

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**

November 17, 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/91736415424>

Meeting ID: 917 3641 5424

To request to speak during Public Comment, please utilize the “raise your hand” Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

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: 877 853 5247 or 888 788 0099

Meeting ID: 917 3641 5424

Participant ID: Press the # key

To request to speak: Dial *9 on your telephone device to activate the “Raise your Hand” feature on the zoom platform.

Members of the Public can also submit their request to speak and/or comments via e-mail to the Office of the Town Clerk at achang@bayharborislands-fl.gov

CALL TO ORDER: Set for 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for “1330 BH, LLC” located at 1330 98 Street, Lot 3 of Block 35. The owner is proposing to construct a new two story single family home. The proposed two story home has approximately 6,844 square feet of a/c living. The residence will have 5 bedrooms, 6 full baths and one half bathrooms. Enclosed please find the site plan and elevations. (Item #1)

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

ADJOURNMENT

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

AGENDA ITEM REPORT

November 17, 2020

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for “1330 BH, LLC” located at 1330 98 Street, Lot 3 of Block 35. The owner is proposing to construct a new two story single family home. The proposed two story home has approximately 6,844 square feet of a/c living. The residence will have 5 bedrooms, 6 full baths and one half bathrooms. 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 Representative, Mr. Edward Ploski, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 1330 - Complete PZ Set SDH STUDIO
2. BHI PZB Staff Report 1330 98 St SFR Nov 4 2020

1330

1330 98TH ST, BAY HARBOR ISLANDS, FL 33154



ARCHITECTURE

- A-000 COVER PAGE
- A-001 GENERAL NOTES
- A-002 SITE PHOTOS
- A-003 SITE PLAN
- A-100 SITE PLAN
- A-100.1 SITE PLAN DETAILS
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR
- A-103 ROOF PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-203 ELEVATIONS DIAGRAMS
- A-300 SECTIONS

CIVIL

- D-1 SITE PLAN
- D-2 DRAINAGE PLAN
- D-3 DRAINAGE PLAN

LANDSCAPE

- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE PLAN

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

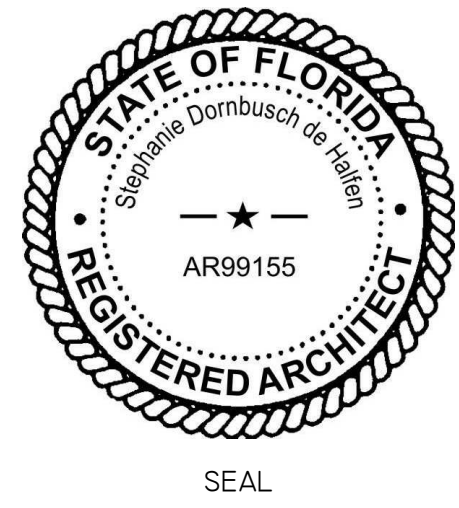
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG#99155

1330

1330 98TH ST, BAY HARBOR
ISLANDS, FL 33154

OWNER



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

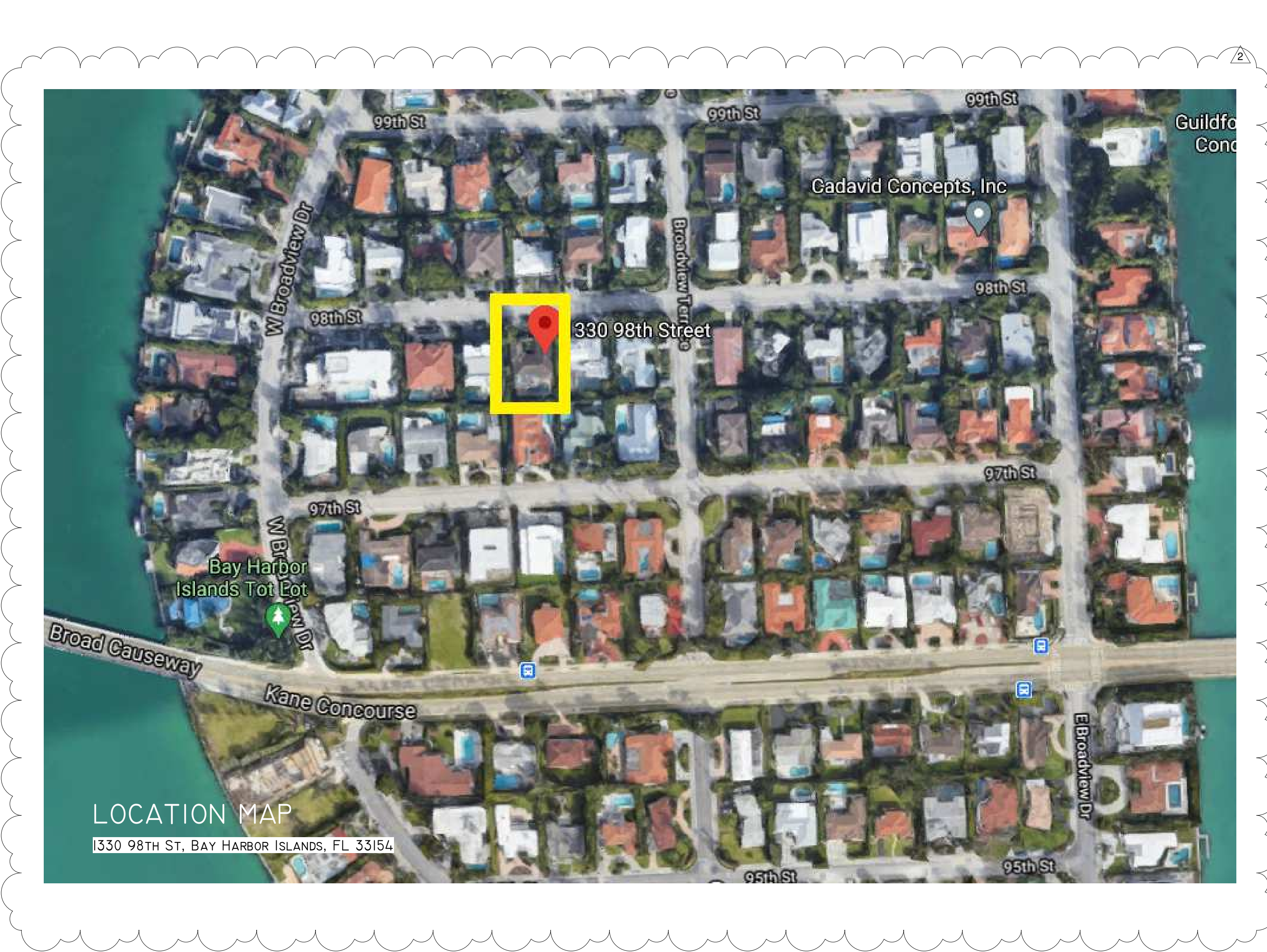
I BOARD OF 09/14/20
ARCHITECTS

COVER PAGE

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF SDH STUDIO, AND MAY NOT BE REPRODUCED,
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN
CONSENT OF SDH STUDIO.

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING ISSUE DATE
RELEASE DATE:

A-000



ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDITIONING	HORIZ	HORIZONTAL
ACoust	ACOUSTICAL	HB	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AHJ	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JAN	JANITOR
ANOD	ANODIZE	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLK	BLOCK	MTL	METAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CERAMIC	NEOPR	NEOPRENE
CFV	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CJ	CONTROL JOINT	OC	ON CENTER
CLG	CEILING	OS	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CONCRETE	PJ	PANEL JOINT
CONC	CONTINUOUS	PL	PLATE
COVER'G	COVERING	LP	LIGHT POLE
DGL	DOUBLE	PLYWD	PLAYWOOD
DTM	DIMENSION	PNL	PANEL
EXTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
DW	DISH WASHER	PT	PRESSURE TREATED
EAL	EACH	REINF	REINFORCING
ETEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHEET	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
	FLOURECENT	STR	STRUCTURAL
		SC	SOLID CORE WOOD
FLOUR		FIN	FINISH
FIN	GAUGE	TEMP	TEMPERED
GA	GYPSUM WALL BOARD	TOS	TOP OF SLAB
GBW	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GYP BD	GALVANIZED	VERT	VERTICAL
GALV	GALVANIZED STEEL	VEST	VESTIBULE
GS	GLASS	WH	WATER HEATER
GL			
HM	HOLLOW METAL		

SYMBOL LEGEND			
	CENTER LINE		MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG		WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE		PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name	ROOM TAG
	BUILDING ELEV. TAG	Room name	ROOM TAG
	INTERIOR ELEV. TAG		INTERIOR ELEV. TAG
	VIEW NAME 1/8" = 1'-0"		VIEW TITLE

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THOSE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE, THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIAL REQUESTS AND DETAILS FOR MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS SHALL BE 1 HOUR RATED WITHOUT EXCEPTION U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS (AS BUILT) ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL. POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.

RAIN WATER NOTES

- ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE
- O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
- S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER. LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT ARE IS NOT CONSIDERED AS A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS IIC-3,IIC-4,IIC-5. GARAGE OR STORAGE (SFHA,OSHA)(IIC-5-F)- FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING.
- SPACE EXCEPT ALLOWABLE USES (E.PARKING) LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
- DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
- (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.
- (2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
3. HEADROOM IS AT LEAST 6'-8".
4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
5. ALL TREAD ARE IDENTICAL.
6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHAKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C.
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUDS OR 1"x3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL". 1/2" MIN. LETTERS REQUIRED AS PER F.B.C.4. PROVIDE 2"x6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. X 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2017. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.Q.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET

EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.

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

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES

A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

FLOOR PLAN NOTES

1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.
2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2
- BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2
3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS
4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 4" SPHERE. REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF **BAY HARBOR ISLAND**. ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
- GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2017 I618.4.6.3
5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT (BY OTHERS)
2. ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD
3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.
4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500
5. ALL WINDOWS WILL BE TINTED

POOL BARRIER; ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES:

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM. COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES

THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN IS SECOND. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH

SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

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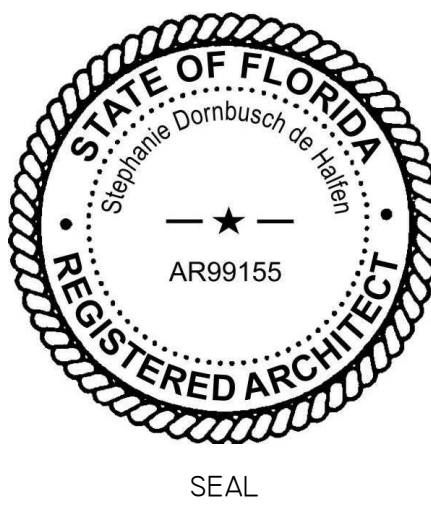
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STEPHANIE D. DE HALFEN
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EAST HOUSE



EXISTING HOUSE



WEST HOUSE



SOUTHEAST



SOUTH HOUSE



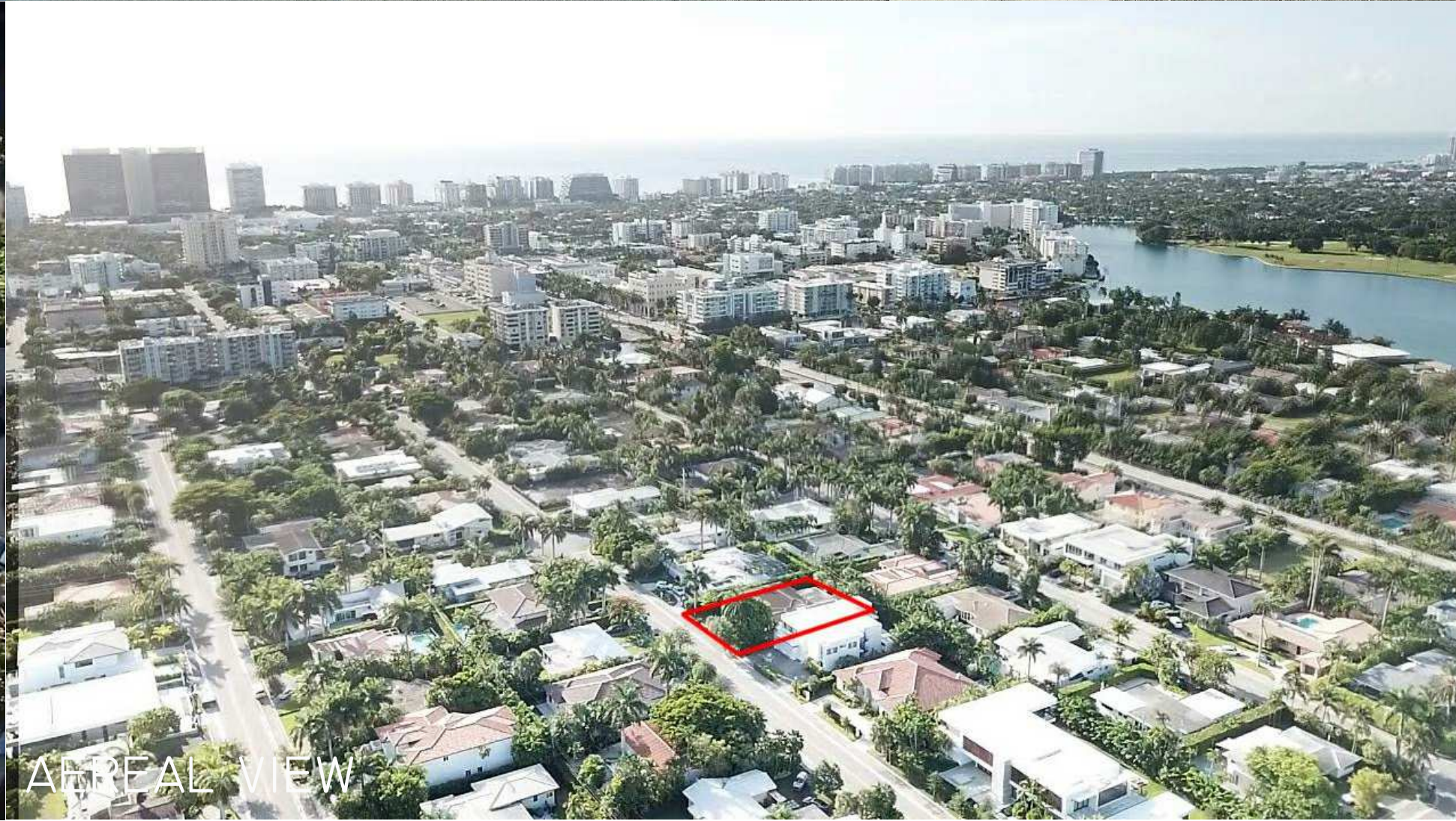
SOUTHWEST



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW

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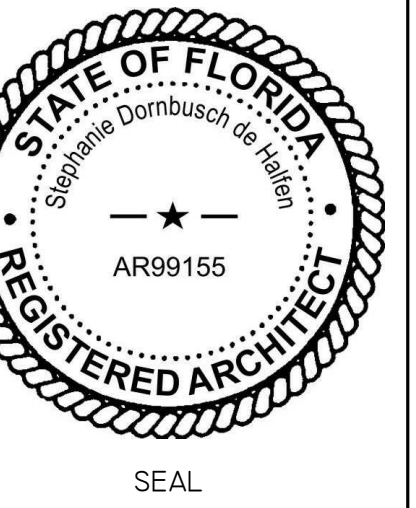
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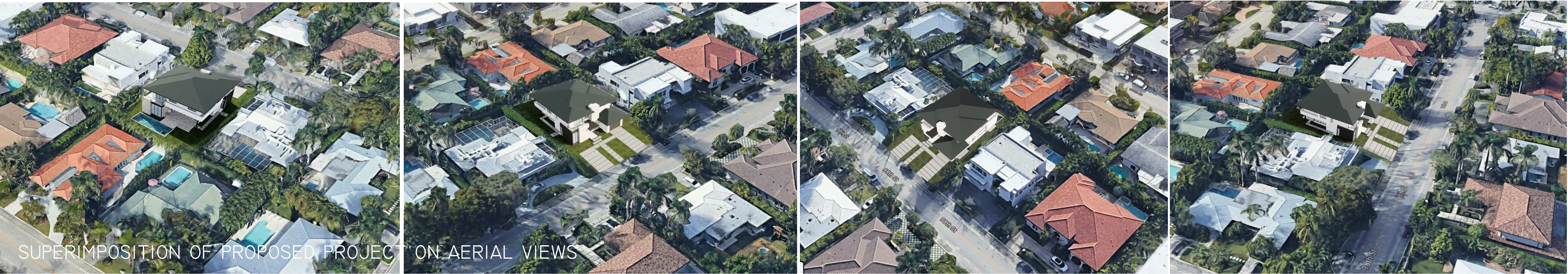
1	BOARD OF ARCHITECTS	09/14/20
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SITE PHOTOS

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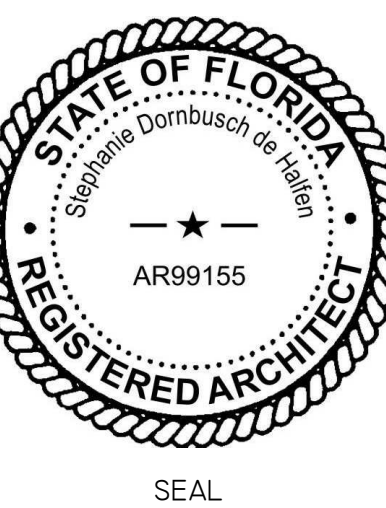
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2 PLANNING AND 10/14/20
ZONING

SITE PHOTOS

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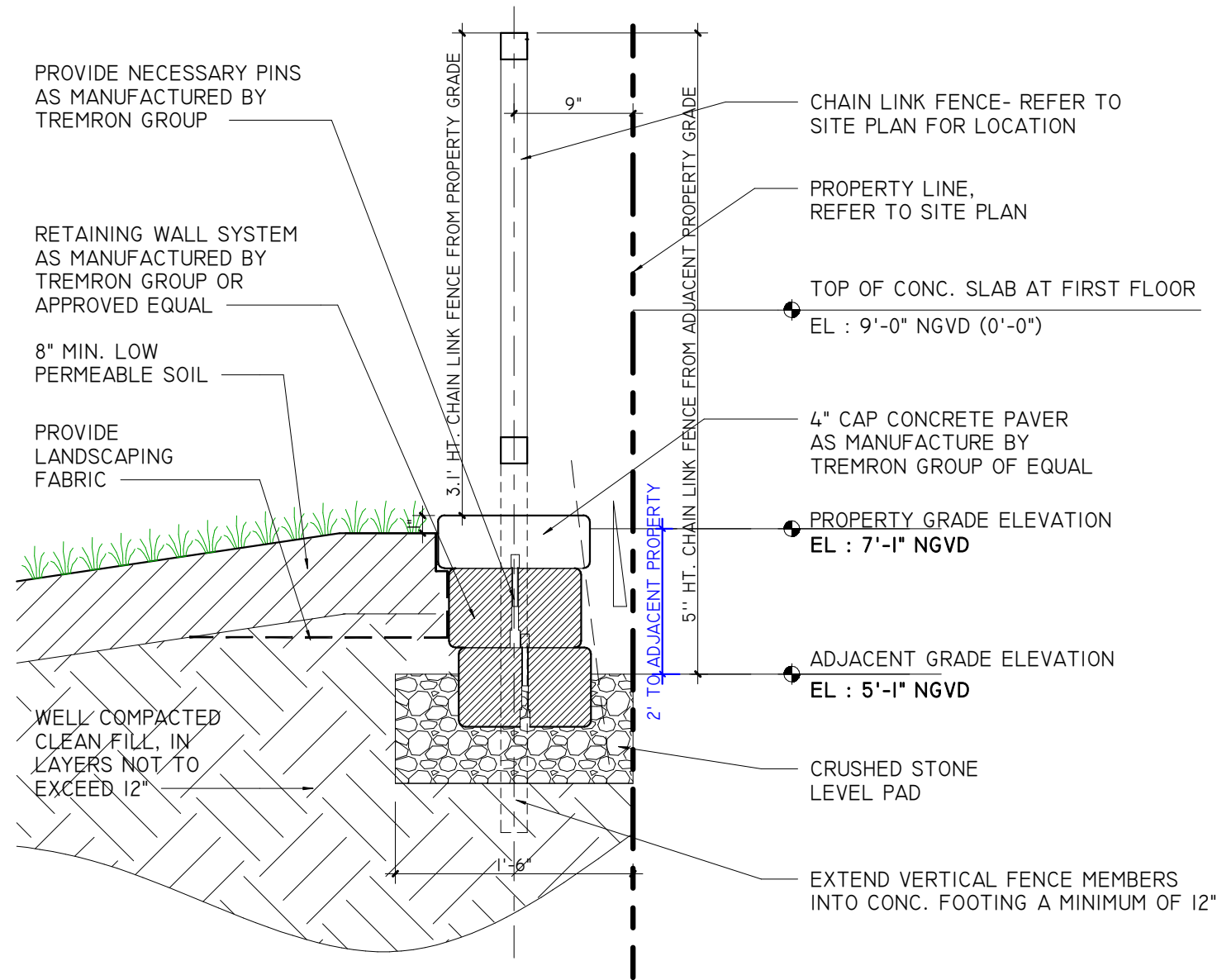
A-003

