

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

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

July 20, 2021

FINAL AGENDA

SPECIAL NOTICE – HYBRID MEETING

The Town of Bay Harbor Islands Planning & Zoning Board Meeting will take place in a Hybrid format where a quorum of the Planning & Zoning Board will be physically present at the Town Hall Council Chambers. Members of the public are welcome to participate in person or virtually via the Zoom platform.

Zoom Link: <https://zoom.us/j/95826845671>
Meeting ID: 958 2684 5671

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

Members of the Public may also be admitted to the Council Chambers in person, for Public Comment, subject to social distancing and facial covering.

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

US Toll Free Number: 877 853 5247 or 888 788 0099
For higher quality, dial a number based on your current location.
US: 1 646 558 8656 or 1 301 715 8592 or 1 312 626 6799
Meeting ID: 958 2684 5671
Participant ID: Press the # key

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

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

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for “Michael Gad” located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On May 18, 2021 and June 1, 2021 the Board deferred the project. The owner has revised the plans as requested by the Board and have made other revisions. The owner is proposing to construct a new two story single family home. The existing 3,723 sq. ft. single-story home (built in 1951) will be demolished and replace with a new two-story 9,900 sq. ft. home. The residence will have 7 bedrooms, 8 baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #1

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

2. Request for approval for a new single family home for “Prosper Asher Mamane” located at 1211 99 Street, Lot 13 of Block 27. The owner is proposing to construct a new two story single family home. The existing 3,297 sq. ft. single-story home (built in 1962) will be demolished and replace with a new two-story 4,109 sq. ft. home. The residence will have 5 bedrooms, 5 baths, 2 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #2

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

3. Request for approval for a new single family home for “Marvin & Susan Levinson Trust” located at 9525 Broadview Terrace, Lot 8 of Block 31. The owner is proposing to construct a new two story single family home. The existing 2,714 sq. ft. single-story home (built in 1952) will be demolished and replace with a new two-story 5,128 sq. ft. home. The residence will have 4 bedrooms, 7 baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #3.

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

4. Request for approval for a new single family home for “1261 97 Street, LLC” located at 1261 97 Street, Lot 10 of Block 29. The owner is proposing to construct a new two story single family home. The existing 2,508 sq. ft. single-story home (built in 1947) will be demolished and replace with a new two-story 5,082 sq. ft. home. The residence will have 4 bedrooms, 4 baths, 2 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #4

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

5. Approval of the minutes held on November 17, 2020 and December 15, 2020. Item #5

ADJOURNMENT

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

AGENDA ITEM REPORT

July 20, 2021

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for “Michael Gad” located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On May 18, 2021 and June 1, 2021 the Board deferred the project. The owner has revised the plans as requested by the Board and have made other revisions. The owner is proposing to construct a new two story single family home. The existing 3,723 sq. ft. single-story home (built in 1951) will be demolished and replace with a new two-story 9,900 sq. ft. home. The residence will have 7 bedrooms, 8 baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #1

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba L. Chang, Town Clerk

ATTACHMENTS

1. BHI PZB Staff Report #4 10130 WBVD June 29 2021
2. 10130 PZB Set 7.6.2021
3. GAD Residence -10130 W Broadview Dr - Narrative 6-25-2021

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: June 29th, 2021

Subject: Single-Family Residence – New Construction
Revisions to Address PZB Design Comments – June 1st, 2021 Mtg.
New Revisions Desired by Owner as of June 25th, 2021
10130 West Broadview Drive
Bay Harbor Islands Acct. No. SPR21-000005
MMPA Acct. No.: 01-0702-1104

RECOMMENDED ACTION

MMPA recommends the Planning & Zoning Board (PZB) review the contents of this staff report, the latest revised Site Development Plans (dated 6/07/21) and if felt to be acceptable, **APPROVE** the revised plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 10130 West Broadview Drive.

This application was discussed at the 5/18/21 and 6/01/21 PZB meetings but deferred based on the PZB member comments on the house architectural design. On 6/07/21 the Town received plan revisions intended to address the last PZB comments. MMPA reviewed those plan revisions and prepared an updated staff report dated 6/09/21. On 6/15/21 the PZB was to discuss the latest revisions, but no representatives of the applicant were present, and the item was deferred. On 6/25/21 MMPA received new plan revisions electronically not related to PZB comments – but apparently desired by the owners, including dropping one garage parking space (from 3 to 2), creating a smaller front entry area, making interior layout modifications including adding a formal dining room, revising the interior staircases and floor layout, changes to exterior door and window locations, changes to exterior façade materials and material façade locations, adding an Emergency Power Generator (EPG) with screening, and making revisions to the landscaping design. Although well past the Town's PZB agenda deadline for the 7/06/21 PZB meeting, MMPA was requested to quickly review the latest revisions for Code compliance and plan submittal sufficiency. MMPA has confirmed the latest 6/25/21 plan revisions meet the Town's minimum Code requirements. The architect has presented two (2) sets of revised plans – one with a narrative to address the PZB comments dated 6/07/21 and the latest plan revisions / narrative dated 6/25/21.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10130 West Broadview Drive
Legal Description: Lot 45 and the North ½ of Lot 46 from front to rear adjoining to lot 45, Block 23, “Bay Harbor Island”, according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, Daniel Sorogon from Florida Architectural Services, Inc., as agent for the property owner, 2N Washington LLC, submitted an application to construct a new single-family residence on a waterfront lot (Biscayne Bay) located at 10130 West Broadview Drive. The existing 3,723 sq. ft. single-story home (built in 1951) was recently demolished and will be replaced with a new two-story 9,900 sq. ft. under A/C home that has 7 bedrooms / 8½ baths / and as per the latest revision a two (2) car garage.

The proposed new home is “L-shaped” with the main house centered on the site with a 2-car garage wing extending east toward the street on the south side of the lot. The home’s architecture is modern with some prominent angular design features, a flat roof, and the home has extensive glazing that is oriented towards outdoor living with a swimming pool & deck, a spa, gazebo, and outdoor kitchen. The façade design includes decorative concrete stucco panels with a repetitive pattern, clear railings and a unique vertical mixed-colored metal entrance façade. All mechanical equipment will be screened with visual / noise fencing and supplemental landscaping as required by Code. The overall height of the proposed structure is 25’ above the Base Flood Elevation (BFE), which complies with the maximum height permitted for flat roofed homes. The proposed landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements. The landscape design and theme are very tropical.

A retaining wall system / property line fencing is proposed along the west (Biscayne Bay), and portions of the north / south side property lines (rear yard) to allow the lot grade to be increased for the BFE of 9.67’ NGVD and pool area. Otherwise, steep slopes may occur in the yard areas rendering them unusable in some instances. Town Code Sec. 23-12(12) requires the PZB (TC transferred duties) to specifically be aware of this and approve the design, due to potential negative impacts on adjoining sites. This issue will be addressed as a condition of approval.

The Town has a definitive Code limitation for seawall heights designed to protect development and create a uniform seawall height appearance. The latest plan revisions removed a previous note of an intent to raise the seawall cap to 7’-6” NGVD – this will not be allowed. Town Code Sec. 23-12(10)(c) establishes a minimum / maximum seawall elevation height along Biscayne Bay (and other waterfront areas of the Town). The minimum height is 5.0’ MSL (NGVD) and the maximum height allowed is 6.0’ MSL (NGVD). Some waterfront landowners have constructed small retaining walls landward of the seawall to assist in occasional wave action (tides / boats). The latest 6/25/21 plans include a note to construct a 7’-6’ retaining wall landward of the seawall.

PROJECT HISTORY

The applicant submitted an initial set and a revised set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. As stated above this application was discussed at both the May 18th, 2021, and June 1st, 2021 PZB meetings but deferred based on the PZB member comments on the house architecture. The architect has now presented four revised sets of plans with narratives to address the PZB comments. On June 7th, 2021 the Town received plan revisions intended to address the last PZB comments. MMPA reviewed those plan revisions and prepared an updated staff report dated June 9th, 2021. On June 15th, 2021 the PZB was to discuss the latest revisions at their regularly scheduled 2nd meeting for June 2021, but no representatives of the applicant were present, and the item was deferred. On June 25th, 2021 MMPA received a telephone call and new plan revisions electronically not related to any PZB comments – but apparently desired by the owners. Although well past the Town's PZB agenda deadline for the July 6th, 2021 PZB meeting, MMPA was requested to quickly review the latest revisions for Code compliance and plan submittal sufficiency. MMPA has confirmed the latest June 25th, 2021 plan revisions meet the Town's minimum Code requirements. The architect has presented two (2) sets of revised plans – one with a narrative to address the PZB comments dated June 7th, 2021 and the latest plan revisions / narrative dated June 25th, 2021. Although the June 7th, 2021 plan revisions were meant to address the last PZB comments, it is presumed the latest June 25th, 2021 plan revisions will take precedent over all others. MMPA notes the original and revised sets of plans meet minimum Code requirements.

Following is a summary of the PZB comments we noted at the June 1st, 2021 meeting:

- 1) The angular features shown are too prominent and appear somewhat inconsistent with the overall architecture. The revised house design includes less acute angles.
- 2) The front yard privacy fence / entry gate columns that have the same angular design should be removed or revised to match the house revisions. In PZ revision #1 the architect removed one of the gate angular columns – now added back - shown on the revised plans.
- 3) The façade of the garage facing the street was modified to remove the angular features and a new square-shaped architectural feature was added. The previous square- framed feature around the garage doors was removed.
- 4) The rooftop trellis on the garage roof appeared too large and “commercial” and should be revised. PZB revision #1 revised the trellis architecture. PZB revision #2 includes the removal of the trellis entirely. The garage rooftop will remain “active” with a glass railing.
- 5) Several PZB members again expressed that the house appeared “over designed” architecturally with all the various applied features (angled features / decorative tubes at entry / etc.). The project architect / owner was requested the design again.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
10130 West Broadview Drive – New Single-Family Residence
Revisions to Address PZB Design Comments – June 1st, 2021 Mtg.
New Revisions Desired by Owner as of June 25th, 2021
June 29th, 2021
Page 4**

On May 20th, 2021, the Town / MMPA received a set of revised plans and a narrative from the project architect listing their proposed plan changes to the PZB comments from May 18th, 2021. After the June 1st, 2021 PZB meeting on June 4th, 2021 the Town / MMPA received a new set of revised plans from the project architect. MMPA reviewed those revised plans and found all of the PZB comments have been addressed in some way – it is up to the PZB to determine if the changes are acceptable. A narrative was provided explaining the June 4th, 2021 changes. As stated above the PZB was scheduled to discuss those changes at their June 15th, 2021 meeting, but no applicant representatives appeared and the item was deferred. On June 25th, 2021 MMPA received substantially revised plans and a new narrative solely related to owner desired modifications. Although well past the Town's PZB agenda deadline for the July 6th, 2021 PZB meeting, MMPA was requested to quickly review the latest revisions for Code compliance and plan submittal sufficiency. MMPA has identified a few issues to the revised plan sets for clarity / consistency. MMPA finds all of the plan revisions comply with the minimum Code requirements.

Following is a summary of the June 25th, 2021 Architect / Owner desired modifications:

- 1) Masonry angled wall features were added back to each side of the vehicular gates.
- 2) The previous 3-car garage was reduced to a 2-car garage and an angled masonry frame was included around the garage door opening.
- 3) The garage façade facing the street was modified with the precast concrete panels and an angled masonry frame was included.
- 4) The front entry façade was reduced in width to accommodate a formal interior dining room.
- 5) 2nd story front façade triangular fixed glass panels were replaced by precast panels.
- 6) The north wall elevation includes some door & window changes, as well as staircase to roof.
- 7) The south wall elevation includes some door & window changes.
- 8) The rear elevation was changed by eliminating 2nd floor panels and adding more glass.
- 9) Interior of house was modified by adding a formal dining room, a service staircase, and other interior changes to bedrooms, bathrooms, closets, and relocation of the grand staircase.
- 10) The swimming pool location was move slightly closer the seawall (meets Code 5' setback).
- 11) Adding an Emergency Power Generator (EPG) with screening on the north side.
- 12) Landscaping revisions due to garage downsizing / other site modifications.

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, building material regulations, and other items.

PLATTING - The site will not require re-platting, as the site is currently platted as described above under the legal description. As the development site is comprised of multiple lots, a Unity of Title will be required at the time of Building Permit review, if one does not already exist.

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest revised Site Development Plans submitted for the construction of a new single-family home located at 10130 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted original plans and several sets of revised plans (May 20th, 2021 / June 3rd, 2021) to address the PZB design comments that were reviewed and commented on by MMPA. All previous comments and issues appear to have been addressed by the current plans. On June 25th, 2021 the Town received a new set of owner desired revisions. MMPA has reviewed those latest plans and find they meet minimum Town Code requirements.

The following condition of approval is recommended:

- 1) This approval is based on the latest revised plans prepared by Florida Architectural Services, Inc., dated June 25th, 2021 with any additional modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) If a Unity of Title does not exist, a Unity of Title document acceptable the Town Attorney shall be prepared / recorded in the public records of Miami-Dade County prior to the issuance of Building Permits.
- 3) Per Town Code Section 23-12(12) the approval of the proposed retaining walls is conditioned upon the PZ Board approving the design. If the PZB does not approve the retaining wall system, the site design shall be redesigned accordingly to accommodate uses / drainage.

- 4) Per Town Code Section 23-12(15)(e)(iii) cabanas / gazebos / trellis / similar structures may be approved in the required minimum base yard areas subject to approval by the PZB. The proposed site design includes a gazebo structure in the rear (waterfront) 40' setback at the south side of the pool deck with barbeque / cooking facilities. Specific PZB approval is required. If the PZB does not approve the gazebo, the site design shall be redesigned accordingly.
- 5) Per Town Code Section 23-12(10)(c) the maximum allowed elevation of any seawall fronting on Biscayne Bay is 6.0' above MSL (NGVD). The previous plans showed an intent to reconstruct the seawall / seawall cap at elevation 7'-6" which is strictly prohibited for the reasons stated herein. The latest set of plans revisions has removed the previous note to raise the seawall / seawall cap. As recommended, the latest revised plans include a note to construct a parallel retaining wall at elevation 7'-6" NGVD adjoining the seawall landward which is allowed. This commentary is included for building permit review clarity.

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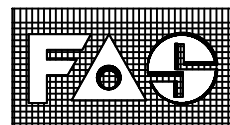
PROPOSED RESIDENCE FOR: MR. & MRS. GAD

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

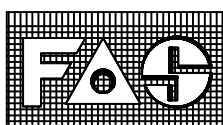
PLANING AND ZONNING BOARD



10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154
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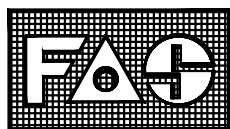
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PROJECT TEAM

ARCHITECT

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THE 2020 FLORIDA BUILDING CODE FOR DESIGN

SCOPE OF WORK:
NEW CONSTRUCTION OF A TWO STORY, SINGLE FAMILY DWELLING.

MUNICIPALITY: TOWN OF BAY HARBOR ISLANDS, FLORIDA
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3

DRAWING INDEX

ARCHITECTURAL

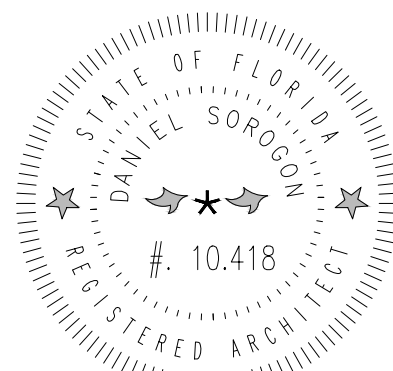
- A-0 COVER SHEET
- A-1 SURVEY
- A-2 SITE PLAN, GENERAL NOTES AND ZONING DATA
- A-3 GROUND FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- A-5 ROOF PLAN
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- A-8 EXTERIOR ELEVATIONS
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- L-1 EXISTING TREE DISPOSITION PLAN
- L-2 LANDSCAPE PLAN
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- L-4 ELEVATIONS
- L-5 GENERAL PLANTING NOTES
- L-6 IRRIGATION PLAN
- L-7 DETAILS

CIVIL

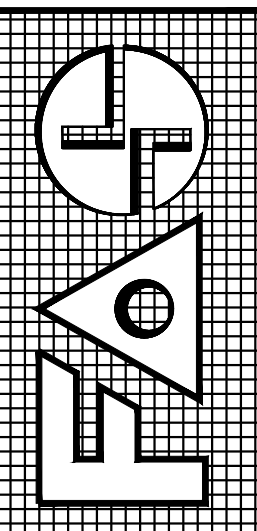
- C-01 GENERAL NOTES
- C-02 EROSION CONTROL PLAN
- C-03 PAVING, GRADING & DRAINAGE
- C-04 PAVING, GRADING & DRAINAGE SECTIONS
- C-05 UTILITIES



REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



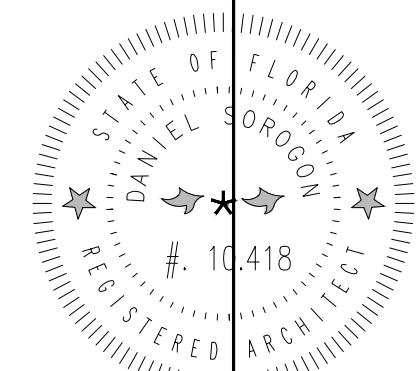
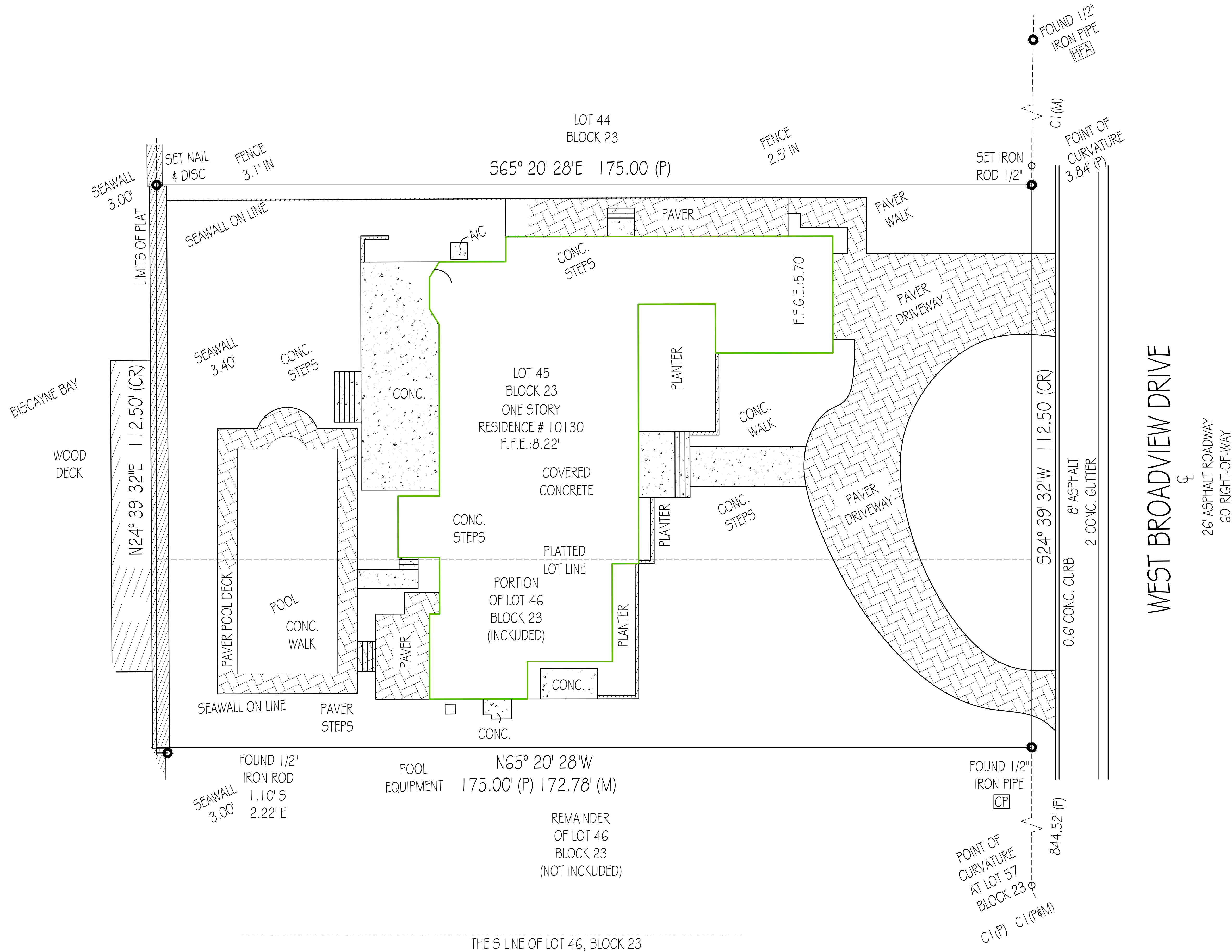
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MARCH 19, 2021
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JOB NO.
GAD RESIDENCE

SHEET NO.
15 OF 15 SHEETS

COLOR ORIGINAL

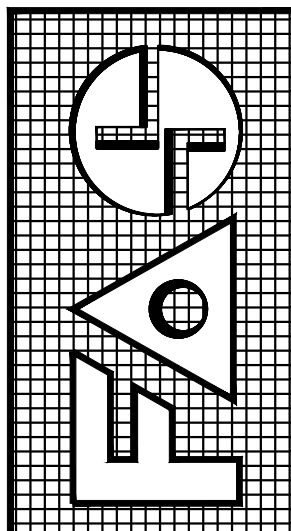
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REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33564
FOLIO 51B-2271-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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CHECKED DS
DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 1 OF 15 SHEETS
COLOR ORIGINAL

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PROPOSED RESIDENCE FOR MR. & MS. GAD

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

LEGAL DESCRIPTION:

LOT 45 AND THE 1/2 OF LOT 46 FROM FRONT TO REAR ADJOINING TO LOT 45, BLOCK 23, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE(S) 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

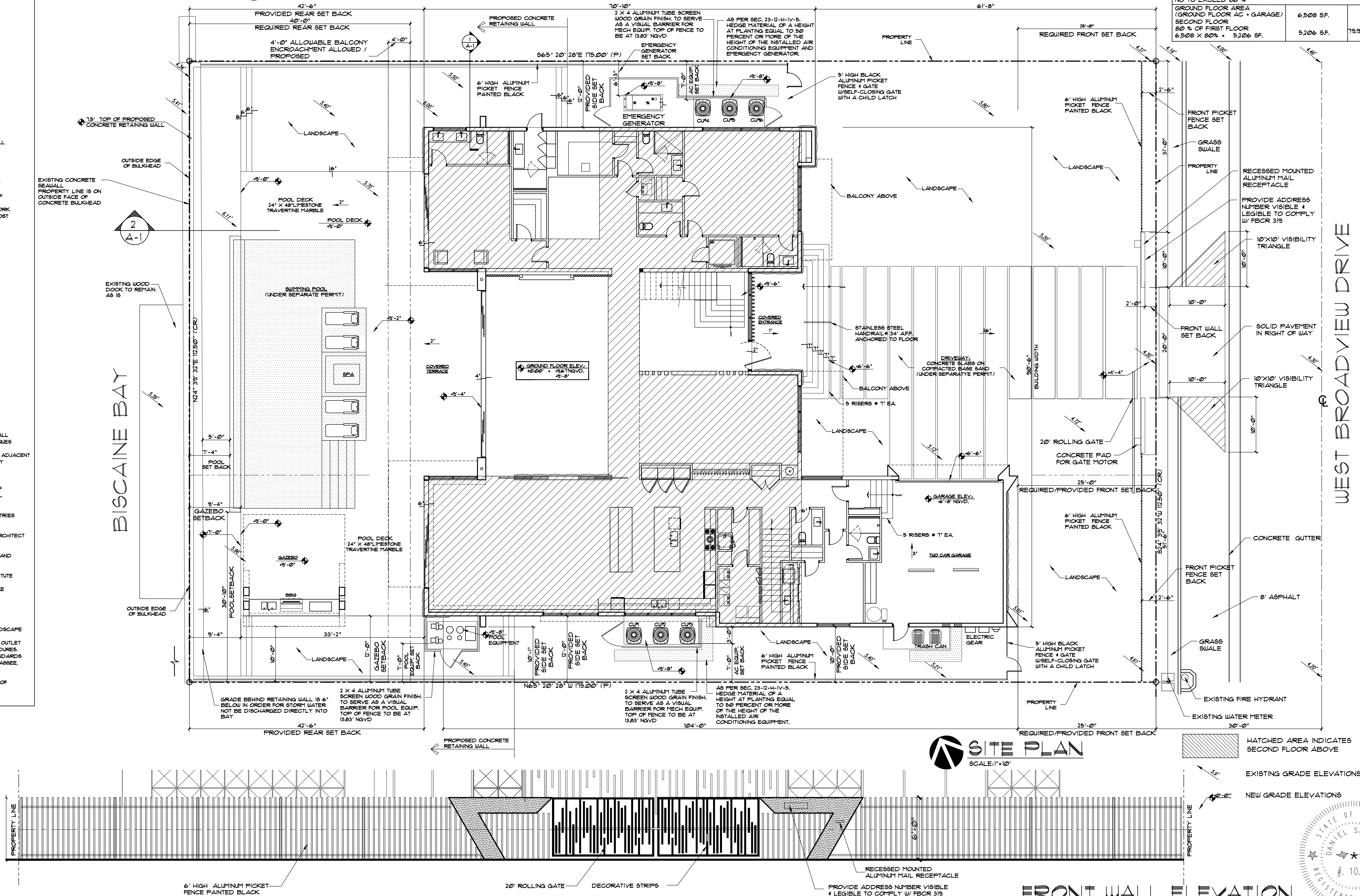
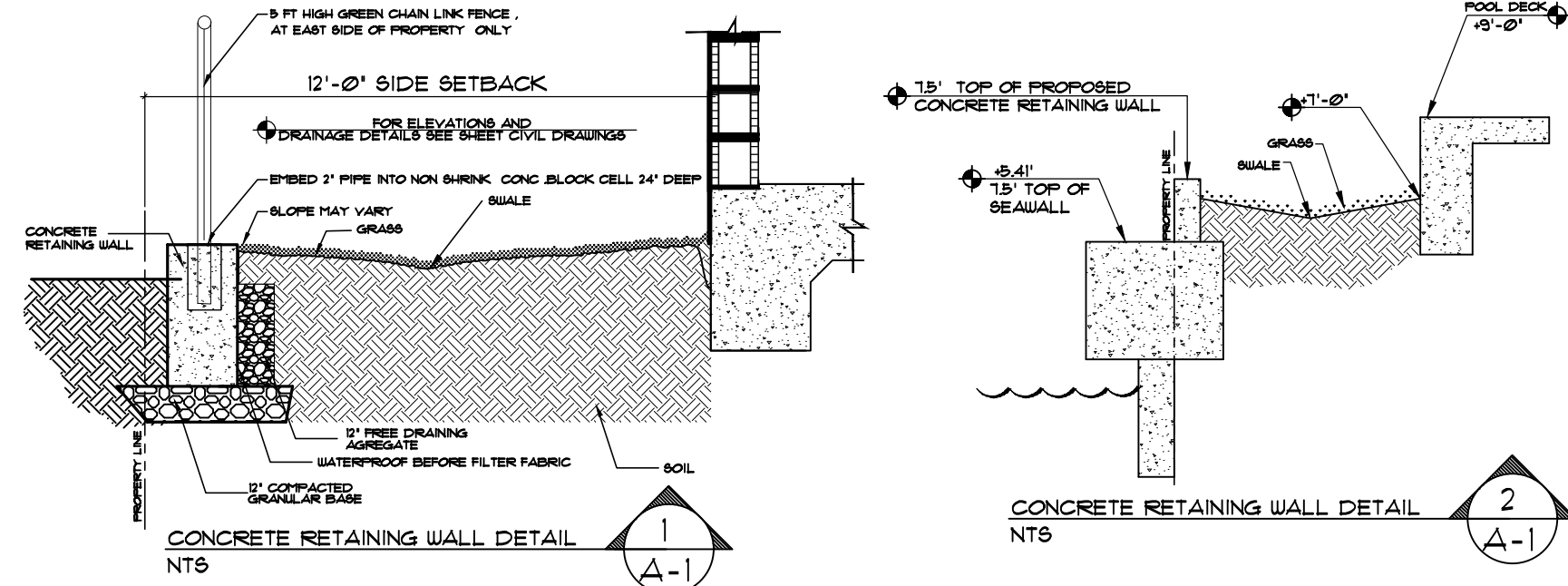
GENERAL NOTES

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
A. THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS)
B. THE FLORIDA BUILDING CODE RESIDENTIAL 2020, 1st EDITION
C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS
D. NATIONAL ELECTRICAL CODE, OSHA & NATIONAL BOARD OF FIRE UNDERWRITERS
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
- ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND OWNER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
- ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY REVISION, NOTE OR DETAIL, IMPLICATION OR IMPLICATIONS HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR IN ALL FIELDS OF HIS WORK, AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTION AND APPROVAL OF HIS WORK. PRIOR BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
- ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
- DISCREPANCIES: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THOROUGHLY INSPECTED THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK, ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST OF THE SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
- BEFORE COMMENCING WITH THE WORK, THE CONTRACTOR SHALL FILE WITH OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. IT IS THE INTENTION OF THE PARTIES THAT THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND ARCHITECT FOR ANY AND ALL COSTS, CLAIMS, SUITS, AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY (INCLUDING DENTAL), ARISING OUT OF THE WORK OF THE CONTRACTOR.
- OMISSION: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
- ALTERING STRUCTURAL MEMBERS: NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITH OUT PRIOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS.
- ALL COLORS SHALL BE AS SELECTED BY THE ARCHITECT.
- THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES, OR OPENING TRUE AND OF PROPER SIZE IN HIS OWN WORK, OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTORS WORK, CONSULTING WITH OTHER CONTRACTORS CONCERNED REGARDING PROPER LOCATION AND SIZE OF SAME. IN CASE OF HIS FAILURE TO LEAVE OR CUT SAME IN THE PROPER PLACE, HE SHALL CUT THEM AFTERWARDS AT HIS OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE ARCHITECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
- ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED MEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATIONS. ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE IN WRITING IN FORM AS ACCEPTABLE TO THE OWNER ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD NO LESS THAN (1) ONE YEAR AFTER DATE OF ACCEPTANCE OF WORK BY THE OWNER EXCEPT AS NOTED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL
- ALL WORK AND/OR MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OF SPECIFICATIONS.
- SHOP DRAWINGS AND SAMPLES FOR ITEMS DESIGNATED BY THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- NO CLAIMS FOR EXTRAS OR CHANGE ORDERS WILL BE GIVEN CONSIDERATION UNLESS THEY ARE IN WRITING AND SIGNED BY THE ARCHITECT, THE CONTRACTOR AND THE OWNER.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS OF THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT A-201, LATEST ADDITIONS, ARE HEREBY MADE PART OF CONTRACT DOCUMENTS. THESE GENERAL NOTES, SPECIFICATIONS AND CONTRACT BETWEEN THE OWNER AND CONTRACTOR SHALL TAKE PRECEDENCE OVER THE 'GENERAL CONDITIONS' IN THE EVENT OF A CONFLICT.
- AIR CONDITIONING & VENTILATION PERMIT BY MECHANICAL CONTRACTOR.
- LANDSCAPING NOTES
ALL PLANTS TO BE GUARANTEED FOR 60 DAYS TO COMMENCE AT CERTIFIED OF OCCUPANCY. ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A GOOD HEALTHY CONDITION AND SPRINKLER SYSTEMS OF SUFFICIENT SIZE AND SPACING SHALL BE INSTALLED TO SERVE ALL REQUIRED LANDSCAPE AREAS OR WATER OUTLET WITHIN 50 FEET OF LANDSCAPE AREA. INSTALLATION ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. PLANT MATERIALS USED IN CONFORMANCE TO STANDARDS FOR FLORIDA NO. 1 OR BETTER IN GRADES 4 STANDARDS FOR NURSERY PLANTS' PART I, 1983 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE APPROVAL OF TRUSSES AND PRE CAST JOISTS SHOP DRAWINGS.

SEPARATE PERMITS, CALCULATIONS & SHOP DRAWINGS ARE REQUIRED FOR:

- ALL EXTERIOR WORK
- PRECAST STRUCTURAL ELEMENTS WITH THE CERTIFICATION OF THE MANUFACTURER AS PRECAST PRODUCER
- SWIMMING POOL AND SPA
- EXTERIOR WINDOWS AND DOORS
- ALUMINUM GRILLES
- STAIR HAND RAIL AND GUARD RAILS
- ALL STAIRCASES.

SOIL SHALL BE TREATED WITH TERMITE PROTECTION IN ACCORDANCE WITH FBOR 318

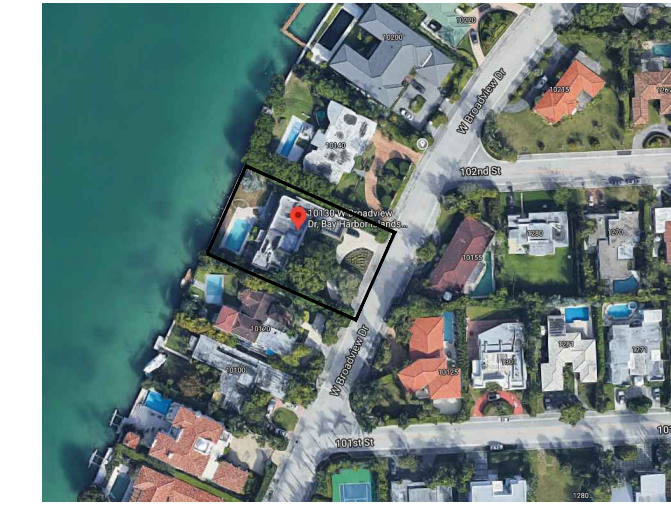


FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR)

FLOOD LEGEND

FLOOD ZONE: AE
FLOOD MAP: 12086C
PANEL: 0144
SUFFIX: L
FLOOD DATE: 09/11/2003
BASE FLOOD ELEVATION OR DEPTH: 8' NGVD
1929
FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR): +0.61' NGVD
COMMUNITY NUMBER: 120635
BENCHMARK: A-TMDCO
HIGHEST CROWN OF ROAD: 4.46'
LOWEST ADJACENT GRADE: 4.60'
HIGHEST ADJACENT GRADE: 6.00'

REQUIRED/PROVIDE FINISH FLOOD ELEVATION:
3.61' NGVD (FEMA) + 1' FREE BOARD = 4.61' NGVD
LOWEST ELEVATION OF EQUIPMENT: 3'-8" NGVD



LOCATION MAP
N.T.S.

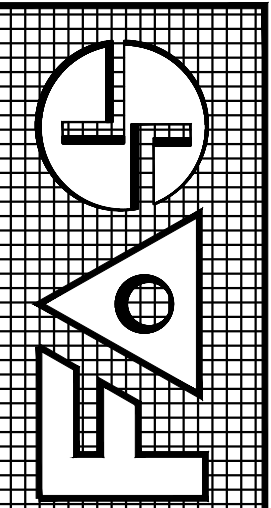
ZONING DATA

ZONING: RD-SINGLE FAMILY DISTRICT LAND USE: LOW DENSITY RESIDENCE LOT AREA 19,688 SF, 0.45 ACRES LOT FRONTAGE: 12'-6"		
SETBACKS:	REQUIRED	PROVIDED
FRONT (STREET FRONTAGE)	25'-0"	25'-0"
REAR (WATER FRONT)	40'-0"	40'-0"
FROM OUTSIDE BULKHEAD WALL (LOTS 23, LOTS 25-25)		
RIGHT SIDE	10'-0"	12'-0"
LEFT SIDE	10'-0"	10'-0" - 12'-0"
MAX STORIES	2	2
MAX HEIGHT	25' FROM BFE	25'-0"
PARKING SPACES	2	3
AREA CALCULATIONS: LOT AREA: 19,688 SF MINIMUM FLOOR AREA 13,725 SF (LOT 36 THRU 102)		
OPEN SPACE REQUIREMENTS:		
LOT PERVIOUS AREA	(40%) 7,875 SF	(39.3%) 7,861 SF
FRONT YARD OPEN SPACE (25 FT. X 125 FT. = 2,812.5 SQ. FT. MIN.)	(30.2%) 1,406 SF	(28.5%) 2,136 SF
LOT IMPERVIOUS AREA	(60%) 11,813 SF	(59.2%) 11,674 SF
BUILDING AREAS UNDER A/C:		
GROUND FLOOR A/C AREA		5,308 SF
SECOND FLOOR A/C AREA		4,000 SF
TOTAL A/C AREA		9,308 SF
NO TO EXCEED 80%:		
SECOND STORY VOLUME (BUILDING RESTRICTION)		
GROUND FLOOR AREA (GROUND FLOOR AC + GARAGE)	6,508 SF	
SECOND FLOOR	4,000 SF	
80% OF FIRST FLOOR	5,206 SF	79.3% 52,04 SF

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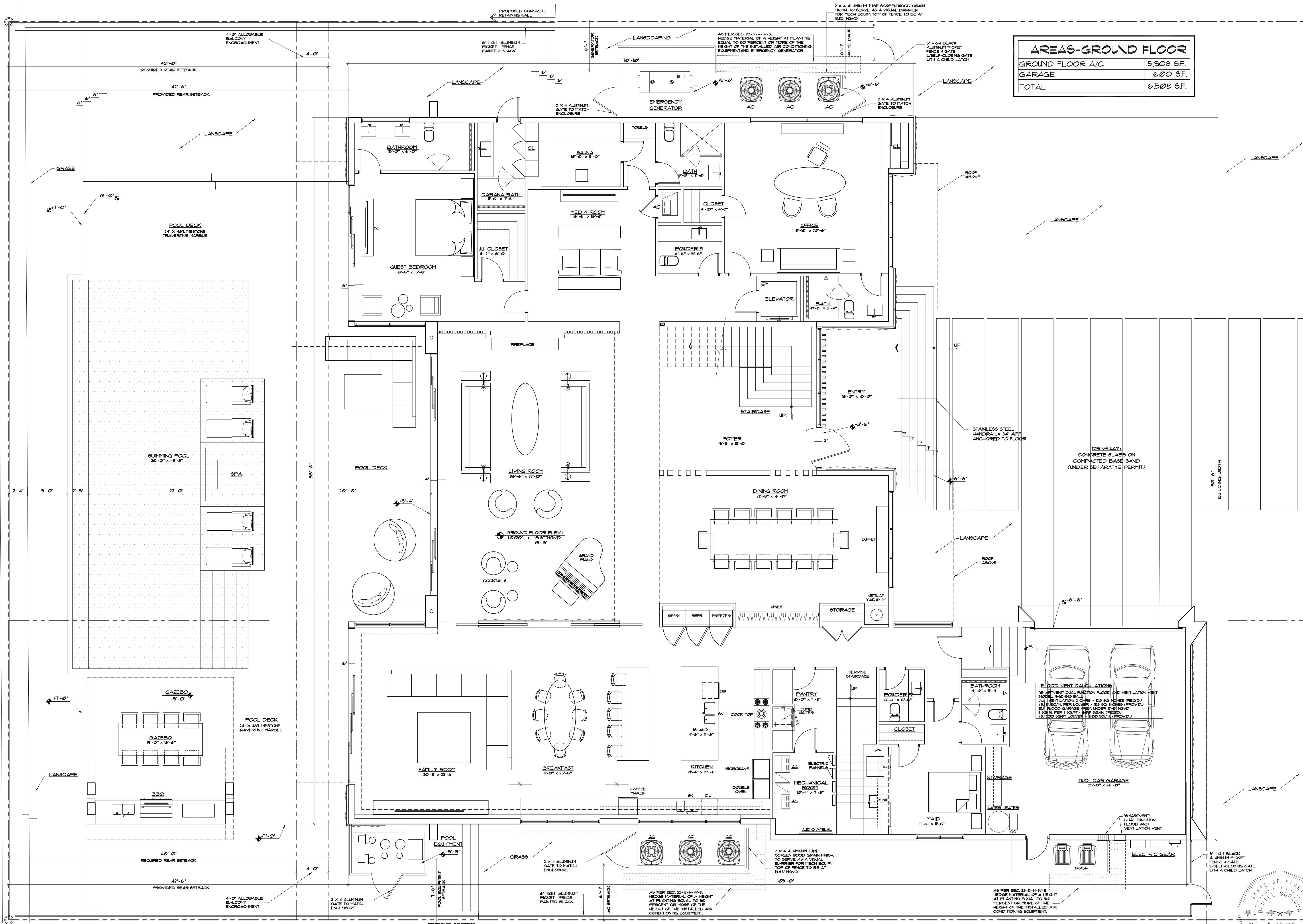
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 513-2271-001-4310

florida architectural services inc.
daniel sonogon architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
(305) 653-0212



DRAWN: BB / CB
CHECKED: DB
DATE: MARCH 18, 2021
SCALE: 1" = 10'
JOB NO.: GAD RESIDENCE
SHEET NO.: A-2
OF 15 SHEETS
COLOR: ORIGINAL

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AREAS-GROUND FLOOR	
GROUND FLOOR A/C	5,908 S.F.
GARAGE	600 S.F.
TOTAL	6,508 S.F.

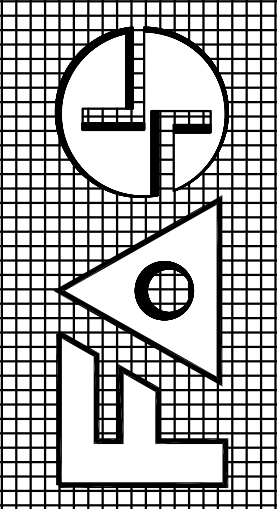
GROUND FLOOR PLAN
SCALE 3/16" = 1' - 0"

STATE OF FLORIDA
DANIEL SOROGON
REGISTERED ARCHITECT
10,418

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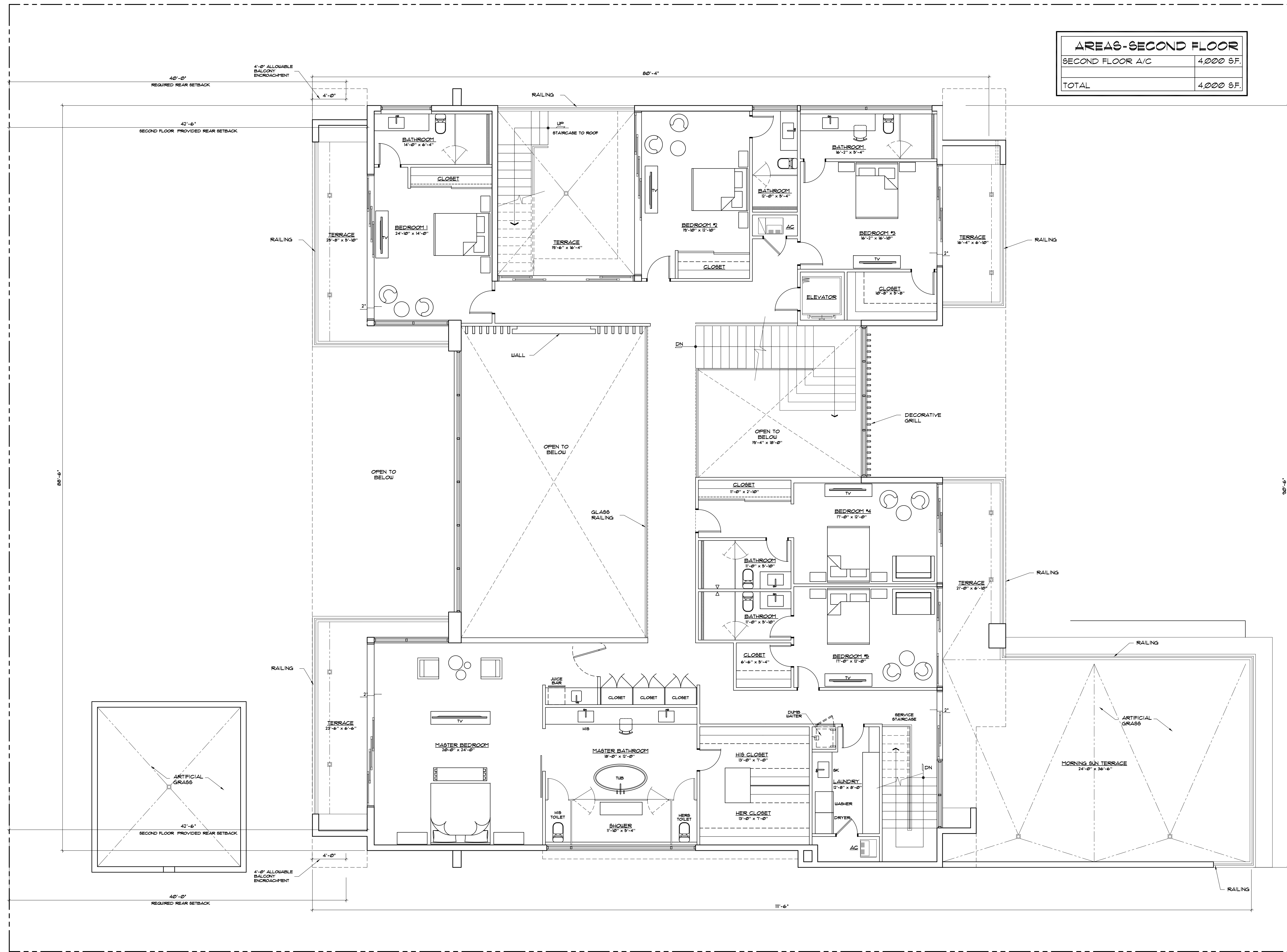
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 513-2221-001-4310

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daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

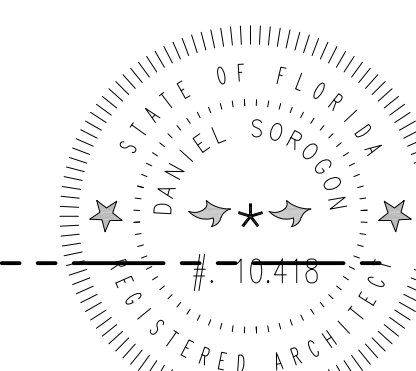


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BB / CB
CHECKED
DB
DATE
MARCH 19, 2021
SCALE
3/16" = 1'
JOB NO.
GAD RESIDENCE
SHEET NO.
A-3
OF 15 SHEETS
COLOR ORIGINAL

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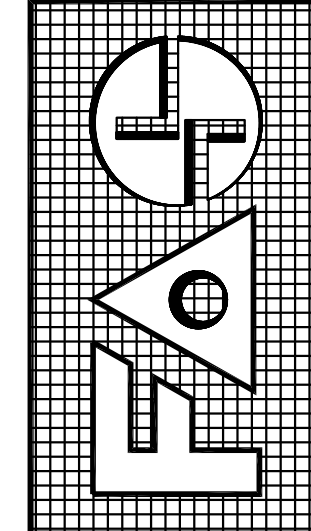
 SECOND FLOOR PLAN
SCALE 3/16" = 1' - 0"



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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33184
FOLIO 919-2271-001-4302

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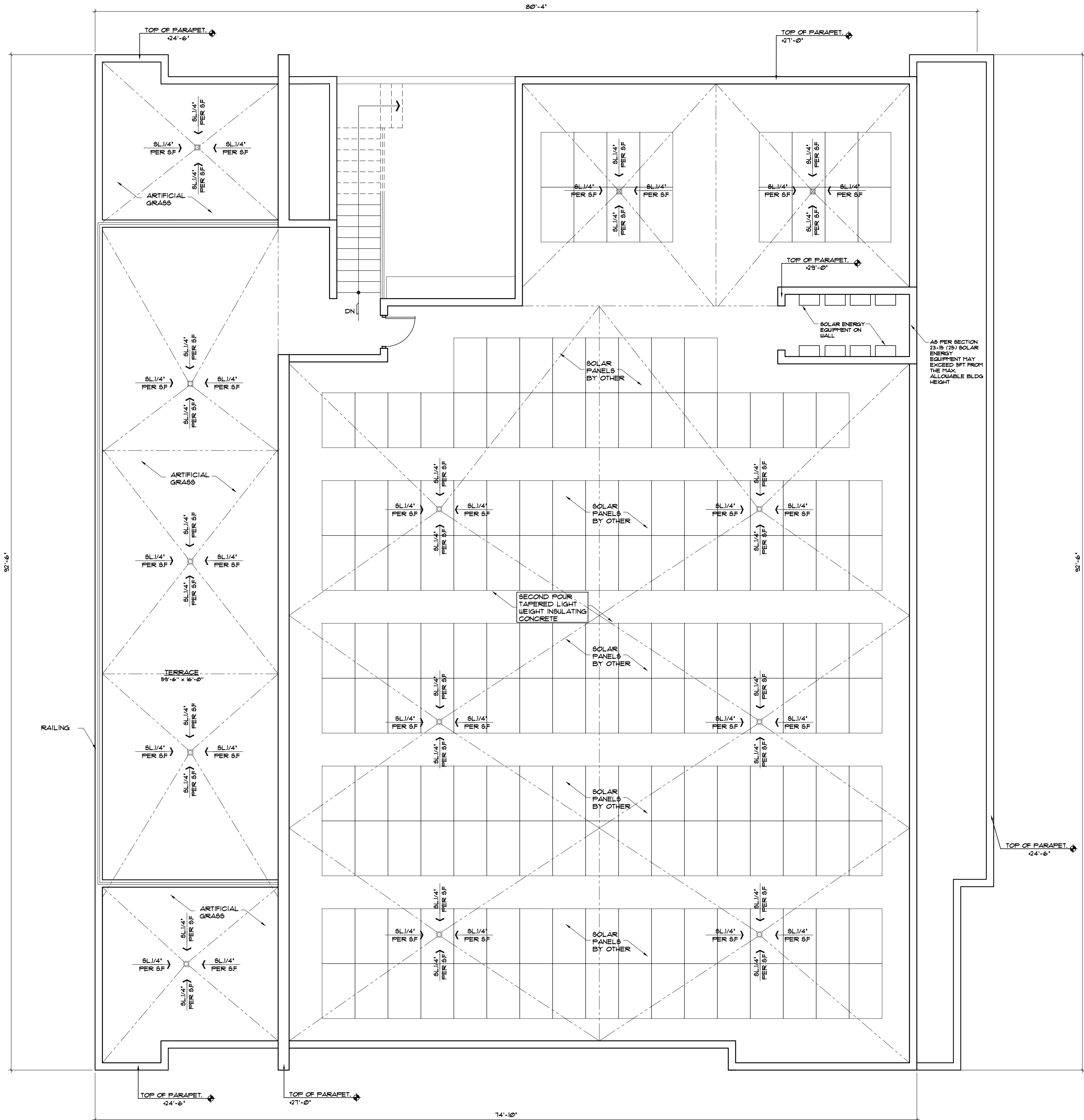


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CHECKED DS
DATE MARCH 19, 2021
SCALE $3/16" = 1"$
JOB NO. GAD RESIDENCE

SHEET NO.	
	
OF 15	SHEETS

COLOR ORIGINAL

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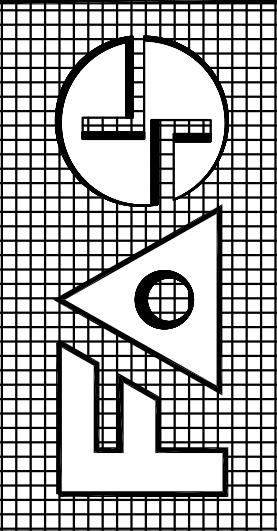
ROOF PLAN
SCALE 3/16" = 1' - 0"



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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
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FOLIO 513-2221-001-4310

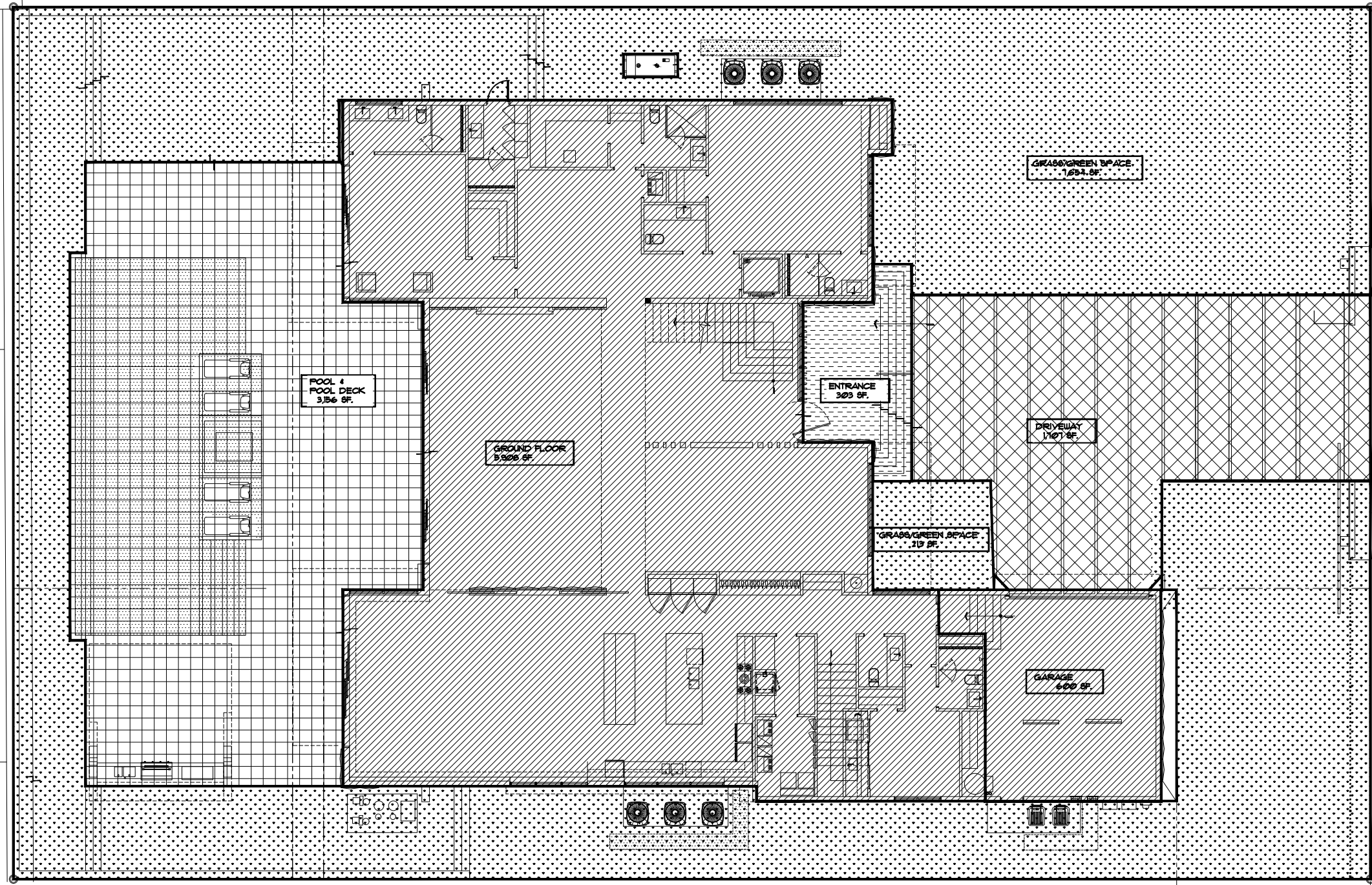
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daniel sorogon AR 0010418 architect/planner
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DATE
MARCH 18, 2021
SCALE
3/16" = 1'
JOB NO.
GAD RESIDENCE

SHEET NO.
A-5
OF 15 SHEETS
COLOR ORIGINAL

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FIRST FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"

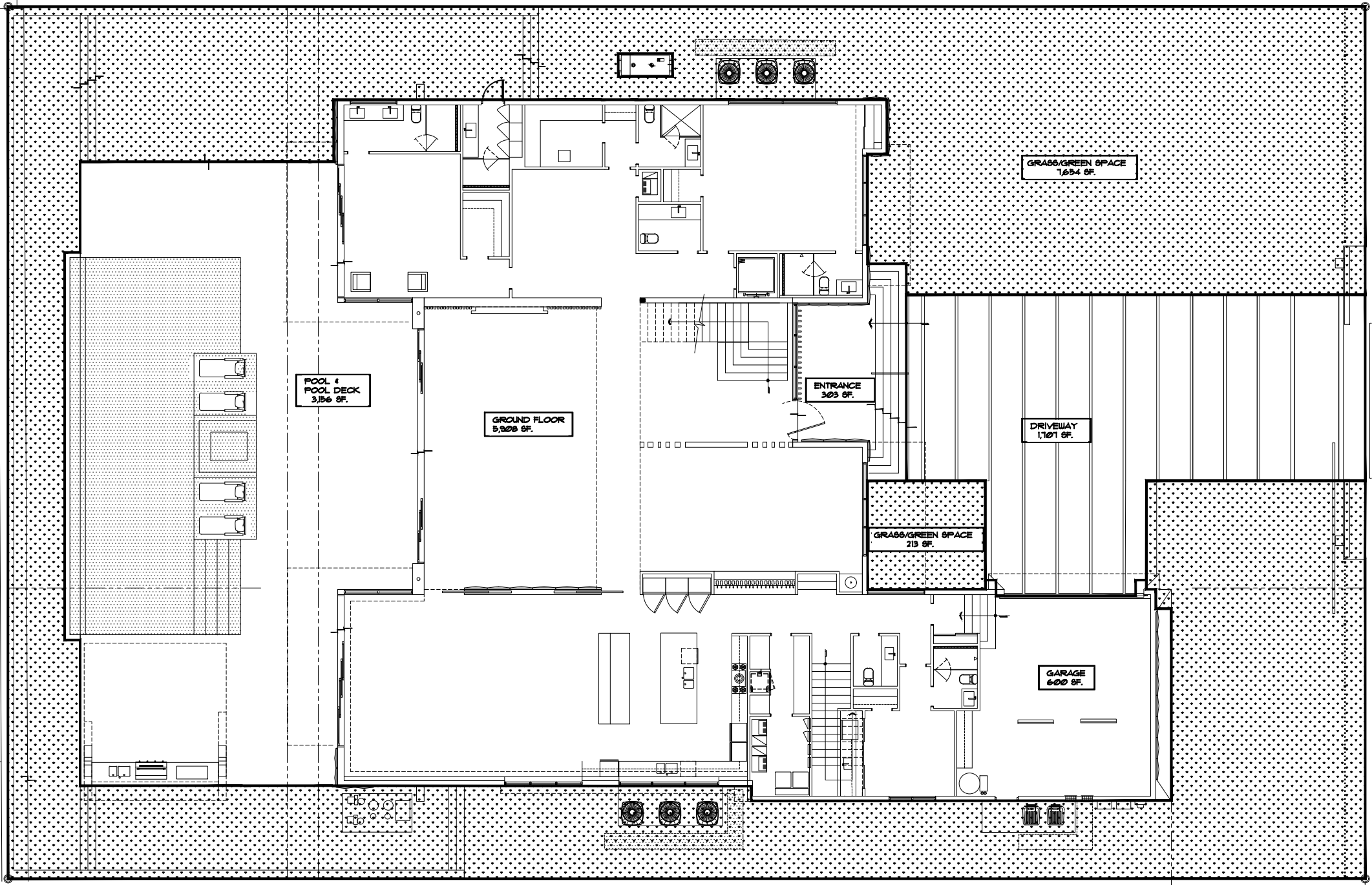
LEGEND-AREA CALCULATIONS		
BUILDING LOT COVERAGE (GROUND FLOOR)		
GROUND FLOOR A/C	5,928 SF.	
GARAGE	600 SF.	
DRIVEWAY & WALKWAY	1,701 SF.	
ENTRANCE	303 SF.	
POOL & POOL DECK	3,156 SF.	
GRASS AREA (PERVIOUS)	1,861 SF.	
OTHERS	849 SF.	
TOTAL AREA	19,688 SF.	

