

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**

March 1, 2016

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval for a new multi-family dwelling for "Atlantis of Bay Harbor" located at 1170 103 Street, Lots 6 & 7 of Block 5. The developers are proposing to construct a thirty (30) unit mid rise residential development. The proposed units range from 1,275 to 2,260 sq. ft. The proposed design incorporates one squared shaped building positioned on top of a parking garage structure depressed 3'-6" below grade. The building is 6 stories in overall height (5 floors of residential over 1 floors of parking garage and lobby @ 65ft above BFE. The developer will be required to obtain 13 Transfer of Development Rights (TDR). Enclosed please find the site plan, elevations and landscape drawings. (Item #1A)
** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 13 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1170 103 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a new single family home for "Isaac & Michelle Possin" located at 9461 East Broadview Drive Lot 100 of Block 23. The proposed 2 story home has approximately 5,248 square feet of living space with a two-car garage, pool and pool deck in the rear (water side). The residence will have five (5) bedrooms, six (6) full bathrooms, two half bathrooms, a play room and a study/guestroom. Enclosed please find the site plan, elevations and landscape plan. Item #2A
** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.
3. Approval of the minutes held on October 20, 2015, November 3, 2015, November 17, 2015 and January 5, 2016. Item #3

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

March 1, 2016

ITEM NUMBER: 1.

ITEM:

Approval for a new multi-family dwelling for "Atlantis of Bay Harbor" located at 1170 103 Street, Lots 6 & 7 of Block 5. The developers are proposing to construct a thirty (30) unit mid rise residential development. The proposed units range from 1,275 to 2,260 sq. ft. The proposed design incorporates one squared shaped building positioned on top of a parking garage structure depressed 3'-6" below grade . The building is 6 stories in overall height (5 floors of residential over 1 floors of parking garage and lobby @ 65ft above BFE. The developer will be required to obtain 13 Transfer of Development Rights (TDR). Enclosed please find the site plan, elevations and landscape drawings. (Item #1A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 1170 103 Street.

RECOMMENDED ACTION:

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

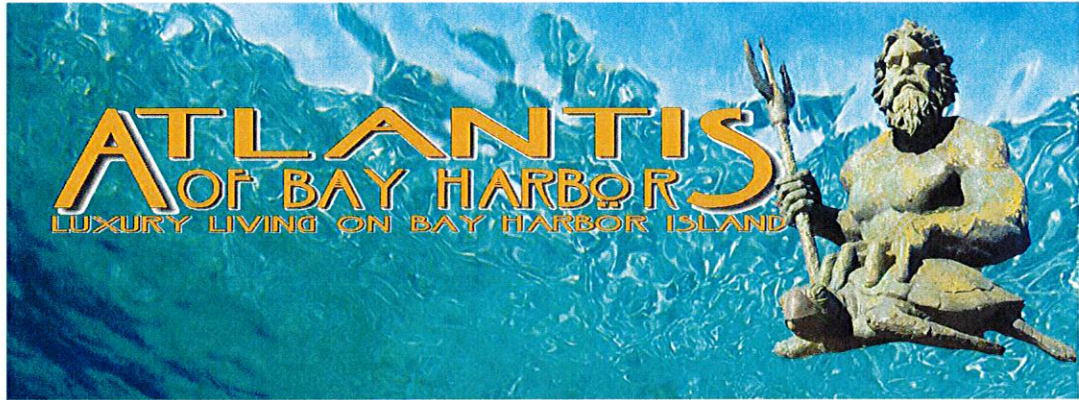
FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	AtlantisofBH.pdf
2.	Staff Report	BHI PZB Staff Report Atlantis MFR Feb 26 2016.pdf



DRC SET

SHEET SCHEDULE	
SHEET	DESCRIPTION
CV 1	COVER SHEET
CV 2	ZONING DATA SUMMARY
SP-1	SITE PLAN
SP-2	SITE SATELLITE LOCATION
SP-3	SITE DETAILS
SP-4	SITE PHOTOS AND ADJOINING BUILDINGS
SP-5	SITE PHOTOS AND ADJOINING BUILDINGS
SP-6	SURVEY
A-1	GROUND PARKING PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	THIRD FLOOR PLAN
A-5	FOURTH FLOOR PLAN
A-6	FIFTH FLOOR PLAN
A-7	SIXTH FLOOR PLAN
A-8	CABANA & POOL DECK PLAN
A-9	ROOF PLAN
A-10	NORTH ELEVATION
A-10.1	NORTH ELEVATION RENDERING
A-11	SOUTH ELEVATION
A-11.1	SOUTH ELEVATION RENDERING
A-12	EAST ELEVATION
A-12.1	EAST ELEVATION RENDERING
A-13	WEST ELEVATION
A-13.1	WEST ELEVATION RENDERING
A-14	BUILDING SECTION
C-1	PAVING, GRADING & DRAINAGE PLAN
C-2	WATER AND SEWER PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
C-4	DETAILS
L-1	LANDSCAPE PLAN
L-2	ROOF DECK LANDSCAPE PLAN
PH-1	SITE PHOTOMETRIC

10281 W. BAY HARBOR LLC.
7657 NW 50th Street Miami FL 33166

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

COVER SHEET
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # 14.049

SHEET #

CV-1

December 28, 2015

BAY HARBOR ISLANDS

1170 - 103 rd STREET.
BAY HARBOR ISLAND , FLORIDA 33181

AMERICAN BUILDING ENGINEERS

1842 OAKLAND PARK BLVD. - FORT LAUDERDALE, FL - 33306
(305) 681-5563 FAX (954) 739-5153
Email: info@abeincusa.com

KIM MOYERS
LANDSCAPE ARCHITECT

4808 NE 16TH AVE.
OAKLAND PARK FL 33334
PH: 954 492 9609

HOLLAND ENGINEERING, INC
CIVIL ENGINEERING

3900 HOLLYWOOD BLVD.,
SUITE 303
HOLLYWOOD, FL 33021
PH: 954 367 0371

COVENANT ENGINEERING INC.
MEP ENGINEERING

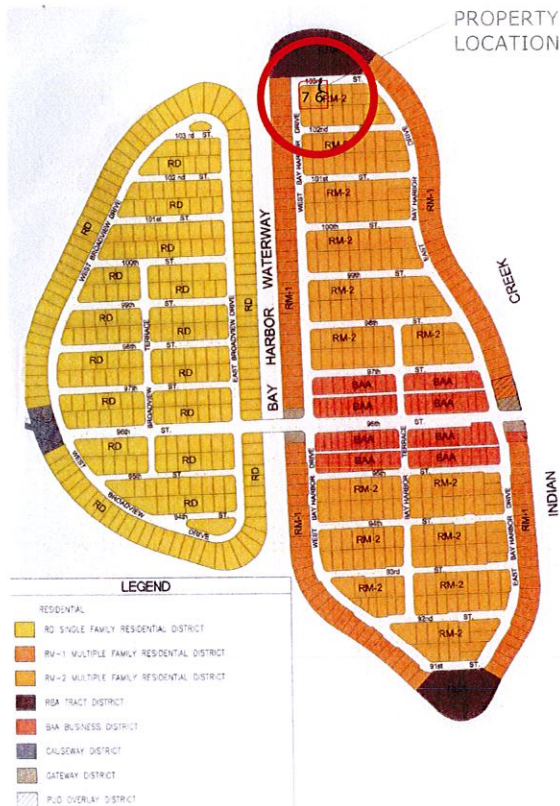
4149 SW 47TH AVENUE, SUTE 3C
DAVIE, FLORIDA 3314
PH: 954 894 9112



PHOTO OF THE PROPOSED LAND DEVELOPMENT



PHOTO OF THE PROPOSED BUILDING



LAND DEVELOPMENT DESIGNATION MAP (RM-2)

Arrangement

BUILDING OCCUPANCY

UNIT	Sq.ft	BEDS	BALCONY/TERRACE
201 (LEVEL 2)	2,053 SF	3 BED / 3 BATH	456 SF
202 (LEVEL 2)	1,665 SF	2 BED / 3 BATH	144 SF
203 (LEVEL 2)	1,896 SF	3 BED / 3 BATH	370 SF
204 (LEVEL 2)	2,260 SF	4 BED / 3 BATH / 1/2 BATH	434 SF
205 (LEVEL 2)	1,528 SF	2 BED / 3 BATH	188 SF
206 (LEVEL 2)	1,730 SF	2 BED / 3 BATH	404 SF
301 (LEVEL 3)	1,946 SF	3 BED / 3 BATH	456 SF
302 (LEVEL 3)	1,665 SF	2 BED / 3 BATH	144 SF
303 (LEVEL 3)	1,896 SF	3 BED / 3 BATH	370 SF
304 (LEVEL 3)	2,260 SF	4 BED / 3 BATH / 1/2 BATH	434 SF
305 (LEVEL 3)	1,433 SF	2 BED / 3 BATH	188 SF
306 (LEVEL 3)	1,555 SF	2 BED / 3 BATH	404 SF
401 (LEVEL 4)	1,806 SF	3 BED / 3 BATH	714 SF
402 (LEVEL 4)	1,557 SF	2 BED / 3 BATH	252 SF
403 (LEVEL 4)	1,665 SF	3 BED / 3 BATH	554 SF
404 (LEVEL 4)	2,016 SF	4 BED / 3 BATH / 1/2 BATH	628 SF
405 (LEVEL 4)	1,457 SF	2 BED / 3 BATH	392 SF
406 (LEVEL 4)	1,556 SF	2 BED / 3 BATH	404 SF
501 (LEVEL 5)	1,583 SF	3 BED / 3 BATH	390 SF
502 (LEVEL 5)	1,557 SF	2 BED / 3 BATH	144 SF
503 (LEVEL 5)	1,665 SF	3 BED / 3 BATH	316 SF
504 (LEVEL 5)	1,905 SF	4 BED / 3 BATH / 1/2 BATH	366 SF
505 (LEVEL 5)	1,299 SF	2 BED / 3 BATH	188 SF
506 (LEVEL 5)	1,305 SF	2 BED / 3 BATH	326 SF
601 (LEVEL 6)	1,563 SF	3 BED / 3 BATH	354 SF
602 (LEVEL 6)	1,477 SF	2 BED / 3 BATH	144 SF
603 (LEVEL 6)	1,520 SF	3 BED / 3 BATH	278 SF
604 (LEVEL 6)	1,800 SF	4 BED / 3 BATH / 1/2 BATH	338 SF
605 (LEVEL 6)	1,275 SF	2 BED / 3 BATH	188 SF
606 (LEVEL 6)	1,305 SF	2 BED / 3 BATH	308 SF

ZONING DATA SUMMARY

FIRST LOT SIZE 11,250 Sq.ft (due to rod curves) SECOND LOT SIZE 11,116 Sq.ft
COMBINED AREA OF BOTH LOTS 22,366 Sq.ft SEE ATTACHED SURVEY

LEGAL DESCRIPTION (BOTH LOTS) lots 6 and 7, block 5 of bay harbor island, according to the plat thereof, as recorded in plat book 46, at page 5, of the public records of miami-dade county, Florida.

NOTE: unity of title will be provided at a later date

FLOOD ELEVATION LEVEL

THE SITE IS LOCATED IN FLOOD ZONE (AE) WITH BFE OF 9.0' NGVD
CROWN OF ROAD NORTH WEST 4.95' Highest Point
CROWN OF ROAD NORTH EAST 5.23' Highest Point

ZONING DESCRIPTION AND CLASSIFICATION

RM2- MULTI FAMILY RESIDENTIAL DISTRICT (SEE MAP PROVIDED)

LAND USE DESIGNATION MH- MED HIGH DENSITY RESIDENTIAL
MAXIMUM BASE DENSITY 34 UNITS PER ACRE

PROPOSED DENSITY

30 DU (58.8 DUA), WHICH REQUIRES TO ACQUIRE 13 TDR UNITS

SET BACKS

-FRONT

Building less than 30 feet in height allowable 20' feet
Building less than 45 feet in height allowable 25' feet
Building less than 65 feet in height allowable 30' feet

REQUIRED

20' feet
25' feet
30' feet

PROPOSED

20' feet
25' feet
30' feet

for every 3 feet vertical rise 1 foot horizontal setback their after
since the property had 2 frontage it will have 2 frontage set back

-REAR 10'-0"

-SIDE 10% OF STREET FRONTAGE

FOR A 65 FOOT TALL BUILDING SET BACK REQUIREMENTS

103 Street (Principle North Frontage) 20'-0" BASE TO - 30'
W Bay Harbor Drive (West Frontage) 20'-0" BASE TO 30'
Side set back (East) 10% of 150 feet = 15 FEET 15'-0" BASE + 11.67' or 26.67'
Rear set back (South) 10'-0" BASE + 11.67' or 21.67'

Flex set back 1/3 of overall 120'-0" = 40'-0" West side /east side
Flex set back 1/3 of overall 115'-0" = 38'-3" North side /south side

ALLOWABLE

North Side street
East Side
South Side rear
West Side street

38'-3"
40'-0"
38'-3"
40'-0"

PROPOSED

37'-8"
40'-0"
37'-8"
38'-0"

MAXIMUM HEIGHT ALLOWANCE
MAXIMUM BUILDING HEIGHT

ALLOWABLE
65'-0" above BFE

PROPOSED
65'-0" above BFE

LANDSCAPE REQUIREMENTS

20% OF LOT AREA (GROUND LEVEL)
Total the 2 lots 22,366 X 0.20

REQUIRED

4,473 Sq.ft (20%)

PROPOSED

5,364 Sq.ft = 24.05%

LANDSCAPE ROOF DECK REQUIREMENT
15% OF (ROOF DECK) used for recreation
Total Area 7,830 Sq.ft

REQUIRED

1,173 Sq.ft (15%)

PROPOSED

PROPOSED

1,187 Sq.ft = 15.1%

Parking requirement
Resident parking 2 parking space per apartment
HC (handicap parking)
VISITOR PARKING
LOADING SPACE

REQUIRED
60
2
2
1

PROPOSED

60
2
2
1
62 Spaces Total

Resident Storage (25 SF X 7H)
Drop off area

30

30
provided

ADDITIONAL NOTES

The development site is 22,366 Square feet in size, The allowable base density 17.46 DU rounded to 17 DU via the base density of (34 DUA.)

the proposed development is 30DU (58.8 DUA.) which will require
THE DEVELOPER to acquire an additional 13 TDR units.

PERMIT ISSUE:

REVISIONS: DATE:

1. REVISED /OCT 22 -2015

2. REVISED /NOV 16 -2015

3. /

4. /

5. /

ABE

AMERICAN BUILDING ENGINEERS

1842 East Oakland Park Blvd.
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7657 NW 50th Street Miami FL 33166

ABE BORUJERDI, P.E.

P.E. 38553

PHONE: (954) 739-5099

APPROVED SEAL/SIGNATURE

ANALYSIS & DATA SUMMARY

ATLANTIS OF BAY HARBOR ISLANDS

1170 - 103rd. Street

BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT #:

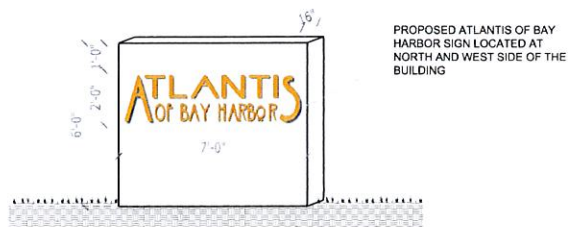
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SHEET #:

CV 2

PRINT DATE:

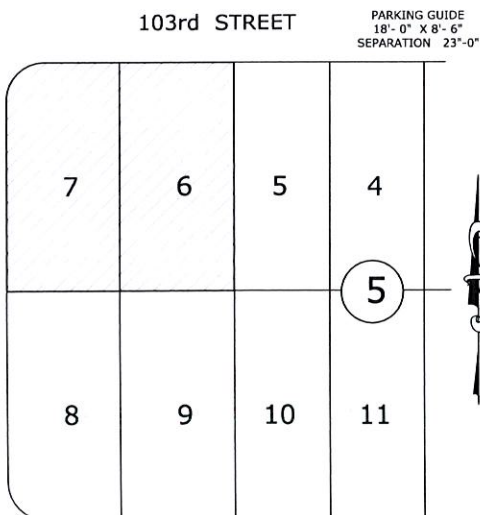
December 28, 2015



PROPOSED SIGN
SCALE: NTS

FIRE DEPARTMENT TABLE

The table shown is the required area by the fire department truck to operate with out any aerial obstructions what is show can be any were on the street side along the 150' foot stretch of both sides of the building

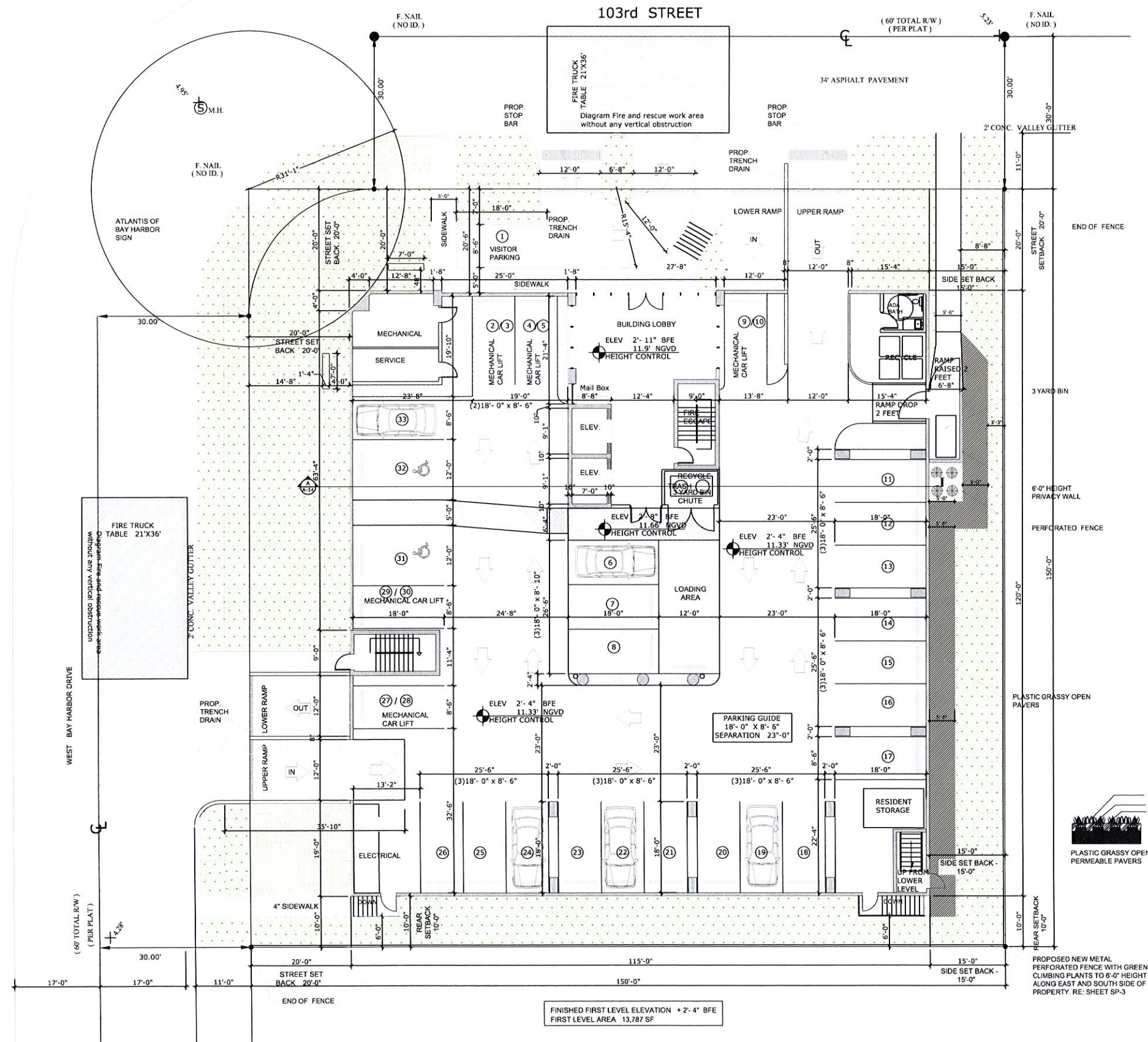


LOCATION MAP
SCALE: NTS

LANDSCAPE REQUIREMENTS
20% OF LOT AREA (GROUND LEVEL)
Total the 2 lots 22,366 X 0.20

REQUIRED
4,473 Sq.ft (20%)

PROPOSED
5,364 Sq.ft = 24.05%



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

PERMIT ISSUE:	
REVISIONS:	DATE:
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SITE PLAN
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # 14.049

SHEET #
SP-1

DATE
December 28, 2015



EXISTING LOT



PROPOSED NEW BUILDING



PROPOSED NEW BUILDING

LEGAL DESCRIPTION:
LOTS 6 AND 7, BLOCK 5, "BAY HARBOR ISLAND" ACCORDING TO THE PLAT
THERE OF, AS RECORDED IN PLAT BOOK 45, PAGE 5 OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA

SITE STATISTICS:
LAND - USE RESIDENTIAL

PERMIT ISSUE:	
REVISIONS:	DATE:
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SITE SATELLITE LOCATION

ATLANTIS OF BAY HARBOR ISLANDS

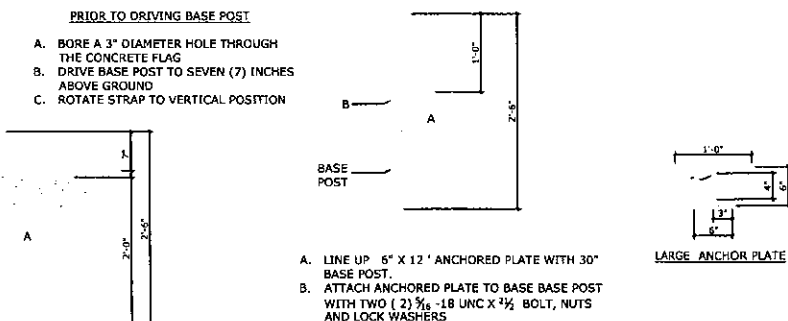
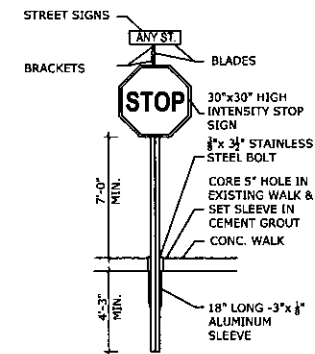
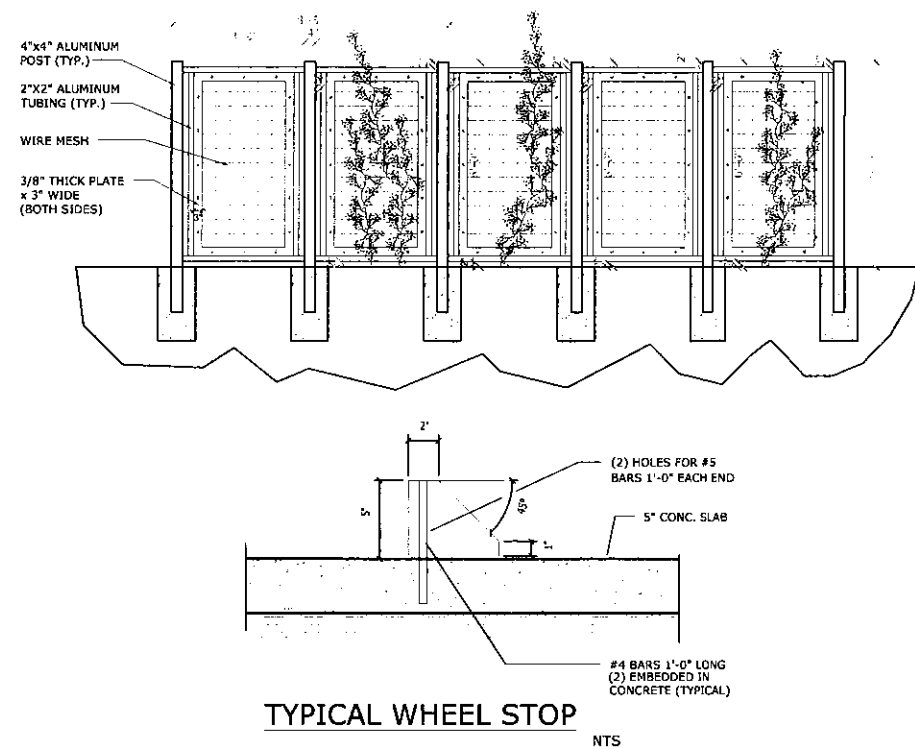
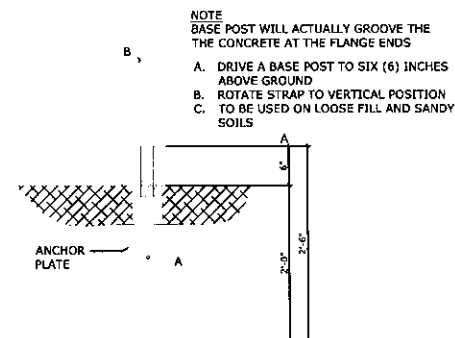
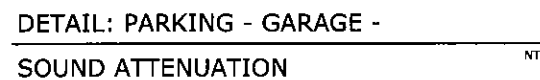
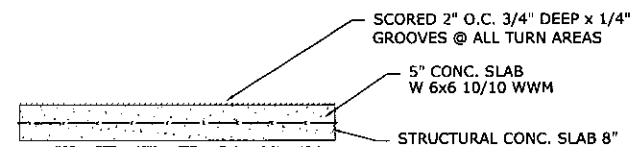
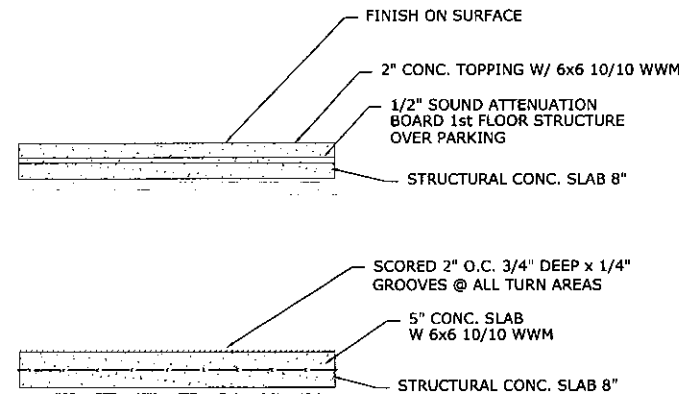
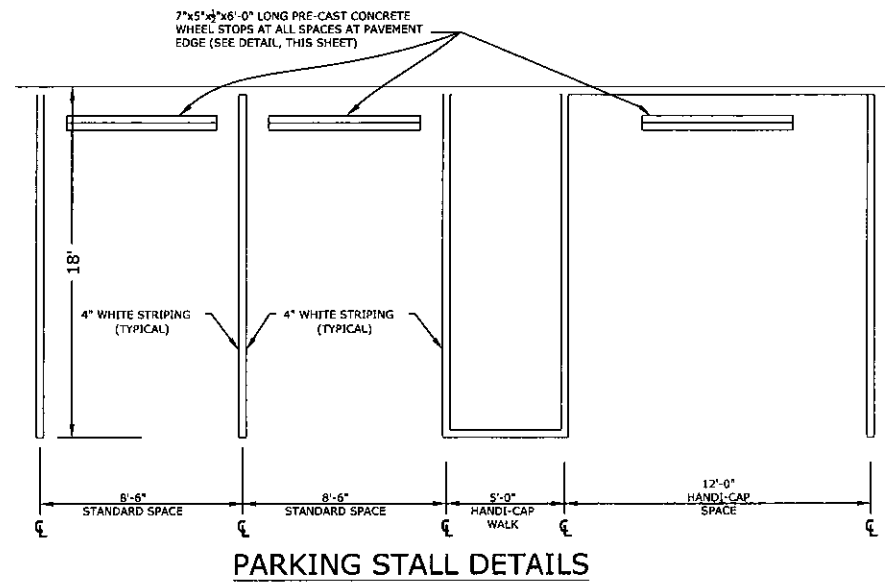
1170 - 103rd Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # 14.049

SHEET #

SP-2

PRINT DATE
NOV 28 2015



STANDARD BREAK AWAY SIGN POST MIAMI DADE COUNTY CODE PUBLIC WORKS

PERMIT ISSUE	
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ABE BORUJERDI, P.E. P.E. 38553 PHONE: (954) 739-5099 APPROVED SEAL/SIGNATURE	
SITE DETAILS ATLANTIS OF BAY HARBOR ISLANDS 1170 - 103rd. Street BAY HARBOR ISLANDS, FLORIDA 33154	
PROJECT #	14.049
SHEET #	SP-3
PRINT DATE	DEC 28 2015

EXISTING PROPERTY VIEW FROM DIFFERENT ANGLES AND ADJOINING PROPERTY



103 ST. BAY HARBOR



NORTH WEST CORNER



WEST SIDE FRONTAGE



WEST SIDE LOOKING SOUTH



NORTH LOOKING TO ADJOINING EAST BUILDING



WEST SIDE ADJOINING BUILDING

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P.E. 38553
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SITE PICTURES

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT #

14.049

SHEET #

SP-4

PRINTED: DEC 28 2015

EXISTING PROPERTY VIEW FROM DIFFERENT ANGLES AND ADJOINING PROPERTIES



NORTH SIDE LOOKING WEST



NORTH SIDE FRONTAGE



WEST SIDE VIEW TO THE NORTH



VIEW ACROSS WEST SIDE

PERMIT ISSUE:

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1.	/
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P.E. 38553
PHONE: (954) 739-5099
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SITE PICTURES