A-100

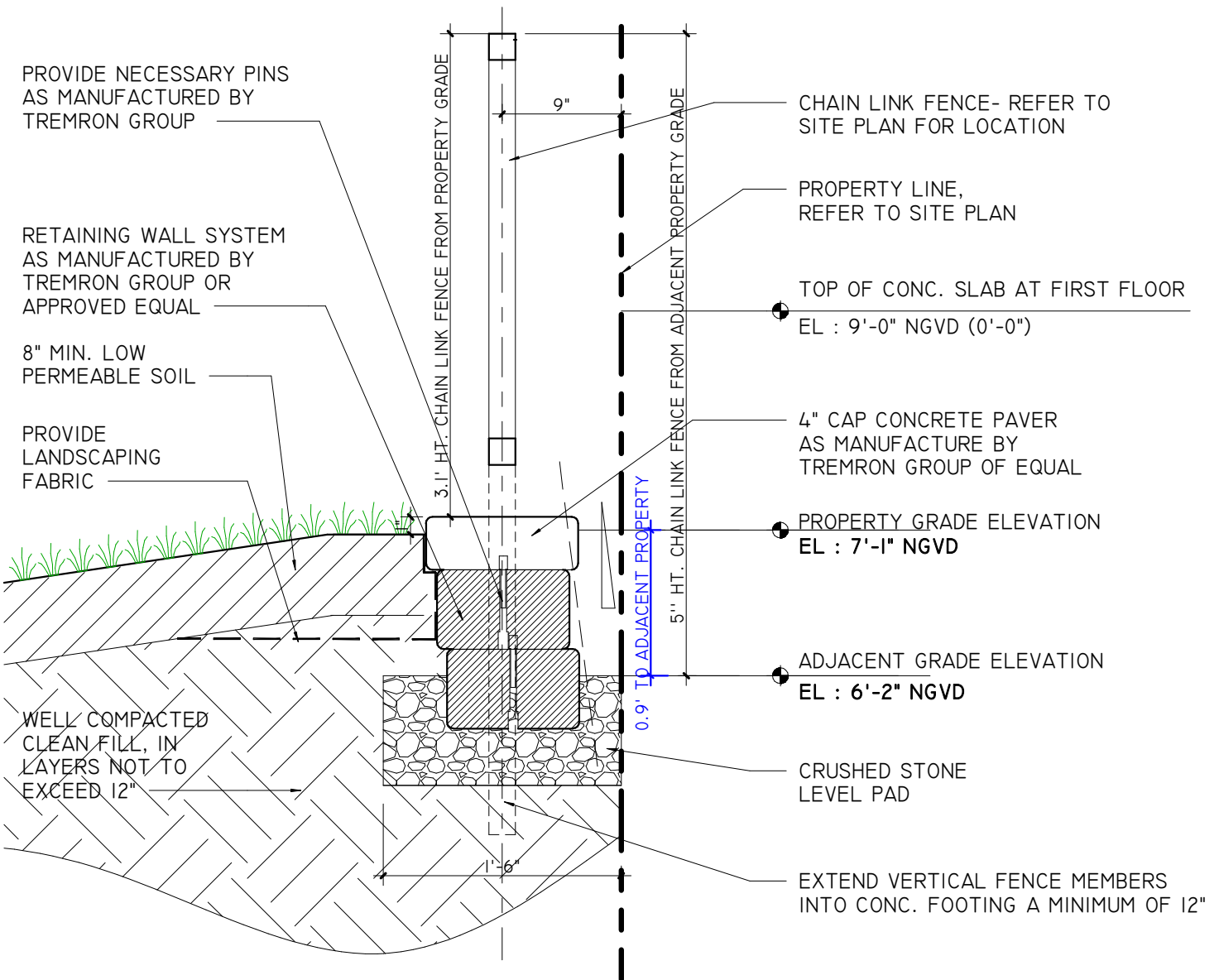


NOTE: FENCE TO COMPLY WITH THE MIN. REQUIREMENTS SPECIFIED IN F.B.C TABLE 2224

NOTE: FENCE TO COMPLY WITH F.B.C 454.2.17.1.6/F.B.C.-R.450.17.1.6, MAX SIZE SHALL BE A 2 1/4" SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4".



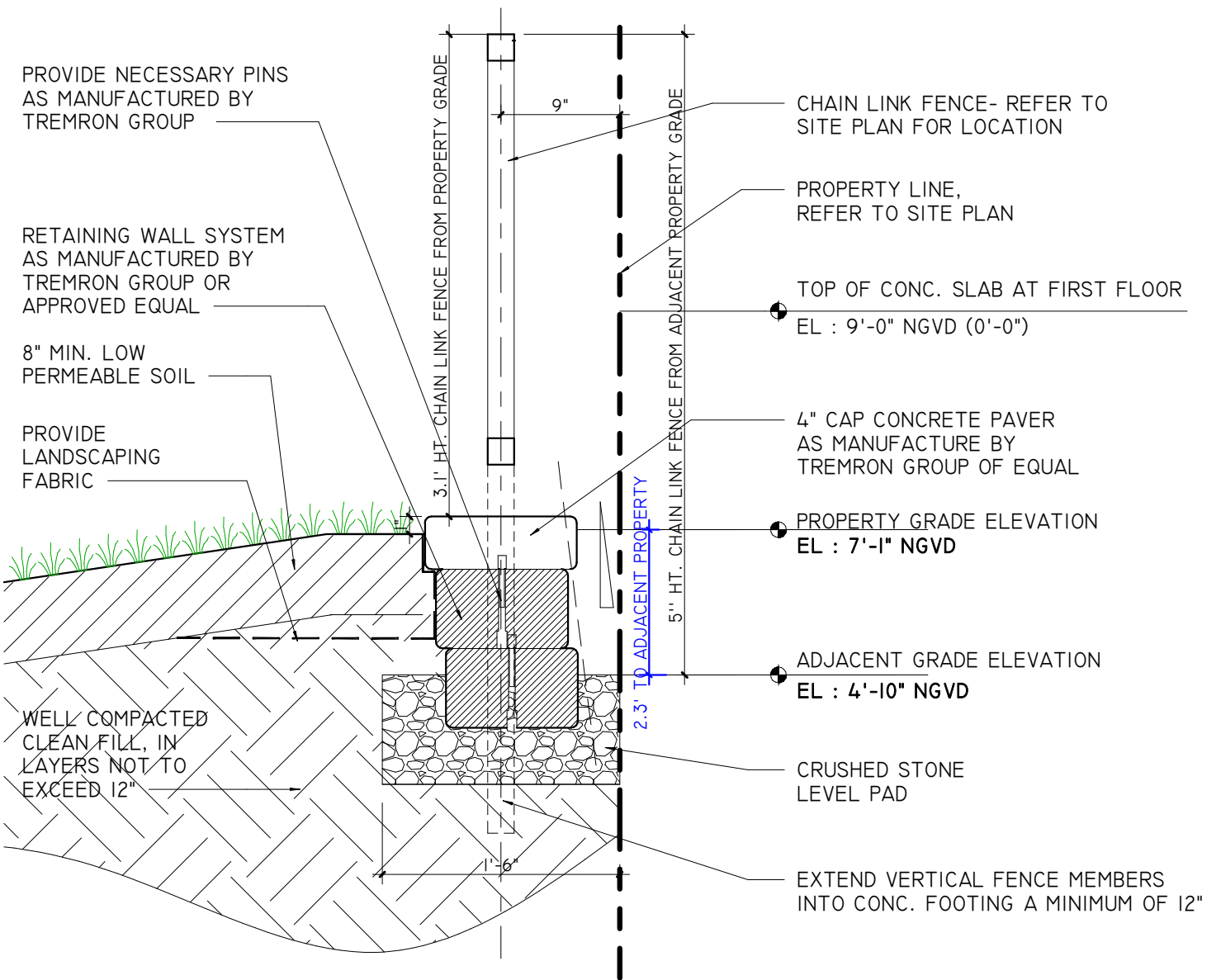
2 EAST RETAINING WALL
1" = 1'-0"



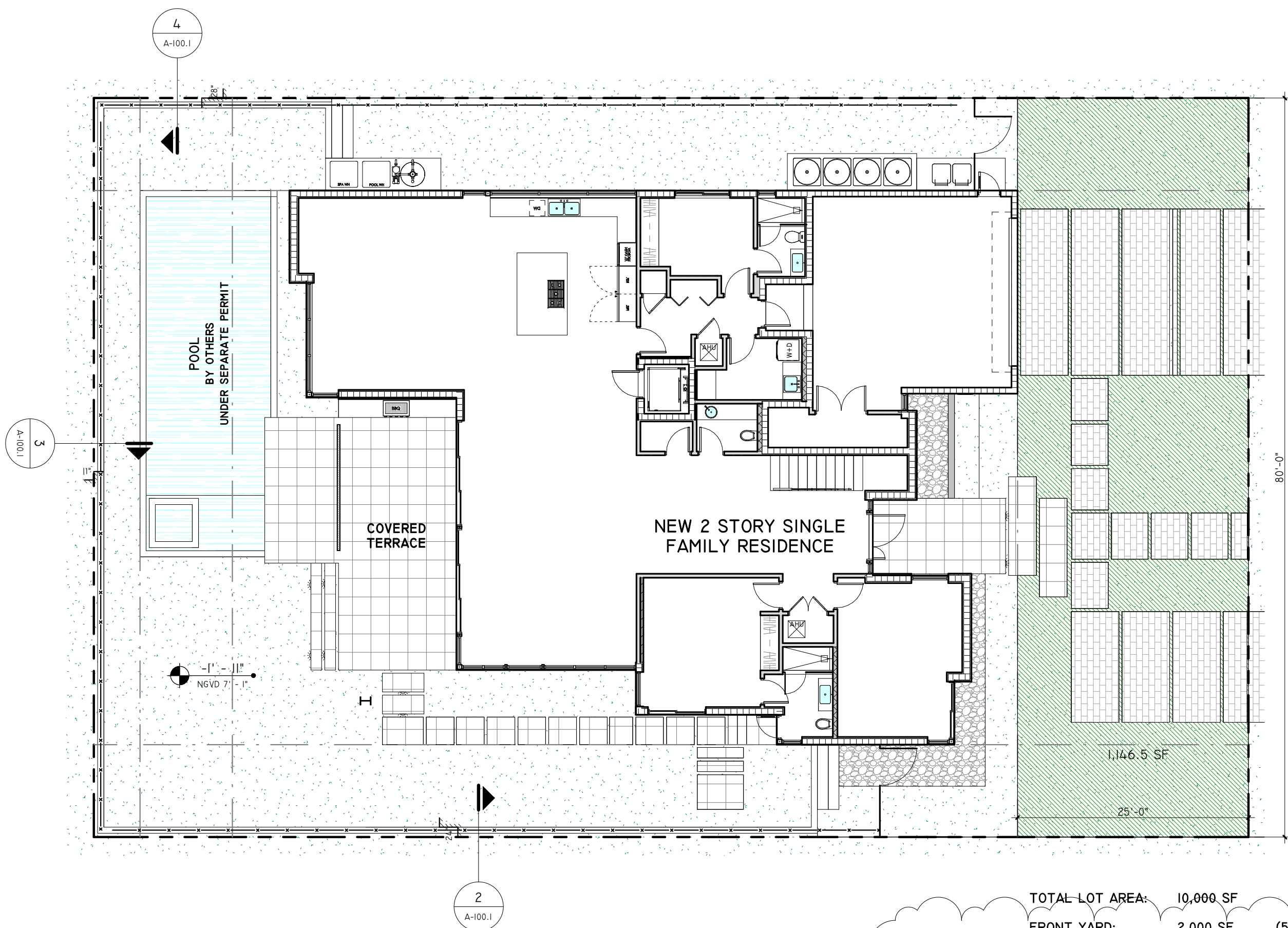
3 SOUTH RETAINING WALL
1" = 1'-0"



- SHELL STONE
- BRONZE ALUMINUM FRAMING
- WOOD FOR ROOF DETAILS

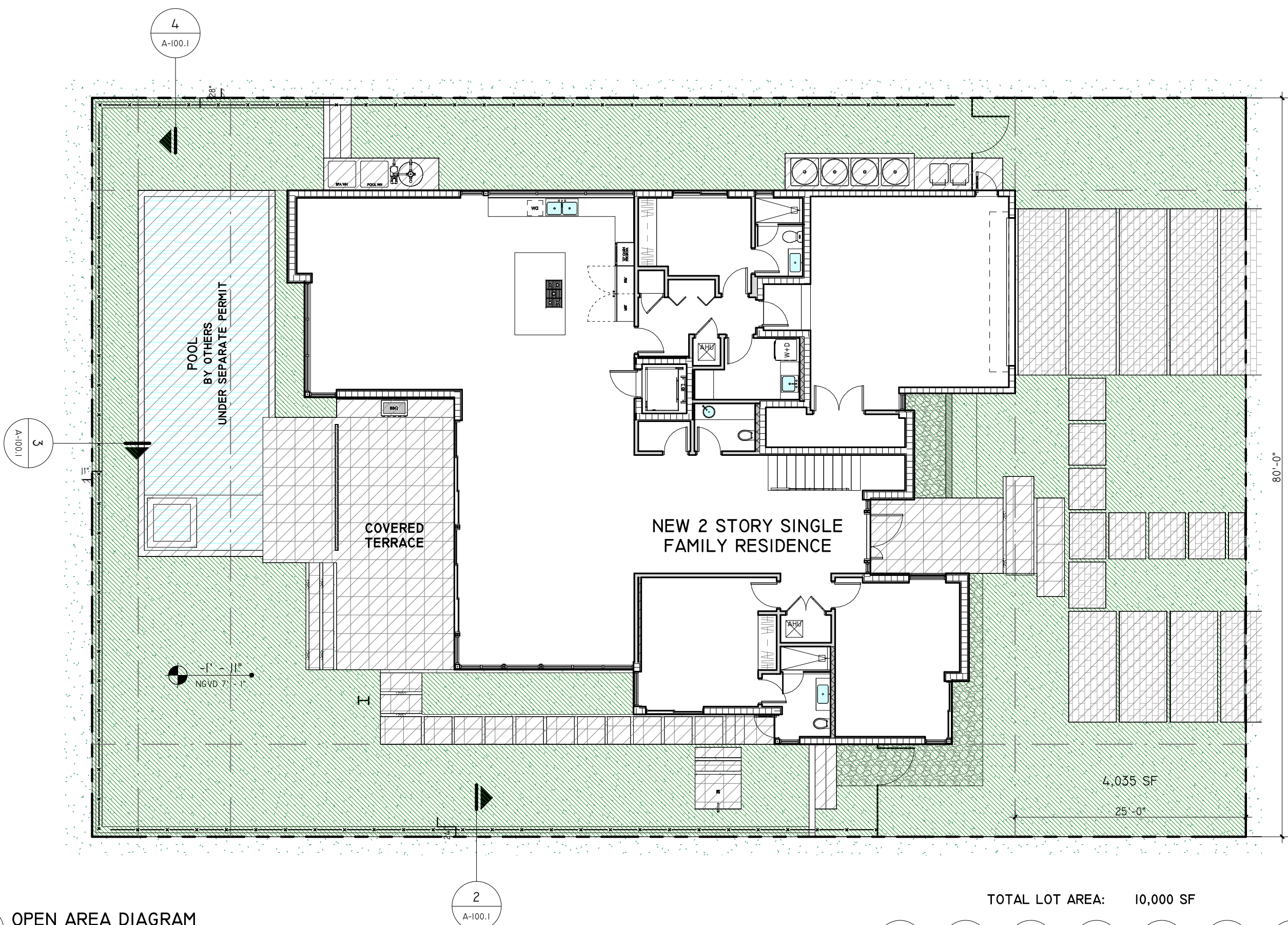


4 WEST RETAINING WALL
1" = 1'-0"



1 GREEN SPACE DIAGRAM
3/32" = 1'-0"

TOTAL LOT AREA:	10,000 SF	
FRONT YARD:	2,000 SF	(50% = 1,000 SF)
GREEN SPACE: PROVIDED FRONT YARD	1,146.5 SF	(57.3%) (50% MIN. ALLOWED)
IMPERVIOUS AREA: FRONT YARD	853 SF	(42.7%)



5 OPEN AREA DIAGRAM
3/32" = 1'-0"

TOTAL LOT AREA:	10,000 SF	
GREEN SPACE: PROVIDED	4,035 SF	(40.35%) (40% MIN. ALLOWED)
IMPERVIOUS AREA: PROVIDED	5,965 SF	(59.65%)