AREAS-GROUND FLOOR	
GROUND FLOOR A/C	5,928 SF.
GARAGE	600 SF.
TOTAL	6,528 SF.

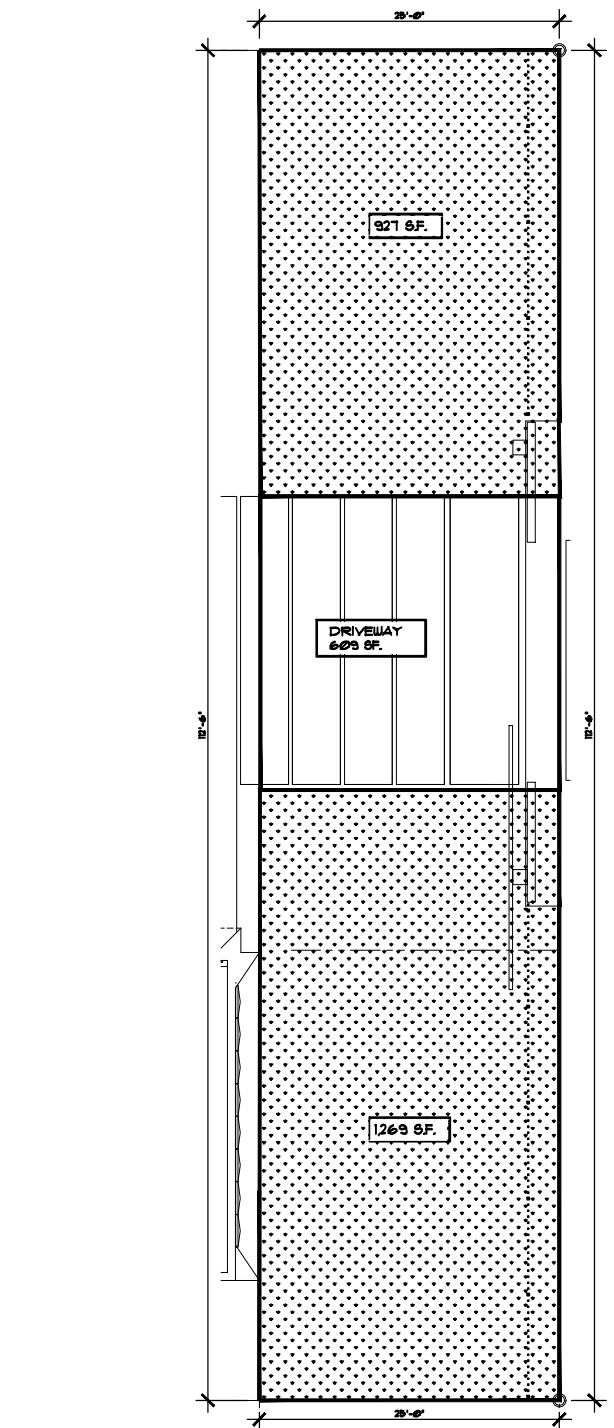
AREAS-SECOND FLOOR	
SECOND FLOOR A/C	3,920 SF.
TOTAL	3,920 SF.

OPEN SPACE (PERVIOUS) REQUIREMENTS		
	REQUIRED/ALLOWED	PROVIDED
LOT PERVIOUS AREA	(19,688 X 40%) 7,875 SF.	(39.3%) 7,861 SF.
FRONT YARD OPEN SPACE	(2,812 X 50%) 1,406 SF.	(78%) 2,196 SF.

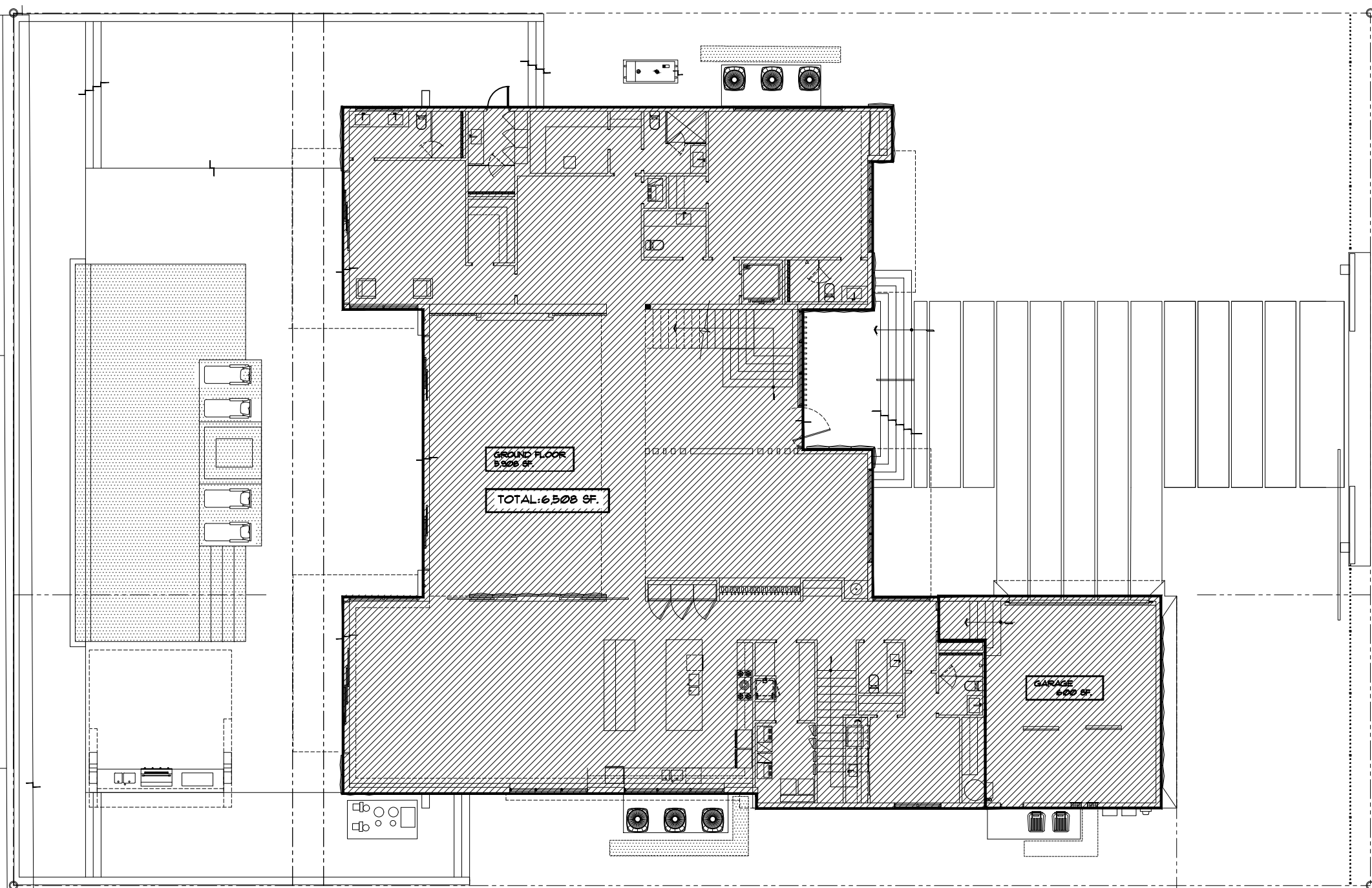
SECOND STORY BUILDING AREA 80% RESTRICTION		
FOR 2 STORY HOMES, THE SECOND FLOOR SHALL NOT EXCEED 80% OF GROUND FLOOR GROSS AREA		
1ST FLOOR AREA HOUSE + GARAGE 5,928 SF. + 600 SF. = 6,528 SF.	6,528 SF X 80% = 5,204 SF. MAX ALLOWED	5,204 SQ.FT. = 79.3% PROVIDED



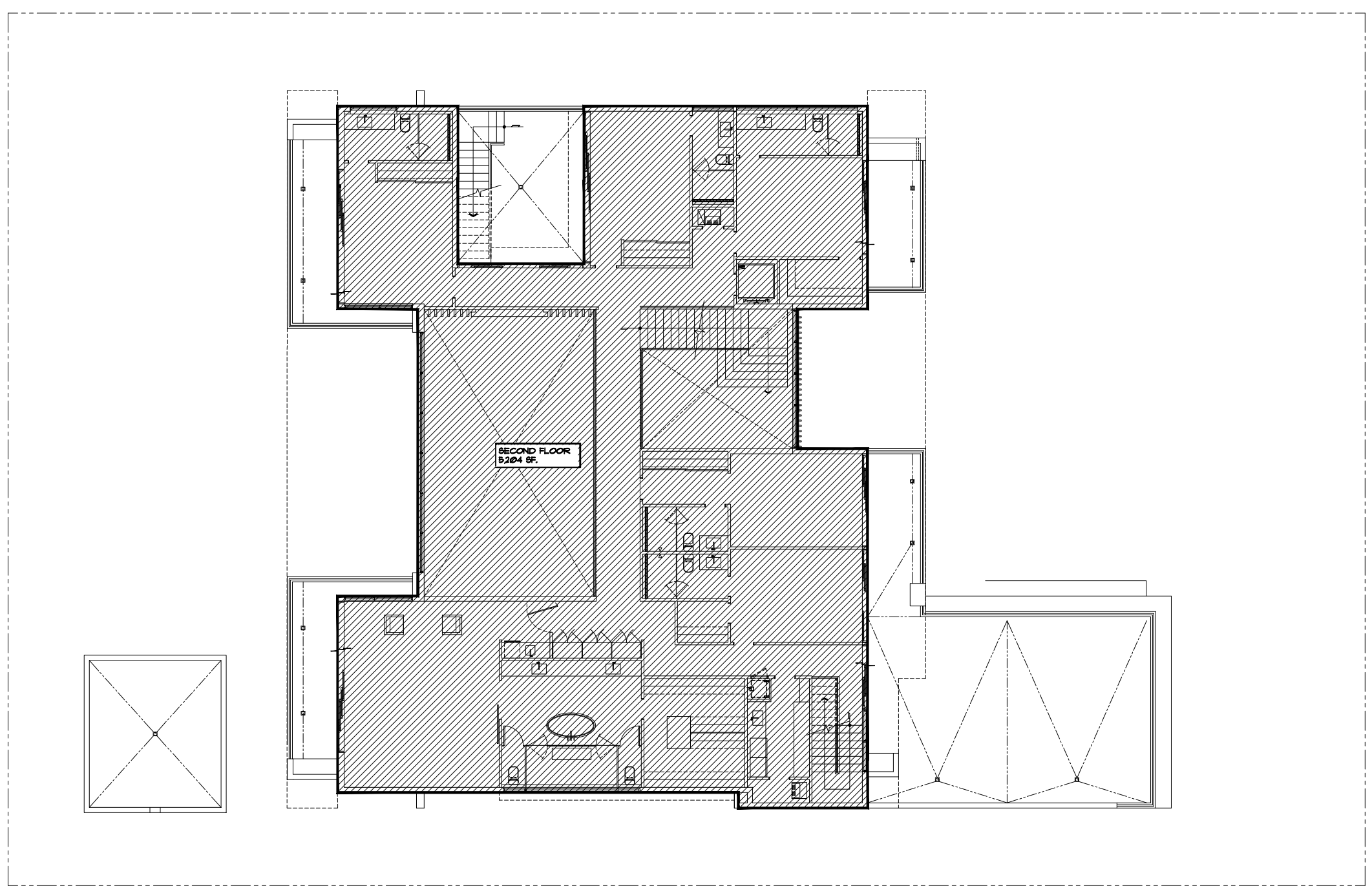
PERVIOUS VS IMPERVIOUS
SCALE 1/16" = 1' - 0"
TOTAL LOT PERVIOUS AREA (41.13%) 7,861 SF.



PERVIOUS FRONT AREA
SCALE 1/4" = 1' - 0"
MIN. PERVIOUS AREA FOR FRONT AREA (2,812 SF.)
REQUIRED/ALLOWED: 50% = 1,406 SF.
PROVIDED: 78% = 2,196 SF.



FIRST FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"
TOTAL: 6,528 SF. HATCHED AREA



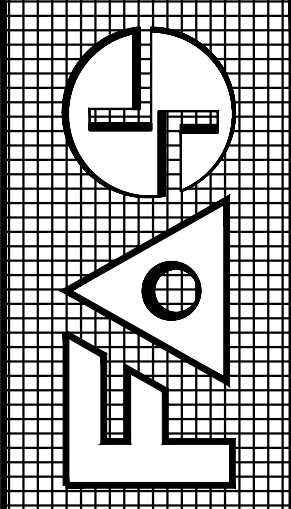
SECOND FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"
TOTAL: 5,204 SQ.FT. = 79.3% PROVIDED HATCHED AREA



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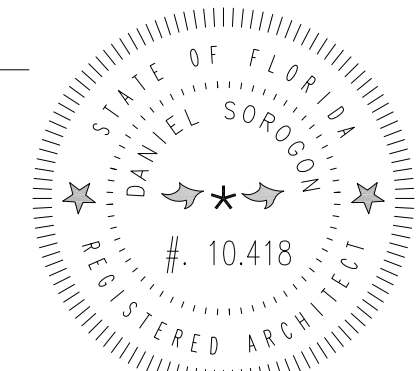
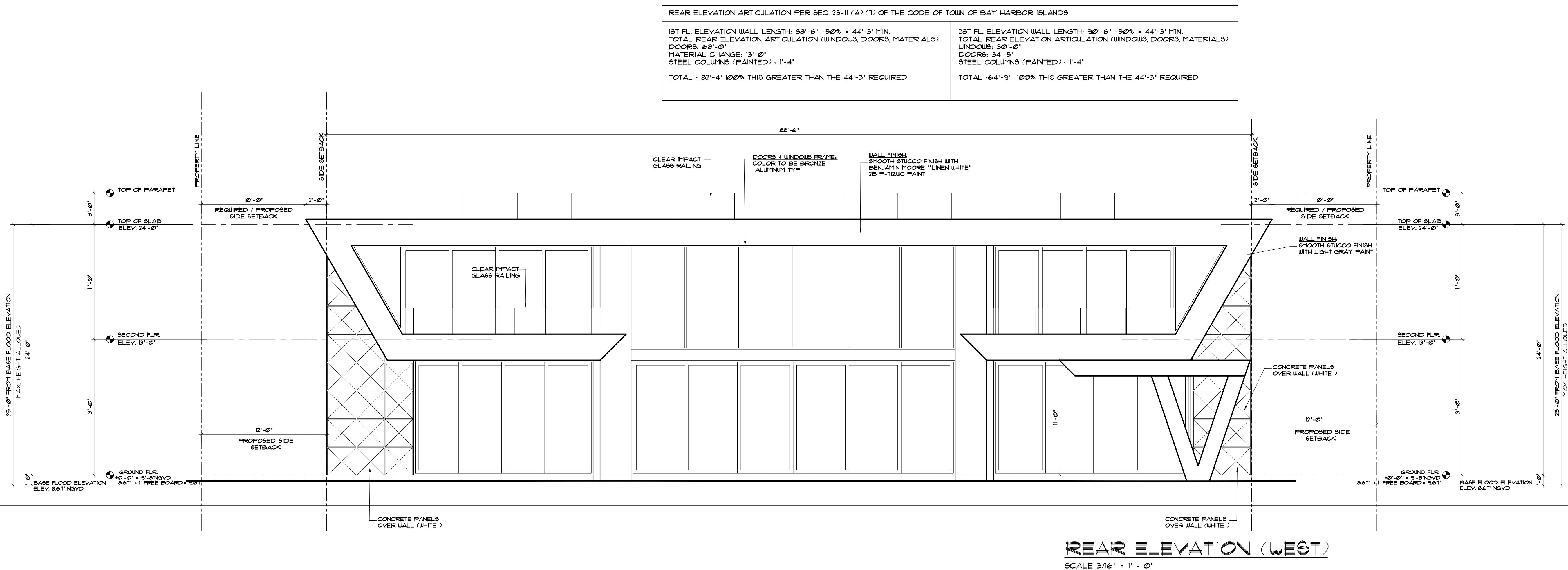
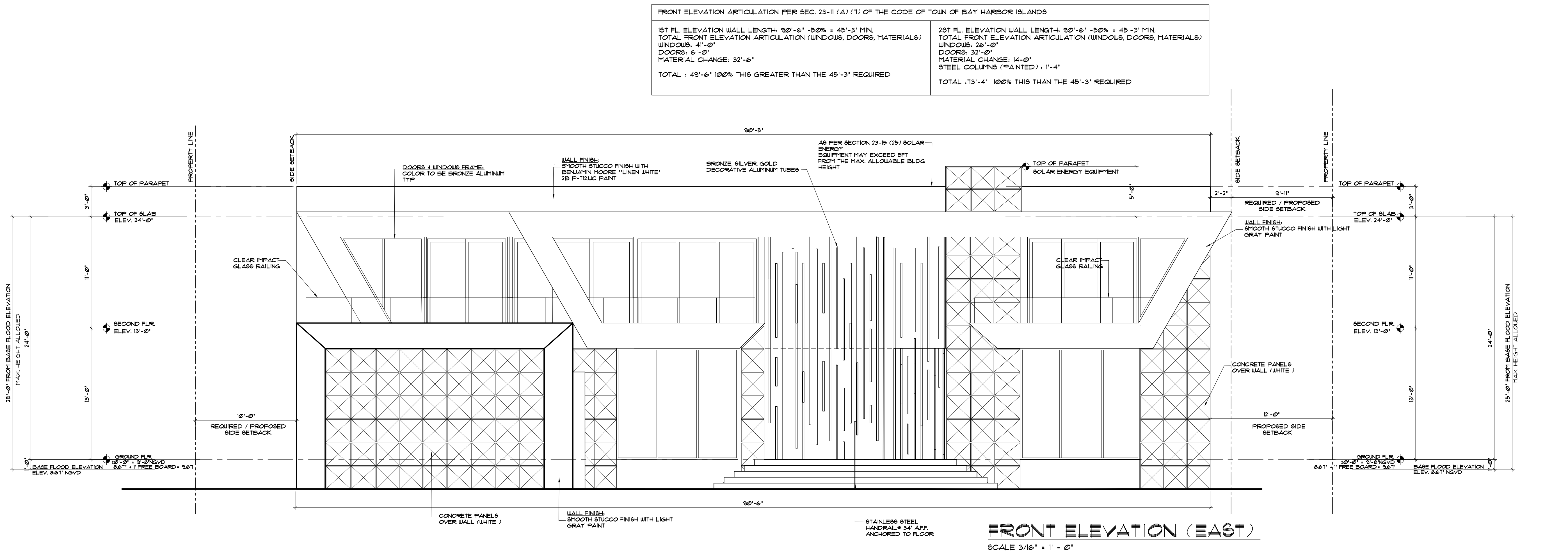
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33564
FOLIO 519-2271-001-4312

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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CHECKED D8
DATE MARCH 18, 2021
SCALE 1/16" = 1'
JOB NO. GAD RESIDENCE
SHEET NO. 15 OF 15 SHEETS
COLOR ORIGINAL

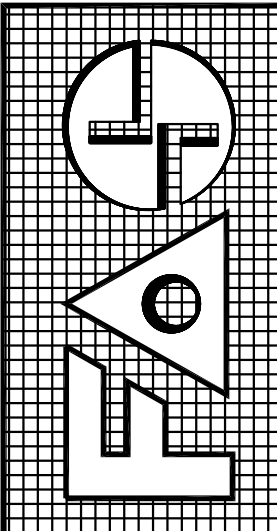
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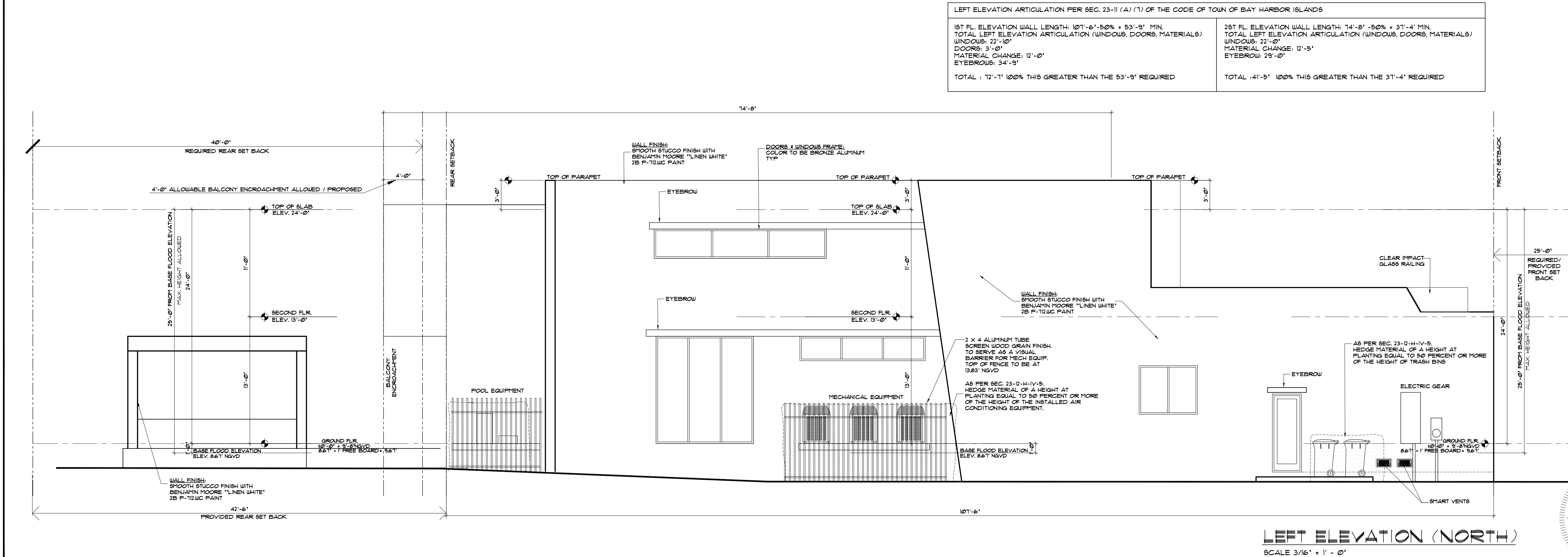
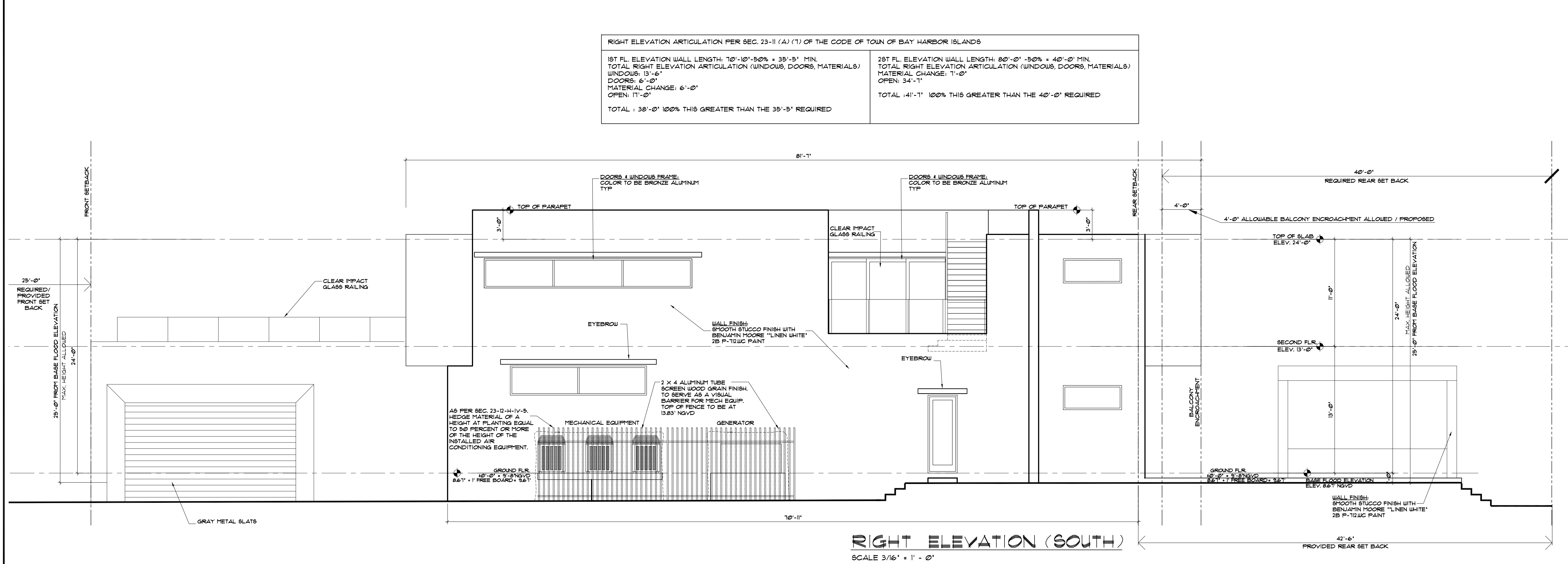
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 3354
FOLIO 513-2221-001-4310

florida architectural services inc.
daniel sorogon architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
AR 0010418 (305) 653-0212



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SCALE 3/16" = 1'
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SHEET NO. 15 OF 15 SHEETS
COLOR ORIGINAL

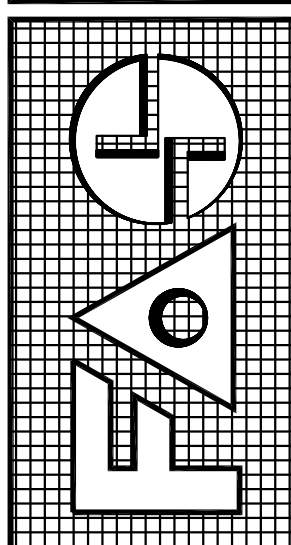
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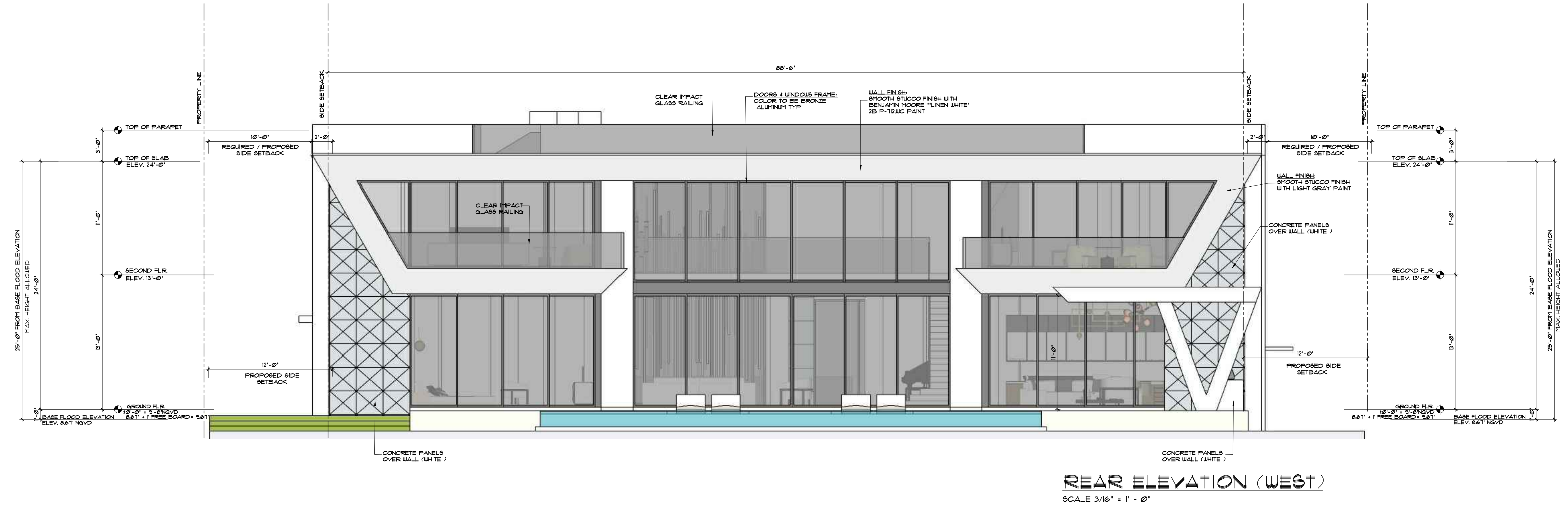
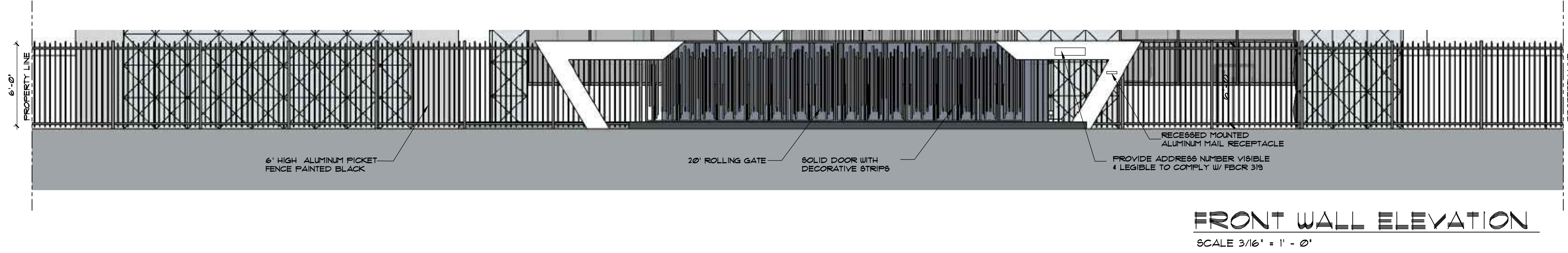
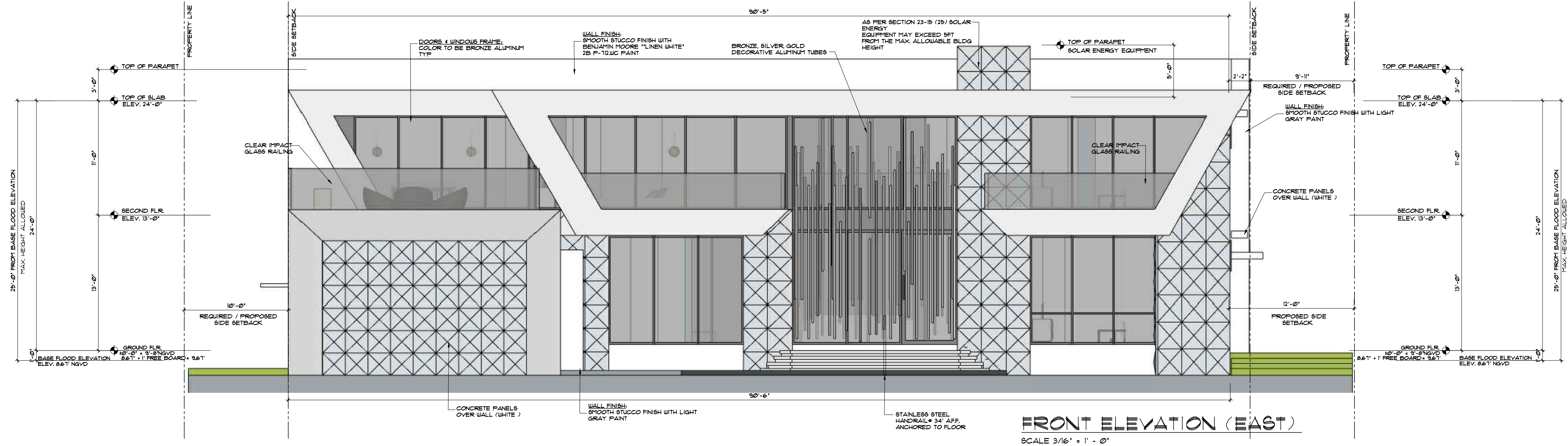
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33564
FOLIO 513-2271-001-4310

florida architectural services inc.
daniel sorogon architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
AR 0010418 (305) 653-0212



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DATE	MARCH 18, 2021
SCALE	3/16" = 1'
JOB NO.	GAD RESIDENCE
SHEET NO.	A = 8
OF 15 SHEETS	
COLOR ORIGINAL	

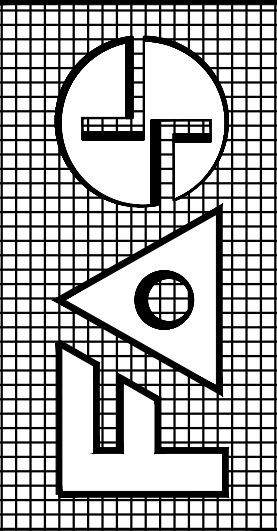
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1	JUNE 28, 2021 DB
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1950 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33584
FOLIO 513-2271-001-4312

florida architectural services inc.
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SCALE	3/16" = 1' - 0"
JOB NO.	GAD RESIDENCE
SHEET NO.	A = 9
OF 15 SHEETS	
COLOR ORIGINAL	

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SHEET NO.
OF 15 SHEETS
COLOR ORIGINAL

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FRONT PERSPECTIVE



FRONT PERSPECTIVE



REAR PERSPECTIVE



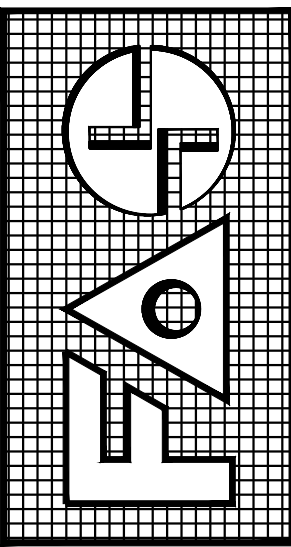
REAR PERSPECTIVE



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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
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FOLIO 51B-2271-001-4310

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DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 11 OF 15 SHEETS
COLOR ORIGINAL

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SOUTH PROPERTY



SUBJECT PROPERTY



NORTH PROPERTY



NORTH PROPERTY

SUBJECT PROPERTY

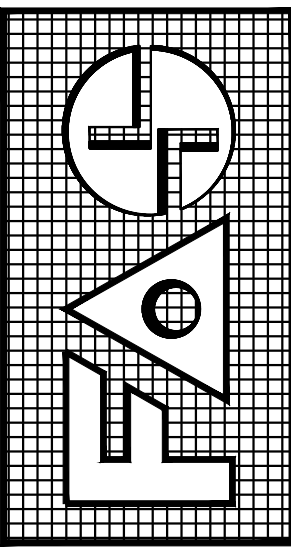
SOUTH PROPERTY



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PROPOSED RESIDENCE FOR:
MR & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO 51B-2221-001-4310

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SOUTH WEST VIEW



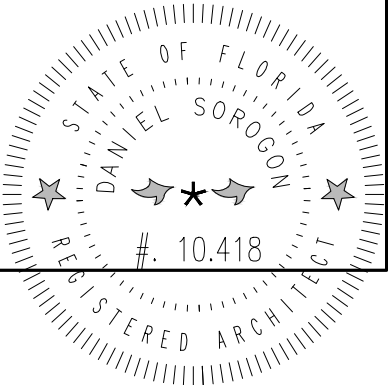
NORTH WEST VIEW



SOUTH EAST VIEW



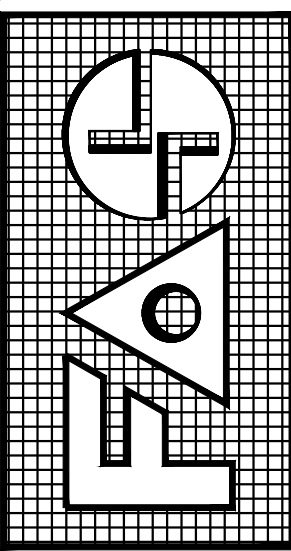
NORTH EAST VIEW



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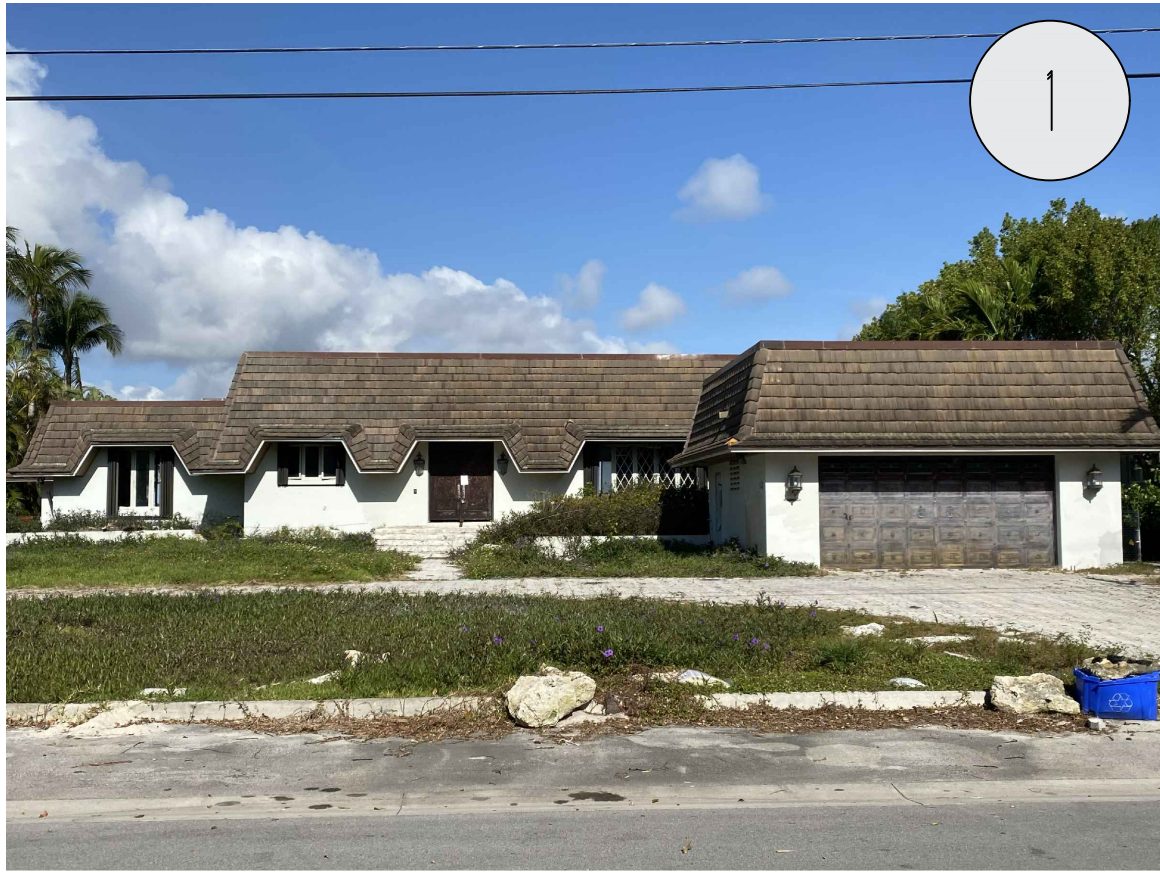
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
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SCALE
JOB NO. GAD RESIDENCE
SHEET NO. A-13
OF 15 SHEETS
COLOR ORIGINAL

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SUBJECT PROPERTY



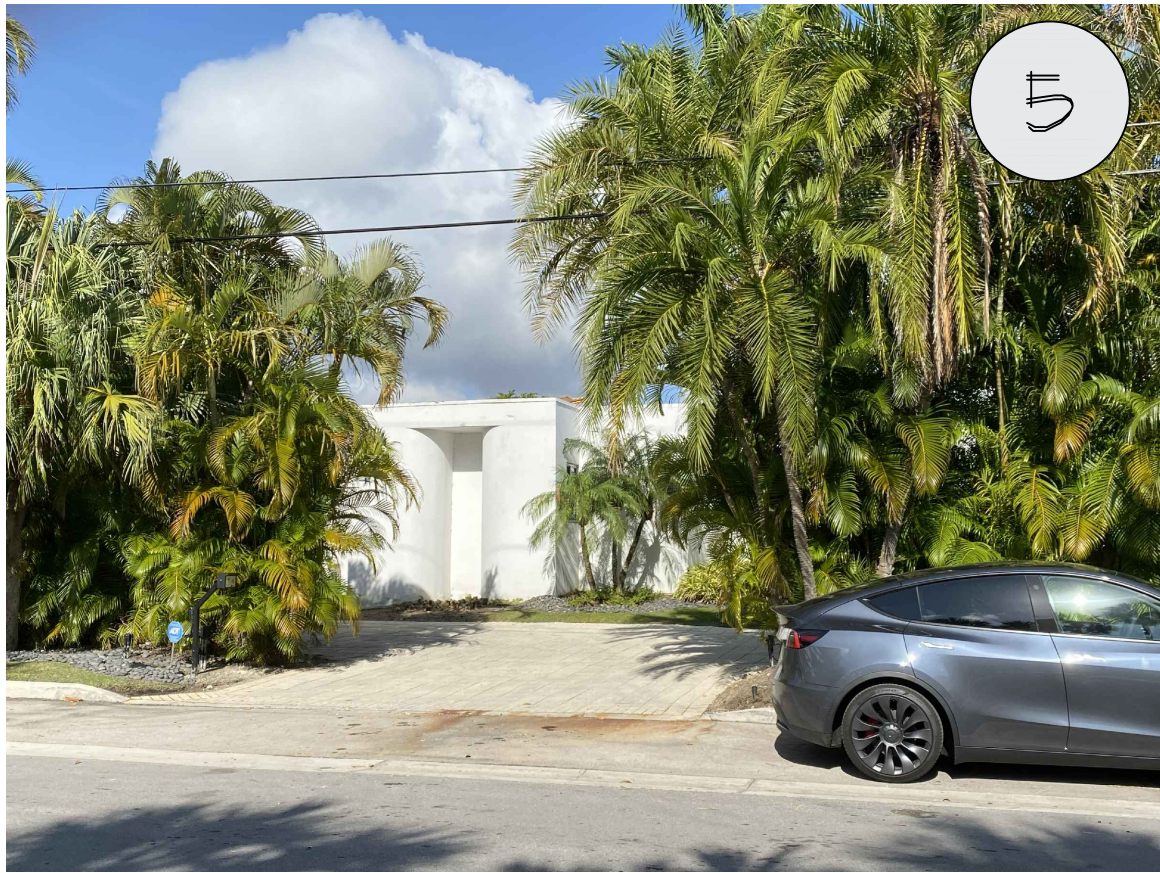
VIEW FROM THE BACK OF THE SUBJECT PROPERTY, LOOKING TOWARD THE SOUTHWEST.



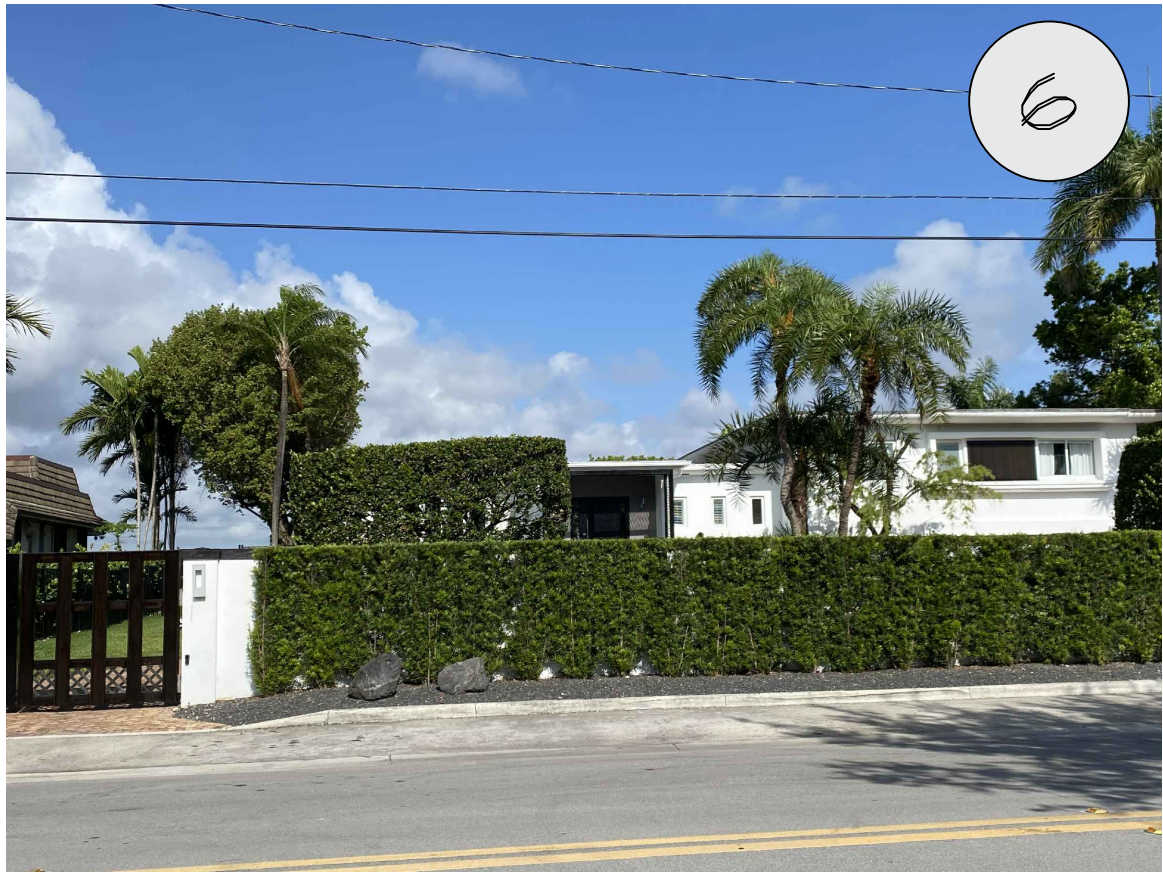
VIEW FROM THE BACK OF THE SUBJECT PROPERTY, LOOKING TOWARD THE NORTHWEST.



PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY.



PROPERTY ON SOUTH SIDE OF SUBJECT PROPERTY.



PROPERTY ON NORTH SIDE OF SUBJECT PROPERTY.



STREET VIEW HEADING NORTHWARD ON WEST BROADVIEW DRIVE.



PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY (SOUTHERN SIDE)

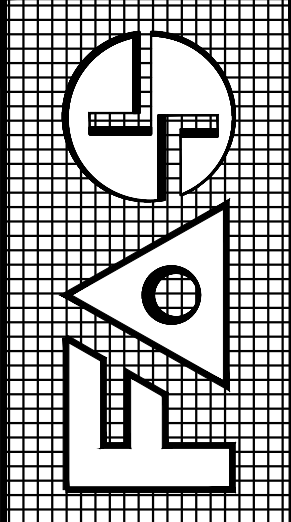
SURROUNDED IMAGES



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1	JUNE 28, 2021	DB
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
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FOLIO 51B-2271-001-4312

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 14
OF 15 SHEETS
COLOR ORIGINAL

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GLASS RAILINGS



GARAGE DOOR:
GRAY METAL SLATS



BRONZE, SILVER, GOLD
ALUMINUM TUBES ON
FRONT FACADE,



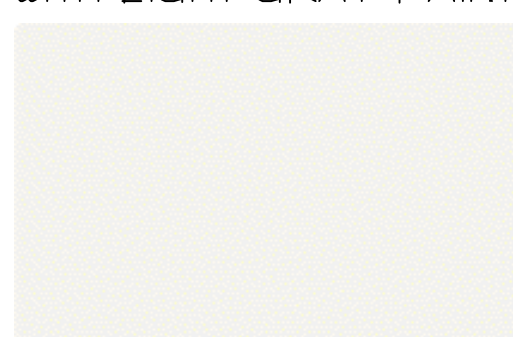
BRONZE ALUMINUM
WINDOWS/DOORS



WALL FINISH:
SMOOTH STUCCO FINISH WITH
BENJAMIN MOORE "LINEN WHITE"
2B P-T12.WC PAINT



FRAME WALL FINISH:
SMOOTH STUCCO FINISH
WITH LIGHT GRAY PAINT



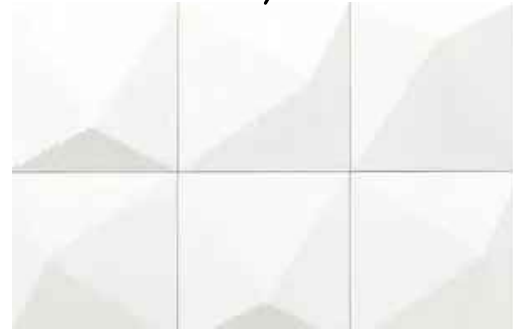
2'-6" X 2'-6" CONCRETE PANELS
OVER WALL (PAINTED WHITE)



CLEAR IMPACT
GLASS RAILINGS



AGREGATE CONCRETE DRIVEWAY
WITH GRASS STRIPS



2'-6" X 2'-6" CONCRETE PANELS
OVER WALL (PAINTED WHITE)



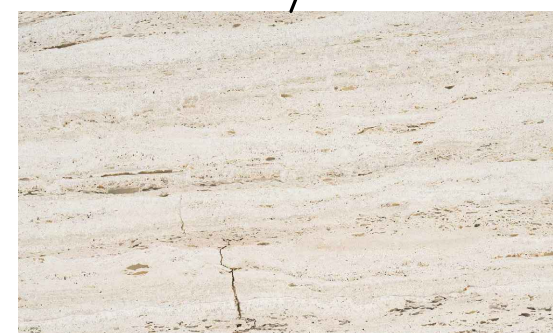
GRASS



INFINITY POOL OVER
MOSAIC TILE



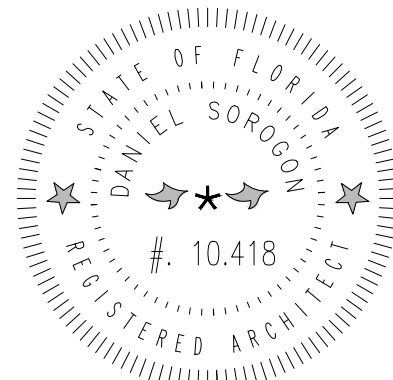
BRONZE ALUMINUM
WINDOWS/DOORS



2'X4' TRAVERTINE
MARBLE SLABS



CALACATTA QUARTZ



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PROPOSED RESIDENCE FOR:

MR. & MRS. GAD

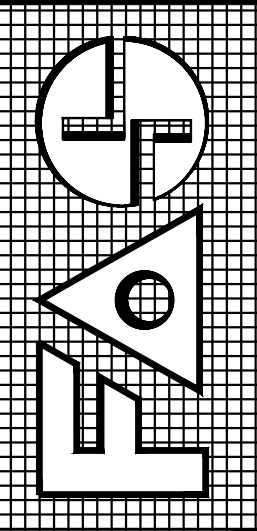
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154

FOLIO 51B-2271-001-4310

florida architectural services inc.

daniel sorogon AR 0010418 architect/planner

34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. A-15
OF 15 SHEETS
COLOR ORIGINAL

BISCAYNE BAY

112.50' (CR)

BLOCK 23

175.00' (P)

LOT 45
BLOCK 23
ONE STORY
RESIDENCE # 10130
F.F.E.:8.22'

POOL

PLATTED
LOT LINE
PORTION
OF LOT 46
BLOCK 23
(INCLUDED)

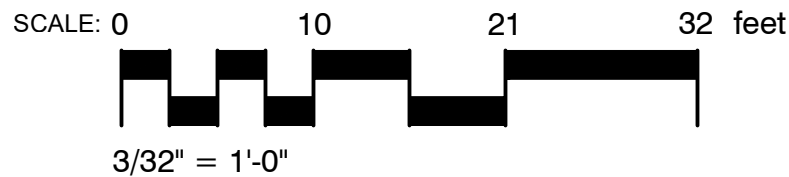
WEST BROADVIEW DRIVE

112.50' (CR)

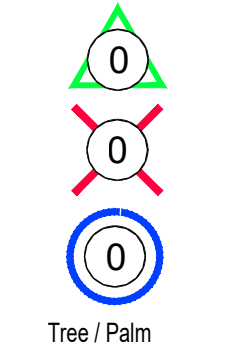
175.00' (P) 172.78' (M)
ARECA PALM HEDGE ON NEIGHBOR PROPERTY



EXISTING TREE DISPOSITION PLAN



TREE DISPOSITION LEGEND



Existing tree or palm to be transplanted

Existing tree or palm to be removed

Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.

LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

PROPOSED BUILDING & PAVED AREAS

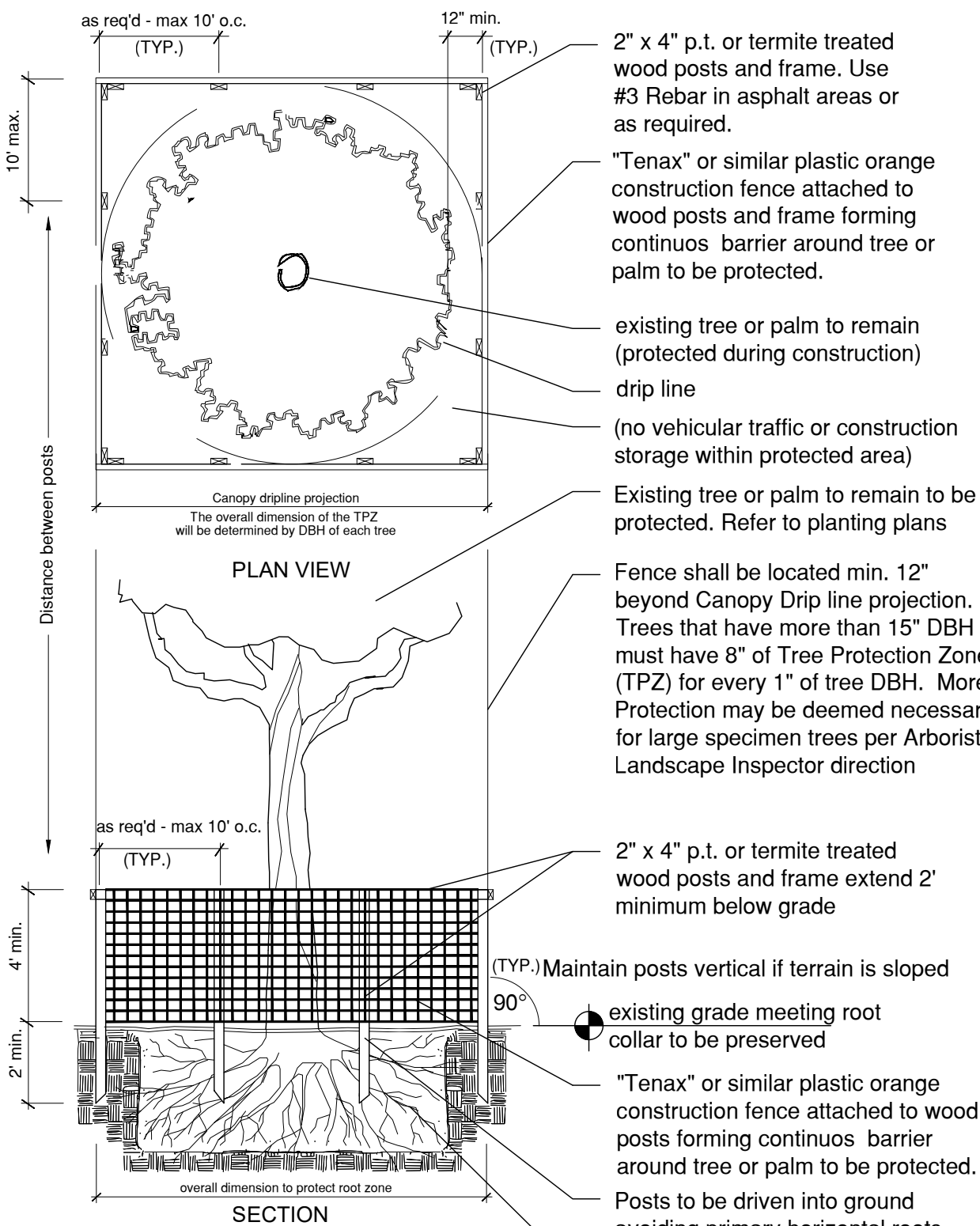


Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

EXISTING TREE DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	CANOPY (FT)	CALIPER DBH (INCH)	CANOPY (SQ.FT)	CANOPY LOSS	DISPOSITION	COMMENTS
1A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
2A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
3A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
4A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
5A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
6A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
7A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
TOTAL PROPOSED CANOPY LOSS (in square feet)								0	
All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed.									



TREE PROTECTION ZONE (TPZ) DETAIL
For existing trees to remain. Scale: NTS

TREE PROTECTION NOTES

- Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
- The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. **THE TRIMMING SHALL BE AS PER ANSI A300 STANDARDS.**
- Fences shall be erected to protect trees to be preserved. Fences define a specific Tree Protection Zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to **TREE PROTECTION ZONE (TPZ) DETAIL**.
- Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
- No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
- Additional tree pruning required for clearance during construction must be performed by a ISA qualified arborist **AS PER ANSI A300 STANDARDS**, and not by construction personnel.
- Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.
- Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
- All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone, 2-3 GALLONS OF WATER PER INCH OF TRUNK CALIPER.
- All trees to remain on-site shall be fertilized three times per year using a granular 8-12-12 "Palm Special" product at standard rates. Fertilizer shall be broadcast on the ground beneath the canopy of each tree and watered in.
- Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zones.
- Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
- If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
- Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
- No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
- Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

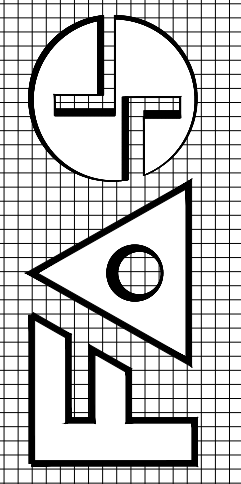


ALL LANDSCAPE DATA INC.
www.alllandscapedata.net & .com
Ph: 305.303.7059

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Client Comments	
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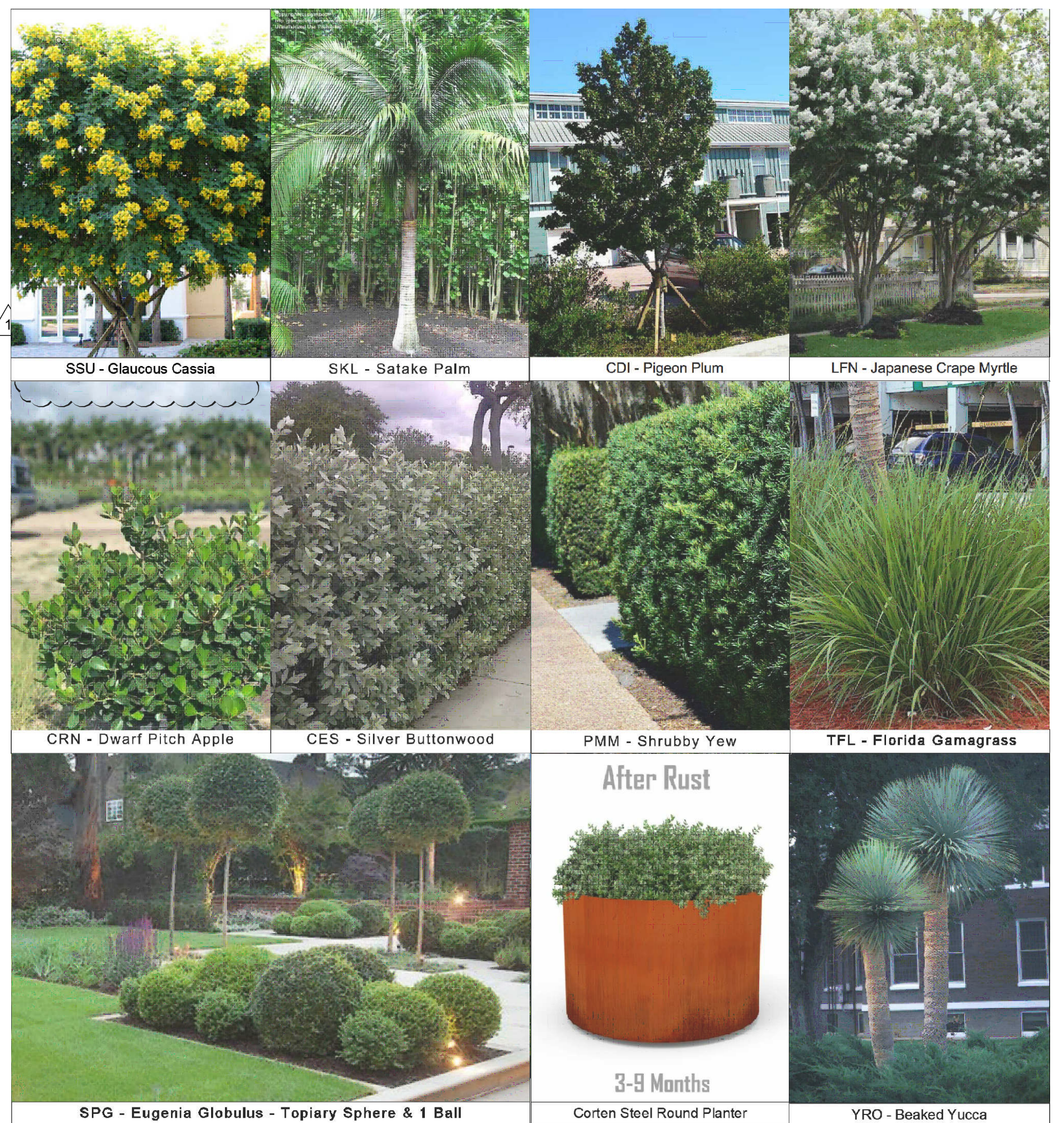
PROPOSED RESIDENCE FOR: MR. &
MRS GAD
10130 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS FL 33154
FOLIO #:15-2227-001-4310

florida architectural services inc.
daniel sorogon architect / planner
AR 0010418
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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SCALE	
JOB NO.	GAD RESIDENCE
SHEET NO.	L100
OF 7 SHEETS	
COLOR ORIGINAL	

BISCAYNE BAY



PROPOSED RESIDENCE FOR: MR. &
MRS GAD

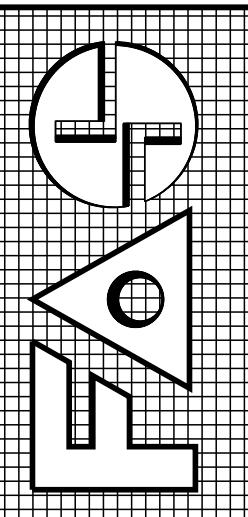
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154

FOLIO #13-2227-001-4310

FOLIO #:13-2227-001-4310

Zn-Zn-Ce (enc)

florida architectural services inc.
daniel soragon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



SHEET NO. **L-200** 2
OF 7 SHEETS

COLOR ORIGINAL

A. Shade Trees Required*	Required	Provided
1. Single-Family Non-Waterfront Lot	<u>5</u>	<u>N/A</u>
2. Single-Family Waterfront Lot	<u>6</u>	<u>8</u>
3. Two-Family Lot	<u>5</u>	<u>N/A</u>
4. Number of Shade Trees in Front Yard	<u>2</u>	<u>3</u>
5. Native Species Required - 50%	<u>3</u>	<u>5</u>
6. Drought Tolerant and Low Maintenance Species Require – 50%	<u>3</u>	<u>5</u>
7. Street Trees Required: Linear street frontage 112.50' / 35 = 3.21	<u>3</u>	<u>4</u>
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	<u>50</u>	<u>N/A</u>
2. Single-Family Waterfront Lot	<u>60</u>	<u>248</u>
3. Two-Family Lot	<u>50</u>	<u>N/A</u>
4. Native Species Required - 30%	<u>15 / 18</u>	<u>207</u>
5. Drought Tolerant and Low Maintenance Species Require – 50%	<u>25 / 30</u>	<u>207</u>
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area	<u>9,844 (Max)</u>	<u>2,555</u>

Notes

- * Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 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 larger varieties) to a 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).

PLANT SCHEDULE									
1	TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
	SSU	4	Senna surattensis	Glaucous Cassia	Collected, Specimen	8"	18'-20'	12'	Town's Street Tree Master Plan - Drought Tolerant
	PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
	SKL	3	Satakentia lukuensis	Satake Palm	FG	8"	8' GW		Thick Shaft
	SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
	CDI	5	Coccoloba diversifolia	Pigeon Plum	45 gal	2"	12'-14'	5'	STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant - Miami Beach Replacement Tree Category 2 Drought Tolerant / Listed in the Miami Dade Landscape Manual / Standard - 4' CT
	LN	3	Lagerstroemia x 'Natchez'	White Crape Myrtle	65 gal	3"	12'-14'	6'-8'	
	SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
	CRN	69	Clusia rosea 'Nana'	Dwarf Pitch Apple	3 gal.	2'	1.5'		Florida Native - Miami-Dade Landscape Manual
	CES	117	Conocarpus erectus 'Sericeus'	Silver Buttonwood	25 gal.	5' OA	3'		Florida Native - Miami-Dade Landscape Manual
PMM	31	Podocarpus macrophyllus 'Maki'	Shrubby Yew	25 gal	6'-7' OA	2'			
SPG	6	Syzgium paniculatum 'Globulus'	Eugenia Globulus - Topiary Sphere	15 gal	3'	3'	As Shown		
TFL	21	Tripsacum floridanum	Florida Gamagrass	3 gal	2'	2'		Drought Tolerant - Florida Native - Miami-Dade Landscape Manual	
YRO	4	Yucca rostrata	Beaked Yucca	25 gal and 15 gal	5'-6' OA	4'			
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS	
CRN2	114	Clusia rosea 'Nana'	Dwarf Pitch Apple	3 gal.	2'	1.5'	24" o.c.	Florida Native - Miami-Dade Landscape Manual	
FMG	42	Ficus microcarpa 'Green Island'	Green Island Ficus	15 gal	3'	3'	24" o.c.		
JCP	247	Juniperus chinensis 'Parsonii'	Parsoni Juniper	3 gal	1.5' OA	1.5'	18" o.c.		
PSA	169	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3 gal	2'	2'	24" o.c.	Drought Tolerant - Miami-Dade Landscape Manual	
SRC	20	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gal	2'	2'	24" o.c.		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS	
MBP	14,515	Mexican Black Pebbles	Black Pebbles 1"-3"	S.F.			3" o.c.		
OJA	1,802	Ophiopogon japonicus	Mondo Grass	1 gal	6' OA	12"	8" o.c.		
ZJD	2,555 sf	Zoysia japonica 'Diamond'	Korean Grass	Sod				6" Sand beneath	

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FRONT ELEVATION
SCALE: 0 8 16 24 feet
1/8" = 1'-0"



REAR ELEVATION
SCALE: 0 8 16 24 feet
1/8" = 1'-0"

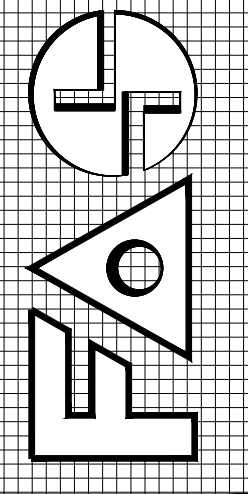


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PROPOSED RESIDENCE FOR: MR. &
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10130 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS FL 33154
FOLIO #:13-2227-001-4310.

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
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SCALE
JOB NO. GAD RESIDENCE

SHEET NO.
L201
OF 7 SHEETS
COLOR ORIGINAL

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RIGHT ELEVATION
SCALE: 0 8 16 24 feet
1/8" = 1'-0"



LEFT ELEVATION
SCALE: 0 8 16 24 feet
1/8" = 1'-0"

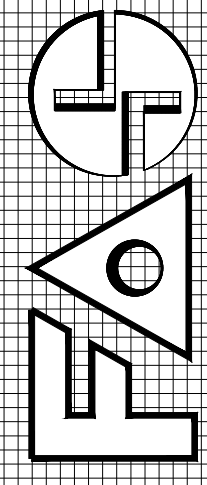


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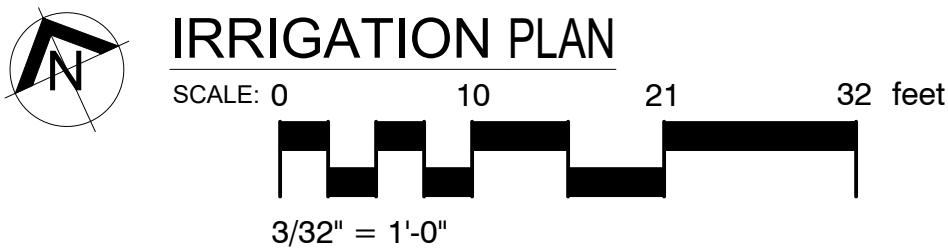
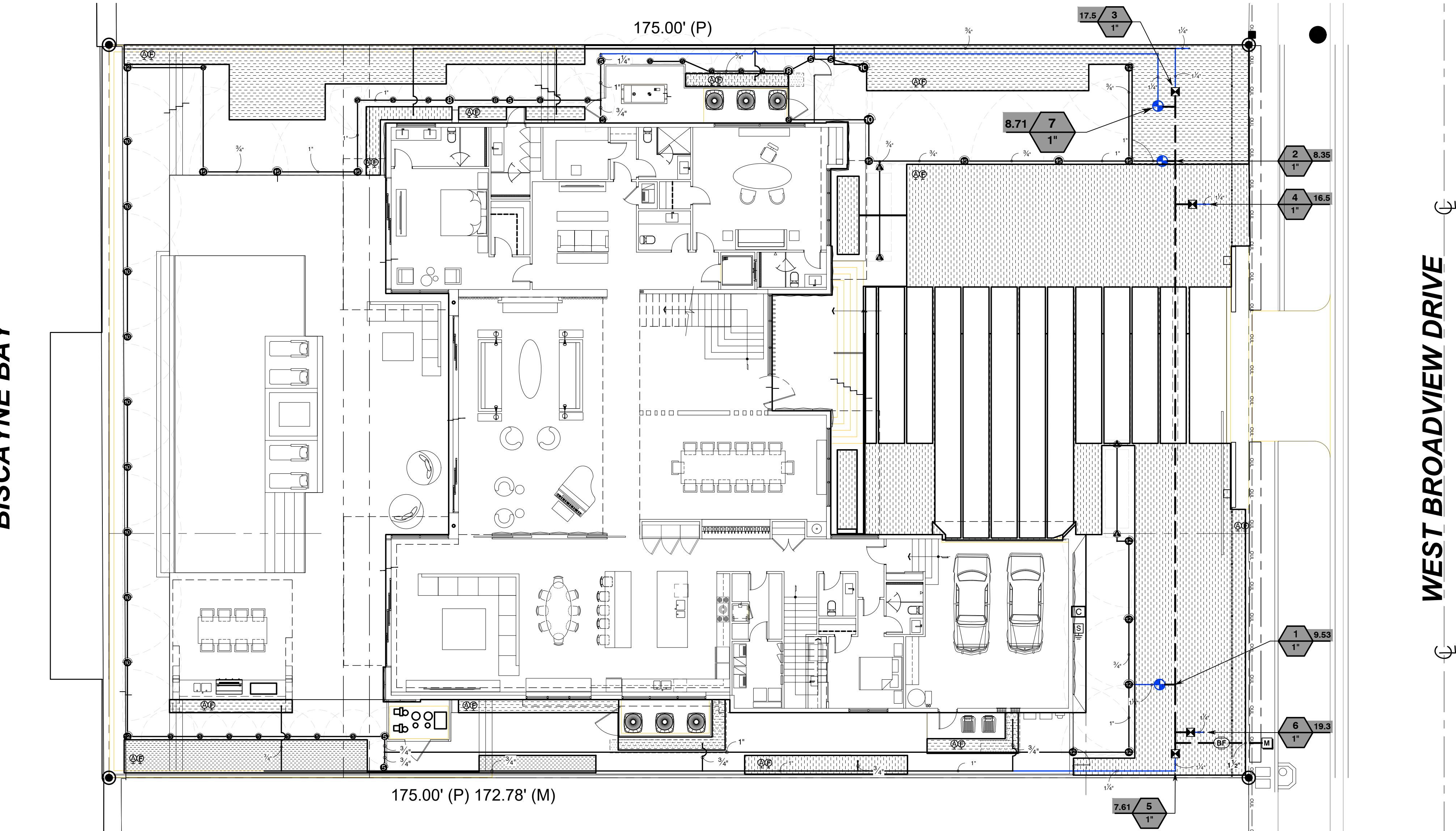


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BISCAYNE BAY



GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM

CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 16", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

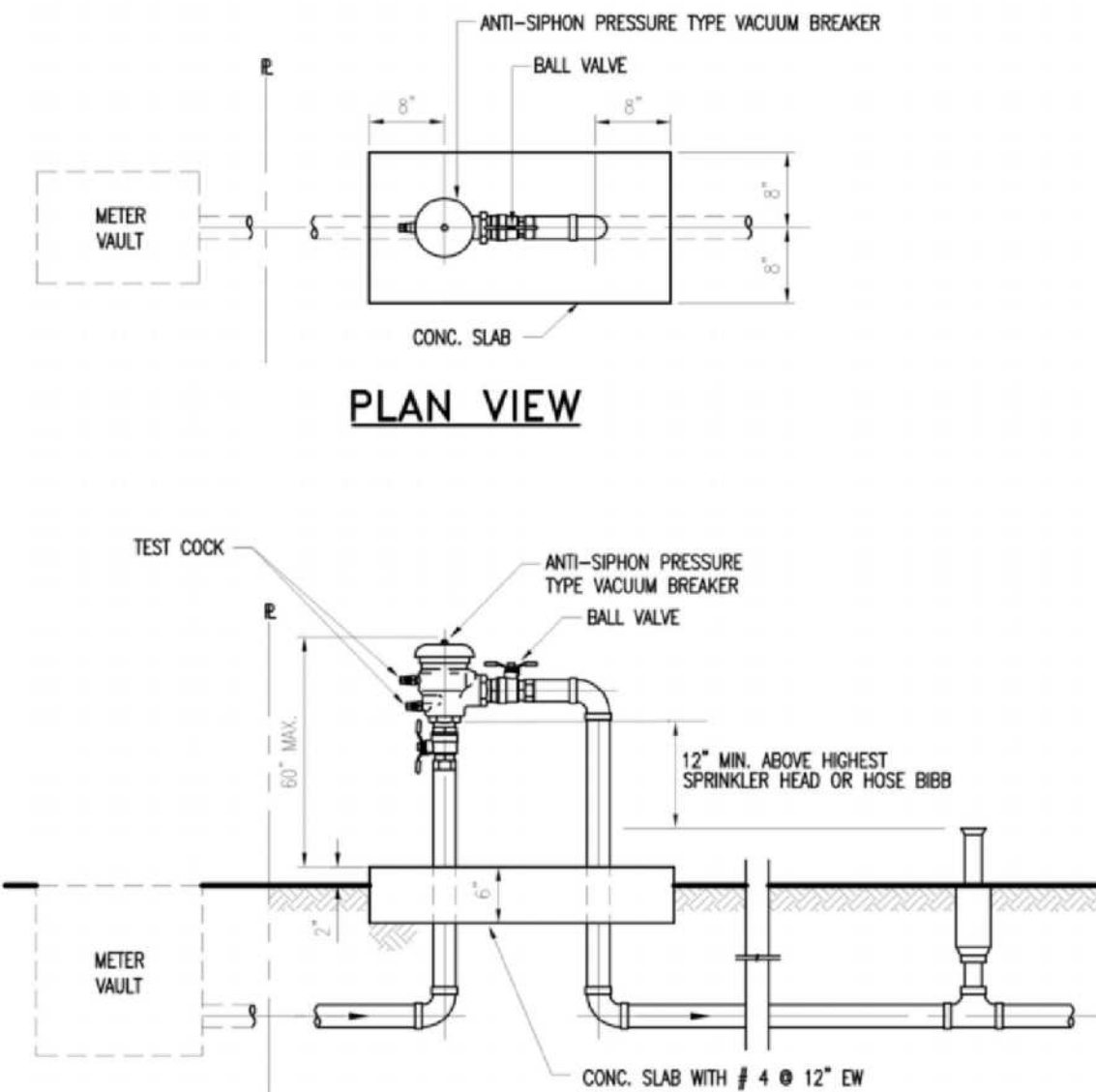
THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

IRRIGATION NOTES

SCALE: NTS



VACUUM BREAKER

N.T.S.

NOTES:

- THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
- GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
- THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
- PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH MASS CONSTRUCTION SPECIFICATIONS FOR DOMESTIC WATER MAINS. PVC PIPING IS NOT ACCEPTED BY MASS.
- THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
- SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	24	30
	Toro 570Z-6LP-PC 8' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	5	30
	Toro 570Z-6LP-PC 10' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	11	30
	Toro 570Z-6LP-PC 12' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	8	30
	Toro 570Z-6LP-PC 15' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	7	30
	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird X CZ-100-PRF 1" Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	4	/
	Netafirm TLFV-1 Automatic Flush Valve, with Insert Inlet	12	/
	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	12	/
	Area to Receive Dripline Netafirm TLCV-09-12 (12) Techline Pressure Compensating Landscape Dripline with Check Valve. 0.8GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. 17mm.	3,858 s.f.	/

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Toro P220-27-0 GLOBE 1" Electric, 1", 1-1/2", 2" and 3" Plastic In-Line Remote Control Valve. Equipped to withstand pressure up to 220 PSI. Filter screen on 2" and 3" models. Standard Solenoid. Globe Body Style. With EZ Reg Pressure Regulator.	3	/
	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1	/
	Water Meter 1"	1	/
	Irrigation Lateral Line: PVC Schedule 80 3/4"	577.9 l.f.	/
	Irrigation Lateral Line: PVC Schedule 80 1"	255.9 l.f.	/
	Irrigation Lateral Line: PVC Schedule 80 1 1/4"	140.4 l.f.	/
	Irrigation Mainline: PVC Schedule 40 1 1/2"	127.7 l.f.	/
	Pipe Sleeve: PVC Class 200 SDR 21	26.6 l.f.	/
	Valve Callout		
	Valve Number		
	Valve Flow		
	Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro P220-27-0 GLOBE	1"	Turf Spray	9.53	19.7	38.15	42.45	0.86 in/h
2	Toro P220-27-0 GLOBE	1"	Turf Spray	8.35	102.1	36.09	40.35	0.91 in/h
3	Rain Bird X CZ-100-PRF	1"	Area for Dripline	17.52	110.7	36.24	43.02	1.52 in/h
4	Rain Bird X CZ-100-PRF	1"	Area for Dripline	16.54	96.1	35.58	41.82	1.52 in/h
5	Rain Bird X CZ-100-PRF	1"	Area for Dripline	7.61	30.3	29.85	33.75	1.52 in/h
6	Rain Bird X CZ-100-PRF	1"	Area for Dripline	19.29	29.4	35.57	41.97	1.52 in/h
7	Toro P220-27-0 GLOBE	1"	Turf Spray	8.71	111.1	37.7	42.07	0.77 in/h
	Common Wire				127.7			

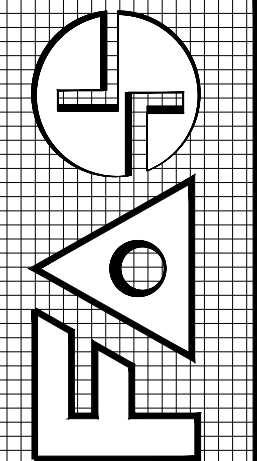


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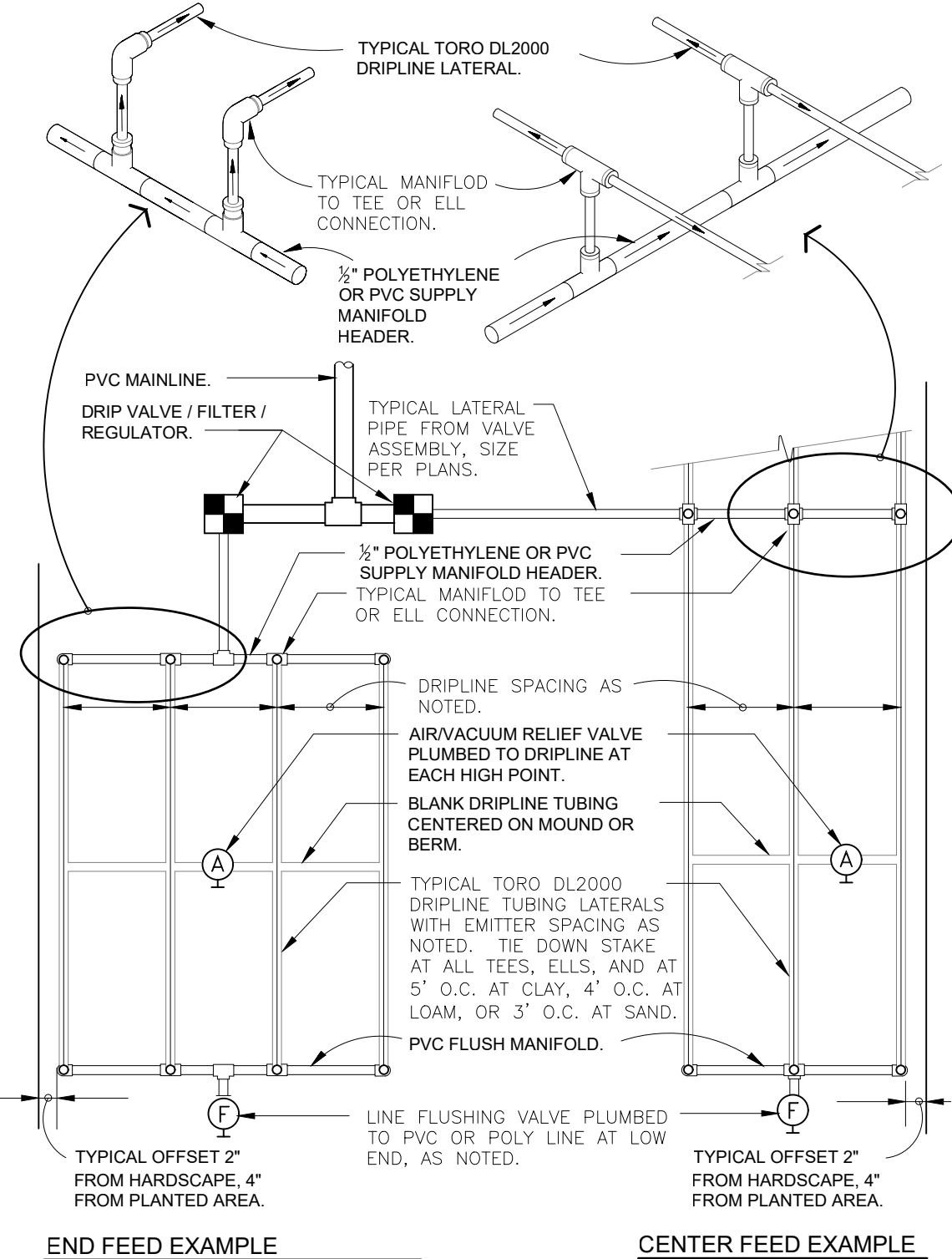
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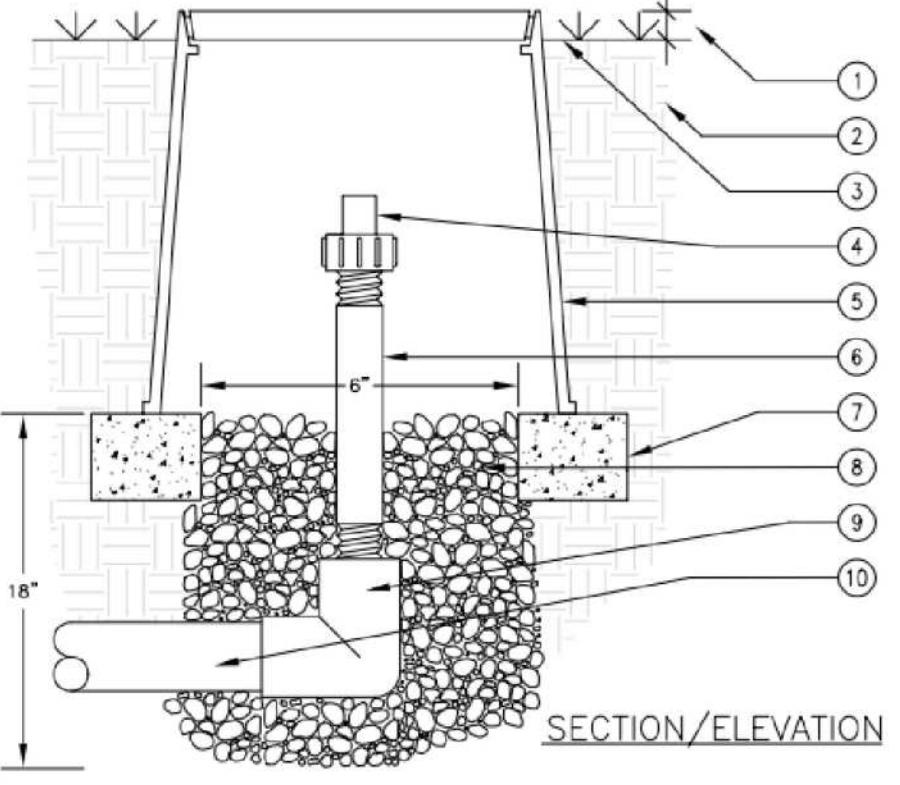
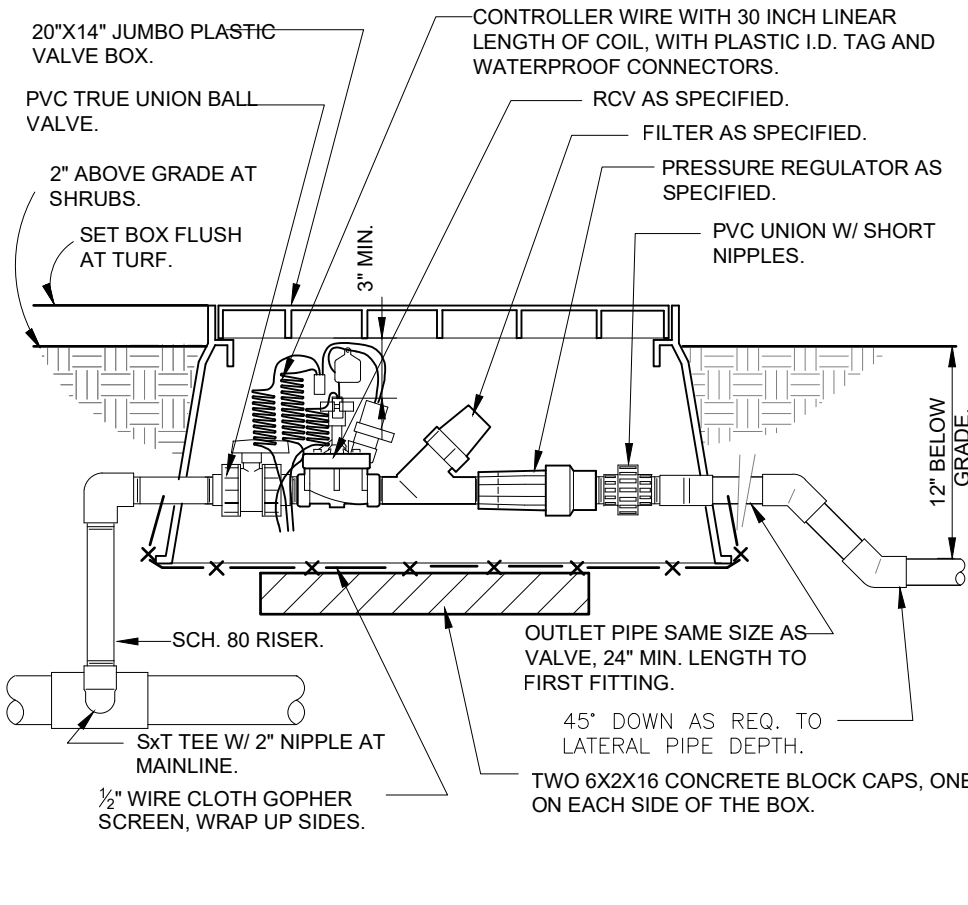
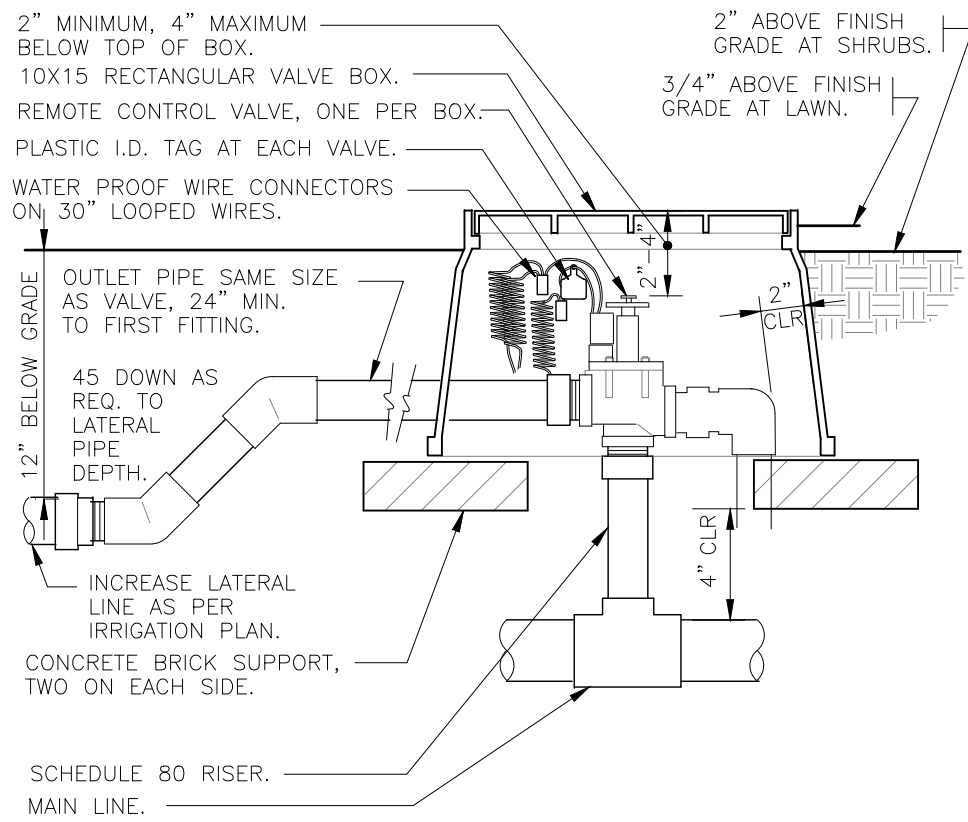
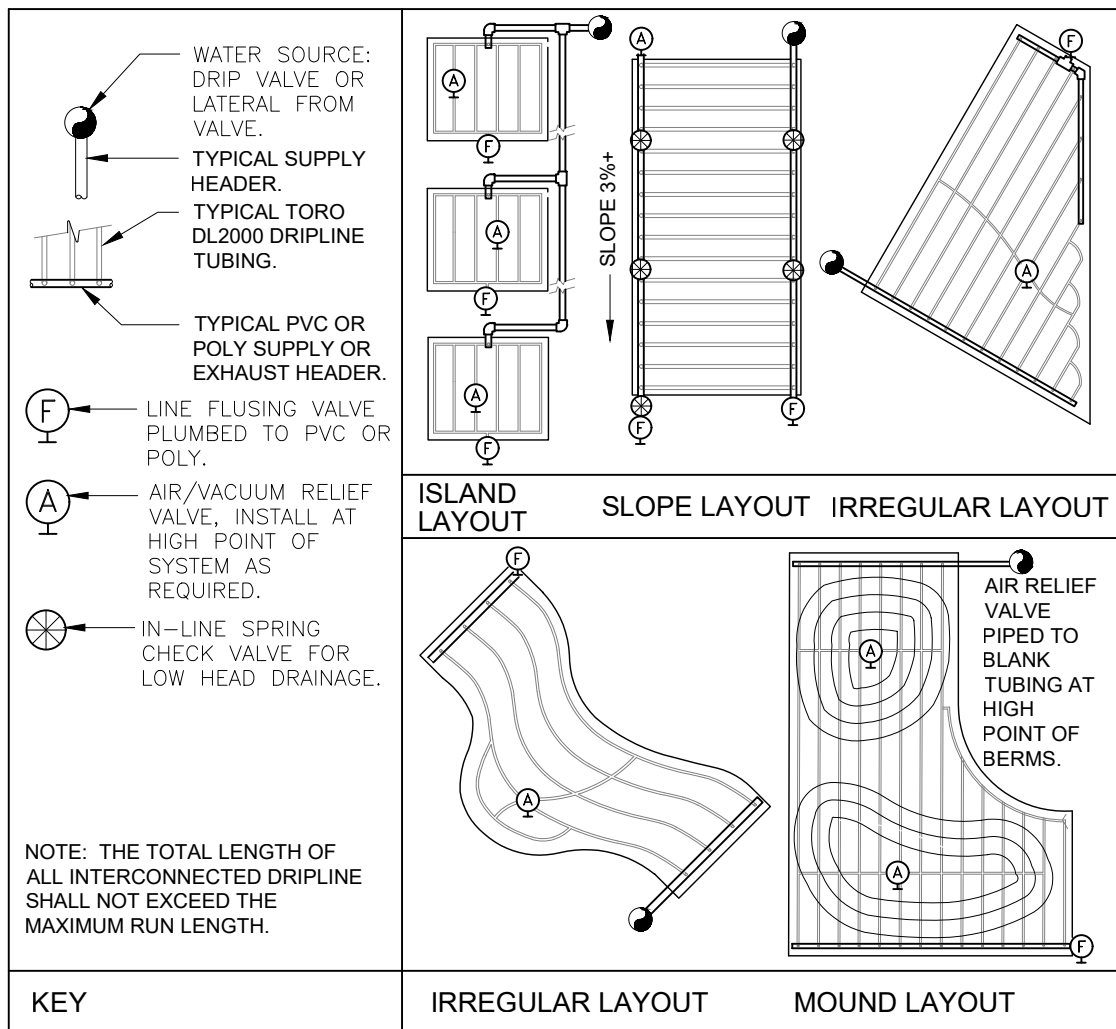
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MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE					
DRIPLINE TYPE	FLOW RATE	EMITTER 15 PSI	25 PSI	30 PSI	40 PSI
RPQ212	0.53 GPH	12"	250'	360'	400'
RPQ218	0.53 GPH	18"	350'	515'	565'
RPQ412	1.0 GPH	12"	160'	240'	280'
RPQ418	1.0 GPH	18"	240'	340'	375'

FLOW RATE PER 100 LINEAR FEET @ 20 PSI					
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPM		
RPQ212	0.53 GPH	12"	53.00	0.88	
RPQ218	0.53 GPH	18"	35.33	0.59	
RPQ412	1.0 GPH	12"	102.00	1.70	
RPQ418	1.0 GPH	18"	67.99	1.13	



2 ELECTRIC REMOTE CONTROL VALVE

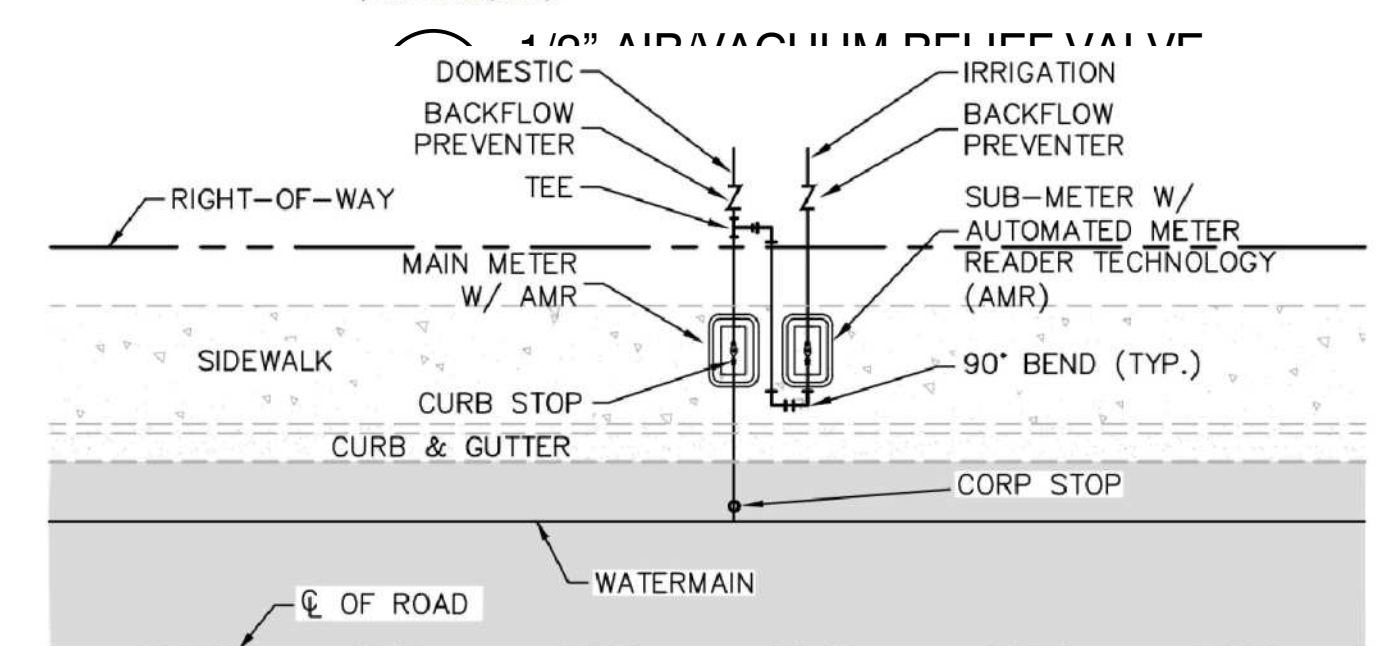
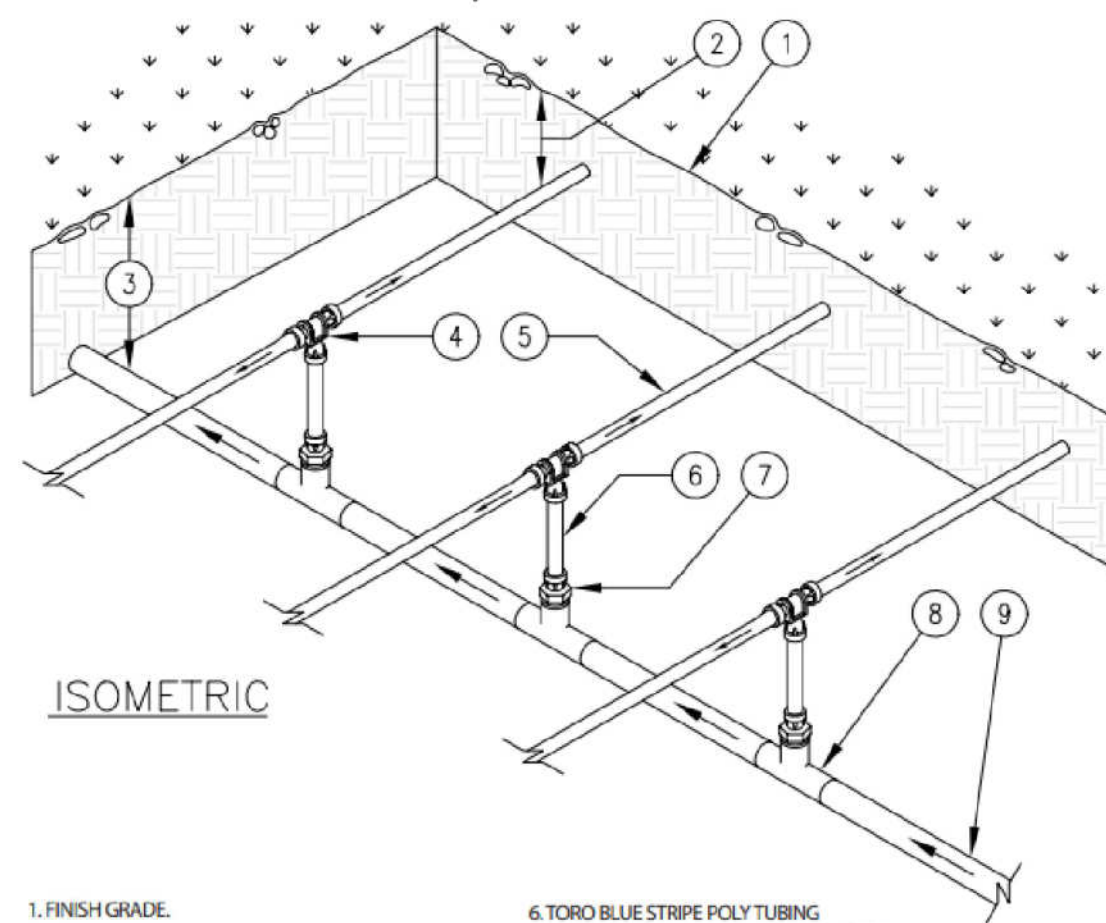
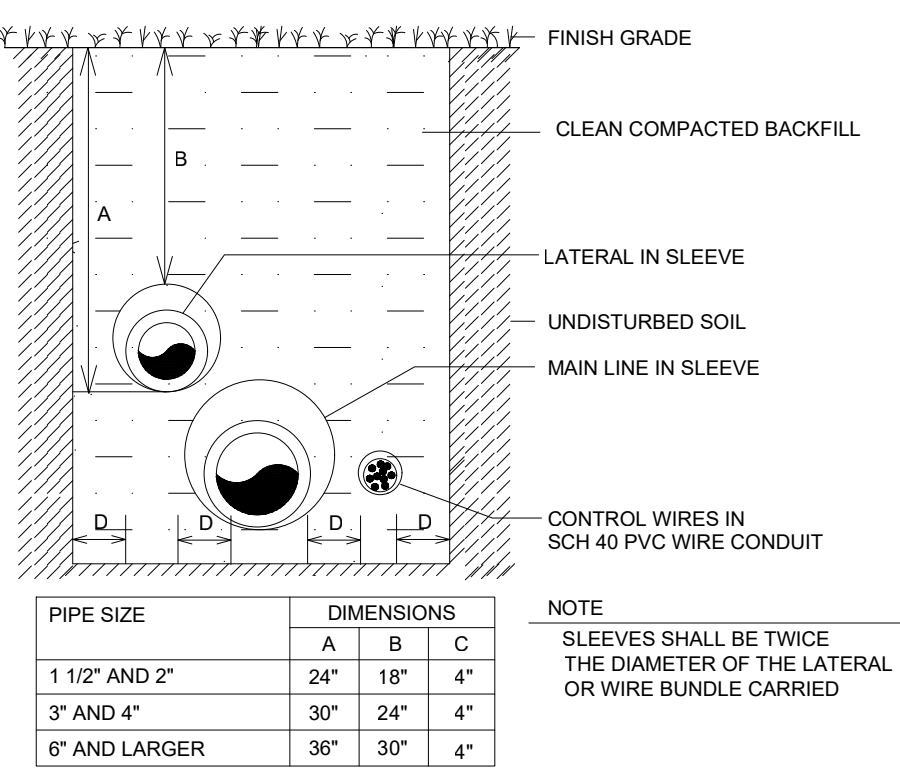
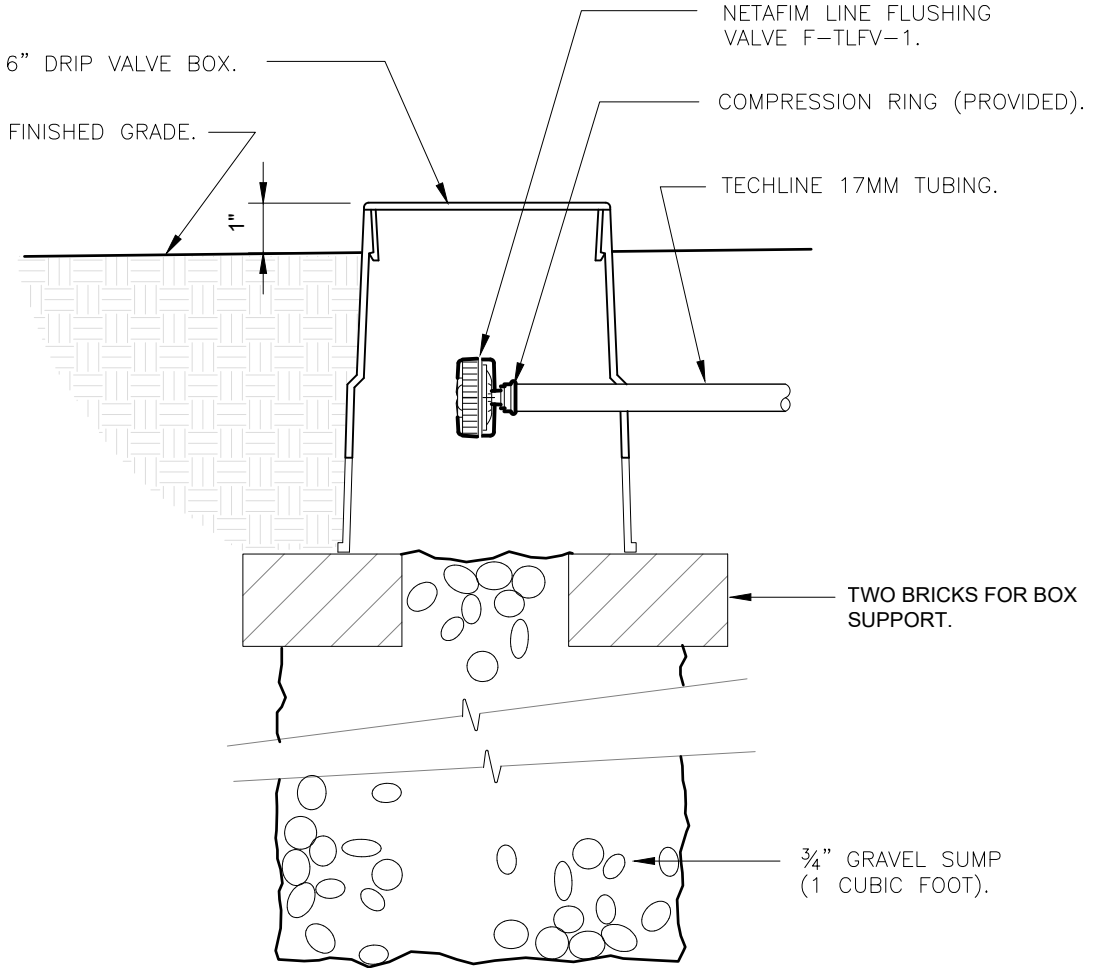
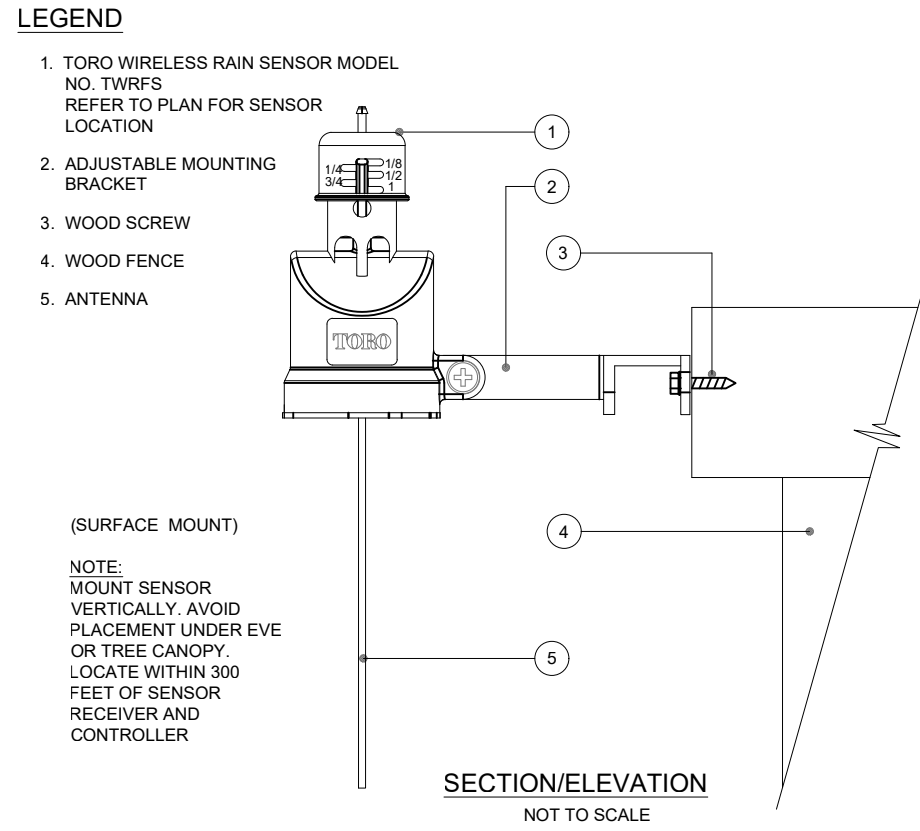
3 1" DRIP VALVE/FILTER/REGULATOR

4 AUTOMATIC FLUSH VALVE

1 TORO DL2000 DRIPLINE

5 TURF SPRAY FLEX ASSEMBLY

6 WALL MOUNT CONTROLLER



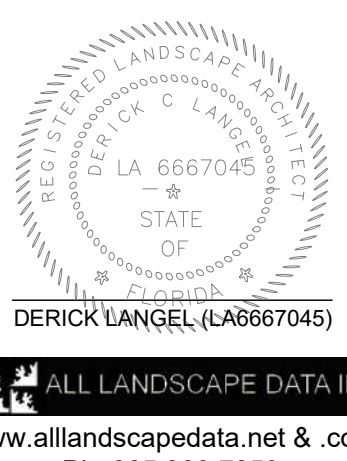
8 TORO - TWRS WIRELESS RAIN SENSOR

9 NETAFIM TECHLINE FLUSH VALVE

10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS

11 CENTER-FEED SUPPLY-MANIFOLD

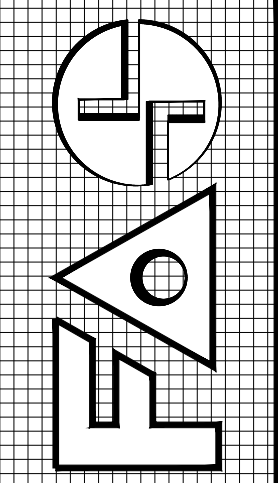
3 SUB-METER INSTALLATION DETAIL



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GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED. SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