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT #

14.049

SHEET #

SP-5

PRINT DATE

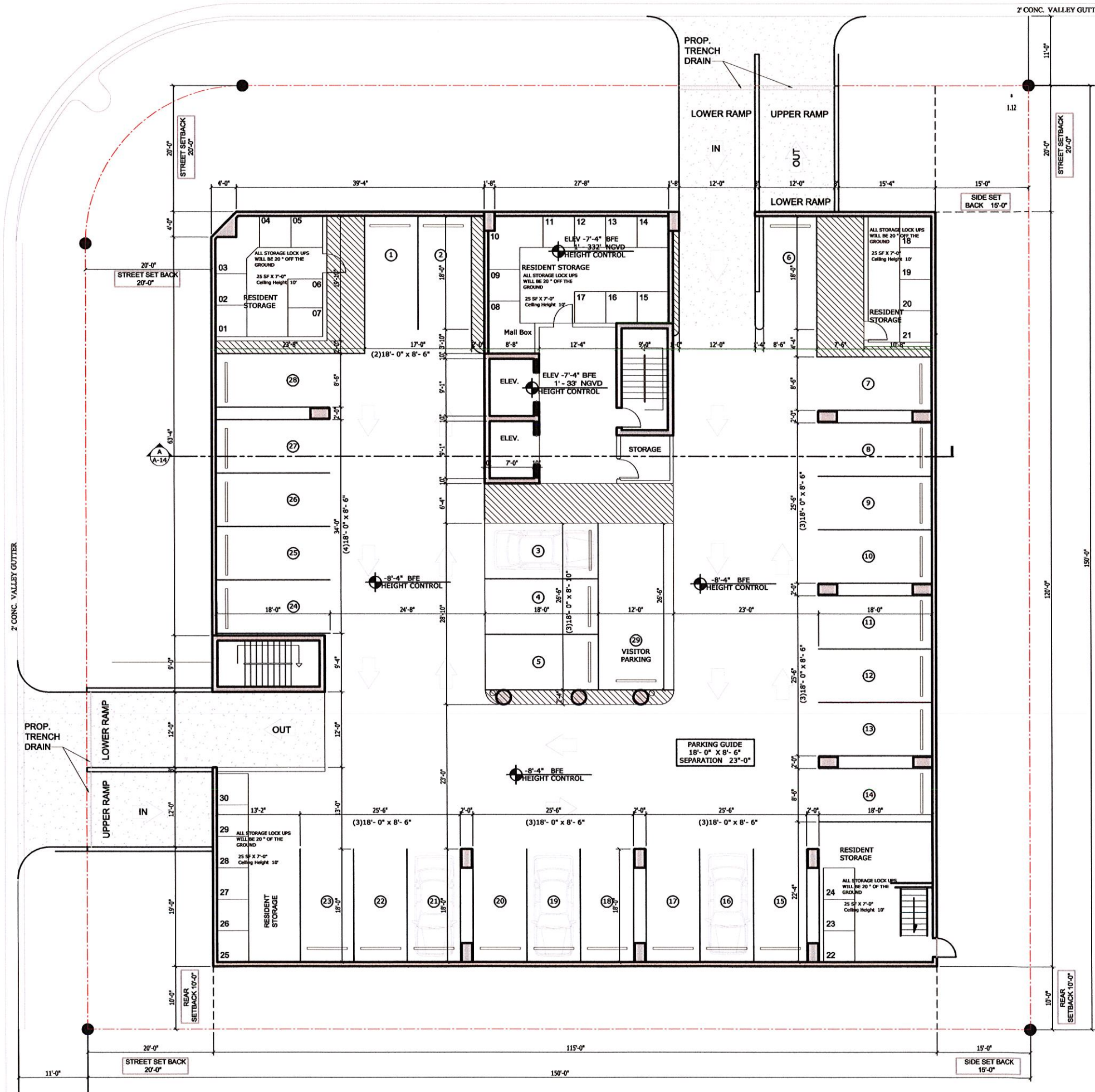
DEC 28 2015



GROUND PARKING PLAN

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

1
A-1



PERMIT ISSUE:
REVISIONS: DATE:
1 /
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P.E. 38553
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GROUND LEVEL FLOOR PLAN

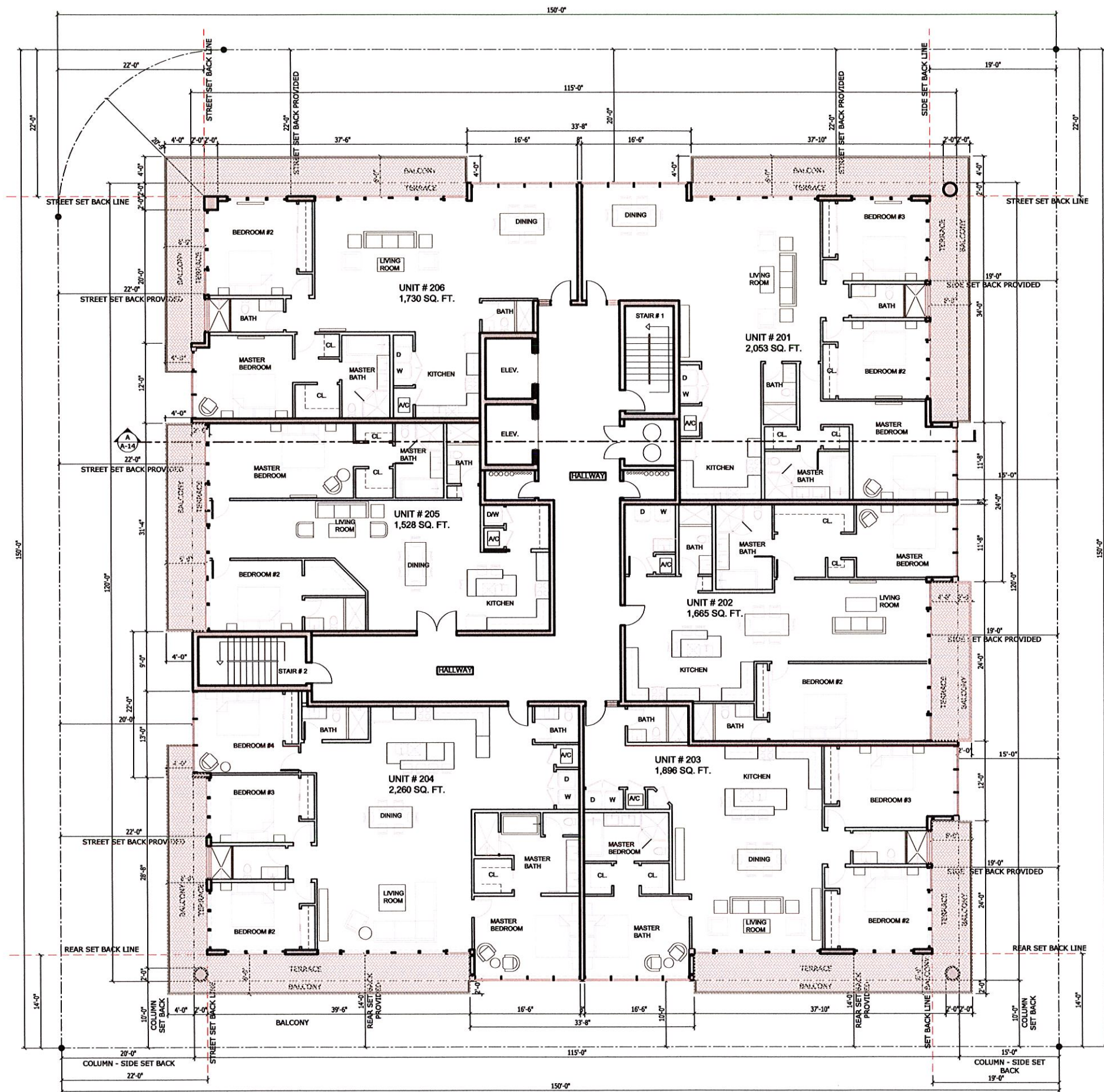
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # 14.049

SHEET #

A-1

DEC 16 2015



 **SECOND FLOOR PLAN** 1
SCALE: 1/8" = 1'-0" A-3

PERMIT ISSUE	
REVISIONS	DATE
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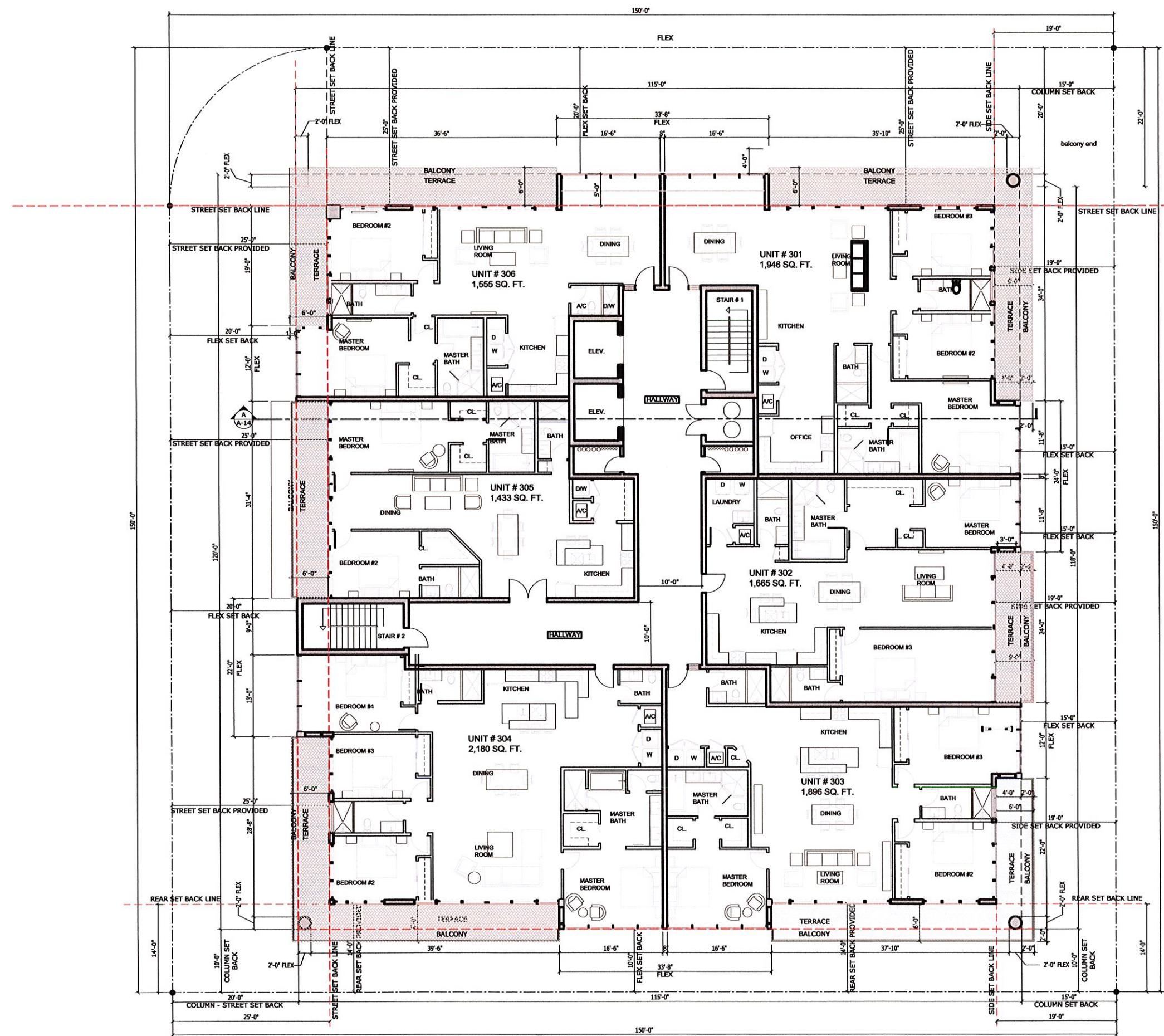
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PHONE: (954) 739-5099
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SECOND FLOOR PLAN
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # 14.049

A-3

DATE: DEC 16 2015



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
1
A-4

REVISIONS		DATE
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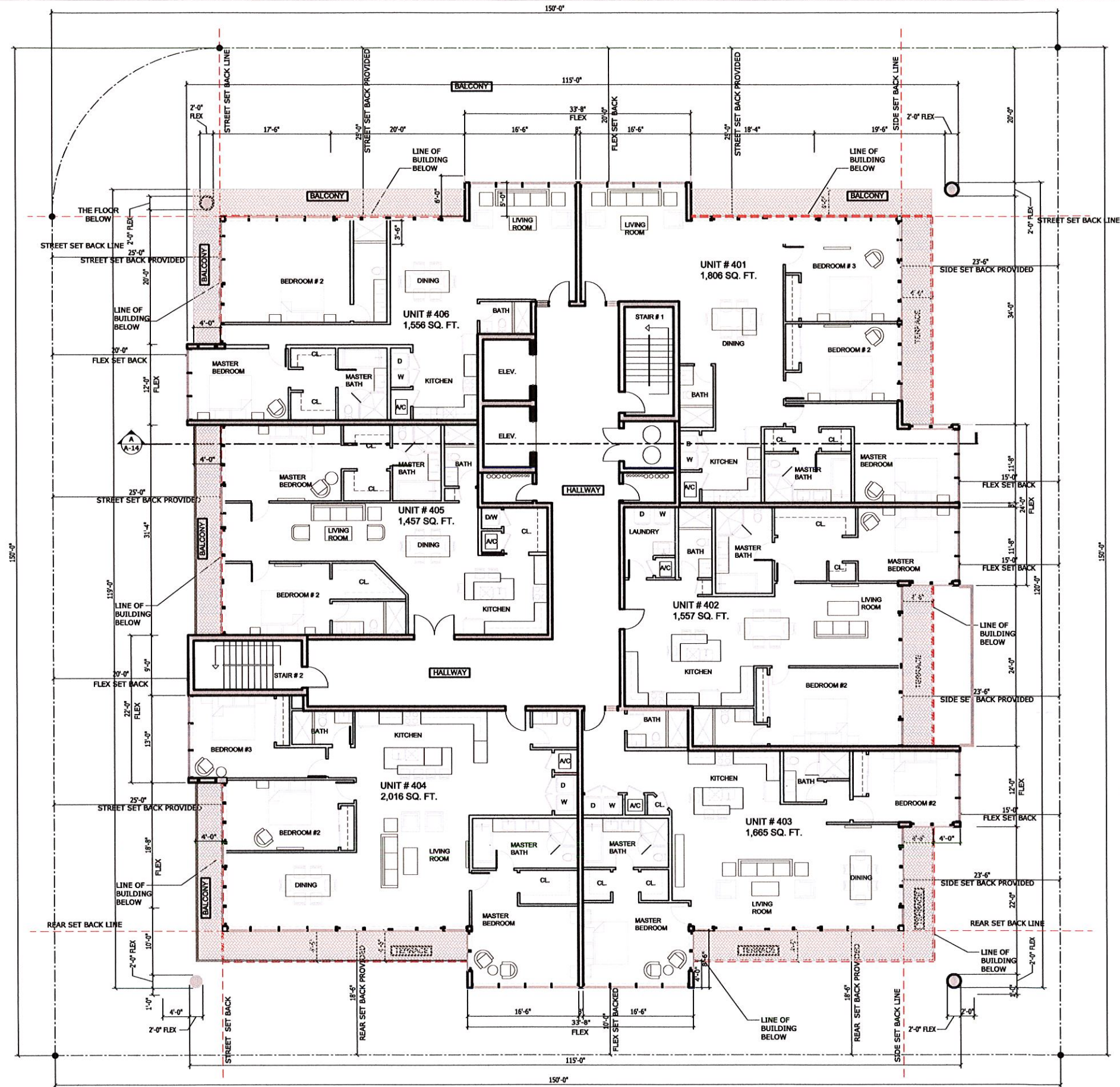
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THIRD FLOOR PLAN
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # 14.049

A-4

DEC 16 2015



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
1
A-5

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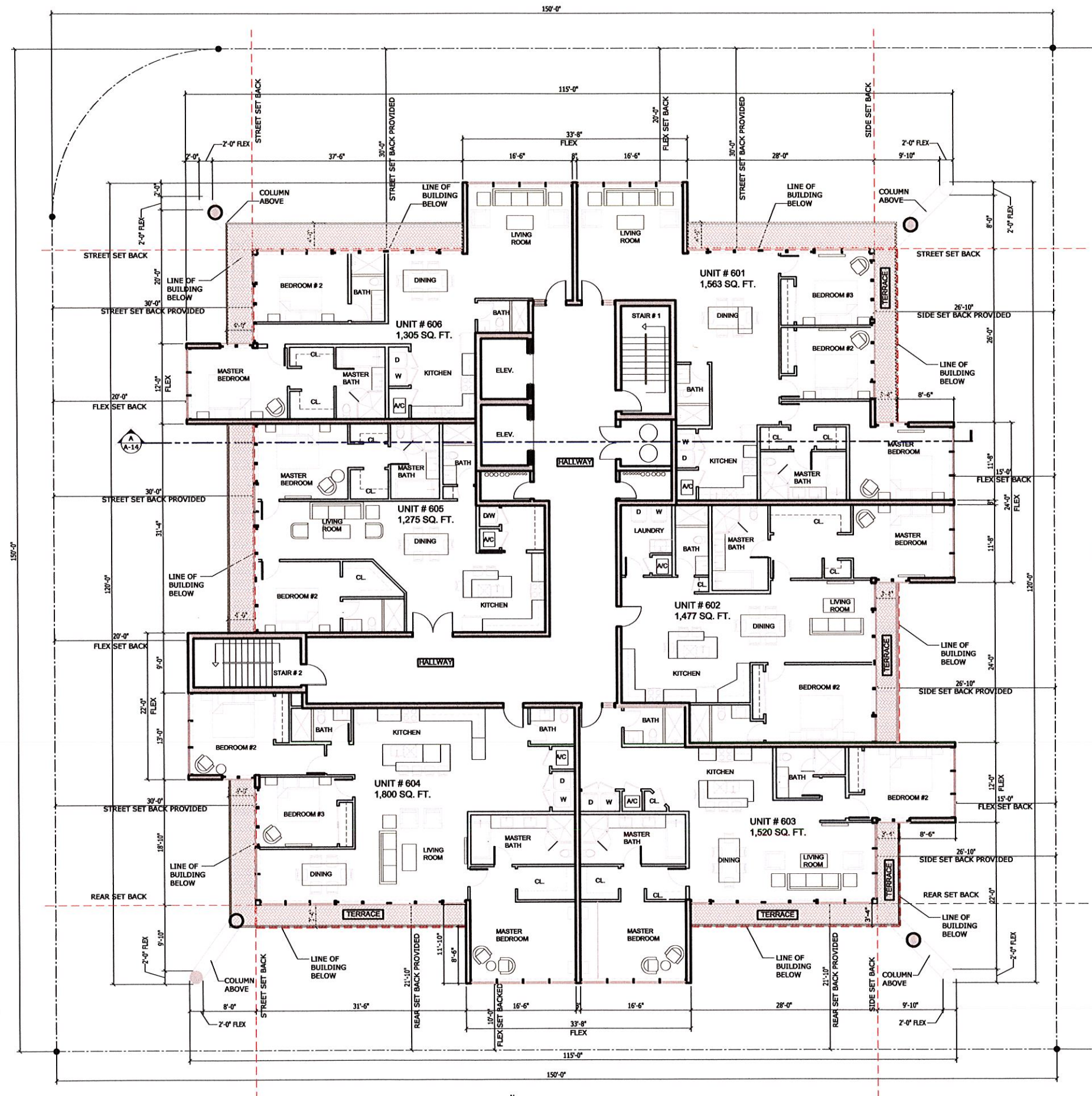
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FOURTH FLOOR PLAN
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # 14.049

A-5

DATE: DEC 16 2015



SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
1
A-6

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REVISIONS: DATE:
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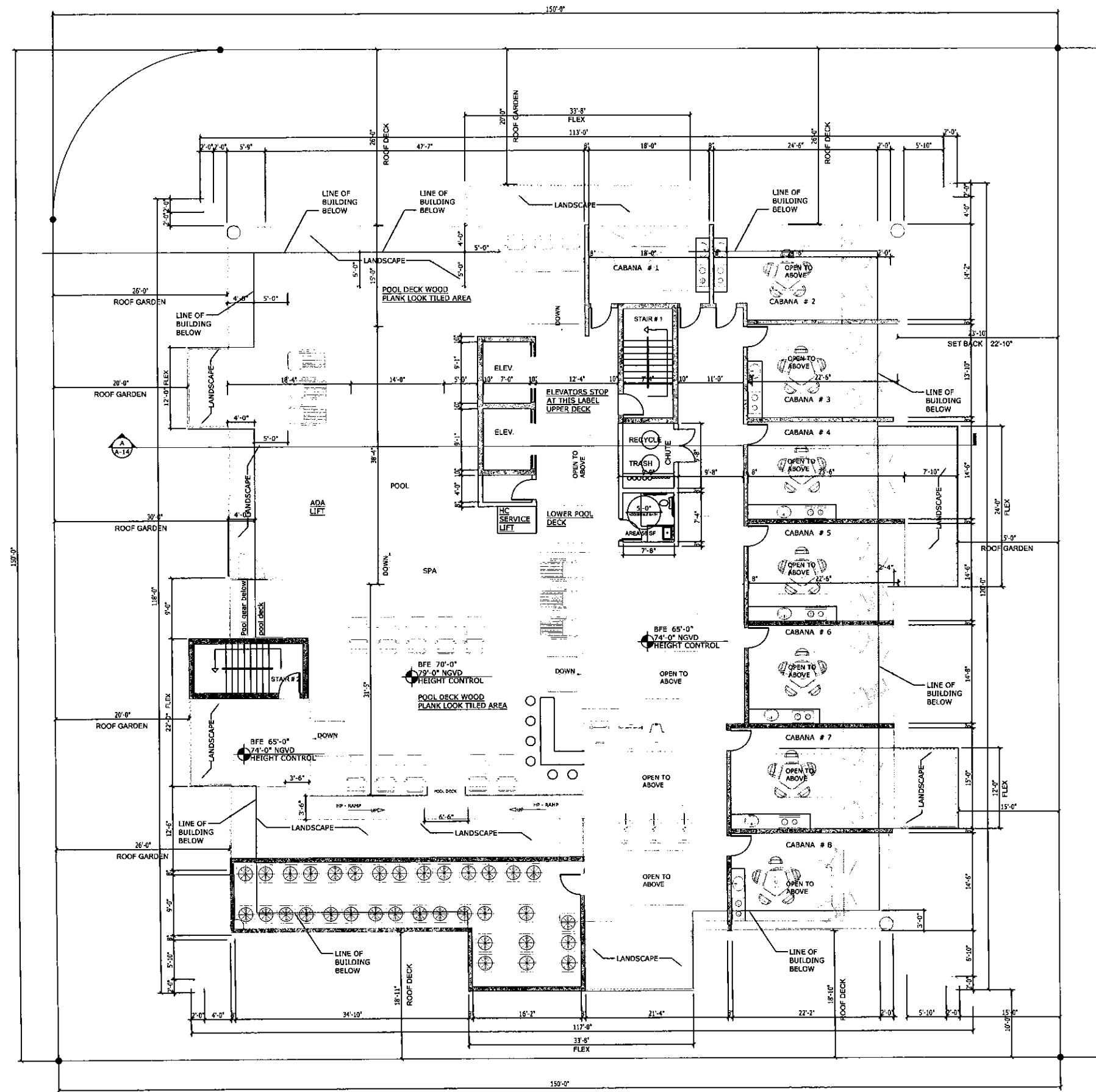
SIXTH FLOOR PLAN
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
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PROJECT # 14.049

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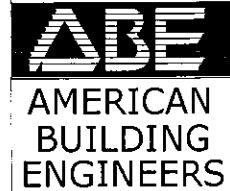
A-7

DATE: DEC 16 2015



CABANA AND POOL DECK 1
A-8
SCALE: 1/8" = 1'-0"

PERMIT ISSUE:	
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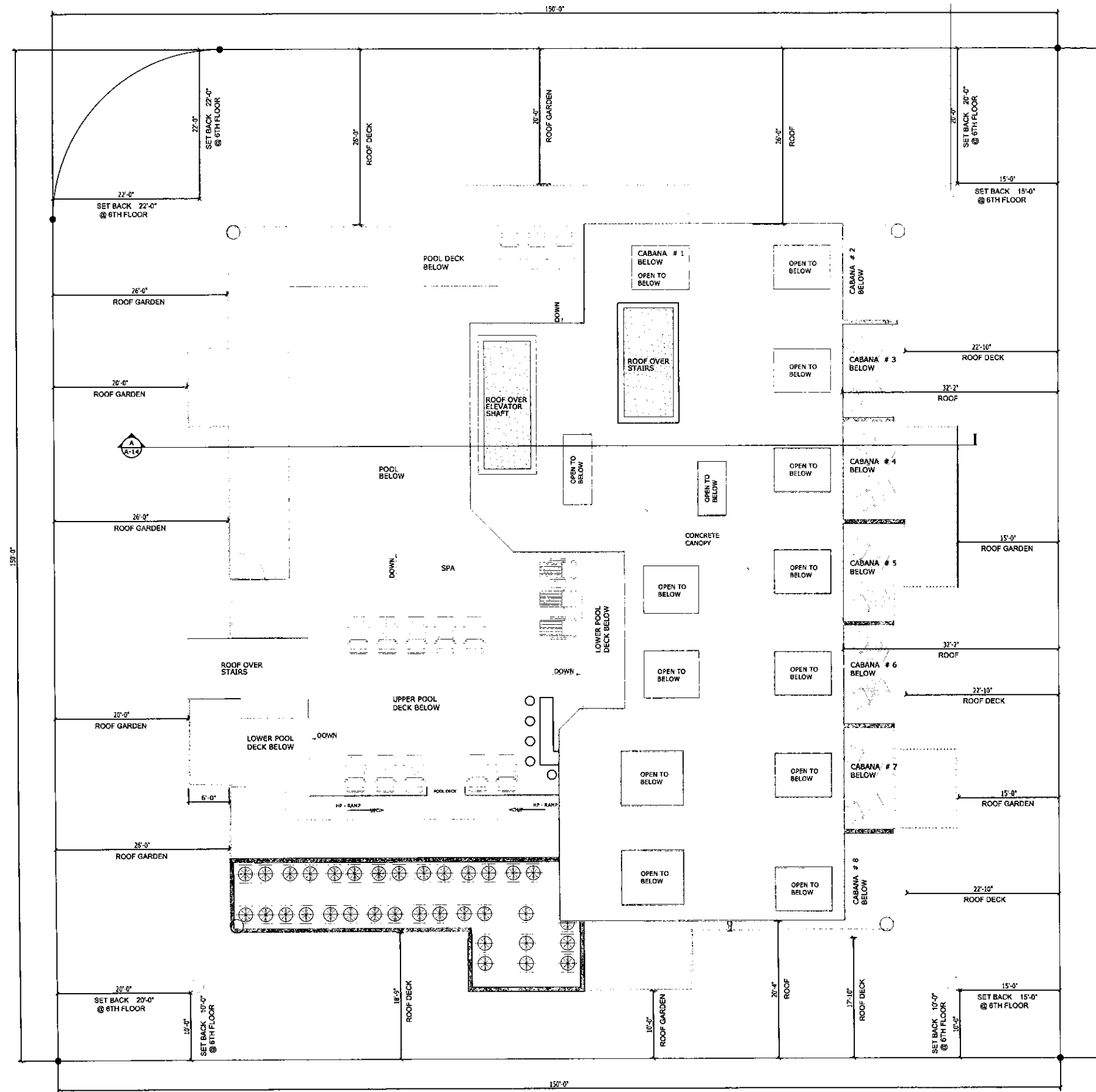
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CABANA AND POOL DECK
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # 14.049

SHEET # **A-8**

DATE: DEC 28 2015



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

1
A-8

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HIGH ROOF PLAN
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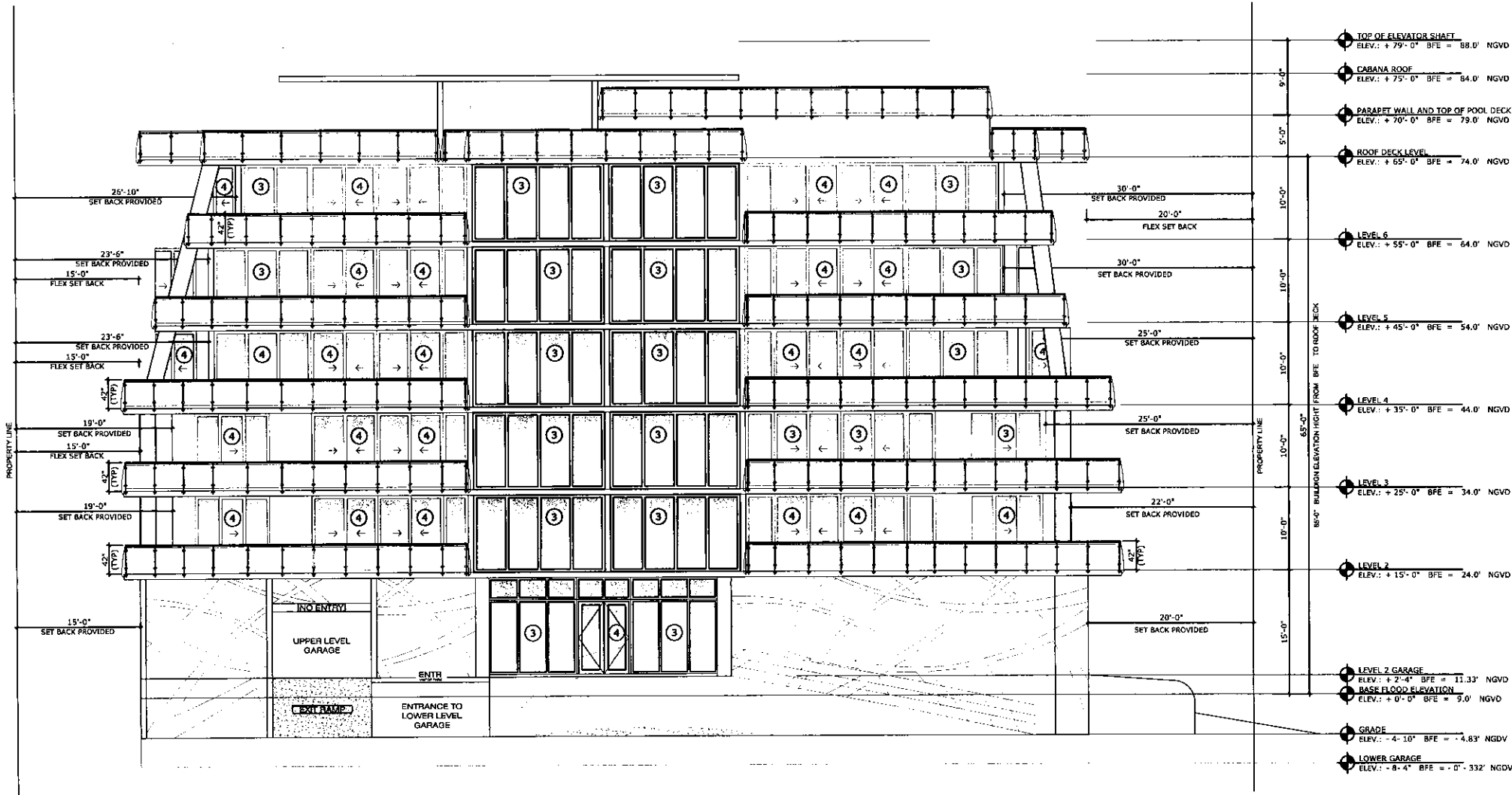
PROJECT # 14.049

SHEET #

A-9

DATE: DEC 28 2015

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
1	WALL	SMOOTH STUCCO	WHITE
2	WALL	SMOOTH STUCCO	GRAY
3	STOREFRONT	GLASS & ALUMINUM	WHITE FRAME
4	DOOR	GLASS & ALUMINUM	WHITE FRAME
5	DOOR	METAL	WHITE DOOR AND FRAME



