. TAMARAC
FLORIDA 33321
T) 954 553 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015

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DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

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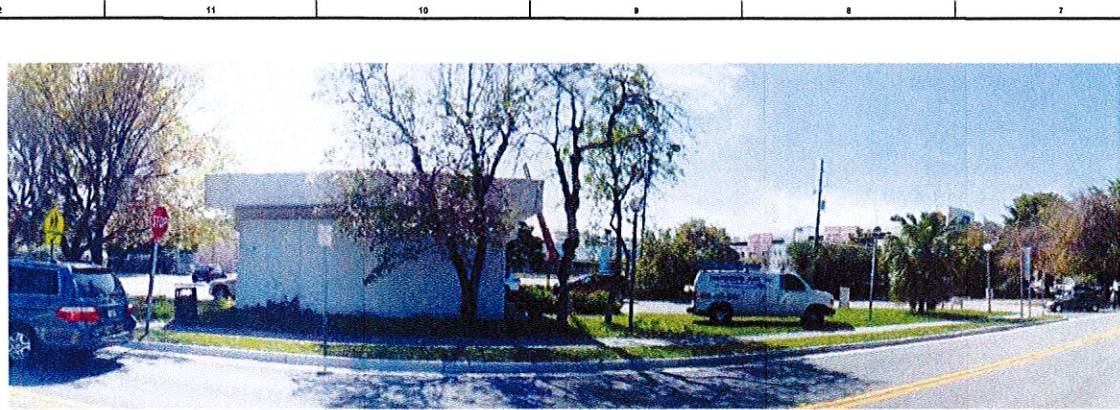
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SEAL:
T. Martin
JAN 11 2016
SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
ZONING, SITE PLAN
MAP & LOCATION DIAGRAM
SCALE:
N.T.S.
SHEET No.:

G-3

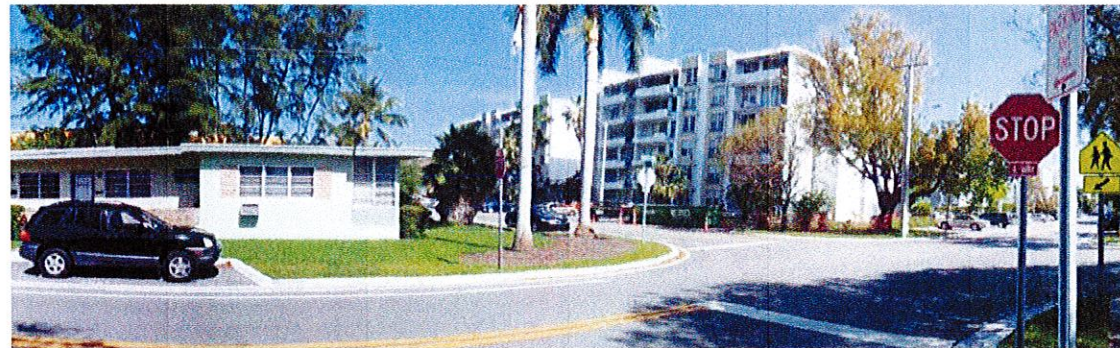
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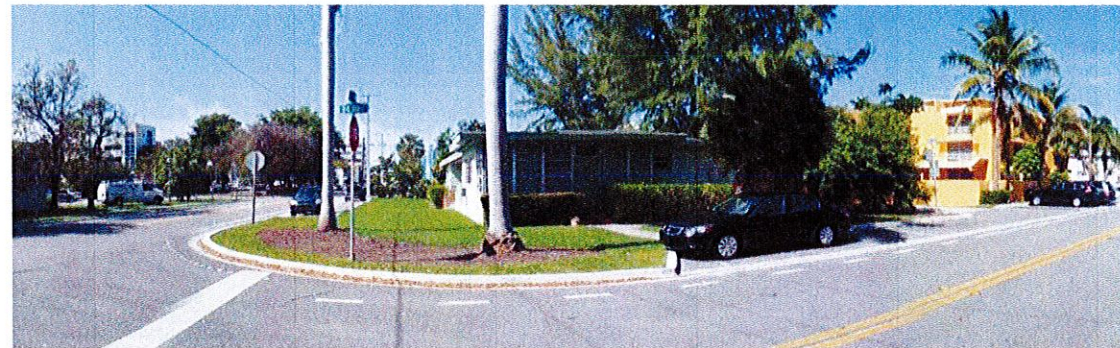
4 VIEW 4
WEST SIDE OF SITE
SCALE: N.T.S.



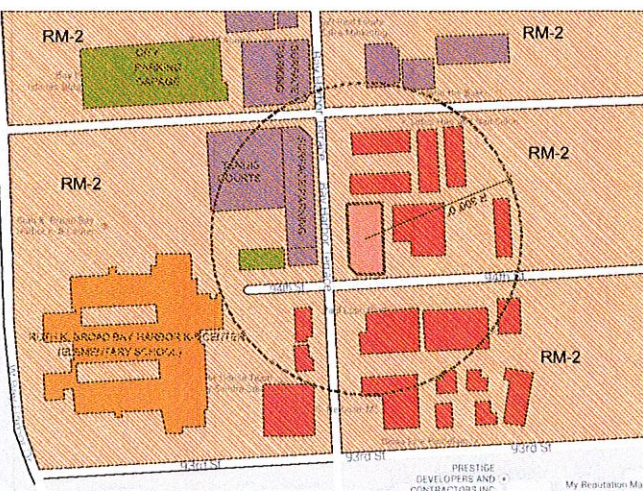
3 VIEW 3
EAST SIDE OF SITE
SCALE: N.T.S.



5 VIEW 5
LOOK SOUTH
SCALE: N.T.S.



2 VIEW 2
SOUTH SIDE OF SITE
SCALE: N.T.S.



- PROJECT LOCATION
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- PUBLIC SERVICES
- EDUCATION
- RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT

6 ADJACENT LAND USES
300 Feet Radius
SCALE: N.T.S.

LEGEND:
DIRECTION OF VIEW

SUBJECT LOCATION
1085 94TH STREET, BAY HARBOR ISLANDS
FLORIDA 33151



1 AERIAL MAP
VIEWS LOCATIONS
SCALE: N.T.S.

PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itecdesign
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEERS
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES (FLORIDA) 33134
TJ 305 445 2399 FJ 305 445 2219

CIVIL ENGINEERS
MAURICE E. GREY, PE
EB NO. 3659 P.E. NO. 26404
14345 COMMERCE WAY
MIAMI LAKES (FLORIDA) 33016
TJ 305 825 3072 FJ 305 825 3294

LANDSCAPE
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5985 SW 36 STREET
MIAMI (FLORIDA) 33155
TJ 305 790 4372

MEP ENGINEERS
MORRIS I. KAUFMANN, PE
FLIC P.E. NO. 22697
7206 NW 52 TERR. TAMARAC
FLORIDA 33321
TJ 954 933 1251

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JAN 11 2016
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REG. NO. FLORIDA AR0017090

SHEET TITLE:
SITE CONTEXT IMAGES

SCALE:
N.T.S.
SHEET No.:

G-4

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BAY HARBOR TOWNHOUSES
1085 94TH STREET, BAY HARBOR ISLANDS, FL 33154

PROJECT AND OWNER:
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1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

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itecdesign
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Miami, FL 33054
t 305 673 2121 f 305 673 4840
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEERS
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES, FLORIDA 33134
T: 305 442 2099 F: 305 442 2219

CIVIL ENGINEERS
MAURICE E. GREY, PE
EB, NO. 3655 P.E. NO. 29404
13265 COMMERCIAL WAY
MIAMI LAKES, FLORIDA 33316
T: 305 825 3012 F: 305 825 3264

LANDSCAPE
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5905 SW 38 STREET
MIAMI, FLORIDA 33155
T: 305 790 4372

MEP ENGINEERS
MORRIS I. KAUFMANN, PE
FL, C. P.E. NO. 22897
7206 NW 22 TERR, TAMARAC
FLORIDA 33321
T: 954 933 1251

PERMIT SET

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WRITTEN CONSENT.

SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

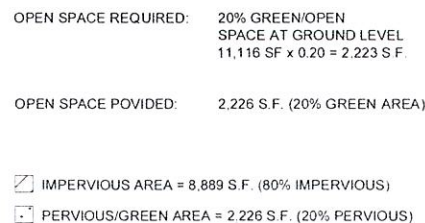
SHEET TITLE:
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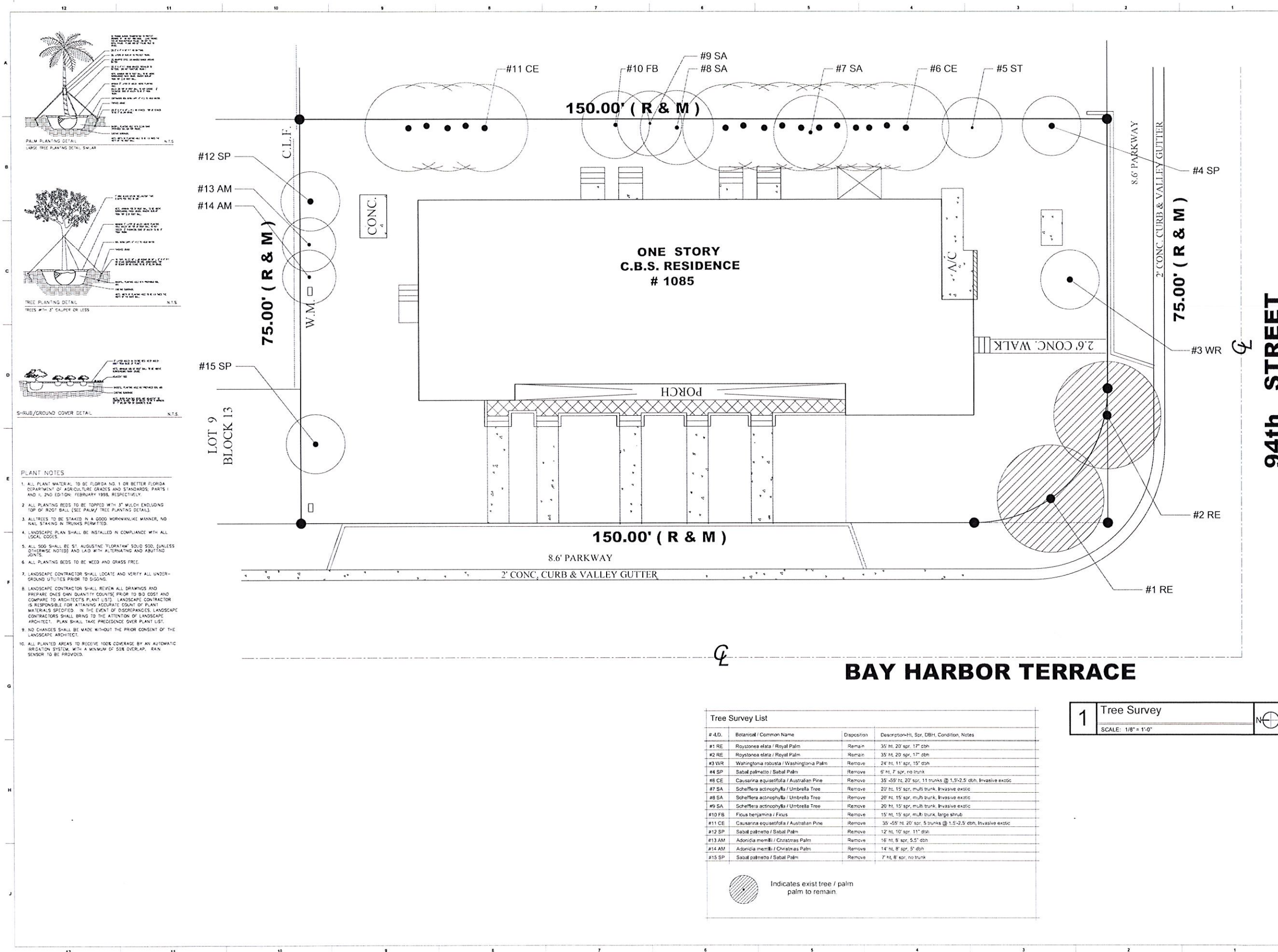


PERVIOUS AND IMPERVIOUS DIAGRAM



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

178-10



PROJECT AND OWNER:
**DOLCE VITA
TOWN HOUSES**
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:

itecdesign

orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itedesign.net
w www.itedesign.net
#AA0003394

architecture + design

STRUCTURAL ENGINEERS

HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
T| 305 445 2399 F| 305 445 2219

CIVIL ENGINEER

MAURICE E. GREY, PE
EB NO. 3659 P.E. NO. 29404
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33015
T| 305 825 3072 F| 305 825 3294

LANDSCAPE
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5665 SW 38 STREET
MIAMI | FLORIDA | 33155
T| 305 760 4372

MECHANICAL ENGINEERS
MORRIS I. KAUFMANN, PE
FL LIC. P.E. NO. 22697
7206 NW 82 TERR. TAMARAC
FLORIDA 33321
TEL 954 933 1251

1041111
01.09.14

PERMIT SET

PERMIT APPLICATION DATE: 06-22-15

ISSUE DATE: 05-07-2015 PROJECT No.: 1306

DRAWN BY: ME/JP **APPROVED BY: AG/TTM**

**G ALL DRAWING AND WRITTEN MATERIALS HEREIN
CONSTITUTE ORIGINAL WORK OF THE ARCHITECT
AND MAY ONLY BE DUPLICATED WITH THEIR
WRITTEN CONSENT.**

SEAL: _____

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
TREE SURVEY

SCALE:
1/8"=1'0"

SHEET No.: _____

LA 1-1.02
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#	ID	Botanical / Common Name	Disposition	Description-Ht, Spr, DBH, Condition, Notes
#1	RE	<i>Roystonea elata</i> / Royal Palm	Remain	35' ht, 20" spr, 17" dbh
#2	RE	<i>Roystonea elata</i> / Royal Palm	Remain	35' ht, 20" spr, 17" dbh
#3	WR	<i>Washingtonia robusta</i> / Washingtonia Palm	Remove	24' ht, 11" spr, 15.5" dbh
#4	SP	<i>Sabal palmetto</i> / Sabal Palm	Remove	5' ht, 7" spr, no trunk
#5	CE	<i>Casuarina equisetifolia</i> / Australian Pine	Remove	35 -55' ht, 20" spr, 11 trunks @ 1.5-2.5" dbh. Invasive exotic
#6	SA	<i>Schefflera actinophylla</i> / Umbrella Tree	Remove	20' ht, 15" spr, multi trunk. Invasive exotic
#8	SA	<i>Schefflera actinophylla</i> / Umbrella Tree	Remove	20' ht, 15" spr, multi trunk. Invasive exotic
#9	SA	<i>Schefflera actinophylla</i> / Umbrella Tree	Remove	20' ht, 15" spr, multi trunk. Invasive exotic
#10	FB	<i>Ficus benjamina</i> / Ficus	Remove	15' ht, 15" spr, multi trunk, large shrub
#11	CE	<i>Casuarina equisetifolia</i> / Australian Pine	Remove	35 -55' ht, 20" spr, 5 trunks @ 1.5-2.5" dbh. Invasive exotic
#12	SP	<i>Sabal palmetto</i> / Sabal Palm	Remove	12' ht, 10" spr, 11" dbh
#13	AM	<i>Adonidia merrillii</i> / Christmas Palm	Remove	16' ht, 8" spr, 5.5" dbh
#14	AM	<i>Adonidia merrillii</i> / Christmas Palm	Remove	14' ht, 8" spr, 5" dbh
#15	SP	<i>Sabal palmetto</i> / Sabal Palm	Remove	7' ht, 8" spr, no trunk



Indicates exist tree / palm
palm to remain.