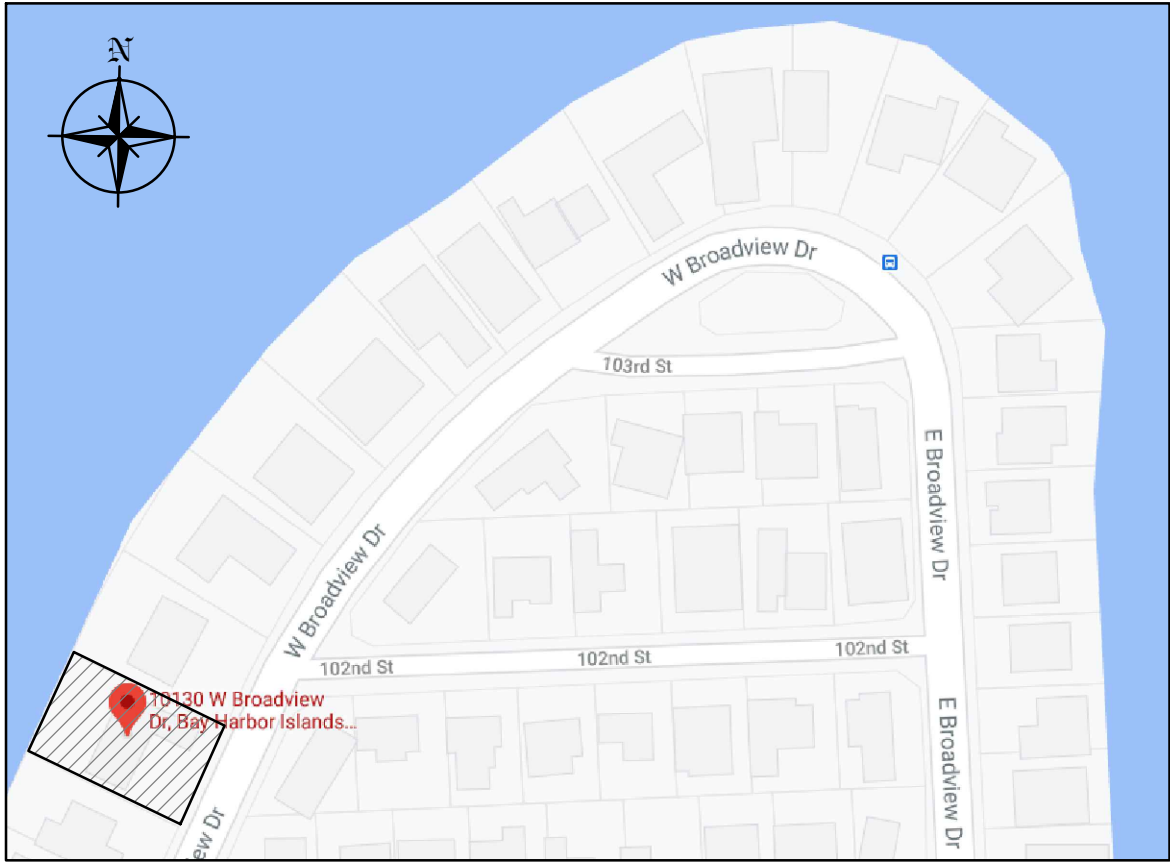
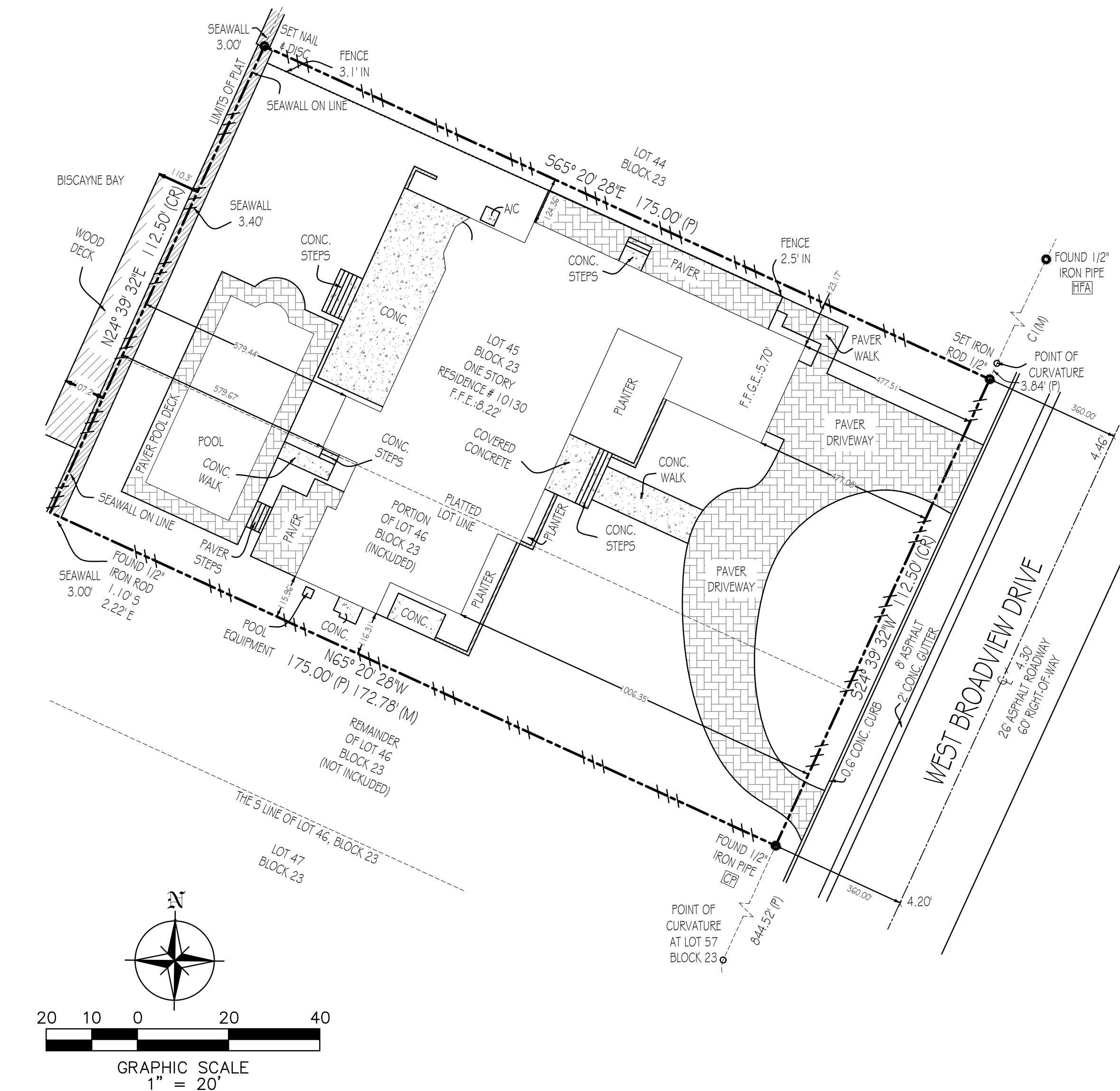
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

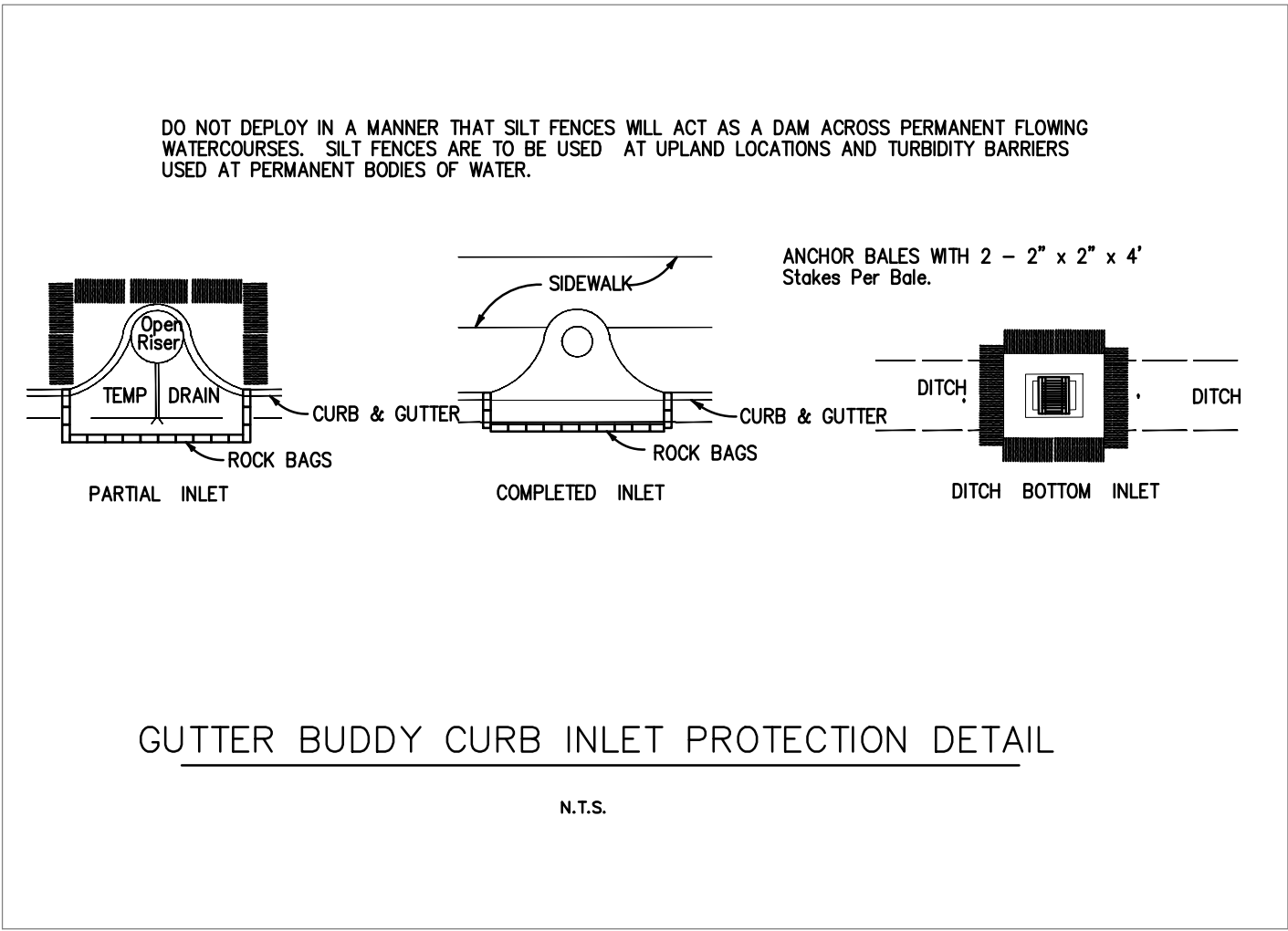
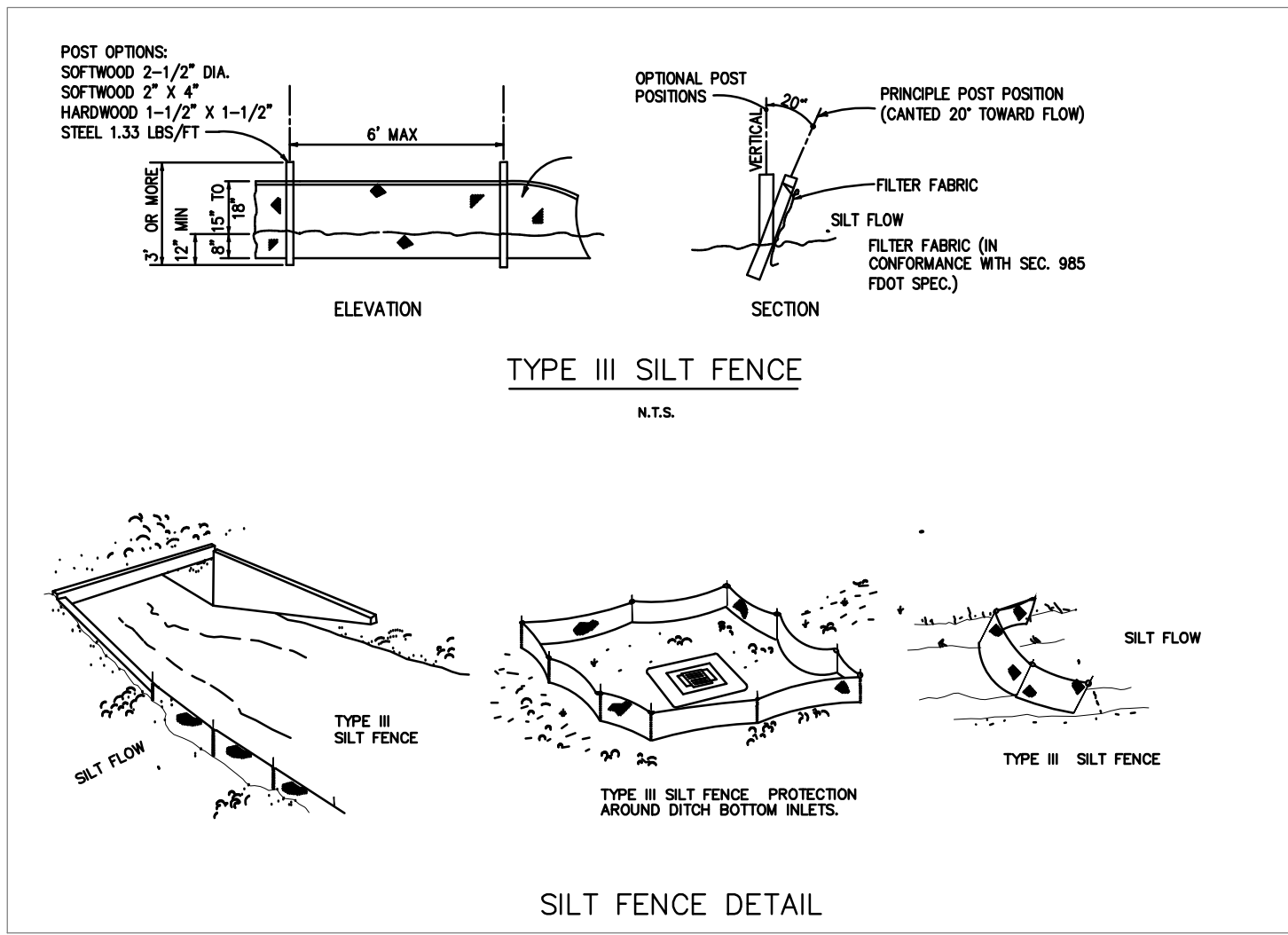
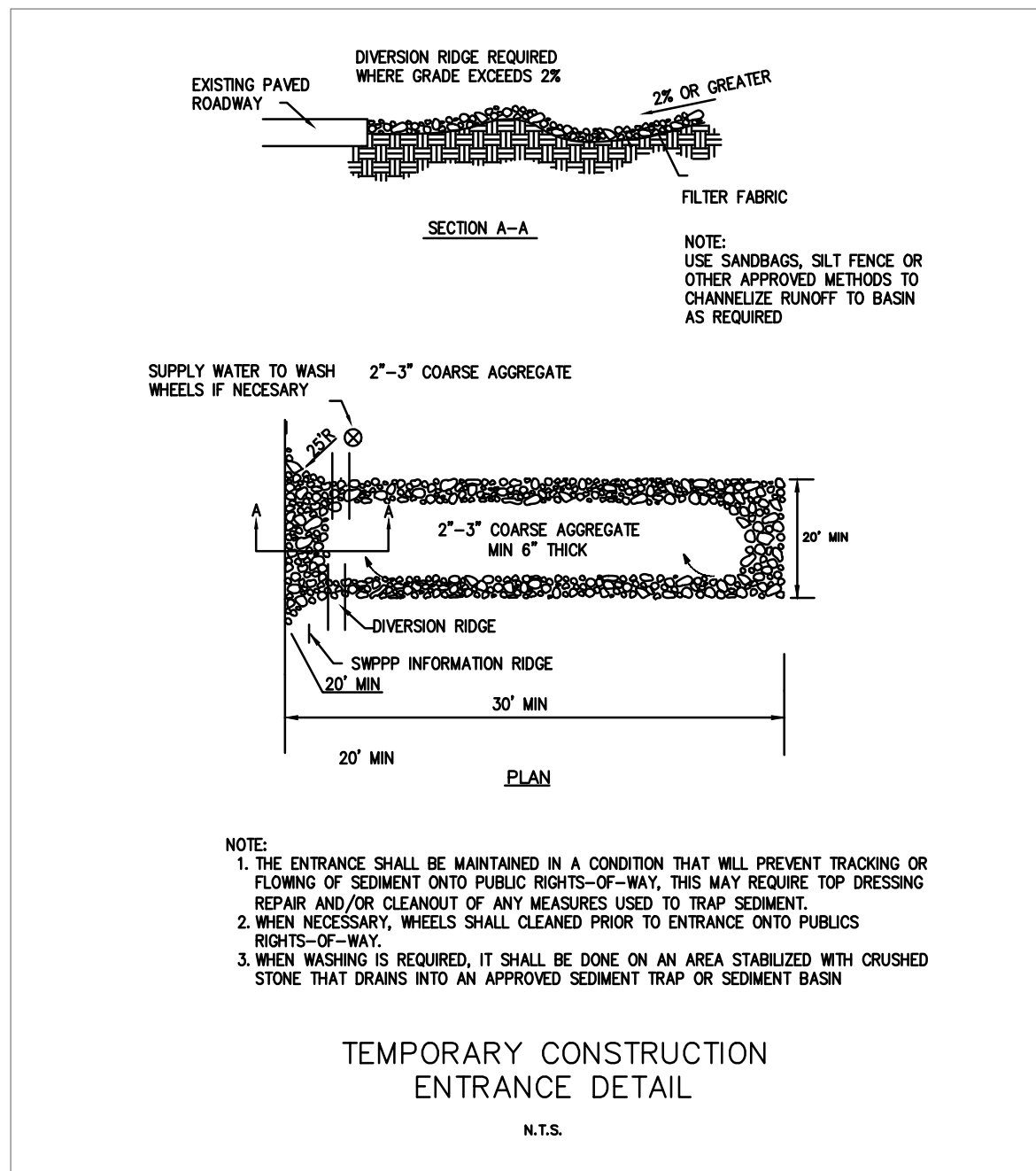
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

- PROPERTY LINE/LIMITS OF DISTURBANCE
- /// PROPOSED SILT FENCE



LOCATION MAP
N.T.S.



Szauer Engineering
Civil Engineers

7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Seal:

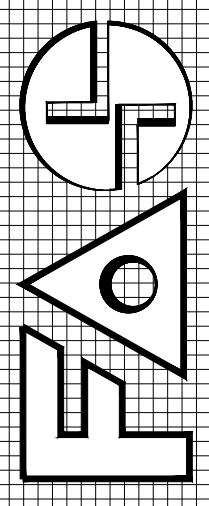
JORGE SZAUER
FLA. REG. P.E. # 62579

REVISITONS	BY:
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PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154

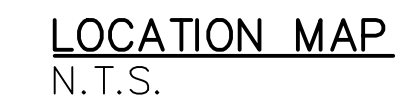
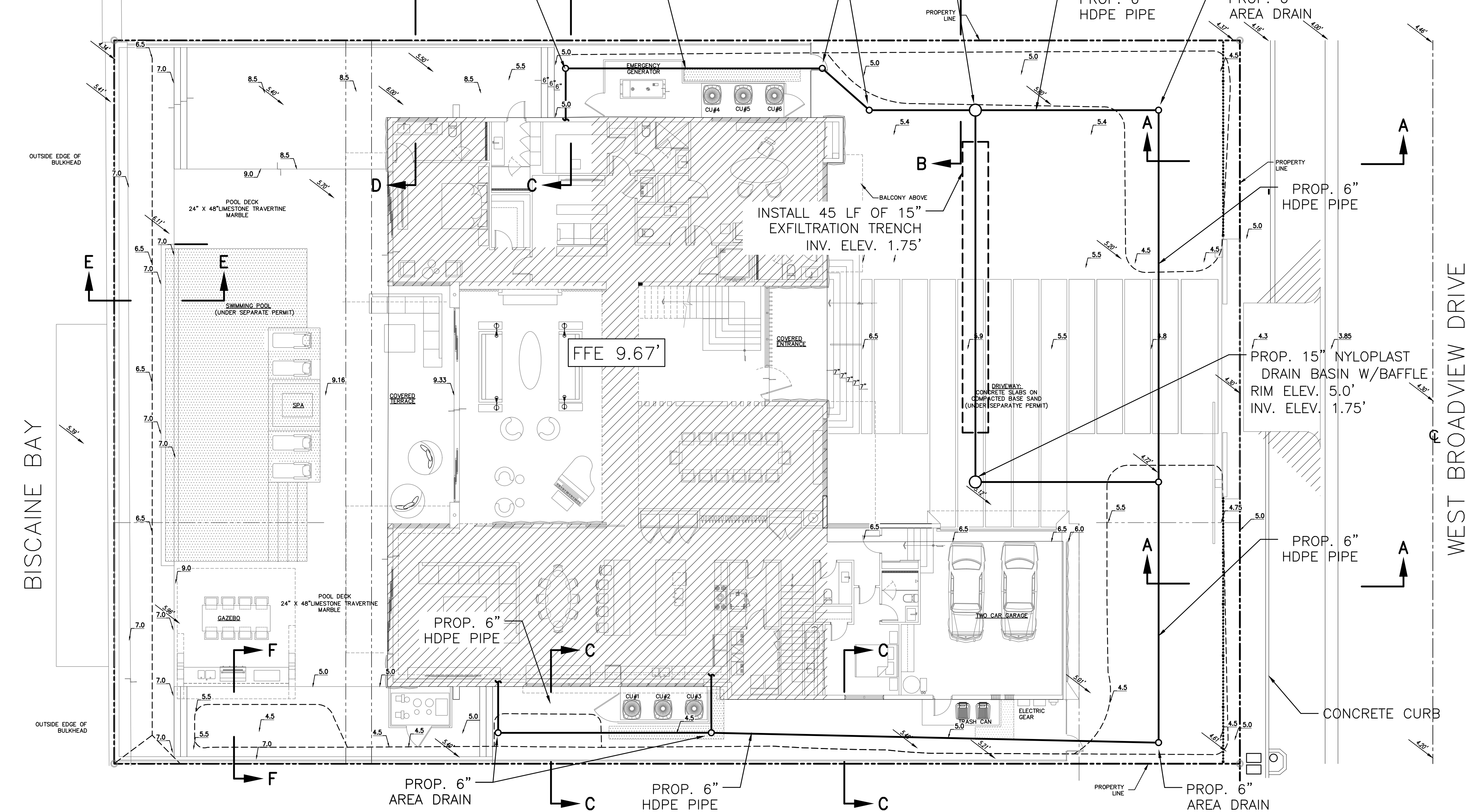
FOLD #:

florida architectural services inc.
daniel sorogon architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



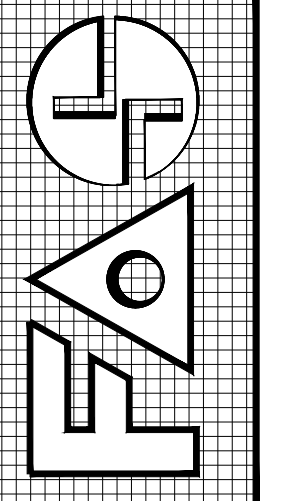
DRAWN
J.JANSE
CHECKED
JORGE SZAUER
DATE
MARCH, 2021
SCALE
AS SHOWN
JOB NO.

EROSION
CONTROL PLAN
C-02



- Szauer Engineering
Civil Engineers**
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

florida architectural services inc.
daniel sarogon ar 0010478 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

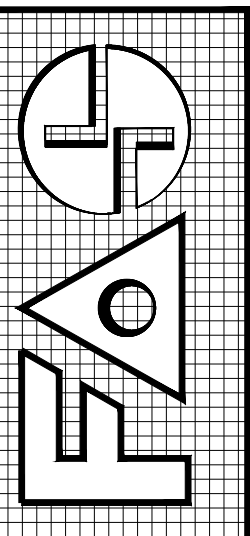


PAVING, GRADING
& DRAINAGE
C-03

REVISED	BY
1	
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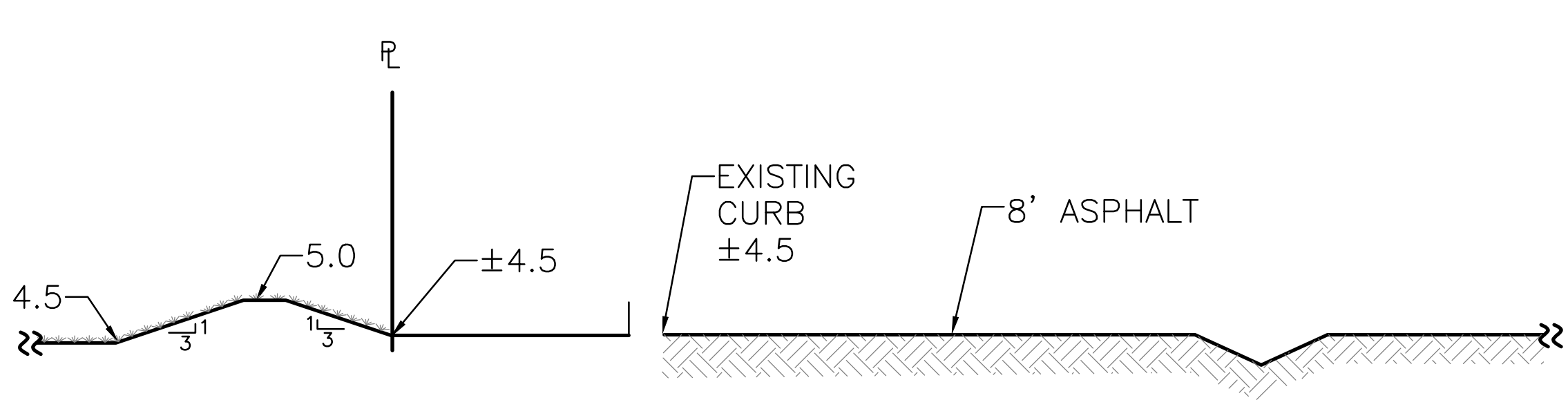
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

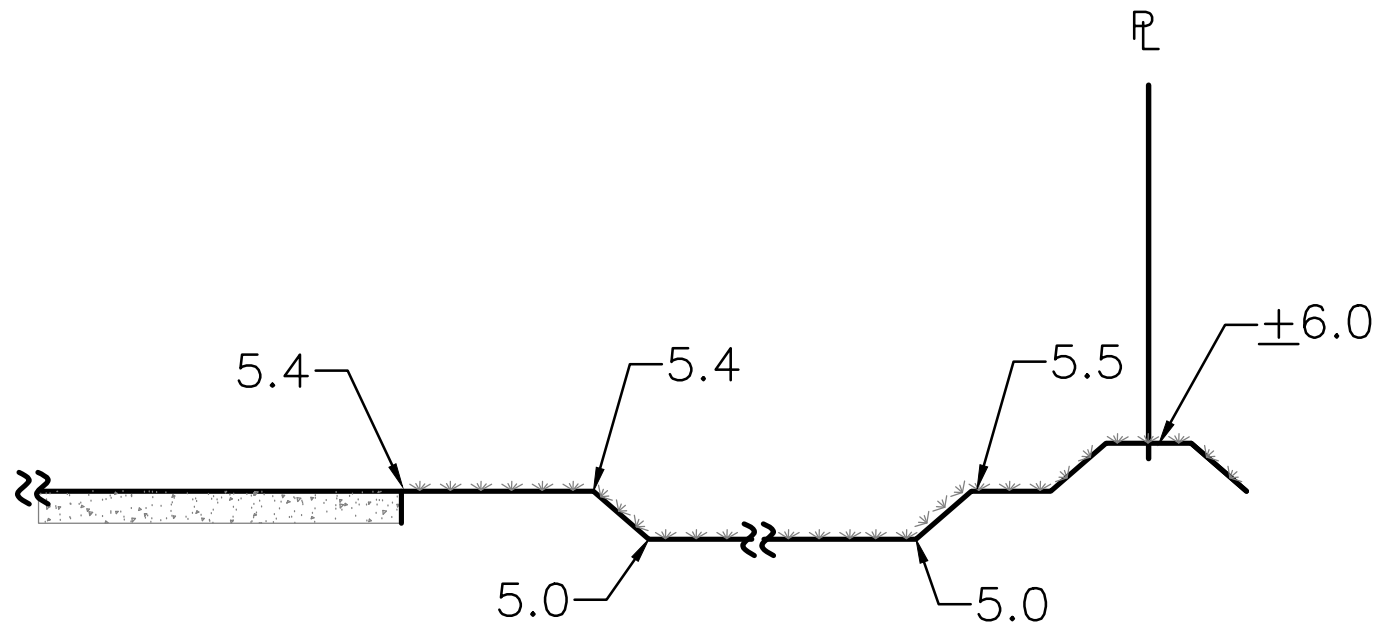


DRAWN J.JANSE
CHECKED JORGE SZAUER
DATE MARCH, 2021
SCALE AS SHOWN
JOB NO.

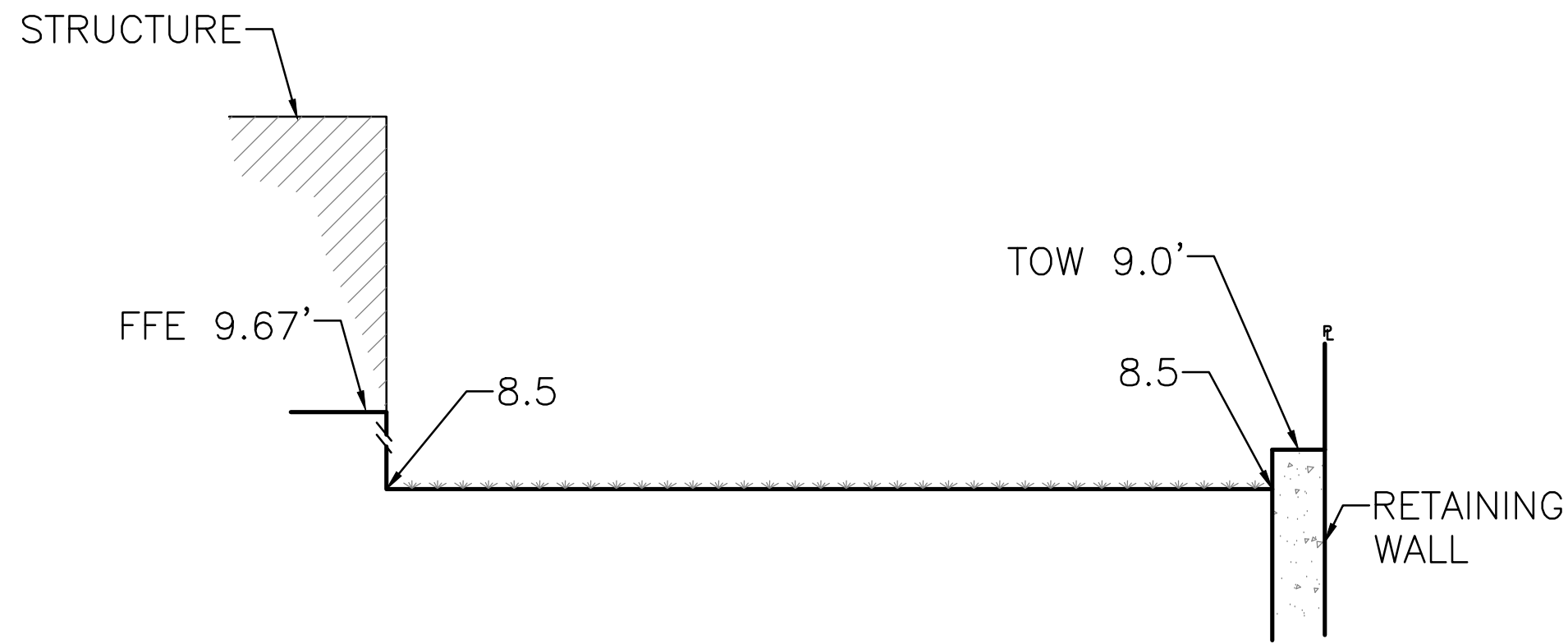
PAVING, GRADING
& DRAINAGE
SECTIONS
C-04



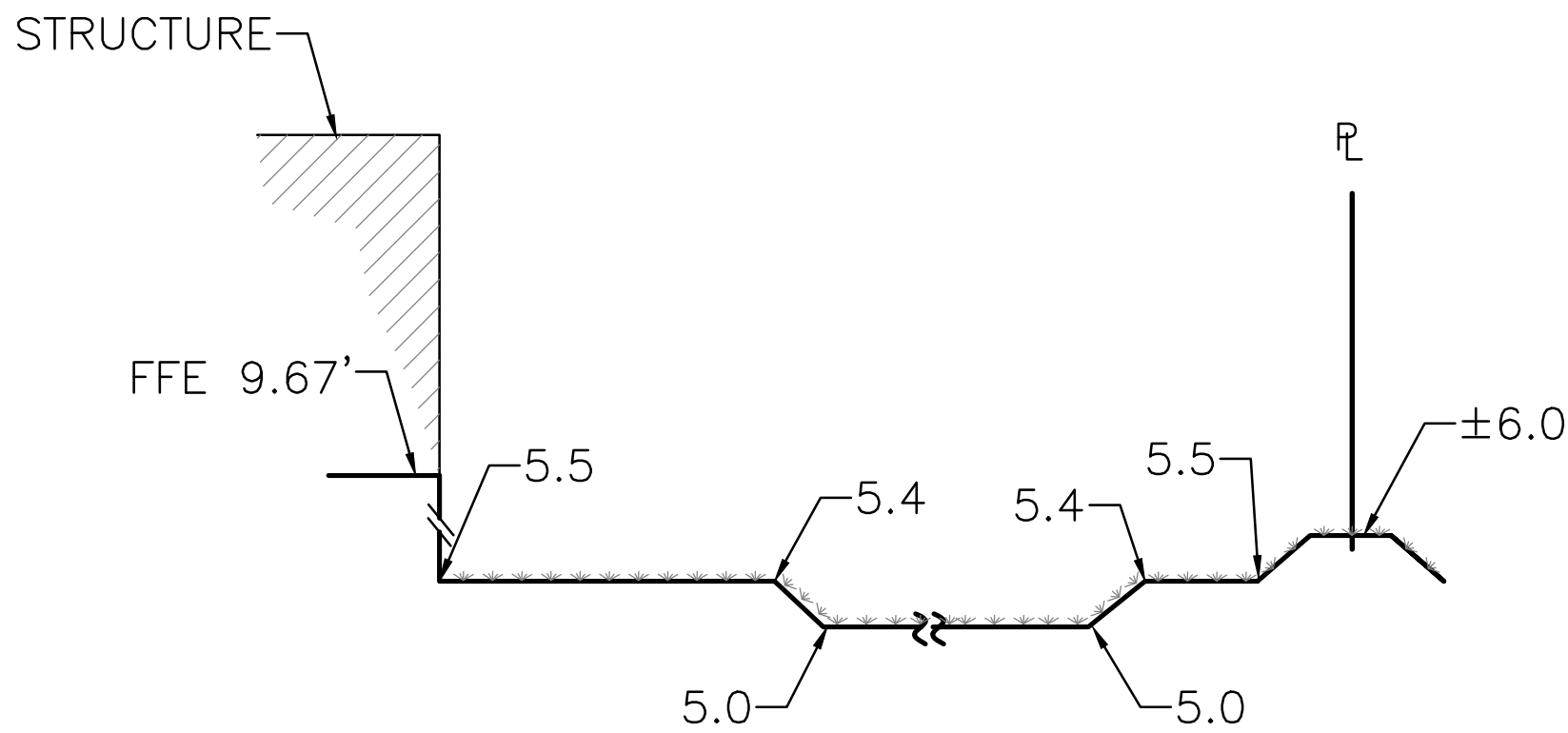
SECTION A-A
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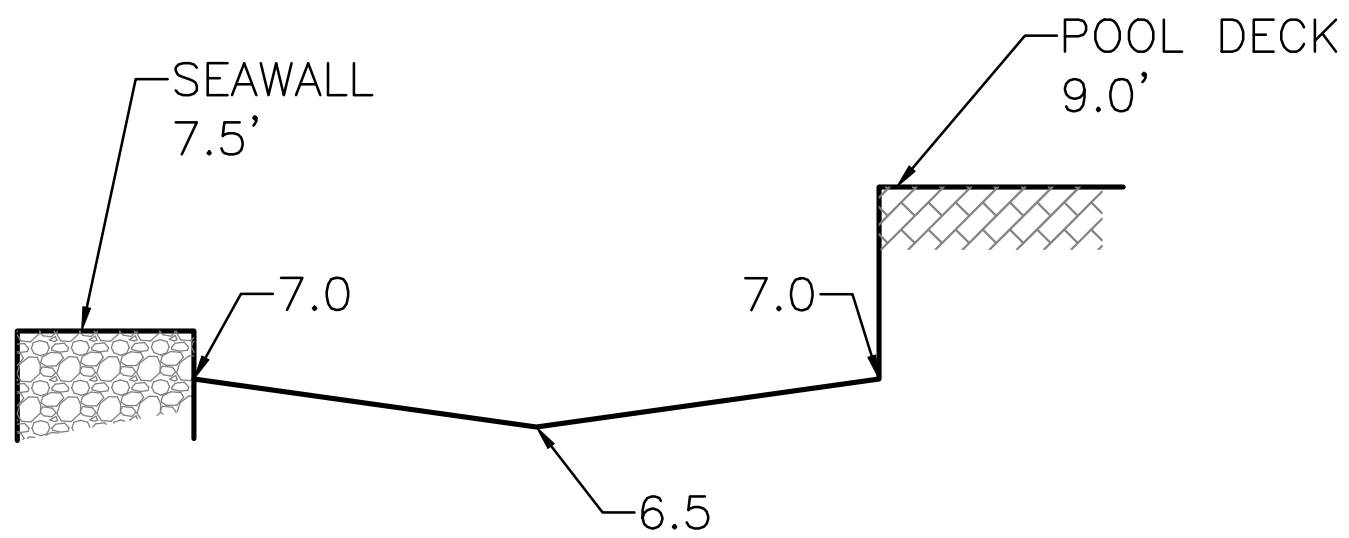
SECTION B-B
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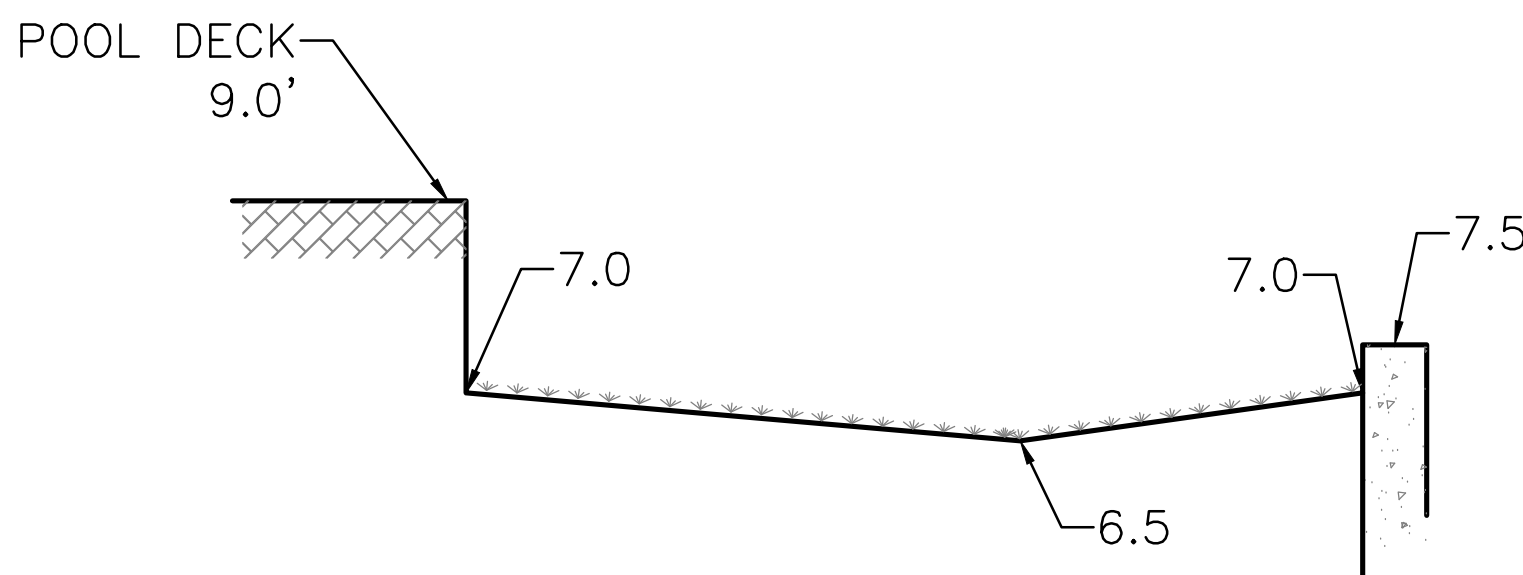
SECTION D-D
SCALE: 1"=2'



SECTION C-C
SCALE: 1"=2'



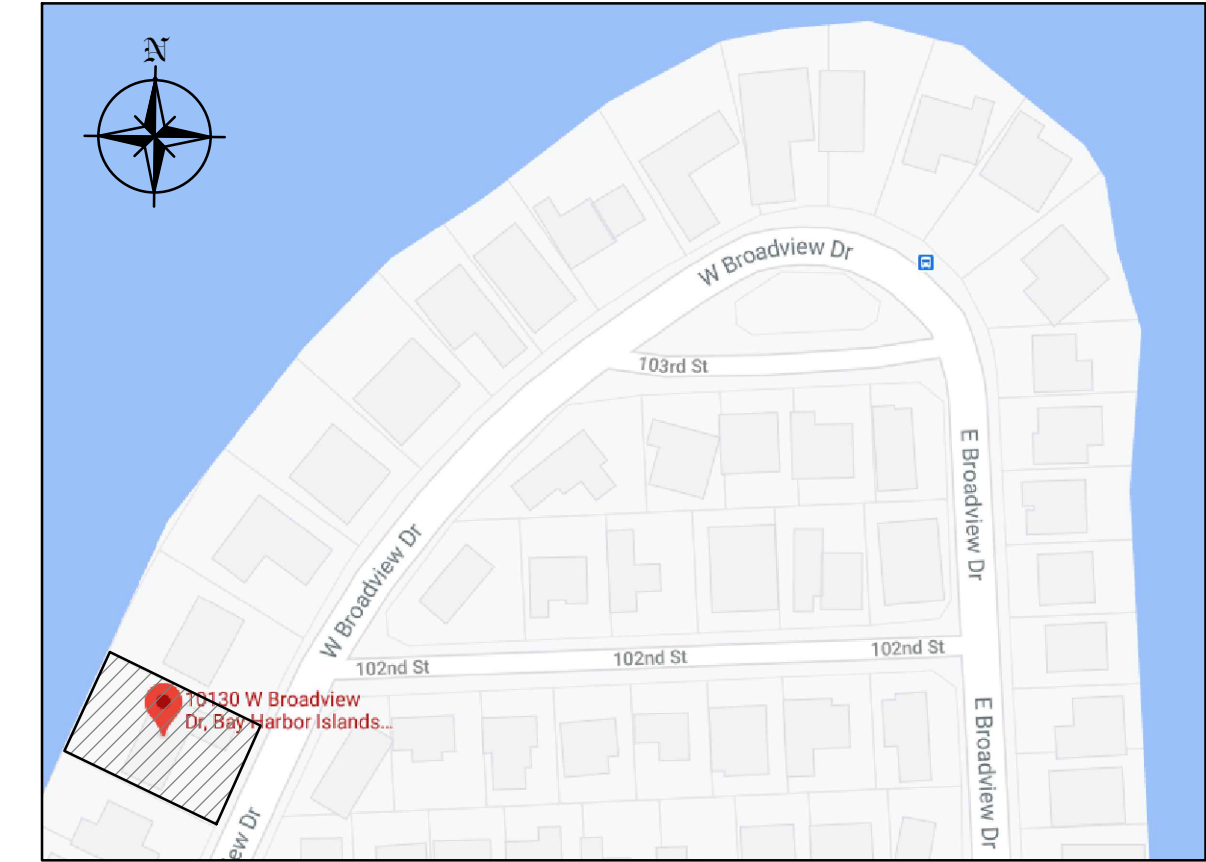
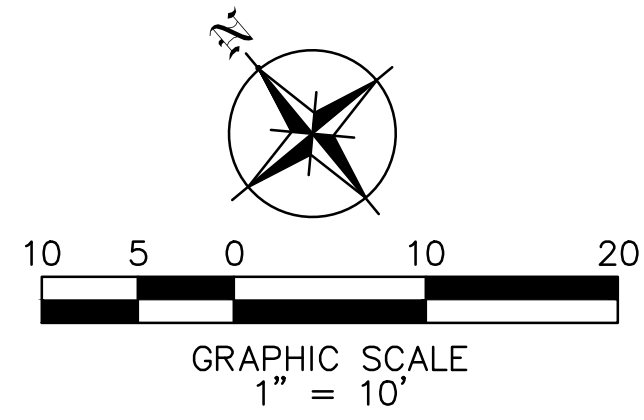
SECTION E-E
SCALE: 1"=2'



SECTION F-F
SCALE: 1"=2'

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129
Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

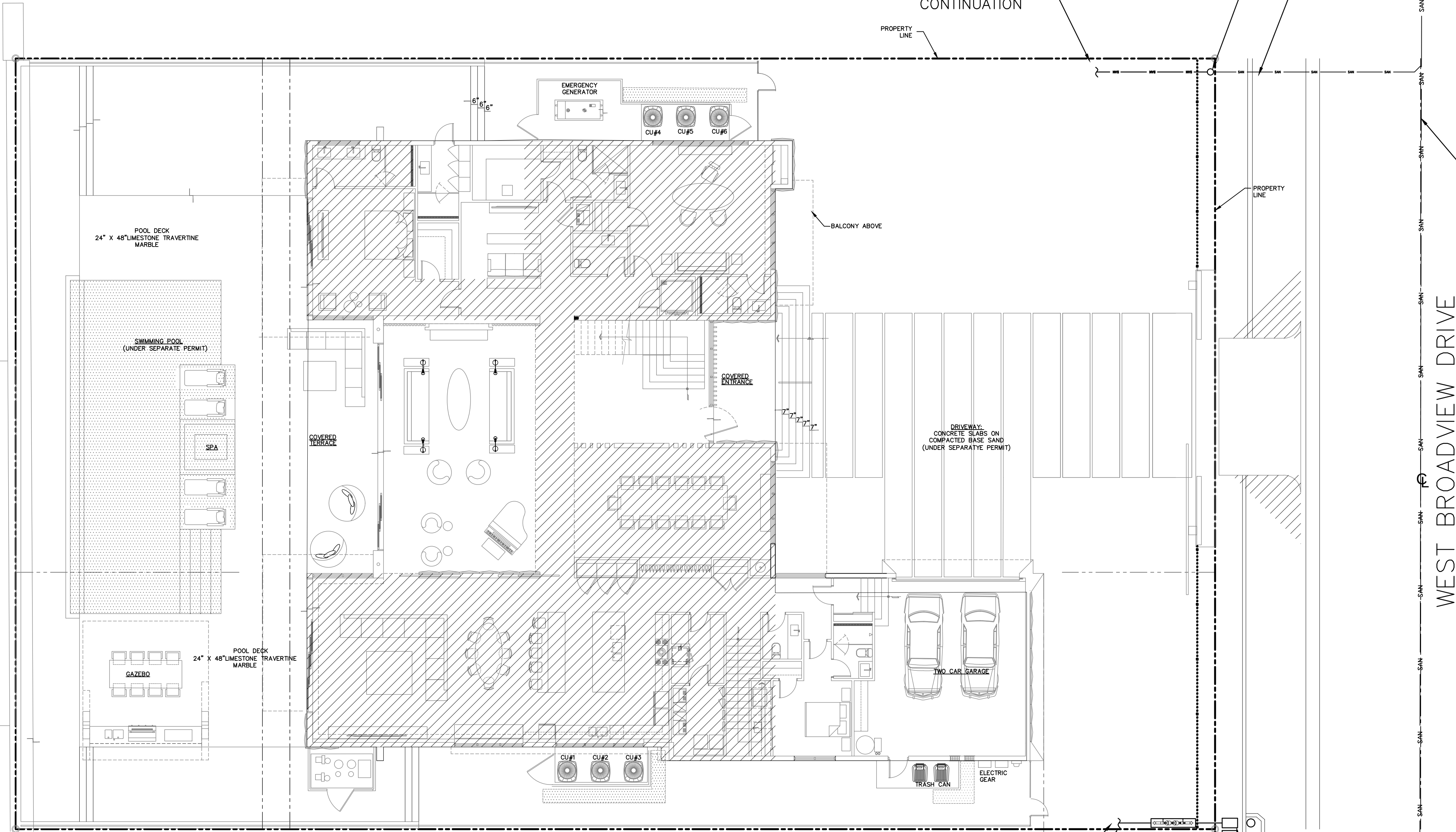


LOCATION MAP
N.T.S.

BISCAINE BAY

OUTSIDE EDGE OF BULKHEAD

OUTSIDE EDGE OF BULKHEAD



SEE PLUMBING
PLANS FOR
CONTINUATION

PROPERTY
LINE

EXISTING C.O. TO REMAIN
(CONTRACTOR TO FIELD
VERIFY LOCATION)

EXISTING SEWER
LATERAL TO REMAIN
(CONTRACTOR TO FIELD
VERIFY LOCATION)

EXISTING
SANITARY SEWER

WEST BROADVIEW DRIVE

SEE PLUMBING
PLANS FOR
CONTINUATION

PROP 1-1/2" POTABLE
SERVICE BFP

EXISTING WATER
METER TO REMAIN

LEGEND

- PROPERTY LINE
- GRASS
- SECOND FLOOR ABOVE

Szauer Engineering
Civil Engineers

7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
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Certificate of Authorization Number 30129

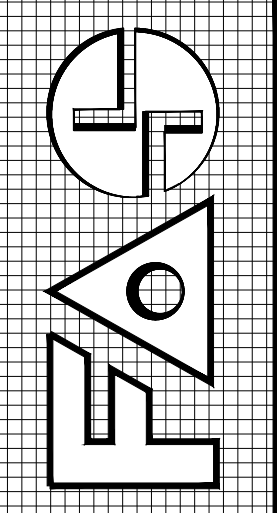
Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

REVISIONS	BY:
1	
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PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO #:

florida architectural services inc.
daniel sorogon architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



DRAWN
J. JANSE
CHECKED
JORGE SZAUER
DATE
MARCH, 2021
SCALE
AS SHOWN
JOB NO.

UTILITIES
C-05

DANNY SOROGON
ARCHITECTURE | CONSTRUCTION | MANAGEMENT
Florida Contracting & Construction Services Inc.
Florida Architectural Services
www.dannysorogon.com

**Town of Bay Harbor Islands
Planning & Zoning Board
9655 Bay Harbor Terrace , 2nd floor
Bay Harbor Islands, FL 33154
June 25, 2021**

Re: Narrative for requested changes to 10130 W Broadview Dr.

To whom It May concern:

Please accept the following items as changes to the original set of proposed plans for the above mentioned project:

1. masonry angled wall feature was added to either side of the street vehicular gates
2. Three car garage was changed to a 2-car garage with angled masonry frame around the 18-foot-wide garage door
3. front garage wall facing street was modified with 3 d precast concrete panels and frame around it
4. Front entrance was reduced in width to accommodate a new formal dining room
5. Triangular fixed glass was replaced by 3d tile at front second floor balcony angled walls
6. North wall elevation had some window and door changes as well as staircase up to roof
7. South wall had some windows and doors relocation 8. Rear elevation was changed by eliminating upstairs 3d tile and adding more glass.
9. Interior of house was modified by adding formal dining room, service staircase, and other interior changes to bedrooms, bathrooms, closets and relocation of grand staircase
10. Swimming pool has a rear setback of 5 feet from face of seawall
12. Emergency generator was added on north side of property, screened with metal louvers and landscaping
13. More landscaping was added in front of garage since it was reduced to a 2-car garage

Submitted by:

Daniel Sorogon, architect, AR0010418

c. 305.970.1235 o. 305.653.0212 f. 305.653.0232
34 NW 168th Street North Miami Beach, FL. 33169
dansorogon@aol.com

AGENDA ITEM REPORT

July 20, 2021

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for "Prosper Asher Mamane" located at 1211 99 Street, Lot 13 of Block 27. The owner is proposing to construct a new two story single family home. The existing 3,297 sq. ft. single-story home (built in 1962) will be demolished and replace with a new two-story 4,109 sq. ft. home. The residence will have 5 bedrooms, 5 baths, 2 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #2

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1. BHI PZB Staff Report 1211 99 Street SFR July 12 2021
2. 1211 99TH ST - ARCHITECTURAL SET - 7.13.21_compressed

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: July 12th, 2021

Subject: Single-Family Residence – New Construction
1211 99th Street
Bay Harbor Islands Acct. No.: SPR21-000007
MMPA Acct. No.: 01-0702-1107

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated July 6th, 2021) 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 home located at 1211 99th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1211 99th Street
Legal Description: Lot 13 of Block 27, "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, J. Alfredo Gamarra of Arthomes, as agent for the property owner, Prosper Asher Mamane, has submitted an application a new single-family residence on an interior dry lot located at 1211 99th Street. The existing 3,297 sq. ft. single-story home built in 1962 will be demolished & replaced with a new two-story 4,109 sq. ft. home that has 5 bedrooms / 5 baths / 2 ½ baths and a two (2) car garage. The home's architectural style is "modern" with a flat roof. The 2nd floor covers portions of the 1st floor which breaks up the massing, as well as the articulation.

The house façade elevations have numerous windows / details / undulations for required enhanced articulation. In the rear yard a future swimming pool, jacuzzi, covered outdoor seating & dining area is shown and open lawn areas. A retaining wall is proposed around the rear portions of the site with fencing on top. The overall height of the proposed flat roof is 24'-8" above Base Flood Elevation (BFE), which complies with the 25' maximum height permitted in the RD Single-Family District. Parapet walls (1') are proposed at the edges of the roof. There are several existing trees (mostly palms) on the site - some of which will be retained. Additional lot shade trees will be added to meet the minimum Code requirements (5 shade trees / max. 25% palms). Finally, two (2) Street trees will be planted (Master Street Tree Plan requires Gumbo Limbo @ 15' min.). The proposed site landscaping meets the minimum Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff 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, building material regulations, and other items.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 1211 99th Street now meet or exceed all Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the Site Development Plans prepared by J. Alfredo Gamarra Architect of ARTEHOMES, last updated July 6th, 2021, with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) Per Town Code Section 23-12(12) the approval of the proposed retaining walls is conditioned upon the PZ Board approving the design. If the PZB does not approve the retaining wall system, the site design shall be redesigned accordingly to accommodate uses / drainage.

BAY HARBOR RESIDENCE

PROPERTY ADDRESS:
1211 99TH ST, BAY HARBOR ISLANDS, FL 33154

LEGAL DESCRIPTION:
LOT 13, BLOCK 27, 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.