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0" A-10

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NORTH ELEVATION

ATLANTIS OF BAY HARBOR ISLANDS

1170 - 103rd. Street

BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # 14.049

SHEET #

A-10

DATE: DEC 28 2015



NORTH ELEVATION RENDERING

1

A-10.1

SCALE: NTS

- CARANA ROOF
ELEV.: + 75'-0" BFE = 84'0" NOVD
- PARAPET WALL AND TOP OF POOL DECK
ELEV.: + 70'-0" BFE = 79'0" NOVD
- ROOF DECK LEVEL
ELEV.: + 65'-0" BFE = 74'0" NOVD
- LEVEL 6
ELEV.: + 55'-0" BFE = 64'0" NOVD
- LEVEL 5
ELEV.: + 45'-0" BFE = 54'0" NOVD
- LEVEL 4
ELEV.: + 35'-0" BFE = 44'0" NOVD
- LEVEL 3
ELEV.: + 25'-0" BFE = 34'0" NOVD
- LEVEL 2
ELEV.: + 15'-0" BFE = 24'0" NOVD
- LEVEL 2 GARAGE
ELEV.: + 2'-4" BFE = 11.33' NOVD
- GRADE
ELEV.: - 4'-10" BFE = - 4.83' NOVD

PERMIT ISSUE:	
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NORTH ELEVATION RENDERING

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
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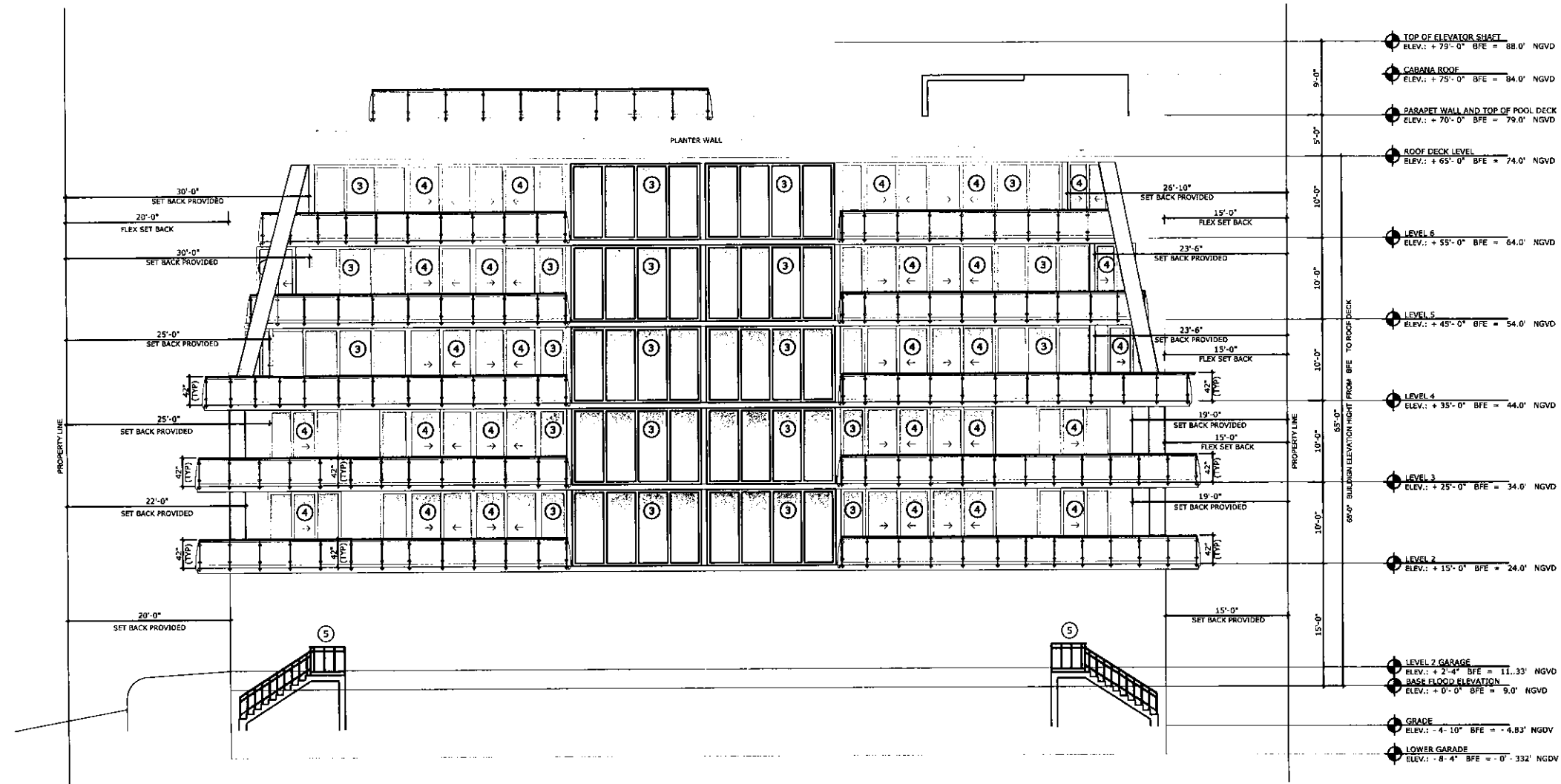
PROJECT # 14.049

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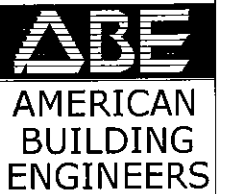
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MARK	ITEM	MATERIAL	COLOR
1	WALL	SMOOTH STUCCO	WHITE
2	WALL	SMOOTH STUCCO	GRAY
3	STOREFRONT	GLASS & ALUMINUM	WHITE FRAME
4	DOOR	GLASS & ALUMINUM	WHITE FRAME
5	DOOR	METAL	WHITE DOOR AND FRAME



SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0" A-11

PERMIT ISSUE:	
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SOUTH ELEVATION

ATLANTIS OF BAY HARBOR ISLANDS

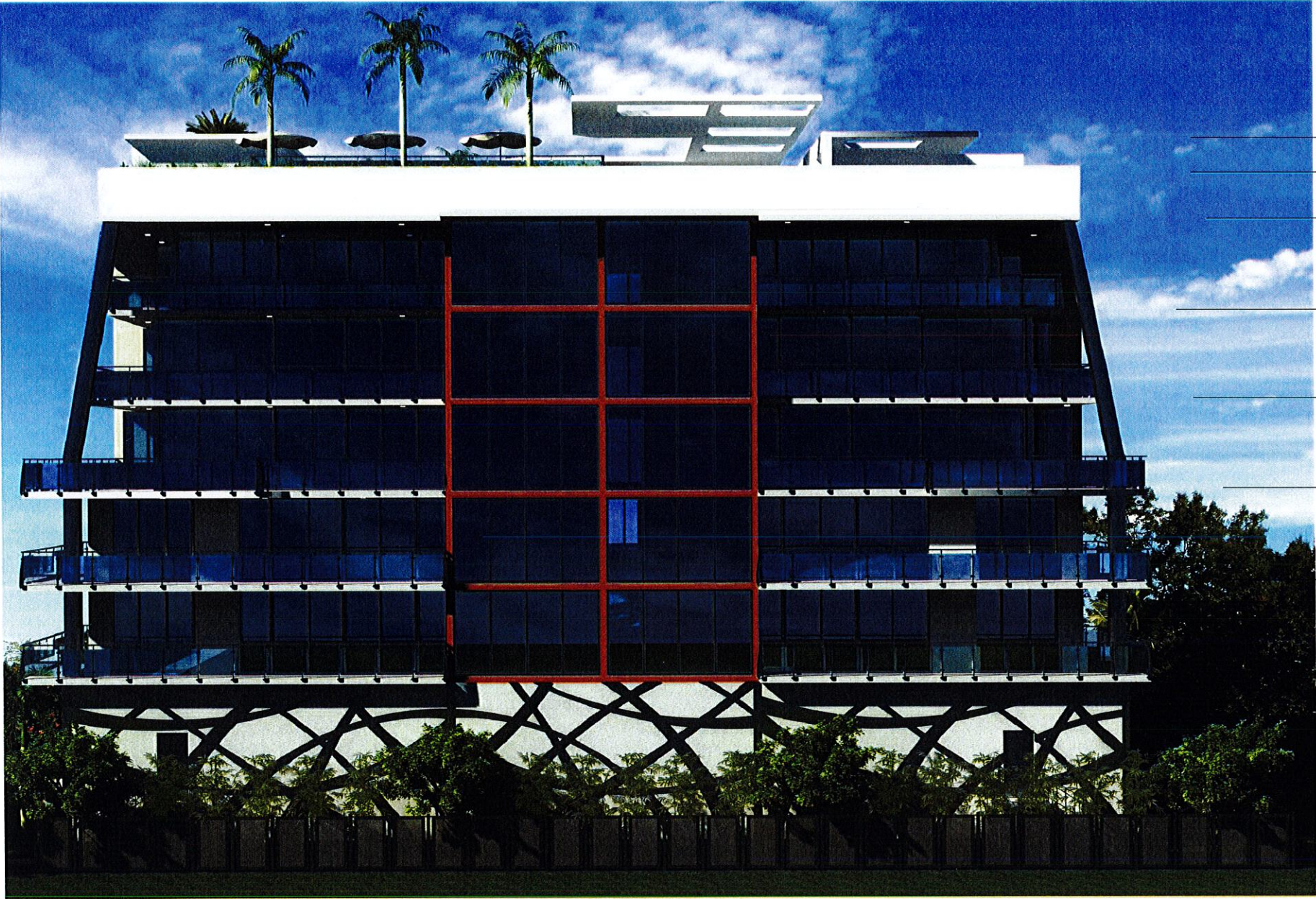
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT #	14.049
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A-11

DEC 28 2015



SOUTH ELEVATION RENDRERING

SCALE: NTS

1
A-11.1

- CABANA ROOF
ELEV. = 75'-0" BFE = 84.0' NGVD
- PARAPET WALL AND TOP OF POOL DECK
ELEV. = 70'-0" BFE = 79.0' NGVD
- POOL DECK LEVEL
ELEV. = 65'-0" BFE = 74.0' NGVD
- LEVEL 6
ELEV. = 55'-0" BFE = 64.0' NGVD
- LEVEL 5
ELEV. = 45'-0" BFE = 54.0' NGVD
- LEVEL 4
ELEV. = 35'-0" BFE = 44.0' NGVD
- LEVEL 3
ELEV. = 25'-0" BFE = 34.0' NGVD
- LEVEL 2
ELEV. = 15'-0" BFE = 24.0' NGVD
- GRADE
ELEV. = 4'-10" BFE = -4.63' NGVD

PERMIT ISSUE

REVISIONS

DATE

1

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SOUTH ELEVATION RENDERING

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

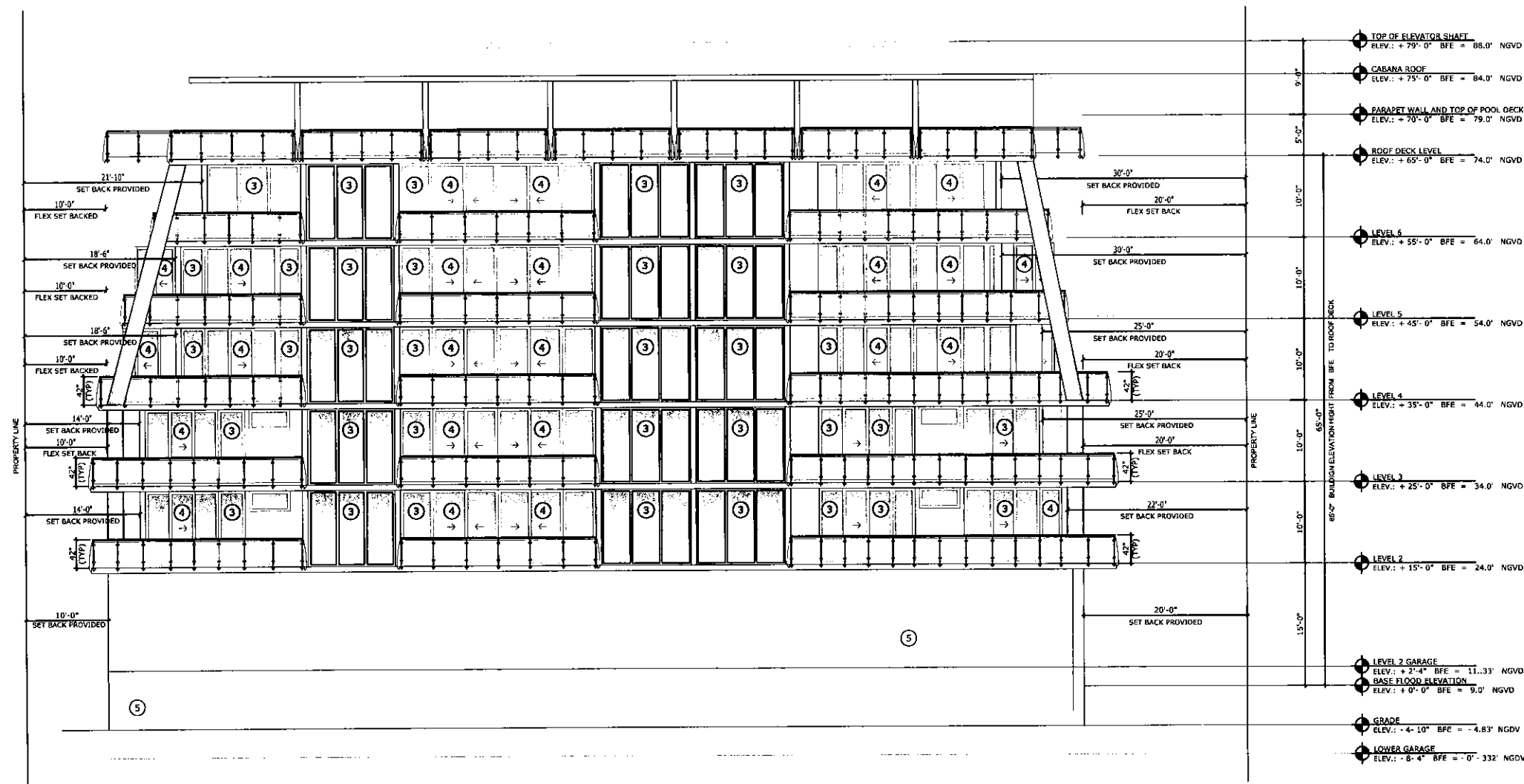
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A-11.1

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EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
1	WALL	SMOOTH STUCCO	WHITE
2	WALL	SMOOTH STUCCO	GRAY
3	STOREFRONT	GLASS & ALUMINUM	WHITE FRAME
4	DOOR	GLASS & ALUMINUM	WHITE FRAME
5	DOOR	METAL	WHITE DOOR AND FRAME



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

PERMIT ISSUE:	
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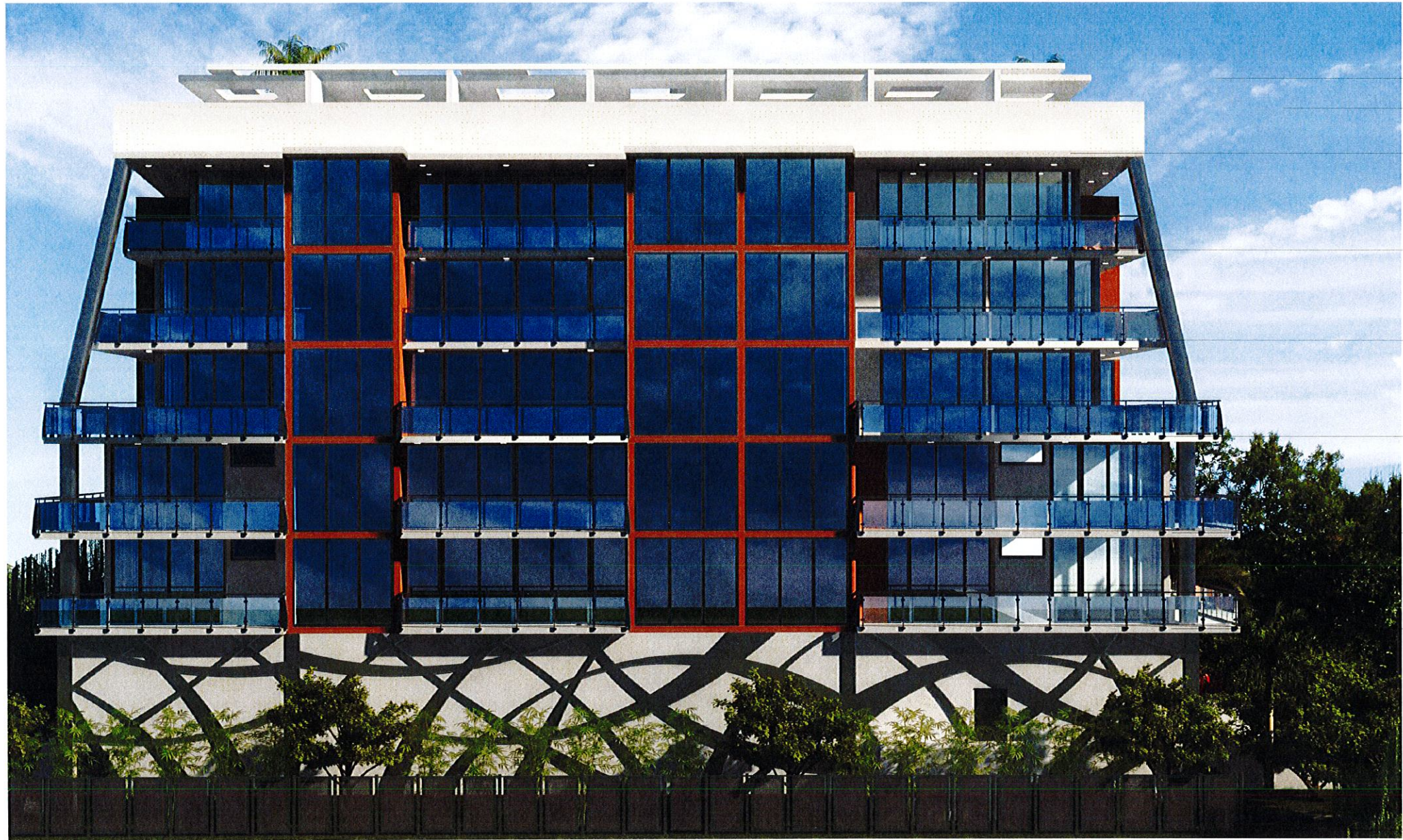
EAST ELEVATION
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
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PROJECT # 14.049

SHEET #

A-12

PRINT DATE
DEC 28 2015



EAST ELEVATION RENDERING
SCALE: NTS 1
A-12.1

- CABANA ROOF
ELEV.: + 75'- 0" BFE = 84.0' NGVD
- PARAPET WALL AND TOP OF POOL DECK
ELEV.: + 70'- 0" BFE = 79.0' NGVD
- ROOF DECK LEVEL
ELEV.: + 65'- 0" BFE = 74.0' NGVD
- LEVEL 5
ELEV.: + 55'- 0" BFE = 64.0' NGVD
- LEVEL 5
ELEV.: + 45'- 0" BFE = 54.0' NGVD
- LEVEL 4
ELEV.: + 35'- 0" BFE = 44.0' NGVD
- LEVEL 3
ELEV.: + 25'- 0" BFE = 34.0' NGVD
- LEVEL 2
ELEV.: + 15'- 0" BFE = 24.0' NGVD
- GRADE
ELEV.: - 4'- 10" BFE = - 4.83' NGVD

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EAST ELEVATION RENDERING
ATLANTIS OF BAY HARBOR ISLANDS
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BAY HARBOR ISLANDS, FLORIDA 33154

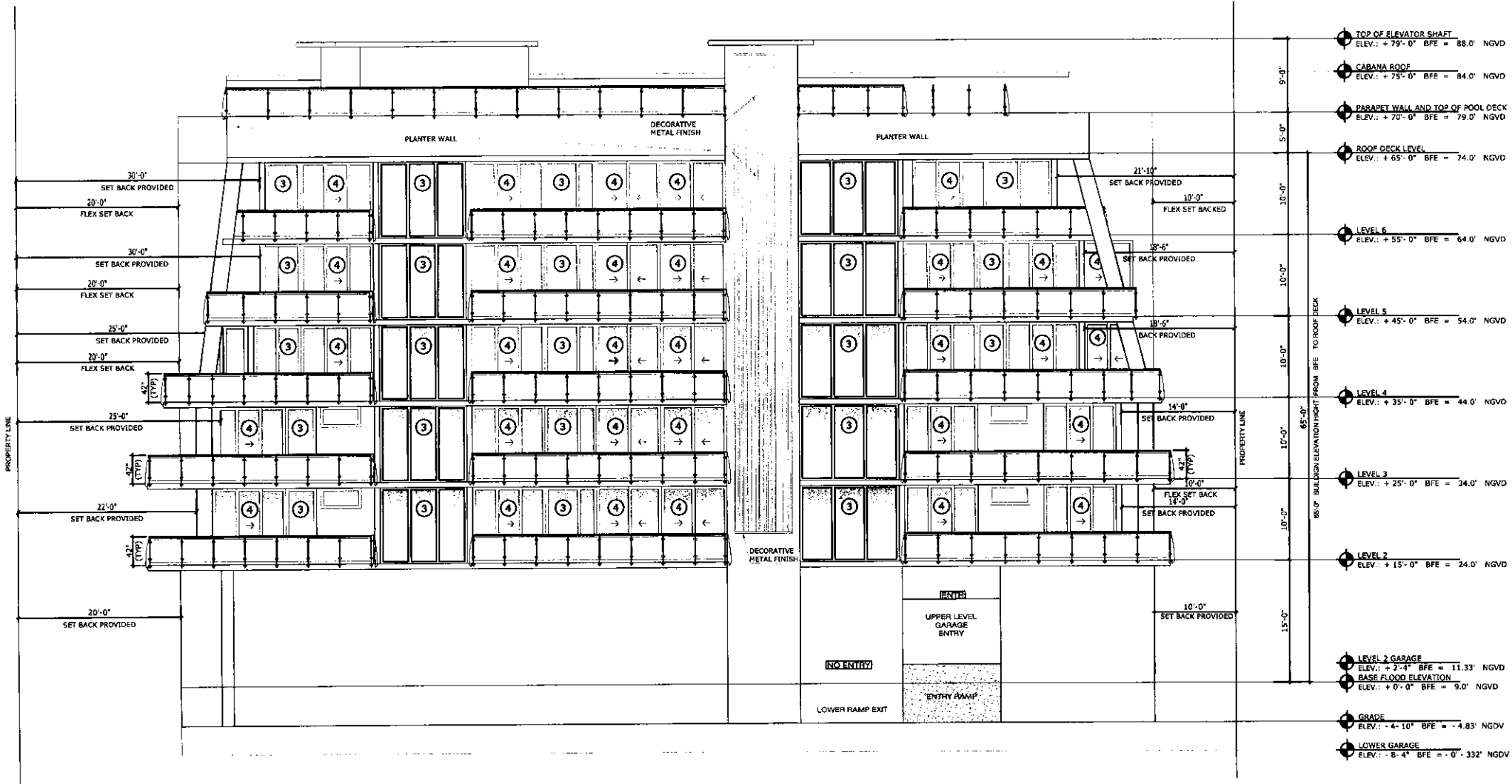
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A-12.1

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EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
1	WALL	SMOOTH STUCCO	WHITE
2	WALL	SMOOTH STUCCO	GRAY
3	STOREFRONT	GLASS & ALUMINUM	WHITE FRAME
4	DOOR	GLASS & ALUMINUM	WHITE FRAME
5	DOOR	METAL	WHITE DOOR AND FRAME



WEST ELEVATION 1
SCALE: 1/8" = 1'-0"
A-13

PERMIT ISSUE	
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WEST ELEVATION
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
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PROJECT # 14.049

SHEET #

A-13

PRINT DATE
DEC 28 2015



WEST ELEVATION RENDRING
SCALE: NTS

1
A-13.1

- TOP OF ELEVATOR SHAFT
ELEV.: + 79'-0" BFE = 88.0' NGVD
- CABANA ROOF
ELEV.: + 75'-0" BFE = 84.0' NGVD
- PARAPET WALL AND TOP OF POOL DECK
ELEV.: + 70'-0" BFE = 79.0' NGVD
- ROOF DECK LEVEL
ELEV.: + 65'-0" BFE = 74.0' NGVD
- LEVEL 6
ELEV.: + 55'-0" BFE = 64.0' NGVD
- LEVEL 5
ELEV.: + 45'-0" BFE = 54.0' NGVD
- LEVEL 4
ELEV.: + 35'-0" BFE = 44.0' NGVD
- LEVEL 3
ELEV.: + 25'-0" BFE = 34.0' NGVD
- LEVEL 2
ELEV.: + 15'-0" BFE = 24.0' NGVD
- LEVEL 2 GARAGE
ELEV.: + 2'-4" BFE = 11.33' NGVD

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WEST ELEVATION RENDERING

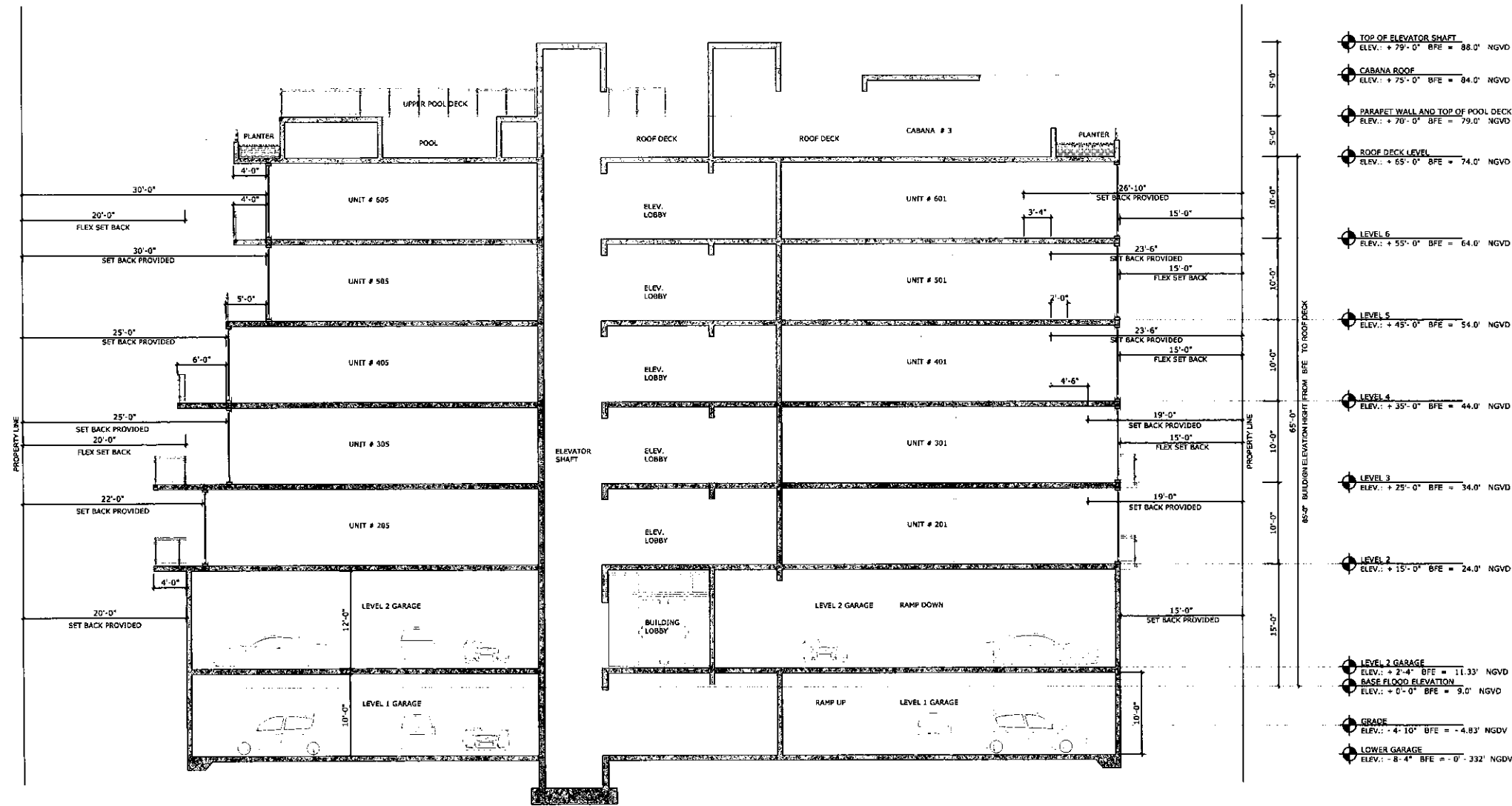
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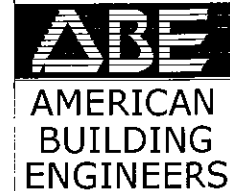
DATE: DEC 28 2015



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

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A-14

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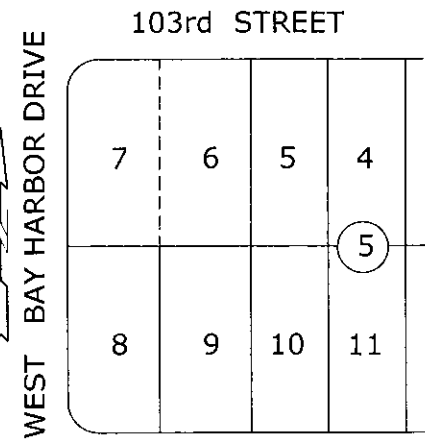
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BUILDING SECTION
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

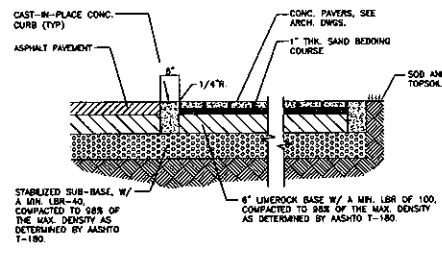
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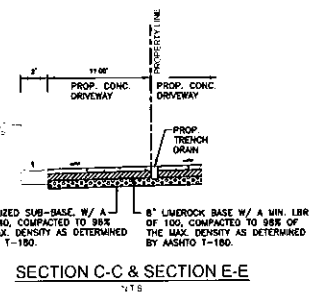
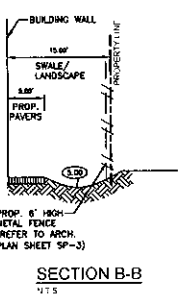
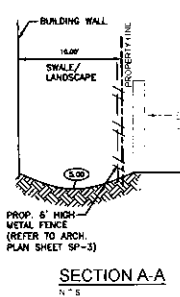
LOCATION MAP
SCALE: N.T.S.

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

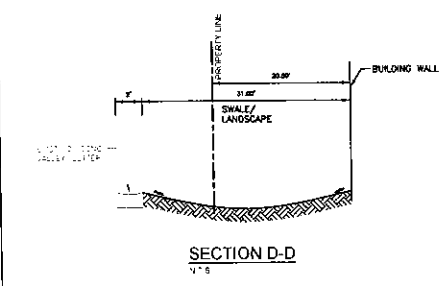


DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.

REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.



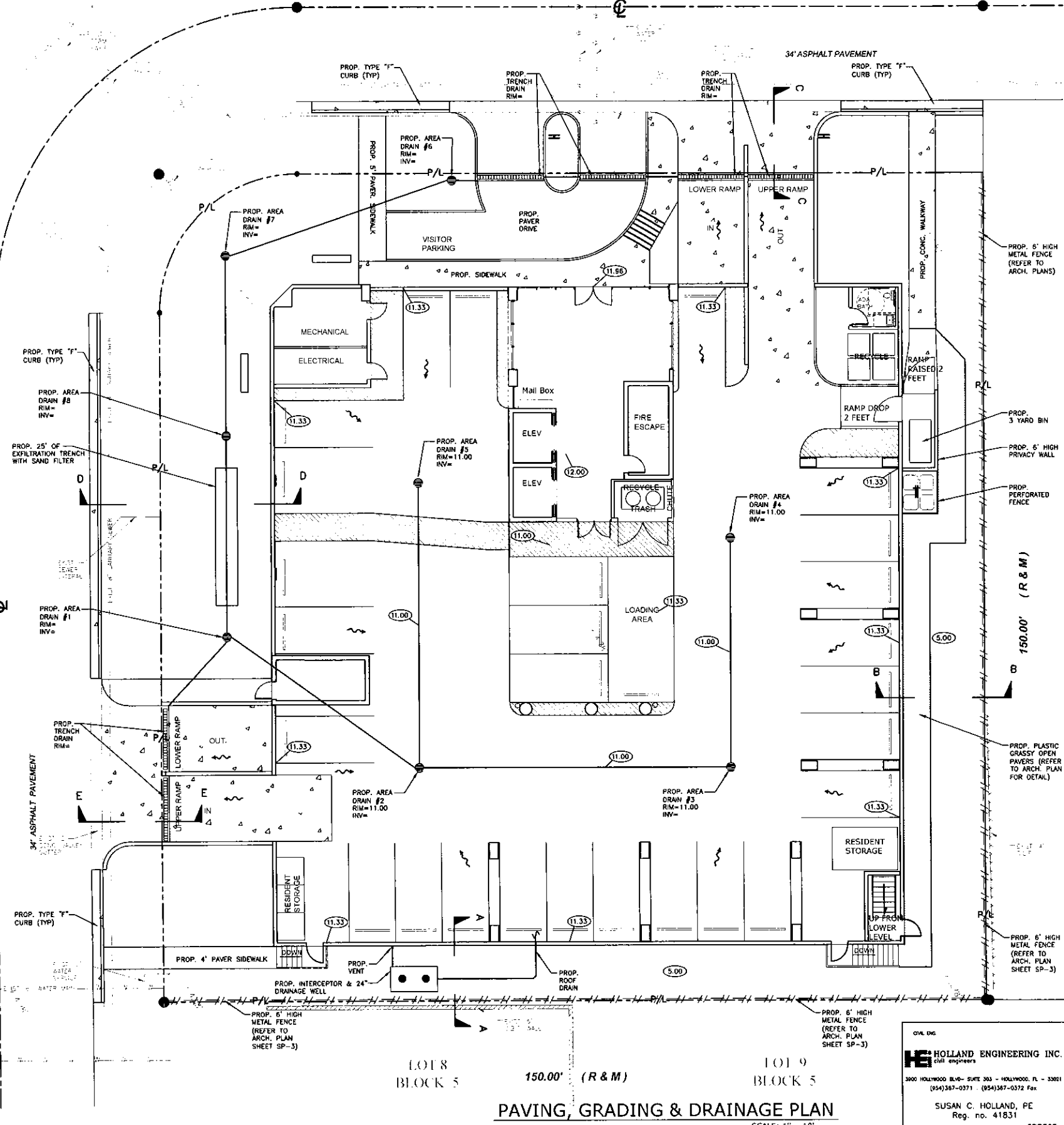
- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED LANDSCAPE
 - PROPOSED PAVERS
 - PROPOSED PAVERS
 - PROPOSED ELEVATION
 - PROPOSED SURFACE FLOW
 - PROPOSED AREA DRAIN
 - PROPOSED PIPING
 - PROPOSED METAL FENCE
 - EXISTING CONCRETE
 - EXISTING PIPING AND APPURTENANCES
 - EXISTING CATCH BASIN
 - EXISTING ELEVATION
 - EXISTING WOOD POWER POLE
 - EXISTING MANHOLE (AS DESIGNATED)
 - EXISTING WATER METER
 - EXISTING FENCE
 - EXISTING WATER
 - EXISTING GAS



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

WEST BAY HARBOR DRIVE

(60' TOTAL R/W)
(PER PLAT)



LOT 8
BLOCK 5

150.00' (R & M)

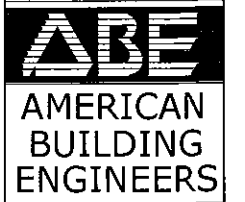
LOT 9
BLOCK 5

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1" = 10'

PERMIT ISSUE:

REVISIONS:	DATE:
1.	
2.	
3.	
4.	
5.	



1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.5099
Palm Beach: 561.243.3939
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10281 W. BAY HARBOR LLC.
7657 NW 50th Street Miami FL 33166

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

PAVING, GRADING & DRAINAGE PLAN
ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # 14,049

C-1
October 27, 2015

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BLVD. SUITE 303 - HOLLYWOOD, FL - 33061
(954)387-0571 • (954)387-0572 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831
SIGNATURE DATE E87325 12-22



- | | |
|---|-----------------------------------|
|  | PROPOSED CONCRETE |
|  | PROPOSED LANDSCAPE |
|  | PROPOSED PAVERS |
|  | PROPOSED PAVERS |
|  | PROPOSED ELEVATION |
|  | PROPOSED SURFACE FLOW |
|  | PROPOSED AREA DRAIN |
|  | PROPOSED PIPING |
|  | PROPOSED PIPING |
|  | EXISTING CONCRETE |
|  | EXISTING PIPING AND APPURTENANCES |
|  | EXISTING CATCH BASIN |
|  | EXISTING ELEVATION |
|  | EXISTING WOOD POWER POLE |
|  | EXISTING MANHOLE (AS DESIGNATED) |
|  | EXISTING WATER METER |
|  | EXISTING FENCE |
|  | EXISTING WATER |
|  | EXISTING GAS |

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LOT 8	150.00'	(R & M)
BLOCK 5		

PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1" = 10'

101 9
BLOCK 5

CIVIL ENG.

HE **HOLLAND ENGINEERING INC.**
civil engineers

3600 HOLLYWOOD BLVD—SUITE 303—HOLLYWOOD, FL—33021
(854)367-0371 (854)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

SIGNATURE DATE E87325

ABE
AMERICAN
BUILDING
ENGINEERS

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Fort Lauderdale, Florida 33306
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APPROVED SEAL/SIGNATURE

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT # :	14.049
-------------	--------

SHEET 8

C-3

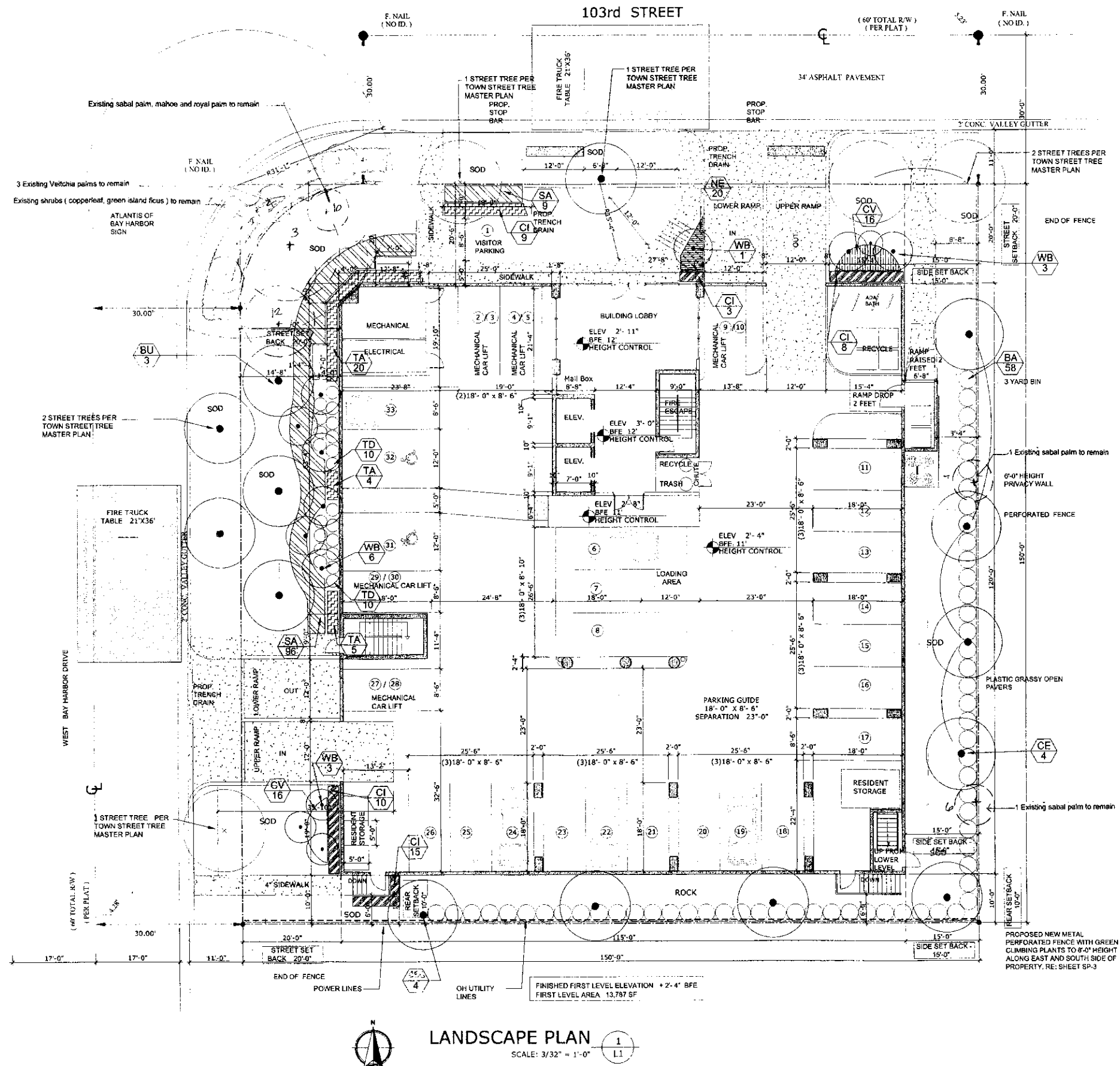
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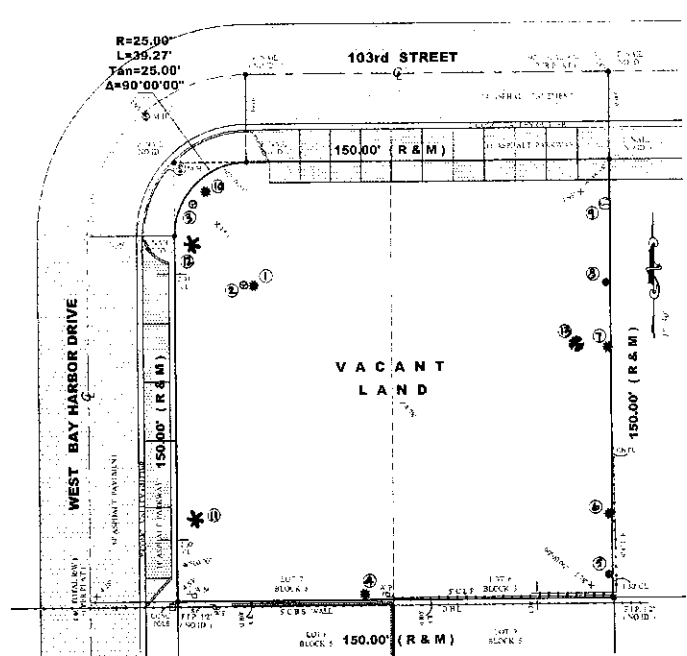
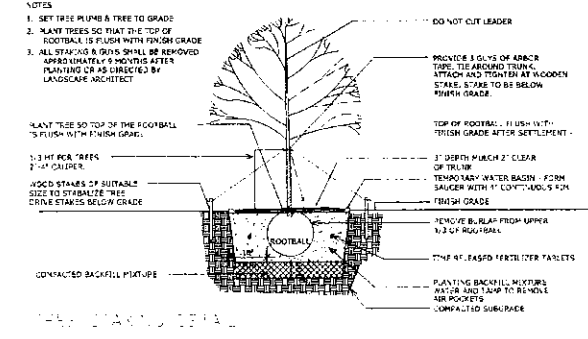
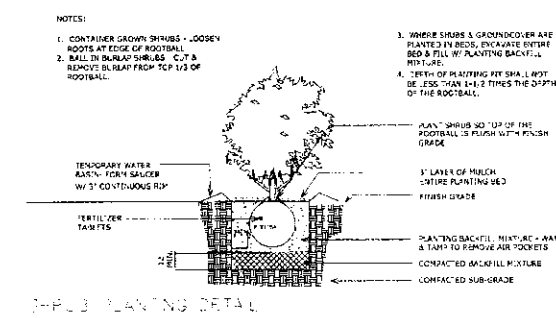
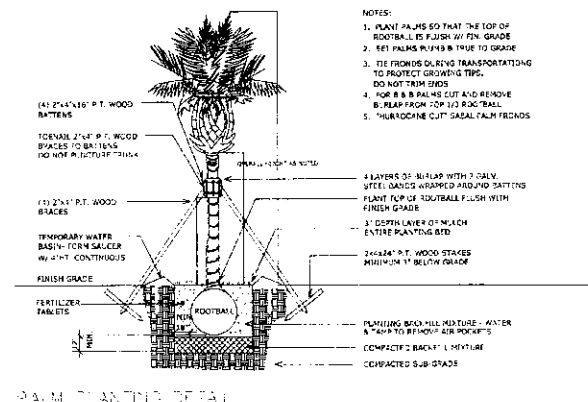
October 27, 2015

1. All plant material shall be Florida No. 1 or better as given in the current Grades and Standards for Nursery Plants, 2nd Edition 1998, (w/ updates May 2005) Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery conforming to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4. All plants shall be exceptionally healthy, symmetrical, light knit and so trained in appearance as to be superior in form, branching and symmetry.
5. Contractor shall notify S.U.N.H.I.N.E. (1-800-432-7747) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work. Disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. Grade B+, shredded sterilized *Melaleuca* or *Eucalyptus* mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
7. Soil shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent screened compost. All plant materials shall be planted with a minimum of 8" to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from root, peg, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
9. All sodded areas to have a minimum of 2" of planting soil as described in note #8.
10. All plants shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
11. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
12. All synthetic burlap, synthetic string or cords or wires used in backfills shall be removed before any plants are planted. All synthetic burlap shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tuckered into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
13. All trees, palms and other plants shall be planted with the top of their rootballs no higher than the final grade surrounding the planting area.
14. All areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
15. All planting shall be installed with fertilizer at time of planting.
16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage shall be 100% with public overhead, streets and adjacent properties should be minimized. Sodded areas and shrub groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainwater device.
18. All landscape and irrigation shall be installed in compliance with all local codes.
19. The plan shall take precedence over the plant list, should there be any discrepancy between the two.

Sym	Qty	Botanical/ Common Name	Size	Native
	8	Street Trees per town street tree master plan	15' Ht x 8" Spr. 2.5" cal, 6" CT	
BU	3	Bulnesia arborea/Vorawood	16-18' Ht x 7" Spr. 3" cal	no
WB	13	Wodyetia bifurcata/ Foxtail Palm	22' -28"OA Ht	no
CE	4	Conocarpus erectus/ Green Buttonwood	16-18' Ht x 7" Spr. 3" cal	yes
CES	4	Conocarpus erectus sericeus/ Silver Buttonwood	12' Ht x 5" Spr. 2" cal, sin. trunk	yes
NE	20	Neonergela Bossa Nova/ Bromeliad	9" x 9", 16" O.C.	no
SA	105	Schefflera arboricola 'Trinette'/ Variegated Aroncola	20' x 20", 24" O.C.	no
CV	32	Codiaeum variegatum/ Croton	20' x 20", 24" O.C.	no
TA	29	Tabernaemontana divaricata/ Grape Jasmine	24" x 24", 24" O.C.	no
TD	20	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24", 24" O.C.	yes
CI	45	Chrysobalanus icaco/ Coccolisp	24" x 24", 24" O.C.	yes
BA	58	Bambusa textilis gracilis/ Slender Weavers Bamboo	6'-8' Ht. 9" Stem min full	no
Rock		Black slate or Mexican pebble		
Sod		St. Augustine "Floramat"		
Mulch		Shredded Eucalyptus, Melaleuca or recycled mulch		

SITE ADDRESS: 1170 103rd Street NET LOT AREA: 22,366 sf (5 AC)		Required	Provided
I. OPEN SPACE REQUIREMENT			
1. Square feet of open space required: Net lot area = 22,366 sf x .20= 4473 sf		4473sf	5364 sf (24%)
2. Maximum lawn area allowed: Req. open space 4473 sf x .50 = 2683.8 sf		60% max 2683.8 sf	58% 2600 sf
II. SHADE TREES			
A. Required			
1. 28 shade trees/ AC; 28 x 5 AC = 14		14	15
2. Native species required 14 trees x .50		7	8
3. Drought tolerant and low maintenance species required 14 trees x .50		7	8
B. Tree Species			
1. Number of shade trees required		14	
2. Number of shade trees species required		4	4
C. Tree Heights			
1. Number of stories of building		6	
2. Number of shade trees required		14	
3. Shade trees heights required: 1'12" - 25% = 16'-18" - 50% = 18'-20" - 26% =		4 7 4	4 7 4
III. STREET TREES			
1. Street Trees @1'-35' 2537' 35' =		8	8
IV. SHRUBS			
1. 10 Shrubs / shade trees 14 x 10 =		140	309
2. Native species required 30%		42	55
3. Drought tolerant and low maintenance species required 50%		70	170
V. BUFFERS		NA	NA
VI. PARKING LOT LANDSCAPE		NA	NA
VII. RIGHT TREE RIGHT PLACE			
1. Number of trees near power lines			4





Existing Tree Data

Tree Number	Common Name	Trunk Caliper	Size (Height x Spread)	Disposition
1	Sabal palmetto/ Sabal Palm	12"	12' x 10'	To be removed
2	Bursera simaruba/ Gumbo Limbo	12"	25' x 17'	To be removed
3	Hibiscus tiliaceus/ Mahoe	48"	30' x 45'	To remain
4	Sabal palmetto/ Sabal Palm	12"	30' x 10'	To be removed
5	Mangifera indica/ Mango	10"	15' x 7'	To be removed
6	Sabal palmetto/ Sabal Palm	12"	15' x 7'	To remain
7	Sabal palmetto/ Sabal Palm	12"	15' x 7'	To remain
8	Schefflera actinophylla/ Umbrella Tree	36"	30' x 20'	To be removed
9	Ficus nitida/ Ficus	10"	28' x 7'	To be removed
10	Sabal palmetto/ Sabal Palm	12"	20' x 10'	To remain
11	Roystonea regia/ Royal Palm	30"	50' x 10'	To be removed
12	Roystonea regia/ Royal Palm	30"	50' x 10'	To remain
13	Araucaria heterophylla/ Norfolk Island Pine	24"	50' x 7'	To be removed

Note: A tree removal permit is required prior to the removal of any trees on site.

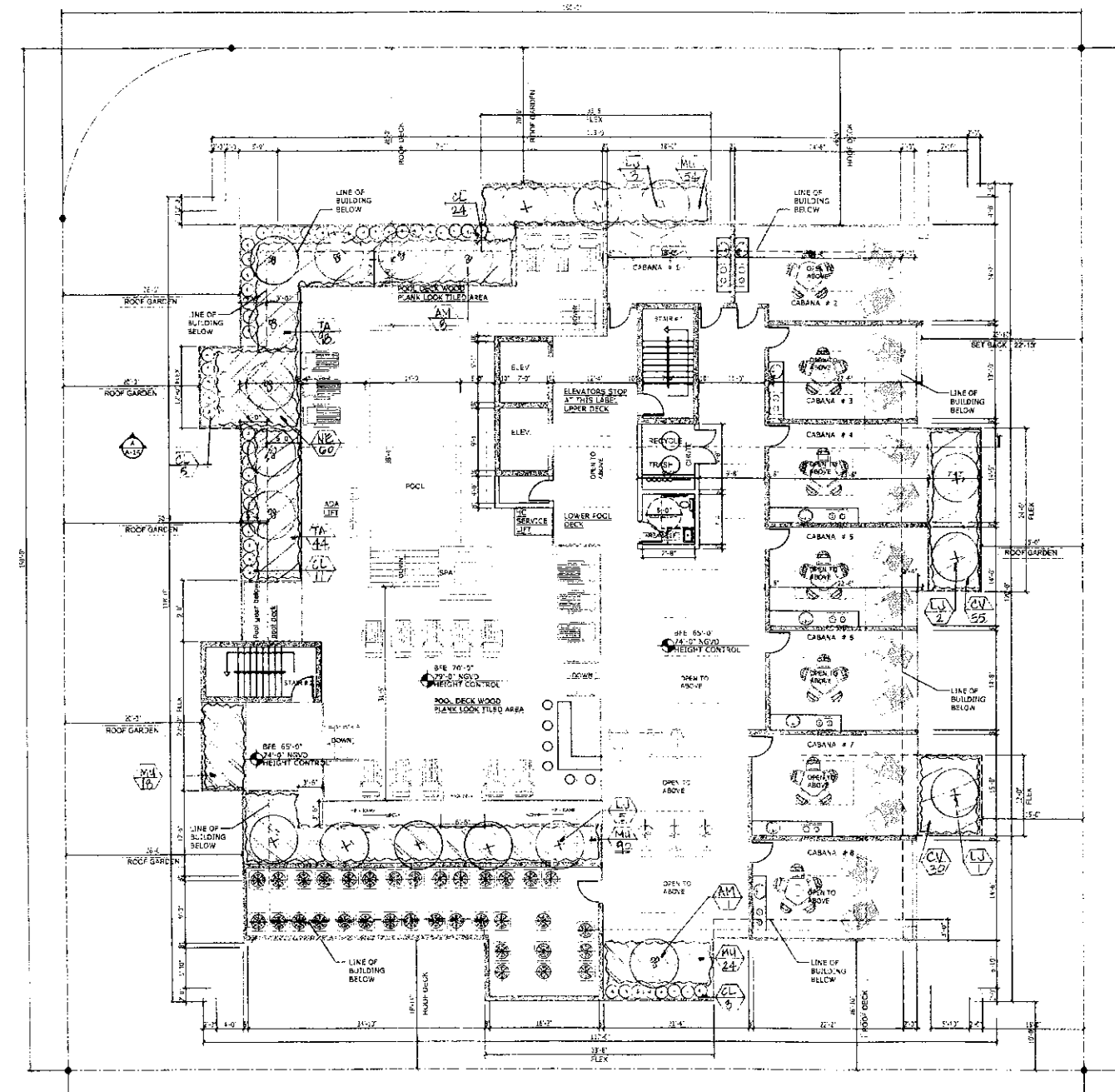
TREE DISPOSITION

Scale 1"= 30'-0"

Plant List Sheet L-2

Sym	Qty	Botanical/ Common Name	Size	Native
AM	9	Adonia Merrill/ Christmas Palm	12' OA Ht. triple trunk	no
LJ	11	Ligustrum japonicum/ Ligustrum	6' Ht x 3' Spr. multi trunk	no
NE	60	Neoregelia 'Fireball'/ Bromeliad	6" x 6" 18" O.C.	no
CV	65	Codiaeum variegatum/ Croton	20" x 20", 24" O.C.	no
CL	48	Clusia guttifera/ Small Leaf Clusia	24" x 24", 24" O.C.	no
MU	186	Muhlenbergia capillaris/ Muhly Grass	18" x 18", 24" O.C.	yes
TA	142	Trachelospermum asiaticum/ Dwarf Confederate Jasmine	8" x 12", 16" O.C.	no

Mulch: Shredded Eucalyptus, Melaleuca or recycled mulch



ROOF DECK LANDSCAPE PLAN

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

PERMIT ISSUE:

REVISIONS:	DATE:
1. SITE PLAN CHANGE	5-16-15
2. SITE PLAN CHANGE	9-19-15
3.	10/27/15
4.	11/17/15
5.	12/16/15

ABE
AMERICAN BUILDING ENGINEERS

1342 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.2099
Palm Beach: 561.743.2939
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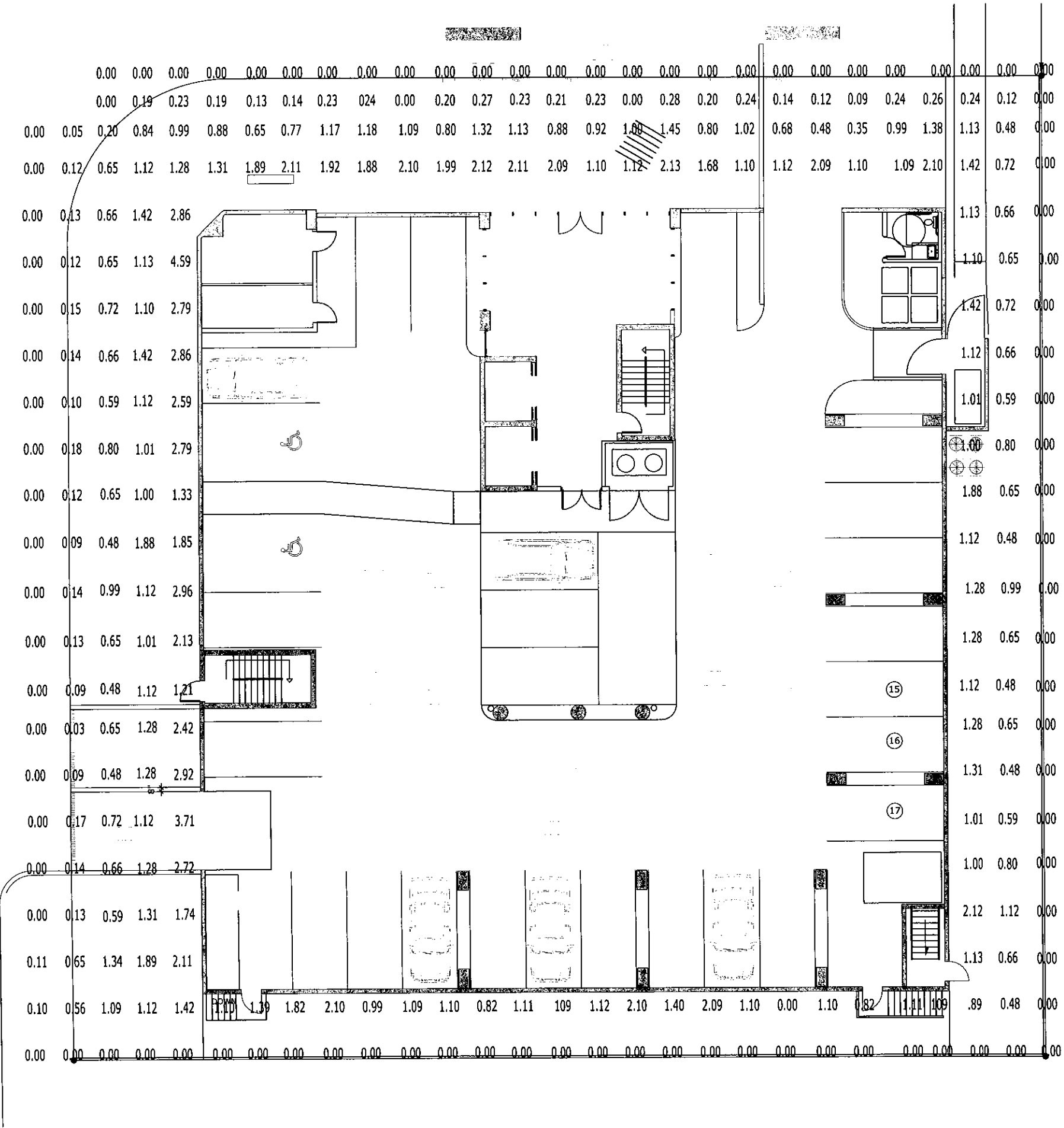
Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA0000052

ATLANTIS OF BAY HARBOR ISLANDS
1170 - 103rd. Street
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT: 14.049
SHEET: 12
DATE: JULY 13, 2015

CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPACE	GROUP	Avg	MAX	MIN	MAX/MIN	Avg/Min
Ground Floor	150x150 ft	1C @ floor / 14-H	135	5.00	<1> Drive Lane	13.3	38.6	3.9	9.9	3.4
			108	5.00	<1> Stalls	6.7	17.6	2.0	9.0	3.4
			12	5.00	<1> Entry	40.8	53.0	29.0	1.8	1.5
			40	5.00	<1>	5.5	18.7	1.9	9.9	2.9

LUMINAIRE SCHEDULE						
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING	LF / QTY
WA	3	REC LIGHTING 100MH TYPE III WD1403/100MH/200/50-P	(1) MH 100	7020	WALL MOUNTED 9' A.G.	0.72 / 30



PERMIT ISSUE

REVISIONS	DATE
1	
2	
3	
4	
5	

ABE

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APPROVED SEAL/SIGNATURE

PHOTOMETRIC PLAN

ATLANTIS OF BAY HARBOR ISLANDS

1170 - 103rd. Street

BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT #

14.049

SHEET #

PH-1

PRINT DATE

DEC 28 2015

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: February 26th, 2016

Subject: Site Development Plan Application
Atlantis of Bay Harbor – 30 DU Multi-family Residential Complex
1170 103rd Street
Bay Harbor Islands Acct. No. MB2015-129
MMPA Acct. No. 01-0702-1005

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated February 11th, 2016 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (18 Base DU / 13 TDR Units = 30 DU) "fits" within the building envelope without alterations or variances;
 - (2) The Board review / approve the reduced front yard landscape strip for the location of the guest spaces / drop-off area (7' when 10' is required);
 - (3) The Board review / approve the applicant's alternate location of one of the required guest parking spaces (in garage);
 - (4) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

In August 2015 the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met several times and recommended approval of the application, subject to the architect making a few minor revisions discussed at the meetings, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for

**Site Development Plan Application
Atlantis of Bay Harbor - Multi-Family Residential
1170 103rd Street
Planning and Zoning Board Staff Report
February 26th, 2016
Page 2**

Planning and Zoning Board meeting. MMPA received several revised sets of plans from the architect and found that the most recent plans (2/11/16) appear to have resolved all DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1170 103rd Street

Legal Description: Lots 6 and 7 of Block 5, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project designers, American Building Engineers (ABE), as agent for the property owner, SOROSH LLC, has submitted a Site Development Plan application to allow for the construction of a thirty (30) dwelling unit mid-rise residential development located at 1170 103rd Street. The proposed dwelling units range from 1,275 to 2,260 square feet of A/C space plus balconies, etc.