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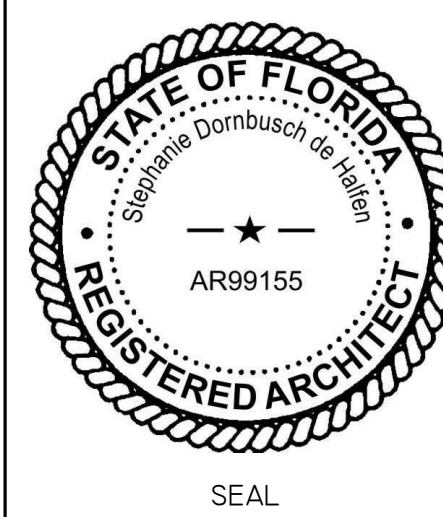
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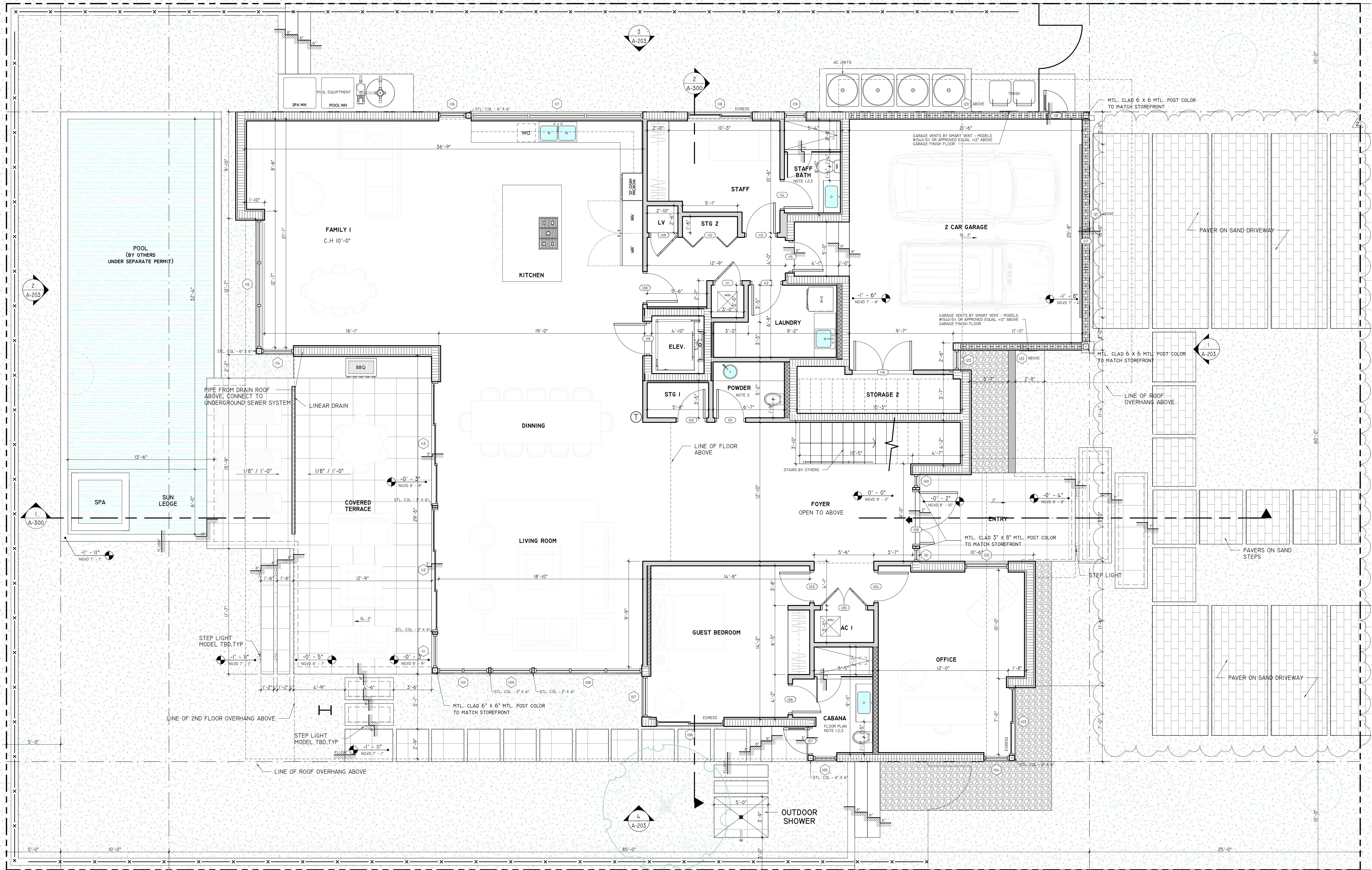
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SITE PLAN DETAILS

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A-100.1



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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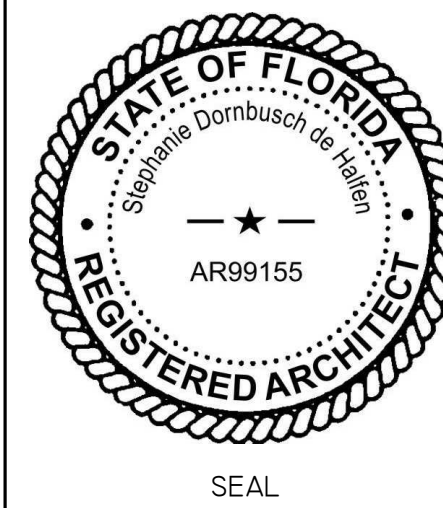
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FIRST FLOOR PLAN

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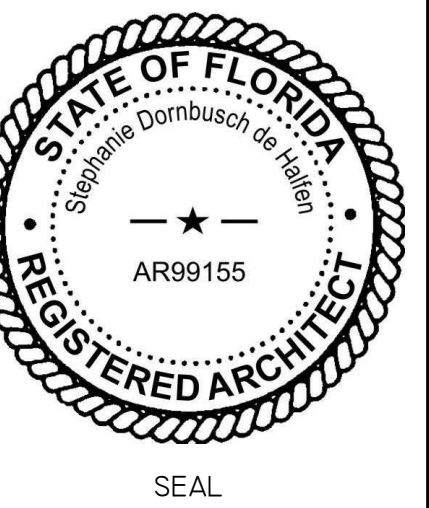
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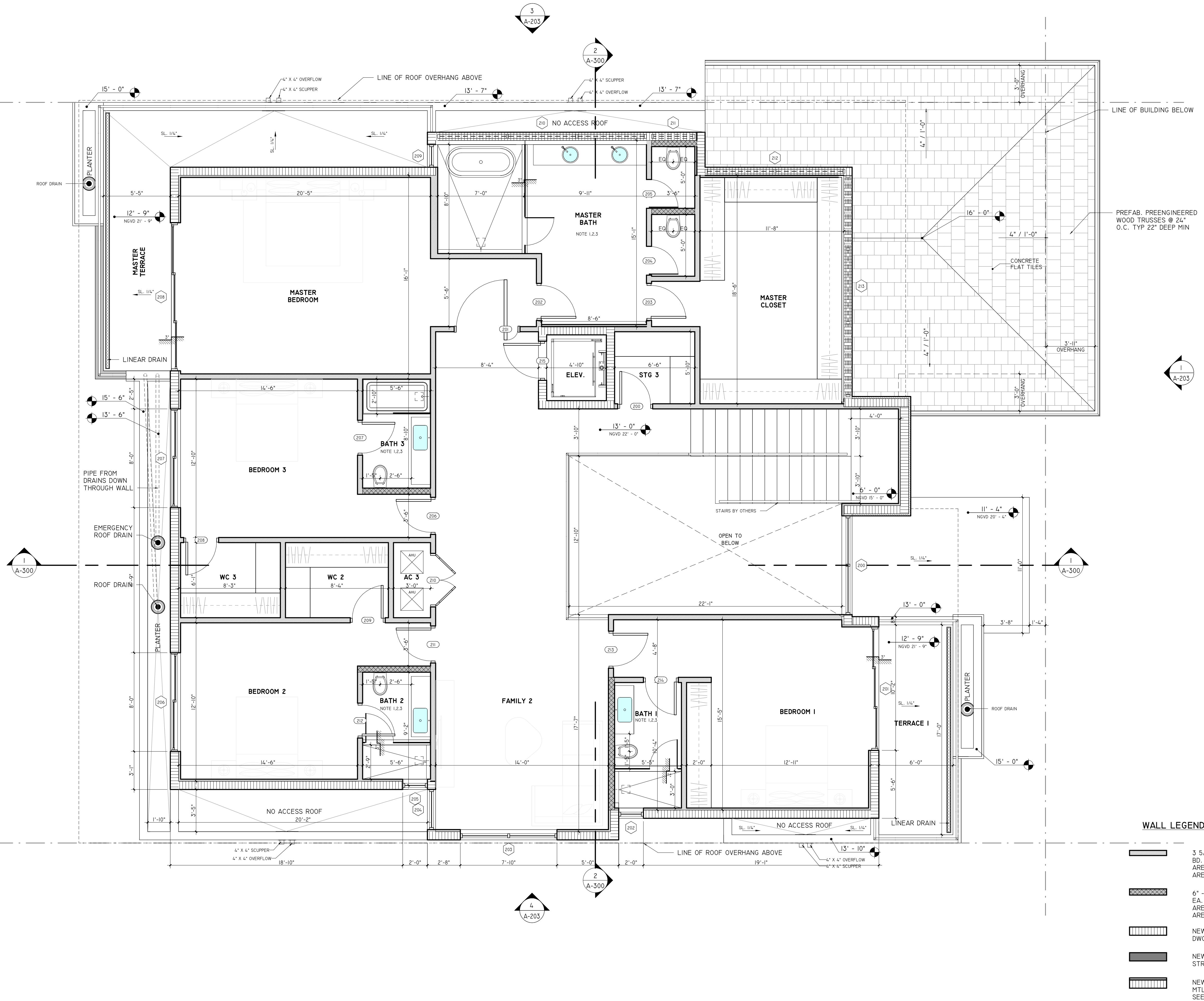
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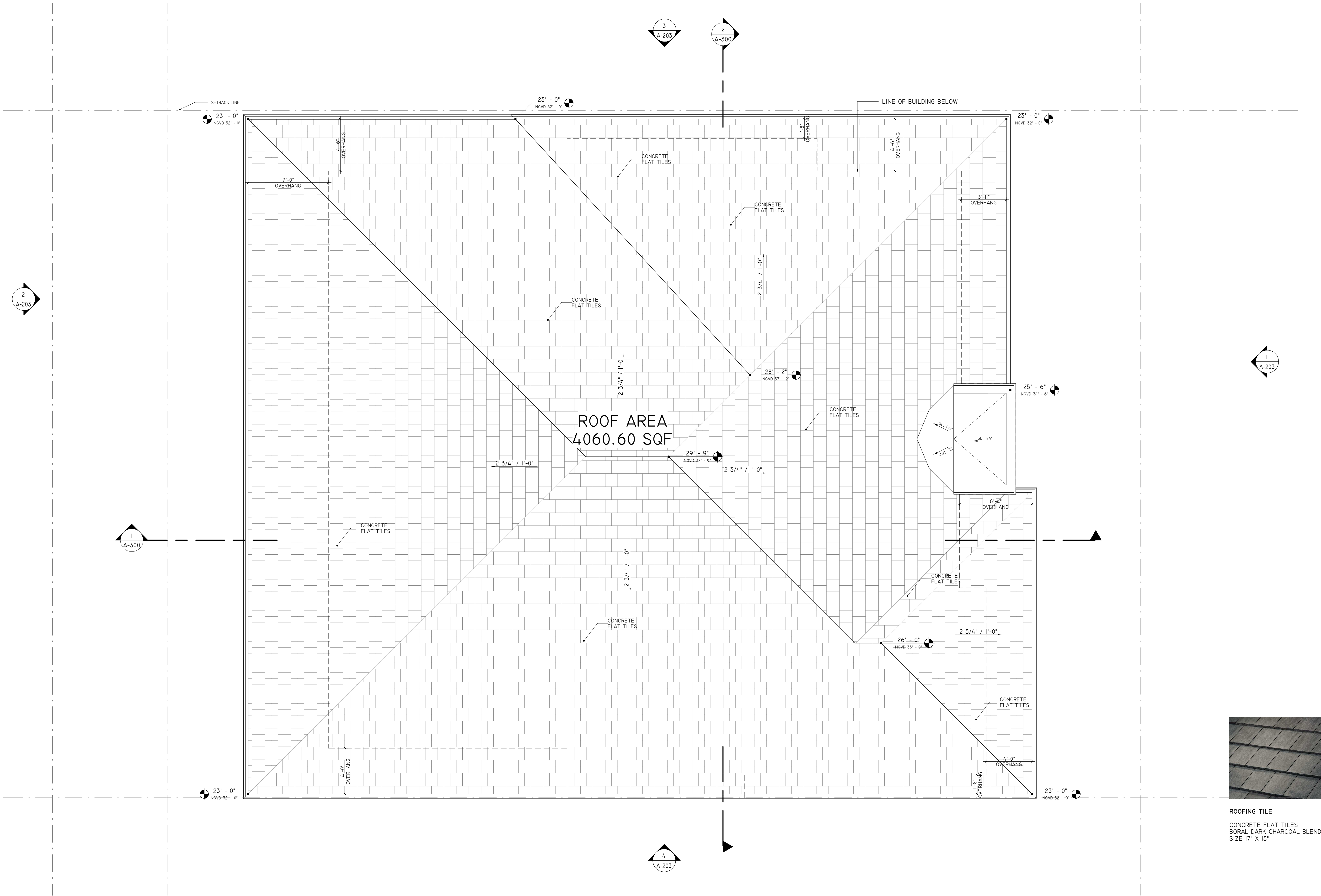
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SECOND FLOOR

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A-102





ROOFING TILE
CONCRETE FLAT TILES
BORAL DARK CHARCOAL BLEND
SIZE 17" X 13"

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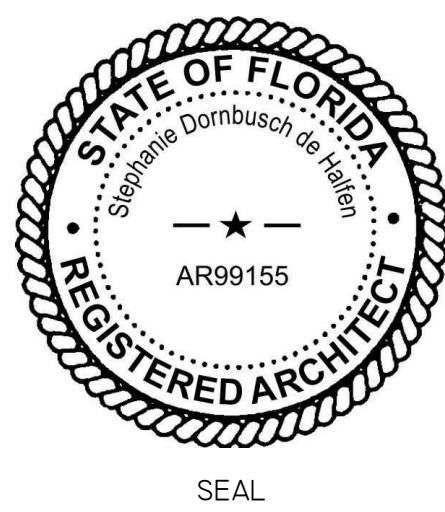
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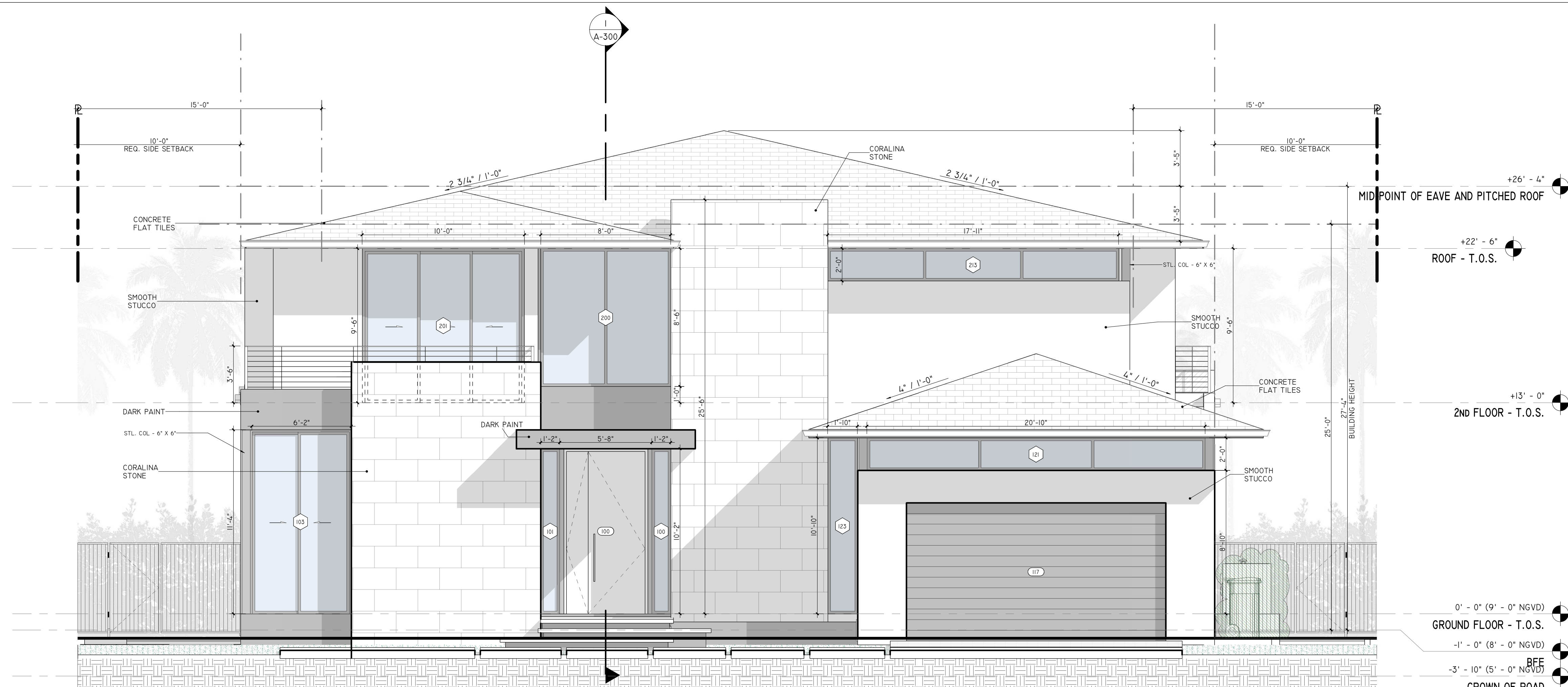
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ROOF PLAN

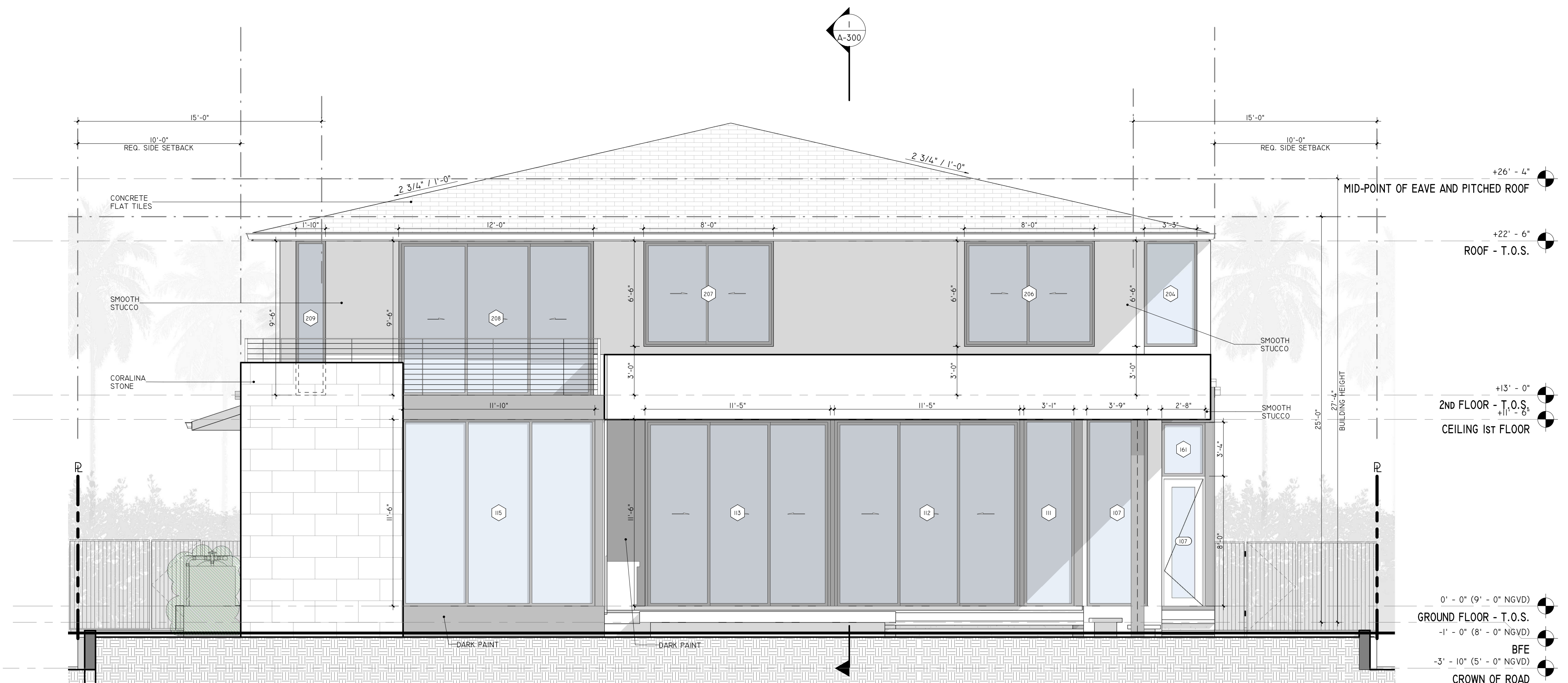
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A-103