- All materials and labor under this project shall be in strict accordance with the requirements of the Miami-Dade Water and Sewer Department and shall conform to the standards and specifications available and on file with the Department. Submit shop drawings for all materials.
- Cover over water or sewer force main shall be 4'-0" min.
- All main line water shall be installed complete with 10' steel pipe and No. 3 or 3 1/2 inch brass fire hydrant and service valves shall be installed complete with 8' steel pipe and No. 2 valve brass.
- All force main service connections into pressure transmission mains shall have a shut off valve and check valve at the point of entry.
- All gravity systems shall be constructed in accordance with Department standards.
- All water mains shall be installed by the Miami-Dade Water and Sewer Department providing the appropriate charges have been prepaid.
- Fire hydrant requirements (number and location) shall be as required by Dade County Fire Department or the appropriate fire agency with installation in accordance with Department standards.
- Contractor MUST CALL M-DWASD Inspection Division to arrange for a preconstruction meeting 7 full business days prior to proposed start of construction. Contact One Call Center 48 hrs prior to excavation.
- Contract Inspector will inspect any facilities approved by the Department. All other requirements of the permitting agency shall be in accordance with their standards and requirements.
- Work performed under this Project will not be considered in complete until final acceptance of the system by the Department and until the following documents are received and approved by the Department:
 - Excavation, if required
 - Contractor's Waiver and Release of Lien
 - As-built of all work
 - Contractor's Letter of Warranty (i.e., Letter Agreement)
 - Developer's Contract Bond (i.e., Contract Agreement)
 - "As-Built" of all water 12" x 12" showing specific locations, depth, etc. of all water and sewer facilities as located by licensed surveyor, along with system "As-Built" which have been signed and sealed by a Registered Surveyor or Engineer of Record, and submitted by the Contractor. (i.e. of prints, 3-for water, 4-for gravity sewer and 3-for force main or pump station projects)
 - U.S.S. Letter of Release required for all water projects.
- All new connections from existing Department mains to be made by Department forces ONLY. The Contractor to excavate, as required, locations, provide and install material with fittings, prior to top.
- An approved paving and drainage plan must be submitted to MDPWASD for all new subdivisions prior to approval of water and sewer permit plan, upon request.
- Unless otherwise specified, all pipe 30 inches and smaller for connections to existing mains will require a tapping sleeve and tapping valve provided and installed by Department forces. Under no circumstances will the Contractor be permitted to tap existing mains in the size range specified above.

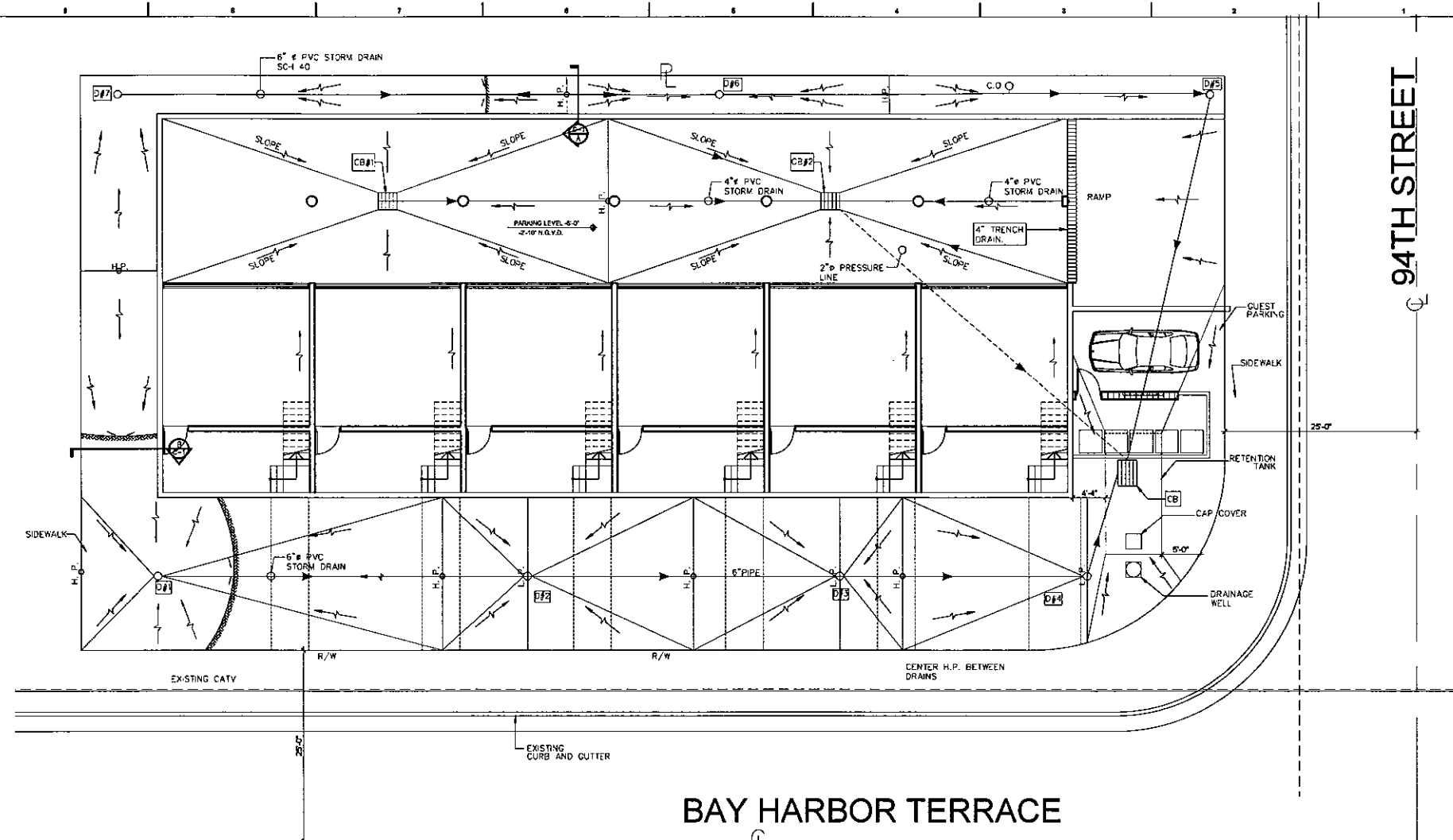
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- At the completion of any water and sewer job under Division or Contract, the Contractor shall submit:
 - "As-Built" (water 24" x 36" (min. 4' x 6' thickness) for each phase.
 - Blue line (from as-built) which has been signed and sealed by Registered Surveyor or Engineer of Record, and submitted by the Contractor. (i.e. of prints, as required by the Department.)
- "As-Built" format:
 - 24" x 36" as-built
 - The word "As-Built" in large letters.
 - Title block with Department E.R. number and position information.
 - Professional scale to be 1" = 40' horizontally and 1" = 4' vertically.
 - Sheet number.
 - Separate water and sewer plans.
 - Stationing starting with 0+00 at permanent reference point (i.e. C, S, etc.) and to run continuously to end of water or sewer line of pipe.
 - Excavations, if any, filed by permanent reference point.
 - Identity of all control lines (i.e. high, low, property line, N.T.S., etc.).
 - All "temporary" information to be removed from as-built, leaving only "as-built" information reflected in drawings.
- Water "As-Built" must include:
 - Plans showing pipe size, material and offset of main, deflection (if any), station of service, hydrants and fittings at the station (if appropriate to it), and in cases not of service (if any, other angle, and deflection of pipe, if any).
 - Profile showing top of ground and top of pipe elevations at every 100' station and at any change in grade (with corresponding station), pipe size and pipe materials reference to plan.
- Sewer "As-Built" must include:
 - Plan showing manhole number, pipe size and pipe material of pipe, deflection, if any (force main only), and location of laterals with reference to manhole.
 - Profile showing manhole number (as per plan), line and invert elevations (if manhole and invert, label words, words, etc.), and stationing starting at 0+00 at manhole number.
- Force main "As-Built" must include:
 - Other notes may be permitted, but must be approved by the Department prior to preparation of drawings.

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NOTE: ALL CHIMNEY BELLS ARE 24" PROVIDE BELL IN C-1

DRY WELL DETAIL



SITE PLAN

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

NOT FOR M.D.W.A.S.D. APPROVAL

NOTE: ALL CONSTRUCTION SHALL CONFORM TO M.D.W.A.S.D. STANDARD REG. WATER AND SEWER CONSTRUCTION GS 05 SHEETS 1 & 2

WATER MAIN PIPING SHALL CONFORM TO THE M.D.W.A.S.D. CITY OF BAY HARBOR ISLAND SPEC.

THE CONTRACTOR SHALL PERFORM PRESSURE TESTING ON THE COMPLETE WATER MAIN IN ACCORDANCE WITH AWWA C900 LATEST EDITION. THE PRESSURE TEST SHALL BE PERFORMED ONLY IN THE PRESENCE OF THE ENGINEER AND THE HYDRO INSPECTOR. THE CONTRACTOR SHALL GIVE 48 HOURS PRIOR NOTICE FOR TESTING.

FOLLOWING SATISFACTORY TESTING OF THE COMPLETED WATER MAINS, THE CONTRACTOR SHALL STERILIZE THE MAINS IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING AUTHORITY AND THE STATE DEPT. OF HEALTH.

THE PLANS SHOW KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINE, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK.

EXPLORATORY EXCAVATION SHALL BE PERFORMED WHERE CALLED FOR ON THE PLANS TO VERIFY CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. THE OWNER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE OWNER. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST CALL UNDERGROUND UTILITIES NOTIFICATION CENTER 800-432-4770.

SEWER PIPING SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS. A VERTICAL DISTANCE OF AT LEAST 18" SHOULD BE MAINTAINED WHEN A SEWER PIPE CROSSES UNDER A WATER MAIN. IF THIS IS NOT POSSIBLE, THEN THE SEWER PIPE MUST BE ENCASED IN CONCRETE WITH A MINIMUM THICKNESS OF 4" FOR A DISTANCE OF 20' CENTERING ON THE POINT OF CROSSING OR THE SEWER PIPING MUST BE OF WATER MAIN QUALITY WITH 20' LENGTHS OF PIPE CENTERING ON THE POINT OF CROSSING.

IF A CROSSING WHERE THE SEWER IS LAID ABOVE A WATER LINE IS UNAVOIDABLE, THEN THE ABOVE MENTIONED PRECAUTIONS SHALL BE OBSERVED REGARDLESS OF THE DISTANCE OF VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPING.

PLAN - LID

NOTE: PROVIDE GREASE & SOL. SEPARATOR FOR C-1 BEFORE DETENTION TANK.

PLAN - TANK

SECTION A-A

DETENTION TANK

CAP SECTION

CAP PLAN

TYP. DRAINAGE WELL

LEGEND

EXISTING WATER LINE

EXISTING SEWER LINE

NEW WATER LINE

NEW SEWER LINE

CATV

EXISTING GAS LINE

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DRY WELL DETAIL

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PROJECT AND OWNER:

BUNGALOWS

BAY HARBOR BUNGALOWS

1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION

45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:

itecdesign

1111 Lincoln Rd. suite 305

Miami Beach, FL 33139

305 673 2121 f 305 673 4640

www.itecdesign.net

AA0003394

STRUCTURAL ENGINEER:

HAIJAR & ASSOCIATES

45 VALENCIA AVENUE

CORAL GABLES | FLORIDA | 33134

TJ 305 445 2399 FJ 305 445 22 19

CIVIL ENGINEER:

MAURICE E. GRAY AND ASSOCIATES

EE NO. 3659 P.E. NO. 29404

14345 COMMERCE WAY, MIAMI LAKE, FL 33016

TJ 305 625 3072 FJ 305 625 5294

LANDSCAPE:

H.L. MARTIN, LANDSCAPE ARCHITECT, PA

MIAMI, FL 33156

TJ 305 790 4372

MEP ENGINEER:

MAURICE E. GRAY AND ASSOCIATES

EE NO. 3659 P.E. NO. 29404

14345 COMMERCE WAY, MIAMI LAKE, FL 33016

TJ 305 625 3072 FJ 305 625 5294

SCHEMATIC DESIGN

PERMIT APPLICATION DATE:

ISSUE DATE: 09-08-2014 PROJECT No.: 1308

DRAWN BY: APPROVED BY: M.G.

SEAL:

NOTE: ALL CHIMNEY BELLS ARE 24" PROVIDE BELL IN C-1

DRY WELL DETAIL

NOTE: PROVIDE GREASE & SOL. SEPARATOR FOR C-1 BEFORE DETENTION TANK.

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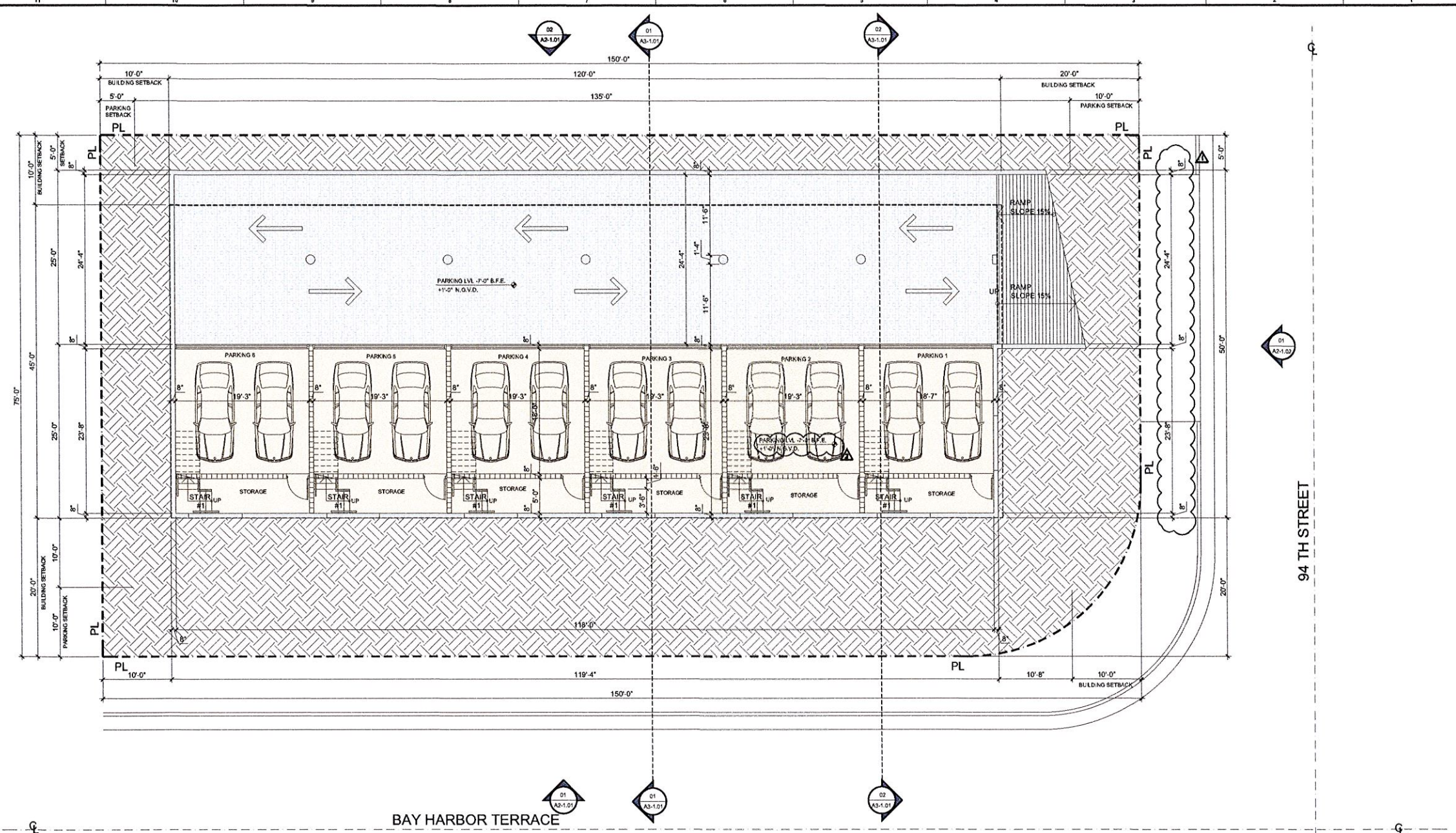
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PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itecdesign
orion jet center
14350 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEER:
HAIJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
TJ 305 445 2398 FJ 305 445 2219

CIVIL ENGINEER:
MAURICE E. GREY, PE
EB NO. 3659 P.E. NO. 29404
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33316
TJ 305 825 3072 FJ 305 825 3294

LANDSCAPE:
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5955 SW 36 STREET
MIAMI | FLORIDA | 33155
TJ 305 760 4372

MEP ENGINEER:
MORRIS I. KAUFMANN, PE
FL LIC. P.E. NO. 22897
7225 NW 50 TERR TAMARAC
FLORIDA | 33321
TJ 954 933 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 08-28-2015 PROJECT No.: 1306
DRAWN BY: MEAP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

ALL DRAWING AND WRITTEN MATERIALS HEREIN
CONSTITUTE ORIGINAL WORK OF THE ARCHITECT
AND MAY ONLY BE DUPLICATED WITH THEIR
WRITTEN CONSENT.