The lots are currently vacant; however, those lots were previously developed with a duplex (2 DU) and one six (6) DU residential complex for a total of eight (8) DU. Therefore, the net increase would be twenty-two (22) DU. The proposed site design incorporates one (1) square-shaped building on top of a parking garage structure that is depressed 3'-6" below grade. Two (2) main driveway connections are proposed into the site as well as a looped driveway connection servicing the building lobby. The northern main driveway is a two-lane split driveway connection to 103rd Street that has two 12-foot wide lanes and provides one-way inbound ingress to the first level of the parking garage and one-way outbound egress to 103rd Street from the second level of the parking garage. The western driveway is also a split two-lane driveway connection to West Bay Harbor Drive that has two 12-foot wide lanes and provides one-way inbound ingress to the second level of the parking garage and one-way out bound ingress to West Bay Harbor Drive from the first level of the parking garage. The looped driveway is a 12-foot wide one-way driveway providing access to the building lobby and one (1) guest parking space from 103rd Street. The second guest space is proposed inside the lower garage level. Fire Department staging areas are shown on the plans on the public roadways adjoining the site; one near each main driveway.

On the building rooftop is a recreational facility with a swimming pool, sun-deck area, a common shared men's / women's restroom, a spa, bar, open fitness area, and nine (9) private cabanas. The proposed new building is 6-stories in height; five (5) floors of residential use over two (2) floors of parking / building lobby @ 65-feet above BFE.

**Site Development Plan Application
Atlantis of Bay Harbor - Multi-Family Residential
1170 103rd Street
Planning and Zoning Board Staff Report
February 26th, 2016
Page 3**

According to the survey submitted, the lots are currently vacant. Town records indicate that the lots were previously developed with a duplex (2 DU) and a six (6) DU residential complex for a total of eight (8) DU. The survey indicates the total lot area is 22,366 square feet / 0.513 acres in size. This would allow a maximum of seventeen (17) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build thirty (30) dwelling units (58.5 DUA) which would require the developer to acquire 13 TDR units.

The adjoining / nearby development sites currently include the 2-story Morning Star apartment complex @ 16 DU / 30.8 DUA to the immediate east. To the immediate south is the 2-story Wedgewood apartment complex @ 14 DU / 26.9 DUA and the 3-story Bay Har LLC Townhouse complex @ 5 DU / 19.23 DUA. To the west across W. Bay Harbor Drive is the 10-story Coral Sea Towers high-rise @ 40 DU / 54.6 DUA. To the north across 103rd St. is the 11-story Island Point Condominium high-rise complex @ 85 DU / 34.8 DUA. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories), mid-rise residential complexes (5-7 stories) and high-rise complexes (10+ stories). The Town's 2002 Community Vision Master Plan identifies this site for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 11+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council. The developer is seeking to build 30 DU via the base density. Therefore, **13 additional TDR units are required**. If the Town Council approves the 13 TDR units, the proposed development will be consistent with the applicable FLUM designation of the property.

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

PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Unity of Title document will be required to legally tie the lots together prior to the issuance of building permits.

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

As stated above, the revised Site Development Plan depicts access to the site from two main driveway connections as well as a looped driveway servicing the building lobby. The northern main driveway is a two-lane split driveway connection to 103rd Street that has two 12-foot wide lanes and provides one-way inbound ingress to the first level of the parking garage and one-way outbound egress to 103rd Street from the second level of the parking garage. The western driveway is also a two-lane split driveway connection to West Bay Harbor Drive that has two 12-foot wide lanes and provides one-way inbound ingress to the second level of the parking garage and one-way outbound egress to West Bay Harbor Drive from the first level of the parking garage. The looped driveway is a single 12-foot wide one-way driveway providing access to the building lobby and one (1) guest parking space from 103rd Street. Based on 30 DU the Code requires at least sixty (60) parking spaces. Sixty-two (62) parking spaces are provided (49 standard, 10 through vertical lifts, one parallel space and 2 ADA spaces). As this is a two-lot development, two (2) guest spaces are required as well as a drop-off area near the lobby entrance. Guest spaces are required in the front yard areas unless the PZB approves an alternate location. The applicant is proposing one space at the lobby entrance along 103rd Street while the 2nd space is proposed in the lower level garage near the elevators. PZB approval will be required to provide the guest space in the parking garage.

Fire Department staging areas are shown on the adjoining streets near each driveway. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with decorative columns, as well as the use of decorative weaving arches screening the parking garage at ground level. The parking garage is completely closed-in with the decorative weaving on its exterior.

The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

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

- 1) This approval is based on the Site Development Plans prepared by American Building Engineers (ABE) dated February 11th, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 13 additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.

- 3) The applicant is requesting permission to reduce the normal 10-foot wide front-yard landscape strip to 7 feet (Miami-Dade County minimum) for the drop-off / guest parking space in the front yard area along 103rd Street. The Town Code allows a dimensional reduction as low as 7 feet if the Town approves the site design. Due to the small lot sizes and desire to include guest spaces and drop-off areas the Town has allowed this on numerous occasions. Planning and Zoning Board approval is required.
- 4) The applicant is requesting permission to provide one of the two required guest parking spaces in the lower level garage near the elevators rather than the front yard area. The Town Code allows the Planning and Zoning Board to approve alternate locations. Planning and Zoning Board approval is required.
- 5) A Unity of Title document acceptable to the Town Attorney's Office is necessary to legally tie the two (2) lots together. This must be accomplished prior to the issuance of building permits.
- 6) Payment of all required Town impact fees prior to issuance of building permits.
- 7) 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.
- 8) 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).

AGENDA ITEM REPORT

March 1, 2016

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for "Isaac & Michelle Possin" located at 9461 East Broadview Drive Lot 100 of Block 23. The proposed 2 story home has approximately 5,248 square feet of living space with a two-car garage, pool and pool deck in the rear (water side). The residence will have five (5) bedrooms, six (6) full bathrooms, two half bathrooms, a play room and a study/guestroom. Enclosed please find the site plan, elevations and landscape plan. Item #2A

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

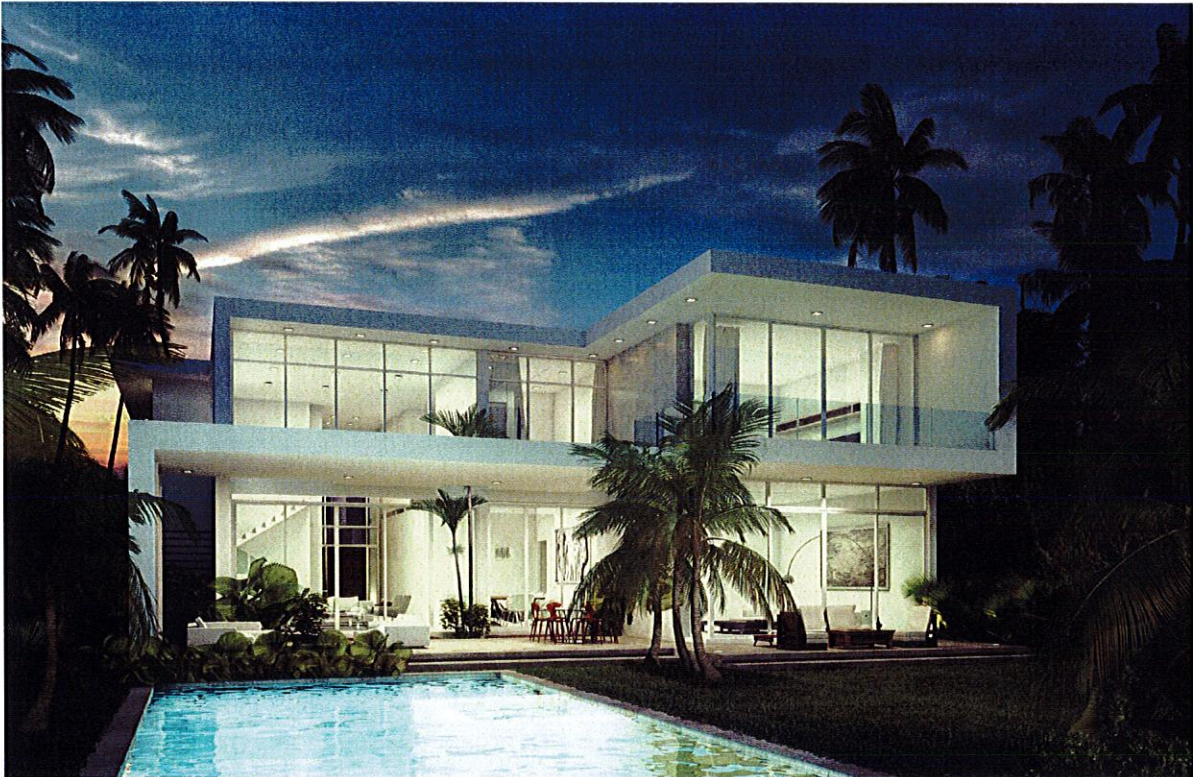
FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	PossinResidence.pdf
2.	Staff Report	Possin - 9461 EBVD SFR - PZB Staff Report Feb 26 2016.pdf



POSSIN RESIDENCE

9461 E BROADVIEW DR BAY HARBOR ISLANDS , FL 33154-1915

ARCHITECTURE

- A-001 GENERAL NOTES
- A-100 SITE PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR
- A-103 ROOF PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-300 BUILDING SECTIONS
- A-301 BUILDING SECTIONS
- A-302 WALL SECTIONS
- A-400 ADDITIONAL SECTIONS AND DETAILS
- A-500 DOOR AND WINDOWS SCHEDULE
- BP-01 ELEV + VIEWS
- BP-02 ELEV + ISO
- BP-03 EXISTING PROPERTY
- BP-04 CONTEXT

INTERIOR DESIGN

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

LANDSCAPE

- LA-1 LANDSCAPE PLAN
- SP-1 TREE DISPOSITION

s d h studio
architecture | design
A336002883
18901 NE 29th Ave, Suite 101
Aventura, FL 33160
(305) 501-5013
info@sdhstudio.com
ROSA BALSERA
ARCHITECT P.A.
ARCH. REG. # 34706

POSSIN RESIDENCE

9461 E. BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FL
33154
ISAAC POSSIN
MICHELLE POSSIN



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

COVER PAGE

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

DRAWN BY: SDH
CHECKED BY: RB
DATE: 01/15/2016

A-000

STRUCTURAL


BASE4
BASE 5 INTERNATIONAL, INC.
9858 GLADES ROAD, #237 BOCA RATON, FL 33434
www.base-4.com
CA. LIC. No 29917

MEP


SHAMROCK ENGINEERING
13301 SW 132 AVE, # 109 MIAMI, FL 33186
786 250 5847
www.shamrockengineering.com

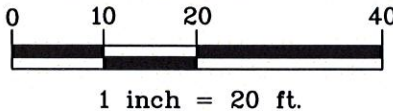
LANDSCAPE

**EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE**
181 Harbor Dr.
Key Biscayne, FL. 33149
305 785 8256
www.exoticscape.com

ARCHITECTURE


sdhstudio
architecture | design
18901 NE 29th AVE. Suite 101 AVENTURA, FL 33180
305 501 5013
www.sdhstudio.com

BOUNDARY SURVEY



LOCATION MAP
NOT TO SCALE

PROJECT SITE

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) Accuracy.
The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. Underground encroachments not located.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9) Area of the Property: 11,250 Sq.Ft.
- 10) This survey does not reflect or determine ownership. Ownership subject to opinion of title.
- 11) Type of Survey: BOUNDARY SURVEY
- 12) The survey depicted here is not covered by professional liability insurance. The liability of this survey is limited to the cost of the survey.
- 13) North arrow direction and bearings are based on Recorded Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.
- 14) Elevations are based on the National Geodetic Vertical Datum of 1929.
- 15) Bench Mark Used: R-243, Elev.=6.61' of Miami-Dade County, Florida.
- 16) Flood Zone "AE" Base Flood Elev.: 8.00' as per Town of Bay Harbor Islands, Florida. FEMA Community: 120637 and Panel Number: 12086C0144-L September 11, 2009.
- 17) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

a) ISAAC POSSIN & MICHELLE POSSIN

LEGEND

CL = Clear
CL = Center Line
CONC. = Concrete
ENC. = Encroachment
F.F.EL = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.PCP. = Found Permanent Control Point
I.D. = Identification
(M) = Measured
N/A = Not Applicable
N.G.V.D. = National Geodetic Vertical Datum
O/L = On Line
O/S = Offset
P.B. = Plat Book
PG. = Page
(R) = Record
R/W = Right of Way
S.N.&D. = Set Nail & Disc.
U.E. = Utility Easement

SYMBOLS

- AIR CONDITIONER
- POOL PUMP
- WATER HEATER
- CATCH BASIN
- WATER METER
- WATER METER
- WATER METER
- WATER METER
- EXISTING ELEVATION
- COVERED AREA
- CHAIN LINK FENCE (C.L.F.)
- METAL FENCE (M.F.)
- OVERHEAD LINES
- WOOD FENCE (W.F.)

SURVEY FOR:

9461 E. BROADVIEW DRIVE
BAY HARBOR ISLAND, FL. 33154

LEGAL DESCRIPTION:

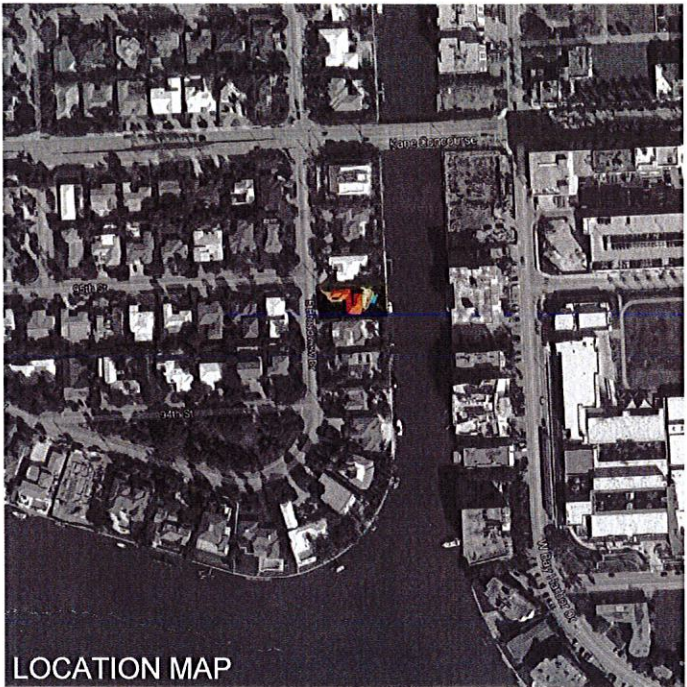
Lot 100, Block 23 of "BAY HARBOR ISLAND", according to the plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

I hereby certify: That the attached survey was made under my responsible charge and substantially meets the minimum technical standards as set forth by the FLORIDA BOARD OF LAND SURVEYORS in Chapter 5J-17, Florida administrative Code, pursuant to Section 472.027, Florida Statutes.	
ARTURO R. TOIRAC P.L.S. PROFESSIONAL SURVEYOR AND MAPPER # 3102 STATE OF FLORIDA	DATE 3/06/2014

VIZCAYA SURVEYING & MAPPING, INC.

13217 S.W. 46th LANE
MIAMI, FLORIDA 33175
PHONE: (305) 223-6060
E-Mail: RVIZCAYA.13@GMAIL.COM LB.# 8000

FIELD DATE:	DATE:	SCALE:	DRAWN BY:	JOB No.
3/04/2014	3/06/2014	1" = 20'	ELF.	



9461 E. BROADVIEW DRIVE, BAY HARBOR ISLAND, FL. 33154

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDITIONING	HORIZ	HORIZONTAL
ACOUST	ACOUSTICAL	H.B	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	I.D.	INTERIOR DIMENSION
A.F.F.	ABOVE FINISH FLOOR	INSUL	INSULATION
AL OR ALUM	ALUMINUM	INTERM	INTERMEDIATE
ANOD	ANODIZE	JAN	JANITOR
BO	BOARD	MANUF.	MANUFACTURER
B.F.F.	BELOW FINISH FLOOR	MAT	MATERIAL
BLKG	BLOCKING	MAX	MAXIMUM
BLK	BLOCK	MIN	MINIMUM
CEM	CEMENT	MTL	METAL
CER	CERAMIC	NIC	NOT IN CONTRACT
C.F.V.	CONTRACTOR FIELD VERIFY	NEOPR	NEOPRENE
C.J.	CONTROL JOINT	O.D.	OUTSIDE DIMENSION
CLG	CEILING	O.C.	ON CENTER
COL	COLUMN	O.S.	OVERFLOW SCUPPERS
CL	CLOSET	PTN	PARTITION
CONC	CONCRETE	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVERG	COVERING	L.P.	LIGHT POLE
DBL	DOUBLE	PLYWD	PLYWOOD
DIM	DIMENSION	PANL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
DW	DISH WASHER	P.T.	PRESSURE TREATED
E.A	EACH	REINF.	REINFORCING
ELECT/ELEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV.	ELEVATOR	R.D.	ROOF DRAIN
EXH.	EXHAUST	SHT	SHEET
EXIST.	EXISTING	SCH	SCHEDULE
EXP.	EXPANSION	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STL	STEEL
F.D.	FLOOR DRAIN	STD.	STANDARD
F.E	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT. CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
FLUOR	FLUORESCENT	STR	STRUCTURAL
FIN	FINISH	SC	SOLID CORE WOOD
GA	GAUGE	PH	TELEPHONE
GWB	GYPNUM WALL BOARD	TEMP	TEMPERED
GYP. BD.	GYPNUM BOARD	VCT	VINYL COMPOSITION TILE
GALV.	GALVANIZED	VERT	VERTICAL
GS	GALVANIZED STEEL	VEST.	VESTIBULE
GL	GLASS	VH	WATER HEATER
HM	HOLLOW METAL		

SYMBOL LEGEND			
⌄	CENTER LINE	?	MATERIAL TAG
⌄	PROPERTY LINE	↑	PRICIPAL ENTRY
⌄	WINDOWS TAG	↘	SLOPE TAG
101	DOOR TAG	W	WATER METER
⌄	DATUM FLOOR ELEV.	⌄	POLE
⌄	BRAKELINE	POOD	PLUMBING TAG
0	GRID BUBBLE TAG	⌄	REVISION TAG
Name Elevation	LEVEL HEAD CIRCLE	⌄	CHANGE OF ELEV.
1 A101	SECTION MARK	⌄	NORTH ARROW
1 A101	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
Ref 1 A101 Ref	BULDING ELEV. TAG		INTERIOR ELEV. TAG
1 1/8" = 1'-0"	View Name	VIEW TITLE	

GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
- ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
- 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.
- CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
- 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.
- 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.
- CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
- UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
- CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
- 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 LIMITATION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
- 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.
- 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 MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
- WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
- ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
- 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.
- 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.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- 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.
- SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC.
- 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.
- 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.
- 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.
- CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
- 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.
- 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.
- ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING OF MATCH COLOR OF ADJACENT SURFACE.
- 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 FOR WALKS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
- 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.
- 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.
- 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.
- ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 10 MIL. POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
- 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 UNWARRANTED ENTRY AND THEFT.
- 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

- 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 area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable design requirements in sections 11c-3, 11c-4, 11c-5, GARAGE OR STORAGE (S.F.H.A, OSHA) (11c-5-f). Fully enclosed areas below the base elevations shall be design to preclude finished living space except allowable uses i.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:
- 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.
 - The interior portion of such enclosed area shall NOT be partitioned or finish into separate rooms or air conditioned.

TERMITE PROTECTION:

PER FBC 1816.1.7 - TERMITE PROTECTION - PRIOR TO BUILDING FINAL INSPECTION 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 SUB-TERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

STAIRS NOTE

- CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
- THE HEIGHT OF RISER IS NOT MORE THAN 9".
- HEADROOM IS AT LEAST 6'-6".
- TREAD HAVE A MIN. DEPTH OF 7" 5" AT A POINT 12" FROM THE NARROWER EDGE.
- ALL TREAD ARE IDENTICAL.
- THE OCCUPANT LOAD SERVED IS NOT MORE THAN 5.

GARAGE NOTES

- PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @ 16" O.C. 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED 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.
- PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUDS 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.
- 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.
- PROVIDE 510 SQ IN OF SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN FLOOR.
- RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
- 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 WITH F.B.C. 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.

NOTE AS PER FBC R4409.13.5

R4409.13.5 TERMITE PROTECTION:
ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE 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

- SHOWER ENCLOSURE SAFETY GLASS CAT 2 TILE IMPERVIOUS FINISH UP TO 80" A.F.F.
- SHOWER / TUB SHALL HAVE FLOOR WALLS TO 6" OF NON-ABSORV. FINISH R307.2 FBC. BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2
- FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS
- 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 6" SPHERE (BY OTHERS).
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF BAY HARBOR
ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS O.C. TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1-1984 USING... R4403.7.3.6.3 FBC
- WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

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

SITE PLAN NOTES

- FENCE WITHIN THE REAR YARD SETBACK ALONG THE SIDES AND REAR MUST PROVIDE FOR 75% SEE-THROUGH VISIBILITY TO THE ADJOINING WATER.

s d h studio architecture | design

A.126002883

18901 NE 29th Ave, Suite 101
Aventura, FL 33160
(305) 501.5013
info@sdhstudio.com

ROSA BALBERA
ARCHITECT P.A.
ARCH REG# 96706

POSSIN RESIDENCE

9461 E. BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FL
33154

ISAAC POSSIN
MICHELLE POSSIN



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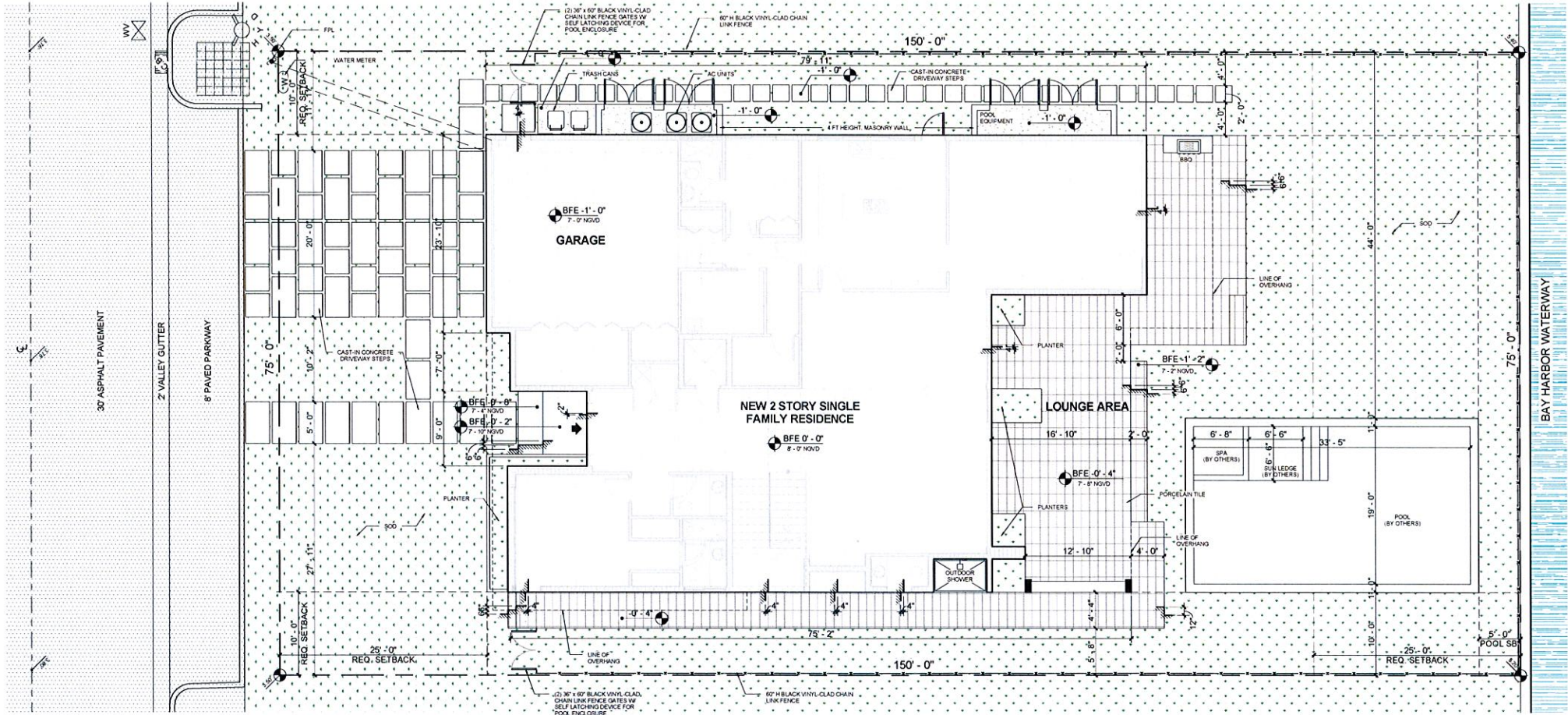
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SITE PLAN

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

APPLICABLE CODES

FLORIDA BUILDING CODE 2010 EDITION
FLORIDA ELECTRICAL CODE (LATEST EDITION)
FLORIDA PLUMBING CODE (LATEST EDITION)
FLORIDA MECHANICAL CODE (LATEST EDITION)
STATE OF FLORIDA ENERGY EFFICIENCY CODE
FOR BUILDING CONSTRUCTION

SCOPE OF WORK
1. NEW 2 STORY SINGLE FAMILY RESIDENCE

AREA TALLY

LOT AREA	11 250 SQF
A/C GROUND FL	2 683 SQF
A/C SECOND FL	2 565 SQF
A/C TOTAL	5 248 SQF
ENTRY	75 SQF
TERRACES	240 SQF
GARAGE	514 SQF
POOL - POOL DECK	1119 SQF
WALKWAY	165 SQF
DRIVEWAY	741 SQF

ZONING INFORMATION

MUNI ZONE: AE	REQUIRED	PROVIDED
FRONT SETBACK	25'	25'
REAR SETBACK	25'	43'-1"
SIDES SETBACK	10'	10'
POOL SETBACK	10' FROM SIDE & 5' REAR	15' FROM SIDE & 5'-8" REAR
GAZEBO SETBACK	5' FROM SIDE & 5' REAR	NA
HEIGHT LIMITATION	25' FROM BFE (8' NGVD)	25'-0" FROM BFE (8' NGVD)
PERVIOUS LOT AREA	-	4 808 SQF
IMPERVIOUS LOT AREA	-	6 442 SQF
NET AREA UNDER A/C: 5 248 SF		
1ST LEVEL	2 683 SF	
2ND LEVEL	2 565 SF	

LEGAL DESCRIPTION:

ADDRESS: 9461 E. BROADVIEW DRIVE, BAY HARBOR ISLAND, FL 33154

LOT: 100 BLOCK: 23 PLAT BOOK: 46 PAGE: 5

HIGHEST CROWN OF ROAD ELEV = 3.80' (3'-10") AVERAGE OF CROWN OF ROAD ELEV. 3'-78" (3'-9")

ELEVATIONS WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

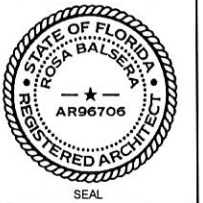
VIZCAYA SURVEYING & MAPPING, INC. PLS LIC. # 8000

ELEVATION	LOWEST FLOOR	GARAGE/STORAGE	GRADE
PROPOSED	8'-00"	7'-00"	

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT
ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)

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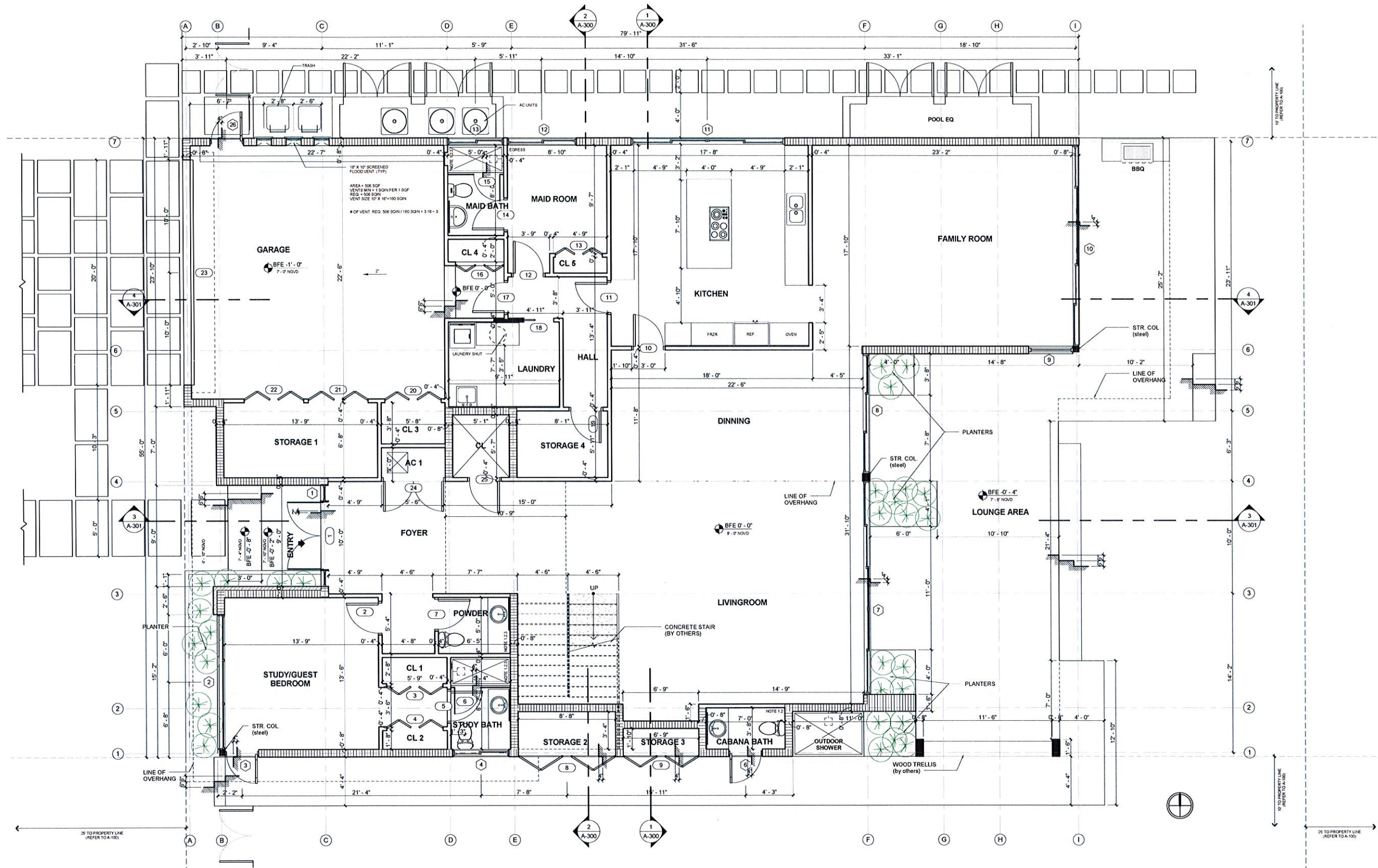
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FIRST FLOOR PLAN