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

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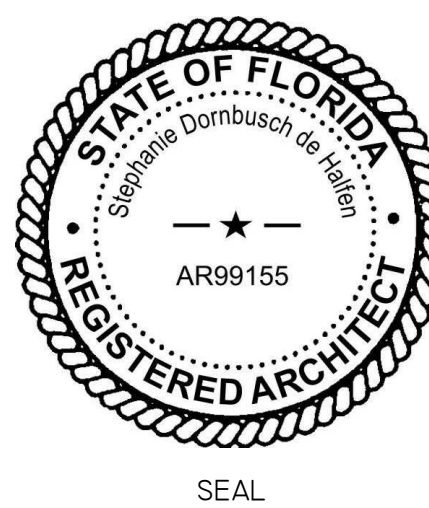
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1 BOARD OF ARCHITECTS 09/14/20

ELEVATIONS

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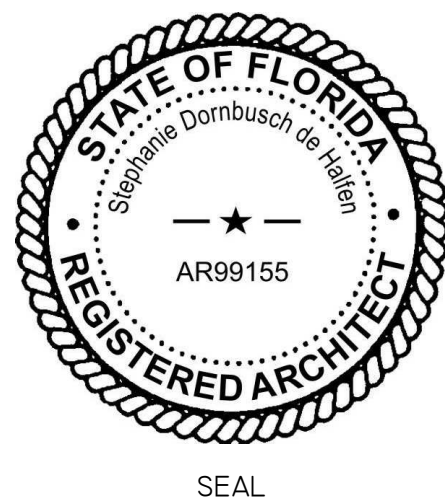
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2	PLANNING AND ZONING	10/14/20

ELEVATIONS DIAGRAMS

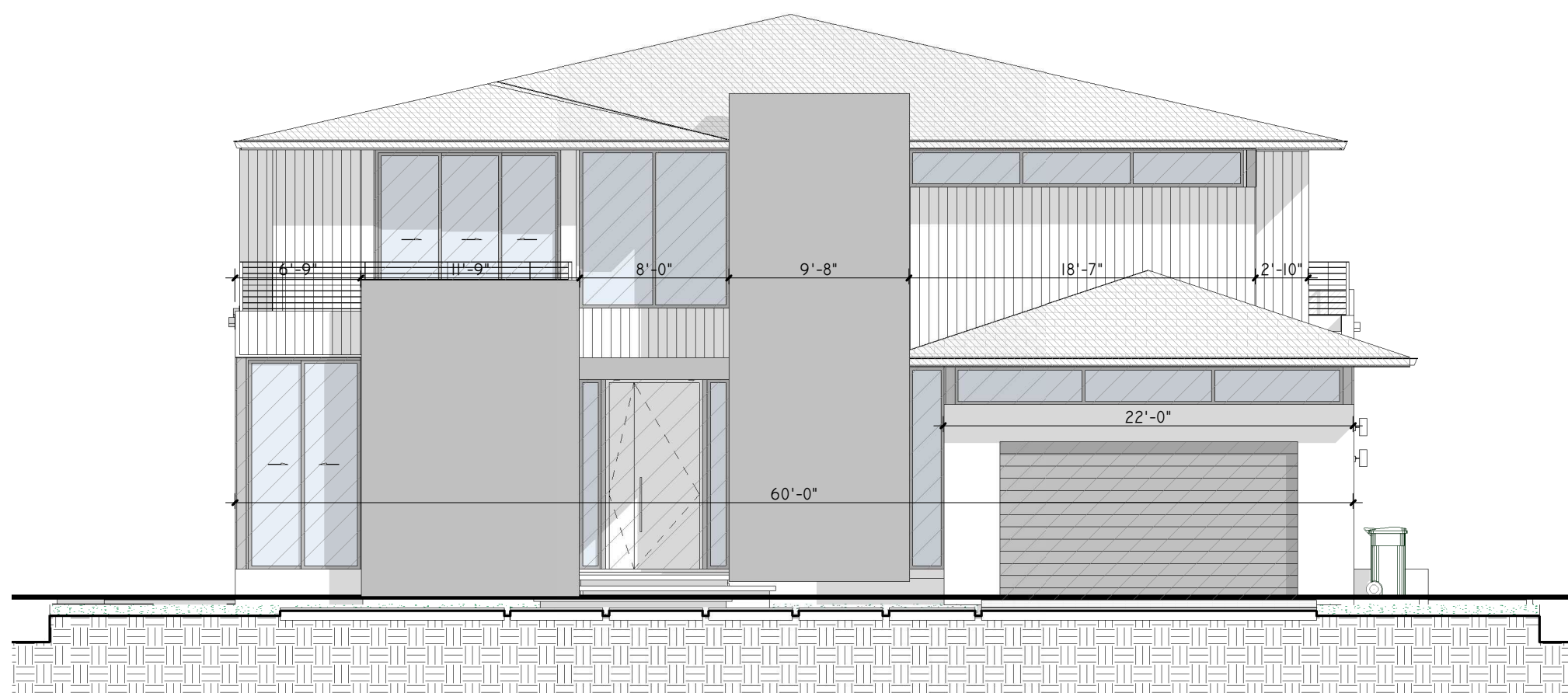
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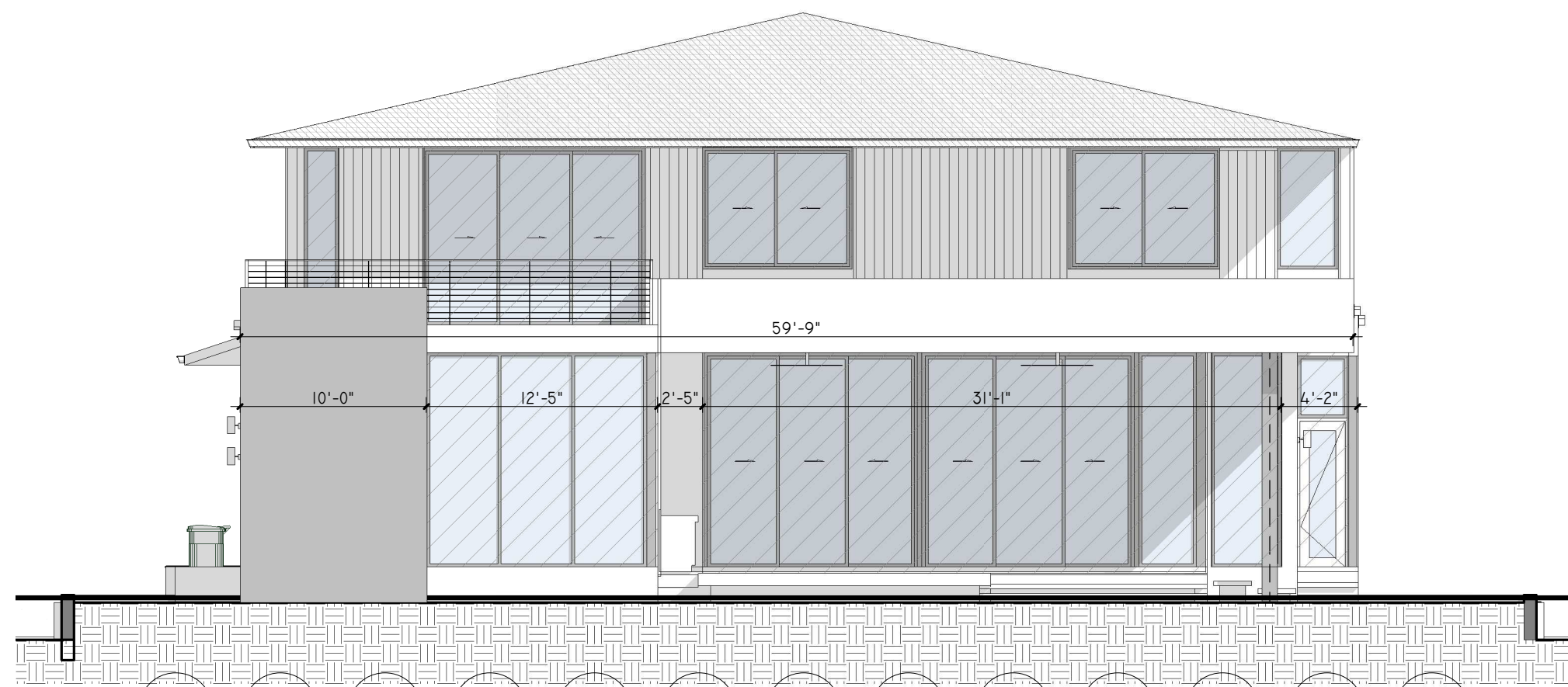
ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,655 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 233 SF
 $233 \times 100\% = 23300 / 1,655 = 14.07\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 535.1 SF
 $535.1 \times 100\% = 53,510 / 1,655 = 32.33\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 452 SF
 $452 \times 100\% = 45200 / 1,655 = 27.3\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FLAT TILES
PROVIDED: 276.42 SF
 $276.42 \times 100\% = 27642 / 1,655 = 16.7\%$
- SMOOTH STUCCO
PROVIDED: 158.48 SF
 $158.48 \times 100\% = 15848 / 1,655 = 6.04\%$

TOTAL AREA OF EMBELLISHMENTS ON ELEVATION=
 $253 + 535.1 + 452 + 276.42 = 1,516.52 \text{ SF} = 90.4\% > 50\%$
TOTAL SMOOTH STUCCO = 6.04%

EAST ELEVATION DIAGRAM

1/8" = 1'-0"

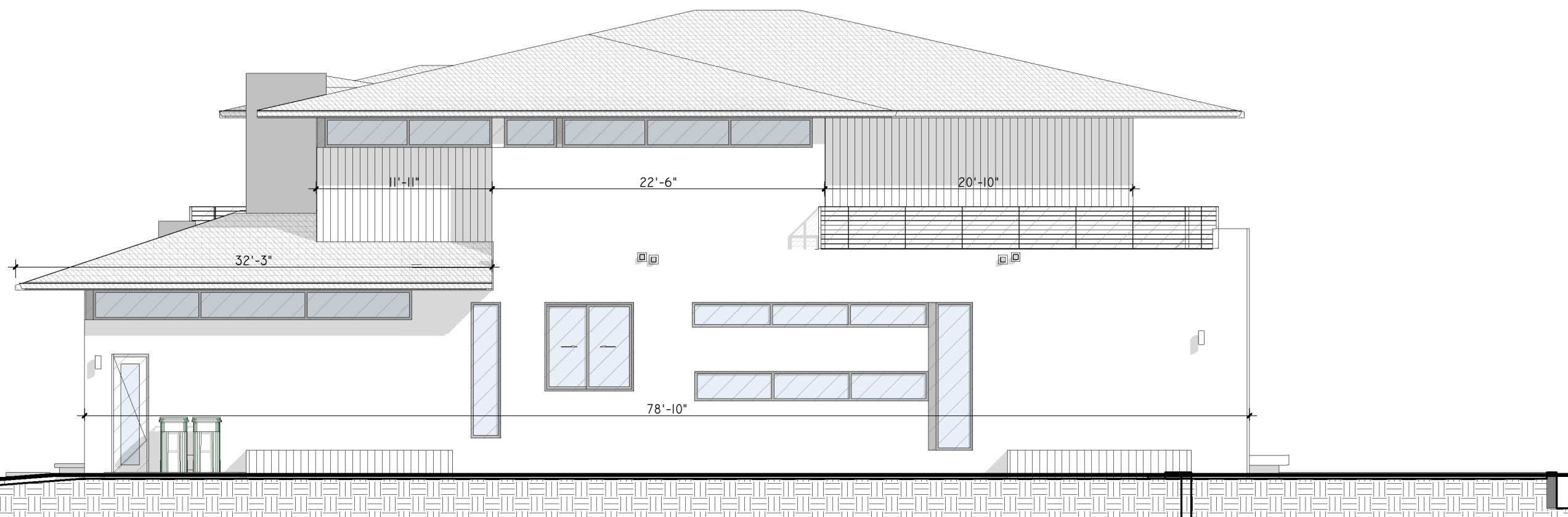
ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,678.09 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 170.88 SF
 $170.88 \times 100\% = 17088 / 1,678.09 = 10.18\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 792.14 SF
 $792.14 \times 100\% = 79214 / 1,678.09 = 47.20\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 169.17 SF
 $169.17 \times 100\% = 16917 / 1,678.09 = 10.08\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FLAT TILES
PROVIDED: 229.42 SF
 $229.42 \times 100\% = 22942 / 1,678.09 = 13.67\%$
- SMOOTH STUCCO
PROVIDED: 487.36 SF
 $316.48 \times 100\% = 31648 / 1,678.09 = 18.85\%$

TOTAL AREA OF EMBELLISHMENTS ON ELEVATION=
 $170.88 + 792.14 + 169.17 + 229.42 = 1361.61 \text{ SF} = 81.13\% > 50\%$
TOTAL SMOOTH STUCCO = 18.85%

WEST ELEVATION DIAGRAM

1/8" = 1'-0"

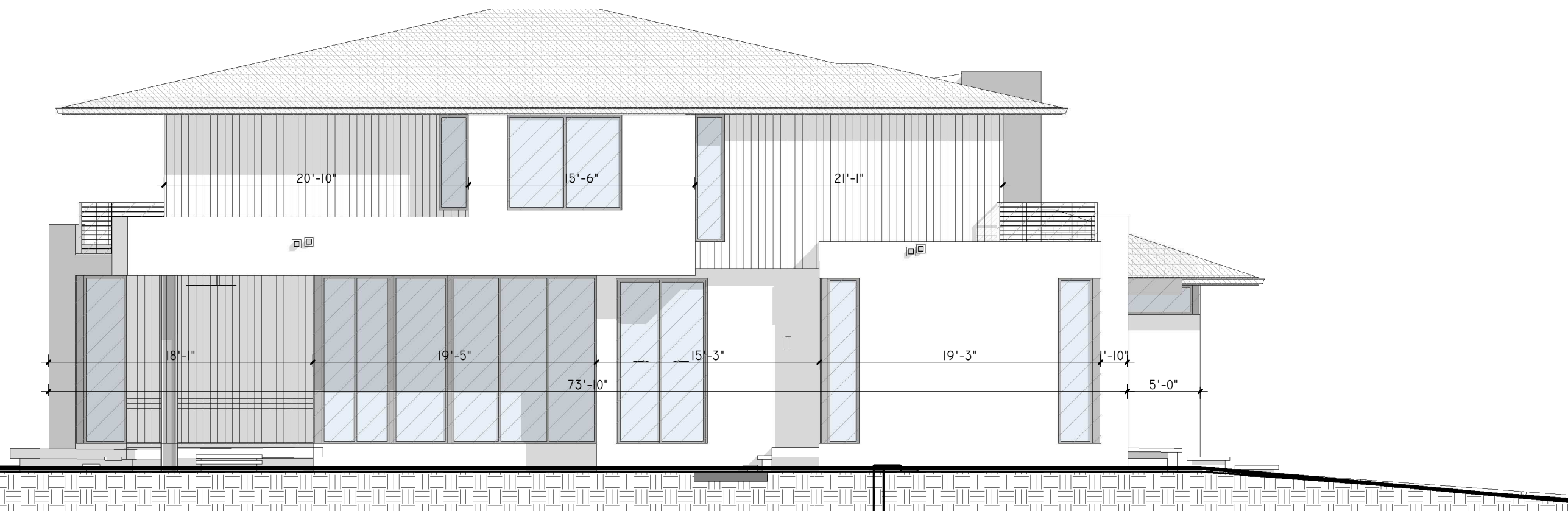
ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION SF: 2,000 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 250 SF
 $250 \times 100\% = 25000 / 2,000 = 12.5\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 355.15 SF
 $355.15 \times 100\% = 35515 / 2,000 = 17.75\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 45.02 SF
 $45.02 \times 100\% = 4502 / 2,000 = 2.25\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FLAT TILES
PROVIDED: 400 SF
 $400 \times 100\% = 40000 / 2,000 = 20\%$
- SMOOTH STUCCO
PROVIDED: 949.8 SF
 $949.8 \times 100\% = 94980 / 2,000 = 47.49\%$

TOTAL AREA OF EMBELLISHMENTS ON ELEVATION=
 $250 + 355.15 + 45.02 + 400 = 1050.17 \text{ SF} = 52.5\% > 50\%$
TOTAL SMOOTH STUCCO = 47.49%

NORTH ELEVATION DIAGRAM

1/8" = 1'-0"

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION SF: 1,976.78 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 459.63 SF
 $459.63 \times 100\% = 45963 / 1,976.78 = 23.25\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 572.8 SF
 $485.6 \times 100\% = 48560 / 1,976.78 = 24.56\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 60 SF
 $60 \times 100\% = 6000 / 1,976.78 = 3.03\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FLAT TILES
PROVIDED: 306.29 SF
 $306.29 \times 100\% = 30629 / 1,976.78 = 15.49\%$
- ARCHITECTURAL "EMBELLISHMENTS" - SMOOTH STUCCO
PROVIDED: 665.26 SF
 $665.26 \times 100\% = 66526 / 1,976.78 = 33.65\%$

TOTAL AREA OF EMBELLISHMENTS ON ELEVATION=
 $459.63 + 485.63 + 60 + 306.29 = 1311.55 \text{ SF} = 66.33\% > 50\%$
TOTAL SMOOTH STUCCO = 33.65%

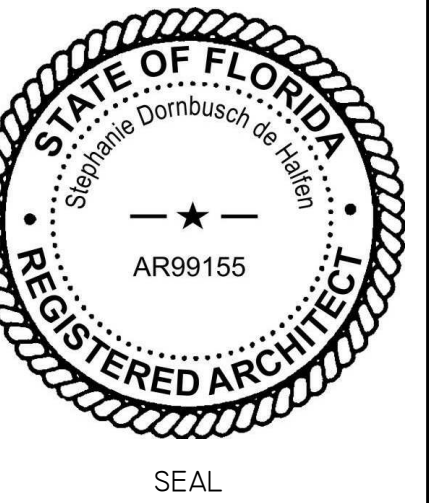
SOUTH ELEVATION DIAGRAM

1/8" = 1'-0"