SEAL:

JAN 11 2016
SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

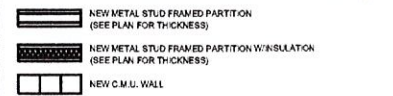
SHEET TITLE:
**BASEMENT LEVEL
FLOOR PLAN**
SCALE:
1/8"=1'-0"
SHEET No.:

A1-1.00

itec design inc. 2015

1 BASEMENT LVL. FLOOR PL.
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND & NOTES
1. B.F.E. = +/- 0'-0" = +8'-0" N.G.V.D.
2. ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND


PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 09-29-2015 PROJECT No.: 1306
DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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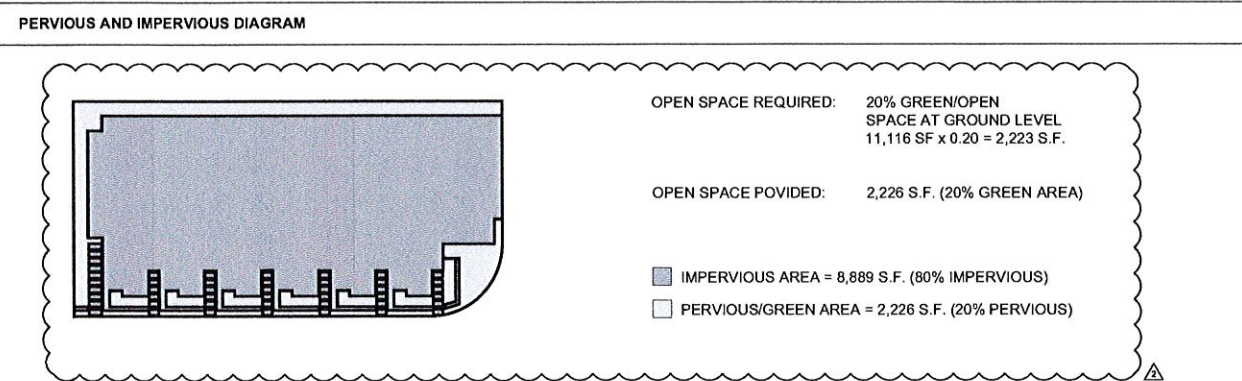
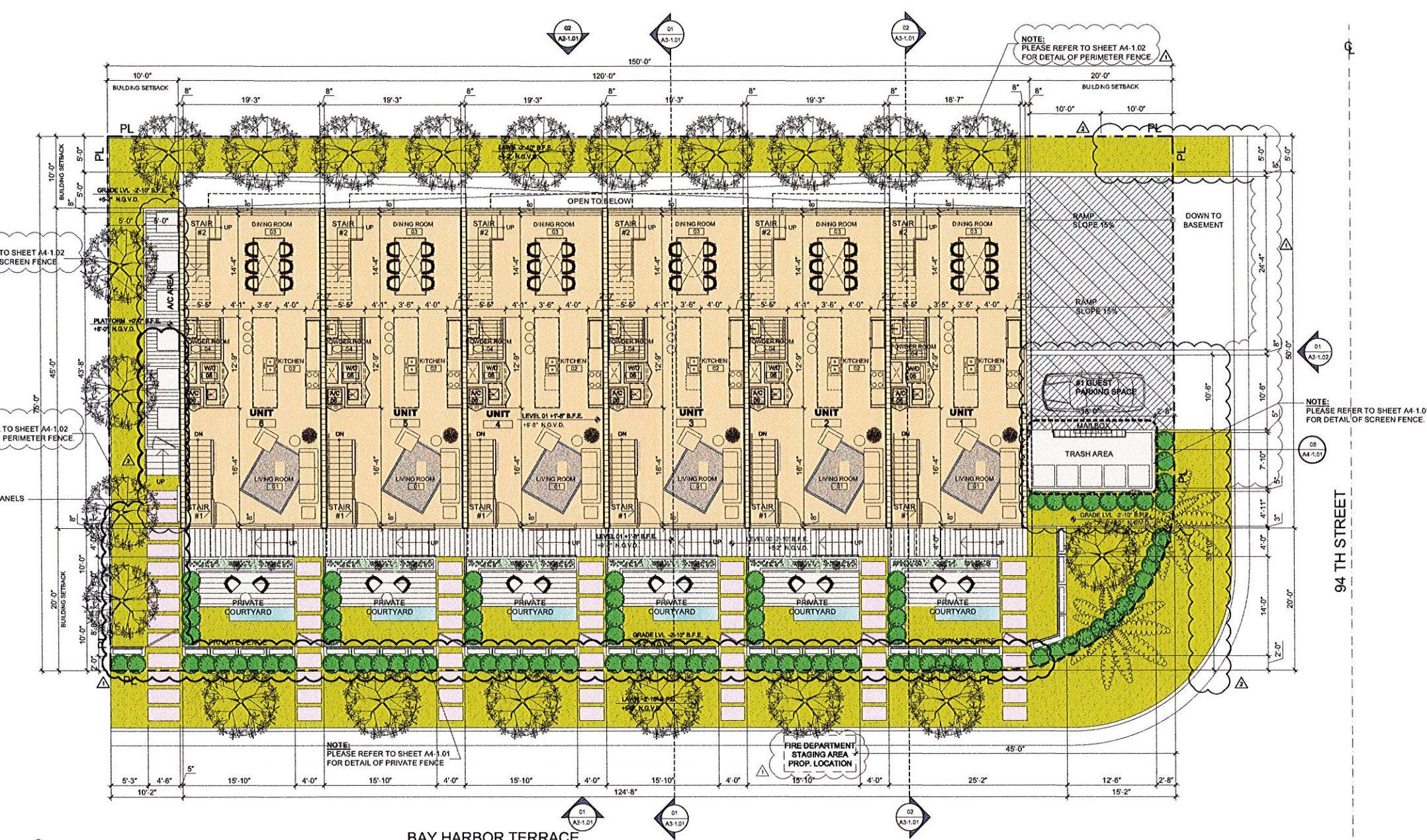
SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
GROUND LEVEL FLOOR PLAN
SCALE:
1/8"=1'-0"
SHEET No.:

A1-1.01

itec design inc. 2015



1	GROUND LEVEL FLOOR PL.	N
SCALE: 1/8" = 1'-0"		
ELEVATION LEGEND & NOTES		
1. B.F.E. = +/- 0'-0" = +8'-0" N.G.V.D. 2. ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.		
WALL TYPE LEGEND		
 NEW METAL STUD FRAMED PARTITION (SEE PLAN FOR THICKNESS) NEW METAL STUD FRAMED PARTITION WITH INSULATION (SEE PLAN FOR THICKNESS) NEW C.M.U. WALL		

PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 84TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itecdesign
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEERS
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES (FLORIDA) 33134
TJ 305 445 2399 FJ 305 445 2219

CIVIL ENGINEERS
MAURICE E. GREY, PE
P.E. NO. 3659 P.E. NO. 29104
14345 COMMERCE WAY
MIAMI LAKES (FLORIDA) 33016
TJ 305 825 5072 FJ 305 825 3394

LANDSCAPE
H.L. MARTIN, LANDSCAPE ARCHITECT, P.A.
5885 SW 38 STREET
MIAMI, FLORIDA 33155
TJ 305 790 4372

MEP ENGINEERS
MORRIS I. KAUFMANN, PE
FLC P.E. NO. 22697
7206 NW 92 TERR TAMARAC
FLORIDA 33321
TJ 954 933 1231

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015

ISSUE DATE: 09-29-2015 PROJECT No.: 1308

DRAWN BY: ME/JP APPROVED BY: AG/TTM

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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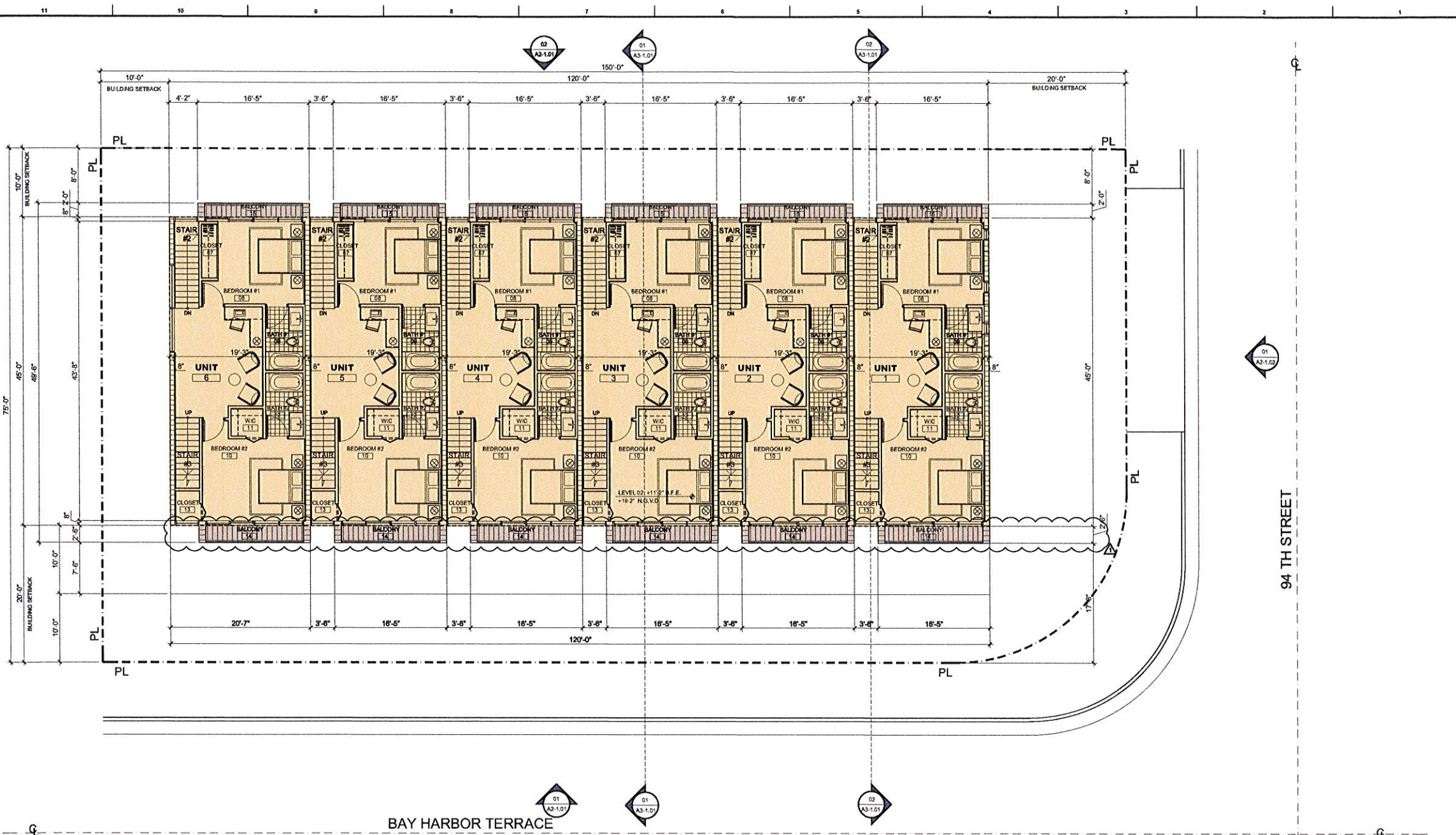
SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017060

SHEET TITLE:
**LEVEL 02
FLOOR PLAN**
SCALE:
1/8"=1'0"
SHEET No.:

A1-1.02

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1

LEVEL 02 FLOOR PLAN

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

ELEVATION LEGEND & NOTES

1. B.F.E. = +1.0'-0" ± N.G.V.D.
2. ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

NEW METAL STUD FRAMED PARTITION
(SEE PLAN FOR THICKNESS)

NEW METAL STUD FRAMED PARTITION W/INSULATION
(SEE PLAN FOR THICKNESS)

NEW CMU WALL

PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itec design
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEERS:
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
TJ 305 445 2999 FJ 305 445 2218

CIVIL ENGINEERS:
MAURICE E. GREY, PE
EB NO. 3529 P.E. NO. 73434
13345 COMMERCIAL WAY
MIAMI LAKES | FLORIDA | 33016
TJ 305 825 3072 FJ 305 825 5294

LANDSCAPE:
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 28 STREET
MIAMI | FLORIDA | 33155
TJ 305 790 4372

MEP ENGINEERS:
MORRIS I. KAUFMANN, PE
FL C.P.E. NO. 22691
7206 NW 92 TERR. TAMARAC
FLORIDA | 33321
TJ 954 933 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015

ISSUE DATE: 09-29-2015 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTM

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

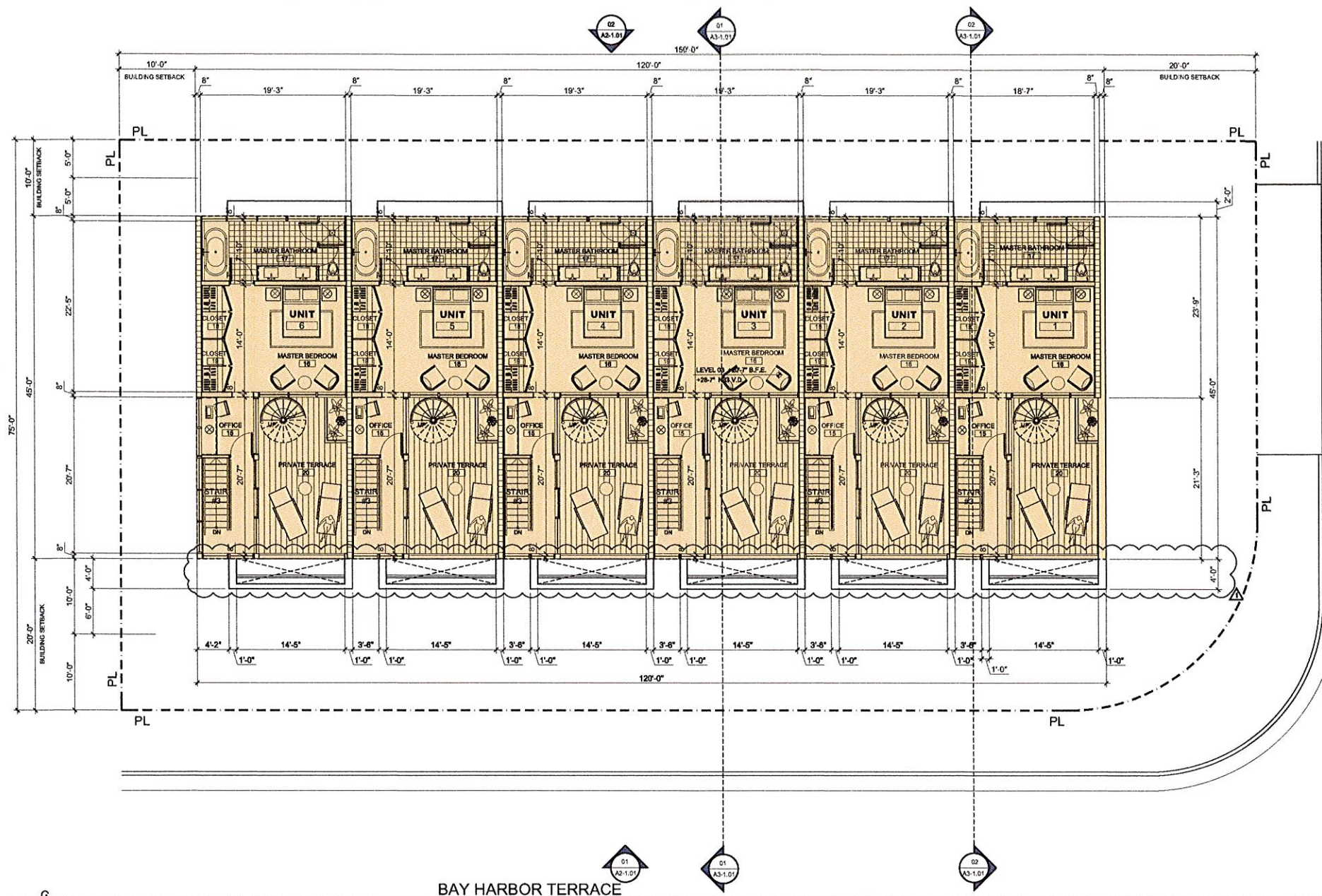
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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
**LEVEL 03
FLOOR PLAN**
SCALE:
1/8"=1'0"
SHEET No.:

A1-1.03
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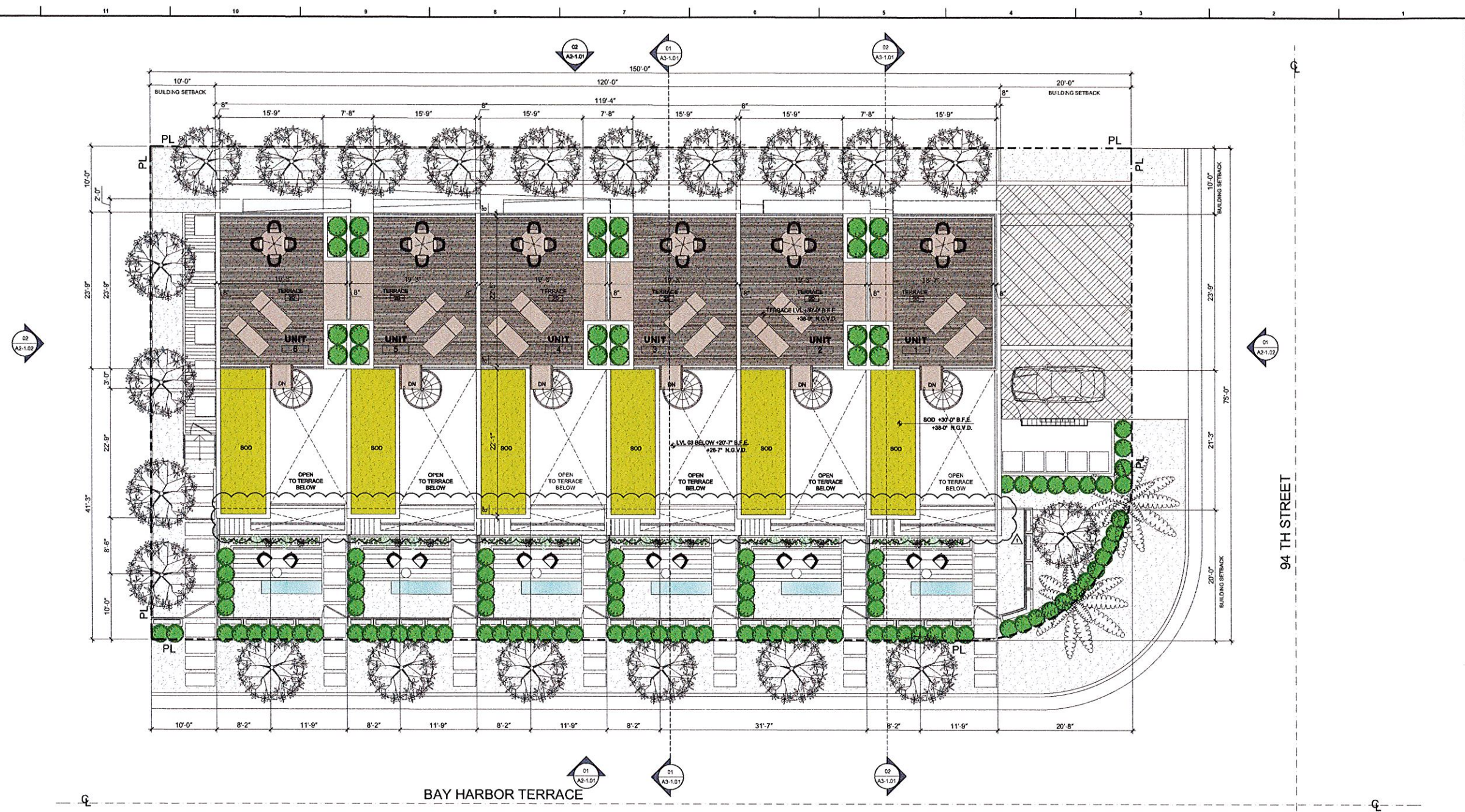
1 LEVEL 03 FLOOR PLAN
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND & NOTES

- B.F.E. = +/- 0'-0" = +8'-0" N.G.V.D.
- ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

- NEW METAL STUD FRAMED PARTITION
(SEE PLAN FOR THICKNESS)
- NEW METAL STUD FRAMED PARTITION INSULATION
(SEE PLAN FOR THICKNESS)
- NEW C.M.U. WALL



PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
ilecdesign
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@ilecdesign.net
w www.ilecdesign.net
#AA0003394

STRUCTURAL ENGINEER:
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
T 305 445 2399 F 305 445 2219

CIVIL ENGINEER:
MAURICE E. GREY, PE
EB. NO. 2659 P.E. NO. 29404
15345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33318
T 305 825 3072 F 305 825 3294

LANDSCAPE:
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5985 SW 36 STREET
MIAMI | FLORIDA | 33155
T 305 750 4372

MEP ENGINEER:
MORRIS I. KAUFMANN, PE
FL. LIC. P.E. NO. 22697
7205 NW 82 TERR. TAMARAC
FLORIDA | 33311
T 954 903 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 09-29-2015 PROJECT No.: 1306
DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
**ROOF TERRACE LVL
FLOOR PLAN**
SCALE:
1/8"=1'0"
SHEET No.:

A1-1.04

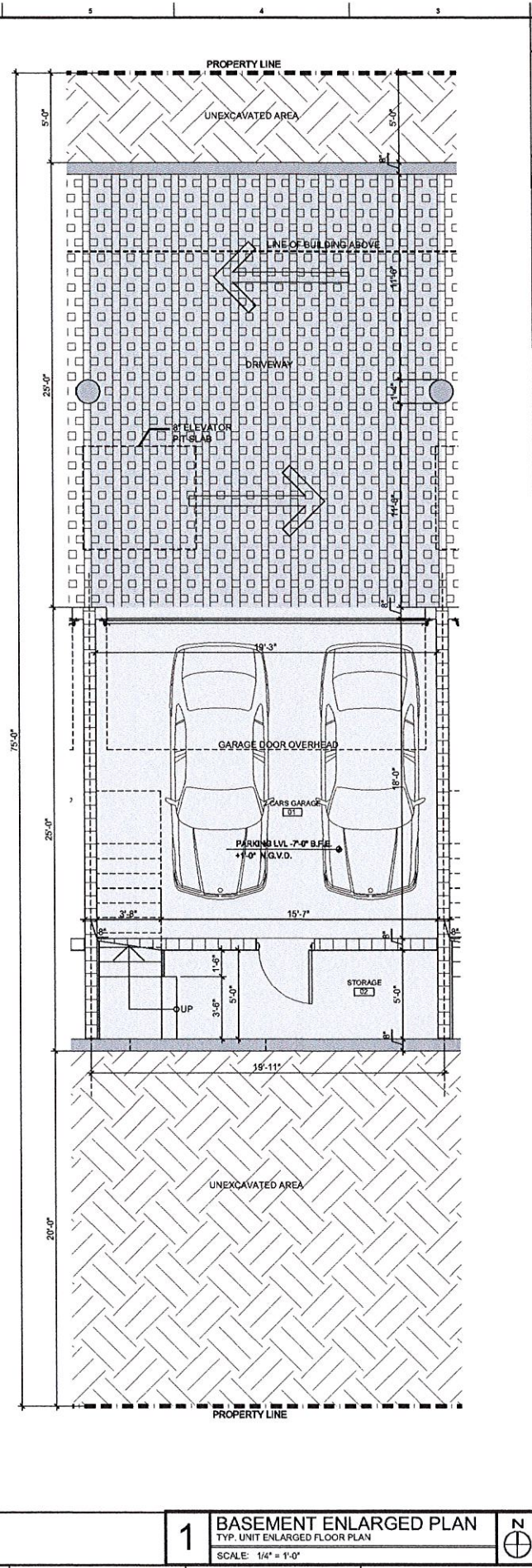
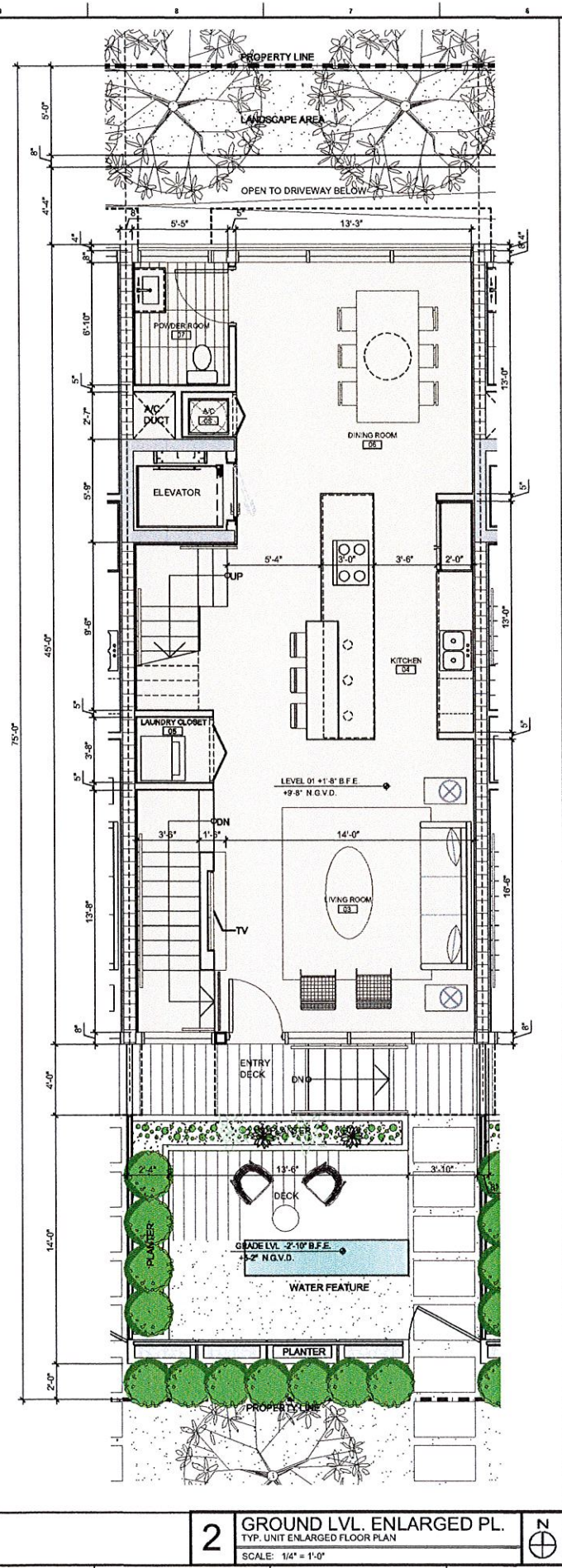
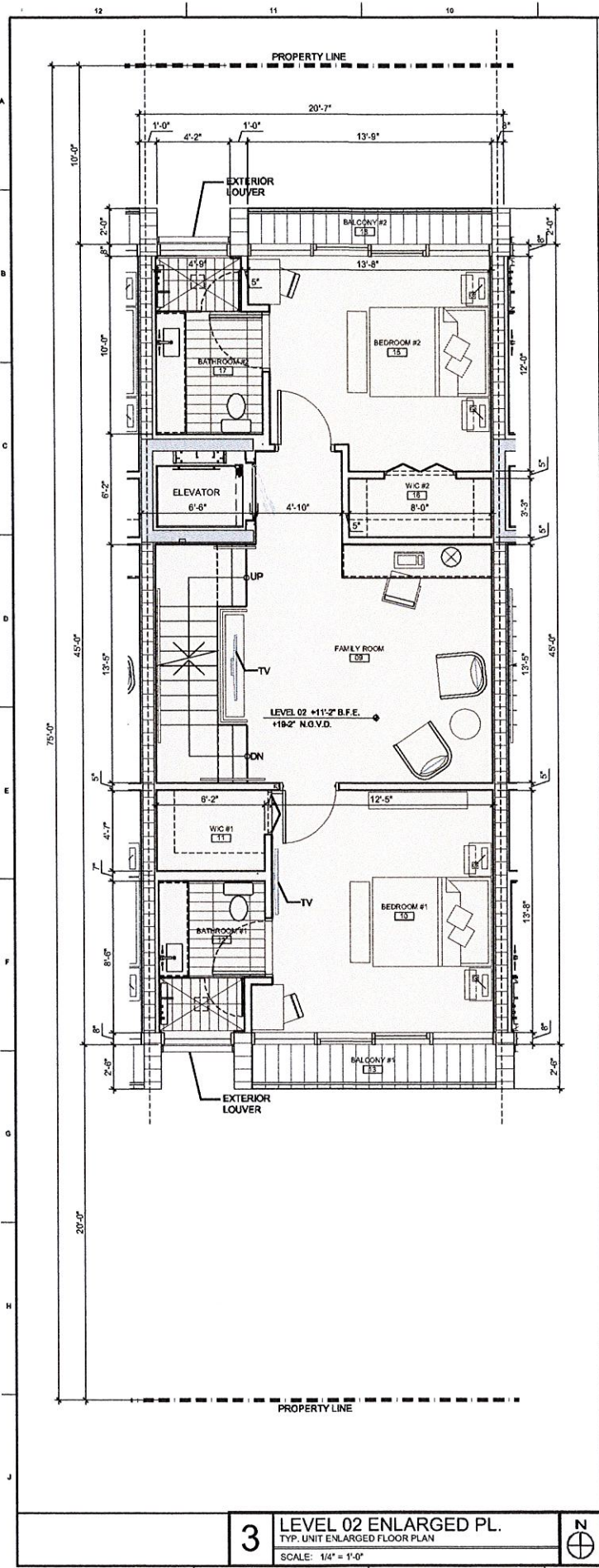
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1 TERRACE LVL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND & NOTES
1. B.F.E. = +/- 0'-0" = +8'-0" N.G.V.D.
2. ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

NEW METAL STUD FRAMED PARTITION
(SEE PLAN FOR THICKNESS)
NEW METAL STUD FRAMED PARTITION WITH INSULATION
(SEE PLAN FOR THICKNESS)
NEW C.M.U. WALL



UNIT TYPE	
UNIT TYPE = 3 BEDROOMS / 3.5 BATHROOMS	
AREA BREAKDOWN	
BASEMENT LEVEL AREA =	500 S.F.
GROUND LEVEL AREA =	895 S.F.
LEVEL 02 AREA =	895 S.F.
LEVEL 03 AREA =	895 S.F.
TOTAL INTERIOR AREA =	2,990 S.F.
TERRACE AREA LEVEL 03 =	200 S.F.
TERRACE LEVEL AREA =	500 S.F.
TOTAL TERRACE AREA =	700 S.F.
TOTAL UNIT AREA =	3,690 S.F.
WALL LEGEND	
1	WALL TYPE 1 TYPICAL 8" CMU WALL WITH REINFORCING SEE TYPICAL WALL TYPE AND STRUCTURAL NOTES FOR DETAILS
2	WALL TYPE 2 REINFORCED CONCRETE WALL, SEE TYPICAL WALL TYPE AND STRUCTURAL NOTES FOR DETAILS
3	WALL TYPE 3 UNIT DIVIDING PARTITION 1/2" FIBRE GLASS INSULATION SEE TYPICAL WALL TYPE FOR DETAILS
4	WALL TYPE 4 TYPICAL 8" CMU PARTITION INSULATED SEE TYPICAL WALL TYPE FOR DETAILS
5	WALL TYPE 5 TYPICAL 8" CMU PARTITION INSULATED SEE TYPICAL WALL TYPE FOR DETAILS
6	WALL TYPE 6 TYPICAL 8" CMU PARTITION INSULATED SEE TYPICAL WALL TYPE FOR DETAILS
7	WALL TYPE 7 TYPICAL 8" CMU PARTITION INSULATED SEE TYPICAL WALL TYPE FOR DETAILS
GENERAL NOTES	
1. B.F.E. = +1'-0" ± +1'-0" N.G.V.D.	
2. ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF MIAMI BEACH.	
3. FIRE PENETRATIONS: CONTRACTOR SHALL SEAL ALL PENETRATIONS THRU FIRE RATED PARTITIONS OR ASSEMBLIES WITH 1/2" FIRESTOP SYSTEM CS-240 FIRESTOP SEALANT OR EQUAL. INSTALL AS PER MANUF. RECOMMENDATION FOR 1, 2, 3 & 4 HOUR RATINGS.	
PLAN NOTES	
1. BUILDING IS FULLY SPRINKLERED.	
2. SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/EGRESS LIGHTS.	
3. ALL INTERIOR PARTITIONS ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED.	
4. ALL BATHROOMS TO RECEIVE CEMENT BOARD IN WET AREAS.	
5. FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.	
6. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.	
7. VERIFY LAYOUT OF ALL FIXTURE LOCATED IN CONCRETE SLAB WITH ARCHITECT PRIOR TO POUR.	
8. REFER TO SHEET A5-1.01 FOR ENLARGED KITCHEN PLANS AND ELEVATIONS.	
9. REFER TO SHEETS A5-1.02 & A5-1.03 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.	