20% LANDSCAPING MUST BE FLORIDA FRIENDLY

LIGHT NOTES
LIGHTING AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE
LIGHTING SHOULD NOT SPILL INTO ADJACENT NEIGHBORS
LIGHTING SHOULD NOT SPILL INTO THE FRONT STREET
PHOTOMETRIC PLANS WILL BE SUBMITTED TO THE BUILDING DEPARMENT WITH CONSTRUCTION DOCUMENTS

LOCATION MAP

PROPERTY LOCATION



DRAWING INDEX

<u>SHEET NUMBER</u>	<u>SHEET NAME</u>
ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	NEIGHBORDHOOD ANALYSIS - EXISTING EXTERIOR
A0.2	NEIGHBORDHOOD ANALYSIS - CONTEXT
A0.3	SURVEY
A1.0	SITE PLAN
A1.1	ZONING DIAGRAMS & CALCULATIONS
A2.0	GROUND FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A3.0	ROOF PLAN
A4.0	NORTH & SOUTH ELEVATIONS
A4.1	NORTH & SOUTH COLORED ELEVATIONS
A4.2	EAST & WEST ELEVATIONS
A4.3	EAST & WEST COLORED ELEVATIONS
A5.0	RENDERING
A5.1	RENDERING - AXONOMETRIC
A5.2	SECTION & DETAILS

Design Build by
ARTEHOMES
+1 (784) 218 3072
artehomes.com

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WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE
1211 99TH ST,
BAY HARBOR ISLANDS,
FL 33154

DATE: 7/13/21
PROJECT NO

REVISION	

DATE:
DRAFTED BY:
SCALE:

COVER SHEET

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A0.0

DRAWN BY: F.S



Design Build by

ARTEHOMES

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CONSULTANTS:

PROJECT:

BAY HARBOR RESIDENCE
1211 99TH ST,
BAY HARBOR ISLANDS,
FL 33154

DATE:

7/13/21

PROJECT NO

REVISION

DATE:

DRAFTED BY:

SCALE:

NEIGHBORHOOD
ANALYSIS - EXISTING
EXTERIOR

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A0.1

DRAWN BY:

F.S



1230 100TH ST, BAY HARBOR ISLANDS, FL 33154



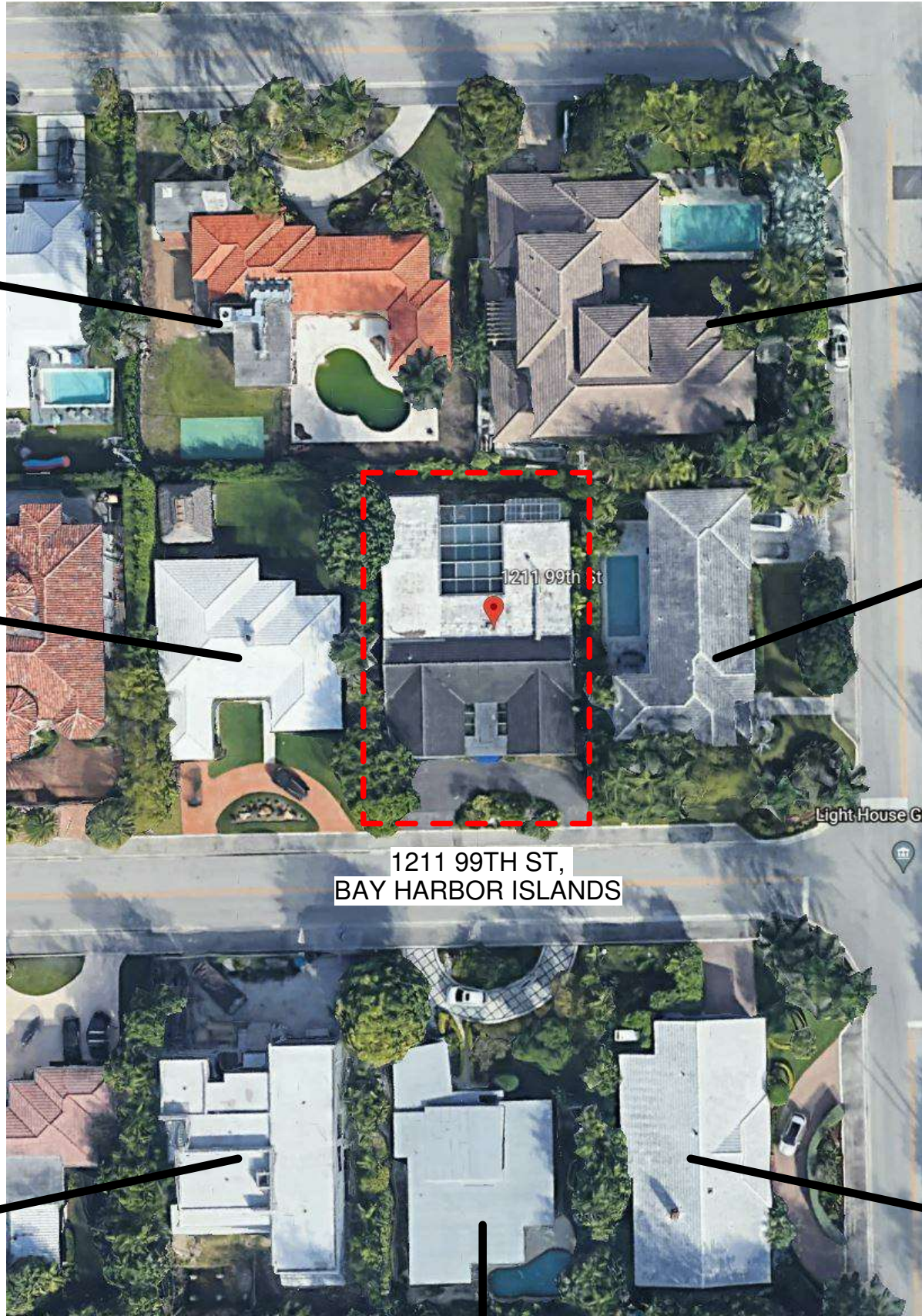
EXISTING RESIDENCE ON THE LOT OF PROPERTY



1218 100TH ST, BAY HARBOR ISLANDS, FL 33154



1231 99TH ST, BAY HARBOR ISLANDS, FL 33154



9900 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154



1230 99TH ST, BAY HARBOR ISLANDS, FL 33154



1210 99TH ST, BAY HARBOR ISLANDS, FL 33154



9850 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154

Design Build by

ARTEHOMES

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artehomes.com

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE
1211 99TH ST,
BAY HARBOR ISLANDS,
FL 33154

DATE:
PROJECT NO

7/13/21

REVISION	

DATE:
DRAFTED BY:
SCALE:

NEIGHBORHOOD
ANALYSIS CONTEXT

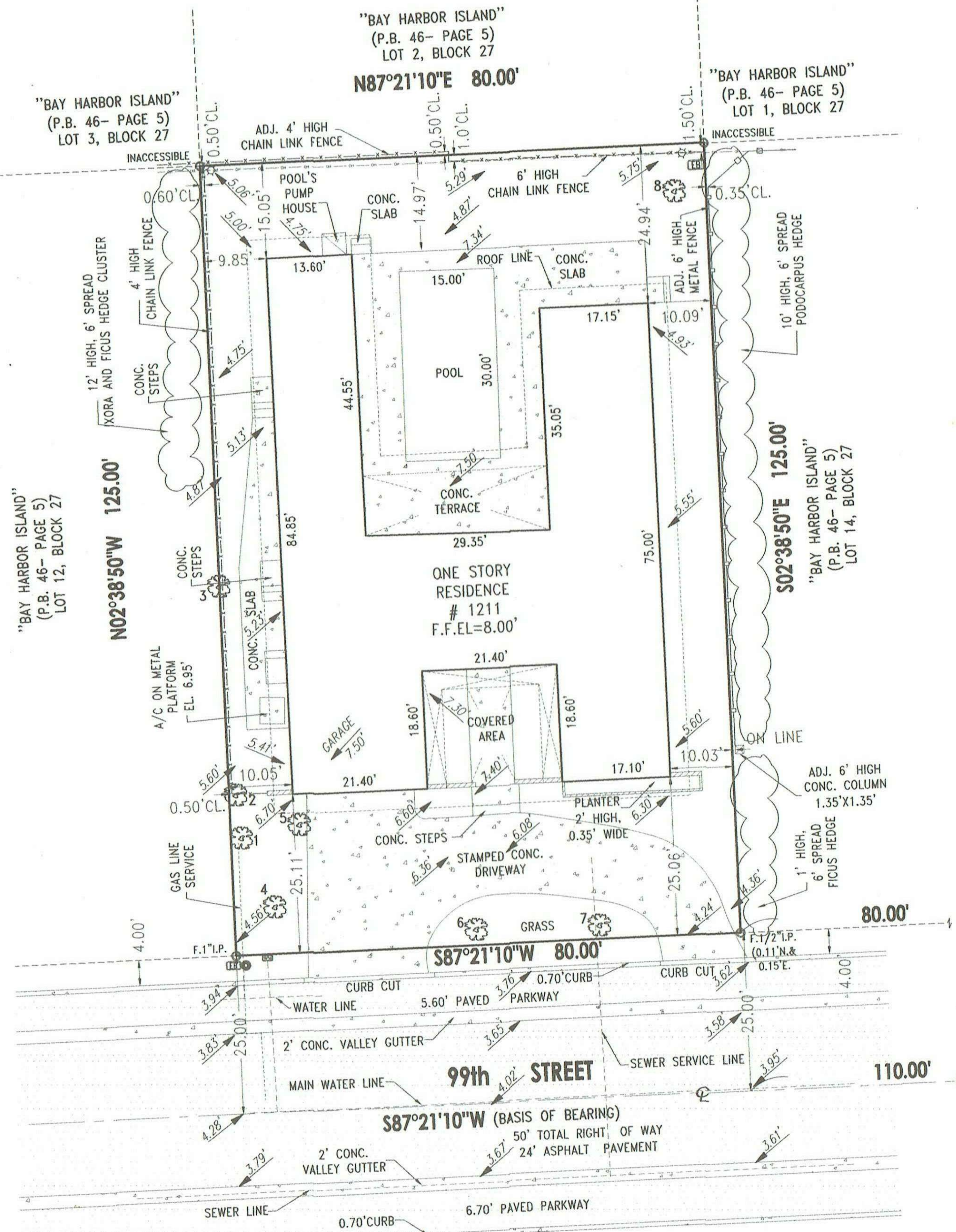
ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

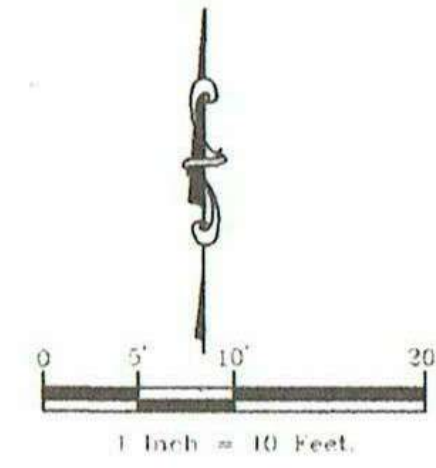
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DRAWN BY: F.S

B O U N D A R Y S U R V E Y



NOTE: UNDERGROUND UTILITIES LOCATION BY PAINT MARKS FROM SUNSHINE 811

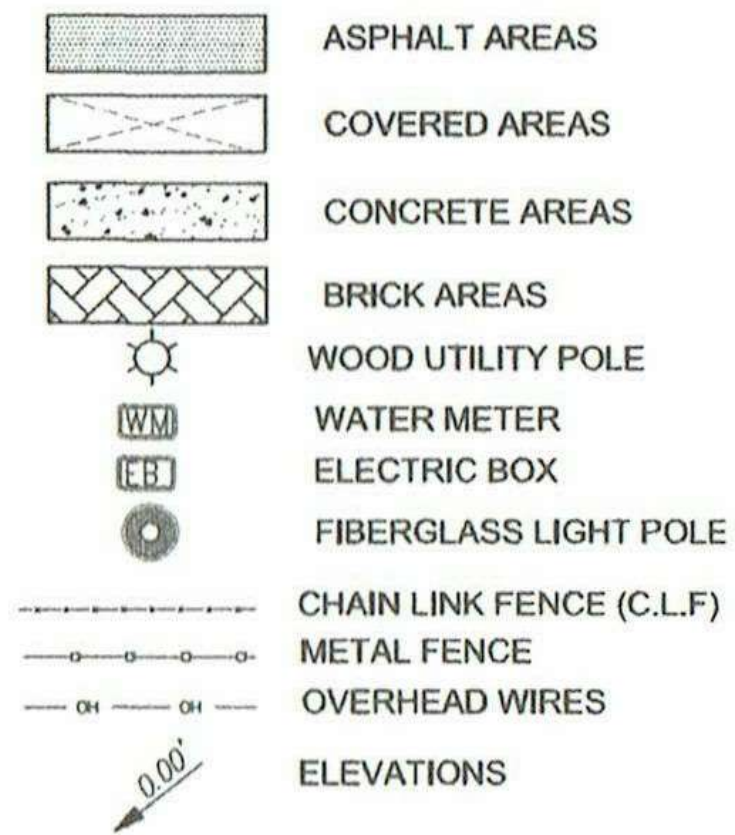


TREE TABLE

No.	TREE COMMON NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	QUADRUPLE CHRISTMAS PALM	1.8"	25.0"	20.0"
2	CHRISTMAS PALM	0.5"	15.0"	12.0"
3	ROYAL PALM	1.3"	45.0"	24.0"
4	FERN TREE	0.8"	35.0"	25.0"
5	TRIPLE CHRISTMAS PALM	1.5"	20.0"	20.0"
6	DOUBLE PYGMY DATE PALM	0.8"	12.0"	12.0"
7	TRIPLE PYGMY DATE PALM	1.5"	15.0"	16.0"
8	CHRISTMAS PALM	0.3"	15.0"	12.0"

* TREES TRUNK DIAMETER MEASURED AT A HEIGHT $\pm 4.5'$ FROM THE GROUND.
 ** TREE LOCATION & DIMENSIONS ARE APPROXIMATE.
 *** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.
 **** SURVEYOR NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS TREE TABLE.

SYMBOLS



PROPERTY ADDRESS:

1211-99th STREET, BAY HARBOR ISLANDS, FLORIDA 33154-1101

FOLIO NUMBER: 13-2227-001-5390

LEGAL DESCRIPTION:

LOT 13, BLOCK 27, 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.

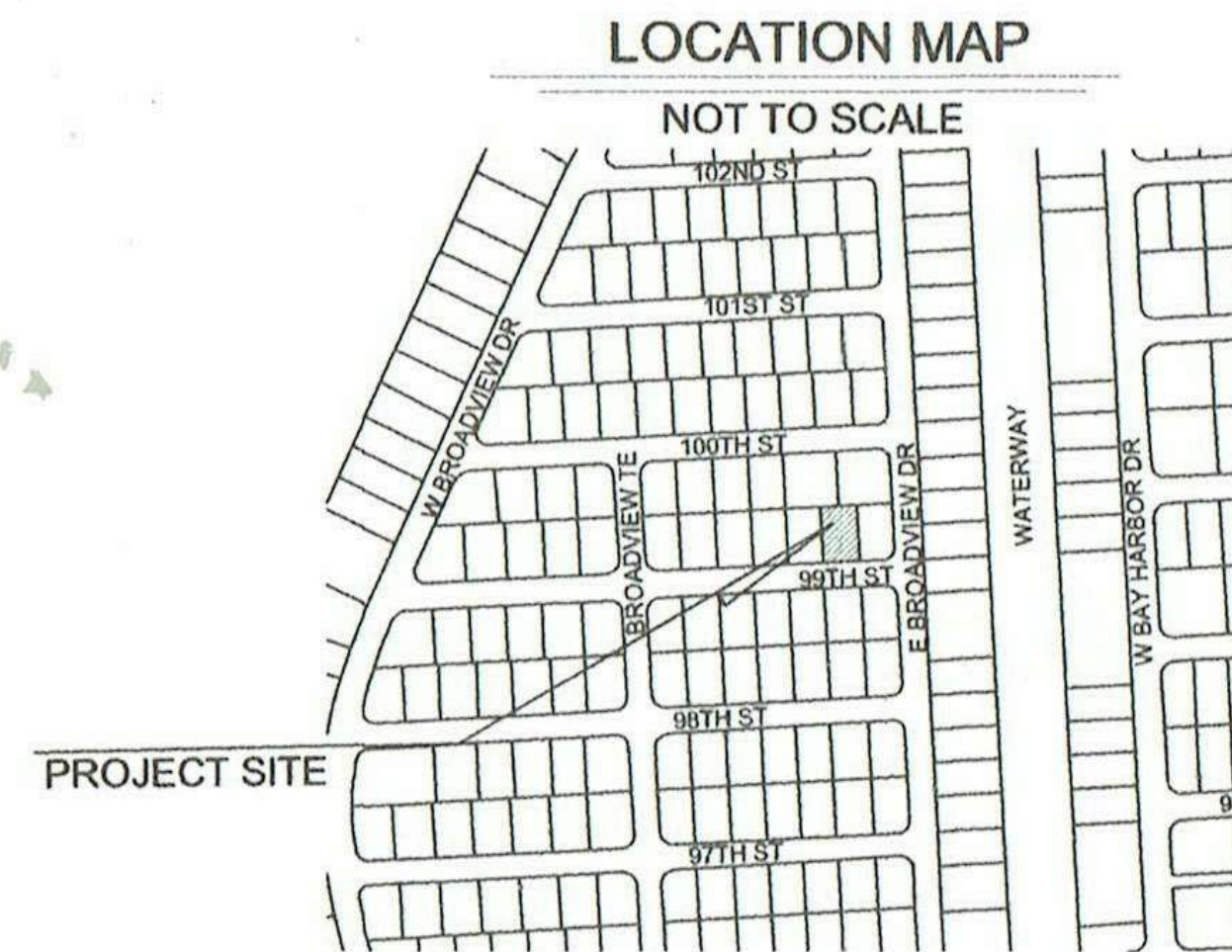
SURVEYOR'S NOTES:

- 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) THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051 (3) (b), 15.b.11, OF 1 FOOT IN 7500 FEET FOR SUBURBAN AREAS.
- 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) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON: CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, FOR BUILDING AND ZONING INFORMATION. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- 9) AREA OF THE PROPERTY: 10000.0 SQUARE FEET OR 0.230 ACRES.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 11) TYPE OF SURVEY: BOUNDARY AND TREE 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, IF ANY, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 15) BENCH MARK USED: BM # R-243 ELEV: 6.61' (N.G.V.D.29), OF MIAMI-DADE COUNTY, FLORIDA.
- 16) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.

PROSPER ASHER MAMANE

SURVEY

A0.3



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 34-17.051 AND 34-17.063, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR THE DIGITAL SIGNATURE AND THE DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

GARY B. CASTEL

PROFESSIONAL LAND SURVEYOR

25465 S.W. 134th PLACE,
HOMESTEAD, FLORIDA 33032

Mobile Phone: (786) 486-6786
E Mail: carlenda@comcast.com

E-Mail: esplanusinc@gmail.com

FIRM PANEL EFFECTIVE DATE:
08 / 18 / 2014

PANEL NUMBER AND SUFFIX:
12011 C 0722 H

COMMUNITY NAME AND NUMBER:
CITY OF HALL AND LEACH: 125110

08/18/2014

12011 C 0732 - H

COUNTY NAME: MIAMI-DADE

NS

10.	
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FIELD
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FIEL
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SI

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W : E
S.F.
G.C.
E : 06
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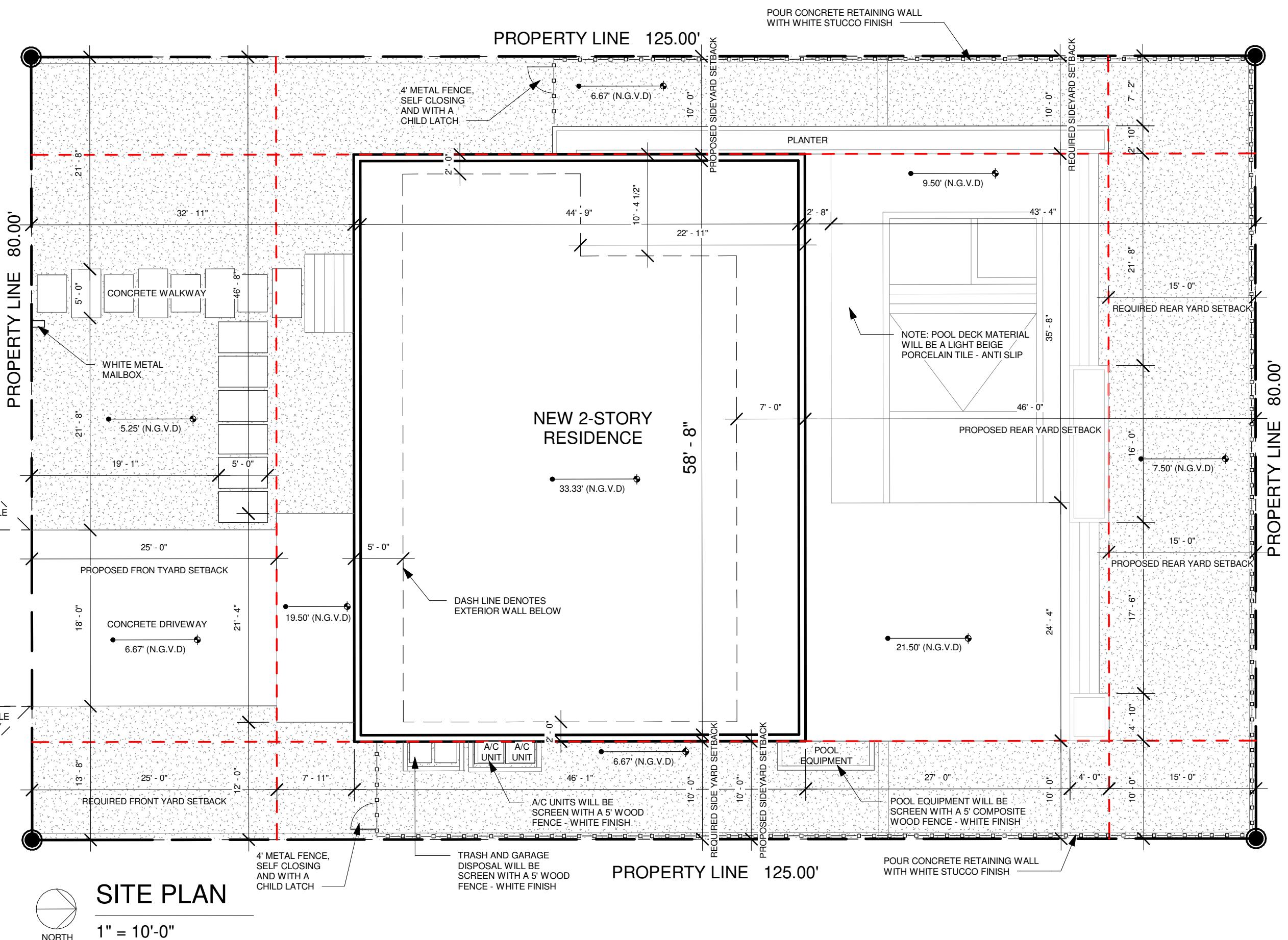
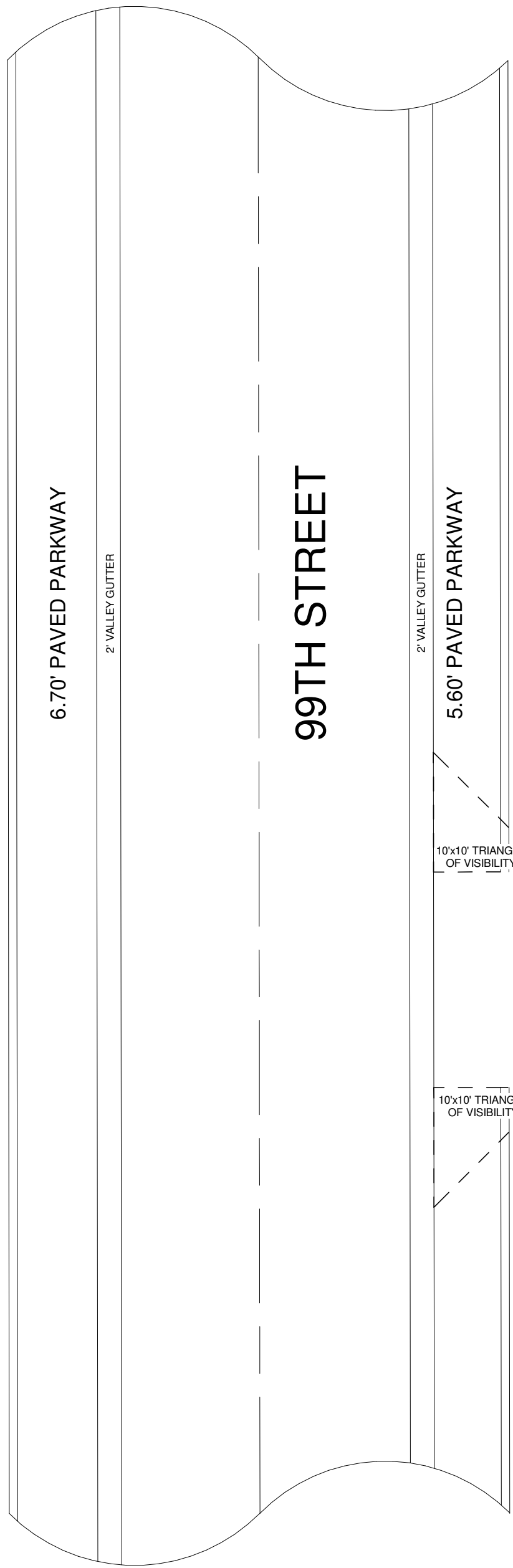
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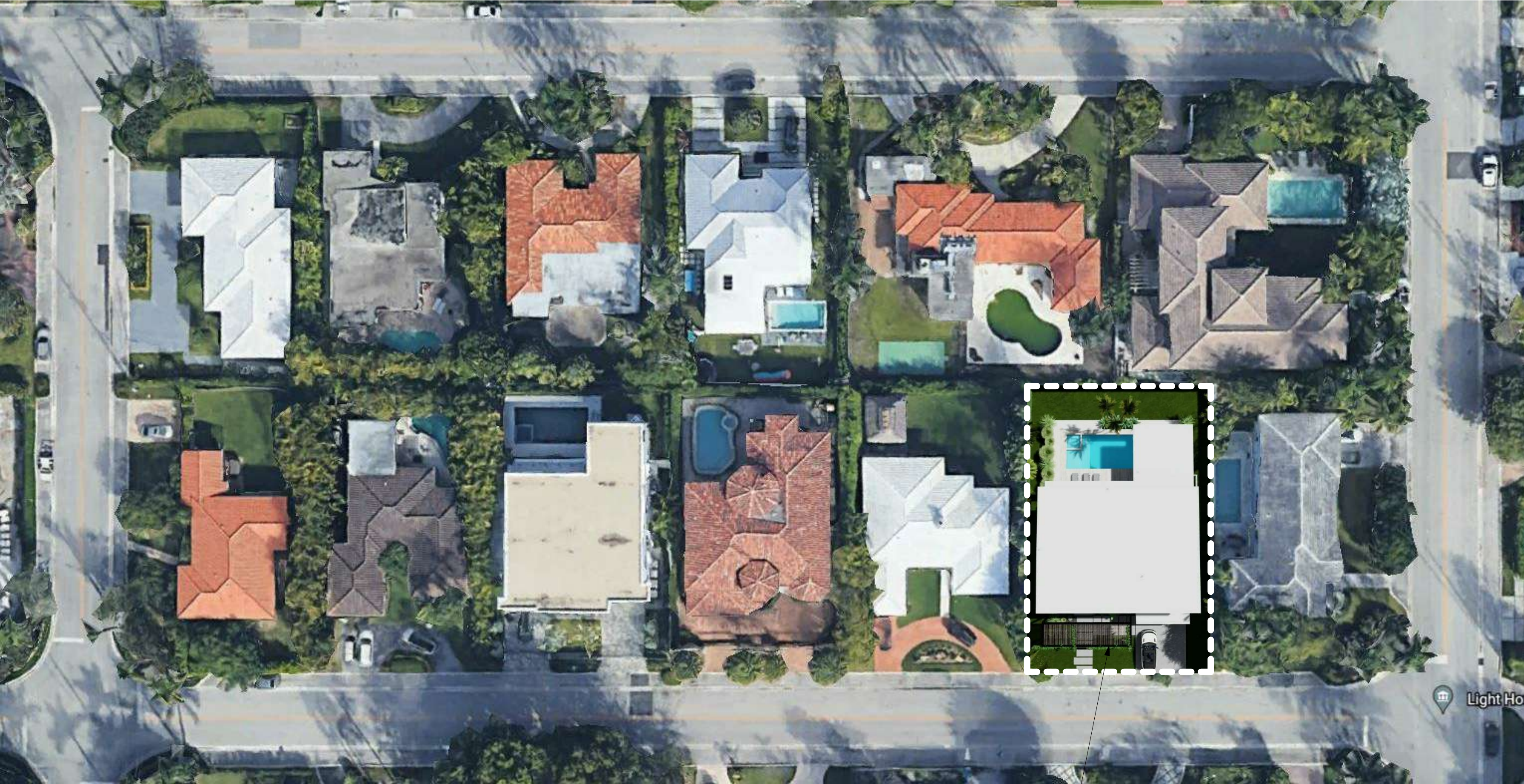
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1



LEGAL DESCRIPTION:
LOT 13, BLOCK 27, 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.

ZONING REQUIREMENTS	REQUIRED	PROPOSED
	2020 ZONING CODE: RD	
EXISTING LAND USE: LOW DENSITY RES.		
ZONING DISTRICT: RD		
MIN LOT SIZE AS PER RECORDED PLAT		10,000 SQ.FT (0.23 ACRES)
LOT COVERAGE		3,483 SQ.FT (34.83%)
TOTAL FLOOR AREA:		4,109.7 SQ.FT
GROUND FLOOR AREA		2,334.7 SQ.FT
MAX. 2ND FLOOR AREA: 80% OF FIRST FLOOR (GROSS AREA)	2,441 SQ.FT (80%)	1,775.0 SQ.FT
GROUND FLOOR BUILDING SETBACKS:		
FRONT SETBACK	25' - 0"	25' - 0"
REAR SETBACK	15' - 0"	15' - 4 1/2"
SIDE 1 SETBACK	10' - 0"	10' - 0"
SIDE 2 SETBACK	10' - 0"	10' - 0"
BASE FLOOD ELEVATION = 9.67' N.G.V.D		
MAX. HEIGHT FROM BFE	2.5 STORIES (25'-0", 30'-0" FOR SLOPED ROOF WITH A SLOPE EXCEEDING 2.5 INCHES PER FOOT)	2 STORIES (24' - 8")
MIN. LANDSCAPE OPEN SPACE	4,000 SQ.FT (40.0%)	4,681.20 SQ.FT (46.81%)
PERVIOUS AREA	Min. 4,000 SQ.FT (40.0%)	4,681.20 SQ.FT (46.81%)
IMPERVIOUS AREA		5,318.80 SQ.FT (53.19%)
FRONT YARD PERVIOUS AREA	1,000 SQ.FT (50.0%)	1,257.61 SQ.FT (62.88%)
FRONT YARD IMPERVIOUS AREA		742.39 SQ.FT (37.12%)
PARKING SPACE	2	2



AERIAL VIEW

1211 99TH ST, BAY HARBOR ISLANDS, FL 33154

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE
1211 99TH ST,
BAY HARBOR ISLANDS,
FL 33154

DATE: 7/13/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

SITE PLAN

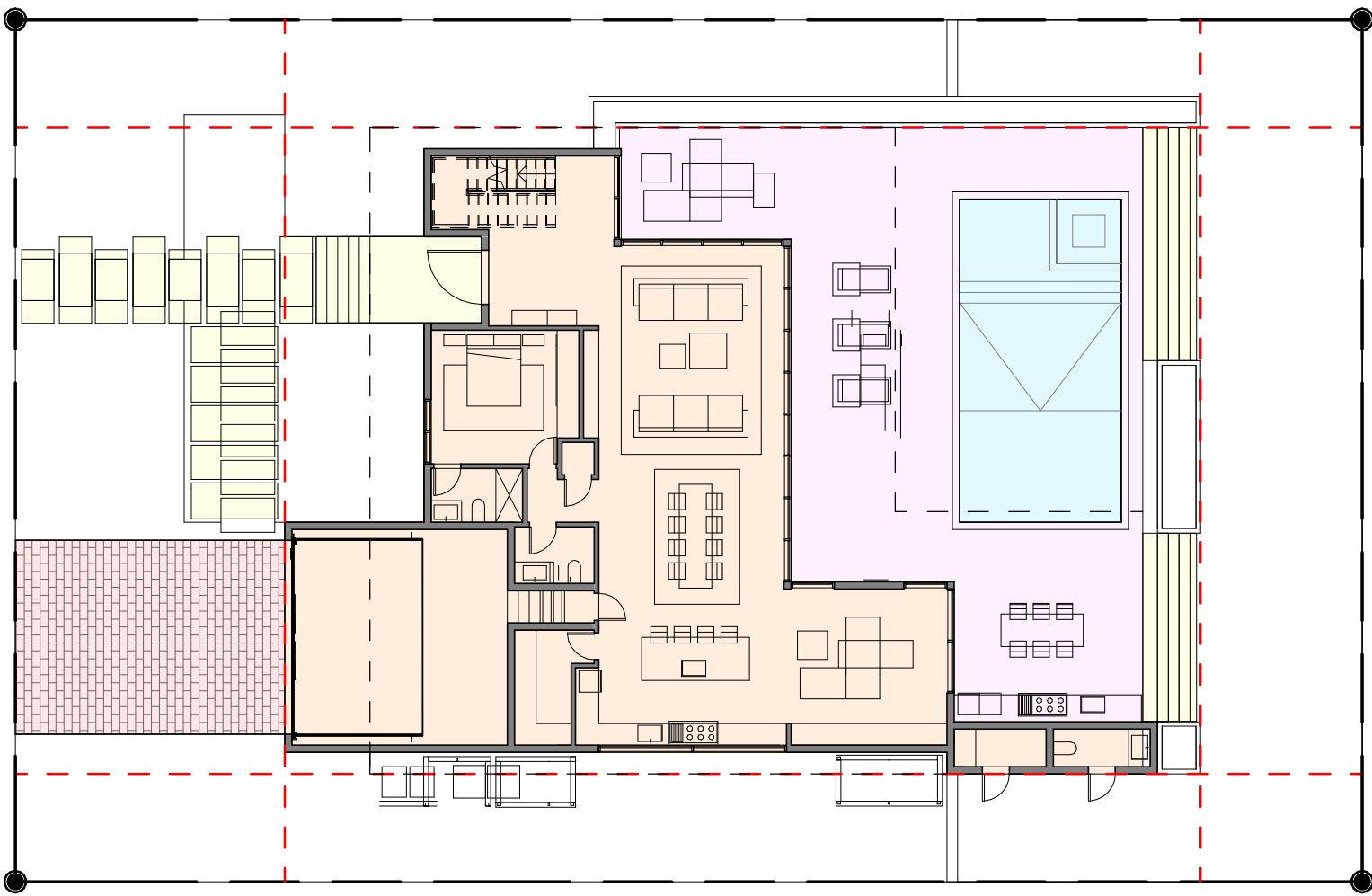
ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

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DRAWN BY:

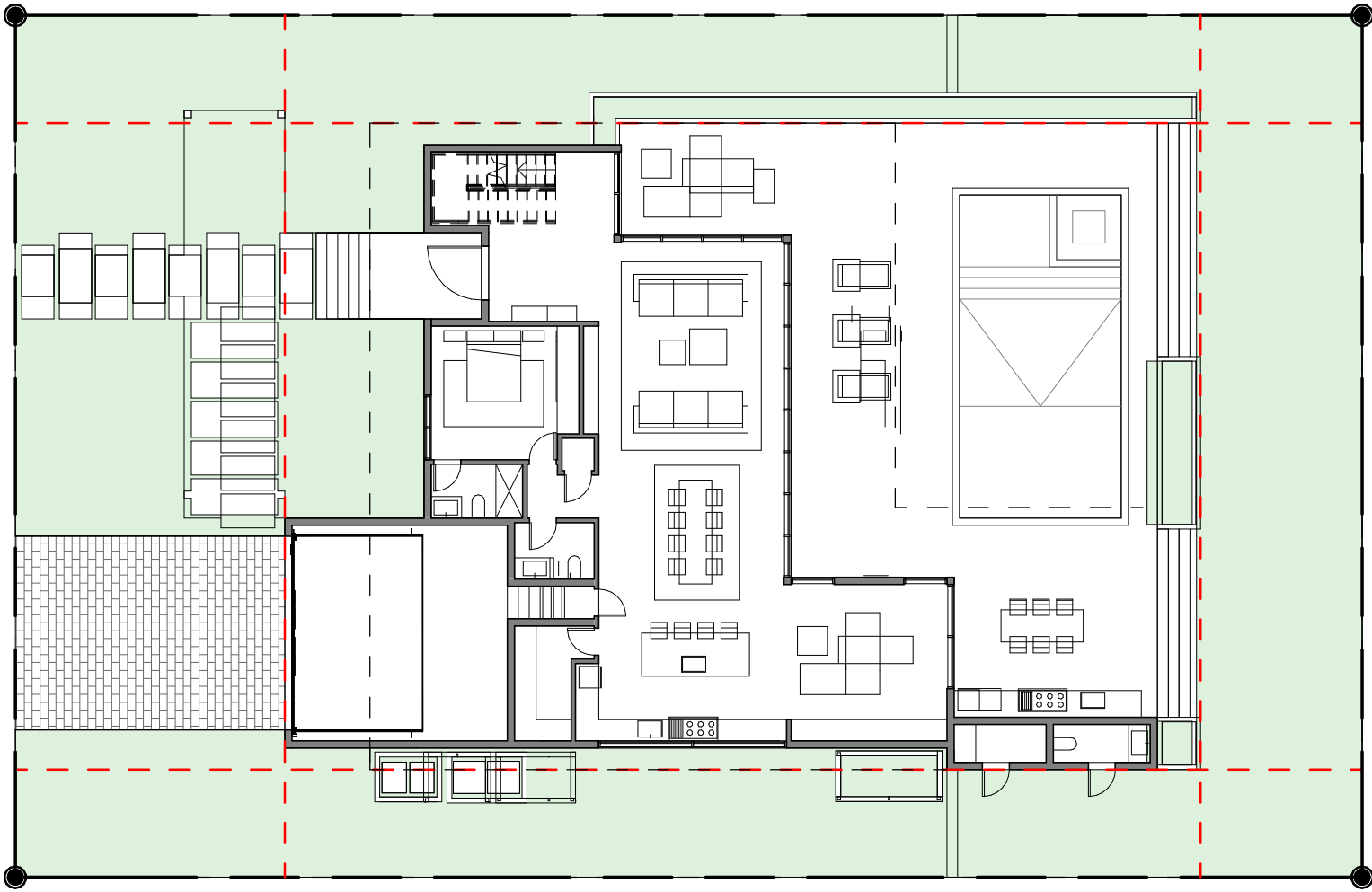
F.S



BUILDING COVERAGE BREAKDOWN

TOTAL LOT	= 10,000.0 SQ.FT
GROUND FLOOR	= 2,334.7 SQ.FT
POOL	= 450.0 SQ.FT
POOL DECK	= 1,318.9 SQ.FT
WALKAWAY	= 628.21 SQ.FT
DRIVEWAY	= 450.0 SQ.FT
TOTAL	= 5,181.81 SQ.FT

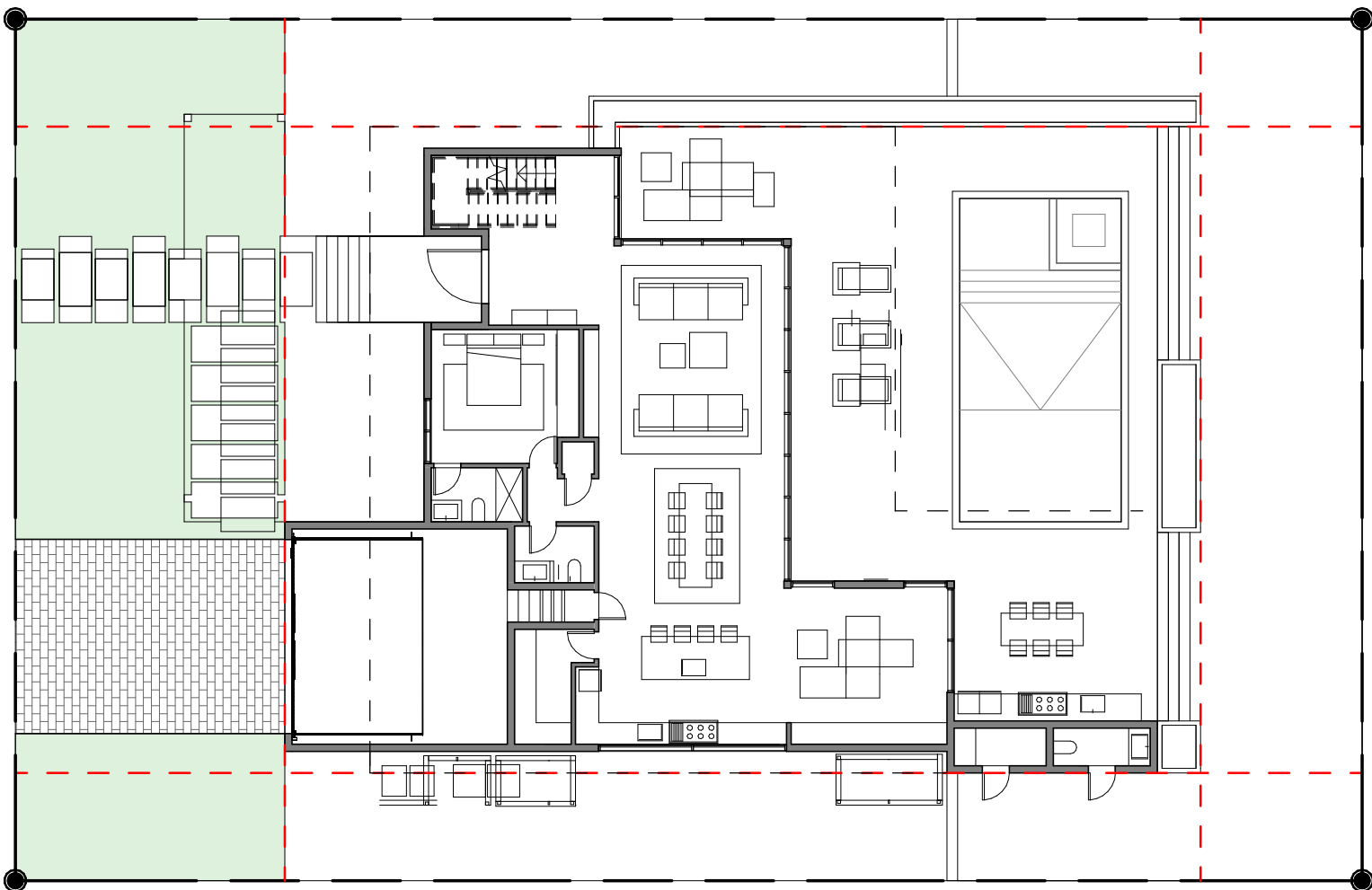
1 BUILDING COVERAGE
1/16" = 1'-0"



SITE - PERVIOUS/ IMPERVIOUS CALCULATIONS

TOTAL LOT	= 10,000.00 SQ.FT
REQUIRED PERVIOUS AREA (40.0% MIN. OF TOTAL LOT AREA)	= 4,000.00 SQ.FT
PROPOSED PERVIOUS AREA	= 4,681.20 SQ.FT (46.81%)
PROPOSED IMPERVIOUS AREA	= 5,318.80 SQ.FT (53.19%)
	46.81% OF LOT AREA (EXCEEDS MIN. REQUIREMENT)

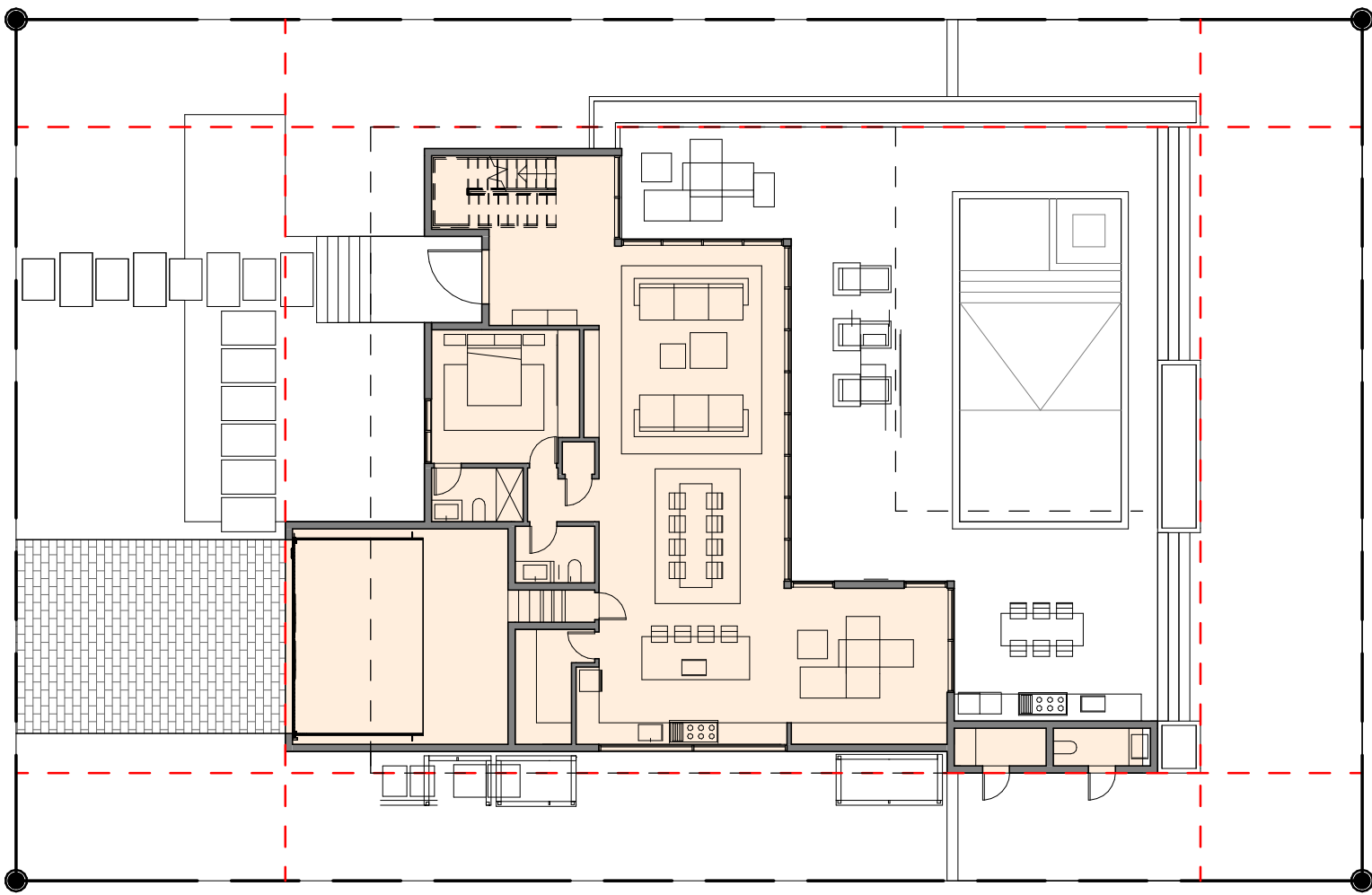
2 SITE - PERVIOUS/ IMPERVIOUS CALCULATIONS
1/16" = 1'-0"



FRONT YARD - PERVIOUS/ IMPERVIOUS CALCULATIONS

TOTAL FRONT YARD (80'-0"x25'-0")	= 2,000.00 SQ.FT
REQUIRED PERVIOUS AREA (50.0% MIN. FRONT YARD)	= 1,000.00 SQ.FT
PROPOSED PERVIOUS AREA	= 1,257.61 SQ.FT (62.88%)
PROPOSED IMPERVIOUS AREA	= 742.39 SQ.FT (37.12%)
	62.88% OF FRONT YARD (EXCEEDS MIN. REQUIREMENT)

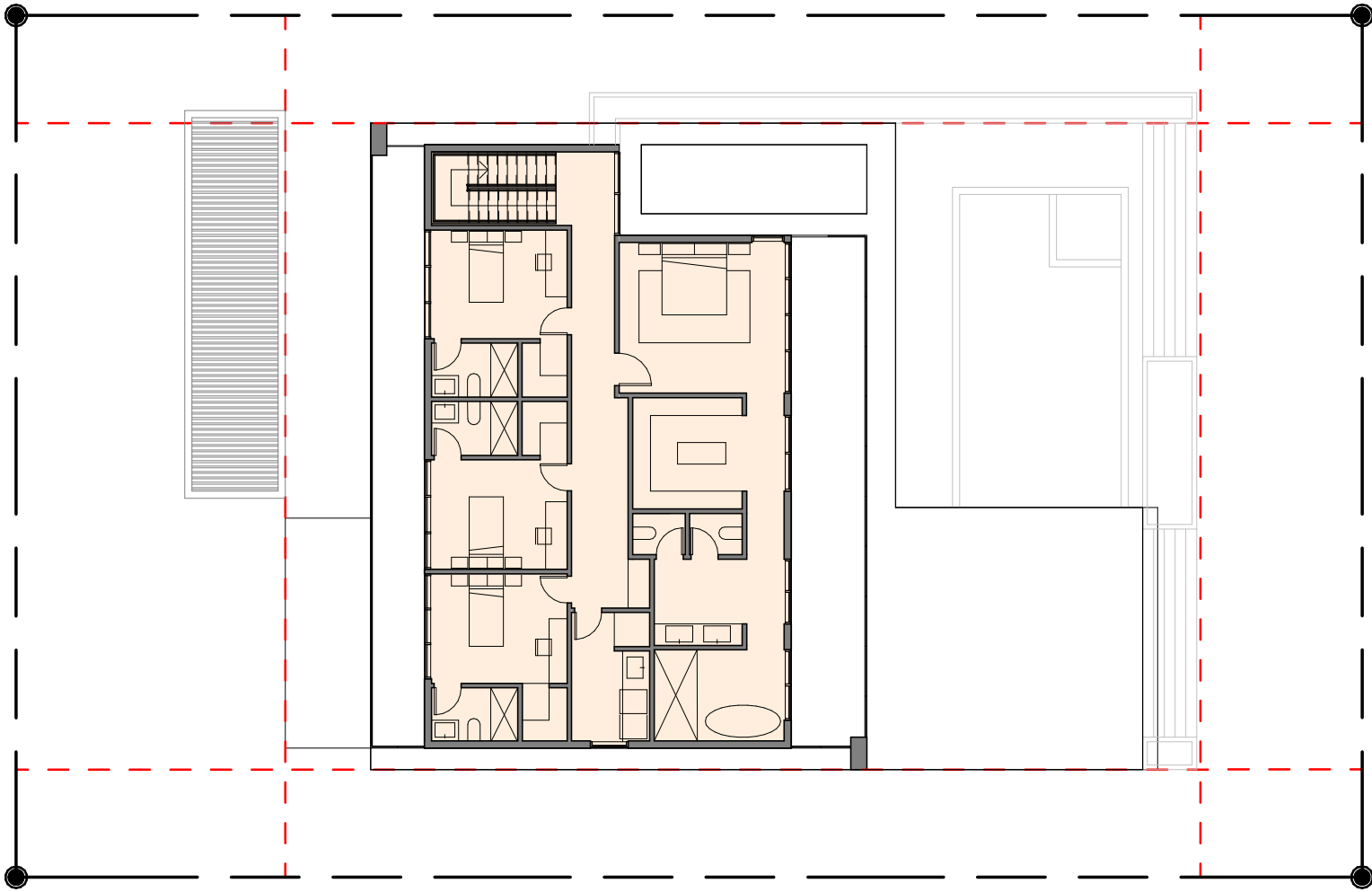
3 FRONT YARD - PERVIOUS/ IMPERVIOUS CALCULATIONS
1/16" = 1'-0"



GROUND FLOOR AREA

GROUND FLOOR = 2,334.7 SQ.FT

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



SECOND FLOOR AREA PERCENTAGE

REQUIRED: MAINTAIN 80.0% MAX. OF GROUND FLOOR AREA

SECOND FLOOR A/C	= 1,775.0 SQ.FT
FIRST FLOOR	= 2,334.7 SQ.FT
PROPOSED AREA	= 1,775.0 SQ.FT (76.0 % OF GROUND FLOOR)

5 SECOND FLOOR AREA PERCENTAGE
1/16" = 1'-0"

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE
1211 99TH ST,
BAY HARBOR ISLANDS,
FL 33154

DATE: 7/13/21
PROJECT NO

REVISION

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DRAFTED BY:
SCALE:

**ZONING DIAGRAMS &
CALCULATIONS**

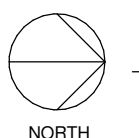
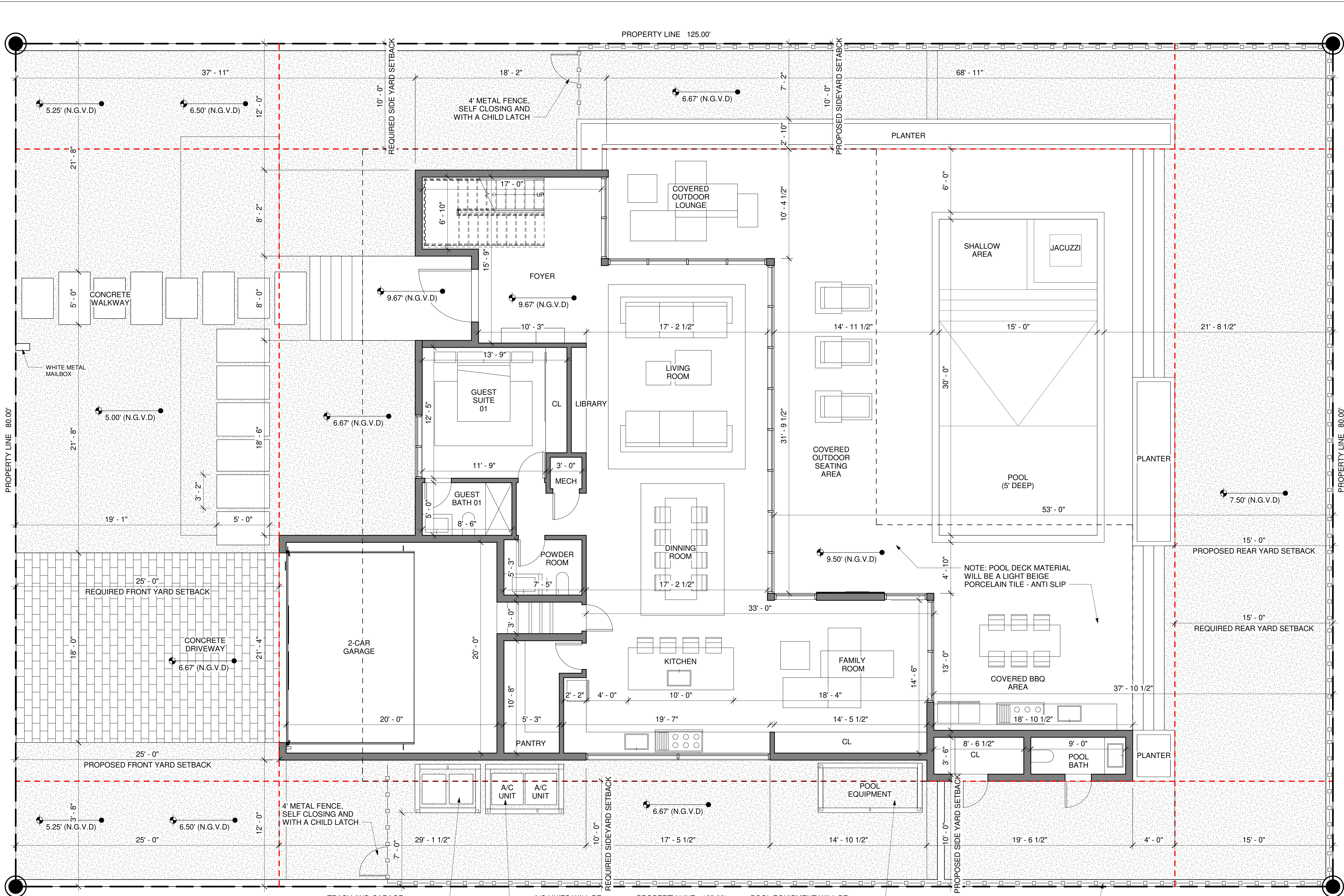
ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

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GROUND FLOOR PLAN

1/4" = 1'-0"