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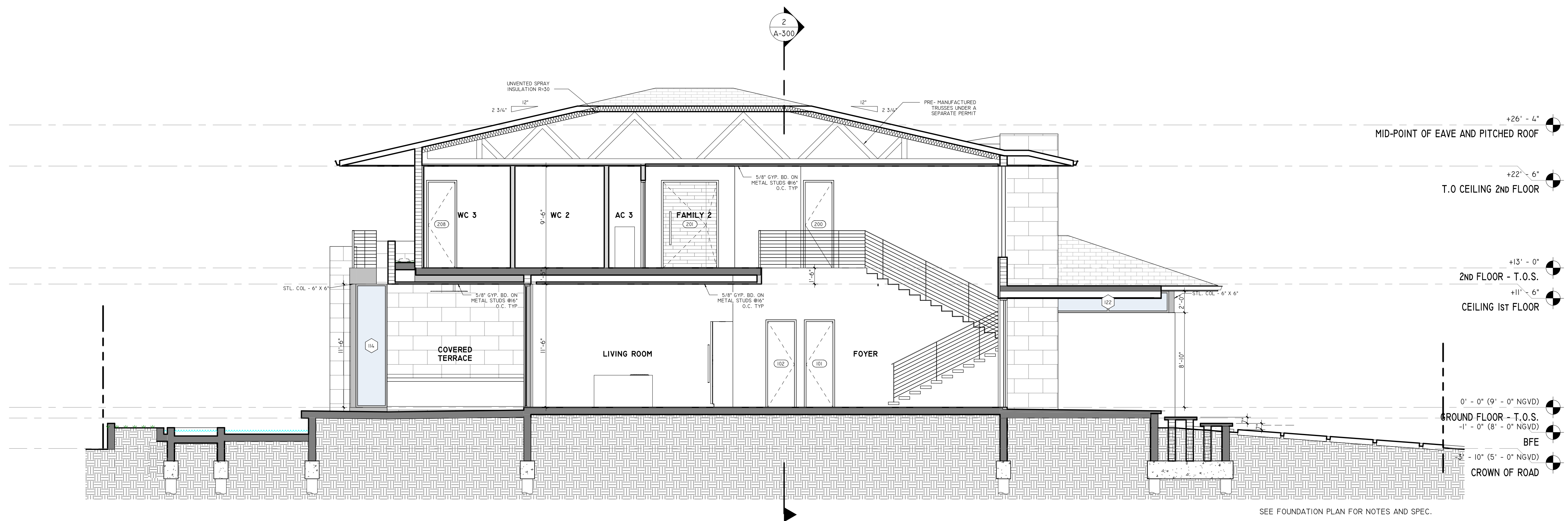
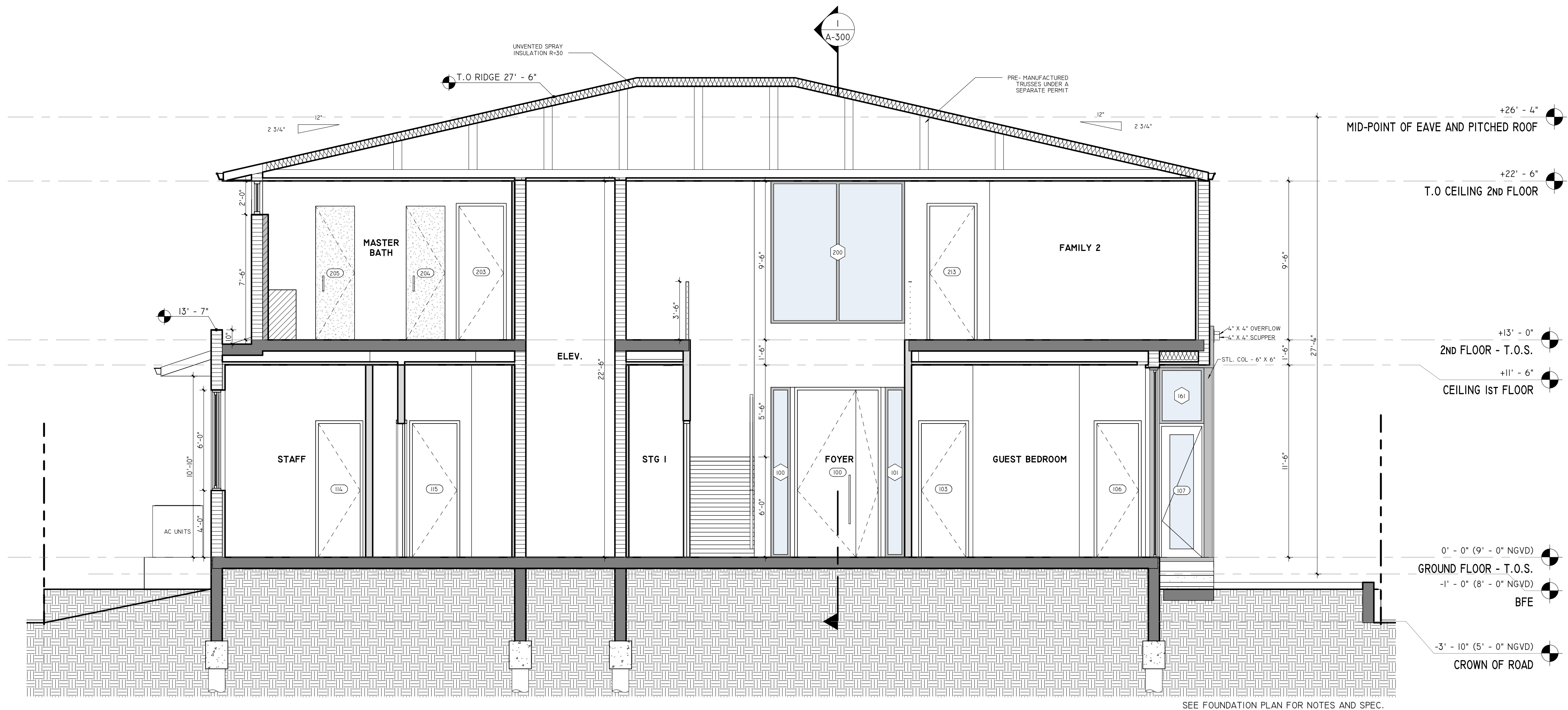
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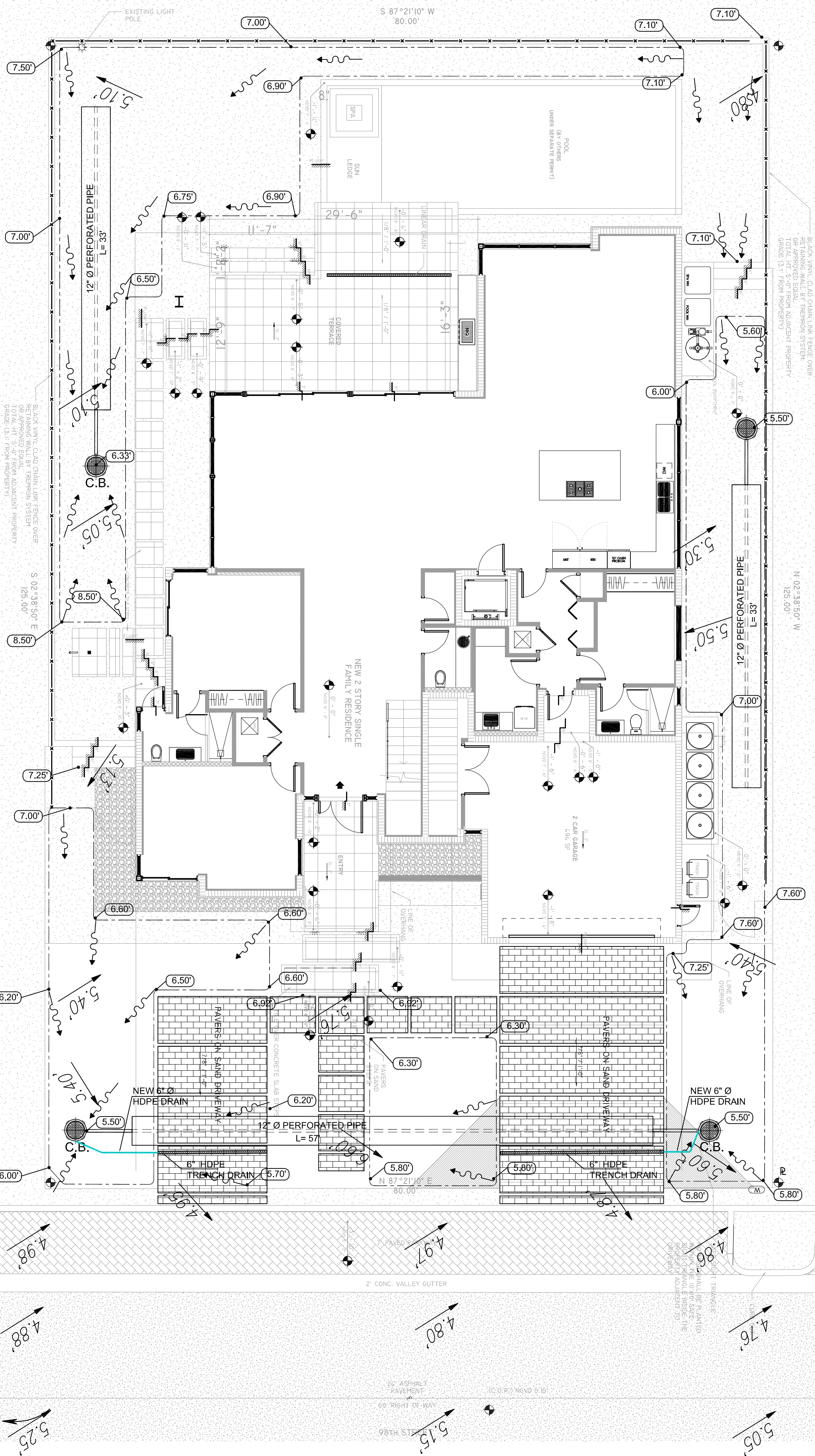
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SECTIONS

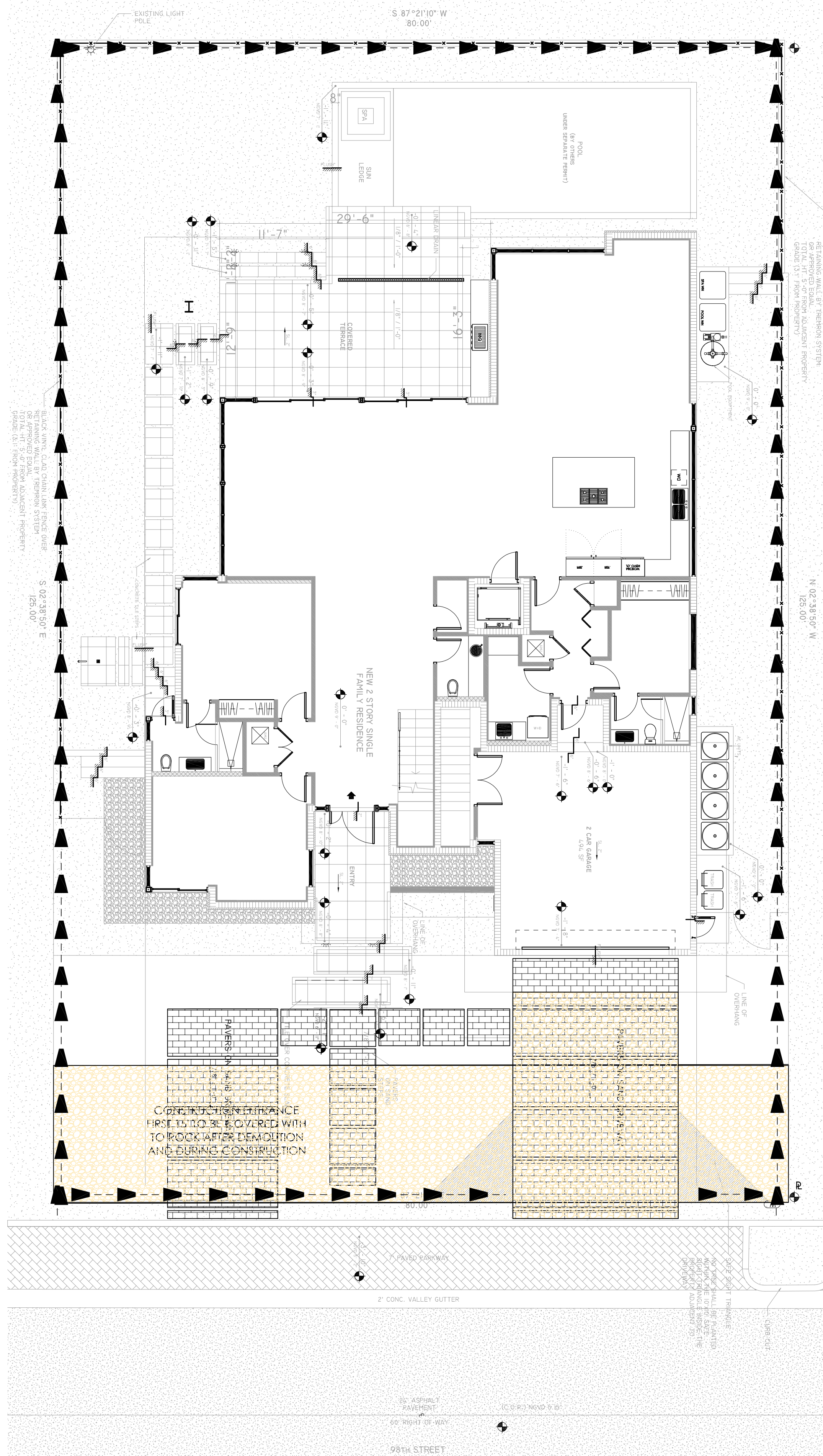
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A-300

SECTION A
3/16" = 1'-0"SECTION B
1/4" = 1'-0"



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



2 EROSION CONTROL
N/A

LEGEND	
	PROPOSED ELEVATION
	EXISTING ELEVATION
	CENTER LINE PROPOSED SWALE

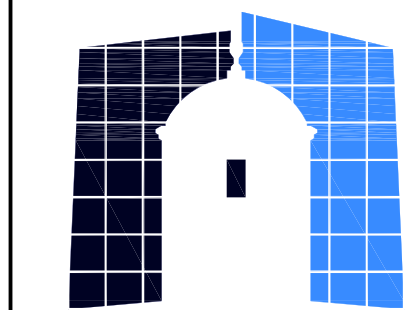
- NOTE TO GC: CONTRACTOR MUST VERIFY EXISTING CURB DIMENSIONS PRIOR TO CONSTRUCTION. IF EXIST ANY DIMENSION DISCREPANCY BETWEEN APPROVED PLANS AND SITE CONDITIONS, GENERAL CONTRACTOR MUST ADVISE TO THE ENGINEER OF RECORD BEFORE TO PROCEED WITH ANY JOB.
- INLET PROTECTION (FILTER FABRIC AND A GUTTER BUDDY) WILL BE PLACED IN THE CLOSEST CATCH BASIN IN THE ROW DOWNSTREAM OF THE CONSTRUCTION
- PROPOSED UTILITY LINES TO BE SEPARATED 12 VERTICAL FEET FROM VILLAGE UTILITIES
- PROPOSED SLOPING OF CURB AND GUTTER TO MAINTAIN SAME SLOPE TOWARDS EXISTING DRAINAGE INLET
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE ADJACENT ROADWAY FREE FOR ALL ROCKS, SAND AND SILTS DURING CONSTRUCTION AT THE END OF EACH DAY

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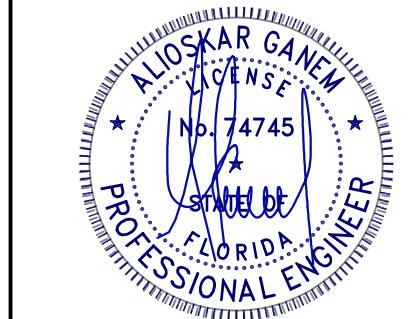
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SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SITE PLAN

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WITHOUT THE EXPRESS WRITTEN CONSENT OF
STEPHANIE D. HALFEN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING: 01-18-2018
RELEASE DATE:

D-I



1. PROP. ASPHALTIC CONCRETE TYPE S-3.
OVER A MIN. OF 6" LIMEROCK BASE COMPACTED TO
A MIN. OF 98% MODIFIED PROCTOR, OVER A MIN.
OF 12" STABILIZED SUBGRADE, COMPACTED TO A MIN.
OF 95% MODIFIED PROCTOR.
2. PROVIDE 1" TO 2" THICK ASPHALTIC CONC. THROUGHOUT
ALL PARKING AREAS



1. PLASTIC FILTER FABRIC (AT EACH SIDE & TOP) SHALL BE USED IN THE TRENCH
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE A MIN/35" BELOW EXISTING
GROUND ELEVATION
3. BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE
CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL
SETTLEMENT THAT MAY OCCUR, IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK
MAY BE ORDERED TO BE PLACED TO THE PROPER ELEVATION, IT IS THE AGREEMENT THAT
THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. AVERAGE OCEAN GROUND WATER ELEV = $+2.0 \pm$
5. BALLAST ROCK SHOWN ON PLANS IS 1/2" FILTERWAVE 70, EXXON GTF-4000
MIRAFI 7000, BELTON ACF 650W, OR ARMO W/100



1. CURB TO BE REPLACED MOST CLOSELY RESEMBLES THE MOUNTABLE CURB AND CUTTER, CONTRACTOR TO FIELD VERIFY DIMENSIONS.
2. ALL CURBS, GUTTERS AND CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOOT DESIGN STANDARD SPECIFICATION 520.
3. CONCRETE SHALL BE IN ACCORDANCE WITH FOOT SPECIFICATION 347 HAVING A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI; LIVEROCK SHALL HAVE A MINIMUM LBR 100 AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180.
4. WHEN USED ON HIGH SIDE OF ROADWAYS, CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE EDGE OF PAVEMENT SHALL MATCH THE UP OF CURB ELEVATION. THE MINIMUM THICKNESS OF THE UP SHALL BE 5'.
5. BACKFILL BEHIND CURBS TO 2' BELLOW TOP OF CURB TO ALLOW FOR SOD AS SPECIFIED IN SPECIFICATIONS.
6. ALL UNSATISFACTORY SOILS ENCOUNTERED TO A MIN. DEPTH OF 12" BELOW BOTTOM OF LIMEROCK ARE TO BE REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR AND REPLACED WITH SATISFACTORY SOILS (PER THE GEOTECHNICAL REPORT)



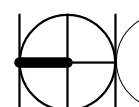
DRIVEWAY CURB	R-14.1
CURB & GUTTER	R-14.1
CONC SIDEWALK	R-13.1
ITEM	CROSS REF



- 1) IF SLOPE IS NOT ENOUGH TO PREVENT STORMWATER RNOFF FROM DRAINING TO PUBLIC P/W, A TRENCH ALONG EDGE OF DRIVEWAY CONNECTED TO ON SITE UNDERGROUND FRENCH DRAIN WILL BE REQUIRED CHECJ WITH PUBLIC WORK DEPT. FOR DETAIL.
- 2) COMPLETE CONCRETE SPECIFICATIONS AVAILABLE UPON REQUEST. CONCRETE TO VE MH 3000 PSI FRESH FOR DRIVEWAY SHALL BE BROOM FINISH



1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER



DRAINAGE DETAILS
N.T.S.