PROJECT AND OWNER:

DOLCE VITA
TOWN HOUSES

1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARCHITECT:

itecdesign

orion jet center
14550 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEERS:

HAJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA 33134
T) 305 445 2399 F) 305 445 2219

CIVIL ENGINEERS:

MAURICE E. GREY, PE
E.B. NO. 3653 P.E. NO. 254054
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA 33191
T) 305 825 3072 F) 305 825 3294

LANDSCAPE:

H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38 STREET
MIAMI | FLORIDA 33155
T) 305 792 4372

MEP ENGINEERS:

MORRIS I. KAUFMANN, PE
F.L.C. P.E. NO. 22857
7208 NW 92 TERR. TAMARAC
FLORIDA 33321
T) 954 933 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015

ISSUE DATE: 09-29-2015 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TMM

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DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

T. Todd Martin, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:

**BASEMENT, GROUND & LVL 02
ENLARGED FLOOR PLAN**

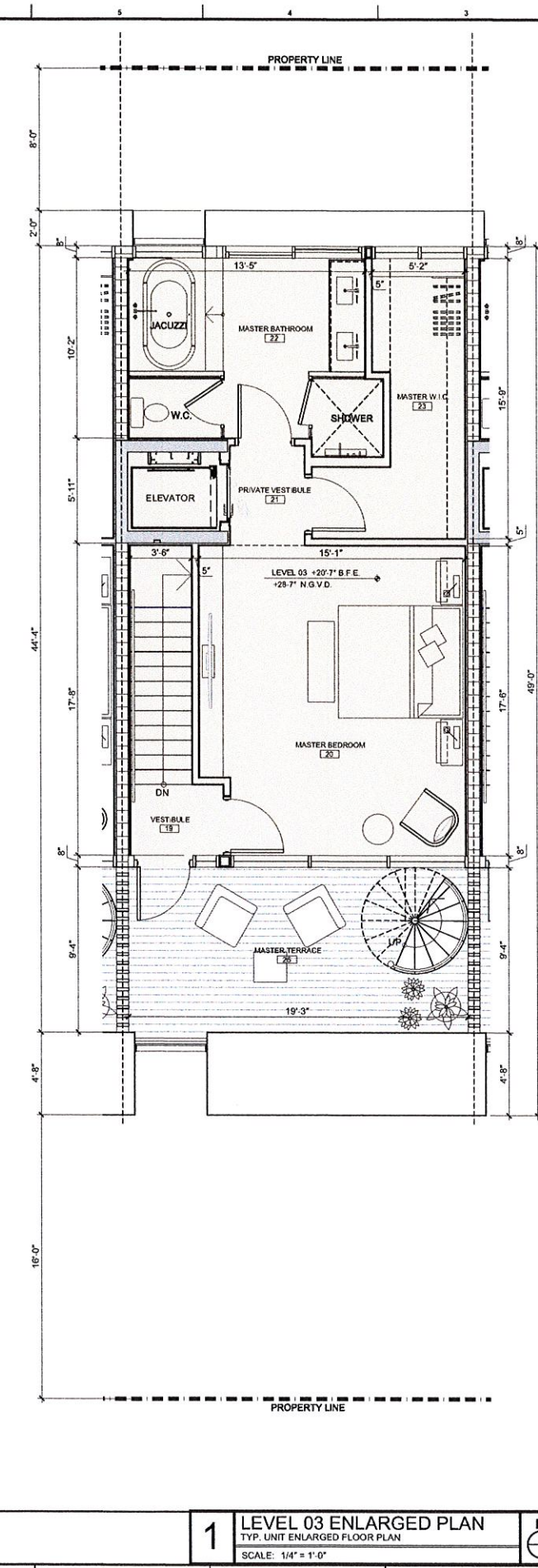
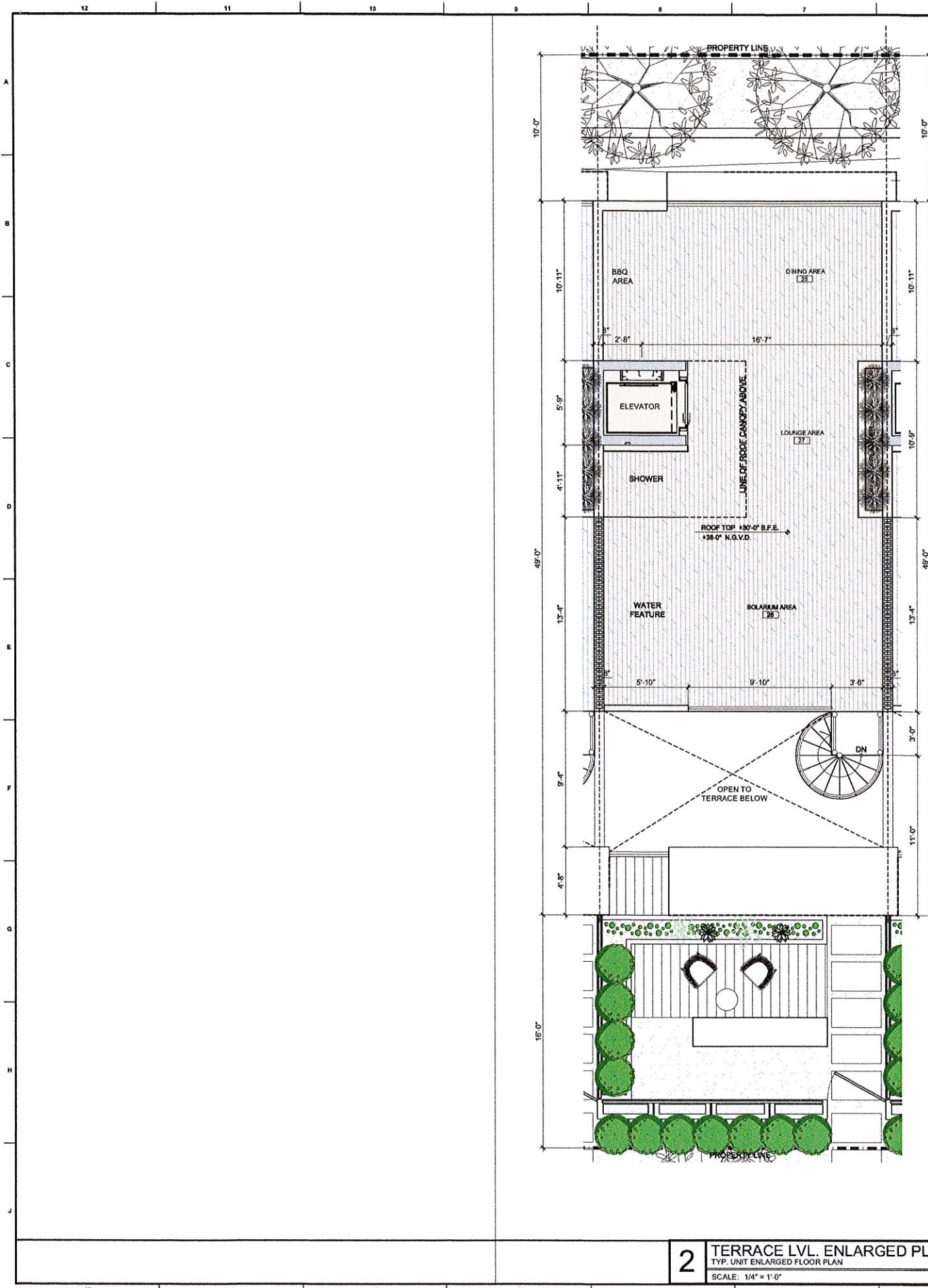
SCALE:

1/4" = 1'-0"

SHEET No.:

A1-2.01

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UNIT TYPE
UNIT TYPE = 3 BEDROOMS / 3.5 BATHROOMS
AREA BREAKDOWN
BASEMENT LEVEL AREA = 500 S.F. GROUND LEVEL AREA = 895 S.F. LEVEL 02 AREA = 895 S.F. LEVEL 03 AREA = 895 S.F. TOTAL INTERIOR AREA = 2,990 S.F. TERRACE AREA LEVEL 03 = 200 S.F. TERRACE LEVEL AREA = 500 S.F. TOTAL TERRACE AREA = 700 S.F. TOTAL UNIT AREA = 3,690 S.F.
WALL LEGEND
1 WALL TYPE 1 TYPICAL 8" CMU WALL, INTERIOR REINFORCED SEE TYPICAL WALL THICKNESS FOR DETAILS
2 WALL TYPE 2 REINFORCED CONCRETE WALL, SEE TYPICAL WALL TYPES AND STRUCTURAL CHECKS FOR DETAILS
3 WALL TYPE 3 UNIT DEMISING PARTITION 1-HR. FIRE RATED SEE TYPICAL WALL TYPES FOR DETAILS
4 WALL TYPE 4 TYPICAL 8" INTERIOR PARTITION NON-RATED SEE TYPICAL WALL TYPES FOR DETAILS
5 WALL TYPE 5 TYPICAL 8" INTERIOR PARTITION NON-RATED SEE TYPICAL WALL TYPES FOR DETAILS
6 WALL TYPE 6 TYPICAL 8" PART WALL, 1-HR. FIRE RATED SEE TYPICAL WALL TYPES FOR DETAILS
7 WALL TYPE 7 TYPICAL 8" CHALK EXTERIOR WALL NON-RATED SEE TYPICAL WALL TYPES FOR DETAILS
NOTES
1. REFER TO SHEETS A7-1.03 FOR WALL TYPES AND DETAILS
GENERAL NOTES
1. B.F.E. = +1'-0'-0" = +8'-0" N.G.V.D. 2. ALL SHOP DRGWS REQUIRE APPROVAL FROM CITY OF MIAMI BEACH. 3. FIRE PENETRATIONS: CONTRACTOR SHALL SEAL ALL PENETRATIONS THRU FIRE RATED PARTITIONS OR ASSEMBLIES WITH "UL" LISTED FIRESTOP SYSTEM CS-240 FIRESTOP SEALANT OR EQUAL. INSTALL AS PER MANUF. RECOMMENDATION FOR 1,2,3 & 4 HOUR RATINGS.
PLAN NOTES
1. BUILDING IS FULLY SPRINKLERED. 2. SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS. 3. ALL INTERIOR PARTITION ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED. 4. ALL BATHROOMS TO RECEIVE CEMENT BOARD IN WET AREAS. 5. FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME. 6. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION. 7. VERIFY LAYOUT OF ALL FIXTURE LOCATED IN CONCRETE SLAB WITH ARCHITECT PRIOR TO POUR. 8. REFER TO SHEET A5-1.01 FOR ENLARGED KITCHEN PLANS AND ELEVATIONS. 9. REFER TO SHEETS A5-1.02 & A5-1.03 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.

PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARCHITECT:
itecdesign
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AAG003394

STRUCTURAL ENGINEERS:
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA 33134
TJ 305 445 2399 FJ 305 445 2219

DIV. ENGINEERS:
MAURICE E. GREY, PE
EB NO. 3559 P.E. NO. 28404
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA 33181
TJ 305 825 3072 FJ 305 825 3284

LANDSCAPE:
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5085 SW 28 STREET
MIAMI | FLORIDA 33155
TJ 305 760 4372

M.E.P. ENGINEERS:
MORRIS I. KAUFMANN, PE
FL C.P.E. NO. 22867
7206 NW 92 TERR. TAMARAC
FLORIDA 33321
TJ 954 933 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015

ISSUE DATE: 09-29-2015 PROJECT No.: 1306

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DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

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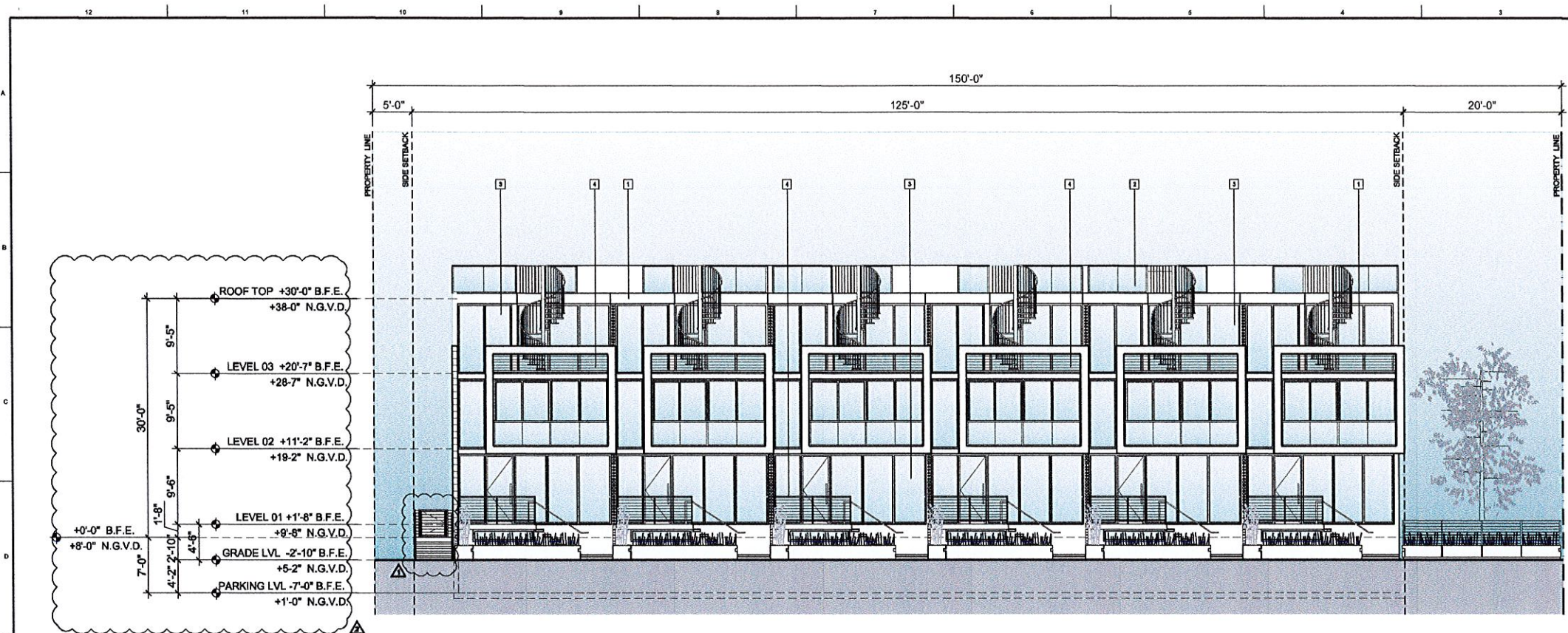
SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

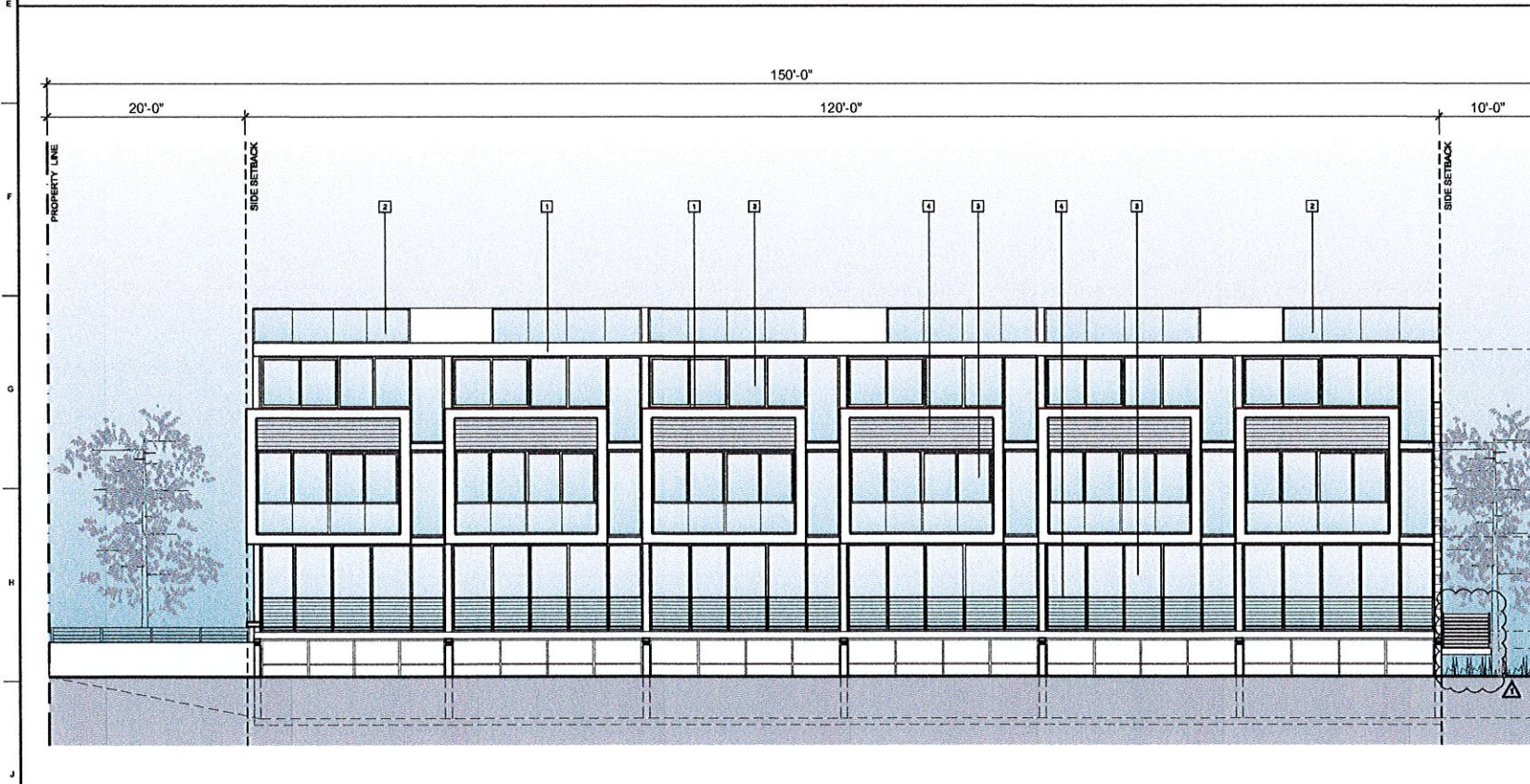
SHEET TITLE:
LEVEL 03 & TERRACE LEVEL
ENLARGED FLOOR PLAN
SCALE:
1/4"=1'-0"