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GROUND FLOOR PLAN

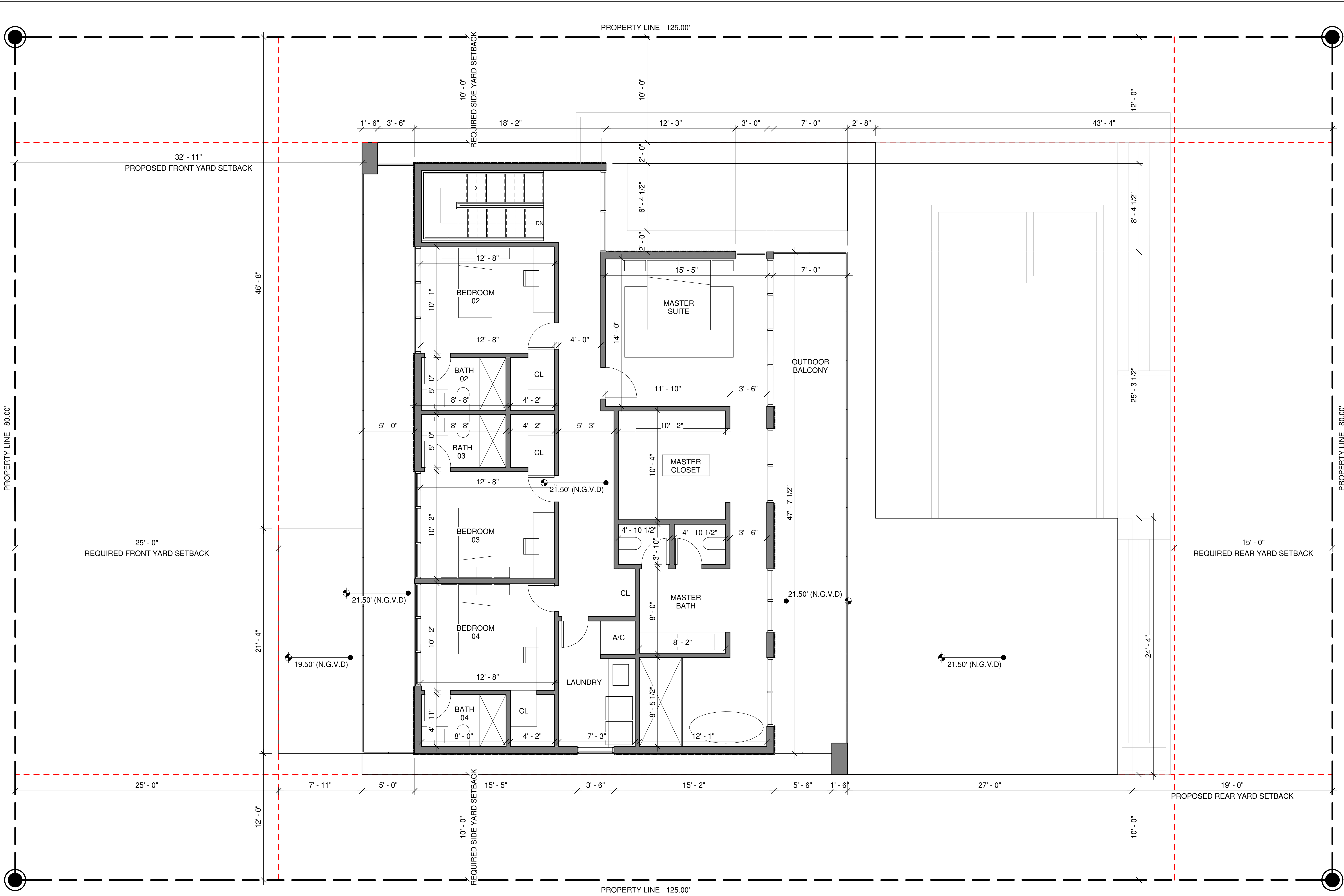
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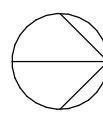
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LIC # AR0017394

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

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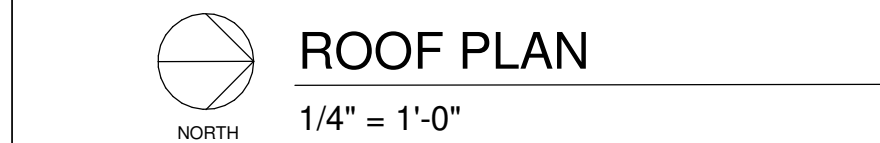
SECOND FLOOR PLAN

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A2.1

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Design build by

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BAY HARBOR RESIDENCE
211 99TH ST,
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ROOF PLAN

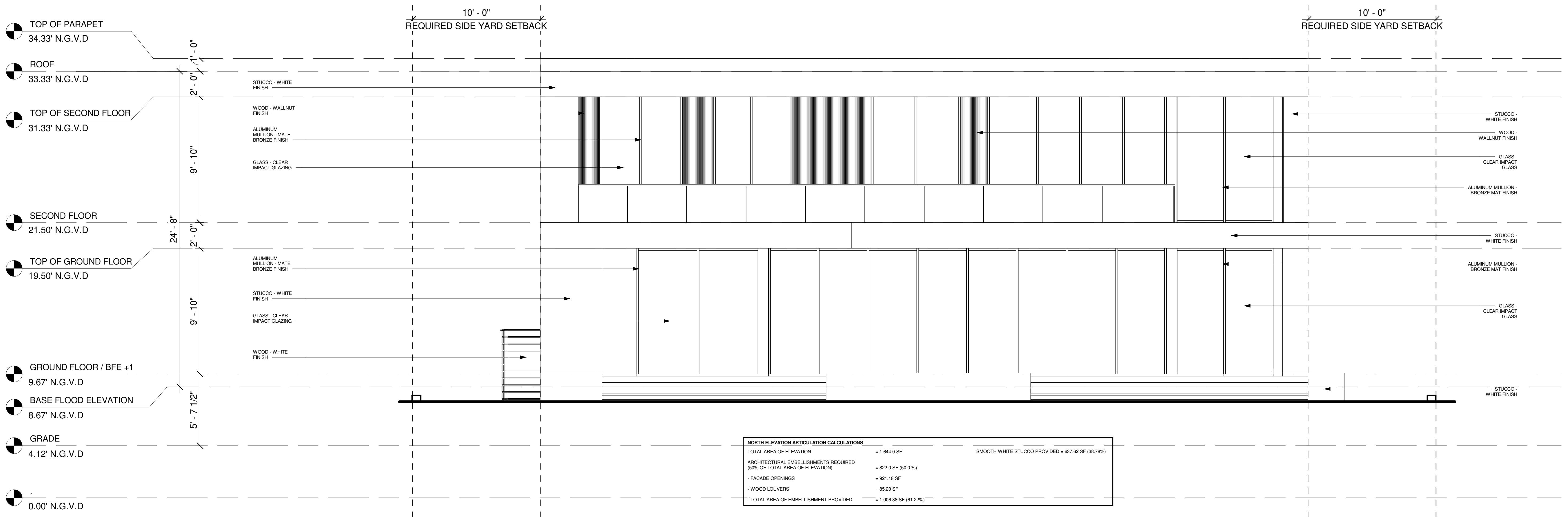
ARCHITECT OF RECORD

ALFREDO GAMARRA
IC # AR0017394

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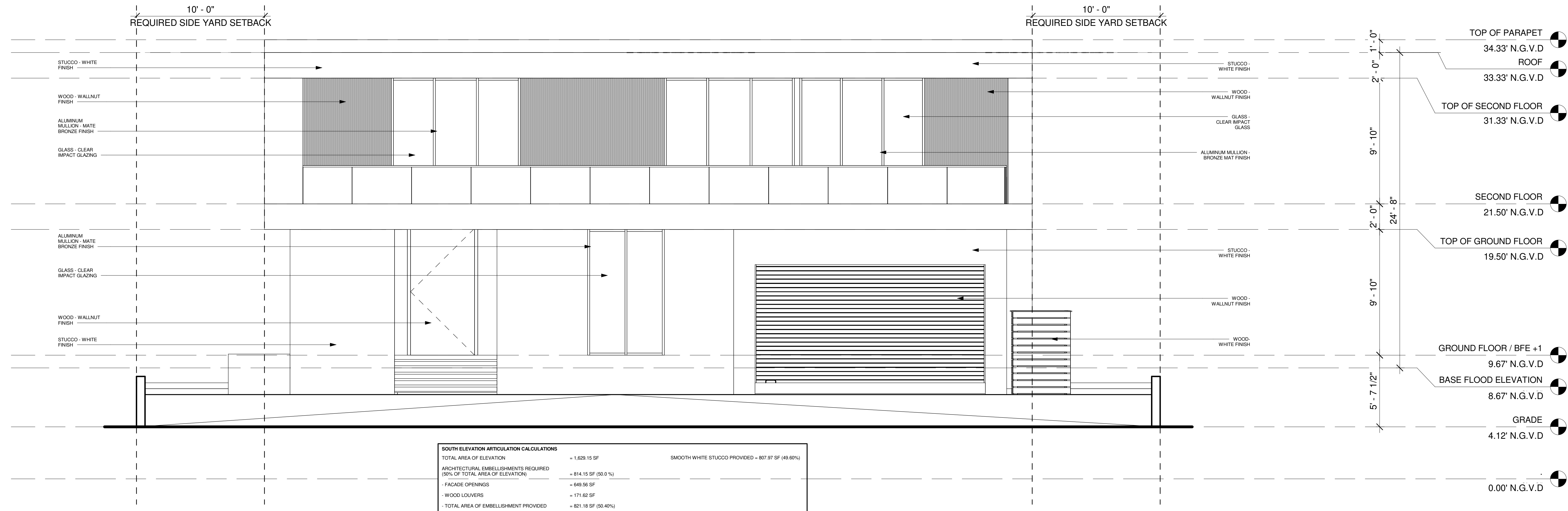
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NORTH ELEVATION ARTICULATION CALCULATIONS		
TOTAL AREA OF ELEVATION	= 1,644.0 SF	SMOOTH WHITE STUCCO PROVIDED = 637.62 SF (38.78%)
ARCHITECTURAL EMBELLISHMENTS REQUIRED (50% OF TOTAL AREA OF ELEVATION)	= 822.0 SF (50.0 %)	
- FACADE OPENINGS	= 921.18 SF	
- WOOD LOUVERS	= 85.20 SF	
- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,006.38 SF (61.22%)	

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



SOUTH ELEVATION ARTICULATION CALCULATIONS		
TOTAL AREA OF ELEVATION	= 1,629.15 SF	SMOOTH WHITE STUCCO PROVIDED = 607.97 SF (49.60%)
ARCHITECTURAL EMBELLISHMENTS REQUIRED (50% OF TOTAL AREA OF ELEVATION)	= 814.58 SF (50.0 %)	
- FACADE OPENINGS	= 649.56 SF	
- WOOD LOUVERS	= 171.62 SF	
- TOTAL AREA OF EMBELLISHMENT PROVIDED	= 821.18 SF (50.40%)	

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

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1211 99TH ST,
BAY HARBOR ISLANDS,
FL 33154

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NORTH AND SOUTH
ELEVATION

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A4.0

DRAWN BY:

F.S



1 NORTH COLORED ELEVATION
NTS



2 SOUTH COLORED ELEVATION
NTS

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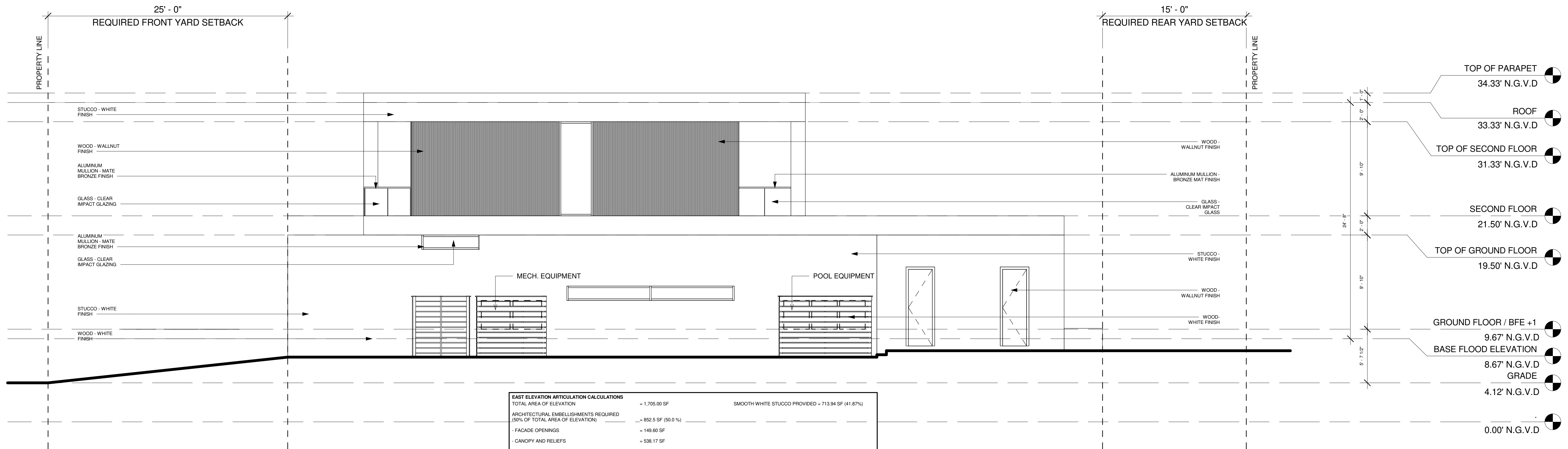
**NORTH AND SOUTH
COLORED ELEVATION**

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

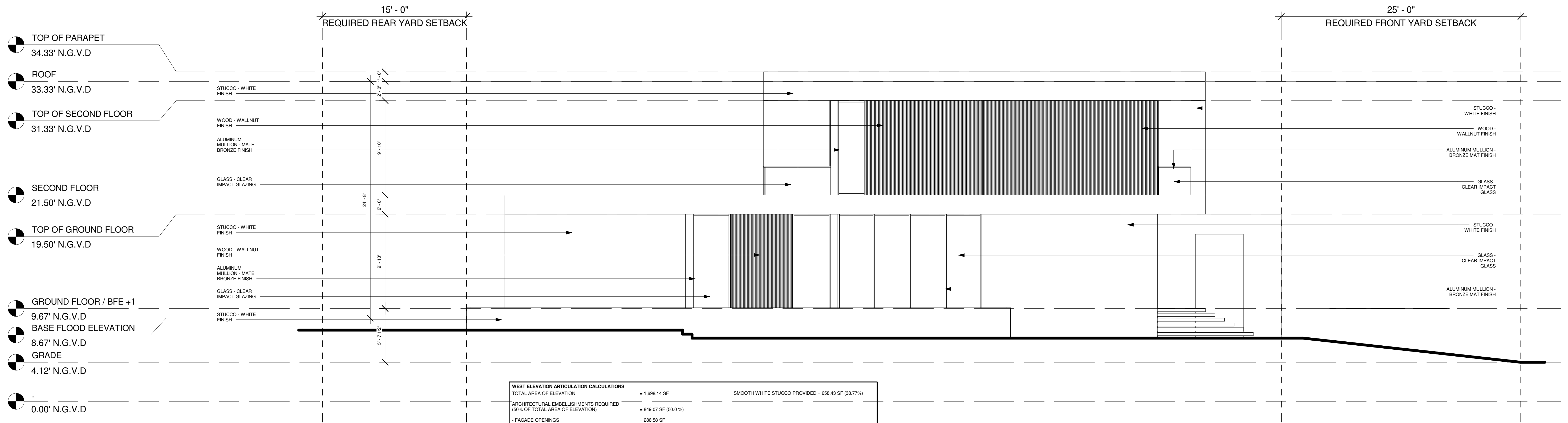
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DRAWN BY: F.S



EAST ELEVATION ARTICULATION CALCULATIONS		
TOTAL AREA OF ELEVATION	= 1,705.00 SF	SMOOTH WHITE STUCCO PROVIDED = 713.94 SF (41.87%)
ARCHITECTURAL EMBELLISHMENTS REQUIRED (50% OF TOTAL AREA OF ELEVATION)	= 852.5 SF (50.0 %)	
- FACADE OPENINGS	= 149.60 SF	
- CANOPY AND RELIEFS	= 538.17 SF	
- WOOD LOUVERS	= 303.29 SF	
TOTAL AREA OF EMBELLISHMENT PROVIDED	= 991.06 SF (58.13%)	

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



WEST ELEVATION ARTICULATION CALCULATIONS		
TOTAL AREA OF ELEVATION	= 1,698.14 SF	SMOOTH WHITE STUCCO PROVIDED = 658.43 SF (38.77%)
ARCHITECTURAL EMBELLISHMENTS REQUIRED (50% OF TOTAL AREA OF ELEVATION)	= 849.07 SF (50.0 %)	
- FACADE OPENINGS	= 286.58 SF	
- CANOPY AND RELIEFS	= 306.67 SF	
- WOOD LOUVERS	= 446.46 SF	
TOTAL AREA OF EMBELLISHMENT PROVIDED	= 1,039.71 SF (61.23%)	

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

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CONSULTANTS:

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1211 99TH ST,
BAY HARBOR ISLANDS,
FL 33154

DATE: 7/13/21
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DRAFTED BY:
SCALE:

EAST AND WEST
ELEVATION

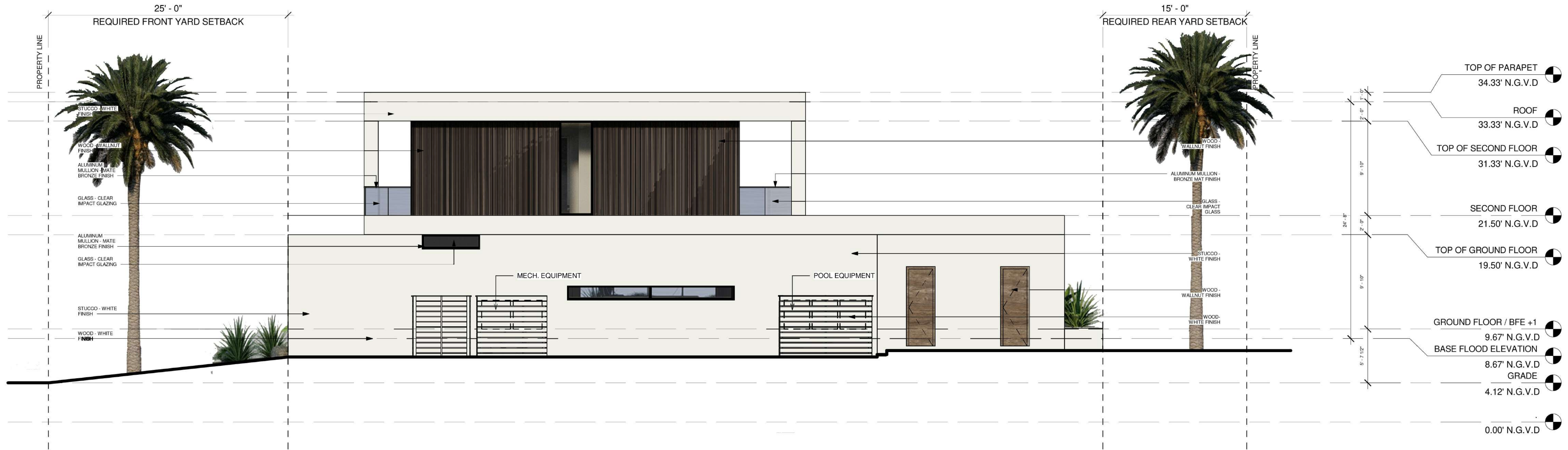
ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A4.2

DRAWN BY:

F.S



1 EAST COLORED ELEVATION
NTS



2 WEST COLORED ELEVATION
NTS

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CONSULTANTS:

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1211 99TH ST.,
BAY HARBOR ISLANDS,
FL 33154

DATE: 7/13/21
PROJECT NO

REVISION	

DATE:
DRAFTED BY:
SCALE:

EAST AND WEST
COLORED ELEVATION

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A4.3

DRAWN BY: F.S



Design Build by

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CONSULTANTS:

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BAY HARBOR RESIDENCE
1211 99TH ST,
BAY HARBOR ISLANDS,
FL 33154

DATE:

7/13/21

PROJECT NO

REVISION	

DATE:

DRAFTED BY:

SCALE:

RENDERING

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A5.0

DRAWN BY:

F.S



Design Build by

ARTEHOMES

+1 (784) 218 3072
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CONSULTANTS:

PROJECT:

BAY HARBOR RESIDENCE
1211 99TH ST,
BAY HARBOR ISLANDS,
FL 33154

DATE:

7/13/21

PROJECT NO

REVISION

DATE:

DRAFTED BY:

SCALE:

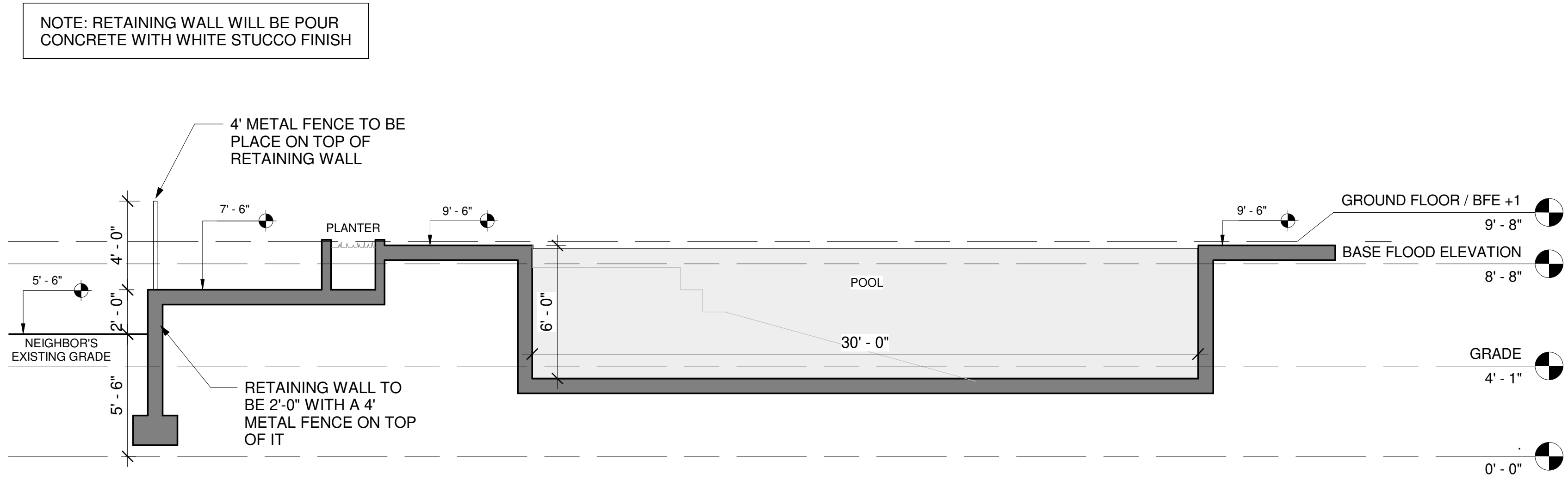
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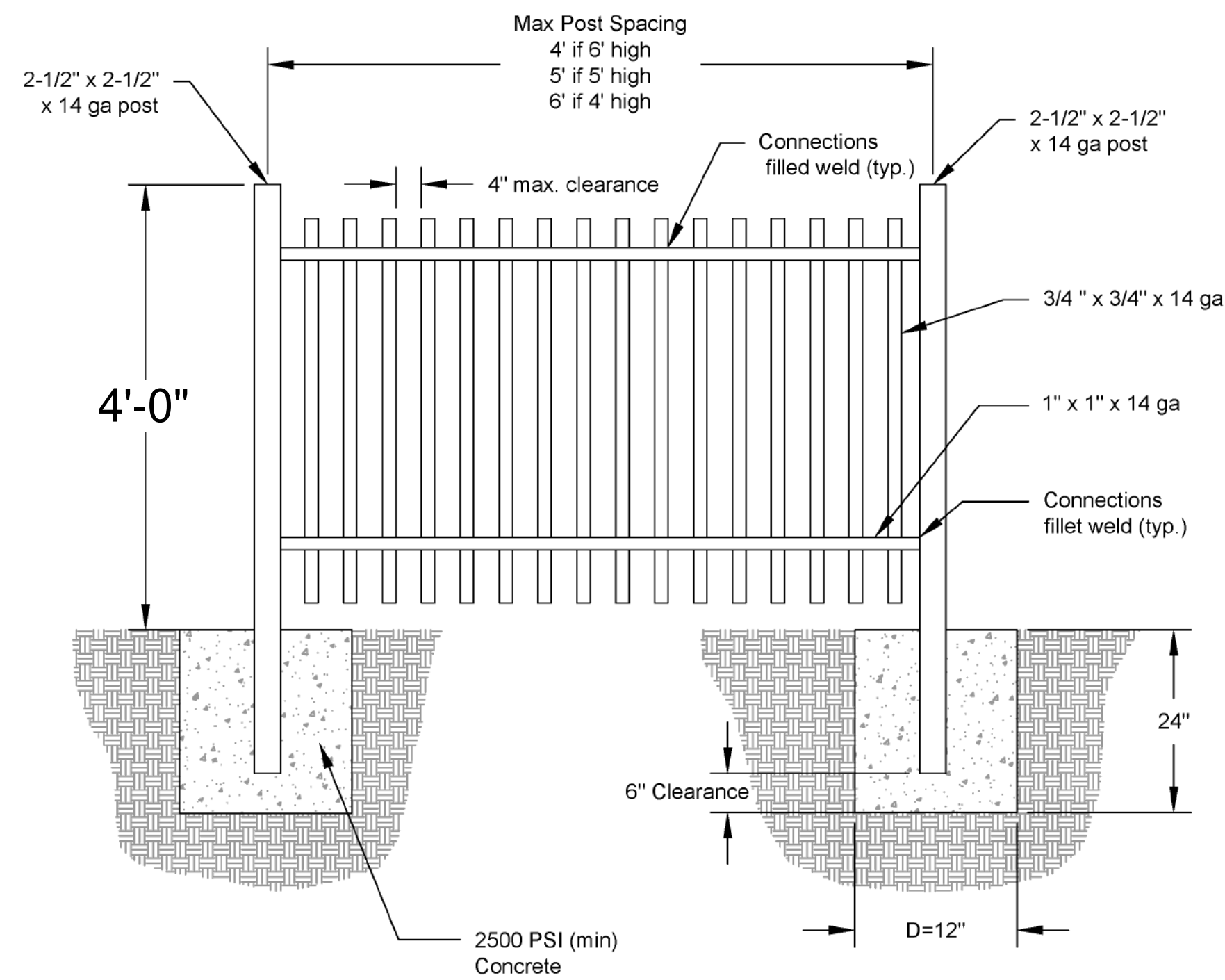
A5.1

DRAWN BY:

F.S



1 POOL SECTION
1/4" = 1'-0"



2 ALUMINUM METAL FENCE DETAIL
NTS

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CONSULTANTS:

PROJECT:
BAY HARBOR RESIDENCE
1211 99TH ST.,
BAY HARBOR ISLANDS,
FL 33154

DATE: 7/13/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

SECTION AND
DETAILS

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A5.2

DRAWN BY: F.S

AGENDA ITEM REPORT

July 20, 2021

ITEM NUMBER: 3.

ITEM: Request for approval for a new single family home for “Marvin & Susan Levinson Trust” located at 9525 Broadview Terrace, Lot 8 of Block 31. The owner is proposing to construct a new two story single family home. The existing 2,714 sq. ft. single-story home (built in 1952) will be demolished and replace with a new two-story 5,128 sq. ft. home. The residence will have 4 bedrooms, 7 baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #3.

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1. BHI PZB Staff Report 9525 Broadview Terr SFR July 12 2021
2. 9525 BRDV Terrace PZB 7.20.21

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: July 12th, 2021

Subject: Single-Family Residence – New Construction
9525 Broadview Terrace
Bay Harbor Islands Acct. No.: SPR21-00000X
MMPA Acct. No.: 01-0702-1108

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated June 30th, 2021) 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 home located at 9525 Broadview Terrace.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9525 Broadview Terrace
Legal Description: Lot 8 of Block 31, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Stephanie De Halfen at SDH Studio, as agent for the property owners, Marvin & Susan Levinson Trust, has submitted an application for a new single-family home on an interior dry lot located at 9525 Broadview Terrace. The existing 2,714 sq. ft. single-story home built originally in 1952 (small addition in 1976) will be demolished & replaced with a new two-story 5,128 sq. ft. home that has 4 BR / 7 full baths / 1 ½ baths and a two (2) car garage. This home was heavily damaged by a fire on October 23rd, 2020 and has been unoccupied since that time.

The home's architectural style is more "traditional" tropical with a sloped flat concrete roof tile roof, abundant windows, exterior stone cladding and smooth stucco finishes. The 2nd floor covers portions of the 1st floor (74%) which breaks up the massing, as well as the façade articulations. The house façade elevations have numerous windows / details / undulations for required enhanced articulation. As this is a smaller corner lot, the placement of a pool in the rear / side yards is not feasible; therefore, the design incorporates a future swimming pool and decking in the "side street yard" (Broadview Terrace) as allowed by Sec. 23-12(g)(x). A privacy fence / wall screening the pool area is shown along Broadview Terrace as required with abundant landscaping (small trees / large shrubs) facing the street / inside the barrier. Despite this 42.1% of the site will be pervious open space (40% min. required for 2-story homes). A retaining wall (decorative block) is proposed along portions of the east, north and west (Broadview Terrace frontage) property lines with black-clad chain-link fencing on top of the wall. The height of the proposed midpoint of the sloped roof is 24" above Base Flood Elevation (BFE), which complies with the 25' maximum height permitted in the RD Single-Family District. There are a few existing trees (mostly palms) on the site - some of which will be retained. The Town installed Royal Palm trees / shrubs at the intersection will remain. Additional lot shade trees will be added to meet the minimum Code requirements (5 shade trees / max. 25% palms). Finally, new Street trees will be planted (Master Street Tree Plan requires Beauty Leaf trees along 95th Street @ 15' min. / Crape Myrtle trees along Broadview Terrace due to FPL lines @ 12' min.). The proposed site landscaping meets the minimum Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff 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, building material regulations, and other items.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 9525 Broadview Terrace now meet or exceed all Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the Site Development Plans prepared by Stephanie De Halfen at SDH Studio, last updated June 30th, 2021, with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) Per Town Code Section 23-12(12) the approval of the proposed retaining walls is conditioned upon the PZ Board approving the design. If the PZB does not approve the retaining wall system, the site design shall be redesigned accordingly to accommodate uses / drainage.

9525



9525 BROADVIEW TERRACE, BAY HARBOR ISLAND, FL 33154

ARCHITECTURE

- A-000 COVER PAGE
- A-001 GENERAL NOTES
- A-002 SITE PHOTOS
- A-003 SITE PHOTOS
- A-004 SITE ELEVATION RENDERINGS
- A-005 SITE PHOTOS
- A-100 SITE PLAN
- A-100.1 SITE PLAN DETAILS
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR
- A-103 ROOF PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-203 ELEVATION DIAGRAMS
- A-204 ELEVATION DIAGRAMS
- A-300 SECTIONS
- A-301 SECTIONS
- A-302 WALL SECTIONS
- A-400 ADDITIONAL SECTIONS AND DETAILS
- A-500 DOOR AND WINDOWS SCHEDULE

CIVIL

- C-1 STORM DRAINAGE PLAN
- C-2 DETAILS

LANDSCAPE

- L-1 LANDSCAPE PLAN
- L-2 BOARD PLANT IMAGES
- TD-1 TREE DISPOSITION PLAN

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

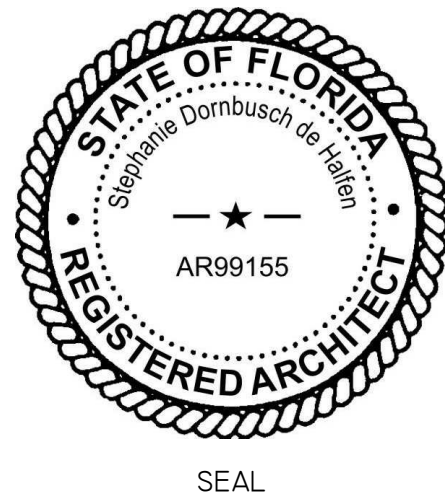
18200 NE 19TH AVE., SUITE 100
NORTH MIAMI BEACH, FL 33162
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INFO@SDHSTUDIO.COM

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

9525

9525 BROADVIEW TERRACE,
BAY HARBOR ISLAND, FL
33154

KRANZ



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

I PZ BOARD 06/18/21

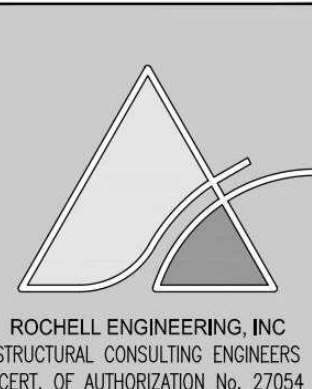
COVER PAGE

STRUCTURAL

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM
TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2017, LATEST
REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY
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ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
205 Santilane Avenue
Coral Gables, Florida 33134
TEL: 305.648.4049 - FAX: 305.648.4149



MEP



FL. C.A. #31187 • FL. PE #74745
18200 NE, 19th Ave. SUITE 105
NORTH MIAMI BEACH, FL. 33162
TEL.: (786) 916-6546
fax: (305) 848-9318
alioskar@ganemconsultingeng.com

LANDSCAPE

TOPO
GRAPHIC
landscape architecture & design

MIAMI BEACH FL. / PUNTA GORDA FL.
(305) 915 6626

ARCHITECTURE

SDH_STUDIO
ARCHITECTURE+DESIGN

18901 NE 29TH AVE., SUITE 101 AVENTURA, FL 33180
305 501 5013
WWW.SDHSTUDIO.COM

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CONSENT OF STEPHANIE D. DE HALFEN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING 05/27/21
RELEASE DATE:

A-000



LOCATION MAP

9525 BROADVIEW TERRACE, BAY HARBOR ISLAND, FLORIDA 33154-1931

ABBREVIATIONS

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

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE, THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS SHALL BE 1-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS (AS BUILT) ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL. POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FBC. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRUCTURAL PLANS.
42. CONTRACTOR TO CORODINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION.

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOD 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 AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS IIC-3,IIC-4,IIC-5. GARAGE OR STORAGE (SFHA,OSHA(IIC-5-F)- FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES 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:
(1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

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

GARAGE NOTES

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

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2017. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ.FT. IN AREA, THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202. REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES
A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

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

FLOOR PLAN NOTES

1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.

2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2

3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS

4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 4" SPHERE. REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF **BAY HARBOR ISLAND**. ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2020 1618.4.6.3

5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)

2. ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.

4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

5. ALL WINDOWS WILL BE TINTED

POOL BARRIER; ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES:
ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN IS SECOND. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH
SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

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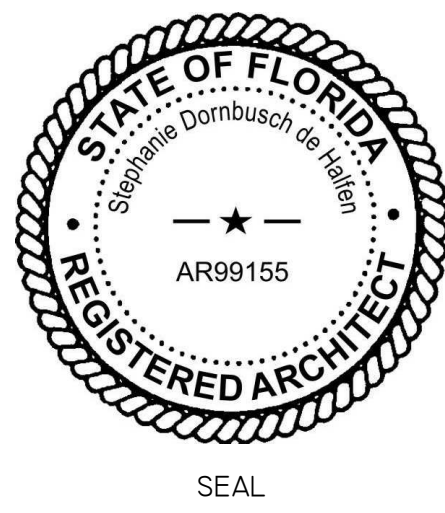
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A-001



NORTH HOUSE



SOUTH HOUSE



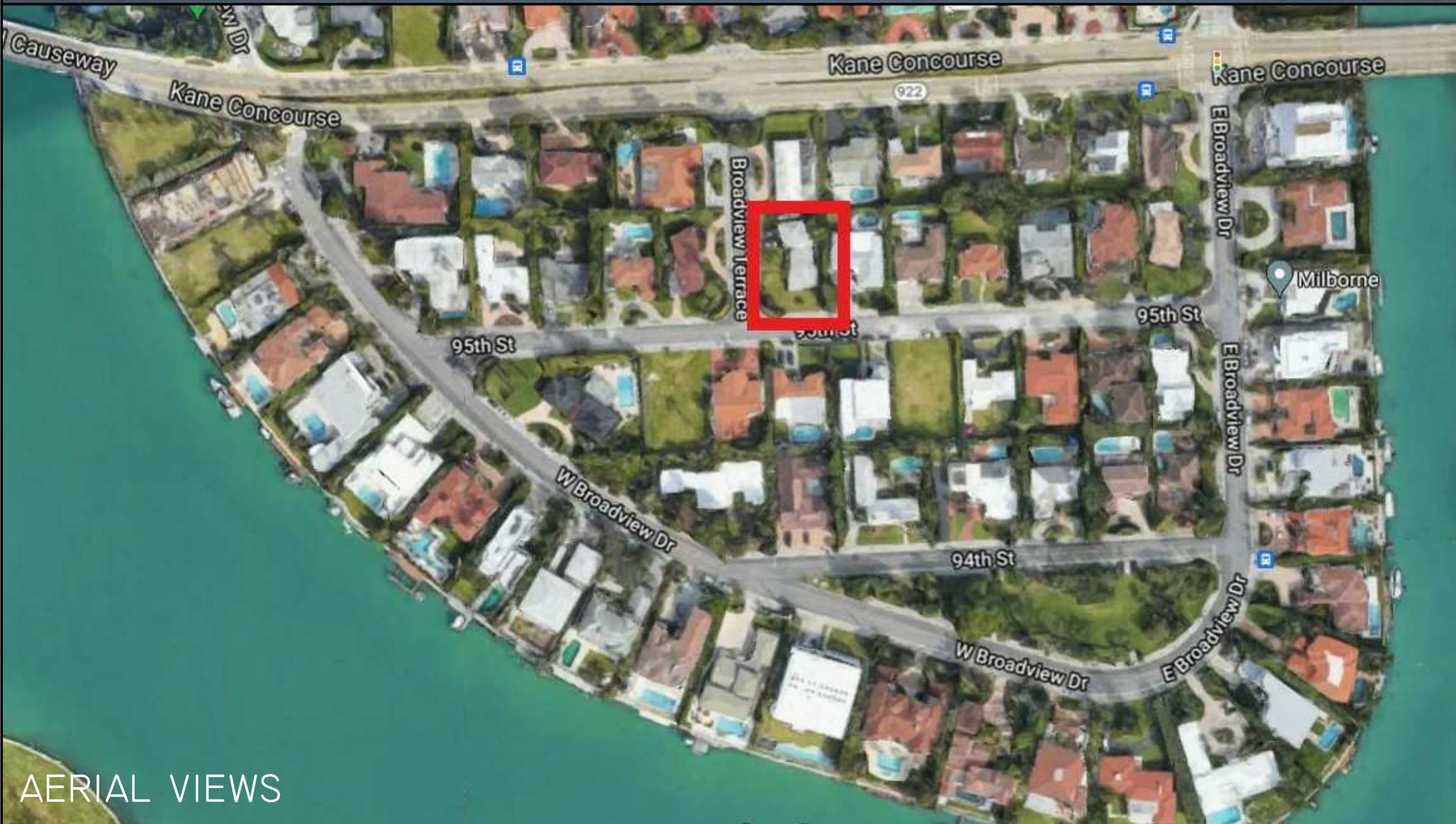
WEST HOUSE



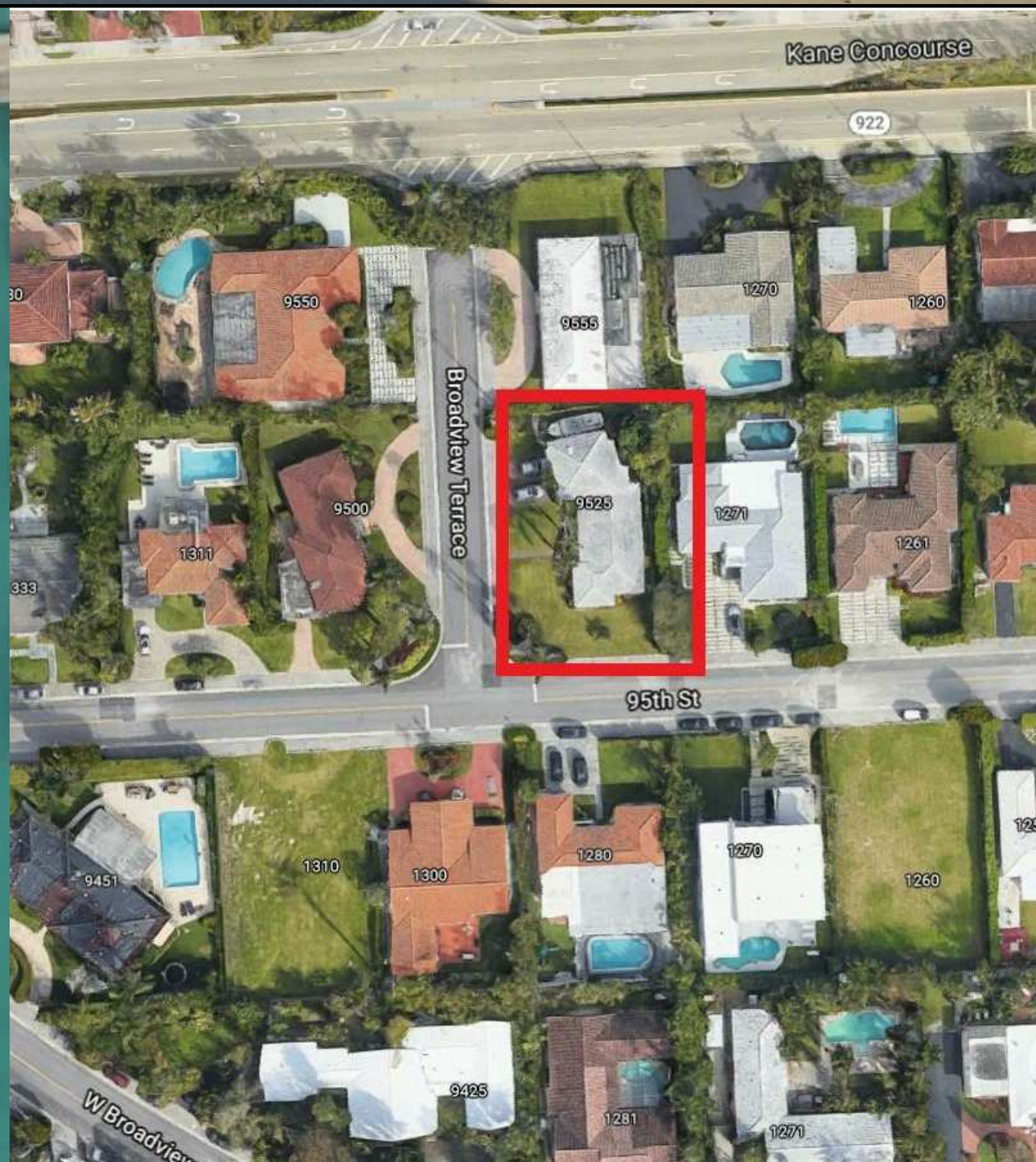
EXISTING HOUSE



EAST HOUSE



AERIAL VIEWS



EXISTING HOUSE

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Stephanie Dornbush de Halfen
REGISTERED ARCHITECT
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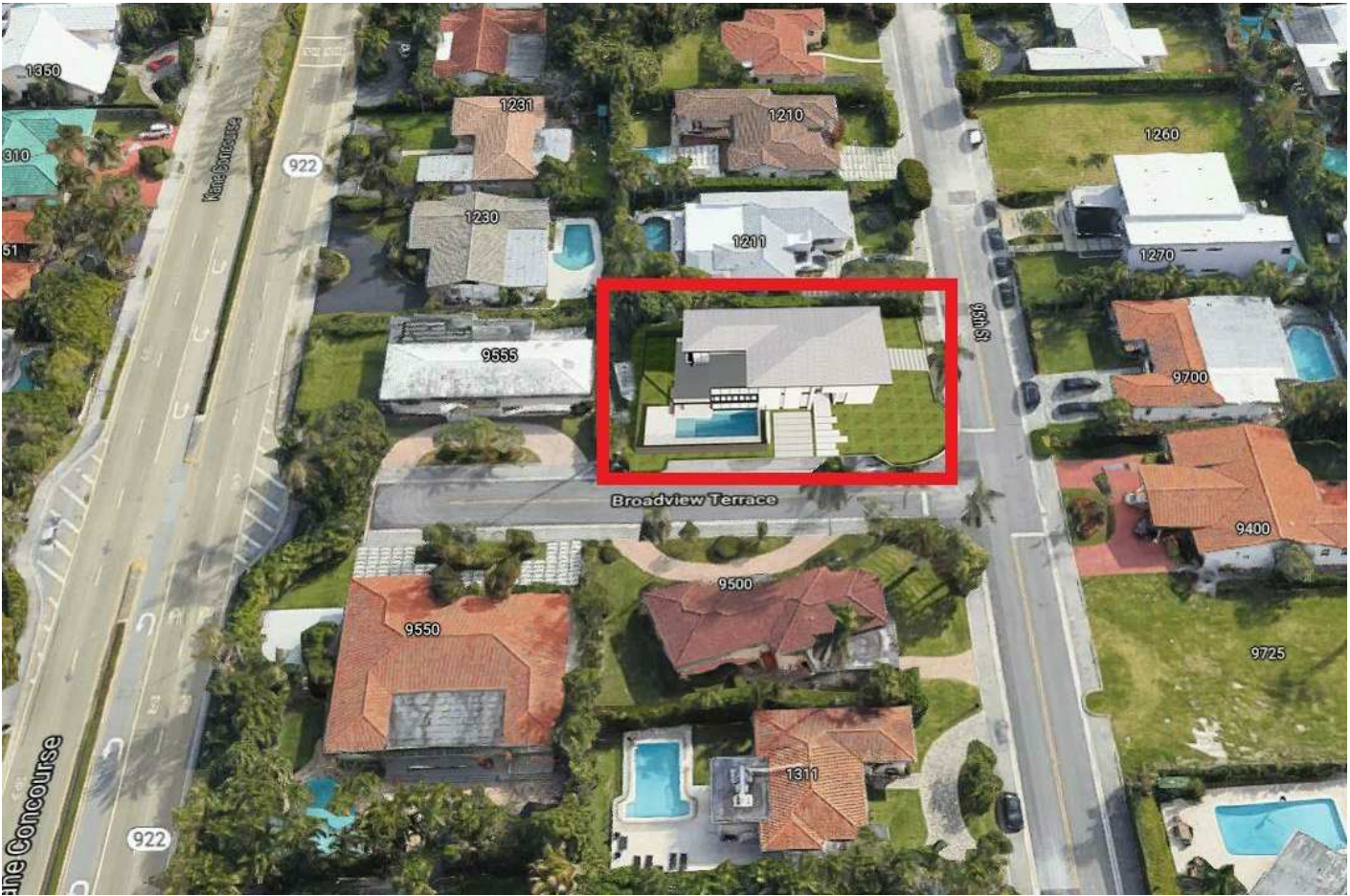
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PROPOSED HOUSE



PROPOSED HOUSE



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEWS

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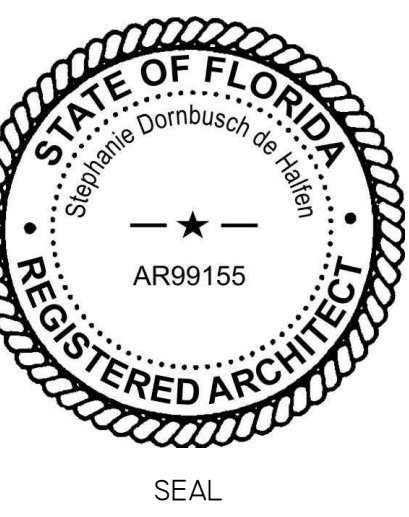
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SOUTH-EAST ELEVATION RENDERING



NORTH-WEST ELEVATION RENDERING

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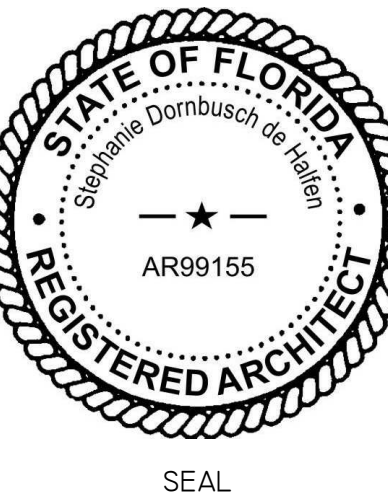
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EXISTING HOUSE



EXISTING HOUSE



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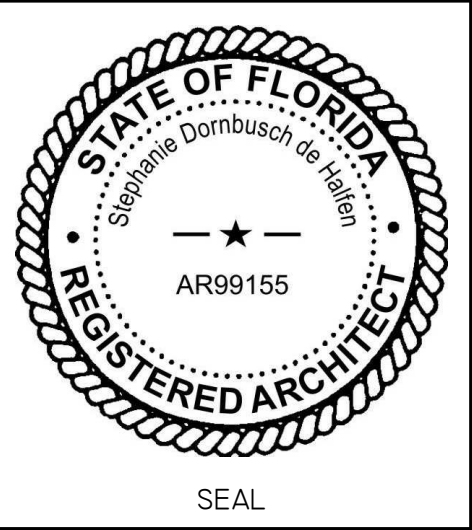
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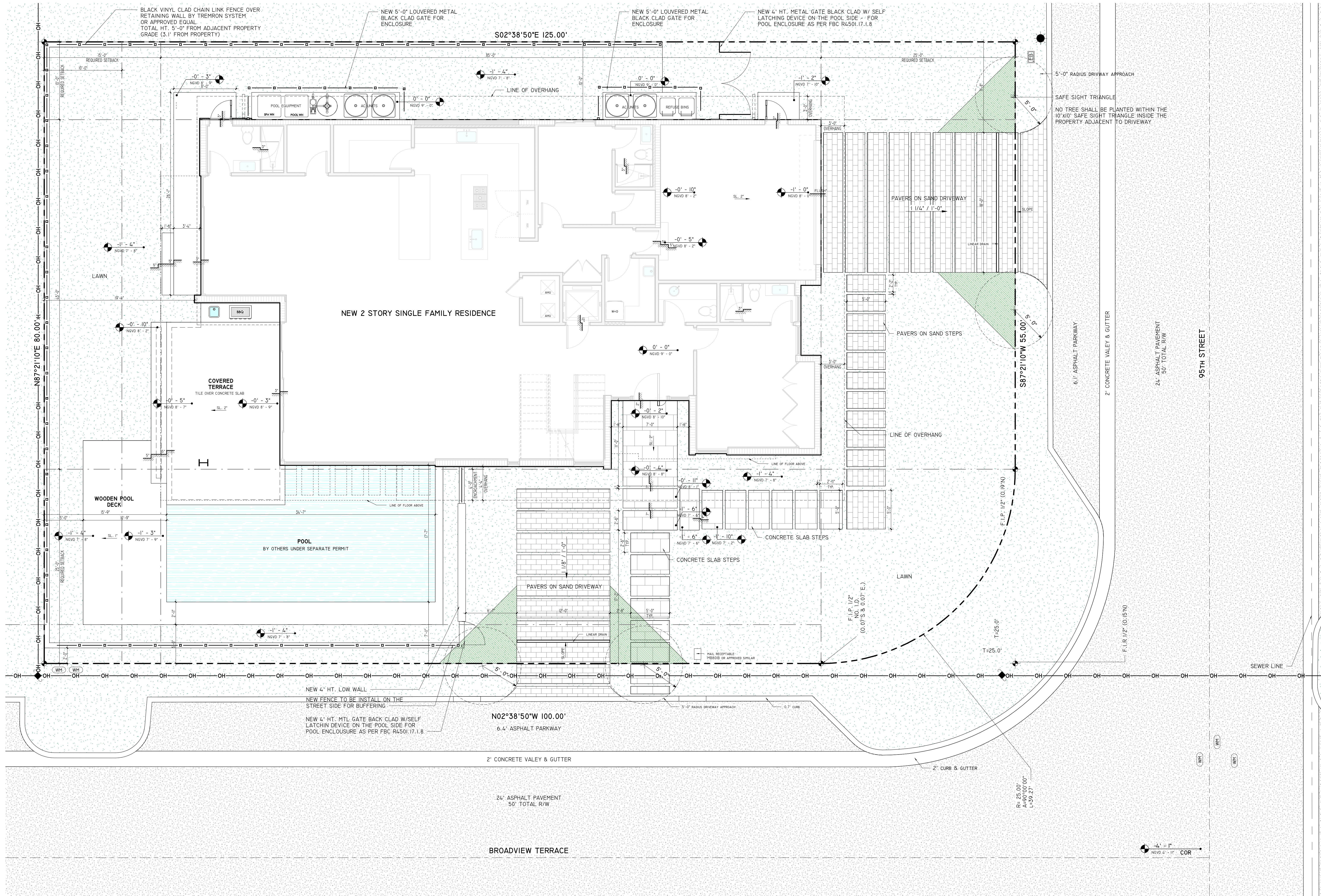
2 PZ BOARD 2 06/25/21

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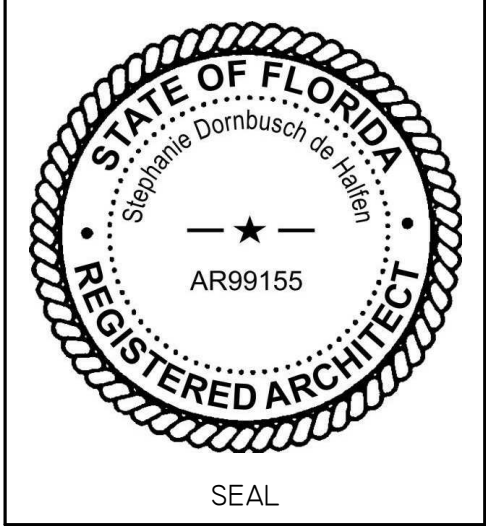
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SITE PLAN

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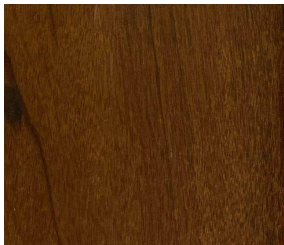
A-100



SHELL STONE



BRONZE ALUMINUM FRAMING



WOOD CLADDING FOR DETAILS



SMOOTH STUCCO - BENJAMIN MOORE SUPER WHITE PAINT



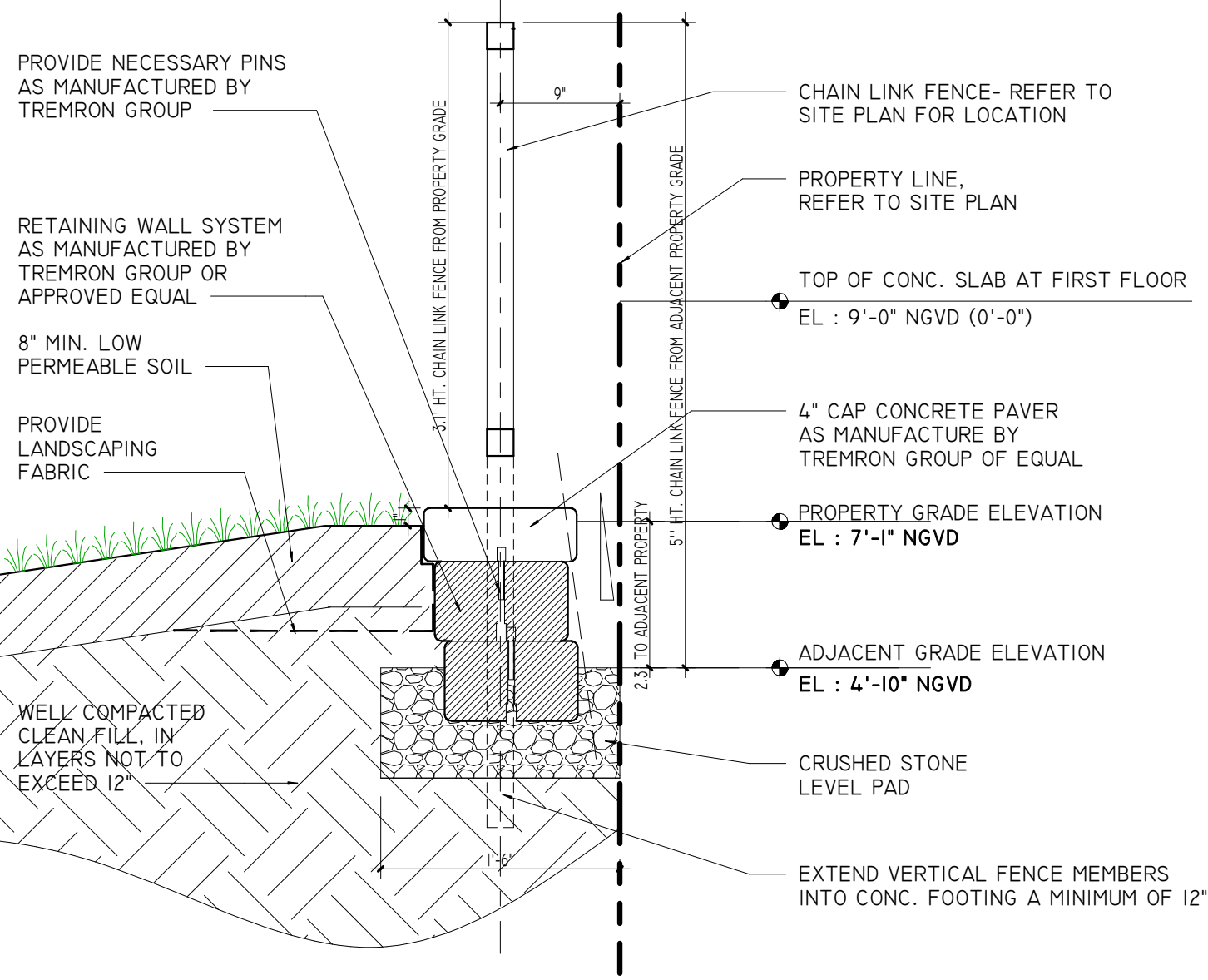
GLASS RAILING

- V. GRIGIO SANDBLASTED FOR FRONT AND BACK FACADE DETAILS
- BRONZE ALUMINUM FRAMING FOR STOREFRONTS
- WOOD CLADDING FOR DETAILS AND ROOF
- SMOOTH STUCCO - BENJAMIN MOORE SUPER WHITE PAINT



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

NOTE: FENCE TO COMPLY WITH F.B.C 454.2.17.1.6/F.B.C-R.4501.17.1.6, MAX SIZE SHALL BE A 2 1/4" SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4".