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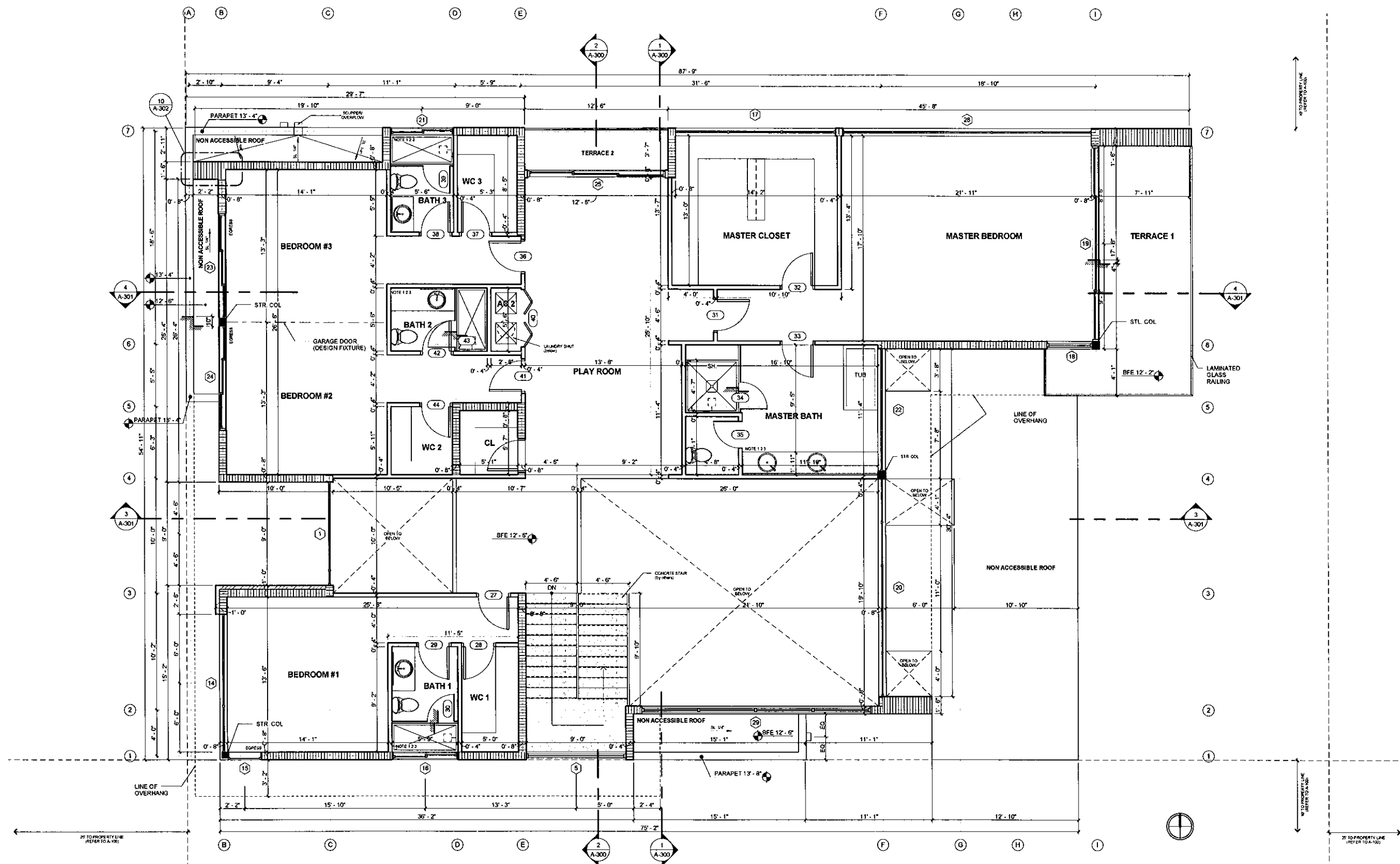
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SECOND FLOOR

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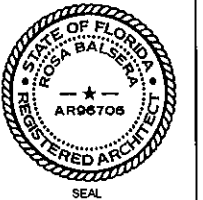


2ND FLOOR
1/4" = 1'-0"

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BAY HARBOR ISLANDS, FL
33154

ISAAC POSSIN
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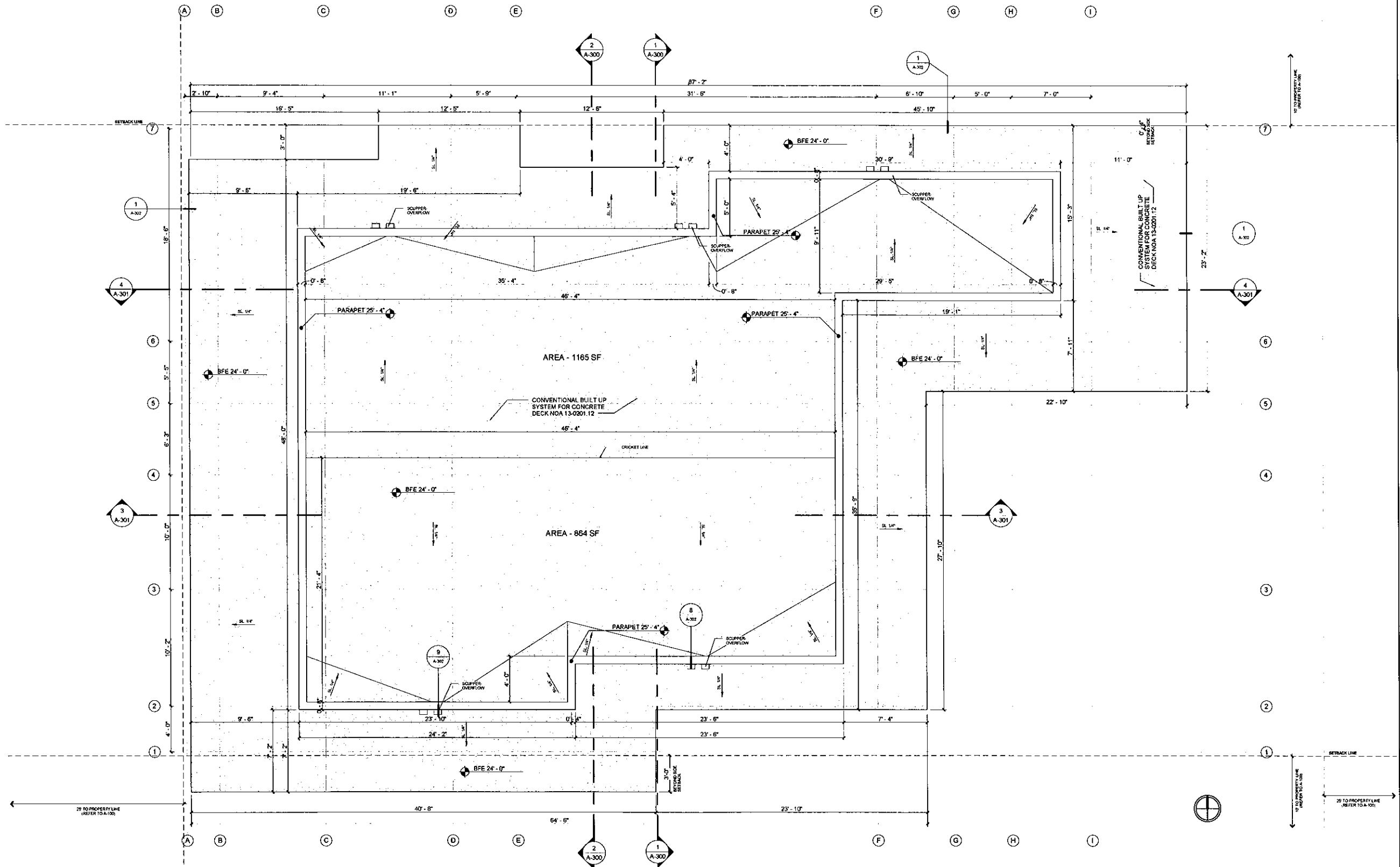
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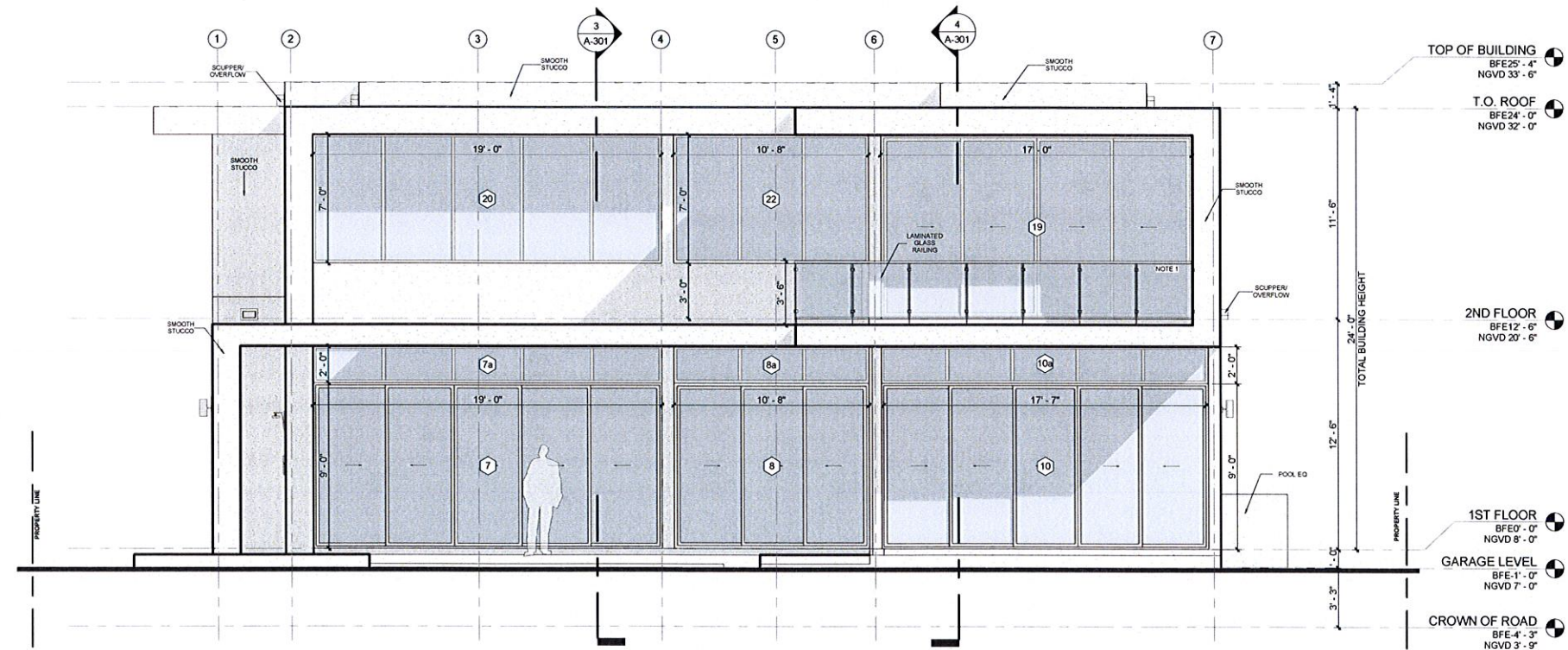
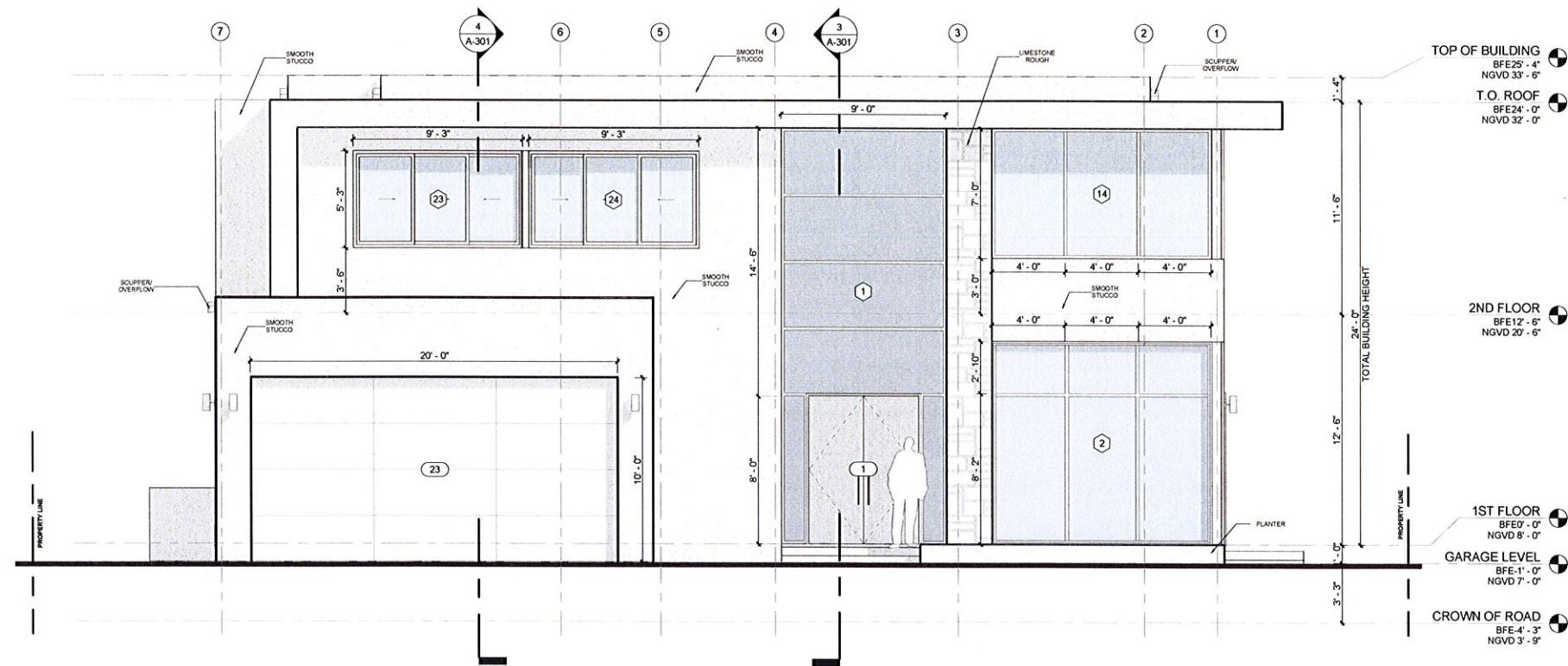
ROOF PLAN

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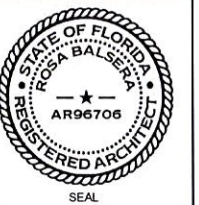


s d h studio
architecture | design
A.A.26003883
18001 NE 29th Ave, Suite 101
Aventura, FL 33160
(305) 501.5013
info@sdsstudio.com
ROSA MALERA
ARCHITECT P.A.
ARCH REG# 96706

POSSIN RESIDENCE

9401 E. BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FL
33154

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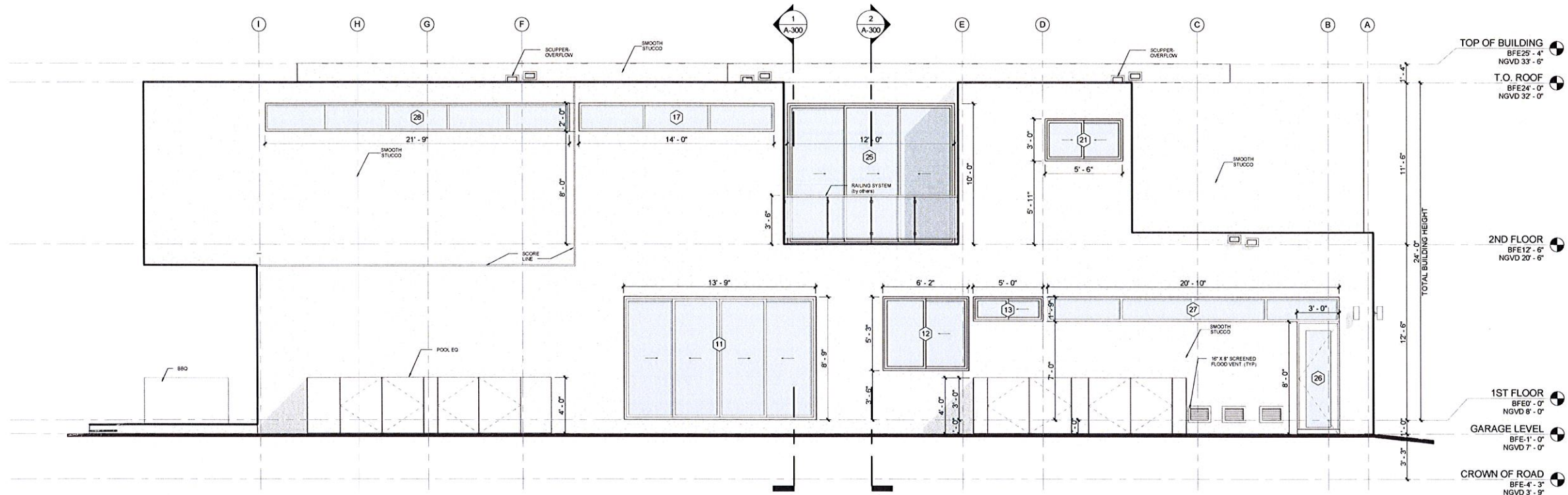
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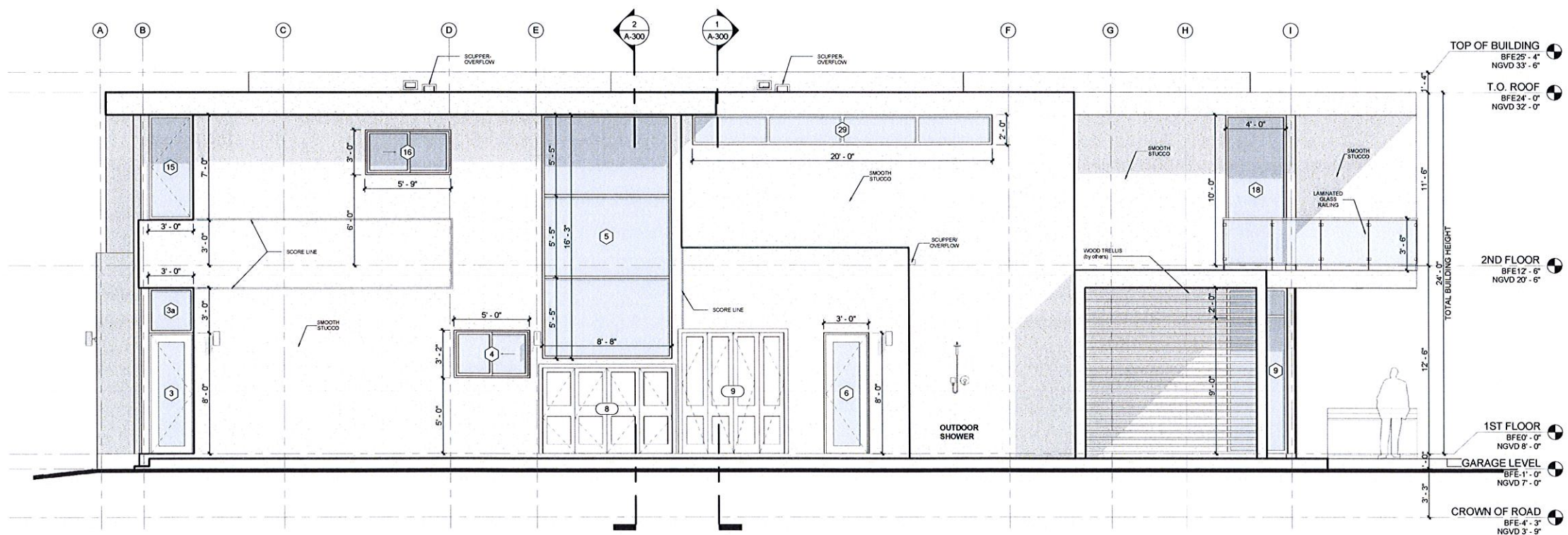
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1 NORTH
1/4" = 1'-0"

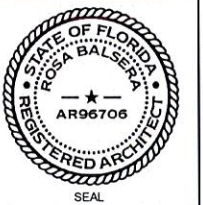


2 SOUTH
1/4" = 1'-0"

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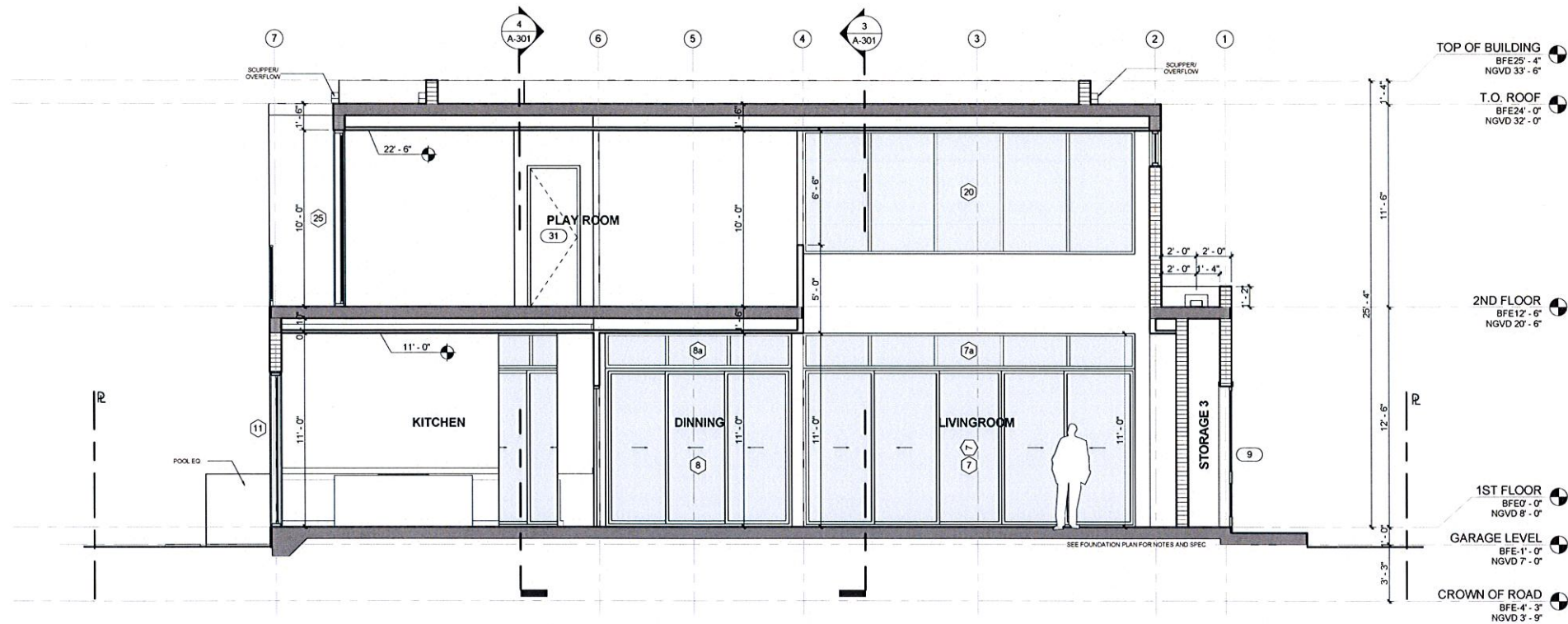
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BUILDING SECTIONS

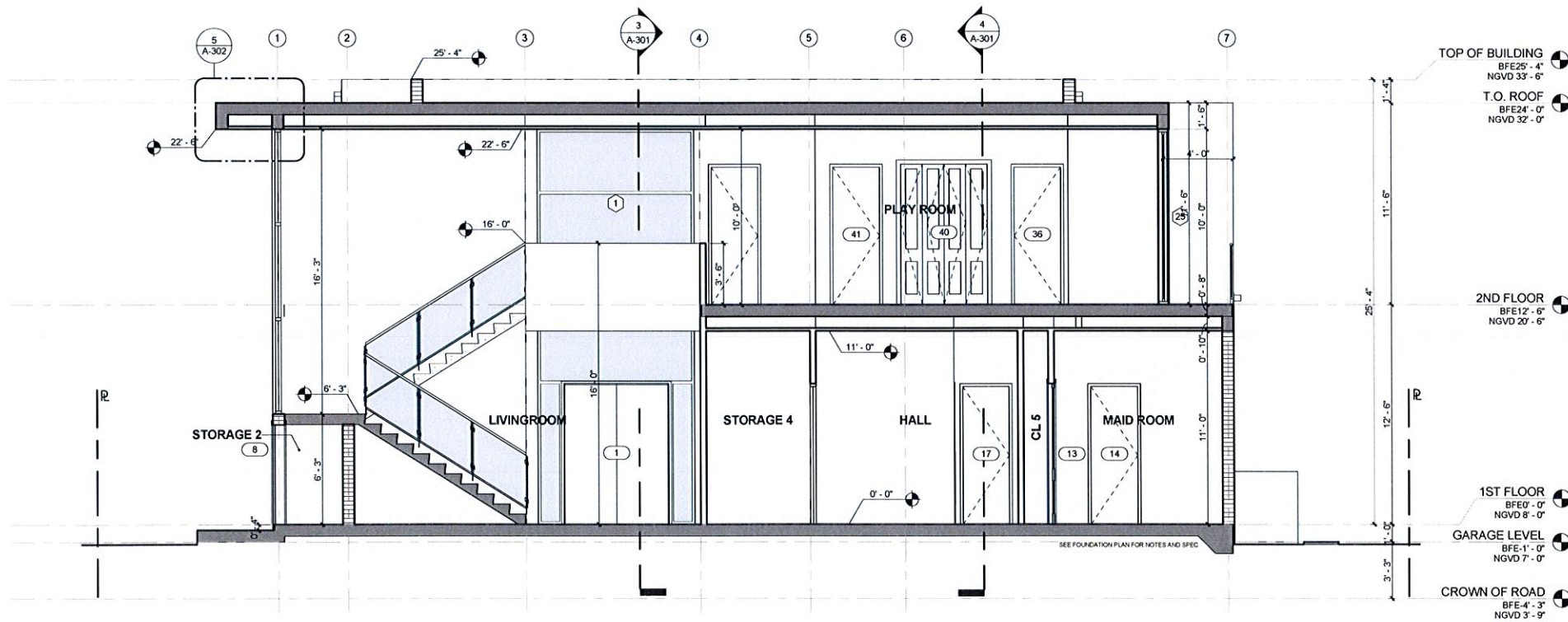
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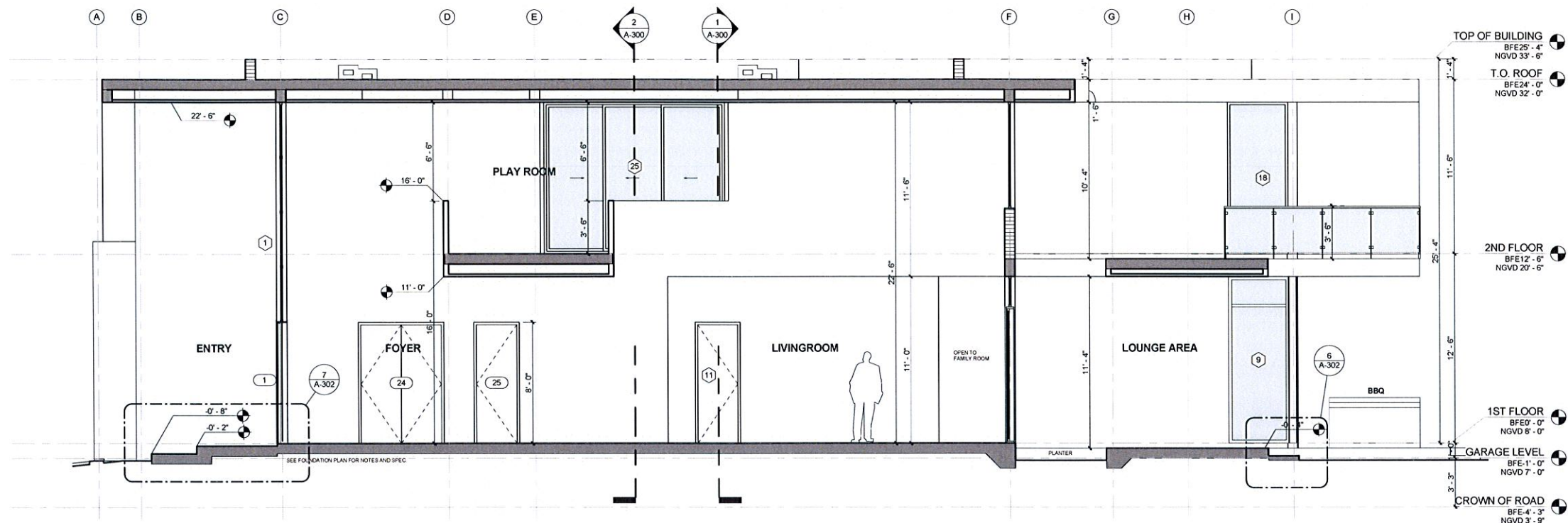
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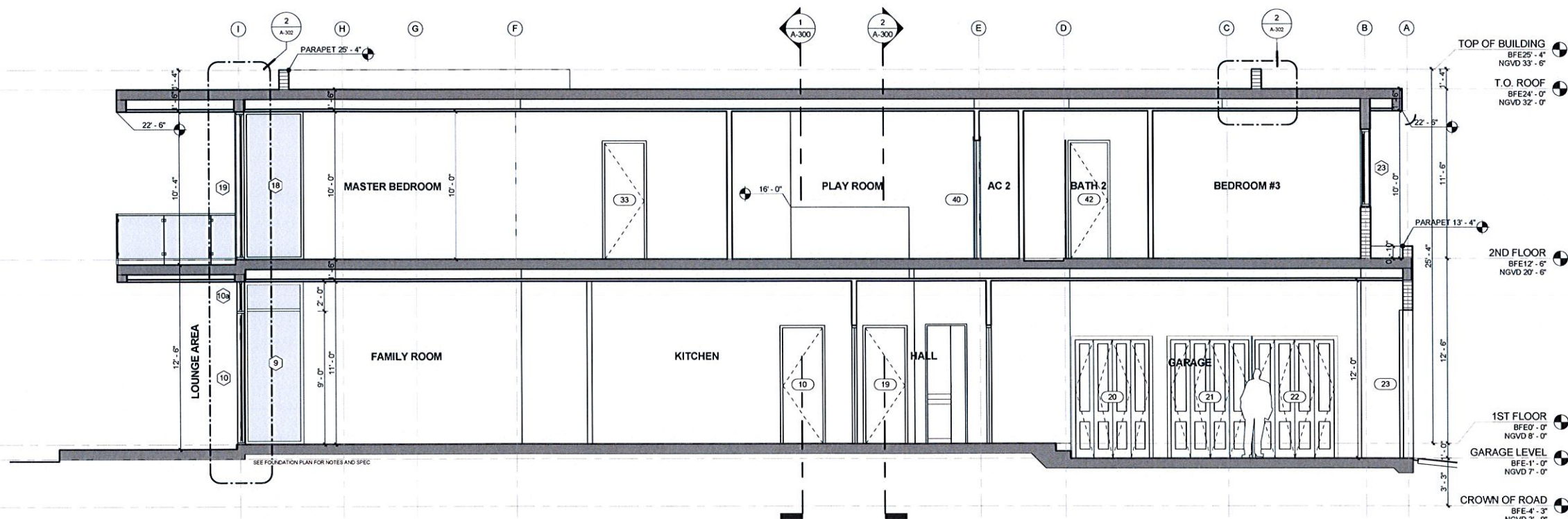
1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