SHEET No.:
A1-2.02

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



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

MATERIALS + FINISHES LEGEN

- 1 SMOOTH STUCCO PAINTED WHITE
- 2 GLASS RAILING
- 3 STOREFRONT SYSTEM COLOR GREY
- 4 ALUMINUM RAILING PAINTED BLACK
- 5 ENTRY FENCE

INTERIOR WALLS

- I-1 GYPSUM BOARD WALL LEVEL 4 FINISH INTERIOR GRADE PAINT COLOR WHITE
- I-2 TILE WALL TO BE SELECTED BY OWNER

ROOF / CEILING

- R-1 CONCRETE SLAB
- R-2 SUSPENDED GYPSUM BOARD CEILING

FLOORING

- F-1 TILE FLOOR TO BE SELECTED BY OWNER
- F-2 DECKING TO BE SELECTED BY OWNER
- F-3 FLOOR TO BE SELECTED BY OWNER

ELEVATION LEGEND & NOTES

- 1. B.F.E. = +/- 0'-0" = +8'-0" N.G.V.D.
- 2. ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

- NEW METAL STUD FRAMED PARTITION (SEE PLAN FOR THICKNESS)
- NEW METAL STUD FRAMED PARTITION INSULATION (SEE PLAN FOR THICKNESS)
- NEW C.M.U. WALL

PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARCHITECT:
ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itecdesign
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEER:
HAIJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
T 305 445 2399 F 305 445 2219

CIVIL ENGINEER:
MAURICE E. GREY, PE
EIR NO. 3659 P.E. NO. 29094
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33196
T 305 825 3072 F 305 825 3294

LANDSCAPE ARCHITECT:
H. L. MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38 STREET
MIAMI | FLORIDA | 33155
T 305 533 1251

MEP ENGINEER:
MORRIS I. KAUFMANN, PE
F.L.C. P.E. NO. 22897
7205 NW 92 TERR TAMARAC
FLORIDA | 33321
T 954 933 1251

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SEAL:

SIGNATURE:
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REG. NO. FLORIDA AR0017090

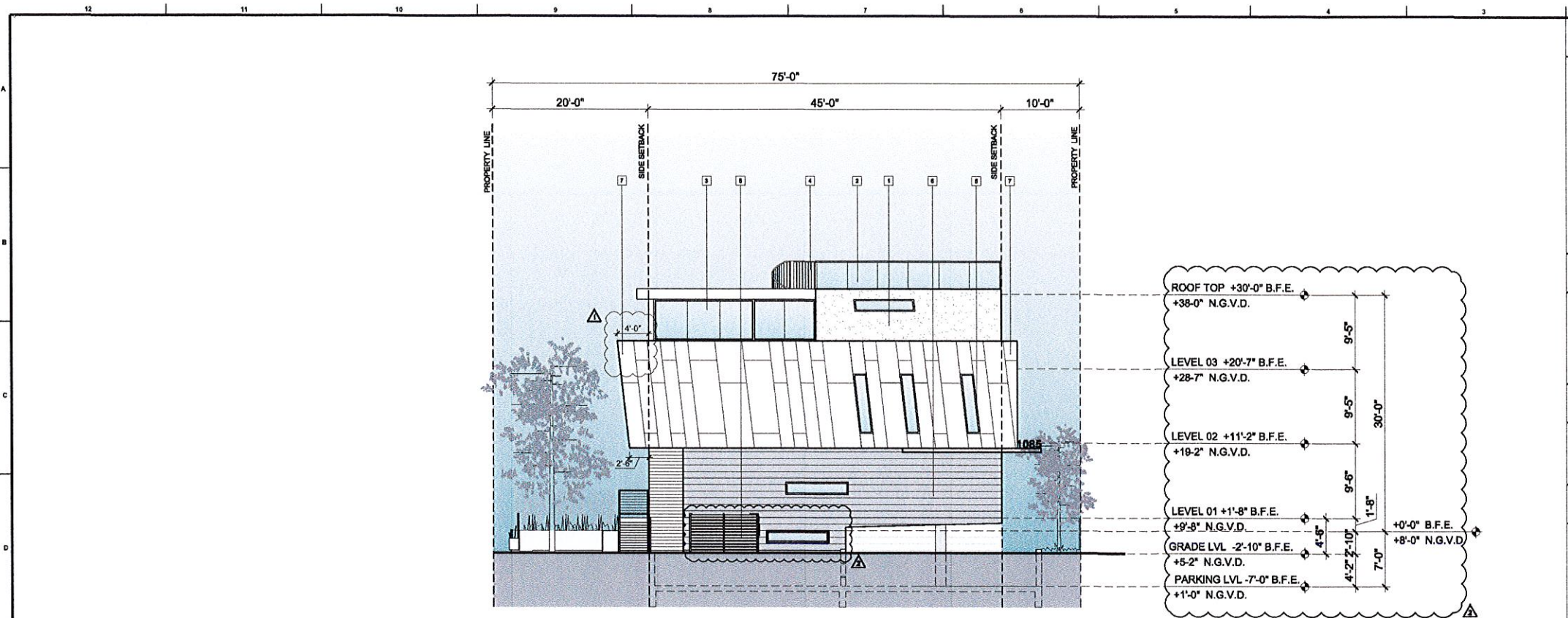
SHEET TITLE:
EAST AND WEST ELEVATION

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

SHEET No.:

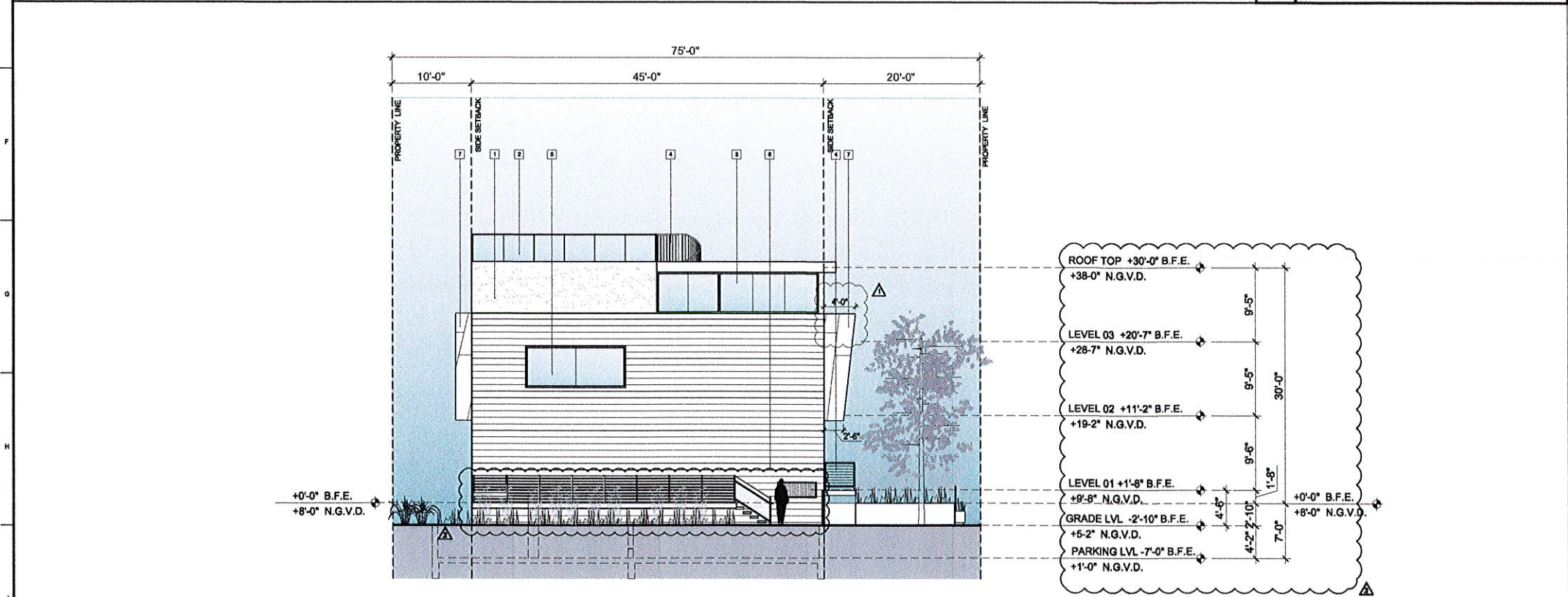
A2-1.01

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1 SOUTH ELEVATION

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



2 NORTH ELEVATION

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

MATERIALS + FINISHES LEGEN

- 1 SMOOTH STUCCO PAINTED WHITE
- 2 GLASS RAILING
- 3 STOREFRONT SYSTEM COLOR GREY
- 4 ALUMINUM RAILING PAINTED BLACK
- 5 WINDOW COLOR GREY
- 6 RESYSTA WALL SIDING
- 7 WALL PANELS PAINTED WHITE

INTERIOR WALLS

- 1-1 GYPSUM BOARD WALL- LEVEL 4 FINISH
INTERIOR GRADE PAINT
COLOR: WHITE
- 1-2 TILE WALL
TO BE SELECTED BY OWNER

ROOF / CEILING

- R-1 CONCRETE SLAB
- R-2 SUSPENDED GYPSUM BOARD CEILING

FLOORING

- F-1 TILE FLOOR
TO BE SELECTED BY OWNER
- F-2 DECKING
TO BE SELECTED BY OWNER
- F-3 FLOOR TO BE SELECTED BY OWNER

ELEVATION LEGEND & NOTES

1. B.F.E. = +/- 0'-0" = +8'-0" N.G.V.D.
2. ALL SHOP DWGS REQUIRE APPROVAL FROM CITY OF BAY HARBOR.

WALL TYPE LEGEND

- NEW METAL STUD FRAMED PARTITION
(SEE PLAN FOR THICKNESS)
- NEW METAL STUD FRAMED PARTITION W/INSULATION
(SEE PLAN FOR THICKNESS)
- NEW C.M.U. WALL

PROJECT AND OWNER:
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TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33134

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itec design
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEER:
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
T: 305 445 2599 F: 305 445 2219

CIVIL ENGINEERS:
MAURICE E. GREY, PE
EB. NO. 3859 P.E. NO. 29454
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33186
T: 305 625 3372 F: 305 625 3294

LANDSCAPE:
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5985 SW 28 STREET
MIAMI | FLORIDA | 33155
T: 305 790 4372

MEP ENGINEERS:
MORRIS I. KAUFMANN, PE
FL. L.C. P.E. NO. 22687
7206 NW 98 TERR TAMARAC
FLORIDA | 33321
T: 954 853 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 09-29-2015 PROJECT No.: 1306

DRAWN BY: ME/EP APPROVED BY: AG/TTM

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
SOUTH AND NORTH ELEVATION

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

SHEET No.:

A2-1.02

itec design inc. 2015

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itecdesign
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEERS
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
T) 305 445 2399 F) 305 445 2219

CIVIL ENGINEERS
MAURICE E. GREY, PE
EB NO. 3559 P.E. NO. 29404
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33016
T) 305 825 3072 F) 305 825 3284

LANDSCAPE
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5805 SW 38 STREET
MIAMI | FLORIDA | 33155
T) 305 790 4372

M/E/P ENGINEERS
MORRIS I. KAUFMANN, PE
FL I.C. P.E. NO. 22997
7226 NW 92 TERR. TAMARAC
FLORIDA | 33321
T) 954 933 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 09-29-2015 PROJECT No.: 1308

DRAWN BY: ME/IP APPROVED BY: AG/TTM
△ DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
△ DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017080

SHEET TITLE:
MATERIAL LEGEND

SCALE:
N/A

SHEET No.:

A2-2.01

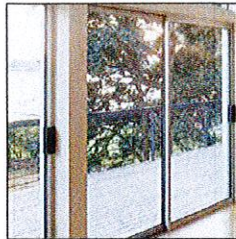
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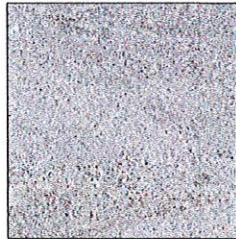
MATERIALS + FINISHES LEGEN



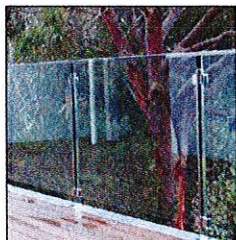
1.
3/8" SMOOTH STUCCO FINISH
COLOR: WHITE



3.
STOREFRONT SYSTEM
COLOR: ALUMINUM GREY



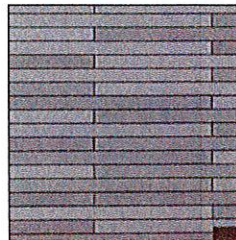
5.
RECTIFIED PORCELAIN TILE
MANUFACTURER: PORCELANOSA
MODEL: MADAGASCAR NATURAL
SIZE: 17 3/4" X 35 3/8"



2.
GLASS RAILING



4.
ALUMINUM CABLE RAILING



6.
GLASS FIBRE REINFORCED CONCRETE
MANUFACTURER: OKKO SKIN
MODEL: GREY
SIZE: 17 3/4" X 35 3/8"

12 11 10 9 8 7 6 5 4 3 2 1

A
B
C
D
E
F
G
H
J



12 11 10 9 8 7 6 5 4 3 2 1

PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 84TH STR | BAY HARBOR ISLANDS | FLORIDA 33184

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itec design
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEERS
HAIJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
TJ 305 445 2599 FJ 305 445 2219

CIVIL ENGINEERS
MAURICE E. GREY, PE
EB. NO. 3659 P.E. NO. 29404
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33186
TJ 305 825 3072 FJ 305 825 3294

LANDSCAPE
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5905 SW 28 STREET
MIAMI | FLORIDA | 33155
TJ 305 750 4372

MEP ENGINEERS
MORRIS I. KAUFMANN, PE
FL. LIC. P.E. NO. 22897
7208 NW 92 TERR TAMARAC
FLORIDA | 33321
TJ 854 833 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 09-29-2015 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
3D RENDERING
SCALE:
N/A
SHEET No.:
A2-2.02

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PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itecdesign
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
#AA0003394

STRUCTURAL ENGINEERS:
HAIJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA 33134
TJ 305 445 2399 FJ 305 445 2219

CIVIL ENGINEERS:
MAURICE E. GREY, PE
EB. NO. 3659 P.E. NO. 28404
16345 COMMERCE WAY
MIAMI LAKES | FLORIDA 33198
TJ 305 825 3072 FJ 305 825 5284

LANDSCAPE:
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5985 SW 38 STREET
MIAMI | FLORIDA 33155
TJ 305 790 4372

MEP ENGINEERS:
MORRIS I. KAUFMANN, PE
FL. L.C. P.E. NO. 22697
7226 NW 92 TERR. TAMARAC
FLORIDA 33361
TJ 954 933 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 09-29-2015 PROJECT No.: 1306

DRAWN BY: ME/IP APPROVED BY: AG/TTM
△ DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
△ DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
3D RENDERING
SCALE:
N/A
SHEET No.:
A2-2.03
itec design inc. 2015



PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itedesign
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itedesign.net
w www.itedesign.net
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STRUCTURAL ENGINEERS
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
T| 305 445 2399 F| 305 445 2218

CIVIL ENGINEERS
MAURICE E. GREY, PE
EB. NO. 3659 P.E. NO. 23404
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33018
T| 305 825 3072 F| 305 825 3284

LANDSCAPE
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5985 SW 35 STREET
MIAMI | FLORIDA | 33155
T| 305 790 4372

MEP ENGINEERS
MORRIS I. KAUFMANN, PE
FL. L.C. P.E. NO. 22697
7206 NW 92 TERR. TAMARAC
FLORIDA | 33321
T| 954 933 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 09-29-2015 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AQ/TTM
△ DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
△ DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017080

SHEET TITLE:
3D AERIAL
RENDERING #1
SCALE:
N/A
SHEET No.:

A2-2.04

Iss design inc. 2015

1 3D AERIAL RENDERING #1
SCALE: N/A



PROJECT AND OWNER:
DOLCE VITA
TOWN HOUSES
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ARMAN CORPORATION
45 VALENCIA AVENUE | CORAL GABLES | FLORIDA 33134

ARCHITECT:
itecdesign
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@itecdesign.net
w www.itecdesign.net
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STRUCTURAL ENGINEERS
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
TJ 305 445 2399 FJ 305 445 2219

CIVIL ENGINEERS
MAURICE E. GREY, PE
EB NO. 3869 P.E. NO. 29404
14345 COMMERCE WAY
MIAMI LAKES | FLORIDA | 33018
TJ 305 825 3072 FJ 305 825 3294

LANDSCAPE
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5985 SW 38 STREET
MIAMI | FLORIDA | 33155
TJ 305 790 4372

MEP ENGINEERS
MORRIS I. KAUFMANN PE
FL L.C. P.E. NO. 22697
2206 NW 92 TERR. TAMARAC
FLORIDA | 33311
TJ 954 933 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 09-29-2015 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTM
Δ DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
Δ DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

JAN 11 2016
SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
**3D AERIAL
RENDERING #2**
SCALE:
N/A
SHEET No.:

A2-2.05

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1 3D AERIAL RENDERING #2
SCALE: N/A

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

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 09-29-2015 PROJECT No.: 1308
DRAWN BY: ME/JP APPROVED BY: AQ/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
TRANSVERSAL SECTIONS

SCALE:
1/8"=1'0"

SHEET No.:
A3-1.01

2 TRANSVERSAL SECTION 2
SCALE: 1/8" = 1'-0"

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 09-29-2015 PROJECT No.: 1306

DRAWN BY: ME/JP APPROVED BY: AG/TTM

DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15

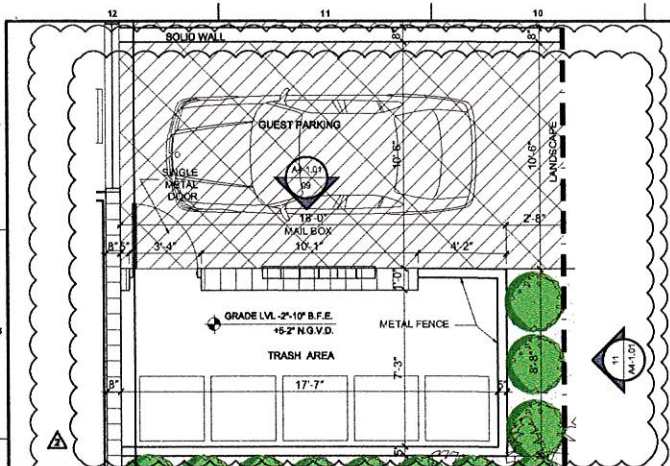
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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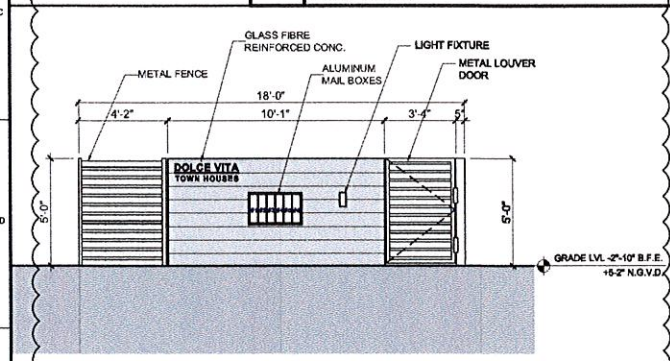
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SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA ARO017090

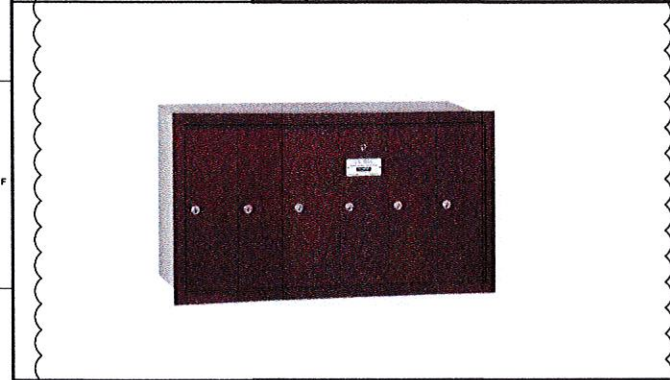
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DETAILS
SCALE:
N.T.S.
SHEET No.:
A4-1.01



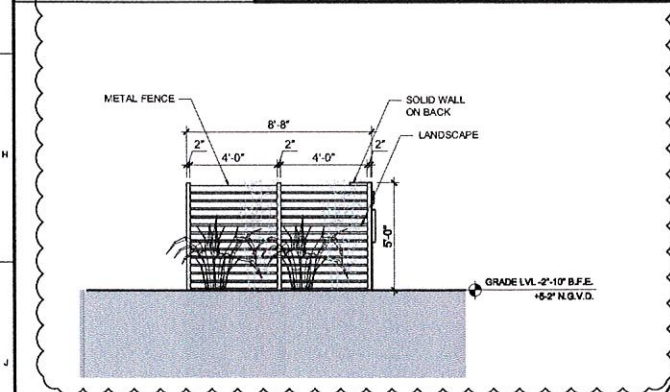
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TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



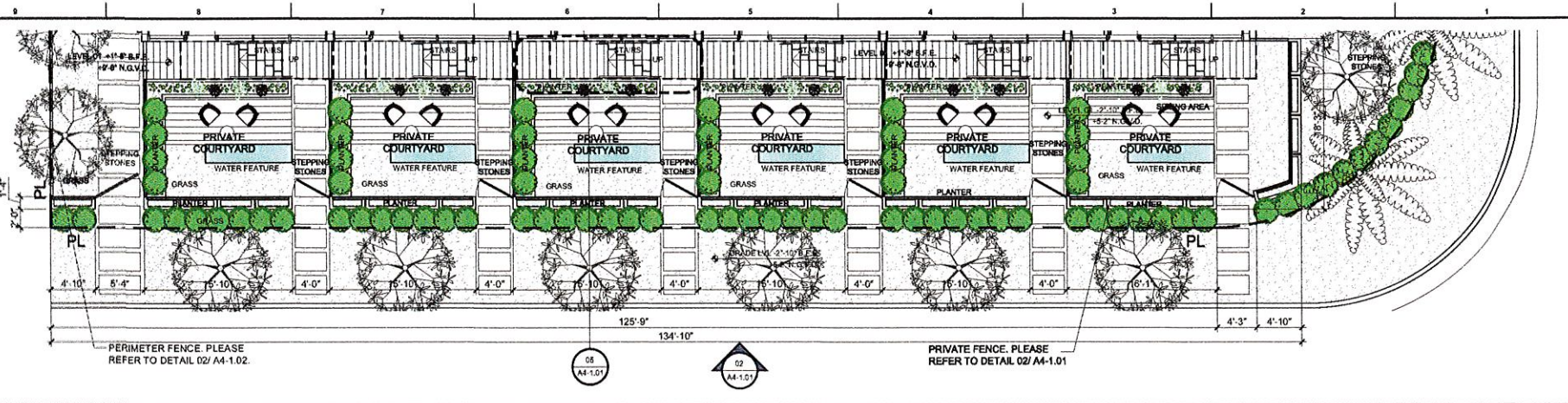
9 TRASH ENCLOSURE DETAIL
ELEVATION
SCALE: 1/4" = 1'-0"



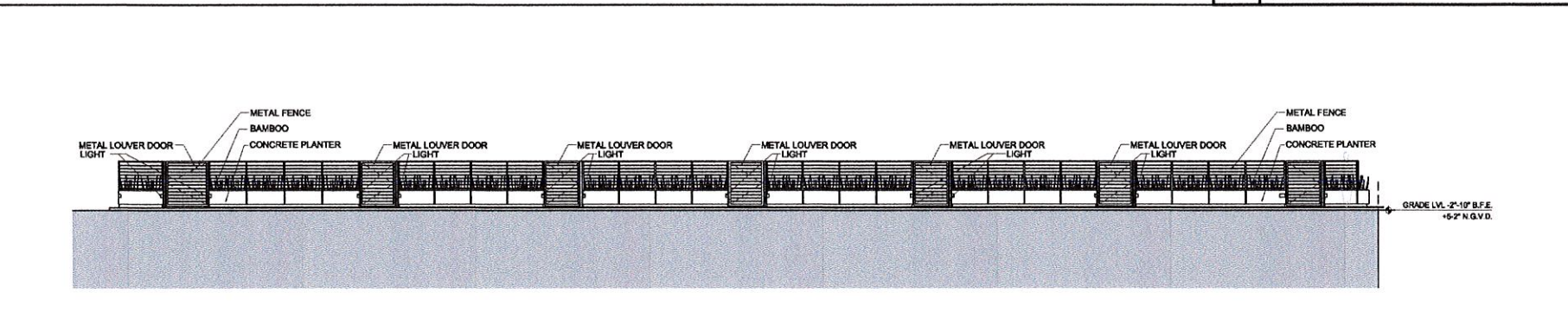
10 MAIL BOXES DETAIL
REFERENCE IMAGE
SCALE: NTS



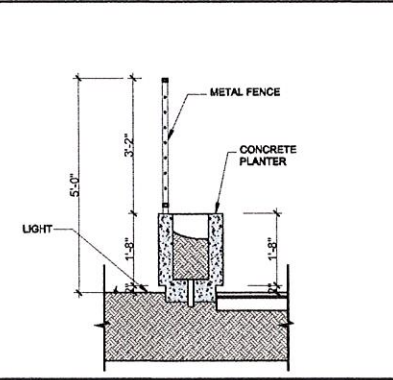
11 TRASH ENCLOSURE DETAIL
ELEVATION
SCALE: 1/4" = 1'-0"



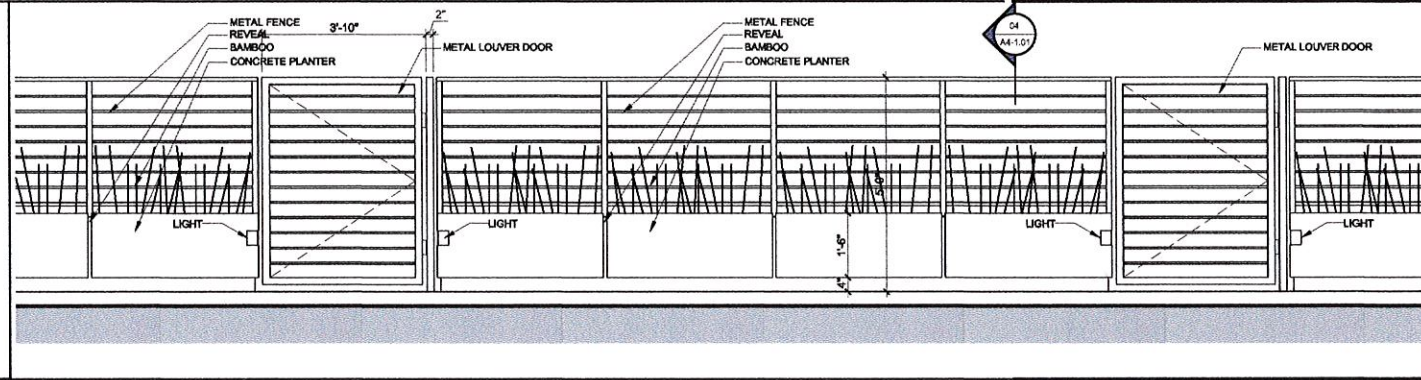
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METAL & BAMBOO FENCE
SCALE: 1/8" = 1'-0"



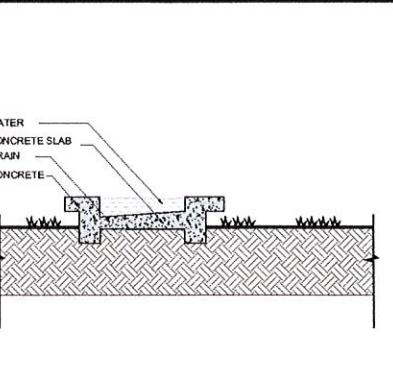
2 METAL & BAMBOO FENCE
ELEVATION
SCALE: 1/8" = 1'-0"



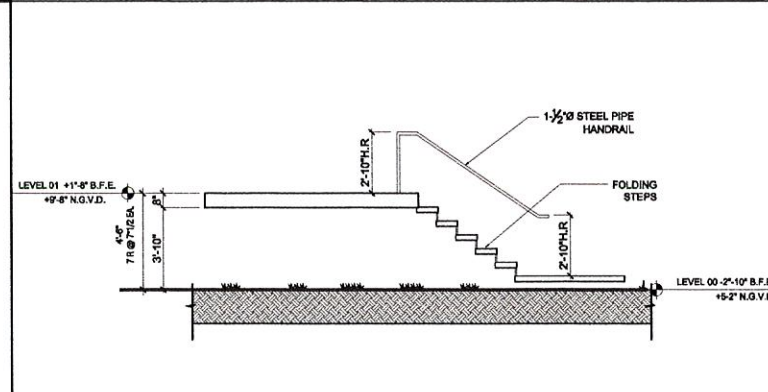
4 METAL & BAMBOO FENCE DETAIL
SECTION
SCALE: 1/2" = 1'-0"



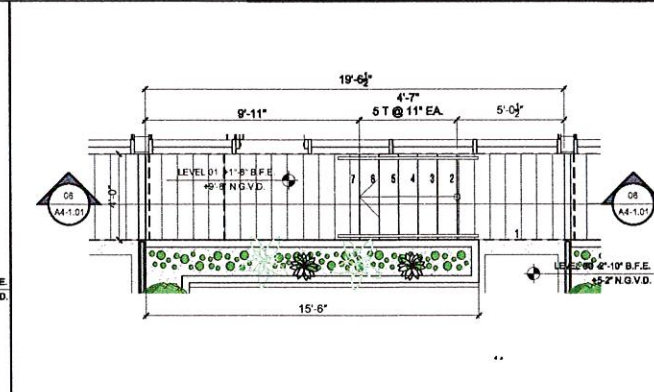
3 METAL & BAMBOO FENCE DETAIL
ELEVATION
SCALE: 1/2" = 1'-0"



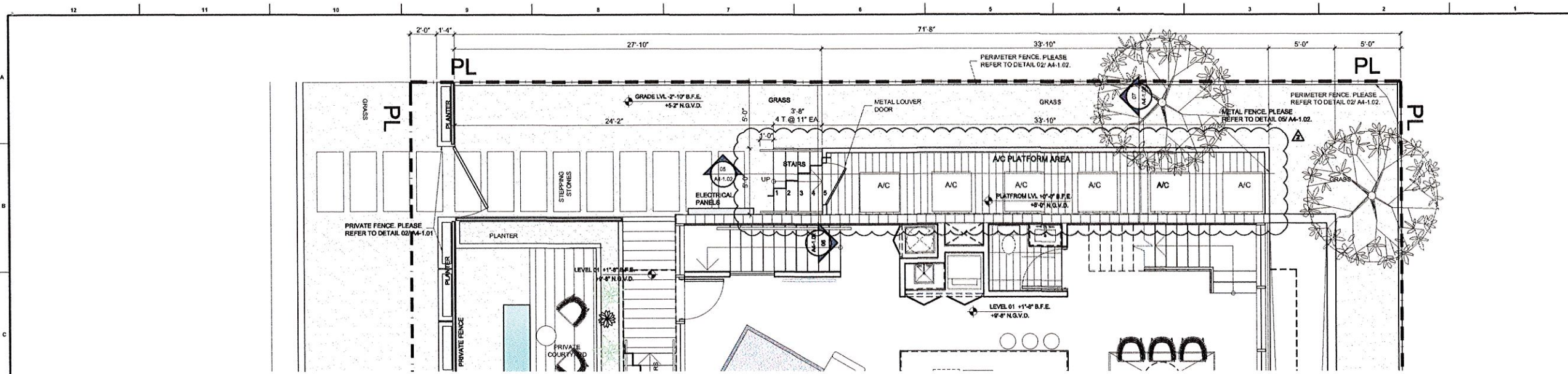
7 WATER FEATURE DETAIL
SECTION
SCALE: 1/2" = 1'-0"