REVISIONS / SUBMISSIONS

D-2

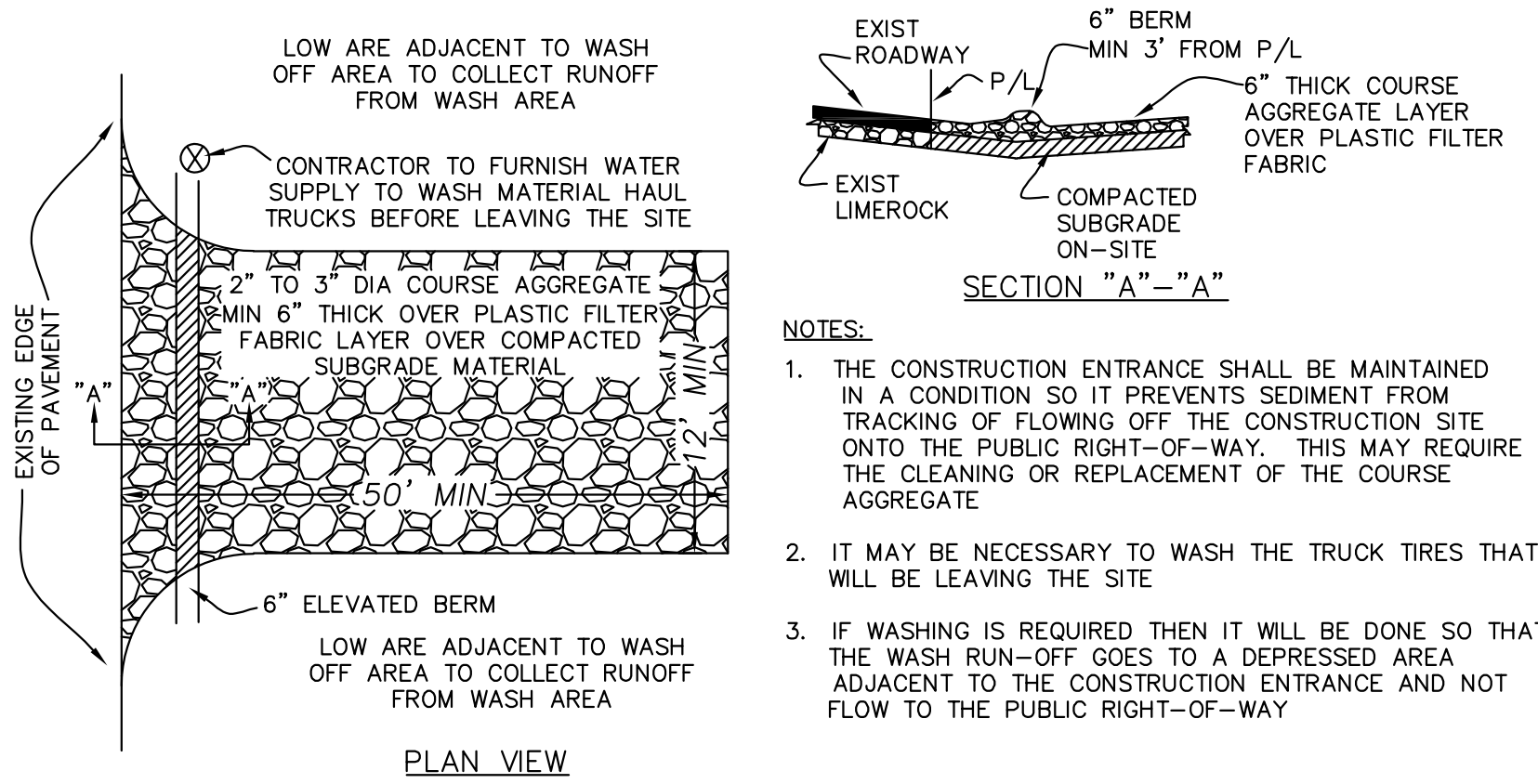
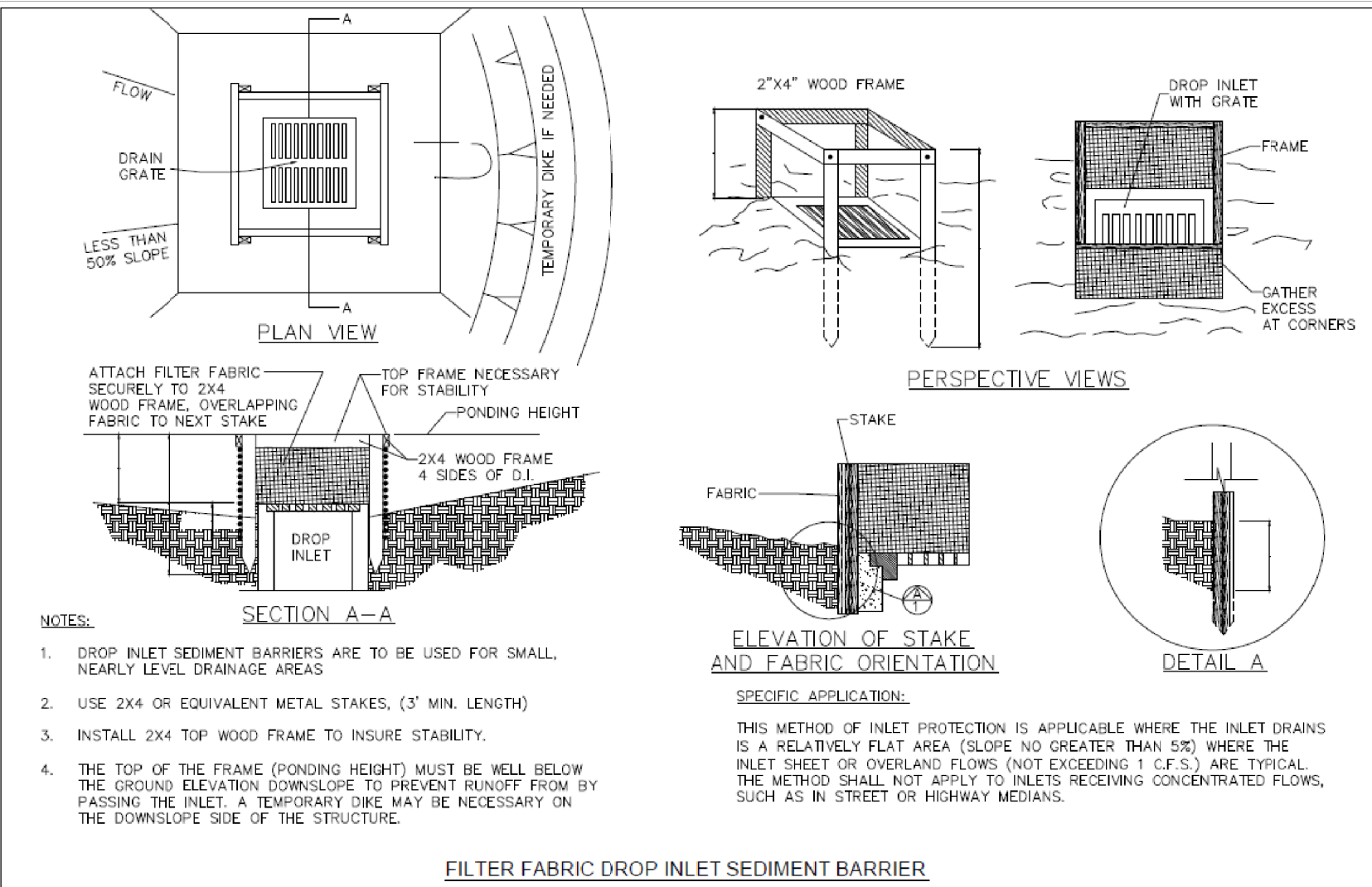
EROSION AND SEDIMENT CONTROL GENERAL NOTE

THE FOLLOWING DETAILS AND SPECIFICATIONS ARE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION ACTIVITY. THE FDOT MANUAL AND FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL MAY BE UTILIZED TO MEET EROSION AND SETTLEMENT CONTROL REQUIREMENTS. THESE DETAILS, SPECIFICATIONS, AND STANDARDS ARE PRESENTED OR REFERENCED HERE ONLY AS A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER, THE DESIGN PROFESSIONAL AND/OR THE CONTRACTOR IN THE SELECTION, THE DESIGN, AND THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH THE NPDES STORM WATER REGULATIONS ESTABLISHED BY THE FDEP FOR CONSTRUCTION ACTIVITY. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO PREPARE A STORMWATER POLLUTION PREVENTION PLAN THAT INCLUDES SITE-SPECIFIC BMPs. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AN EROSION AND SEDIMENT CONTROL PLAN AND TO IMPLEMENT BMPs PURSUANT TO THAT PLAN. IF SITE CONDITIONS WARRANT ADDITIONAL BMPs, THE CONTRACTOR SHALL IMPLEMENT THOSE BMPs ACCORDINGLY.

EROSION AND SEDIMENT CONTROL NOTES

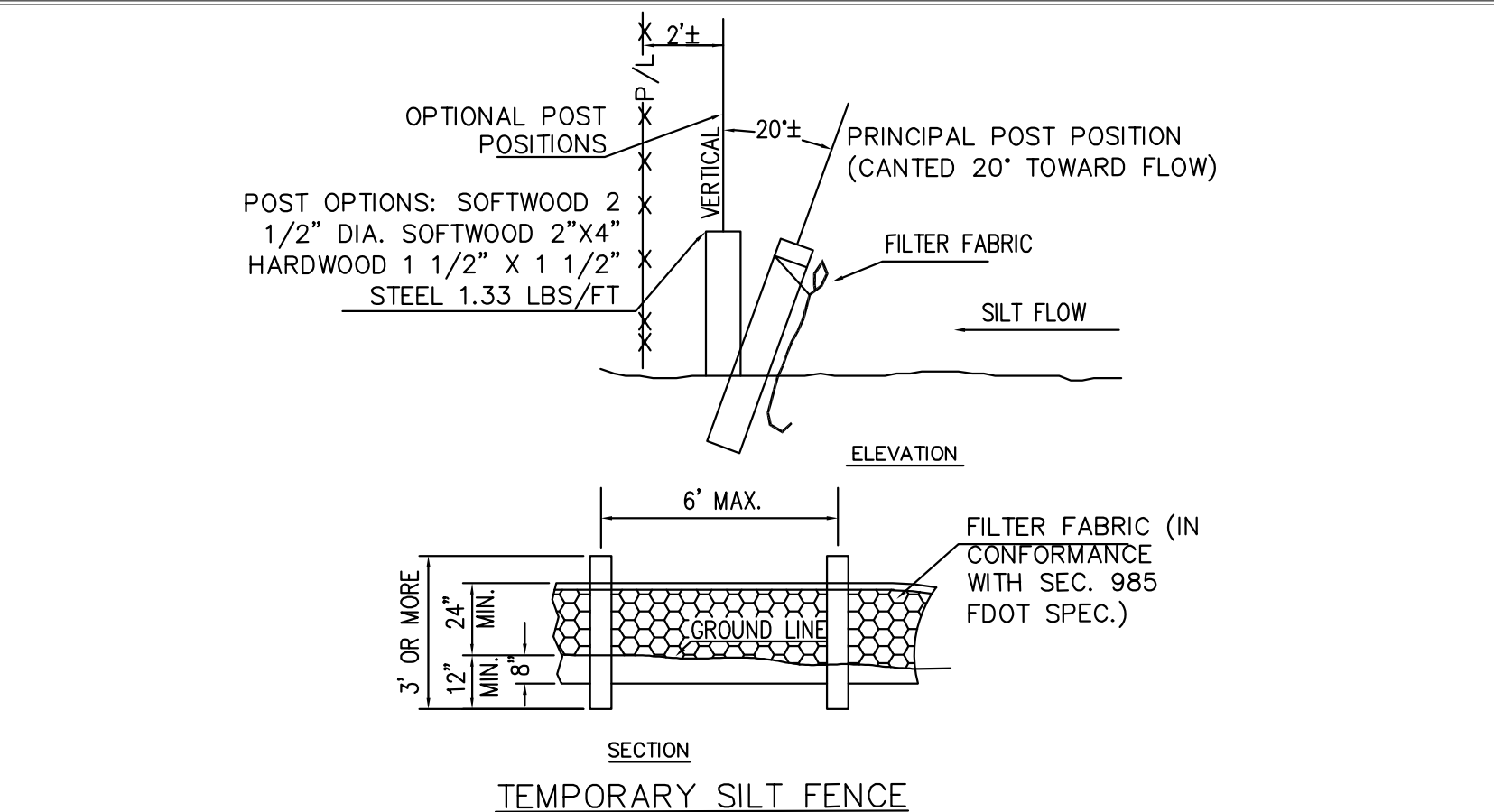
1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH V2-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE BENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARs DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO 'THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT' S FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE. WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COVAPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL. BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS, IF SEAGASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

1. NOTE TO GC: CONTRACTOR MUST VERIFY EXISTING CURB DIMENSIONS PRIOR TO CONSTRUCTION. IF EXIST ANY DIMENSION DISCREPANCY BETWEEN APPROVED PLANS AND SITE CONDITIONS. GENERAL CONTRACTOR MUST ADVISE TO THE EOR BEFORE TO PROCEED WITH ANY JOB.
2. INLET PROTECTION (FILTER FABRIC AND A GUTTER BUDDY) WILL BE PLACED IN THE CLOSEST CATCH BASIN IN THE ROW DOWNSTREAM OF THE CONSTRUCTION
3. NO STAGING OR STORING IS ALLOWED IN THE RIGHT OF WAY



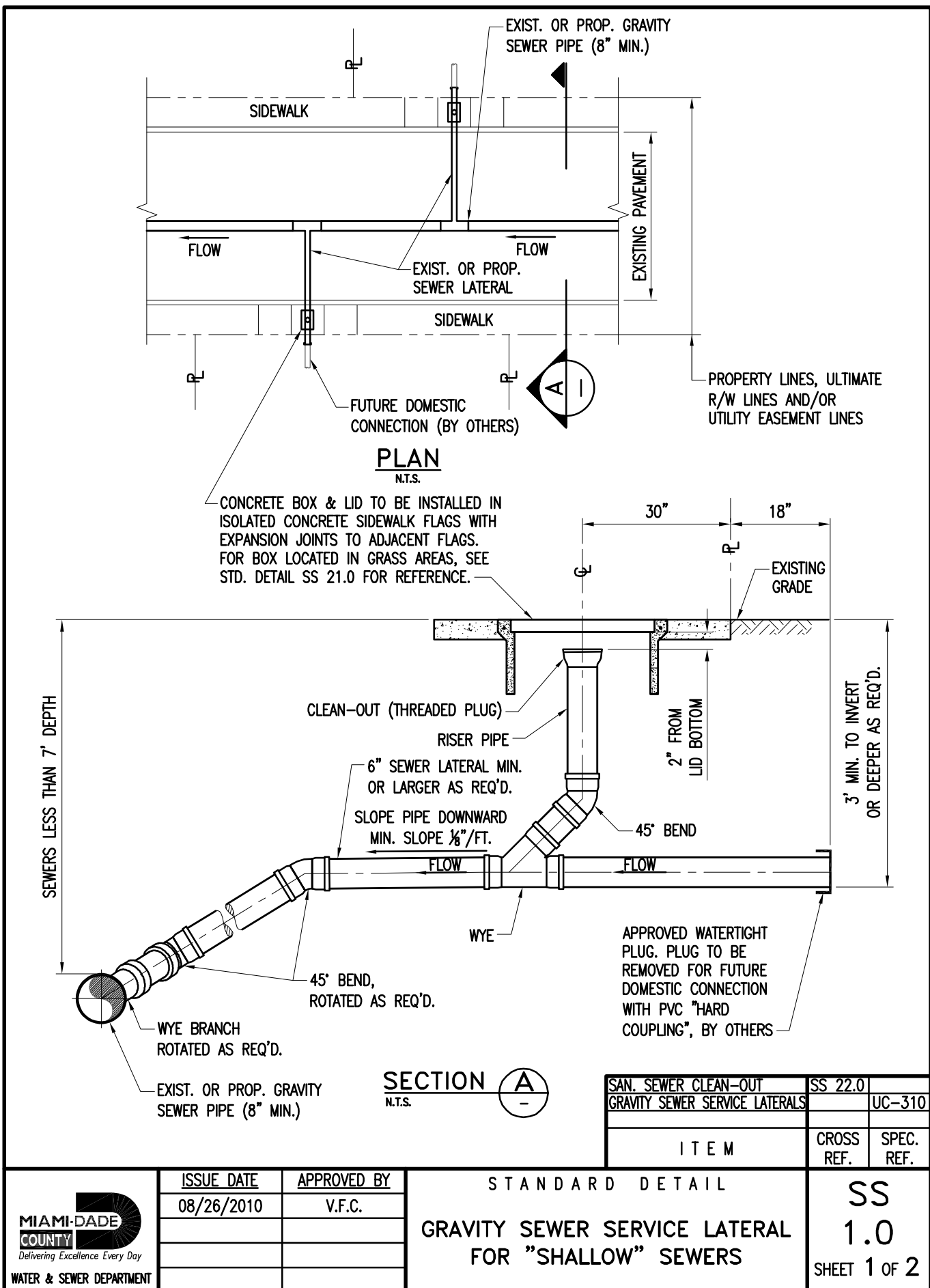
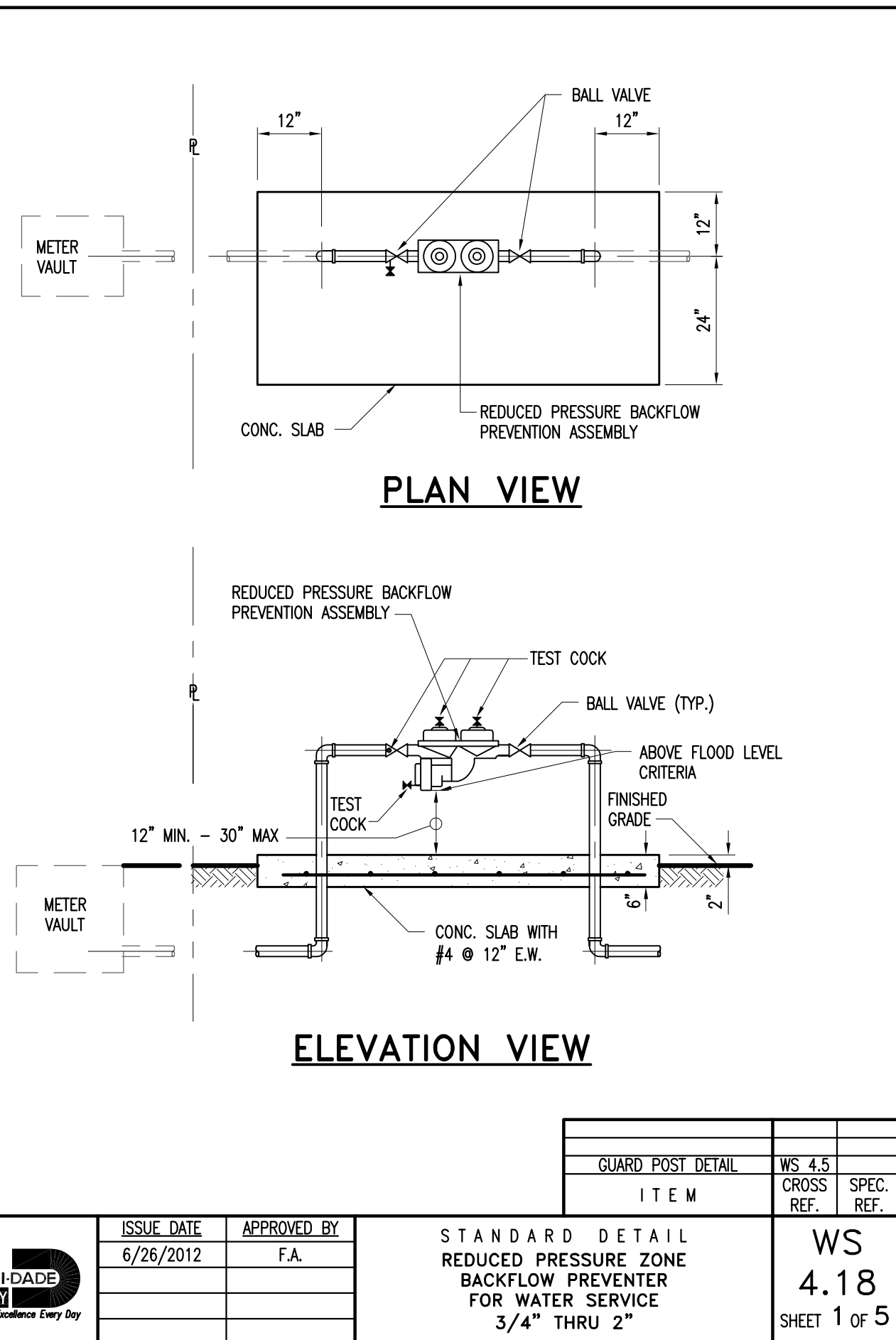
CONSTRUCTION ENTRANCE DETAIL