3
1/4" = 1'-0"



4
1/4" = 1'-0"

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architecture | design
A.A.26902883
18901 NE 29th Ave, Suite 101
Aventura, FL 33169
(305) 501.5013
info@sdstudio.com

ROSA BALSER
ARCHITECT P.A.
ARCH. REG. # 90706

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BAY HARBOR ISLANDS, FL
33154

ISAAC POSSIN
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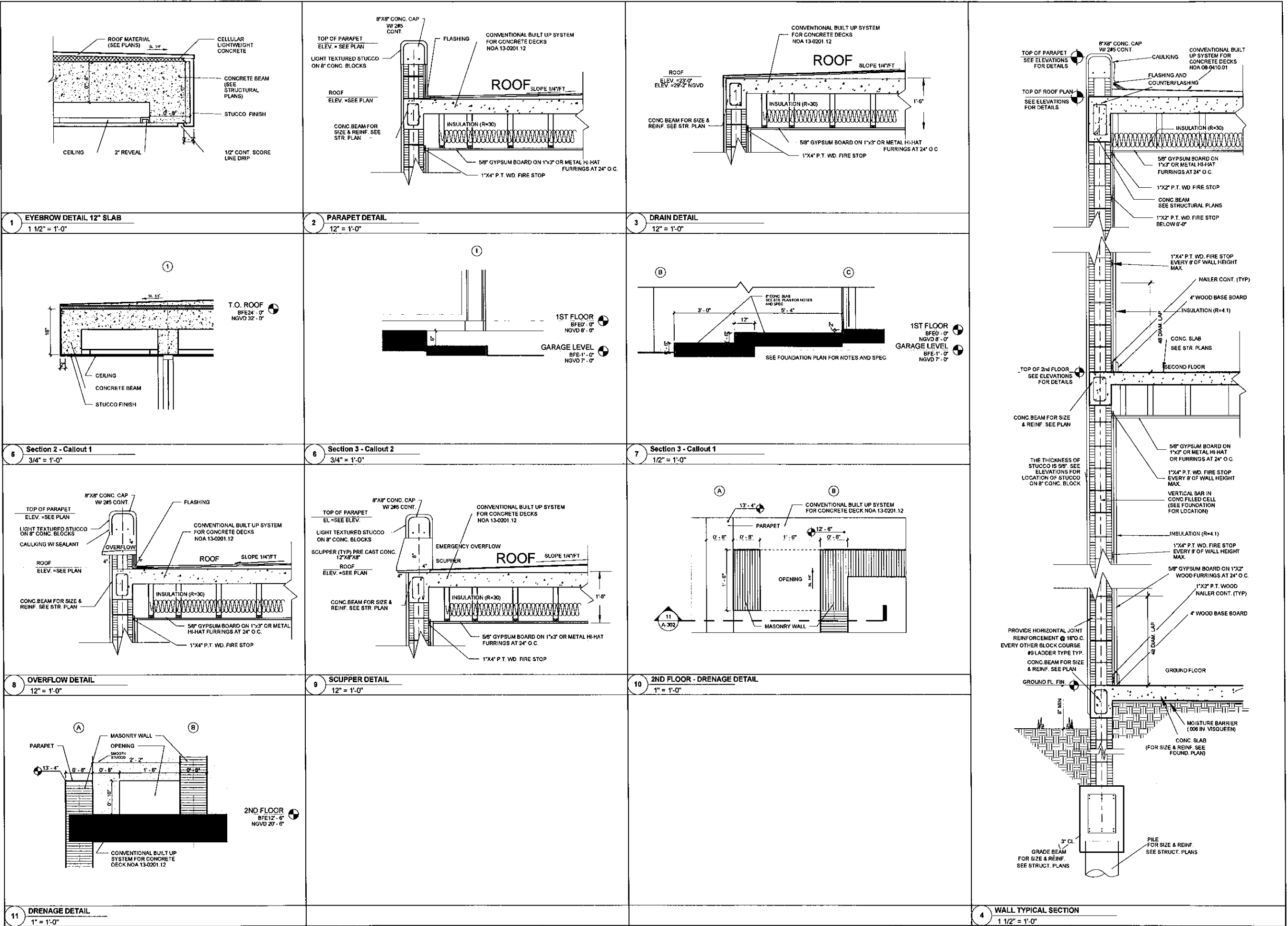
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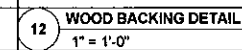
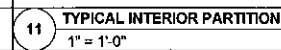
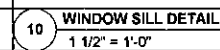
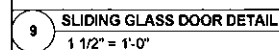
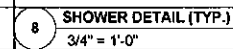
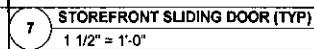
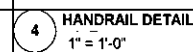
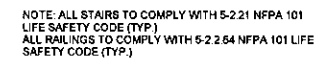
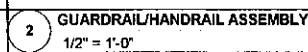
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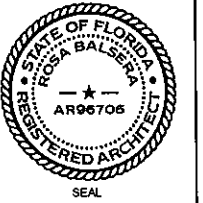
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BAY HARBOR ISLANDS, FL
33154

ISAAC POSSIN
MICHELLE POSSIN



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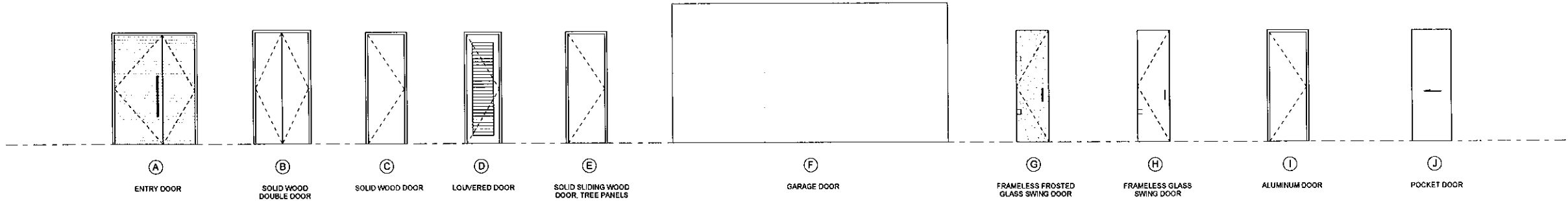
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DOOR AND WINDOWS
SCHEDULE

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STOREFRONT SCHEDULE				
WT	Width	Height	Area	Remarks
1	16' - 0"	9' - 0"	144 SF	CAT II SAFETY GLASS
2	12' - 0"	11' - 0"	132 SF	CAT II SAFETY GLASS
3	3' - 0"	8' - 0"	24 SF	CAT II SAFETY GLASS
3a	3' - 0"	3' - 0"	9 SF	CAT II SAFETY GLASS
4	5' - 0"	3' - 2"	16 SF	CAT II SAFETY GLASS
5	8' - 8"	16' - 3"	141 SF	CAT II SAFETY GLASS
6	3' - 0"	8' - 0"	24 SF	CAT II SAFETY GLASS
7	19' - 0"	9' - 0"	171 SF	CAT II SAFETY GLASS
7a	19' - 0"	2' - 0"	38 SF	CAT II SAFETY GLASS
8	10' - 8"	9' - 0"	96 SF	CAT II SAFETY GLASS
8a	10' - 8"	2' - 0"	21 SF	CAT II SAFETY GLASS
9	4' - 0"	11' - 0"	44 SF	CAT II SAFETY GLASS
10	17' - 10"	9' - 0"	161 SF	CAT II SAFETY GLASS
10a	17' - 10"	2' - 0"	36 SF	CAT II SAFETY GLASS
11	13' - 9"	8' - 9"	120 SF	CAT II SAFETY GLASS
12	6' - 2"	5' - 3"	32 SF	CAT II SAFETY GLASS
13	5' - 0"	1' - 9"	9 SF	CAT II SAFETY GLASS
14	12' - 0"	7' - 0"	84 SF	CAT II SAFETY GLASS
15	3' - 0"	7' - 0"	21 SF	CAT II SAFETY GLASS
16	5' - 9"	3' - 0"	17 SF	CAT II SAFETY GLASS
17	14' - 0"	2' - 0"	28 SF	CAT II SAFETY GLASS
18	4' - 0"	10' - 0"	40 SF	CAT II SAFETY GLASS
19	17' - 0"	10' - 0"	170 SF	CAT II SAFETY GLASS
20	19' - 0"	7' - 0"	133 SF	CAT II SAFETY GLASS
21	5' - 6"	3' - 0"	17 SF	CAT II SAFETY GLASS
22	10' - 8"	7' - 0"	75 SF	CAT II SAFETY GLASS
23	9' - 3"	5' - 3"	49 SF	CAT II SAFETY GLASS
24	9' - 3"	5' - 3"	49 SF	CAT II SAFETY GLASS
25	12' - 0"	10' - 0"	120 SF	CAT II SAFETY GLASS
26	3' - 0"	8' - 0"	24 SF	CAT II SAFETY GLASS
27	20' - 10"	1' - 9"	36 SF	CAT II SAFETY GLASS
28	21' - 9"	2' - 0"	43 SF	CAT II SAFETY GLASS
29	20' - 0"	2' - 0"	40 SF	CAT II SAFETY GLASS

DOOR SCHEDULE								
WT	Location	Type	Width	Height	Rough Width	Rough Height	Material	Remark
1	ENTRY	A	72"	96"	73 1/2"	96 1/2"	WOOD	
2		C	32"	94"	35 1/2"	96"	WOOD	
3	CL 1	B	60"	68"			WOOD	
4	CL 2	B	60"	68"			WOOD	
5	STUDY BATH	C	32"	94"	35 1/2"	96"	WOOD	
6	STUDY BATH	H	28"	92"	28"	96"	GLASS	
7	POWDER	C	32"	94"	35 1/2"	96"	WOOD	
8	STORAGE 2	B	104"	68"			WOOD	
9	STORAGE 3	B	81 1/2"	96"			WOOD	
10	DINNING	C	32"	94"	35 1/2"	96"	WOOD	
11	KITCHEN	C	32"	94"	35 1/2"	96"	WOOD	
12	MAID ROOM	C	32"	94"	35 1/2"	96"	WOOD	
13	CL 5	B	50"	96"			WOOD	
14	MAID BATH	C	32"	94"	35 1/2"	96"	WOOD	
15	MAID BATH	H	28"	92"	28"	96"	GLASS	
16	CL 4	B	52"	68"			WOOD	
17	GARAGE	C	32"	94"	35 1/2"	96"	WOOD	
18	LAUNDRY	J	32"	96"	35 1/2"	96"	WOOD	
19	STORAGE 4	C	32"	94"	35 1/2"	96"	WOOD	
20	CL 3	B	60"	96"			WOOD	
21	STORAGE 1	B	64"	96"			WOOD	
22	STORAGE 1	B	64"	96"			WOOD	
23	GARAGE	F	240"	120"			METAL	
24	AC 1	B	64"	94"	67 1/2"	96"	WOOD	
25	CL	C	32"	94"	35 1/2"	96"	WOOD	
27	BEDROOM #1	C	32"	94"	35 1/2"	96"	WOOD	
28	WC 1	C	32"	94"	35 1/2"	96"	WOOD	
29	BATH 1	C	32"	94"	35 1/2"	96"	WOOD	
30	BATH 1	H	28"	92"	28"	96"	GLASS	
31	MASTER BEDROOM	C	32"	94"	35 1/2"	96"	WOOD	
32	MASTER CLOSET	C	32"	94"	35 1/2"	96"	WOOD	
33	MASTER BATH	C	32"	94"	35 1/2"	96"	WOOD	
34	MASTER BATH	H	28"	96"	28"	96"	GLASS	
35	MASTER BATH	G	28"	92"	28"	96"	GLASS	
36	BEDROOM #3	C	32"	94"	35 1/2"	96"	WOOD	
37	WC 3	C	30"	94"	33 1/2"	96"	WOOD	
38	BATH 3	C	30"	94"	33 1/2"	96"	WOOD	
39	BATH 3	H	28"	92"	28"	96"	GLASS	
40	AC 2	B	60"	96"			WOOD	
41	BEDROOM #2	C	32"	94"	35 1/2"	96"	WOOD	
42	BATH 2	C	30"	94"	33 1/2"	96"	WOOD	
43	BATH 2	H	28"	92"	28"	96"	GLASS	
44	WC 2	C	30"	94"	33 1/2"	96"	WOOD	
45	PLAY ROOM	C	32"	94"	35 1/2"	96"	WOOD	

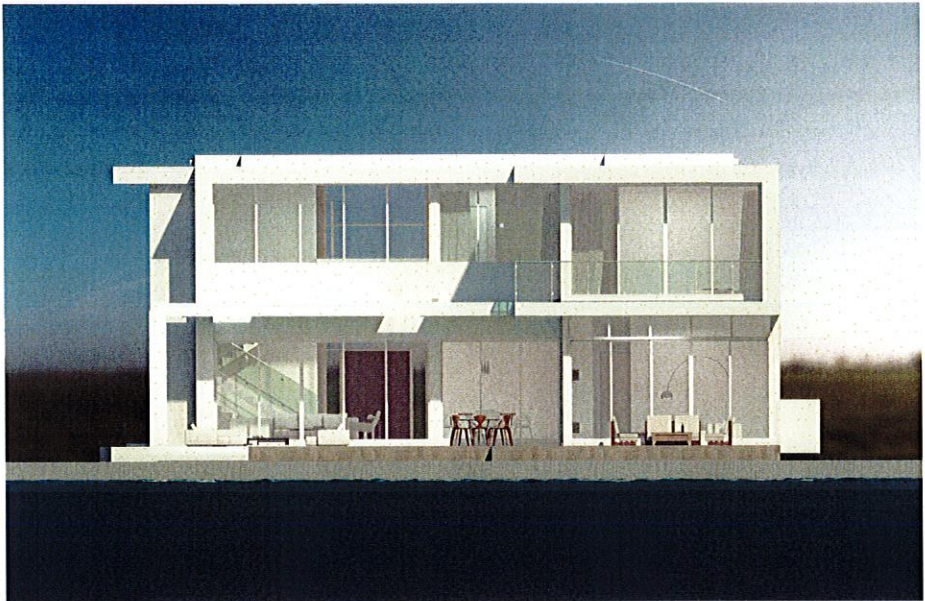
DOOR NOTES

1. ROUGH OPENING FOR EUROPEAN DOORS
2. HEIGHT OF ROUGH OPENING TO BE MEASURED FROM FINISH FLOOR ELEVATION (FFE)

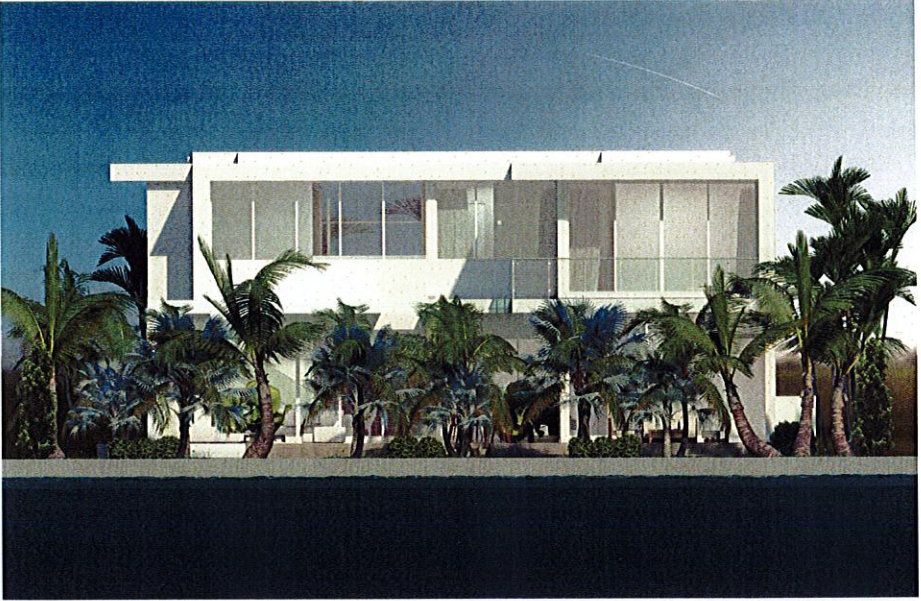
ROOM FINISH SCHEDULE							
Num ber	Name	Area	Floor finish	Baseboard	Wall Finish	Ceiling	Comments
126	AC 1	15 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
112	AC 2	15 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
67	BATH 1	53 SF	TILE	TILE	TILE	M.R. GYB. BRD	
111	BATH 2	46 SF	TILE	TILE	TILE	M.R. GYB. BRD	
72	BATH 3	46 SF	TILE	TILE	TILE	M.R. GYB. BRD	
64	BEDROOM #1	236 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
88	BEDROOM #2	236 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
71	BEDROOM #3	236 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
57	CABANA BATH	26 SF	TILE	TILE	TILE	M.R. GYB. BRD	
125	CL	28 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
118	CL 1	13 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
46	CL 2	10 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
119	CL 3	21 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
121	CL 4	10 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
122	CL 5	7 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
60	DINNING	280 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
1	ENTRY	84 SF	TILE	N/A	GYBSUM BOARD	GYBSUM BOARD	
82	FAMILY ROOM	417 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
2	FOYER	190 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
40	GARAGE	533 SF	CEMENT	N/A	GYBSUM BOARD	GYBSUM BOARD	
127	HALL	63 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
124	KITCHEN	312 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
120	LAUNDRY	75 SF	TILE	TILE	TILE	M.R. GYB. BRD	
95	LIVINGROOM	627 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
58	LOUNGE AREA	1175 SF	TILE	N/A	GYBSUM BOARD	GYBSUM BOARD	
51	MAID BATH	40 SF	TILE	TILE	TILE	M.R. GYB. BRD	
93	MAID ROOM	91 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
60	MASTER BATH	199 SF	TILE	TILE	TILE	M.R. GYB. BRD	
105	MASTER BEDROOM	439 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
115	MASTER CLOSET	187 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
117	PLAY ROOM	461 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
48	POWDER	32 SF	TILE	TILE	TILE	M.R. GYB. BRD	
41	STORAGE 1	92 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
56	STORAGE 2	29 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
131	STORAGE 3	12 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
49	STORAGE 4	48 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
47	STUDY BATH	44 SF	TILE	TILE	TILE	M.R. GYB. BRD	
132	TERRACE 1	193 SF	TILE	TILE	TILE	GYBSUM BOARD	
83	WC 1	46 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
129	WC 2	32 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	
103	WC 3	44 SF	TILE	TILE	GYBSUM BOARD	GYBSUM BOARD	

ROOM FINISH SCHEDULE NOTES

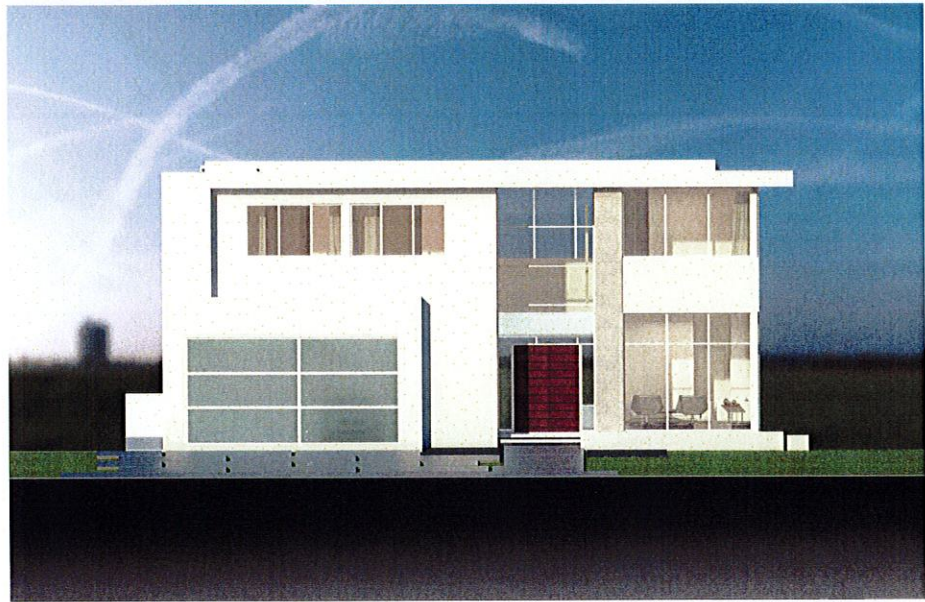
1. SEE SPECIFICATIONS FOR ACTUAL MATERIAL SELECTION & SIZE. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN FINISH SCHEDULE, INTERIOR ELEVATIONS AND SPECIFICATIONS.
2. ALL WOOD BASEBOARD AND CASING TO BE PAINT GRADE POPLAR UNLESS OTHER WISE NOTED IN INTERIOR.
3. ALL FLEXIBLE BASEBOARD, CASING AND STAIR SKIRT SHALL BE EXTRA-FLEX.
4. GENERAL CONTRACTOR SHALL COUNTER SINK ALL FINISH NAILS.
5. GENERAL CONTRACTOR SHALL SUBMIT SAMPLE OF ALL MILLWORK ASSEMBLY FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION.
6. CERAMIC TILE ON ALL SHOWERS/TUBS/WALLS UP TO FINISH CEILING.



WEST ELEVATION



WEST ELEVATION + LANDSCAPE



EAST ELEVATION



EAST ELEVATION + LANDSCAPE



FRONT VIEW



BACK VIEW

s d h studio
architecture | design
AA20002883
18901 NE 29th Ave, Suite 101
Aventura, FL 33160
(305) 501.5013
info@sdhstudio.com
RICK BALSERA
ARCHITECT P.A.
ARCH. REG# 96706

POSSIN
RESIDENCE

9461 E. BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FL
33154

ISAAC POSSIN
MICHELLE POSSIN



NOTES/COMMENTS

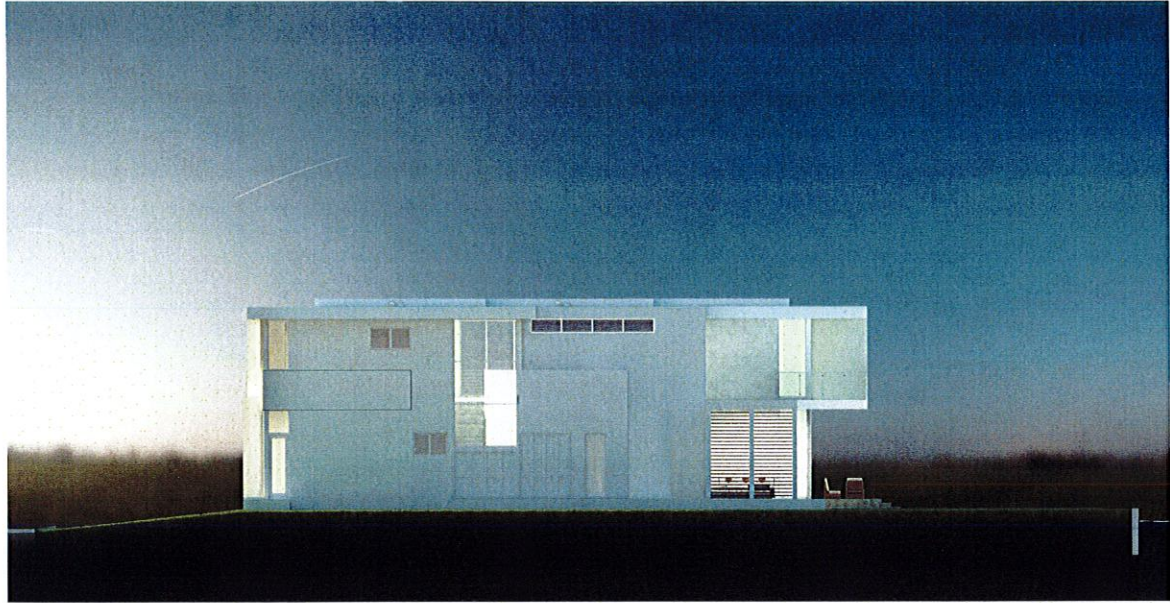
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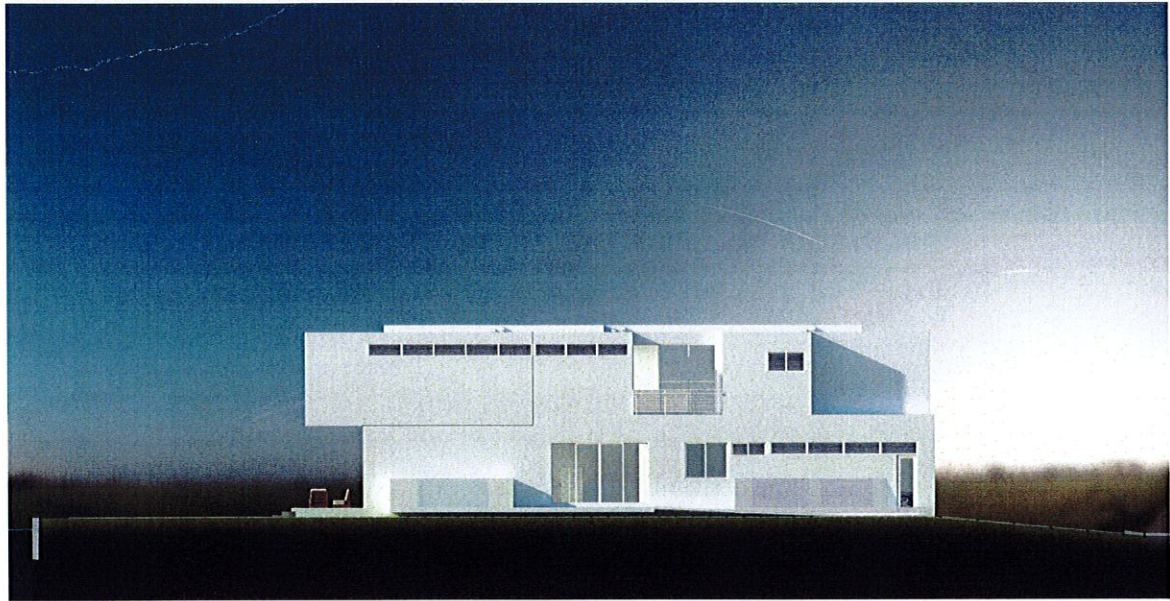
BP-01



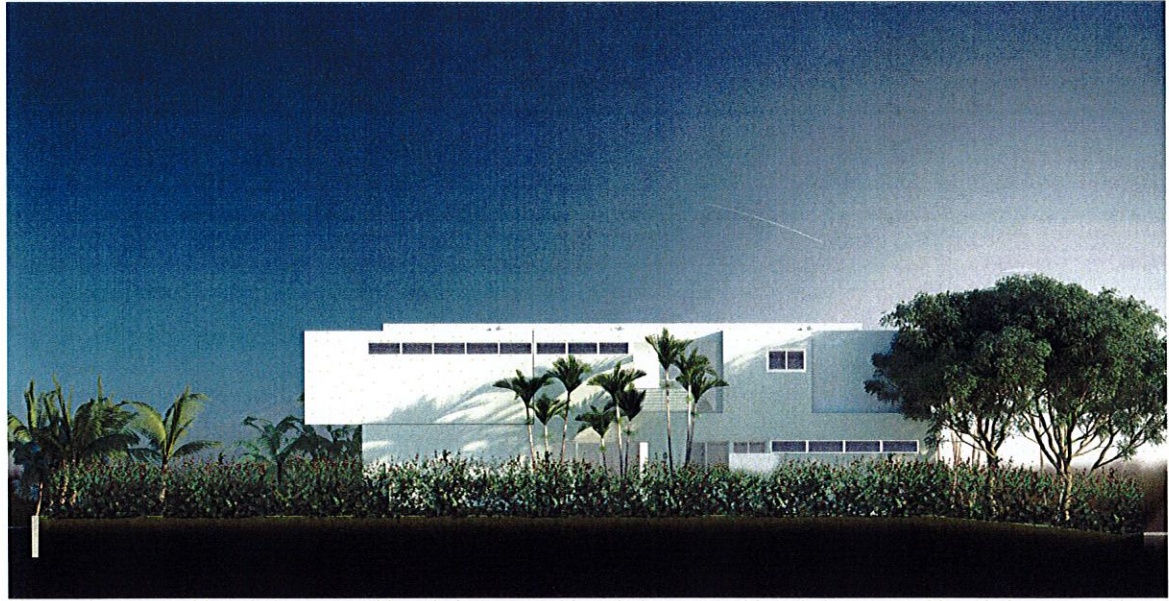
SOUTH ELEVATION



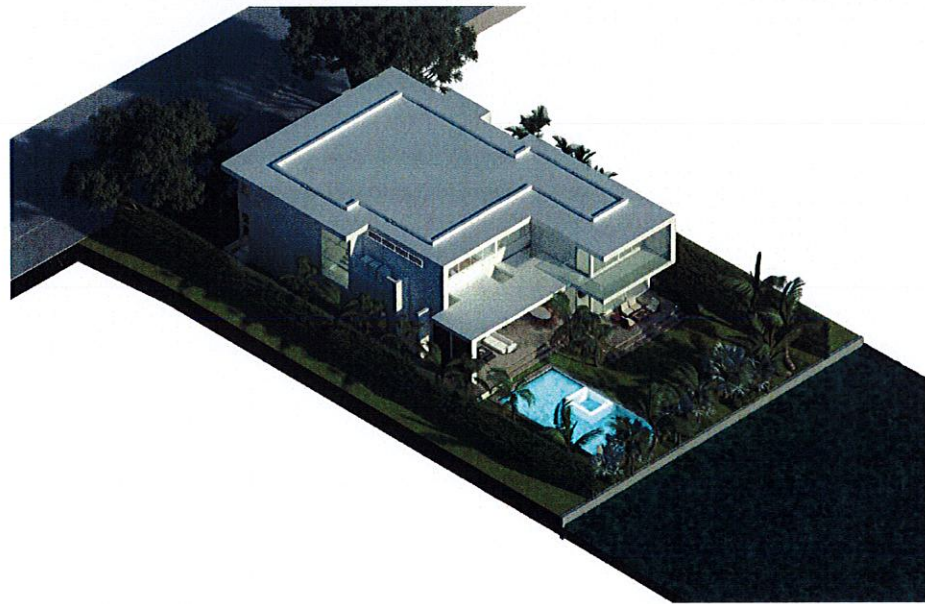
SOUTH ELEVATION + LANDSCAPE



NORTH ELEVATION



NORTH ELEVATION + LANDSCAPE



NORTHWEST ISOMETRIC



SOUTHEAST ISOMETRIC

s d h studio
architecture | design

AA26002883
18901 NE 29th Ave, Suite 101
Aventura, FL 33160
(305) 501.5013
info@sdlstudio.com