6 STAIR SECTION
SCALE: 1/4" = 1'-0"



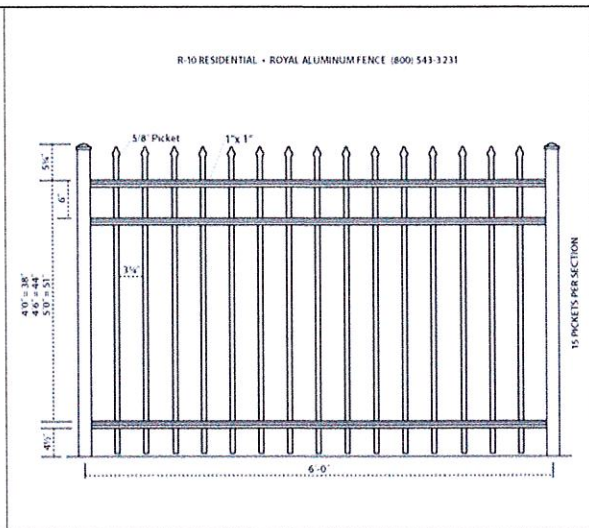
5 GROUND LVL STAIR PLAN
SCALE: 1/4" = 1'-0"



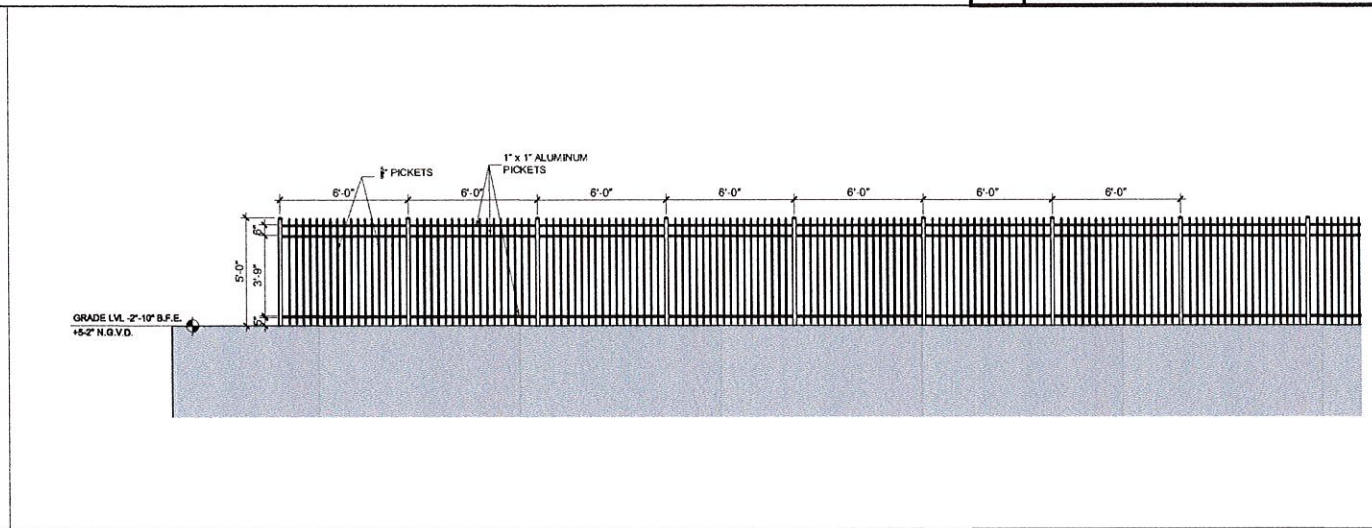
1 GROUND LVL DETAIL PLAN
A/C ENCLOSURE & PERIMETER FENCE
SCALE: 1/4" = 1'-0"



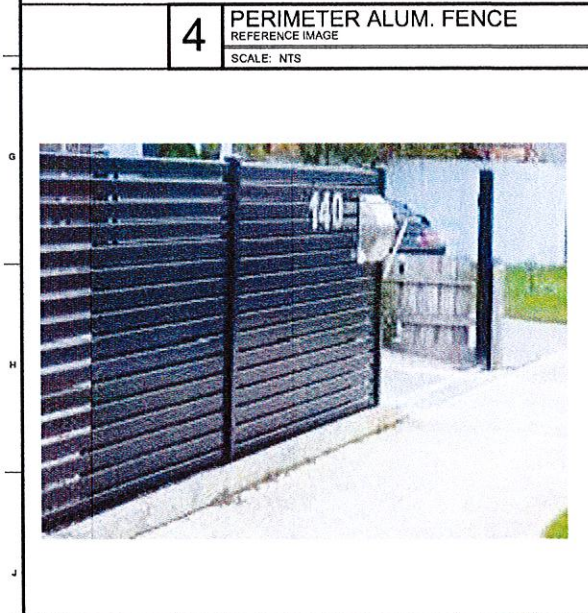
4 PERIMETER ALUM. FENCE
REFERENCE IMAGE
SCALE: NTS



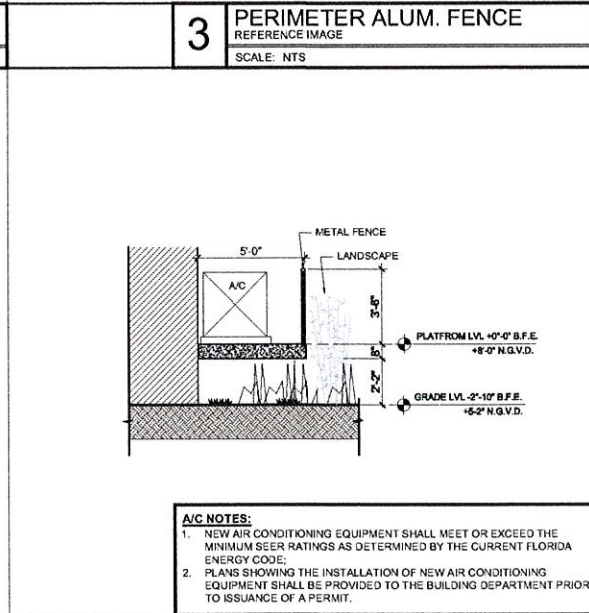
3 PERIMETER ALUM. FENCE
REFERENCE IMAGE
SCALE: NTS



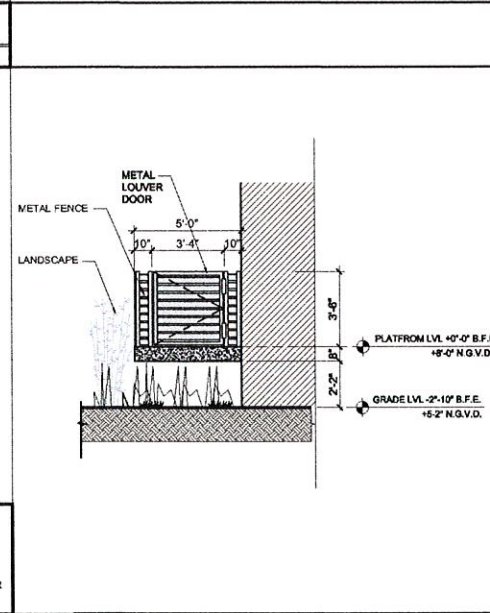
2 PERIMETER ALUM. FENCE
ELEVATION
SCALE: 1/4" = 1'-0"



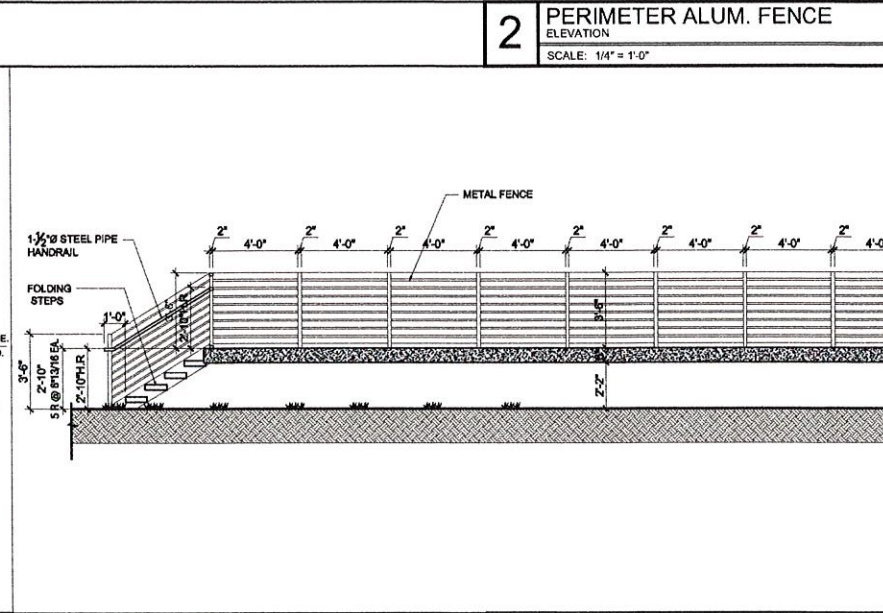
8 TRASH & A/C METAL FENCE
REFERENCE IMAGE
SCALE: NTS



7 A/C ENCLOSURE DETAIL
SECTION
SCALE: 1/4" = 1'-0"



6 A/C ENCLOSURE DETAIL
SECTION
SCALE: 1/4" = 1'-0"



5 A/C ENCLOSURE DETAIL
SECTION
SCALE: 1/4" = 1'-0"

PROJECT AND OWNER:
DOLCE VITA TOWN HOUSES
1085 94TH STR | BAY HARBOR ISLANDS | FLORIDA 33154

ARCHITECT:
ilecdesign
orion jet center
14850 NW 44th Ct Ste 202
Miami, FL 33054
t 305 673 2121 f 305 673 4640
e miami@ilecdesign.net
w www.ilecdesign.net
#AA0003394

STRUCTURAL ENGINEERS
HAJJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FLORIDA | 33134
TJ 305 445 2389 FJ 305 445 2218

CIVIL ENGINEERS
MAURICE E. GREY, PE
EB. NO. 3859 P.E. NO. 29404
14345 COMMERCE WAY
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TJ 305 825 5072 FJ 305 825 5294

LANDSCAPE
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5905 SW 36 STREET
MIAMI | FLORIDA | 33155
TJ 305 780 4372

MEP ENGINEERS
MORRIS I. KAUFMANN, PE
FL. LIC. P.E. NO. 22697
7236 NW 92 TERR TAMARAC
FLORIDA | 33321
TJ 954 933 1251

PERMIT SET

PERMIT APPLICATION DATE: 11-11-2015
ISSUE DATE: 08-28-2015 PROJECT No.: 1306
DRAWN BY: ME/JP APPROVED BY: AG/TTM
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 06-11-15
DEVELOPMENT REVIEW COMMITTEE REVISIONS: 07-13-15

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SEAL:

JAN 11 2016
SIGNATURE:
T. TODD MARTIN, RA
REG. NO. FLORIDA AR0017090

SHEET TITLE:
DETAILS
SCALE:
N.T.S.
SHEET No.:
A4-1.02
ilec design inc. 2015

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: January 15th, 2016

Subject: Site Development Plan Application
Dolce Vita - 6 DU Townhome Complex
1085 94th Street
Bay Harbor Islands Acct. No. MB2015-97
MMPA Acct. No. 01-0702-1016

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 01/11/16) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

In July 2013, the Town received an application for a pre-DRC review for the subject property. The conceptual plans were reviewed and initial comments were provided to the project architect to allow the applicant's design team time to address the comments / modify the plans. The Town's DRC did not meet at that time due to the extensive Code / design issues with the original plans. It was felt that a DRC meeting would be ineffective due to the major design changes that needed to be made to comply with minimum Code requirements. In September 2013 the Town received a formal Site Development Plan submission with a revised set of plans. The DRC met and the application was again reviewed, but action was deferred to allow the applicant's design team time to address the comments / modify the plans. No activity occurred until May 2014. On May 22nd, 2014 the Town / MMPA received a new "revised" Site Development Plan submission. The DRC met several times and the application was recommended for approval subject to several changes being made. Once again, no activity occurred until May 2015 when a new Site Development Plan application was submitted for a new design. The Town's DRC met several times and recommended approval of the

**Site Development Plan Application
Dolce Vita - 6 DU Townhomes
1085 94th Street
Planning and Zoning Board Staff Report
January 15th, 2016
Page 2**

application, subject to the architect making a few minor revisions discussed at the meetings, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting. MMPA received several revised sets of plans from the architect and found that the most recent plans (01/11/16) have now resolved all prior DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1085 94th Street

Legal Description: Lot 10 of Block 13, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect (itecdesign), as agent for the property owner, Arman Corporation, has submitted a new revised Site Development Plan application to allow for the construction of a proposed six (6) unit townhouse development (11 DU project previously reviewed for this site) located at 1085 94th Street. The proposed dwelling units will be 2,434 square feet of A/C space plus balconies, etc. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on top of a one-story garage / storage area that is partially below grade. One (1) two-way driveway connection to 94th Street is proposed providing access to six (6) individual two-car garages that are depressed 4'-2" below grade. On the building rooftop are six individual private terraces. The proposed new building is 4-stories in height (3 floors of residential over 1st floor parking / storage @ 30'-0" above BFE).

The survey submitted indicates that there is currently one (1) single-story residential complex on the site and the Miami-Dade County Property Appraisers website indicates there are a total of 6 DU. The survey also indicates that the lot is 11,116 square feet or .26 acres in size (corner lot – loss of corner arc area). Based on the above this would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The developer is proposing to build only six (6) residential units (23.53 DUA) which would not require the developer to obtain any TDR units. The site will have three (3) TDR units available upon redevelopment.

According to the Town's 2006 Historic Structure Survey, the existing 6 DU complex was built in 1950. The architectural style is listed as Masonry Vernacular with International features (FMSF No. DA10143).

The adjoining development sites include a 2-story complex to the immediate north @ 14 DU / 27.1 DUA / 2 floors of multifamily residential use. The site to the immediate east is a 3-story complex @ 21 DU / 40.7 DUA / 3 floors of multifamily residential use. To the south, across 94th Street, is a 6-story complex @ 70 DU / 54.3 DUA / 6 floors of multifamily residential use. To the

west across Bay Harbor Terrace is a one-story bank drive-through. This area of the Town is predominated mostly by a mixture of low-rise / mid-rise residential complexes. However, to the west of the site across Bay Harbor Terrace is a drive-thru bank site and the Ruth K. Broad K-8 School complex. The Town's Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes of 5+/- stories in height. Therefore, the proposed development is deemed generally consistent with the Town's vision.

BACKGROUND INFORMATION

The Town completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- 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, density limits 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. Additional dwelling units may be acquired to increase density if approved by the Town Commission. Since the developer is seeking to build only six (6) DU and nine (9) DU are allowed by right, no additional TDR units are required. The site will have three (3) TDR units available upon redevelopment. The proposed development is consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The subject property has a Zoning classification of RM-2 Multiple Family Zoning District. The proposed use of the property is consistent with this zoning classification. The most recent design plan now meets minimum Code requirements.

PLATTING

The site will not require re-platting, as the site is currently platted as described above.

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

As stated above, the Site Development Plan depicts access to the site from 94th Street via one (1) two-way driveway connection that provides access to six (6) individual garages (2 spaces per DU) that are depressed 4'-2" below grade. The Town requires at least 23 feet width of pavement for 2-way driveways which the plan meets. Twelve (12) parking spaces are provided through the use of six (6) two-car garages. There is also one (1) guest parking space provided in the front yard area on 94th Street, as this redevelopment project utilizes a common driveway design.

A preliminary Fire Department staging area is shown in the Town's right-of-way along Bay Harbor Terrace. 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 does not exceed 120 feet in length and it does not exceed 45 feet in height, therefore a formal breezeway is not required, nor is building angulation required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated January 11th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by itecdesign dated January 11th, 2016. Any substantial changes requested after the PZB approval may require a separate re-approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) Payment of all required Town impact fees prior to issuance of building permits.
- 3) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 4) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).