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED



1. SILT FENCES (EROSION CONTROL FENCE) SHALL BE PROVIDED AS SHOWN ALONG THE PROPERTY LINE TO PREVENT CONSTRUCTION DEBRIS FROM LEAVING THE CONSTRUCTION SITE
2. THE SITE FENCE SHALL BE PLACED A MINIMUM OF TWO FEET INSIDE THE PROPERTY LINE TO ALLOW THE INSTALLATION OF A PERIMETER WIND SCREEN & CONSTRUCTION FENCE
3. A PERIMETER SIX FOOT HIGH CHAIN LINK FENCE COVERED WITH A WIND SCREEN SHALL BE INSTALLED ALONG THE PROPERTY LINE

EROSION CONTROL FENCE SYMBOL



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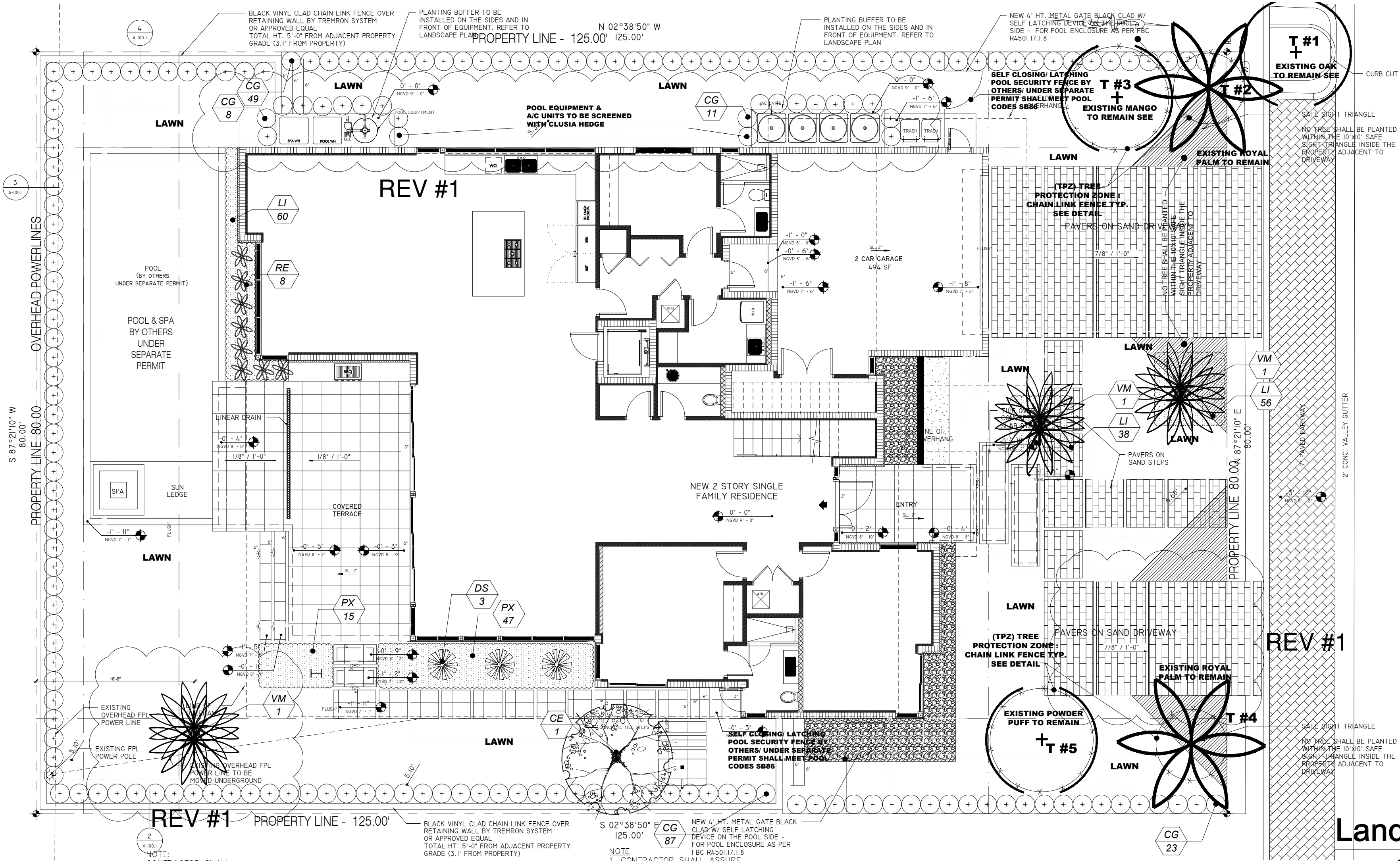
EROSION CONTROL NOTES
N.T.S.

EROSION CONTROL & PLUMBING DETAILS
N.T.S.



Landscape Plan Second Floor

SCALE 1/8" = 1'-0"

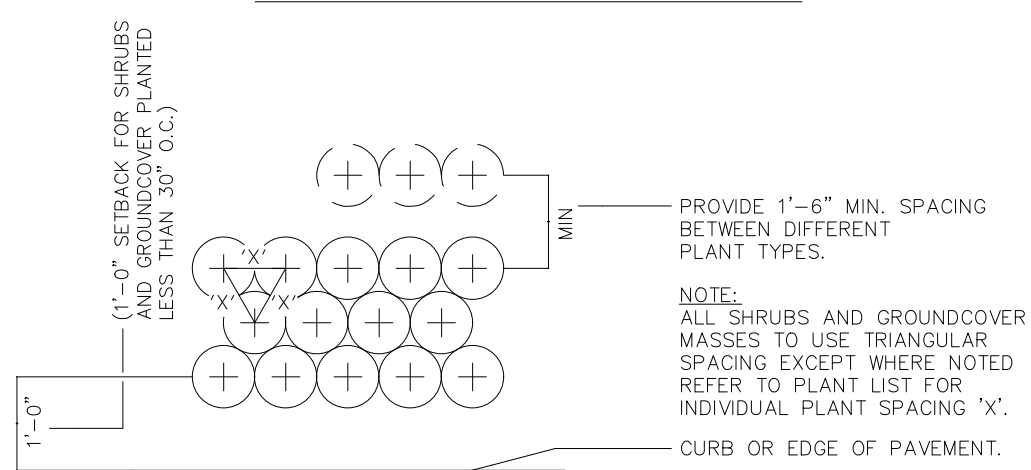
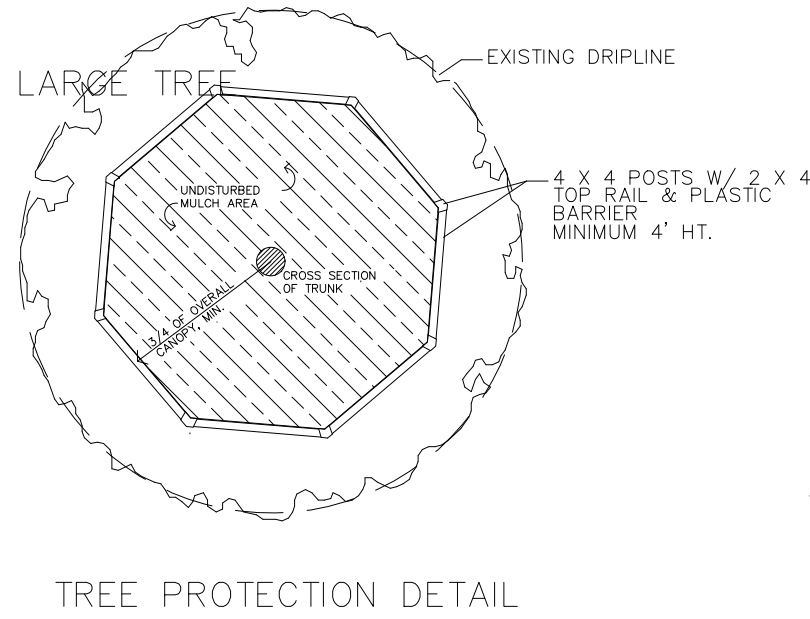
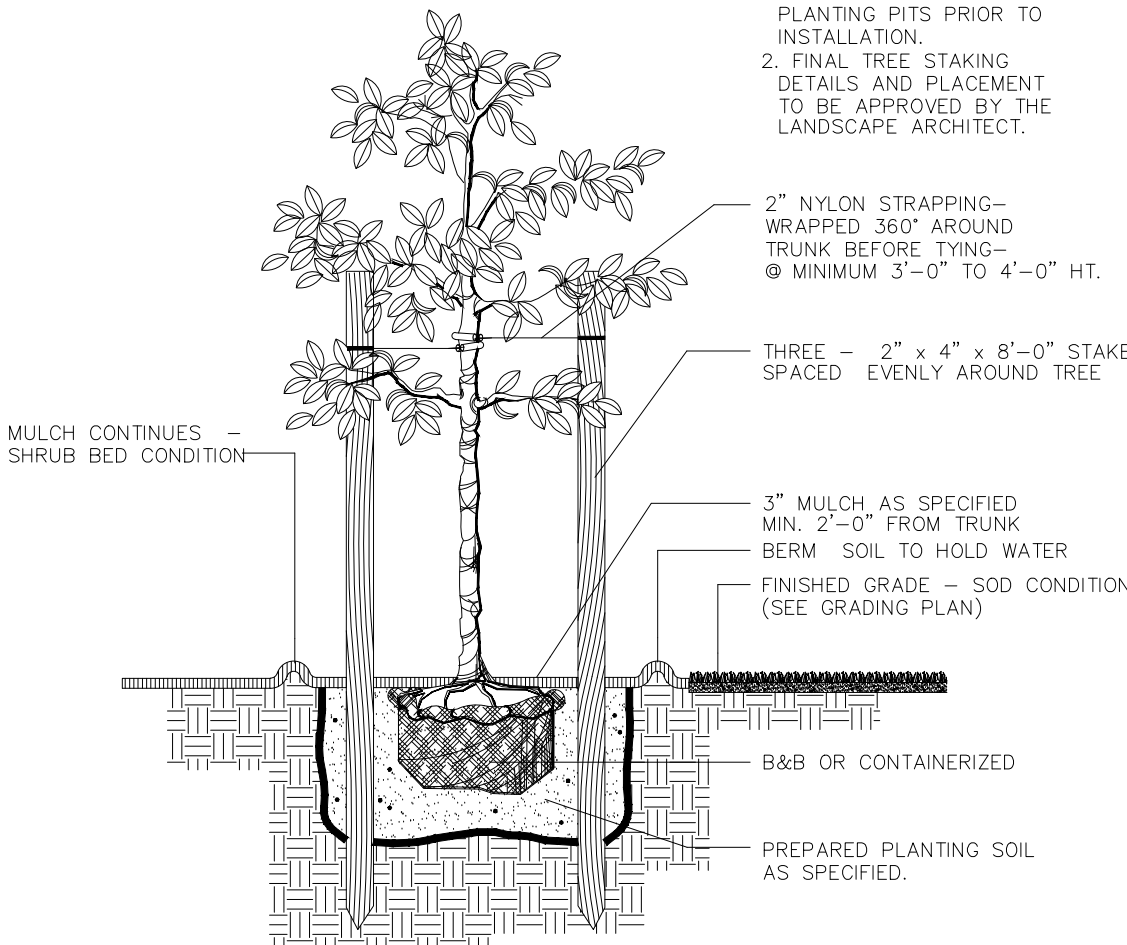
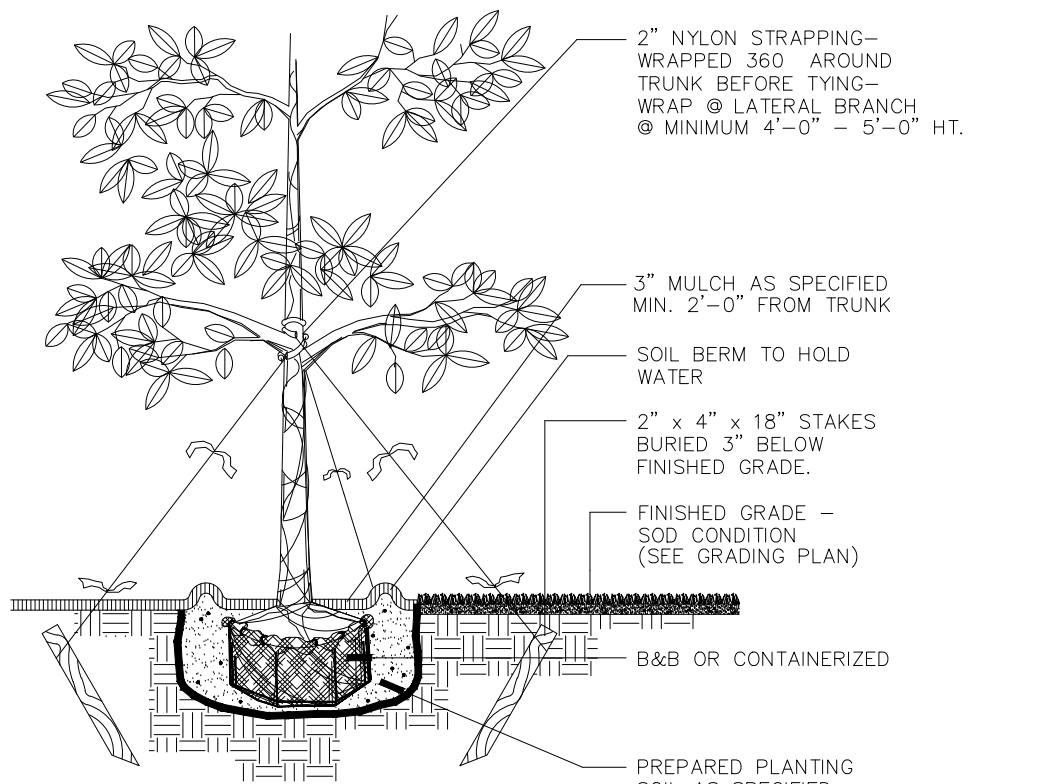


Landscape Plan

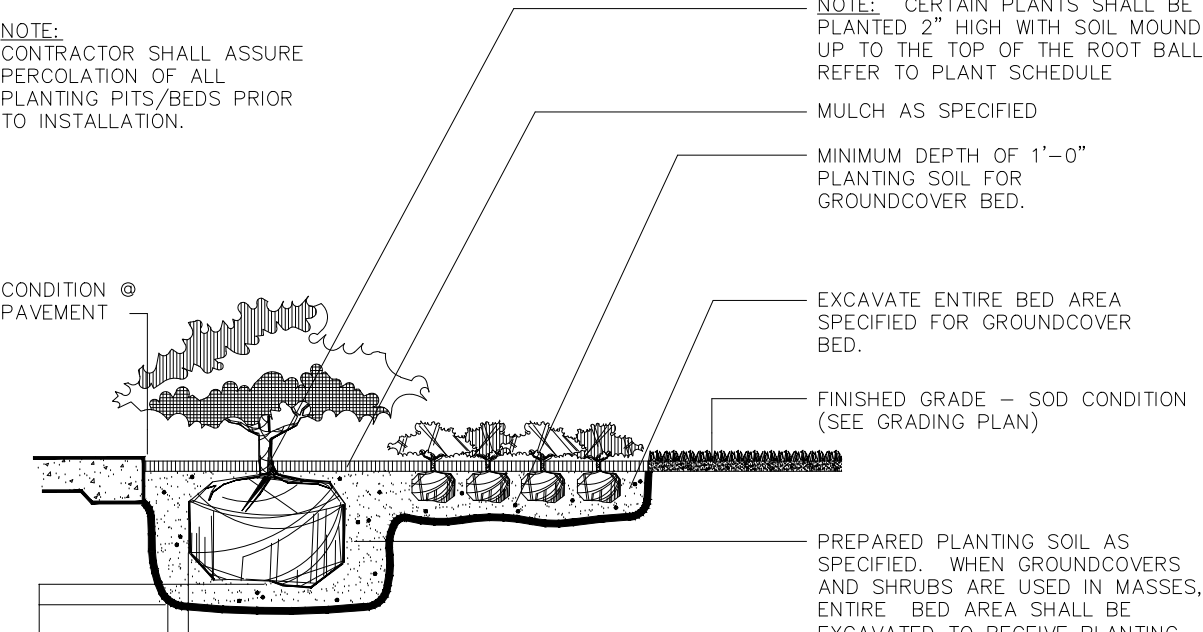
SCALE 1/8" = 1'-0"

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Florida No.1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepis Indica to be planted 30" from edge of walkways.
04. All trees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocos, Acoelorrhaphe, Rhapsis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work. This preliminary plan shall not be used for bidding purposes. Bidding shall be based on final working drawings.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, Ordinance #98-13, and any other municipal landscape ordinance in effect at the project's location.
10. Street trees, if part of this contract and shall conform to Miami-Dade County's or municipal requirements.
11. Landscape Contractor is required to procure and obtain any necessary permits applicable for the sucesful completion of this project, including tree removal permits, if applicable.
12. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
13. Landscape contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
14. Landscape contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into agreement or contract with owner. Landscape contractor shall coordinate his work with the general contractor or construction manager in such a manner as to allow for a speedy and orderly compition of all work on the site, and special attention to location of all underground wires, pipes, footings, etc.
15. Any excess soil, landscape materials and debris from the landscape contractor's work shall be removed from the site immediately upon completion of his works.
16. Should landscape contractor find any discrepancies, unavailability of material or any question regarding the adherence to this plan no decision shall be taken without specific consultation with the landscape architect, including substitutions when required.



TYPICAL PLANT SPACING



SHRUB / GROUNDCOVER

LEGENDS OF LANDSCAPE KEYS AND SYMBOLS			
SHRUBS & GROUNDCOVERS			
KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	180	*CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA	36" HT. x 24" SPR. / 7 GALLONS/ 2' O.C.
LI	154	LIRIOPE MUSCARI/ EVERGREEN GIANT/ GIANT LIRIOPE	12" HT. x 12" SPR. / 3 GALLONS/ 2' O.C.
PX	62	PHILODENDRON 'XANADU'/ 'XANADU' PHLODENDRON	24" HT. x 24" SPR. / 3 GALLONS/ 2' O.C.
RE	8	RHAPIS EXCELSA/ LADY PALM	36" HT. x 24" SPR. / 7 GALLONS/ 3' O.C.
EL	51	ERONDEA LITTORALIS / GOLDEN CREEPER	12" HT. x 12" SPR. / 1 GALLON/ 1' O.C.
DS	3	DIOON SPINULOSUM / GIANT DIOON	12" HT. x 12" SPR. / 3 GALLONS/ 2' O.C.
LAWN	AS REQ.	STENOTAPHRUM SECUNDATUM 'FLORATAM' / ST. AUGUSTINE	SOLID EVEN SOD PIECES

TREES & PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	CE/1	*CONOCARPUS ERECTUS GREEN BUTTWOOD	12' HT. X 5' SPR., 2" CAL., SINGLE MAIN LEADER, FG, BB, FF
	VM/3	VEITCHIA MONTGOMERYANA 'DOUBLE' DOUBLE MONTGOMERY PALM	12' O.A. HT. MIN., DOUBLE F.G. STAGGERED 8' G.W. MIN.