3 RETAINING WALL
1" = 1'-0"

APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION
FLORIDA RESIDENTIAL CODE 2020
NATIONAL ELECTRICAL CODE 2020
FLORIDA PLUMBING CODE 2020
FLORIDA MECHANICAL CODE 2020
FLORIDA ENERGY CODE 2020

SCOPE OF WORK

I. NEW 2 STORY SINGLE FAMILY RESIDENCE

OCCUPANCY TYPE R-3
OCCUPANCY LOAD 200 GROSS
CONSTRUCTION TYPE TYPE IIB

AREA TALLY

LOT AREA	9,865.87 SF 0.22 ACRES
A/C GROUND FL	2,767 SF
A/C SECOND FL	2,361 SF
A/C TOTAL	5,128 SF
ENTRY	81 SF
TERRACES	385 SF
GARAGE	440 SF
BALCONIES	525 SF
POOL	543 SF
POOL DECK	443 SF
WALKWAY	488 SQF
DRIVEWAY	895 SQF

ZONING INFORMATION

CITY OF BAY HARBOR
CHAPTER 23 - ZONING DISTRICT REQUIREMENTS
SECTION 23-II
RD - RESIDENTIAL DISTRICT (LOW DENSITY RESIDENTIAL)

BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	25'-0"
REAR SETBACK	15'-0"	15'-0"
SIDES SETBACK	10'-0"	10'-0"
POOL SETBACK	5' - 0"	5'-0"
HEIGHT LIMITATION	25' FROM BFE	25' FROM BFE
LOT OCCUPATION		
PERVIOUS AREA	40% 4,000 SF (MINIMUM)	4,153.3 SF 42.1%
IMPERVIOUS AREA	60% 6,000 SF (MAXIMUM)	5,711.7 SF 57%
50% MIN. FRONT YARD OPEN SPACE	50% 2,182.95 SF (MINIMUM)	2,425.80 SF 55.5%
PARKING SPACES	2	2
FIRST FLOOR GROSS FLOOR AREA	SECOND FLOOR < 80% OF FIRST FLOOR GROSS AREA	3,199 SF X 80% = 2,559 SF
SECOND FLOOR AREA		2,559 SF < 2,350 SF

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 9525 BROADVIEW TERRACE, BAY HARBOR ISLAND, FL 33154

LOT: 8 BLOCK: 31 PLAT BOOK: 46 PAGE: 5

HIGHEST CROWN OF ROAD ELEVATION: 5' - 3" FLOOD ZONE: AE

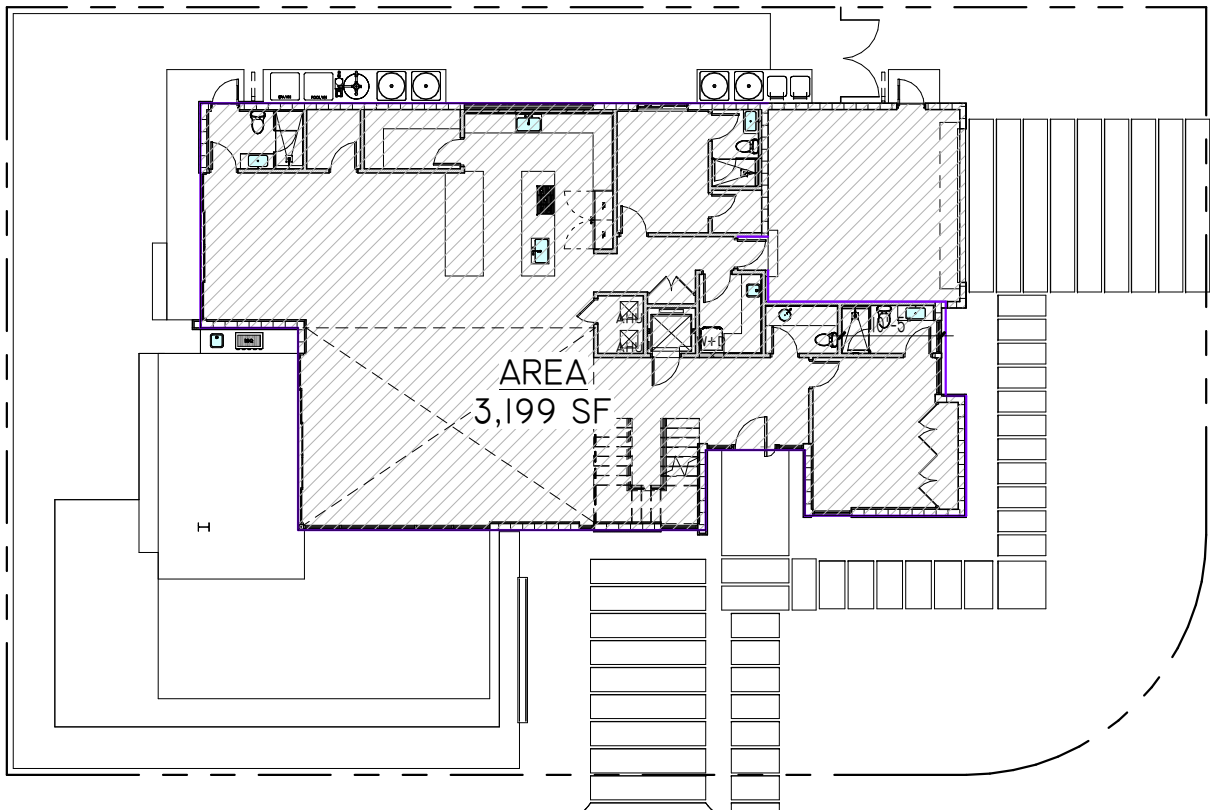
AVERAGE OF CROW OF ROAD ELEVATION: 4' - 11" BASE FLOOD: 8'-0"

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

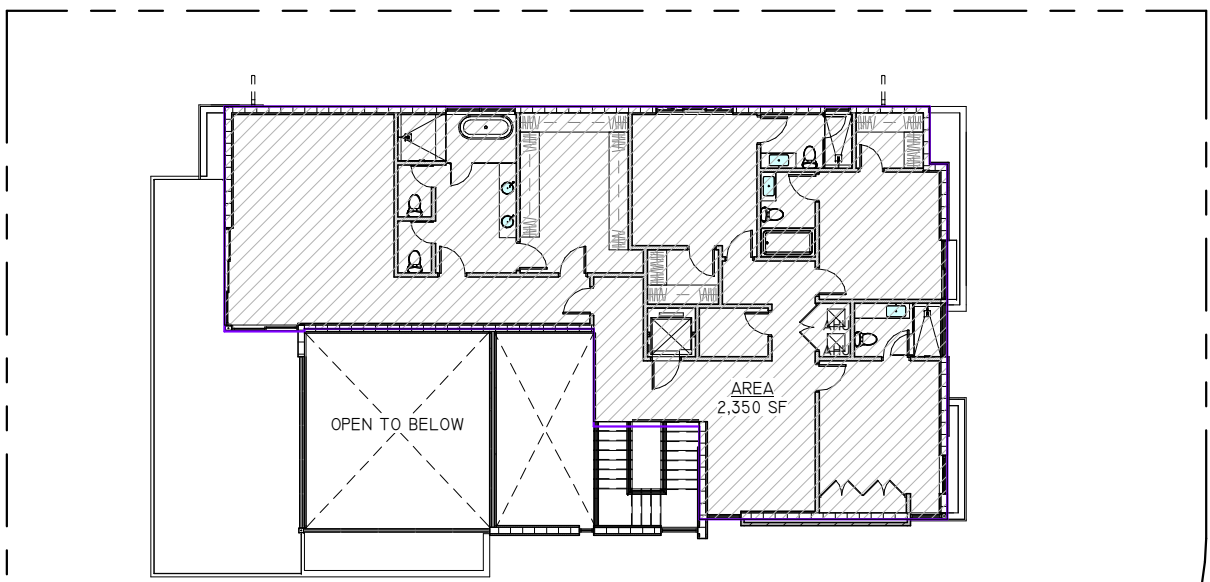
SURVEYOR'S NAME: GARY B. CASTEL PLS LIC.: 4129 FIELD WORK DATE: 02/20/2021

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	9' - 0" NGVD	8' - 0" NGVD	
MINIMUM	9'-0" (8' + 1')		

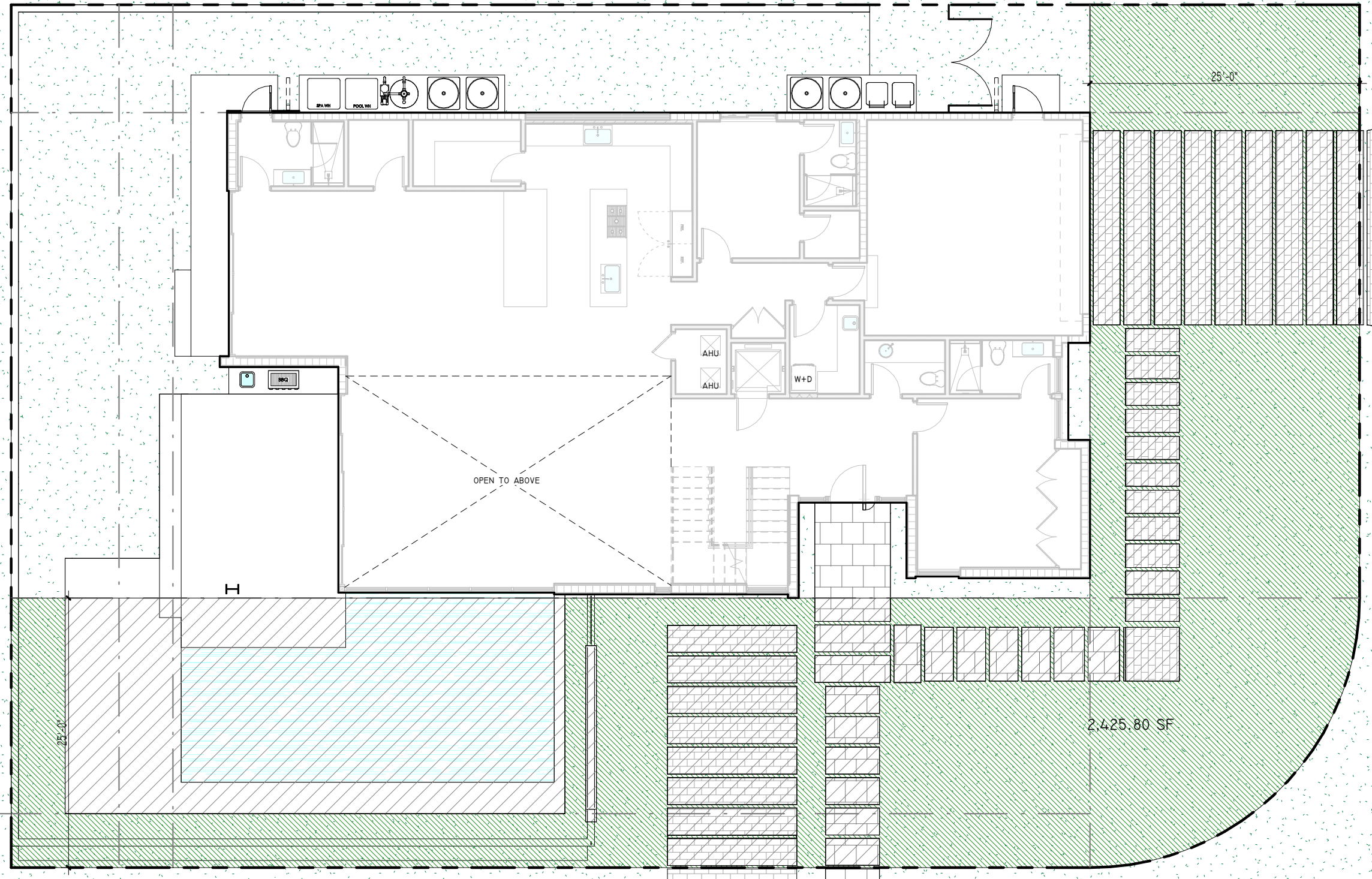
AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IC3-303)



5 1ST FLOOR
1" = 20'-0"



6 2ND FLOOR
1" = 20'-0"

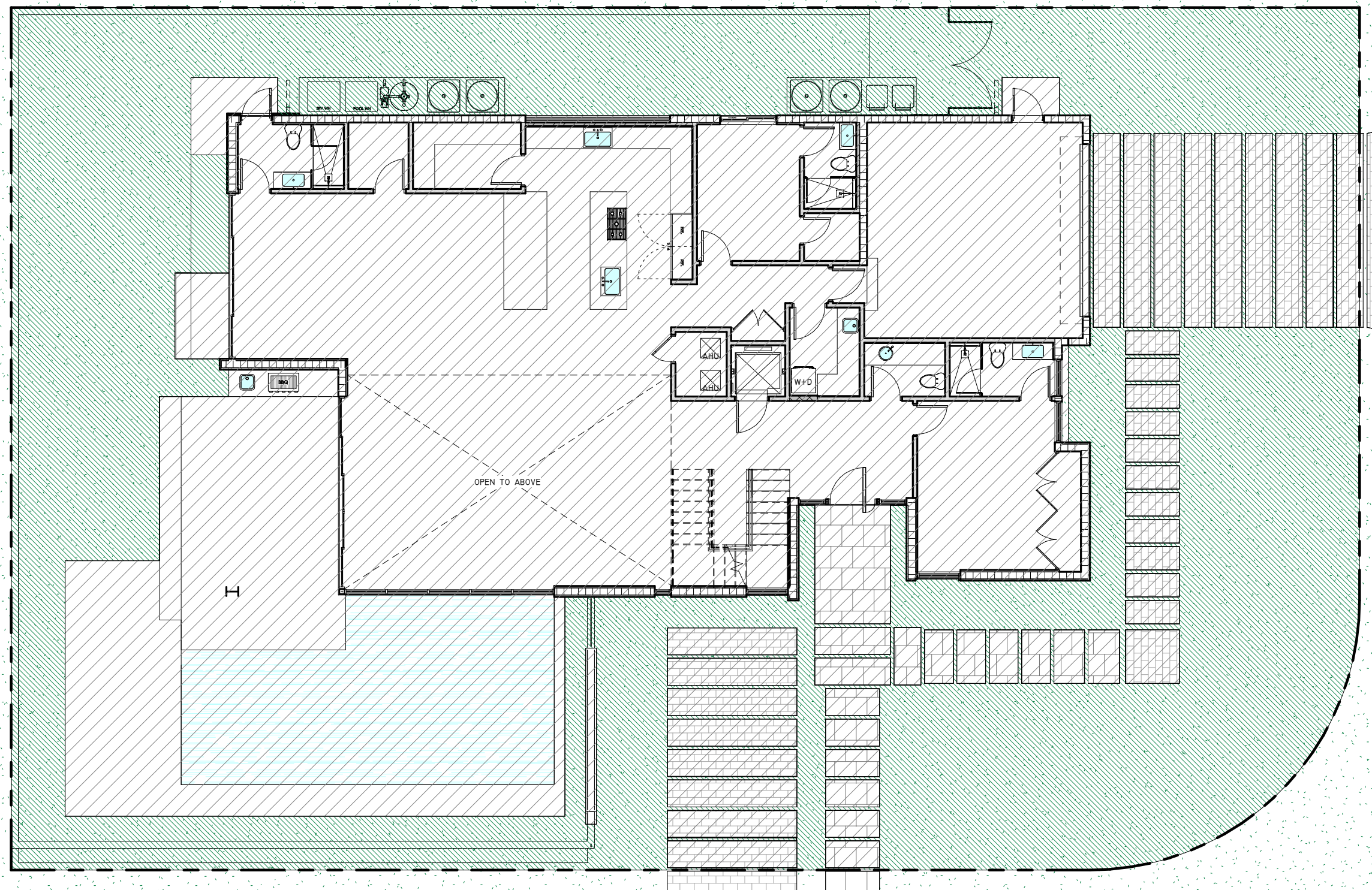


1 GREEN SPACE DIAGRAM
3/32" = 1'-0"

TOTAL LOT AREA: 9,865 SF
FRONT YARD: 4,365.90 SF (50% = 2,182.95 SF)

GREEN SPACE: 2,425.80 SF (55.5%)
PROVIDED FRONT YARD (50% MIN. ALLOWED)

IMPERVIOUS AREA: 1940.1 SF (44%)
PROVIDED



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

TOTAL LOT AREA: 9,865 SF
GREEN SPACE: 4,153.3 SF (42.1%)
PROVIDED (40% MIN. ALLOWED)

IMPERVIOUS AREA: 5,711.7 SF (57.8%)
PROVIDED

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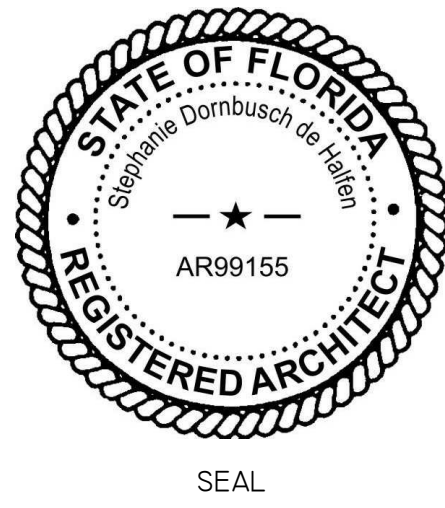
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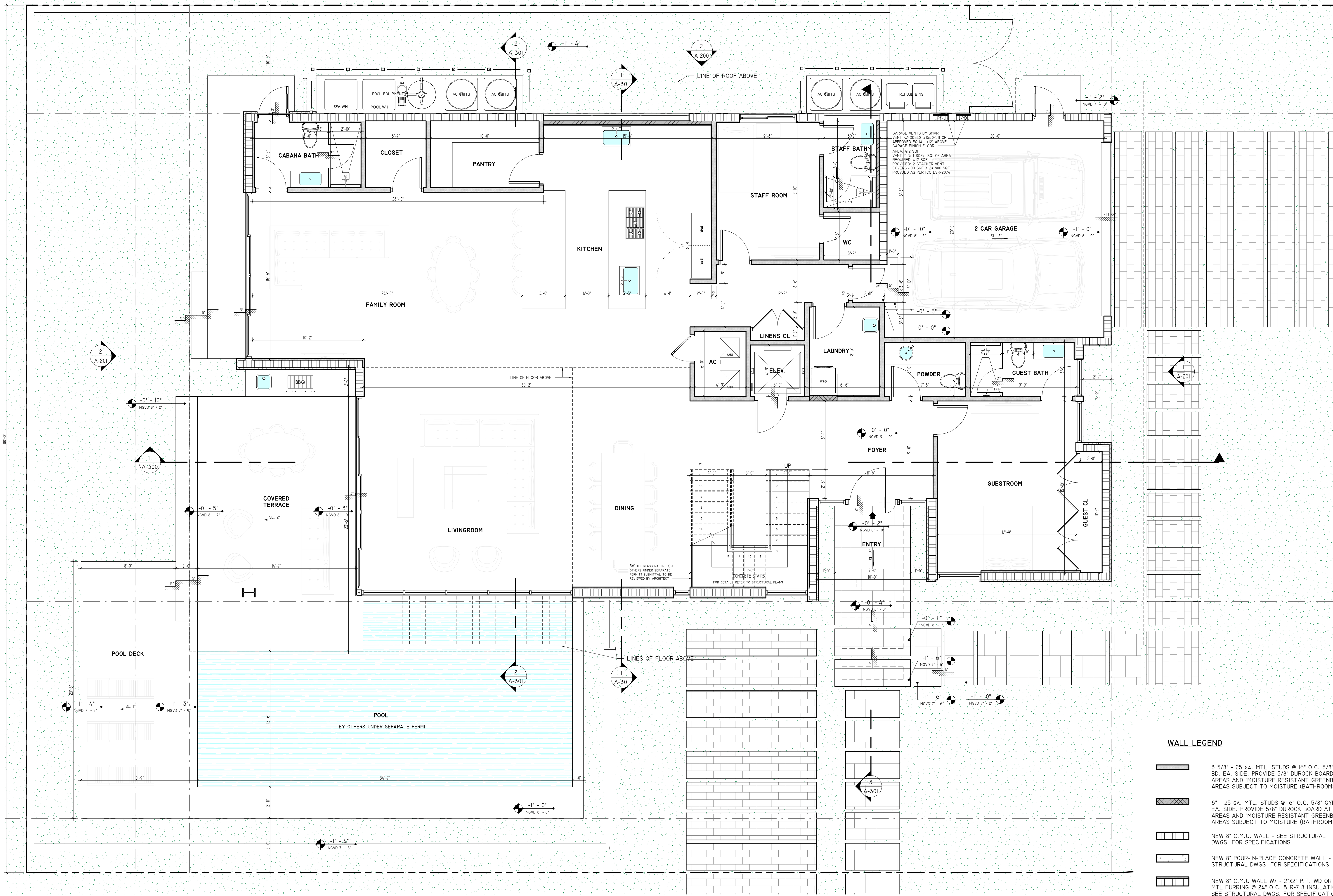
1 PZ BOARD 06/18/21
2 PZ BOARD 2 06/25/21

SITE PLAN DETAILS

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A-100.1



WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

FOR ALL NOTES REFER TO SHEET A-001: FLOOR PLAN NOTES

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

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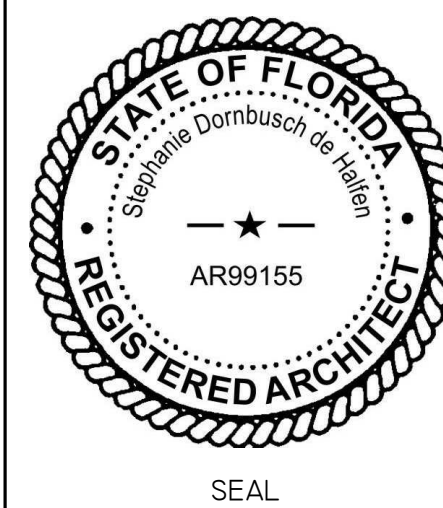
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ARCH.REG#99155

9525

9525 BROADVIEW TERRACE,
BAY HARBOR ISLAND, FL
33154

KRANZ



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

1 PZ BOARD 06/18/21

FIRST FLOOR PLAN

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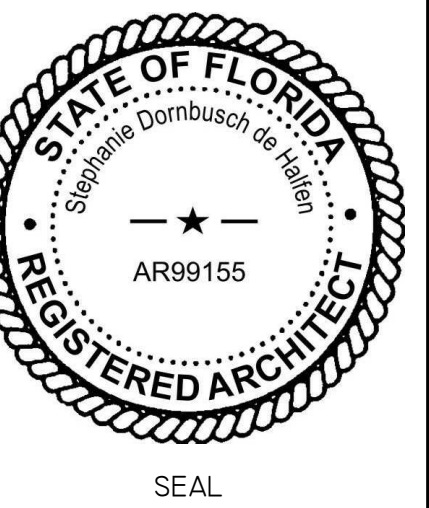
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A-101

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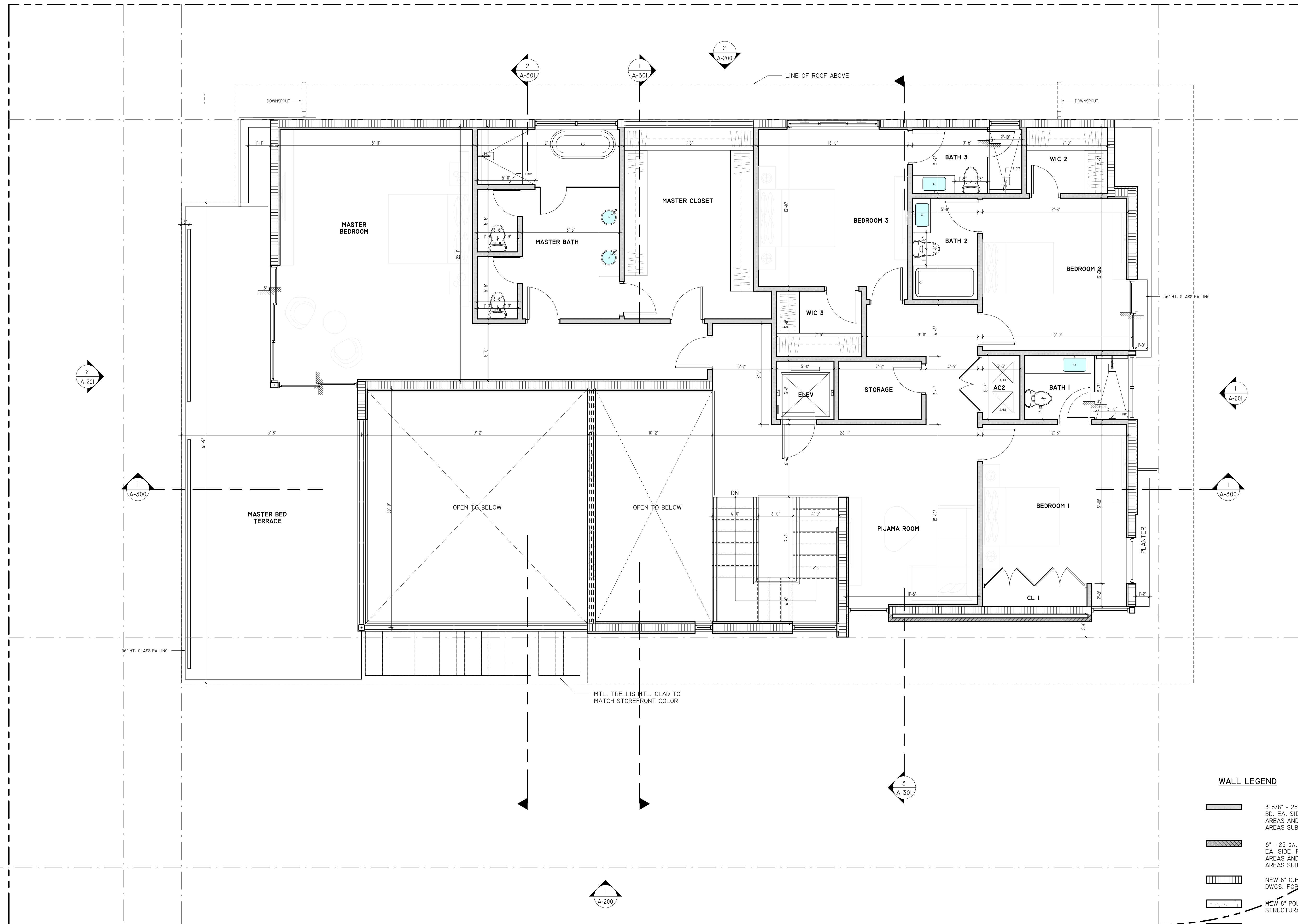
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SECOND FLOOR

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WALL LEGEND

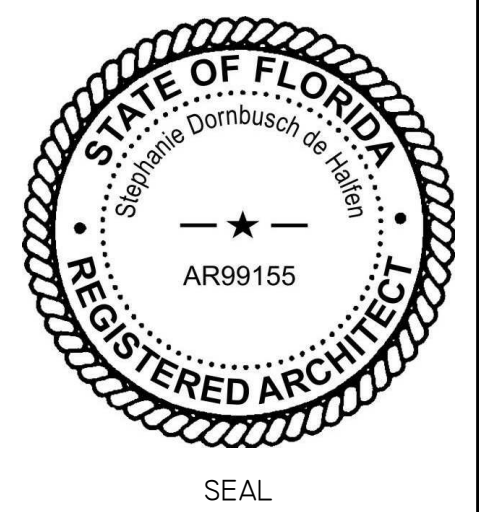
- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

FOR ALL NOTES REFER TO SHEET A-001: FLOOR
PLAN NOTES

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NOTES/COMMENTS

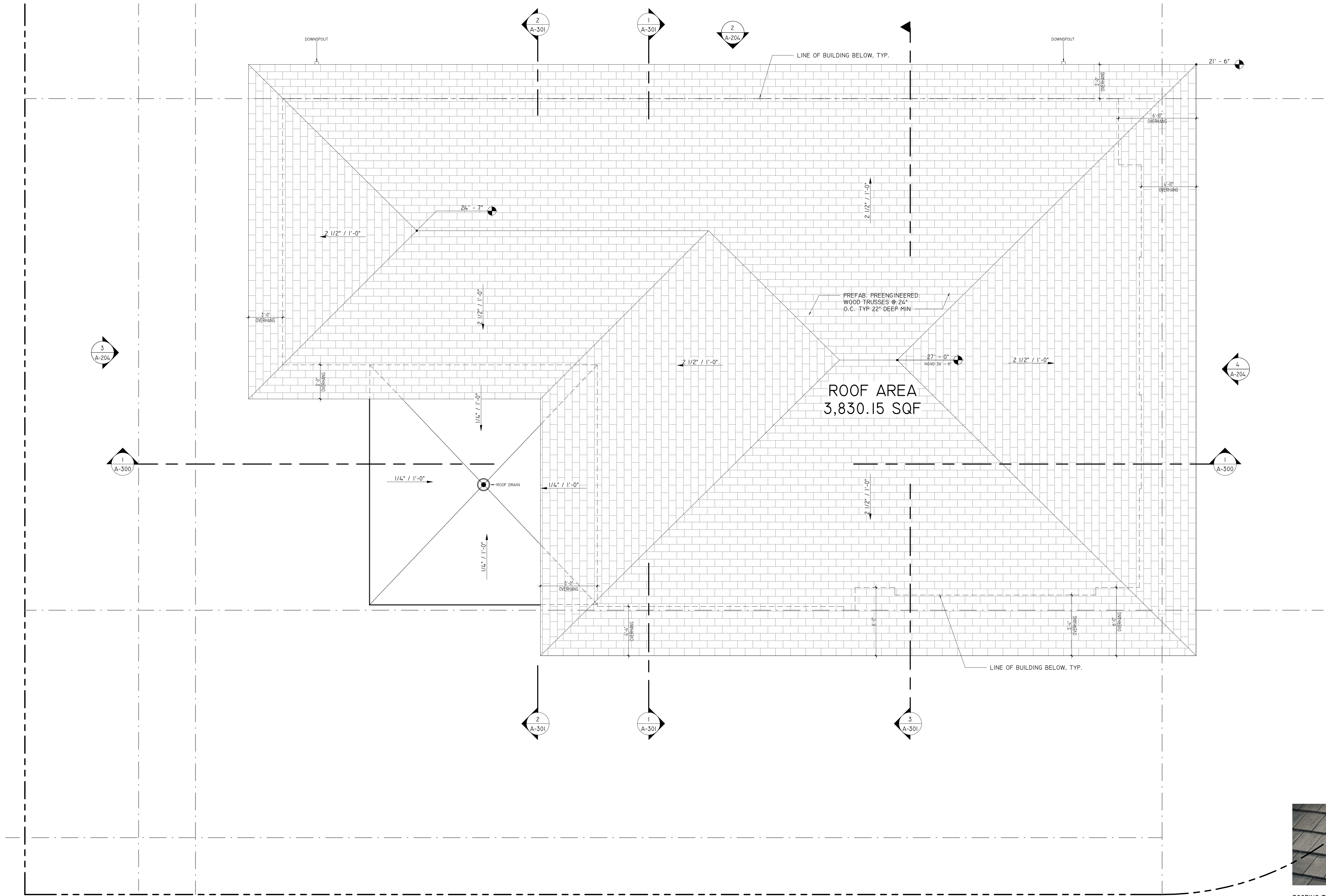
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ROOF PLAN

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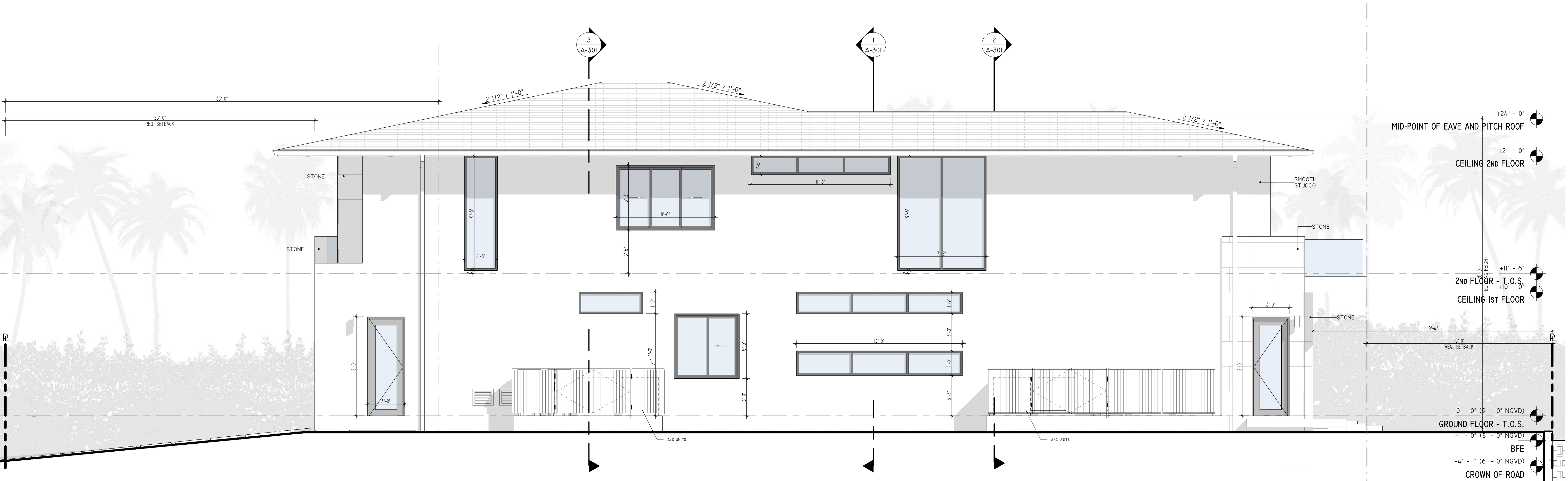
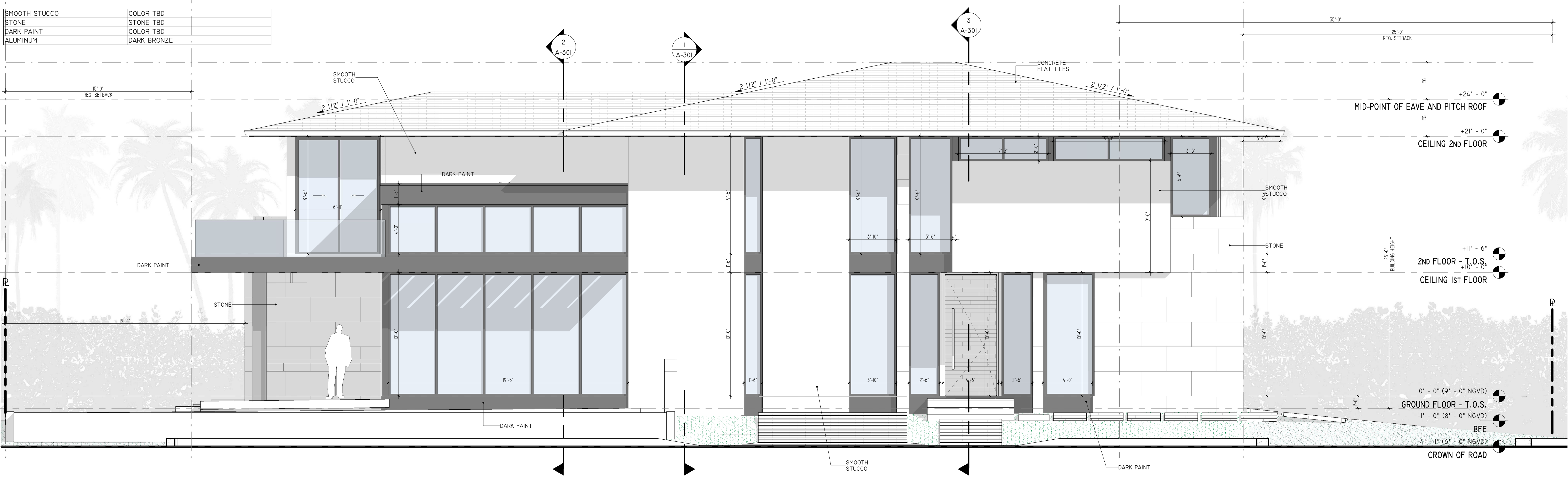
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ROOFING TILE
CONCRETE FLAT TILES
BORAL DARK CHARCOAL BLEND
SIZE 17" X 13"

FINISH MATERIALS	
MATERIAL: NAME	MATERIAL: DESCRIPTION
SMOOTH STUCCO	COLOR TBD
STONE	STONE TBD
DARK PAINT	COLOR TBD
ALUMINUM	DARK BRONZE



SDH_STUDIO
ARCHITECTURE + DESIGN

AA26002883

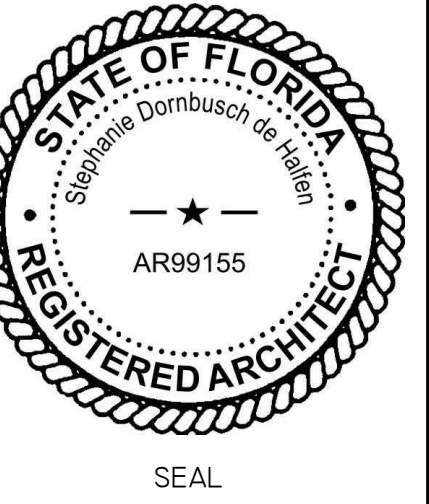
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NOTES/COMMENTS

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1 PZ BOARD 06/18/21

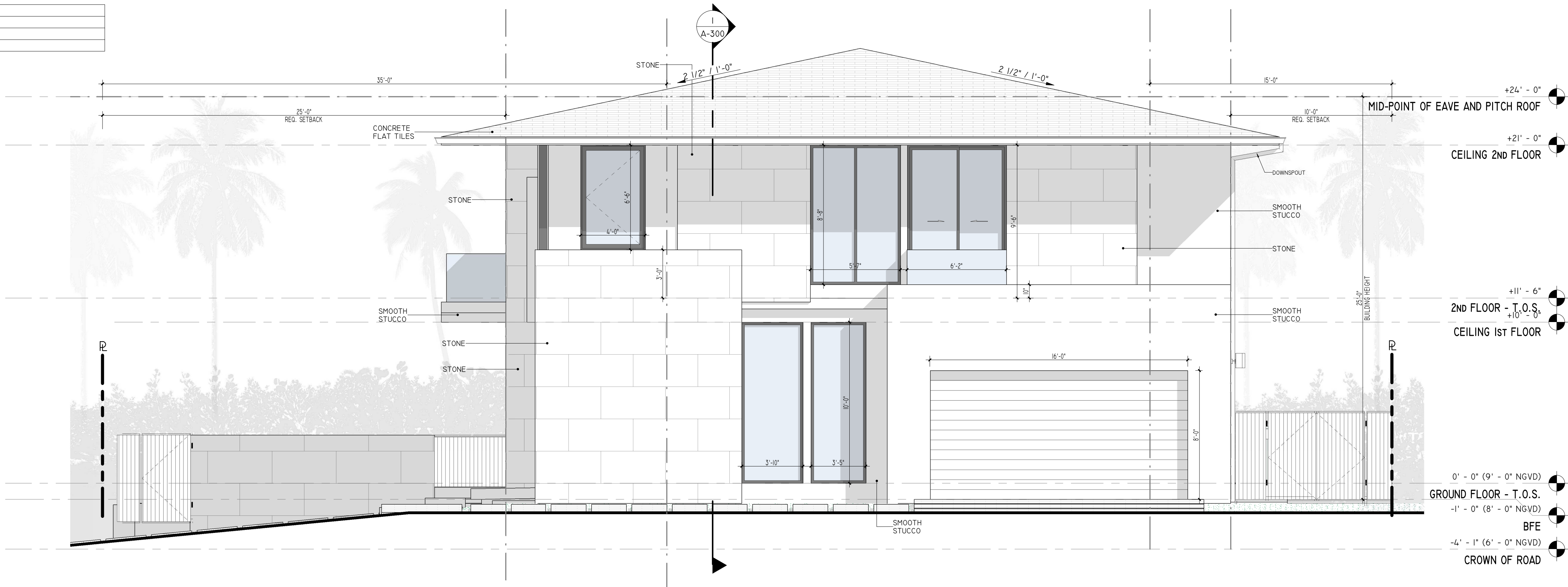
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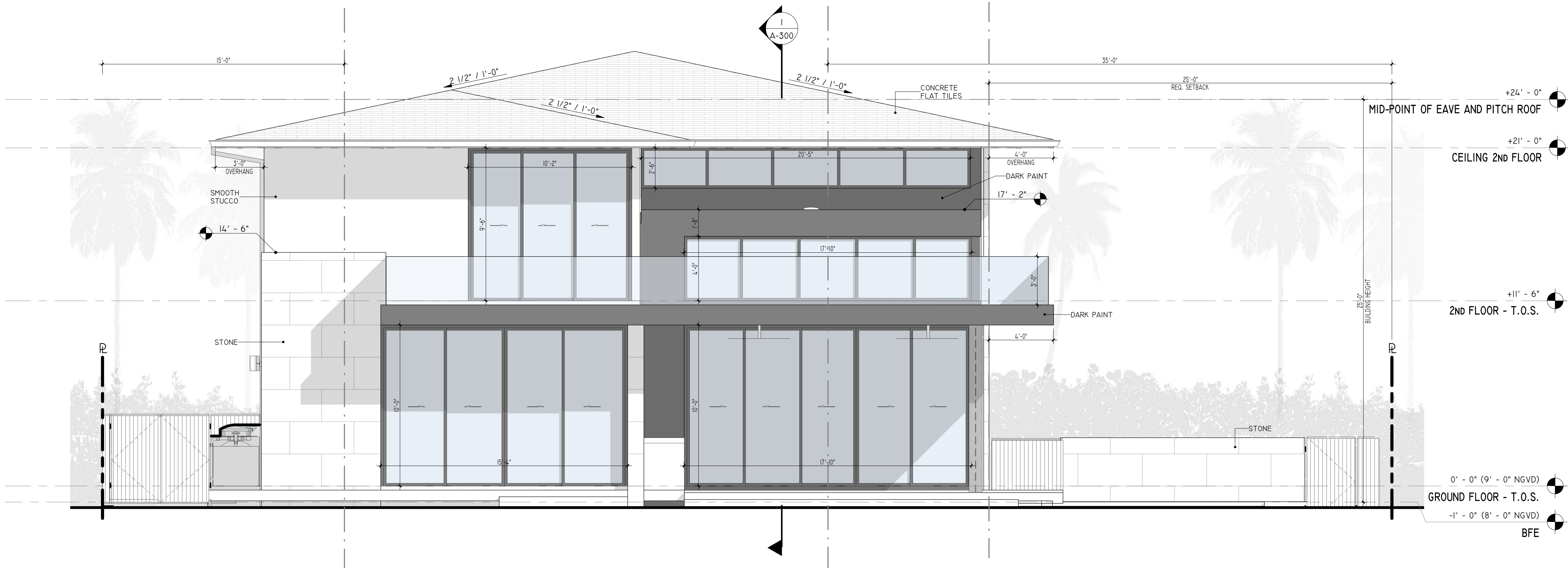
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A-200

FINISH MATERIALS	
MATERIAL: NAME	MATERIAL: DESCRIPTION
SMOOTH STUCCO	COLOR TBD
STONE	STONE TBD
DARK PAINT	COLOR TBD
ALUMINUM	DARK BRONZE



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



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

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ARCHITECTURE + DESIGN

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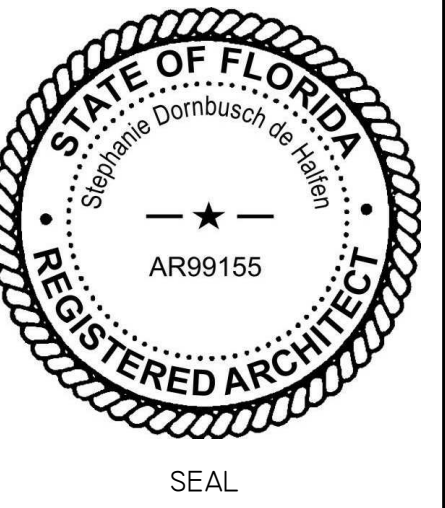
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NOTES/COMMENTS

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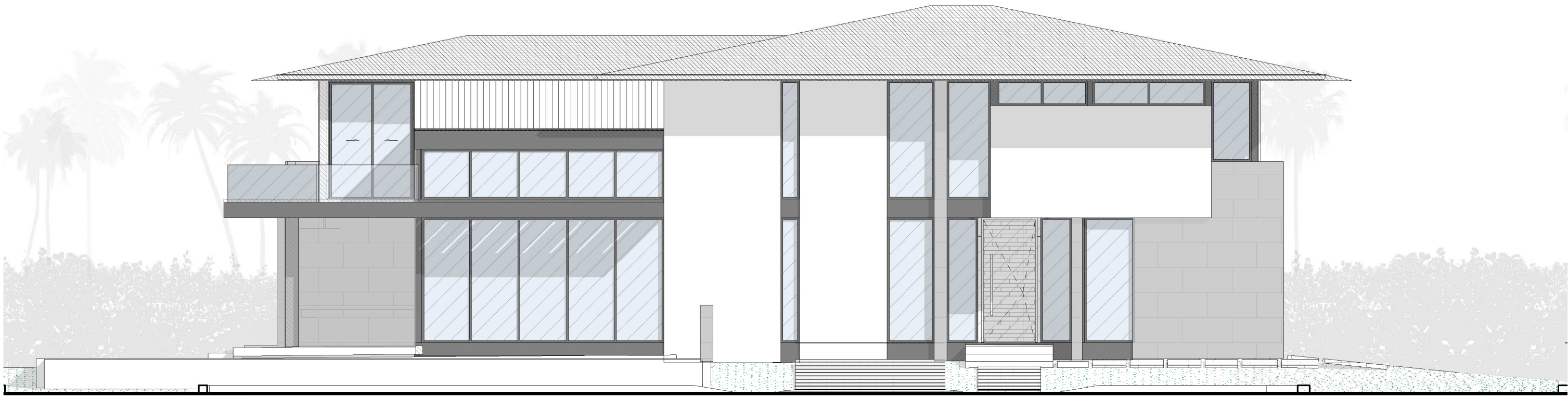
1 PZ BOARD 06/18/21

ELEVATIONS

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ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2,070 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 76.67 SF
 $76.67 \times 100\% = 7667 / 2070 = 3.7\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 690.67 SF
 $690.67 \times 100\% = 69067 / 2070 = 33.36\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED : 303.81 SF
 $303.81 \times 100\% = 30381 / 2070 = 14.6\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FLAT TILES
PROVIDED : 296 SF
 $296 \times 100\% = 29600 / 2070 = 14.29\%$
- SMOOTH STUCCO
PROVIDED : 521.60 SF
 $521.6 \times 100\% = 52160 / 2070 = 25.19\%$
- DARK PAINT TO MATCH MTL CLAD
PROVIDED : 164.42 SF
 $164.42 \times 100\% = 16442 / 2070 = 8\%$

TOTAL AREA OF EMBELLISHMENTS ON ELEVATION=
 $76.67 + 690.67 + 303.81 + 296 + 164.42 = 1531.5 \text{ SF} = 73.9\% > 50\%$

1 FRONT ELEVATION DIAGRAM
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2,060 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 150 SF
 $150 \times 100\% = 15000 / 2,060 = 7.5\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 382 SF
 $382 \times 100\% = 38200 / 2060 = 18.5\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED : 150 SF
 $150 \times 100\% = 15000 / 2060 = 7.5\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FLAT TILES
PROVIDED : 350 SF
 $350 \times 100\% = 35000 / 2060 = 17\%$
- SMOOTH STUCCO
PROVIDED : 1028 SF
 $1028 \times 100\% = 102800 / 2060 = 49.90\%$
- DARK PAINT TO MATCH MTL CLAD
PROVIDED : 0 SF
 $105.4 \times 100\% = 10540 / 1171.4 = 8.9\%$

TOTAL AREA OF EMBELLISHMENTS ON ELEVATION=
 $150 + 382 + 150 + 350 = 1032 \text{ SF} = 50.09\% > 50\%$

2 BACK ELEVATION DIAGRAM
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1171.4 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 0 SF
 $233 \times 100\% = 23300 / 1,655 = 14.07\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 601.5 SF
 $601.5 \times 100\% = 60150 / 1171.4 = 51.3\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED : 205.13 SF
 $205.13 \times 100\% = 20513 / 1171.4 = 17.5\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FLAT TILES
PROVIDED : 146.62 SF
 $146.62 \times 100\% = 14662 / 1171.4 = 12.5\%$
- SMOOTH STUCCO
PROVIDED : 105.4 SF
 $105.4 \times 100\% = 10540 / 1171.4 = 8.9\%$
- DARK PAINT TO MATCH MTL CLAD
PROVIDED : 147.1 SF
 $147.1 \times 100\% = 14710 / 1171.4 = 12.5\%$

TOTAL AREA OF EMBELLISHMENTS ON ELEVATION=
 $601.5 + 205.13 + 146.62 + 147.1 = 1100.35 \text{ SF} = 93.93\% > 50\%$

3 LEFT ELEVATION DIAGRAM
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1177 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 80.63 SF
 $80.63 \times 100\% = 8063 / 1177 = 6.9\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 351.5 SF
 $351.5 \times 100\% = 35150 / 1177 = 29.8\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED : 381.7 SF
 $381.7 \times 100\% = 38170 / 1177 = 32.4\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FLAT TILES
PROVIDED : 145.5 SF
 $145.5 \times 100\% = 14550 / 1177 = 12.3\%$
- SMOOTH STUCCO
PROVIDED : 157.8 SF
 $157.8 \times 100\% = 15780 / 1177 = 13.4\%$
- DARK PAINT TO MATCH MTL CLAD
PROVIDED : 40.29 SF
 $40.29 \times 100\% = 4029 / 1177 = 3.4\%$

TOTAL AREA OF EMBELLISHMENTS ON ELEVATION=
 $80.63 + 351.5 + 381.7 + 145.5 + 40.29 = 999.62 \text{ SF} = 84.9\% > 50\%$

4 RIGHT ELEVATION DIAGRAM
1/8" = 1'-0"

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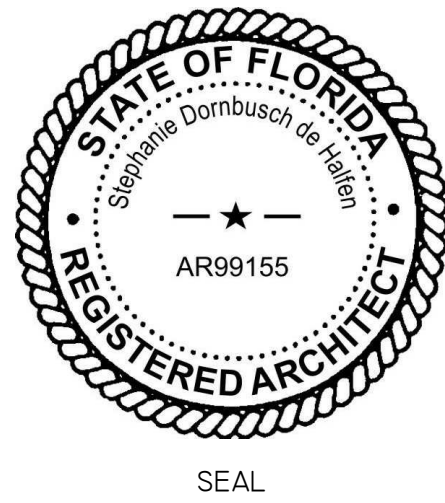
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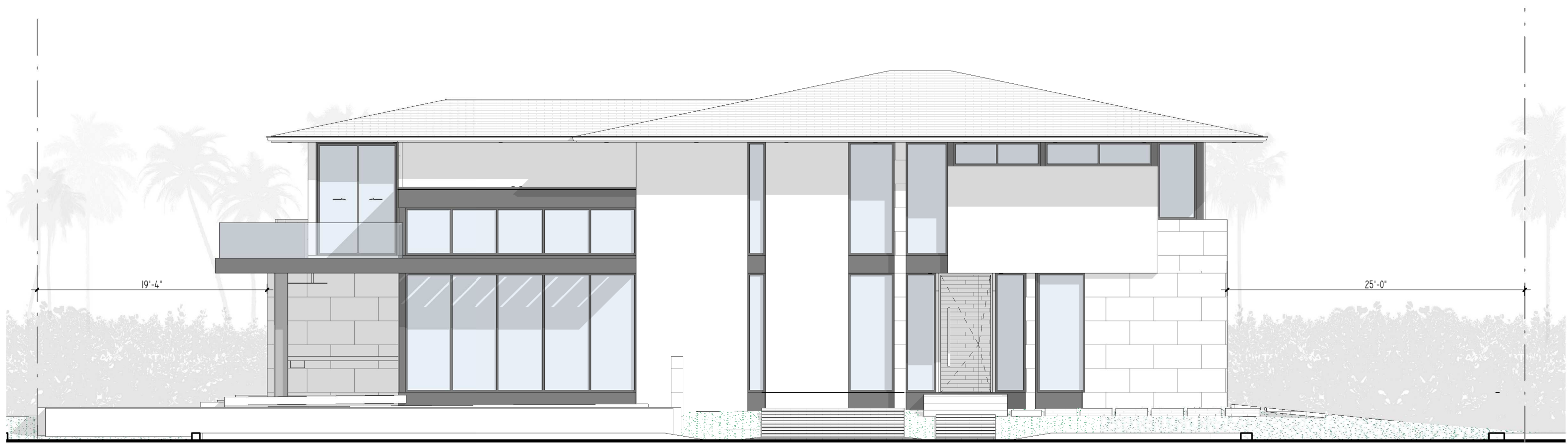
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ELEVATION DIAGRAMS