ROSA BALSERA
ARCHITECT P.A.
ARCH. REG. #6706

POSSIN RESIDENCE

9461 E. BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FL
33154

ISAAC POSSIN
MICHELLE POSSIN



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BP-02



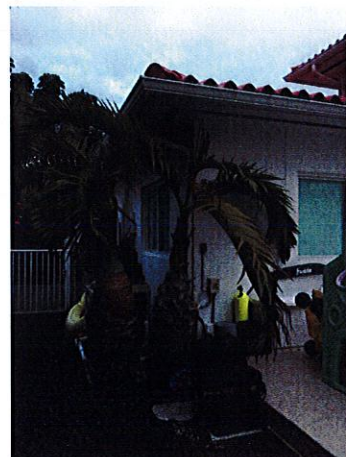
EXISTING PROPERTY - FRONT



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architecture | design

AA26903883
18901 NE 29th Ave, Suite 101
Aventura, FL 33160
(305) 501.5013
info@sdhstudio.com

ROSA BALSERA
ARCHITECT P.A.
ARCH. REG. # 96706

POSSIN RESIDENCE

9461 E. BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FL
33154

ISAAC POSSIN
MICHELLE POSSIN



NOTES/COMMENTS

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STERNBERG & HAUFEN

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DATE: 01/15/2016

BP-03



PROPERTY TO THE LEFT



PROPERTY TO THE RIGHT



PROPERTY IN THE FRONT



PROPERTY IN THE FRONT TO THE RIGHT

s d h studio
architecture | design
A 126902883
18901 NE 29th Ave, Suite 101
Aventura, FL 33160
(305) 501.5013
info@sdhstudio.com

ROSA BALSER
ARCHITECT P.A.
ARCH. REG. # 96706

**POSSIN
RESIDENCE**

9461 E. BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FL
33154

ISAAC POSSIN
MICHELLE POSSIN



NOTES/COMMENTS

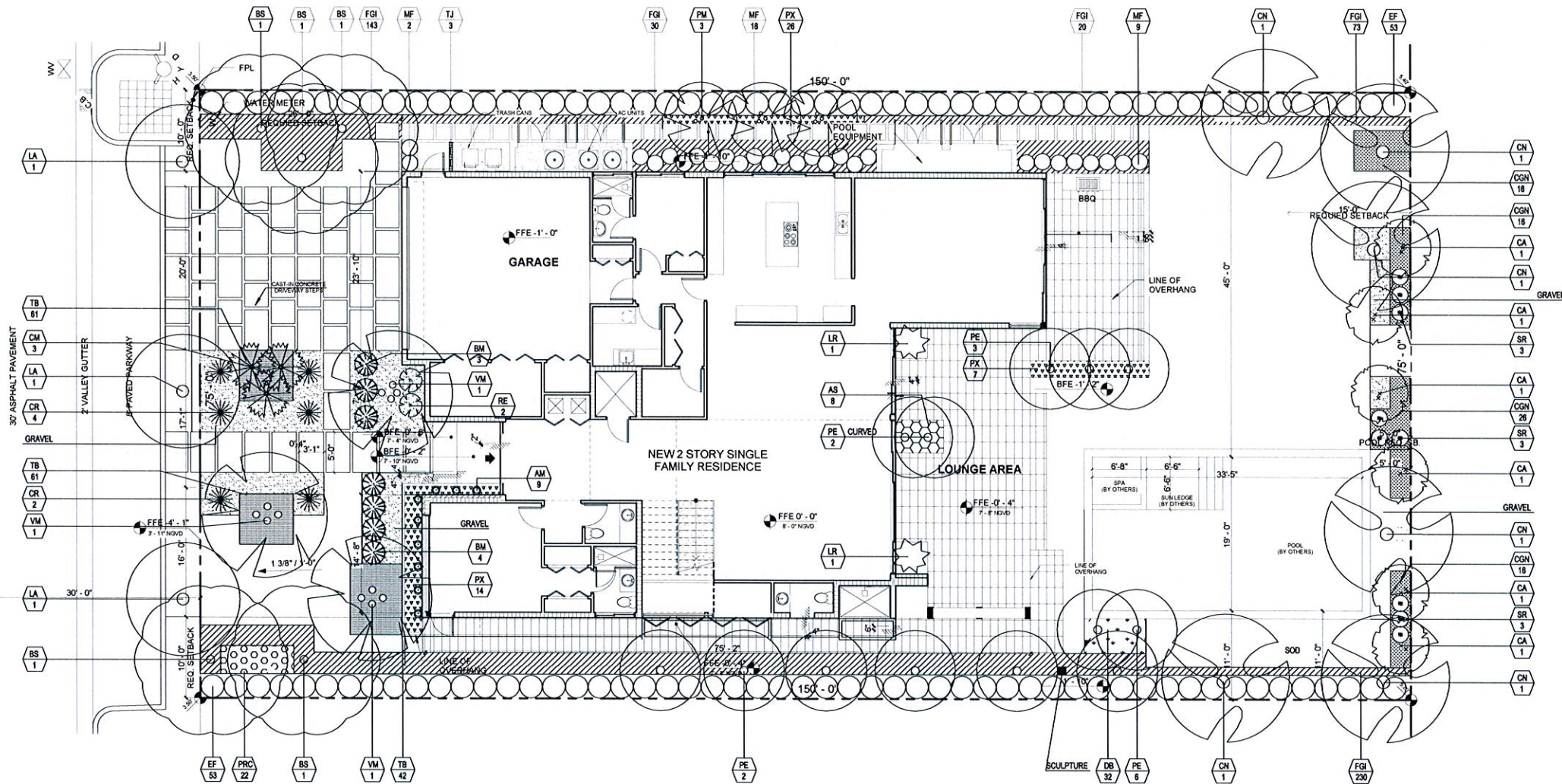
REVISIONS / SUBMISSIONS

CONTEXT

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STUDIO S. HULTON

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DATE: 01/15/2016

BP-04



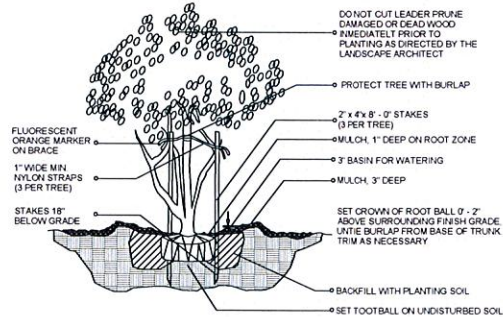
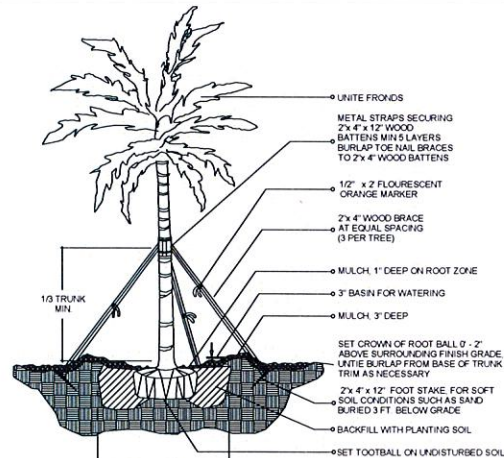
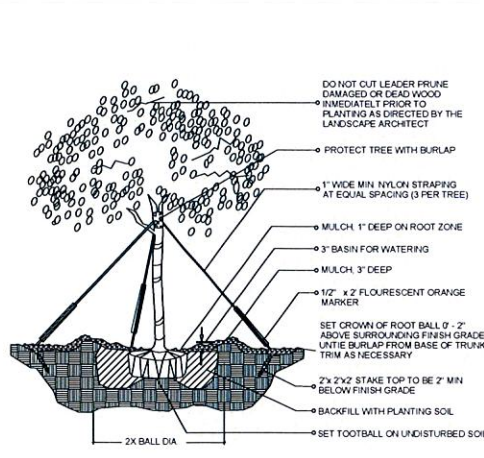
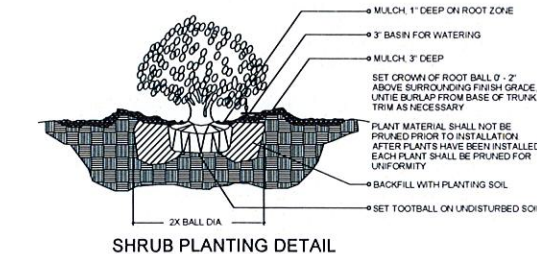
EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE
181 Harbor Dr.
Key Biscayne, FL 33149
(305)785-8256
Enrique D. Nuñez, RLA # LA 0000955
Mercedes B. Porcari

LANDSCAPE DESIGN
POSSIN RESIDENCE
9461 E. BROADVIEW DR.
BAY HARBOR ISLANDS,
FL 33154

TOWN OF BAY HARBOR ISLANDS LANDSCAPE CODE (SEC. 24-16) REQUIREMENTS LEGEND		
RESIDENTIAL - SINGLE FAMILY AND TWO-FAMILY HOME SITES		
REQUIRED	PROVIDED	
A. SHADE TREES REQUIRED*		
1. Single-Family Non-Waterfront Lot	5	NA
2. Single-Family Waterfront Lot	6	5
3. Two-Family Lot	5	NA
4. Number of Shade Trees in Front Yard	2	5
5. Native Species Required - 50%	3	5
6. Drought Tolerant and Low Maintenance Species Require - 50%	3	5
B. SHRUBS REQUIRED**		
1. Single-Family Non-Waterfront Lot	20	NA
2. Single-Family Waterfront Lot	20	125
3. Two-Family Lot	20	125
4. Native Species Required - 50%	15/18	145
5. Drought Tolerant and Low Maintenance Species Require - 50%	25/30	145
C. MAXIMUM LAWN AREA ALLOWED*** 50% of Net Lot Area	1702 ± ft (max)	1700 ± ft

- NOTES:
- *Required Shade Trees at time of planting must be a minimum of 12 feet in overall height, and 4 feet of clear wood before branching, and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved large varieties) to maximum of 25% of the required trees.
 - **Required Shrubs at time of planting must be a minimum of 24 inches in overall height, if used as a visual screen must be a minimum of 36 inches in overall height.
 - ***Miami-Dade County Landscape Ordinance, Sec. 18A-5 (a)(5).
 - ****All fencing must have hedge material installed along the entire length of fence. The hedge material must be placed two (2) feet on center and must be 50% of the height of the fence at time of planting. The material must grow to match the height of the fence.
- LANDSCAPE NOTES**
- Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or soil border, in a minimum of 3" depth.
 - 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.
 - 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.
 - 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.
 - All palms except for species such as Coccothrinax, Roystonea, and other multi-trunk palms, shall have straight trunks free of scars, decay or any damage caused by digging, transport or planting handling of the same.
 - 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.
 - 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.
 - Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
 - All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A.
 - # 98-13, and any other municipal landscape ordinance in effect at the projects location, including tree laws.
 - Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
 - 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.
 - Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
 - Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allow for a timely and orderly completion of all work on the site.
 - Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
 - Hedge material within the rear yard setback along the sides and rear must provide for 75% see-through visibility to the adjoining water.

PLANT LIST				
TREES & PALMS				
ABR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
BS	BURSERIA SIMARUBA	GUINOA LIMBO	5	20"x19" 4" caliper
CA	COCOTHRINAX ARGENTATA	FLORIDA SILVER PALM DOUBLE	8	7" NATIVE
CM	COCOTHRINAX MIRAGUAMA	COCOTHRINAX	3	5"
CN	COCO NUCIFERA	COCONUT PALM	2	6'-8' CT
CNR	COCO NUCIFERA RELOCATED	COCONUT PALM	4	6'-8' CT
LA	LAGERSTROEMIA	CRABE MYRTLE	3	15'±
LR	LICUALA RAMSAYI	LICUALA	2	25 GAL
PE	PTYCHOSPERMA ELEGAN	ALEXANDER PALM	13	18"-24"
PM	PTYCHOSPERMA MACARTHURII	MACARTHURII PALM	3	18"-24"
VM	VEITCHIA MONTGOMERIANA	VEITCHIA PALM	3	20"-22"
SHRUB & GROUND COVER				
ABR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
AM	ALOCASIA MACRORRHIZA	BLACK STEM	9	4"-7" GAL
AS	ASPIDISTRA	ASPIDISTRA	8	18"-3" GAL
BM	BROMELIAD MEXICANA	BROMELIAD MEXICANA	7	3"x3"
CGN	CLUSIA GUTIFERA NANA	CLUSIA DWARF NANA	74	12"-3" GAL
CR	CYCA REVOLUTA	KING SAGO	6	4"x4"
DB	DIETES BICOLOR	YELLOW AFRICAN IRIS	32	18"-3" GAL FULL
EF	EUGENIA FOETIDA	SPANISH STOPPER	118	15 GAL
FGI	FOCUS GREEN ISLAND	GREEN ISLAND	496	3 GAL FULL
MF	MYRSINANTHES FRAGRANS	SIMPSON STOPPER	28	4"-7" GAL
PRC	PHILODENDRUM RED CONGO	RED CONGO	22	12"-3" GAL
PX	PHILODENDRUM XANADU	XANADU	26	12"-3" GAL
RE	PHILODENDRUM XANADU	XANADU	21	18"-7" GAL
RH	RHAPIS EXCELSA	RAPIHIS	4	5'-15" GAL
SR	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	9	24"-15" GAL
TB	TRADESCANTIA BOLIVIANA	BOLIVIAN NY	164	1 GAL FULL
TJ	TRACHELOSPERMA JAZMINOIDES	CONFEDERATE JASMINE	4	5'-7" GAL



MULTI-TRUNK AND SMALL TREE
PLANTING DETAIL
(2" cal. and under)

PROJECT NUMBER

ISSUE DATE
09/29/15

REVISIONS
JANUARY-2016

DATE DESCRIPTION #

DRAWING TITLE
LANDSCAPE
DESIGN

SCALE 1/8" = 1'-0"

SHEET NUMBER

LA-1

96th STREET

F.P.C.P.
3653

300.0'(M)

LOT 101, BLOCK 23
S87°21'10"W 150.00'

ONE-STORY
RESIDENCE # 9461
F.F.E.L. = 6.77'

TWO-STORY

POOL

LOT 99, BLOCK 23
N87°21'10"E
150.00'

BAY HARBOR WATERWAY

EAST BROADVIEW DRIVE

30' ASPHALT PAVEMENT (60' TOTAL RIGHT OF WAY)

PALMS
2' DIAMETER
±10' HEIGHT
±13' SPREAD

PALMS
1.2' DIAMETER
±23' HEIGHT
±18' SPREAD

UMBRELLA TREE
5.7' DIAMETER
±35' HEIGHT
±35' SPREAD

PALMS(CLUSTER)
±20' HEIGHT
±14' SPREAD

UMBRELLA TREE
4.5' DIAMETER
±35' HEIGHT
±40' SPREAD

PALM
1.2' DIAMETER
±20' HEIGHT
±21' SPREAD

PALM
0.6' DIAMETER
±12' HEIGHT
±13' SPREAD

COCONUT PALM
0.8' DIAMETER
±18' HEIGHT
±13' SPREAD

COCONUT PALM
0.9' DIAMETER
±35' HEIGHT
±26' SPREAD

COCONUT PALM
1.4' DIAMETER
±35' HEIGHT
±25' SPREAD

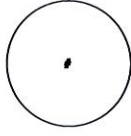
COCONUT PALM
0.8' DIAMETER
±18' HEIGHT
±12' SPREAD

PALM
1.7' DIAMETER
±9' HEIGHT
±11' SPREAD

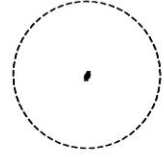
PALM
1.3' DIAMETER
±11' HEIGHT
±11' SPREAD



TO BE RELOCATED



NEW LOCATION



TO BE REMOVED

EXISTING TREE DISPOSITION CHART		
COMMON NAME	DISPOSITION	#
COCONUT PALM	TO BE RELOCATED	1,2,3,4.
FICUS HEDGE	TO BE REMOVED	5.
PALM	TO BE REMOVED	6,7,8,9,10,11, 12,13,14,15, 16,17,18,19.
UMBRELLA TREE	TO BE REMOVED	20,21.

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr.
Key Biscayne, FL, 33149
(305)785-8256
Enrique D. Nuñez, RLA # LA 0000955
Mercedes B. Porcari

TREE DISPOSITION

POSSIN RESIDENCE
9461 E. BROADVIEW DR.
BAY HARBOR ISLAND,
FL. 33154

PROJECT NUMBER
ISSUE DATE 120315
REVISIONS DECEMBER-2015
DATE DESCRIPTION #

DRAWING TITLE
TREE DISPOSITION

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

SHEET NUMBER
SP-1

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Scott D. Marks *SDM*
Community Planner
MMPA-Consultant Town Planner

Date: February 26th, 2016

Subject: Proposed Single-Family Residence
Possin Residence
9461 E. Broadview Drive
Bay Harbor Islands Acct. No.: MB2015-190
MMPA Acct. No.: 01-0702-1029

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 2/19/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family house located at 9461 E. Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9461 E. Broadview Drive
Legal Description: Lot 100 of Block 23, "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, SDH Studio, as agent for the property owner, Isaac Possin, has submitted an application for the construction of a new single-family residence on a waterfront lot located at 9461 E. Broadview Drive. The proposed two-story home will have approximately 5,248 square feet of A/C living space with a two-car garage and a pool and pool deck in the rear (water side) of

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Proposed Single-Family Residence
Possin Residence – 9461 E. Broadview Drive
February 26th, 2016
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the property. The residence will have five (5) bedrooms, six (6) full bathrooms, two (2) half bathrooms, a play room and a study / guest bedroom. The overall height of the structure will be 24'-0" above Base Flood Elevation (BFE), which is below the maximum allowed within the RD Single-Family District. The applicant is proposing one (1) driveway connection to E. Broadview Drive. Extensive landscaping is proposed that meets or exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The current draft of the Street Tree Master Plan identifies the tree species as Crape Myrtle for areas under powerlines along this portion of E. Broadview Drive.

The Historical Structure Survey for the Town of Bay Harbor Islands listed the existing structure as a Masonry Vernacular design that was built in 1955 (FMSF No. DA10284). The new single-family home is a modern design.

PROJECT HISTORY

The applicant / architect 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.

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.

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 9461 E. Broadview Drive 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.

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Planning and Zoning Board Staff Report
Proposed Single-Family Residence
Possin Residence – 9461 E. Broadview Drive
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The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by SDH Studio dated February 19th, 2016 with any modifications required by the PZ Board. All significant exterior modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.

AGENDA ITEM REPORT

March 1, 2016

ITEM NUMBER: 3.

ITEM: Approval of the minutes held on October 20, 2015, November 3, 2015, November 17, 2015 and January 5, 2016. Item #3

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	P&Z Minutes 10/20/2015	10-20-15 DRAFT.docx
2.	P&Z Minutes 11/3/2015	11-3-15 DRAFT.docx
3.	P&Z Minutes 11/17/2015	11-17-15 DRAFT.docx
4.	P&Z Minutes	1-5-16 DRAFT.docx

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, October 20th, 2015 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Jed Frankel

Board Member Oscar Sklar

Board Member Thomas Telesco

Item 1. Request for approval for a new single family home for "VSD Investment, LLC" located at 1251 95 Street, Lot 11 of Block 31. The owners are proposing to construct a new single family home. The proposed two story home will have approximately 5,575 square feet of a/c living space with a two car garage. The residence will have four bedrooms, seven full bathrooms and one half bath. In addition they propose an office and a second family room.

Architect Daniel Sorogon, came forward to address the Board. He presented the proposed development that included a single family home to be located at 1251 95 Street. There was a detailed discussion from the Board on the proposed materials; design; landscaping plan; wall on the east elevation; windows patterns and width and the elevations.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, she felt that the new homes being built on the West Islands driveways were too big.

CLOSED PUBLIC COMMENT

ACTION: Vice Chair Gavcovich made a motion to approve the proposed development with the following conditions:

1. The addition of landscaping in front of the mechanical equipment.
2. Add two (2) strips of windows to the east façade and closet.
3. Modified the window patterns, so they are all the same width.

Board Member Telesco seconded the motion and it passed unanimously.

Item 2. Request for approval for a new single family home for "Yearit Izhak" located at 1360 98 Street, Lot 5 of Block 35. On January 20, 2015 the Board approved an application for renovation an expansion of the existing house. Since then, the home has been demolished and a new architect was retained. The owner is now proposing to construct a new single story home. The residence will have four bedrooms, five full bathrooms, one half bath and a playroom. The house will be approximately 3,549 square feet of a/c living space with a two car garage and a pool.

Architect, Jeffrey Falkanger, came forward and presented the proposed development. One story Mediterranean style home with 2 car garage; 4 bedrooms; 5 baths; greet room, and open kitchen. He review the proposed materials, elevations, and rendering with the Board.

There was a brief discussion from the Board on proposed driveway; property line; renderings; landscaping plan; possible reduction to the driveway and windows patterns.

ACTION: Vice Chair Gavcovich made a motion to approve with the following conditions:

1. Modified the driveway approach to 13 feet.
2. Reduce the horizontal driveway to 7 ½ feet from the property line.
3. Add 2 vertical windows on the left elevation.
4. Add 1 window on the left side of the garage.

Board Member Sklar seconded the motion and it passed unanimously.

Item 3. Request for approval for a new single family home for "Yoram Izhak" located at 1351 98 Street, Lot 10 of Block 36. On January 20, 2015 the Board deferred the project. The owner has now retained a new architect. The owner is proposing to construct a new single story family home. The home will have approximately 3,204 square feet of a/c living space with a two car garage and a pool. The residence will have four bedrooms, 5 full bathrooms, one half bath and an office / playroom.

ACTION: Item defer to a later date.

Item 4. Request for approval for revisions for "Bijou" (Formerly "La Boutique") located at 9521-41 E. Bay Harbor Drive, Lots 3-4 of Block 1. The Board approved the project on December 3, 2013. Since the original approval from the P&Z Board, the property has changed ownership as has the architect of record. The new Developers are proposing to modify several areas. Staff has reviewed each modification and determined the changes requires PZB re-approval.

Attorney Matthew Amster, came forward to address the Board. He explained that the property recently has new ownership and they made minor revision to the proposed development. He explained that the changes included a different a revised layout of the parking area; lounge on the second floor; the additional of mechanical lifts and transparent balconies.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and stated that the plans on the project said it was a revision but she felt that the development should have been advertised as a Public Hearing.

CLOSED PUBLIC COMMENT

There was a detailed discussion from the Board on modification to the parking; valet parking; underground parking; rear yard setbacks; consensus to removal of the south staircase; and roof access.

ACTION: Vice Chair Gavcovich made a motion to approve the project revision with the following conditions:

1. Valet Parking Services be provided 24 hours.
2. Stairs out of the lounge be modified straight down so the doors are recess. The stairs will start at the face of the building.
3. Option for stair access to be on northeast or southeast corner, as long as upper landing does not project out.

Board Member Telesco seconded the motion and it passed unanimously.

Item 5. Approval of minutes of the Board meeting held on July 21, 2015 (Item #5A)

ACTION: Board Member Telesco made a motion to approve the proposed Minutes. Vice Chair Gavcovich seconded the motion and it passed unanimously.

There being no further business to discussed meeting was adjourned at 8:49 p.m.

CHAIR

ATTEST

TOWN CLERK

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, November 3, 2015 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich
Board Member Oscar Sklar

Board Member Roberto Gambach
Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Item 1. Request for approval for a new multi-family dwelling for "1145-1167 100 Street" located at 1145-1167 100 Street, Lots 13-15 of Block 7. The developers are proposing to construct a forty five (45) dwelling unit residential condominium development. The proposed design incorporates one rectangular shaped building positioned east/west on top of an enclosed parking garage structure. The building has 6 - stories in height (5 floors of residential over 1st floor parking and building lobby) @ 65 ft above BFE. The maximum allowable density for this property is 26 units. The developer will be required to obtain 19 Transfer of Development Rights (TDR).

Assistant Town Attorney Simone swore in the individual testifying at the Public Hearing.

Architects, Marcus Frankel, & Ifhat Benayon, came forward and represented the proposed development to the Board. He explained that the developers were proposing to construct a 45 units condominium project. He stated the project was in compliance with the Town Code and Miami-Dade County regulations. He provided the board with a detail walk through of the proposed site plans that included breezeway, landscaping plan; parking garage; storage areas and parking lifts.

PUBLIC COMMENT

Victor Maya, 1155 103 St., came forward and was opposed to the proposed development and felt that the project was too massive that would require too many TDR's.

Eduardo Jimenez, 1020 102 St., came forward and stated there were some changes to the Town that allowed for an early work start.

Kathleen Kennedy, 9721 W. Bay Harbor Drive, she was opposed to the proposed project and asked if the project would have hurricane proof glass.

Maurice Rotbart, 1141 99 St., came forward and asked if a study was done for the area, as there were frequent power outages.

Jennifer Rashani, 1140 101 St., came forward and was opposed to the proposed development.

CLOSED PUBLIC COMMENT

There was a detailed discussion on the landscaping plan; backflows on the front of the property; FPL connections location; breezeway; design ; natural ventilation; parking spaces; balconies; rear setbacks; and storage units.

ACTION: Vice Chair Gavcovich made a motion to approve with the following conditions:

1. Relocate the backflow preventers to the rear corner of the property.
2. Relocate the Florida Power & Light transformer to the rear corner of the property.
3. Widened of the front breezeway by 2 feet from the 2nd level to the roof.
4. Additional 2 feet setback to the rear wall, from the 2nd floor up to the roof.
5. Delete the 3rd floor balcony locate at the rear of the breezeway.
6. Reduced the east to west breezeway by 2 feet.
7. The 2nd and 3rd floor rear wall, must match the 4th floor center.

Board Member Telesco seconded the motion and it passed 4-1, with Vice Chair Gavcovich opposed.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 2. Request for approval for a new single family home for "Pro Nan IV, LLC" at 1350 97 Street, Lot 4 of Block 34. The proposed 2-story home has approximately 6,898 square feet of living space with a two-car garage. The residence will have five (5) bedrooms, seven (7) full bathrooms and an office.

Architects Henry Sanchez, 4175 SW 44 St., came forward and presented the proposed project to the Board. The residence would have 5 bedrooms; 7 full bathrooms; 2 car garage; and veranda in the rear.

There was a brief discussion on the proposed materials; setbacks; roof access; retaining wall; balconies projection; side windows and driveway.

ACTION: Consensus was for the applicant to come back to the Board and provided further articulation; provide a sample board of the proposed materials for the roof top; organized the window; study the interior drains; and consider a reduction on the square footage.

Item 3. Approval of minutes of the Board meeting held on August 4, 2015

ACTION: Board Member Sklar made a motion to approve the proposed Minutes. Vice Chair Gavcovich seconded the motion and it passed unanimously.

CHAIR

ATTEST

TOWN CLERK

MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS

A Planning & Zoning Board Meeting was held Tuesday, November 17, 2015 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steve Hurwitz

Vice Chair Jerome Gavcovich

Board Member Roberto Gambach

Board Member Jaime Schapiro

Board Member Oscar Sklar

Board Member Thomas Telesco

Item 1. Request for approval for a new single family home for "Dora Bay, LLC" located at 1271 94 Street, Lots 13-14 of Block 32. The owner is proposing to construct a new two story single family home with approximately 6,408 square feet of a/c living space with a two car garage. The residence will have six bedrooms, seven full bathrooms, one half bath, an office and a pool house. Enclosed please find the site plan and elevations.

Architect Alan Bartolli, came forward and presented the project to the Board. He explained the owners were proposing to construct a two story home with six (6) bedrooms; seven (7) full bathrooms; an office and a pool house. He stated the proposed materials; plans layout; pool; driveway; side yard setbacks and the floating concept of the home.

There was a detail discussion from the Board on the proposed materials; setbacks; relocation of the a/c units; landscaped plan; driveway materials; front façade; garage; garden on the side yard; sliding doors; and the overall design of the proposed home.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and asked the size of the lot and if it required a unity of Title. She felt that the a/c units in the rear would affect the neighbors.

CLOSED PUBLIC COMMENT

ACTION: Vice Chair Gavcovich made a motion to approve the proposed project. Board Member Sklar seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 7:42 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, January 5, 2016 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Jed Frankel

Board Member Roberto Gambach

Board Member Jaime Schapiro

Board Member Oscar Sklar

Board Member Thomas Telesco

Item 1. Request for approval for a new single family home for "Yoram & Yleana A. Izhak" located at 1351 98 Street, Lot 10 of Block 36. On October 20, 2015 the Board deferred the plans as the home looked very similar to the proposed home on the same street. The owners have revised the plans for your approval. The proposed new house will have approximately 3,204 square feet of a/c space with a two car garage, pool and pool deck in the rear of the property. The residence will have four bedrooms, five full bathrooms and 1 half bath, an office and a playroom.

Architect Latouf Korbin, came forward and presented the Board with the revised plans for the proposed development to be located at 1351 98 Street. The residence would have four bedrooms, five full bathrooms; an office and a playroom.

There was a detailed discussion from the Board on the proposed development similarities to the sister property located across the street; landscaping plan; roof plans; elements; site plans; garage; proposed materials; colors; driveway; shutters; fence; a/c condensers; courtyard; parking; entrance door; windows; elevations.

Consensus was for the applicant to come back to the Board with the following suggestion:

The renderings need to be consistent with the landscaping plan; add more green space; elevations needs to be revised to match windows and grade; match the width of the windows; open the master bedroom by adding a window; rear door needs to be developed; add a door from the utility room to the exterior of the home and the grade elevations need to be consistent.

Item 2. Approval of the minutes held on August 18, 2015, September 1, 2015 and October 6, 2015.

Vice Chair Gavcovich made corrections to the October 6th, 2015 Meeting Minutes.

ACTION: Vice Chair Gavcovich made a motion to approve the proposed Minutes. Board Member Telesco seconded the motion and it passed unanimously.

Vice Chair Gavcovich requested a discussion item to be placed on the next Agenda on the current Code for the driveways. Town Clerk Siegel stated that an ordinance on seconded reading was pending the Town Council Approval that would amend the code on driveways.

Consensus was to have the discussion on the next scheduled meeting.

There being no further business to discuss meeting was adjourned at 8:12 p.m.

CHAIR

ATTEST

TOWN CLERK