*DENOTES NATIVE SPECIES

TREE #	EXISTING TREE SCHEDULE	DBH	SPREAD	HEIGHT	ACTION
1	*LIVE OAK/ QUERCUS VIRGINIANA	18"	20'	30'	REMAIN
2	*ROYAL PALM/ ROYSTONEA REGIA	1"	8'	20'	REMAIN
3	MANGO TREE	18"	20'	30'	REMAIN
4	*ROYAL PALM/ ROYSTONEA REGIA	18"	20'	30'	REMAIN
5	POWDER PUFF/ CALLIANDRA HAEMATOMMA	18"	20'	30'	REMAIN

*DENOTES NATIVE SPECIES

ZONE: SINGLE-FAMILY RESIDENTIAL OPEN SPACE		NET LOT AREA: 0.23 ACRES (0.000 S.F.) REQUIRED	
A. SQUARE FEET OF PAVED AREA AS INDICATED ON SITE PLAN:	NA	REQUIRED	NA
B. SQUARE FEET OF PREVIOUS AREA AS INDICATED ON SITE PLAN: LAWN AREA CALCULATION	NA	REQUIRED	NA
A. SQUARE FEET OF LAWN AREA 50% MAX.: TREES	2,000 SQ. FT.	REQUIRED	2,000 SQ. FT.
A. NO. TREES REQUIRED NON-WATERFRONT LOT +	5	REQUIRED	7
B. MIN. 2 CANOPY TREES LOCATED IN FRONT SETBACK +	2	REQUIRED	3
C. % PALMS ALLOWED: NO. TREES REQUIRED X 40% +	2	REQUIRED	4
D. % OF NATIVE SHRUBS REQUIRED: NO. SHRUBS PROVIDED X 50% +	3	REQUIRED	6
E. STREET TREES (1 PER L.F. OF FRONTAGE): 80' LINEAR FEET ALONG STREET/35' +	3	REQUIRED	3
A. NO. OF SHRUBS REQUIRED +	50	REQUIRED	240
B. % OF NATIVE SHRUBS REQUIRED: NO. SHRUBS PROVIDED X 50% +	25	REQUIRED	167
C. % DROUGHT TOLERANT AND LOW MAINTANCE REQUIRED: NUMBER OF SHRUBS PROVIDED X 50% +	25	REQUIRED	167
*ADDITIONAL PALMS PROVIDED ARE OVER & ABOVE WHAT IS REQUIRED AND NOT COUNTED TOWARD REQUIRED TOTALS.			

TOPO
GRAPHIC
landscape architecture & design

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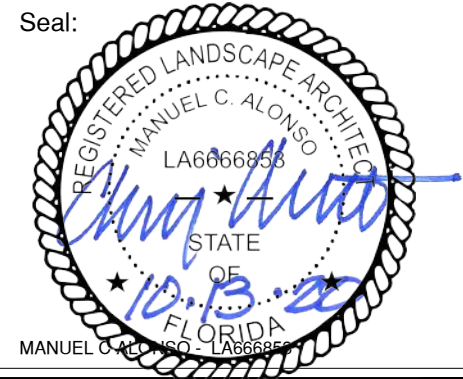
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1330 RESIDENCE Landscape Plan

1330 98th STREET
Bay Harbour, FL 33154

Project:

Revisions:
REV #1: Moved palm in back away from O.H. powerlines per city's comments.
Pool equip & A/C units screened w/ CG
Second driveway added



Drawing: Landscape Plan

Date: 09.15.2020

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

Drawn by: JRP

Sheet No.: NP

L-1



Quercus Virginiana



Mango Tree/ Mangifera indica
Royal Palm/ Roystonea Elata



Powder Puff/
Calliandra Haematomma



Royal Palm/ Roystonea Elata

Existing trees to remain



Dioon Spinulosum



Clusia Hedge



Philodendron Xanadu



Rhaps Excelsa



Ernodea Littoralis



Liriope Muscari

LEGENDS OF LANDSCAPE KEYS AND SYMBOLS				
SHRUBS & GROUNDCOVERS				
KEY	QUAN.	PROPOSED MATERIAL		DESCRIPTION
CG	180	*CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA		36" HT. x 24" SPR. / 7 GALLONS/ 2' O.C.
LI	154	LIRIOPE MUSCARI/ EVERGREEN GIANT/ GIANT LIRIOPE		12" HT. x 12" SPR. / 3 GALLONS/ 2' O.C.
PX	62	PHILODENDRON 'XANADU'/ 'XANADU' PHILODENDRON		24" HT. X 24" SPR. / 3 GALLONS/ 2' O.C.
RE	8	RHAPIS EXCELSA/ LADY PALM		36" HT. x 24" SPR. / 7 GALLONS/ 3' O.C.
EL	51	ERONDEA LITTORALIS / GOLDEN CREEPER		12" HT. x 12" SPR. / 1 GALLON/ 1' O.C.
DS	3	DIOON SPINULOSUM / GIANT DIOON		12" HT. x 12" SPR. / 3 GALLONS/ 2' O.C.
LAWN	AS REQ.	STENOTAPHRUM SECUNDATUM 'FLORATAM' /ST. AUGUSTINE		SOLID EVEN SOD PIECES
TREES & PALMS				
SYMBOL	QUAN.	PROPOSED MATERIAL		DESCRIPTION
	CE/1	*CONOCARPUS ERECTUS		12" HT. X 5' SPR., 2" CAL., SINGLE
		GREEN BUTTWOOD		MAIN LEADER, FG, BB, FF
	VM/3	VEITCHIA MONTGOMERYANA 'DOUBLE'		12" O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM		F.G, STAGGERED 8' G.W. MIN.

*DENOTES NATIVE SPECIES

TREE #	EXISTING TREE SCHEDULE	DBH	SPREAD	HEIGHT	ACTION
1	*LIVE OAK/ QUERCUS VIRGINIANA	18"	20'	30'	REMAIN
2	*ROYAL PALM/ ROYSTONEA REGIA	1'	8'	20'	REMAIN
3	MANGO TREE	18"	20'	30'	REMAIN
4	*ROYAL PALM/ ROYSTONEA REGIA	18"	20'	30'	REMAIN
5	POWDER PUFF/ CALLIANDRA HAEMATOMMA	18"	20'	30'	REMAIN

*DENOTES NATIVE SPECIES

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1330 RESIDENCE
Landscape Plants

1330 98th STREET
Bay Harbour, FL 33154

Project

Revisions:
REV #1: Moved palm in back away from
O.H. powerlines per city's comments

Seal:



MANUEL C. ALONSO

Drawing: Landscape Plan

Date: 09.15.2020

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

Drawn by: JRP

Sheet No.:

L-2



FRONT VIEW



BACK VIEW



FRONT VIEW



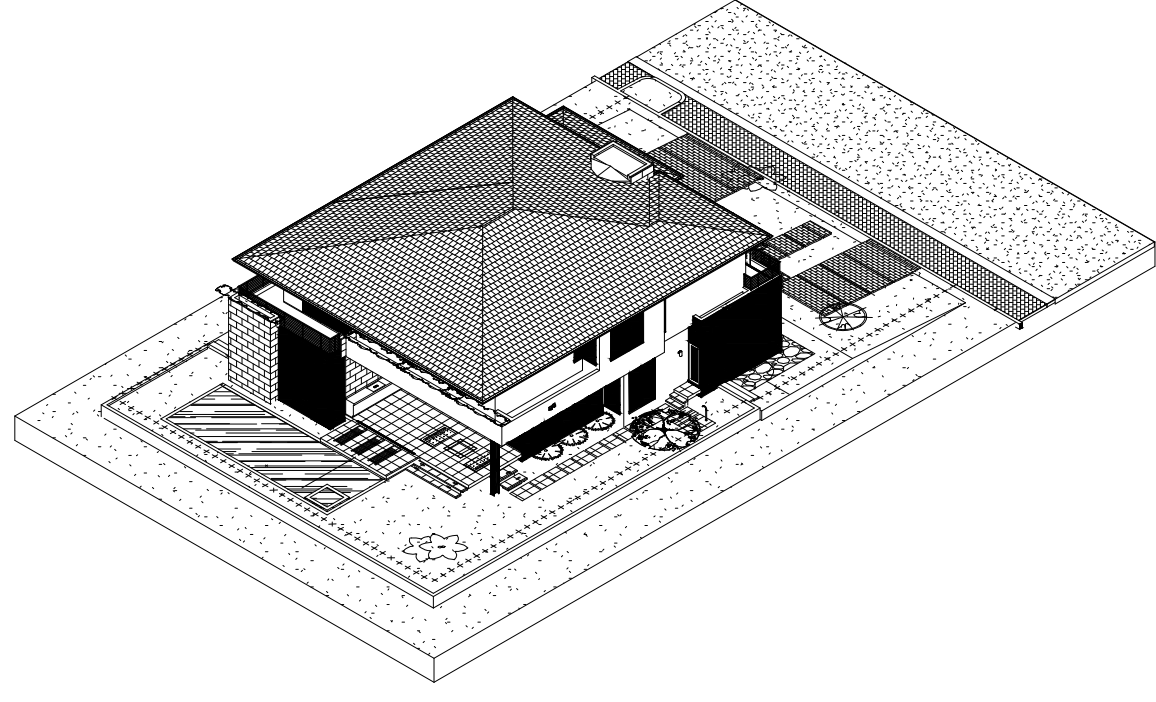
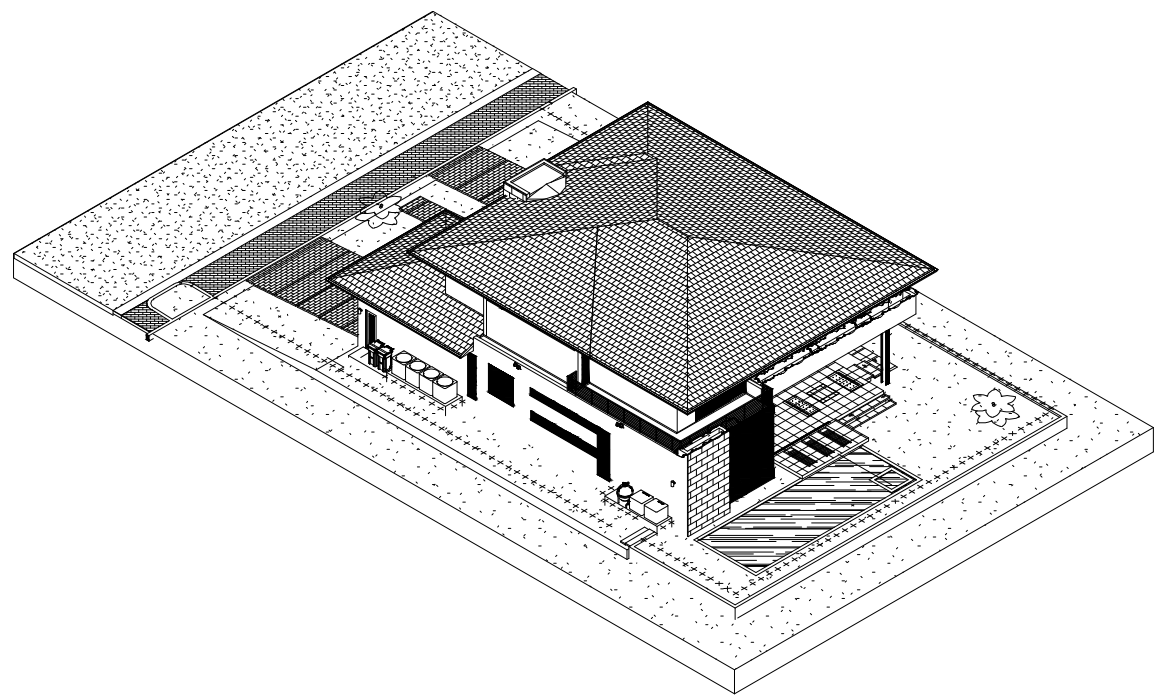
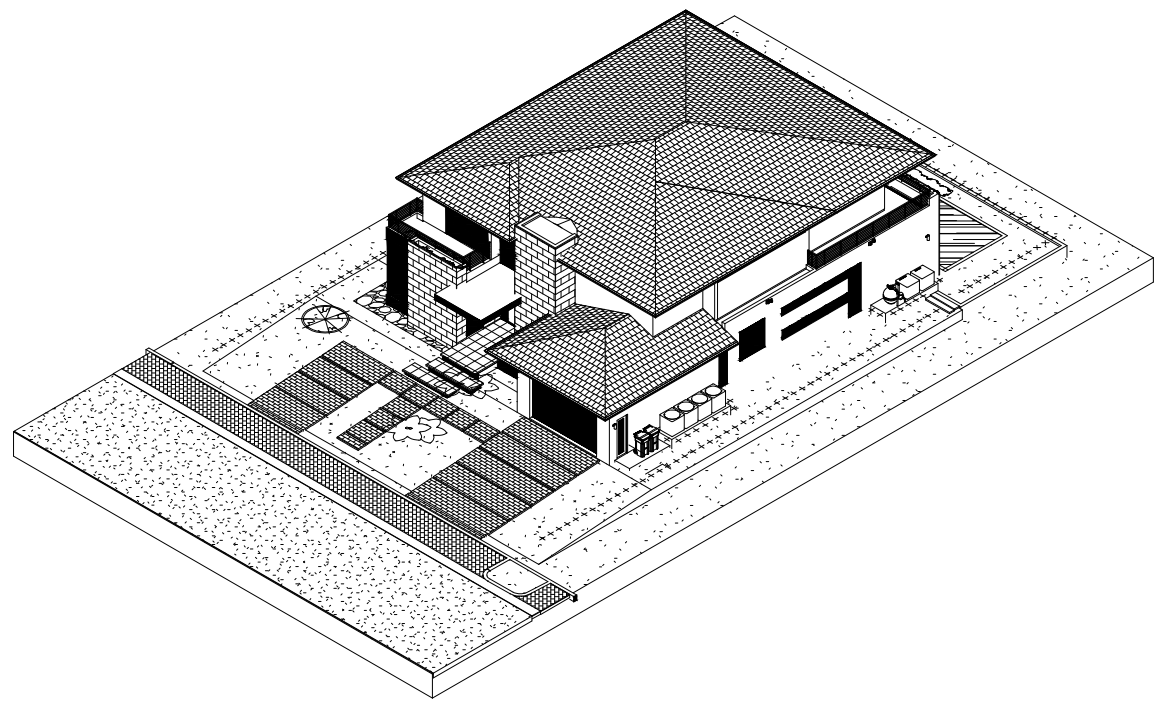
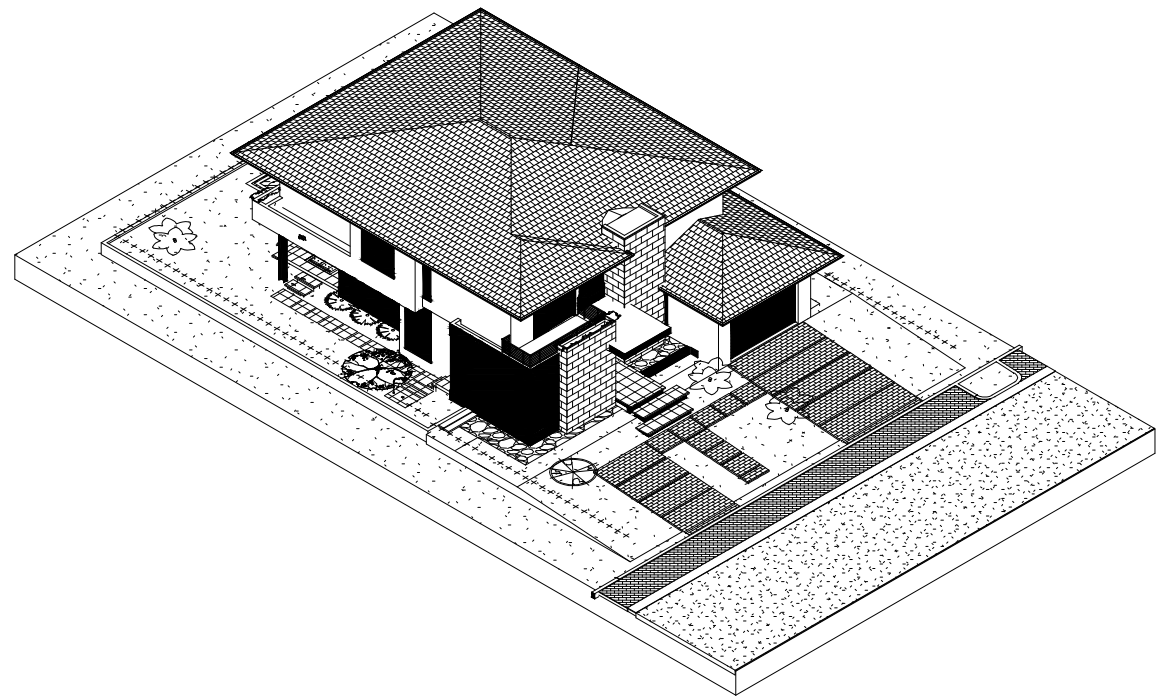
BACK VIEW



SIDE VIEW - WEST



SIDE VIEW - EAST



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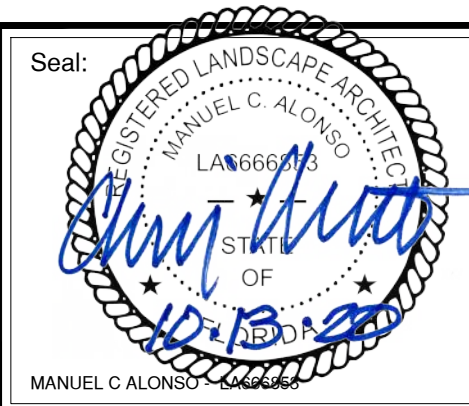
1330 RESIDENCE
Landscape Elevations

1330 98th STREET
Bay Harbour, FL 33154

Project:

Revisions:
REV #1:
Added L-3 Sheet per city's comments
REV #2:
Secondary driveway added 10.14.2020

Seal:



Drawing: Landscape Plan
Date: 07.15.2020
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

L-3

**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: November 4th, 2020

Subject: Site Development Plan Application
Single-Family Residence
1330 98th Street
Bay Harbor Islands Acct. No.: 2020-XXX
MMPA Acct. No.: 01-0702-1097

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans signed & sealed (dated 10/16/20) and if felt to be acceptable, **APPROVE** the Site Development Plan with the suggested conditions, to allow for the construction of a new single-family house located at 1330 98th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1330 98th Street
Legal Description: Lot 3 of Block 35, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Stephanie D. de Halphen @ SDH Studio Architecture & Design, as agent for the property owner, 1330 BH, LLC, has submitted an application for the construction of a new single-family residence on a non-waterfront lot located at 1330 98th Street. The proposed two-story home will have approximately 6,844 square feet of A/C living space with a two-car garage, and a pool / pool deck in the rear of the property. The proposed residence will have five (5) bedrooms, six (6) full bathrooms and one (1) half bathroom. The overall height of the structure

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Single-Family Home at 1330 98th Street
November 4th, 2020
Page 2**

will be 26'-4" above Base Flood Elevation (BFE), which is permitted with additional setbacks in the RD Single-Family District for homes with sloped roofs. The applicant is proposing two driveway connections to 98th Street. Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. The Town's Street Tree Master Plan identifies the tree species for this area of the Town as Florida Live Oak along 98th Street. One existing Live Oak Street Tree is within the street right-of-way at the northwest corner of the property in an island. Two (2) additional shade trees are required in the front of the house and are provided (existing 30' tall Powder Puff trees), plus new palm trees and other landscaping (shrubs / etc.).

The Historical Structure Survey for the Town of Bay Harbor Islands lists the existing structure as a Masonry Vernacular design that was built in 1950 (FMSF No. DA10313). The new single-family home will be a California Modern design.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes. In 2018-19 the Town reviewed and approved a different single-family home design for this lot. However, the property sold and a new architect was retained for this new design.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans signed & sealed on 10/16/20 submitted for the construction of a new single-family home located at 1330 98th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by SDH Studio; Inc. signed & sealed 10/16/20 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) No portion of a walkway in the front yard can exceed five (5) in width. The Site Plan drawing (Sheet A-100) was corrected to meet minimum Code requirements. However, the latest Landscape Plan submitted to MMPA does not match the Site Plan. This must be revised prior to Building Permit issuance.