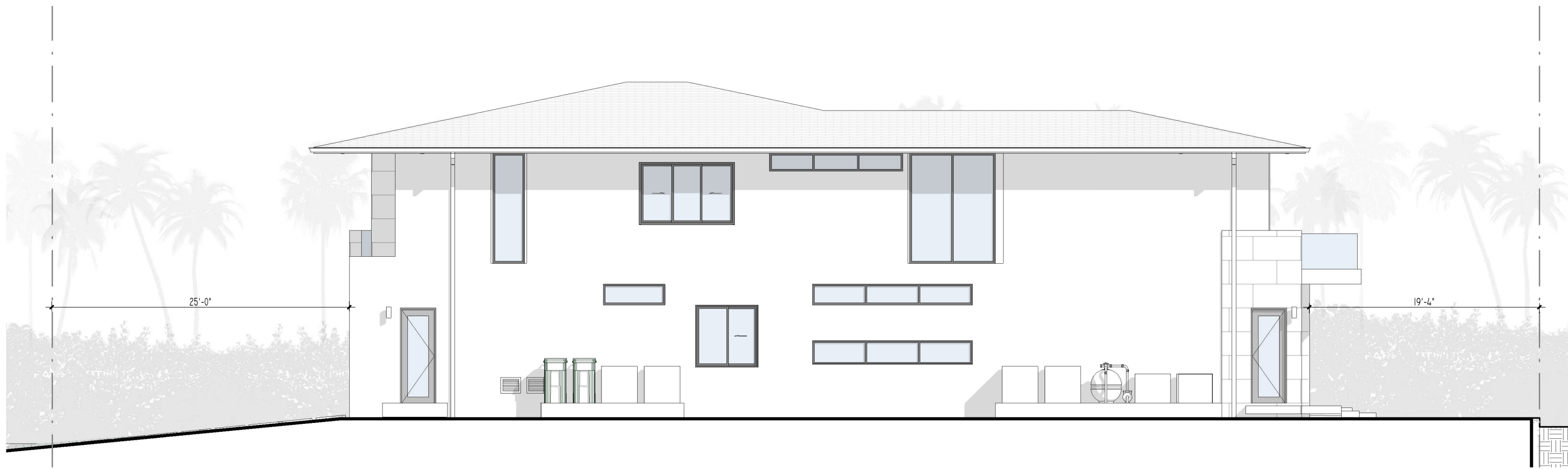
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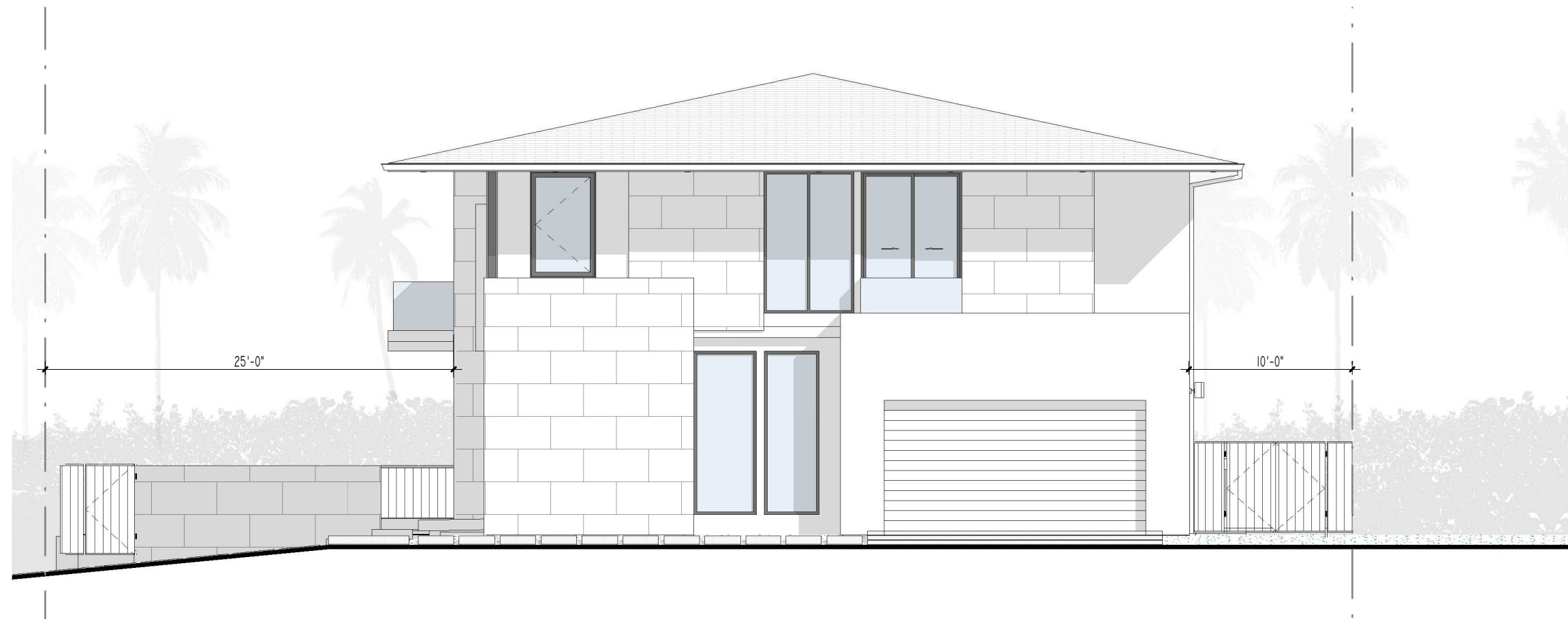
1 FRONT ELEVATION SETBACK DIAGRAM
1/8" = 1'-0"



2 BACK ELEVATION SETBACK DIAGRAM
1/8" = 1'-0"



3 LEFT ELEVATION SETBACK DIAGRAM
1/8" = 1'-0"



4 RIGHT ELEVATION SETBACK DIAGRAM
1/8" = 1'-0"

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ARCHITECTURE + DESIGN

AA26002883

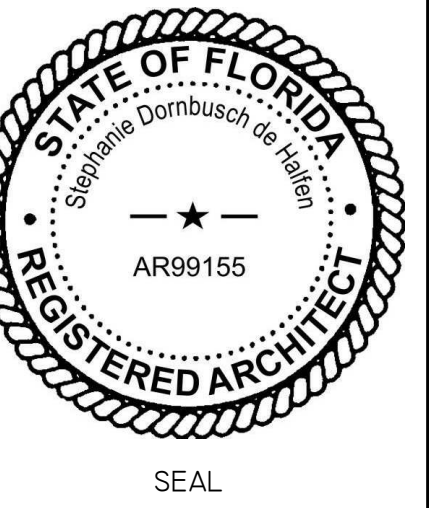
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ELEVATION DIAGRAMS

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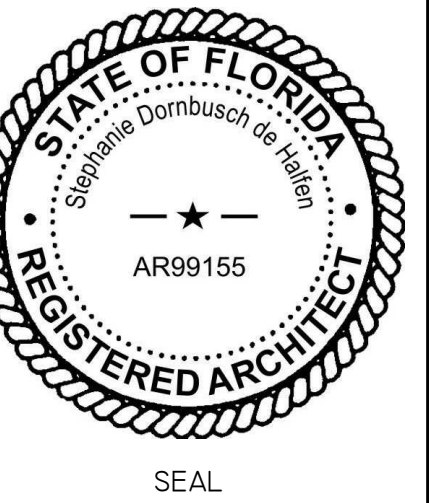
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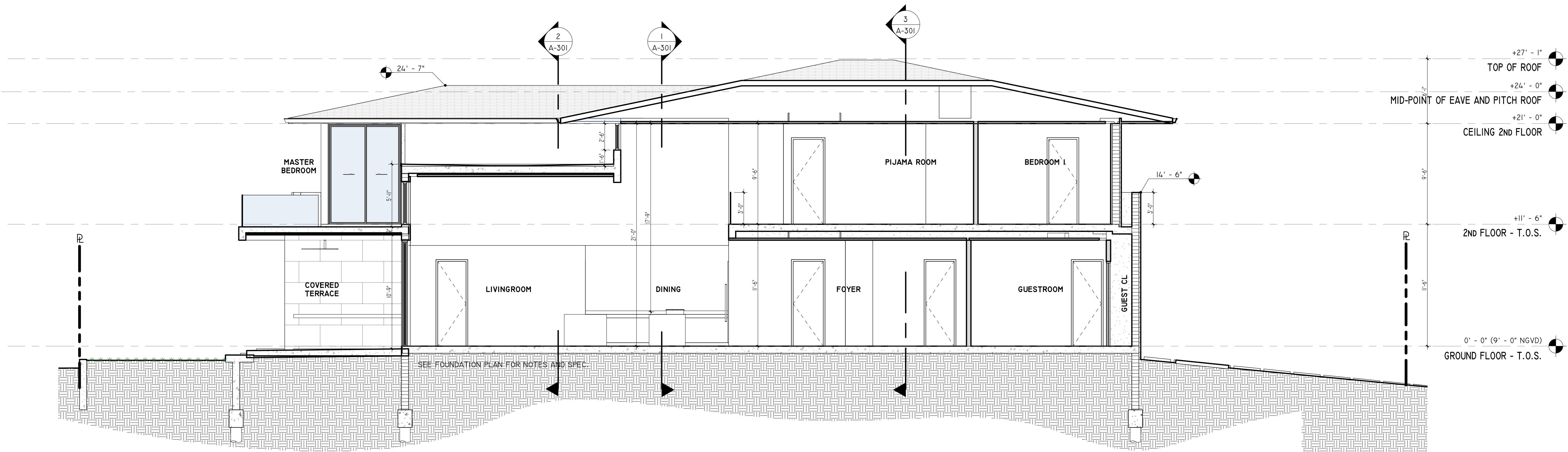
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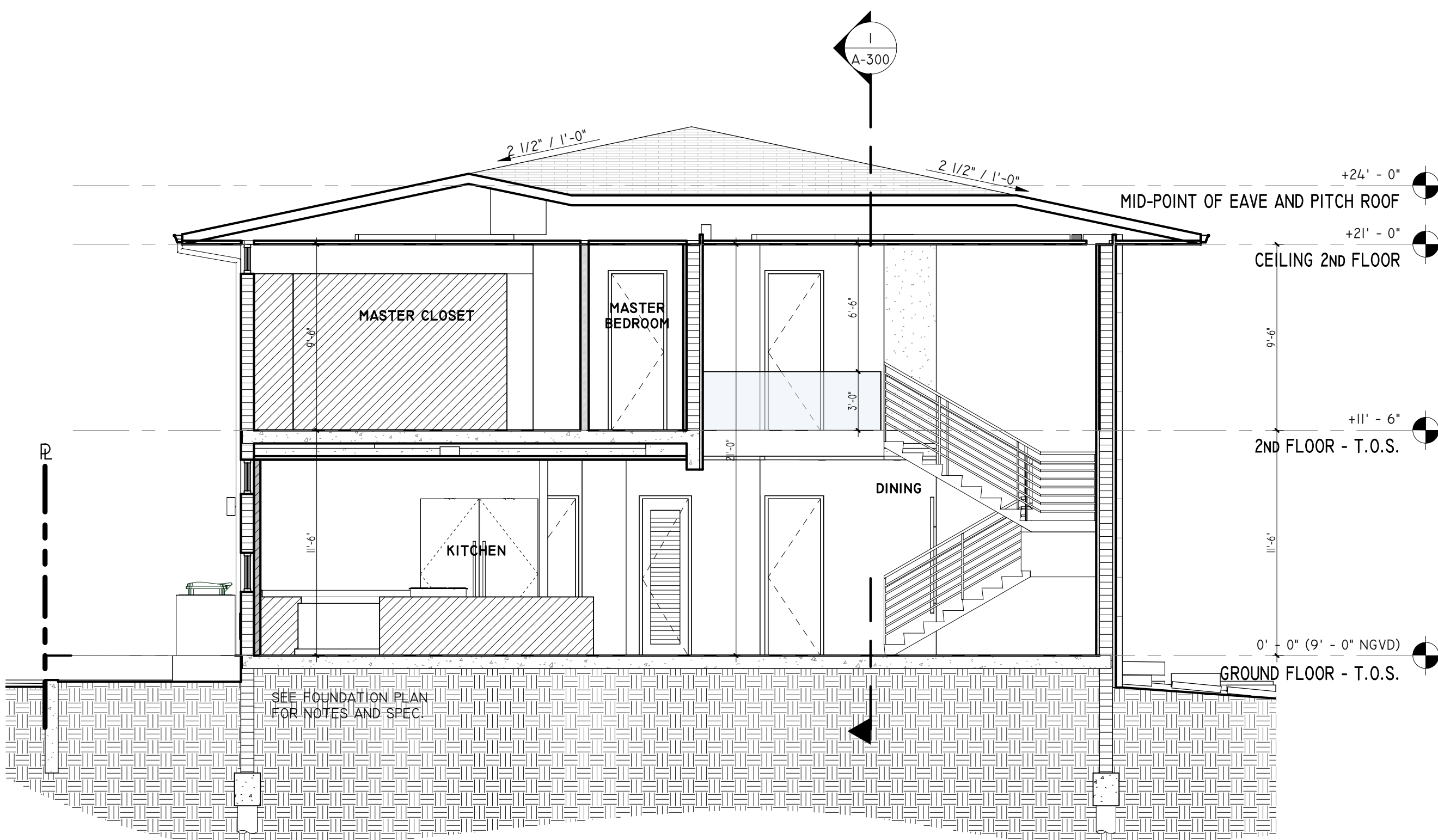
SECTIONS

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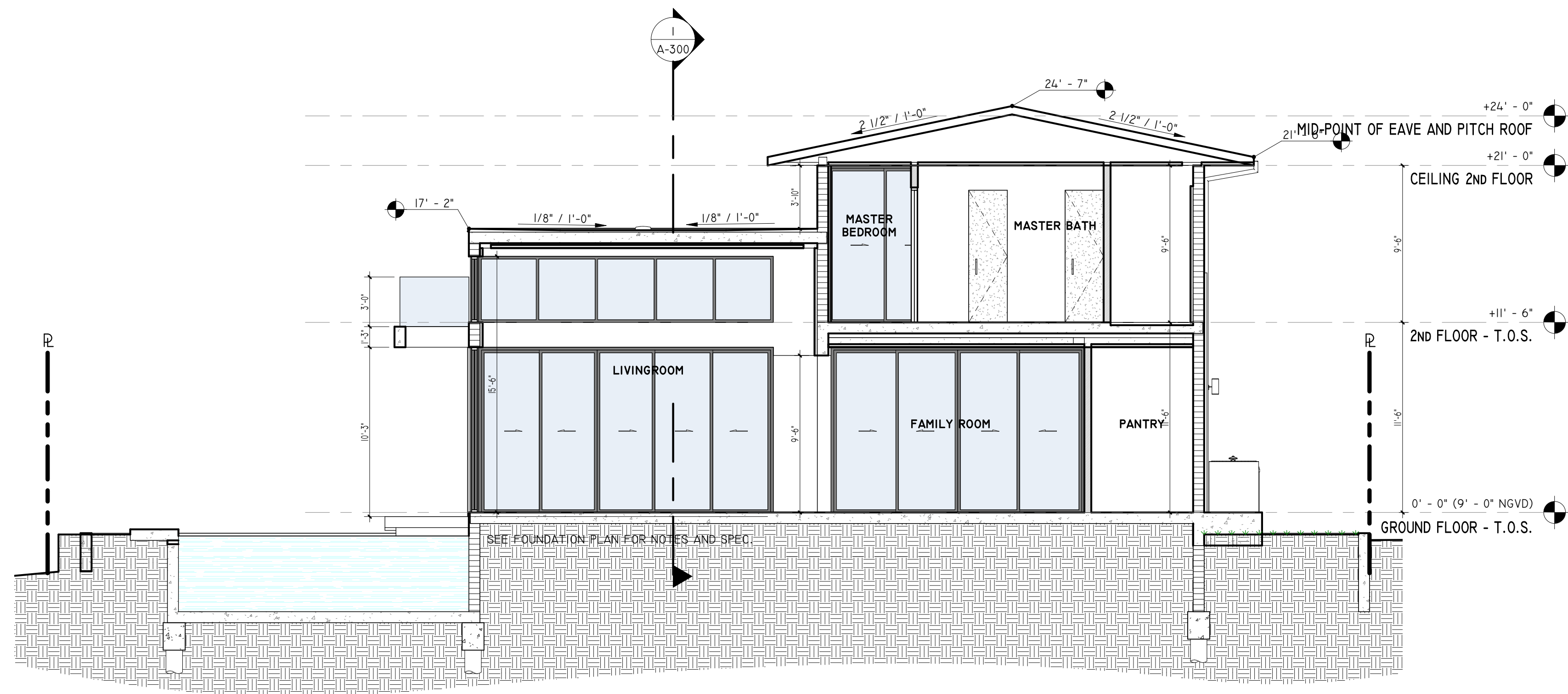
A-300





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

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

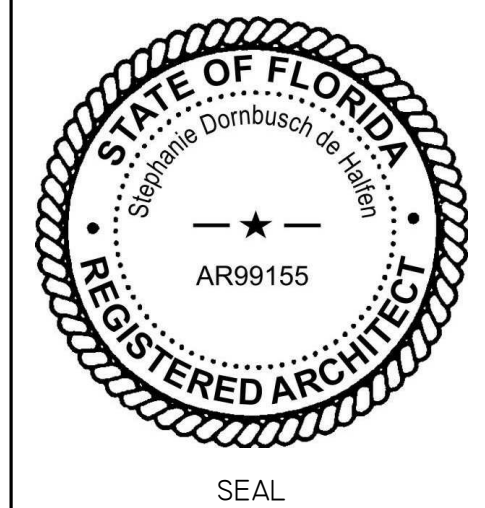


2 SECTION D
3/16" = 1'-0"

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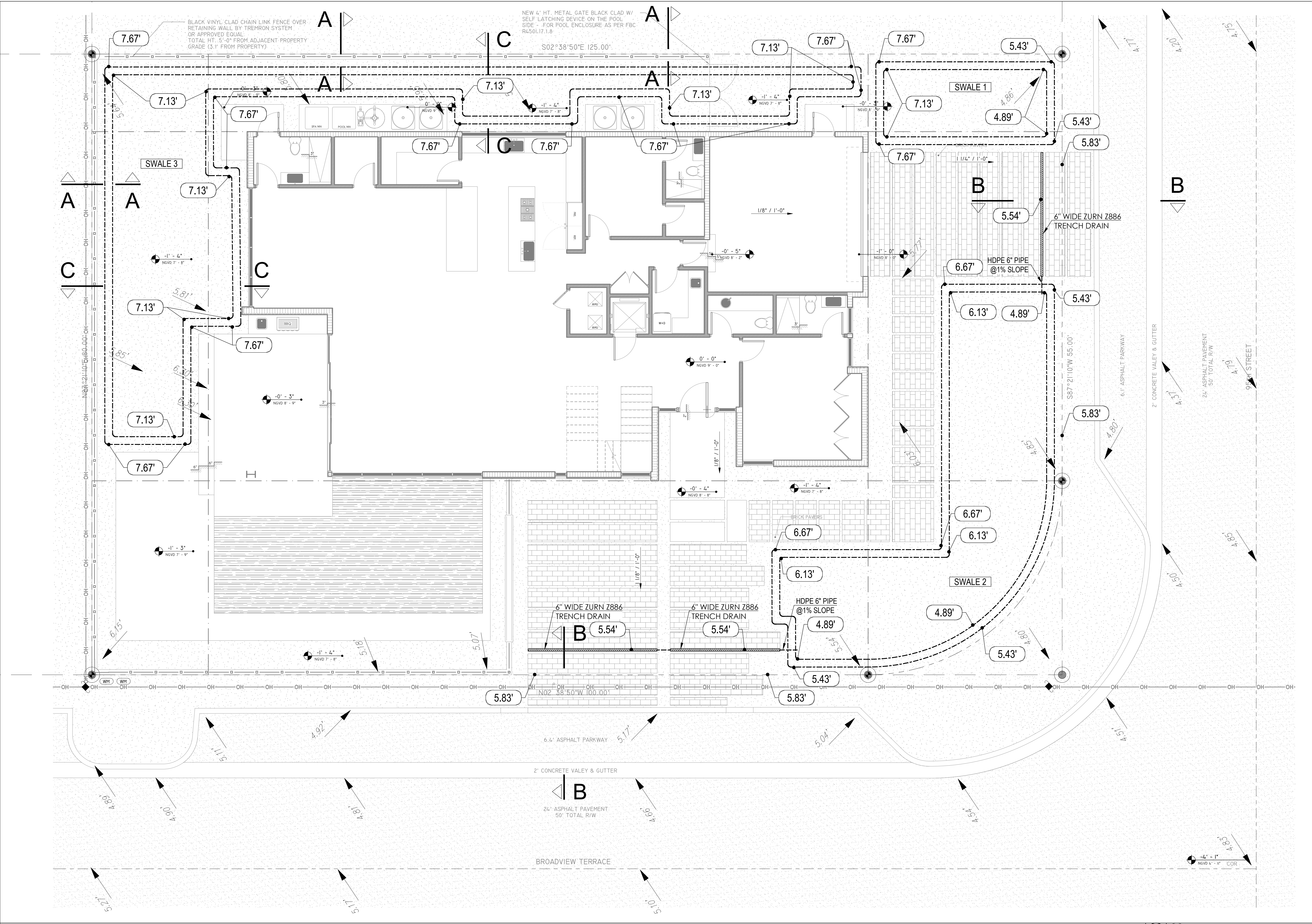
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SEAL

NOTES/COMMENTS

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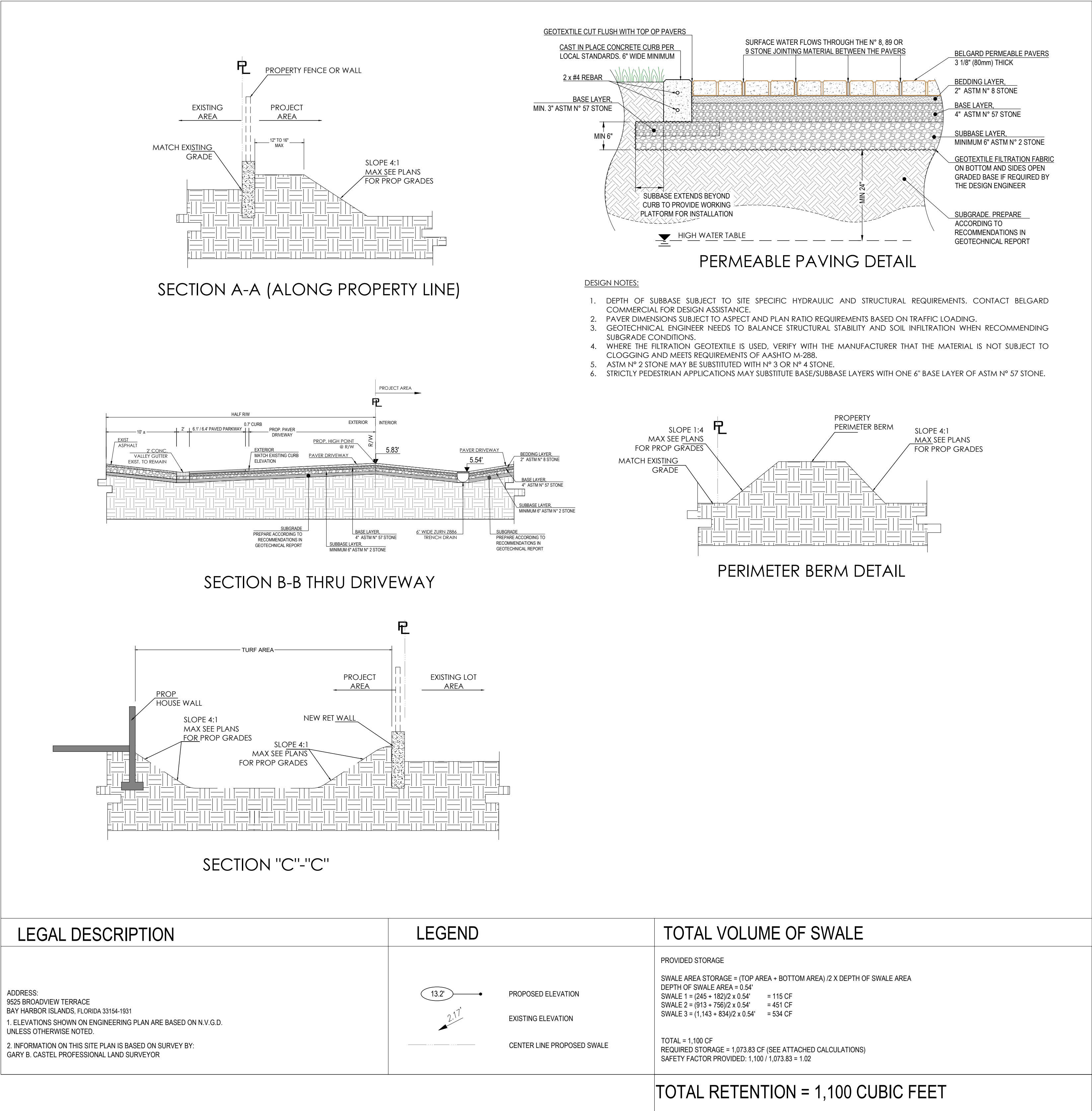
STORM DRAINAGE PLAN

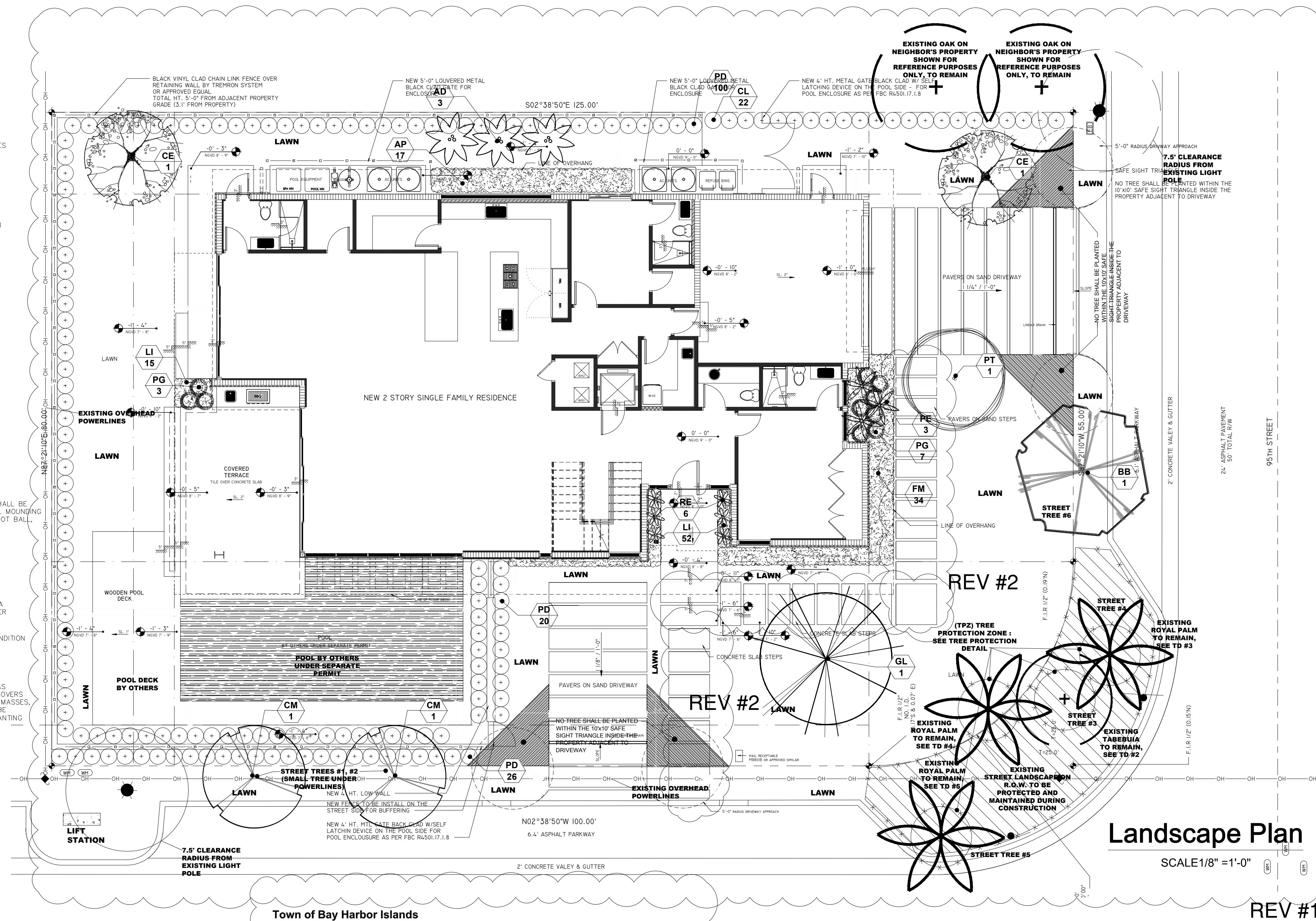
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C-I

STORM DRAINAGE PLAN
3/16" = 1'-0"





L-1



Gumbo Limbo



Green Buttonwood



Christmas Palm



Crape Myrtle



Existing Royal Palms Green Island
Ficus & Yellow Tabebuia



Podocarpus Hedge



Clusia Hedge



Rhaps Excelsa



Brazilian Beautyleaf



Philodendron Giganteum



Liriope Muscari



Carissa Macrocarpa

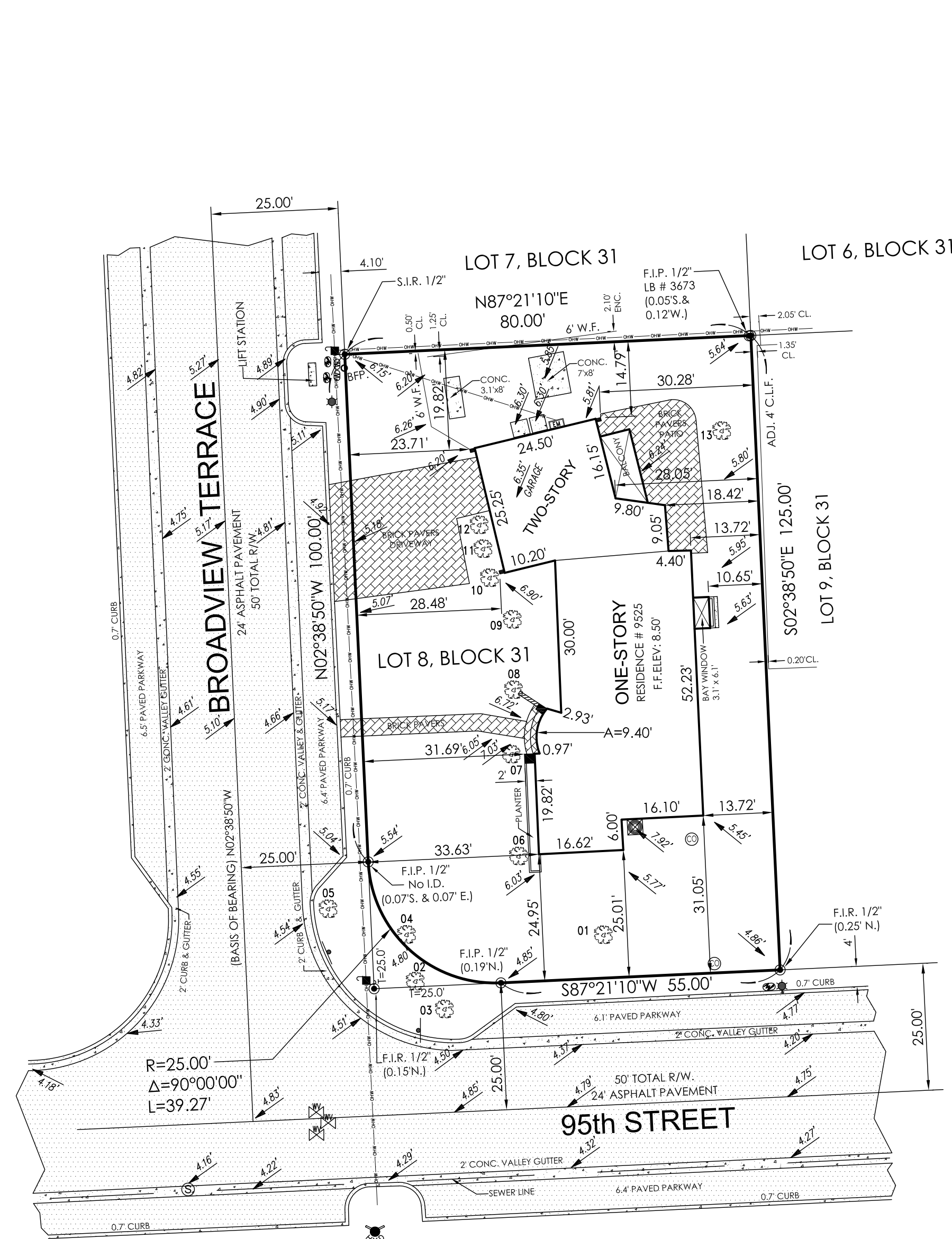


Alexander Palm

LEGENDS OF LANDSCAPE KEYS AND SYMBOLS			
SHRUBS & GROUNDCOVERS			
KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AP	17	ALPINIA PURPURATA/ RED GINGER	36" HT. x 24" SPR. / FULL/ 2' O.C.
CL	22	*CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (HEDGE)	36" HT. x 24" SPR. / FULL/ 2' O.C.
LI	67	LIRIOPE MUSCARI/ EVERGREEN GIANT/ GIANT LIRIOPE	12" HT. x 12" SPR. / FULL/ 2' O.C.
RE	8	RHAPIS EXCELSA/ LADY PALM	36" HT. x 24" SPR. / FULL/ 2.5' O.C.
PD	146	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	4' HT. x 2' SPR. / FULL / 2' O.C.
PG	10	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	2' HT. X 2' SPR. / FULL/ 2' O.C.
CM	80	*CARISSA MACROCARPA/ EMERALD BLANKET/ DWARF CARISSA	12" HT. x 12" SPR. / FULL/ 1' O.C.
FM	34	FICUS MICROCARPA/ GREEN ISLAND FICUS	18" HT. x 18" SPR. / 2' O.C./ FULL
LAWN [AS REQ. STENOTAPHRUM SECUNDATUM 'FLORATAM' /ST. AUGUSTINE			
			SOLID EVEN SOD PIECES
TREES & PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	CE/2	*CONOCARPUS ERECTUS GREEN BUTTONWOOD	12' HT. X 5' SPR., 2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	BB/ 1	CALOPHYLLUM BRASILIENSE BRAZILIAN BEAUTYLEAF (STREET TREE #6)	15' HT. X 6' SPR., 4" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	PT/1	PINK TABEBUIA	12' HT. X 5' SPR., 2.5" CAL,
		TABEBUIA IMPETIGINOSA	FG, BB, FF/ SINGLE MAIN LEADER
	GL/1	*BURSERA SIMAROUBA	8' HT. CLEAR TRUNK, THICK TRUNK
		GUMBO LIMBO	FG, BB, FF, DIAMOND CUT
	PE/3	PTYCHOSPERMA ELEGANS	8' - 10' O.A. HT./ F.G. / FULL
	AD/3	ALEXANDER PALM/ SOLITAIRE PALM	SINGLE/ STRAIGHT TRUNKS
		ADONIDIA MERRILLII	8' - 12' O.A. HT./ F.G. / FULL
		DOUBLE CHRISTMAS PALM	HEAVY DOUBLE HEADS
	CM/ 2	*LAGERSTROEMIA INDICA 'TUSCARORA'	12' HT. X 5' SPR., 2.5" CAL,
		CRAPE MYRTLE (STREET TREE #1, #2)	FG, BB, FF/ SINGLE MAIN LEADER

*DENOTES NATIVE SPECIES

BOUNDARY SURVEY



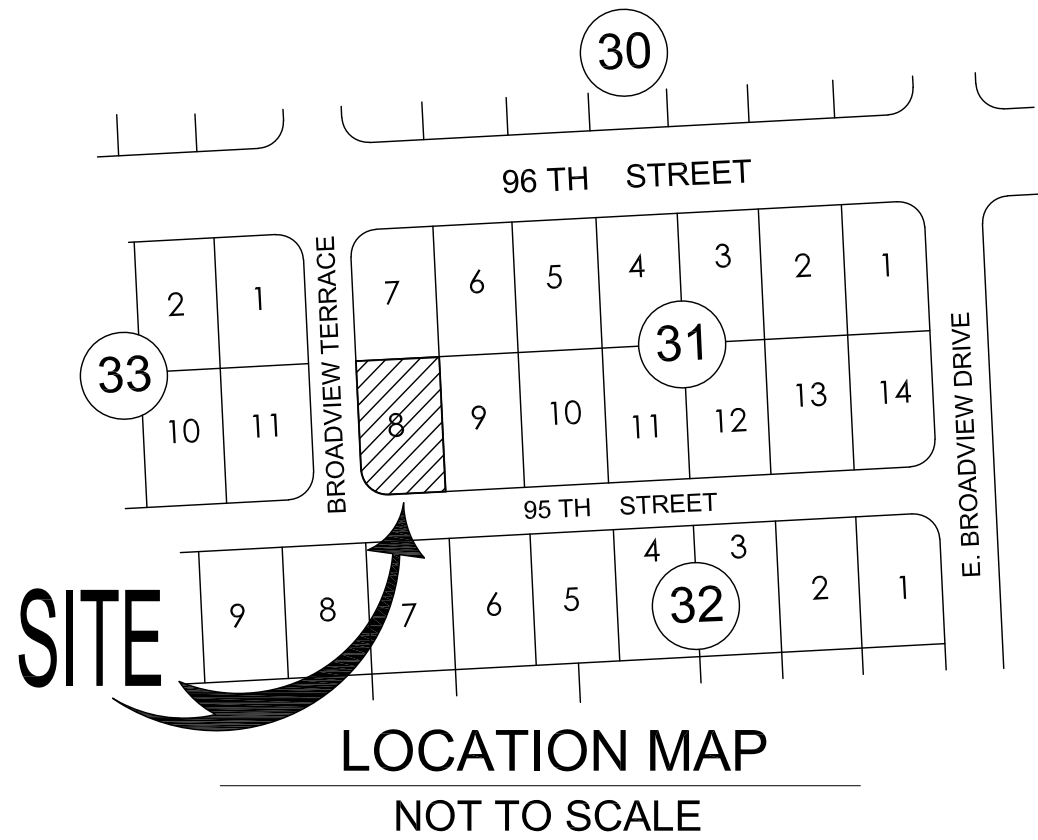
TREE TABLE

No.	TREE NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	DOUBLE BOTTLE PALM	2.8'	9.0'	10.0'
2	YELLOW TABEBUIA TRUMPET TREE	0.8'	25.0'	20.0'
3	ROYAL PALM	1.8'	45.0'	30.0'
4	ROYAL PALM	1.8'	45.0'	20.0'
5	ROYAL PALM	1.6'	45.0'	20.0'
6	PONYTAIL PALM	1.8'	4.0'	6.0'
7	QUEEN PALM	0.9'	30.0'	24.0'
8	QUEEN PALM	0.9'	30.0'	20.0'
9	QUEEN PALM	0.8'	30.0'	20.0'
10	PONYTAIL PALM	0.8'	10.0'	4.0'
11	PYGYM DATE PALM	0.3'	12.0'	8.0'
12	QUEEN PALM	0.7'	20.0'	6.0'
13	MANGO TREE	2.0'	30.0'	30.0'

* TREES TRUNK DIAMETER MEASURED AT A HEIGHT $\pm$ 4.5' FROM THE GROUND.
** TREE LOCATION & DIMENSIONS ARE APPROXIMATE.
*** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.
**** SURVEYOR NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS TREE TABLE.

SYMBOLS

	AIR CONDITIONER
	WATER METER
	CLEAN-OUT
	FIRE HYDRANT
	WATER VALVE
	ELECTRIC BOX
	SANITARY SEWER MANHOLE
	LIGHT POLE
	F.P.L. CONCRETE POLE
	SIGN
	COVERED AREA
	CBS. WALL
	WOOD FENCE (W.F.)
	OVERHEAD LINE (OH)
	CHAIN LINK FENCE (C.L.F.)
BFP = BACK FLOW PREVENTER	
EM = ELECTRIC METER	
F.P.L. = FLORIDA POWER AND LIGHT	
L = LENGTH OF ARC	



PROPERTY ADDRESS:

9525 BROADVIEW TERRACE BAY HARBOR ISLANDS, FLORIDA 33154-1931
FOLIO NUMBER: 13-2227-001-5900

LEGAL DESCRIPTION:

LOT 8, BLOCK 31, 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.

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) THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051 (3) (b), 15.b.II, OF 1 FOOT IN 7500 FEET FOR SUBURBAN AREAS.
- 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, OR THE DIGITAL SIGNATURE AND THE DIGITAL 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) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON; CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, FOR BUILDING AND ZONING INFORMATION. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- 9) AREA OF THE PROPERTY: 9865.87 SQUARE FEET OR 0.23 ACRES.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 11) TYPE OF SURVEY: BOUNDARY AND TREE 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, IF ANY, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD'29).
- 15) BENCH MARK USED: MIAMI-DADE COUNTY BM.# R-243, ELEVATION: 6.61' (NGVD'29)
- 16) 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:
MENACHEM KRANZ AND NEHAMA DINA PINSON.
MATTHEW B. WEALCATCH, P.A.
WFG NATIONAL TITLE INSURANCE COMPANY.

LEGEND AND ABBREVIATIONS:

A. = ARC
ADJ. = ADJACENT
A/C = AIR CONDITIONER PAD
ATIMA = AS THEIR INTERESTS MAY APPEAR
C.B. = CATCH BASIN
C.L.F. = CHAIN LINK FENCE
CL = CENTER LINE
CL = CLEAR
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STRUCTURE
E = EAST
ENC. = ENCROACHMENT
EL. = ELEVATION
EL. = DELTA
F.F.EL. = FINISH FLOOR ELEVATION
F.P.C.P. = FOUND PERMANENT CONTROL POINT
F.I.P. 1/2" = FOUND IRON PIPE 1/2"
F.I.R. 1/2" = FOUND IRON REBAR 1/2"
F.N. = FOUND NAIL
F.N.&D. = FOUND NAIL AND DISC
F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
(M) = MEASURED
N = NORTH
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O/L = ON LINE

O/S = OFF SET
OH.W. = OVERHEAD WIRES LINE
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
P.B. = PLAT BOOK
P.R.C. = POINT OF REVERSE CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
P.T. = POINT OF TANGENCY
P.F. = PLASTIC FENCE
R = RADIUS
(R) = RECORD
R.P. = RADIUS POINT
S = SOUTH
S. 1/2" I.R. = SET 1/2" IRON REBAR
R/W = RIGHT OF WAY
SBT = BELL SOUTH TELEPHONE
SWK. = SIDEWALK
S.N.&D. = SET NAIL & DISC
T = TANGENT
TBM = TEMPORARY BENCHMARK
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
W = WEST
WM = WATER METER
W.F. = WOOD FENCE

GARY B. CASTEL

PROFESSIONAL LAND SURVEYOR

25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032

Mobile Phone: (786) 486-6786

E-Mail. esplandsinc@gmail.com

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY B. CASTEL 02 / 22 / 2021

Registered Land Surveyor No. 4129
State of Florida

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

COMMUNITY NAME AND NUMBER:

TOWN OF BAL HARBOUR ISLANDS: 120637

PANEL NUMBER AND SUFFIX:

12086 C 0144 - L

FIRM PANEL EFFECTIVE DATE:

09 / 11 / 2009

COUNTY NAME: MIAMI-DADE

STATE: FLORIDA

FLOOD ZONE: AE

BASE FLOOD ELEVATION : 8.00' N.G.V.D. 1929

No.

REVISIONS

JOB N°: 02 - 2021 - 034

FIELD CREW : EDMUND

DRAWN : S.F.

CHECKED: G.C.

FIELD DATE : 02 / 20 / 2021

DATE : 02 / 21 / 2021

SHEET

1

of 1

ELEVATION CERTIFICATE

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9525 BROADVIEW TERRACE			Policy Number:
City BAY HARBOR ISLANDS	State Florida	ZIP Code 33154-1931	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: R-243 (MIAMI-DADE COUNTY) Vertical Datum: 6.61 FEET NGVD, 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

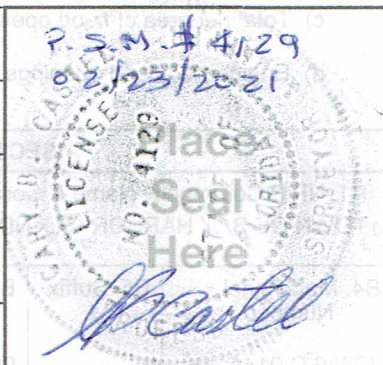
Check the measurement used.

- | | | | |
|---|------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>5.0</u> | ☒ feet | ☐ meters |
| b) Top of the next higher floor | <u>8.5</u> | ☒ feet | ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | ☐ feet | ☐ meters |
| d) Attached garage (top of slab) | <u>6.4</u> | ☒ feet | ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>7.9</u> | ☒ feet | ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>5.7</u> | ☒ feet | ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>7.0</u> | ☒ feet | ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>6.7</u> | ☒ feet | ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

We're latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name GARY B. CASTEL	License Number 4129	
Title P.L.S. AND MAPPERS		
Company Name GARY B. CASTEL, PROFESSIONAL LAND SURVEYOR		
Address 25465 S.W. 134th PLACE		
City HOMESTEAD	State Florida	ZIP Code 33032-7838
Signature 	Date 02-23-2021	Telephone (786) 486-6786
Ext.		

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

FOLIO NUMBER: 13-2227-001-5900.

HIGHEST CROWN OF ROAD ELEVATION: 5.30 FEET, LOWEST CROWN OF ROAD ELEVATION: 4.75 FEET.

A5. LATITUDE/LONGITUDE OBTAINED IN GOOGLE EARTH.

C2. a) CRAWL SPACE ELEVATION: 5.00 FEET.

C2. e) AIR CONDITIONER METAL PLATFORM ELEVATION: 7.92 FEET, LOCATED AT THE RIGHT SIDE OF THE BUILDING.

AGENDA ITEM REPORT

July 20, 2021

ITEM NUMBER: 4.

ITEM: Request for approval for a new single family home for “1261 97 Street, LLC” located at 1261 97 Street, Lot 10 of Block 29. The owner is proposing to construct a new two story single family home. The existing 2,508 sq. ft. single-story home (built in 1947) will be demolished and replace with a new two-story 5,082 sq. ft. home. The residence will have 4 bedrooms, 4 baths, 2 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #4

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

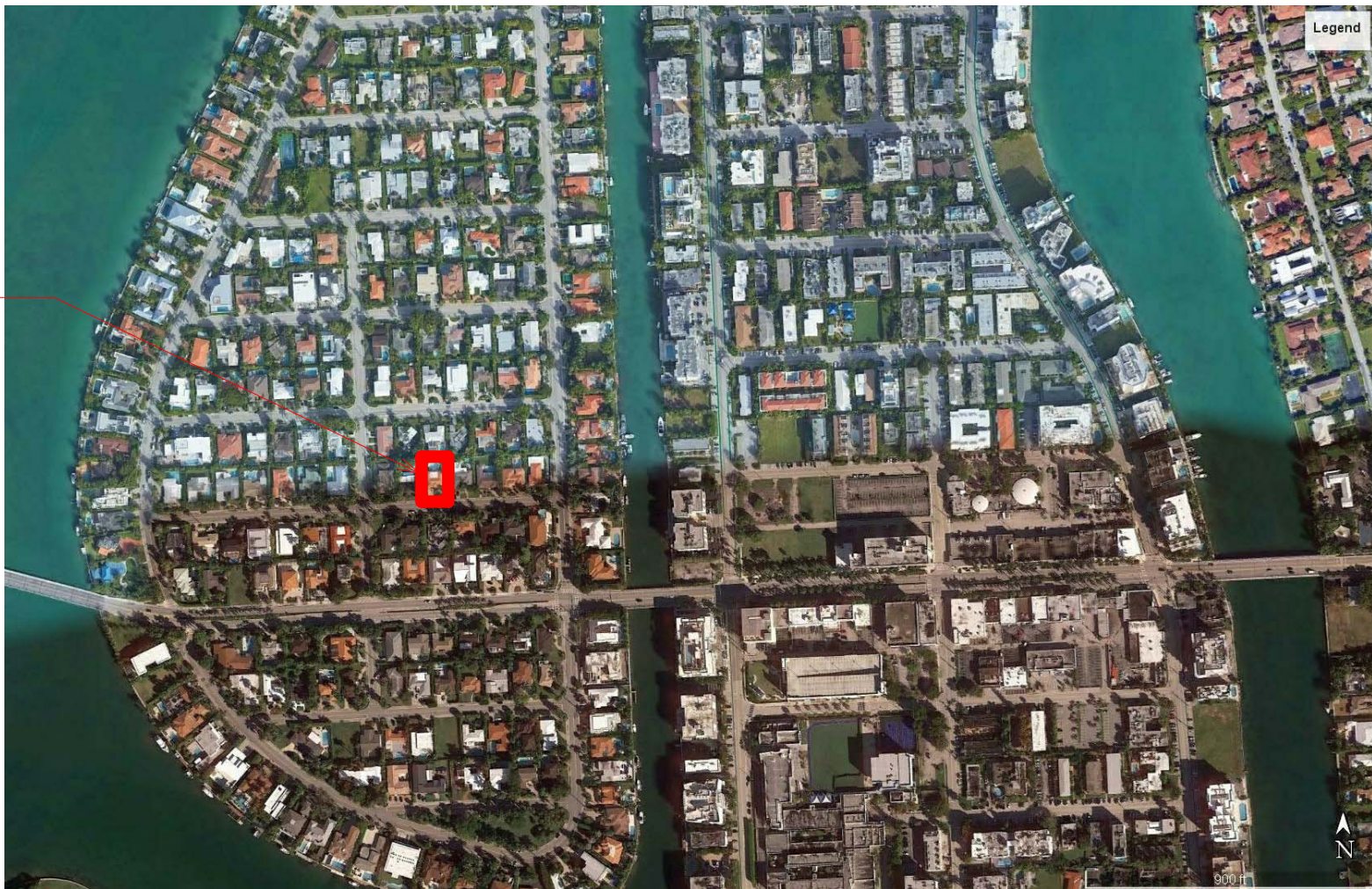
ATTACHMENTS

1. 1261 97 PZB Pritchett 7.20.21
2. BHI PZB Staff Report 1261 97 Street SFR July 12 2021

PRITCHETT RESIDENCE

1261 97TH STREET
BAY HARBOR ISLAND, FL 33154

SITE

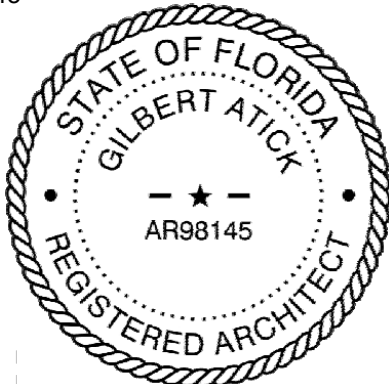


INDEX OF DRAWINGS					
SHEET NO.	SHEET NAME	DRB SUBMISSION 01/14/2021	DRB REV 01 05/29/2021	DRB REV 02 06/18/2021	DRB REV 03 07/02/2021
1 - GENERAL					
A.000	COVER SHEET	X	X	X	
A.002	PHOTOS - EXISTING SITE & ADJOINING LOTS	X			
A.006	COLOR RENDERINGS	X	X		
2 - LANDSCAPE					
L.100	LANDSCAPE PLANS	X	X	X	
L.200	LANDSCAPE ELEVATIONS	X	X	X	
L.300	PLANT MATERIAL	X	X	X	
3 - ARCHITECTURAL					
A.101	SITE PLAN	X	X	X	
A.101.1	SITE PLAN INFORMATION		X	X	X
A.102	GROUND LVL PLAN	X	X		
A.103	SECOND LVL PLAN	X	X		
A.201	BUILDING ELEVATIONS	X	X		
A.202	BUILDING ELEVATIONS		X		
A.207	SAMPLELS - EXTERIOR		X		
4 - CIVIL					
C-1	PAVING, GRADING AND DRAINAGE PLAN		X		
C-2	UTILITIES PLAN		X		
C-3	GENERAL NOTES & DETAILS		X		
C-4	SURFACE WATER POLLUTION PREVENTION PLAN		X		

ARCHITECT

McKENZIE CONSTRUCTION, LLC
GILBERT ATICK FL AR98145

2247 NW 17 AVENUE
MIAMI, FL 33142
P. 786.412.7341



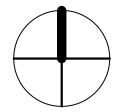
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LANDSCAPE ARCHITECT

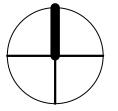
LA CASONA GARDEN
23400 SW 187 AVE
HOMESTEAD, FL 33031
P 646.269.4665

CIVIL ENGINEER

TERRA CIVIL ENGINEERING
4011 W. FLAGLER ST. SUITE 404
MIAMI, FL 33134
P 305-499-5010



A.002





2



6

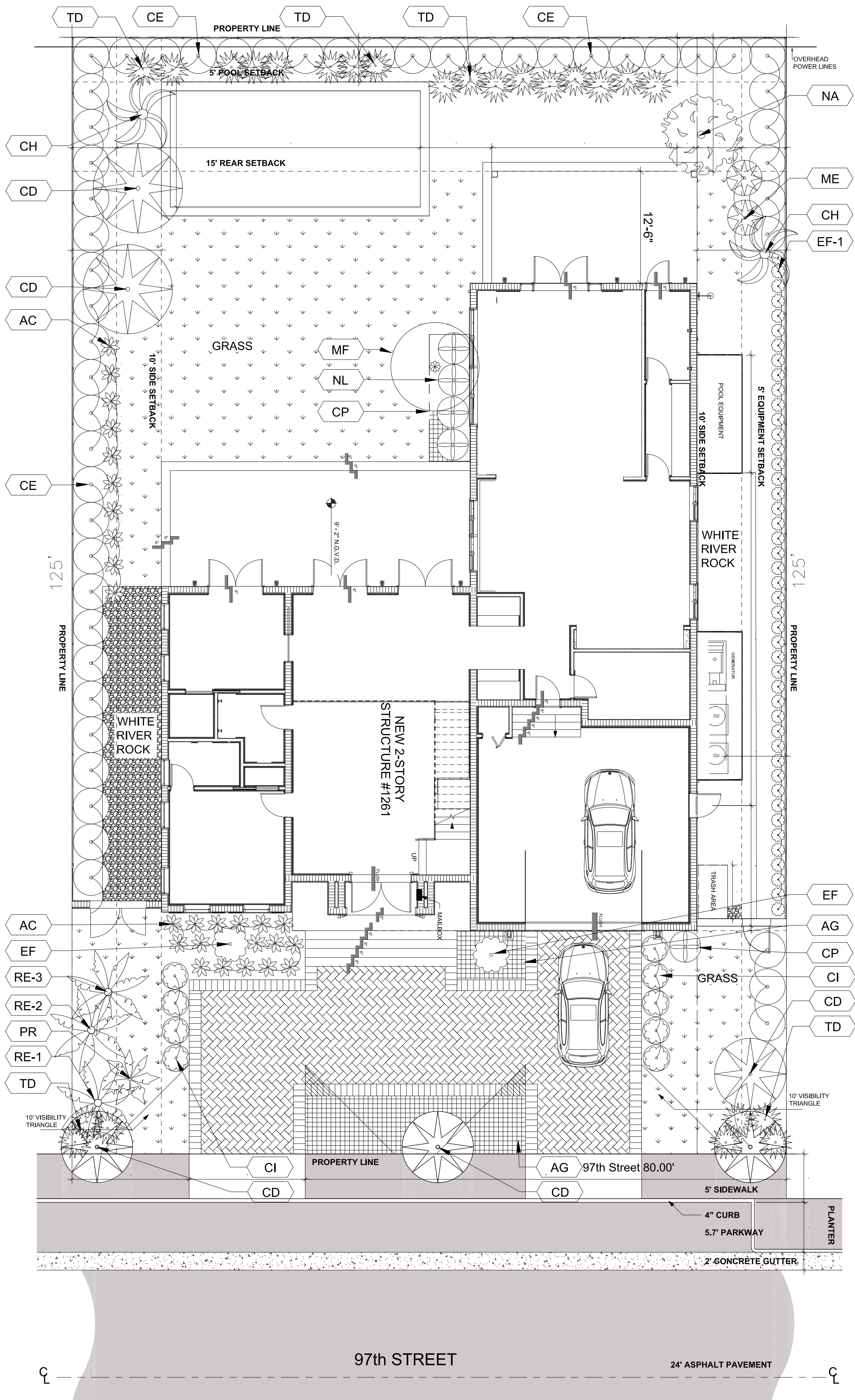


10

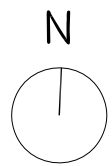
LA CASONA GARDEN
23400 SW 187 AVE
HOMESTEAD, FL 33031
P 646.269.4665

1261 97TH STREET
BAY HARBOR ISLAND, FL 33154

SCALE: N.T.S. DRAWING NO.



1 LANDSCAPE PLAN
1/8" = 1'0"

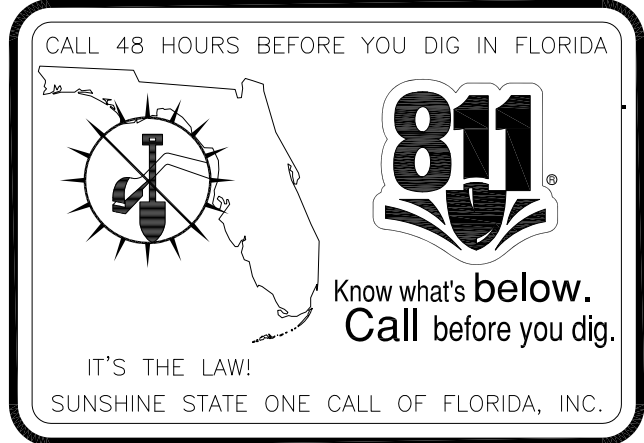
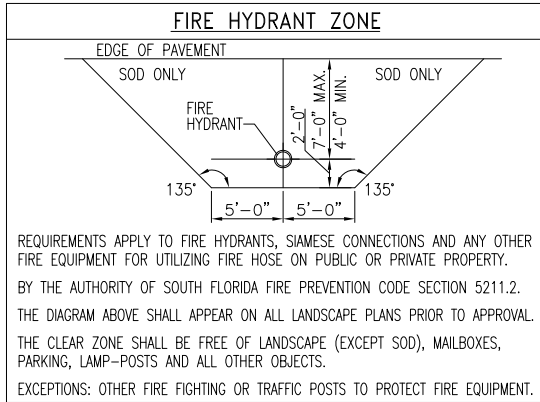


PLANT SCHEDULE					
NEW TREES, PALMS, SHRUBS, GROUND COVER					
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS: D.B.H. HEIGHT, SPREAD
26		AC	ALOCASIA GAGAENA	CALIFORNIA ALOCASIA	NO 7 GAL., H: 0.25' FULL, 24" OC.
120		AG	ARACHIS GLABRATA	PERENNIAL PEANUT	NO 1 GAL., H: 0.5', 24" OC.
15		CI	CHRYSOBALANUS ICACO	HORIZONTAL COCOPLUM	YES 15GAL, 36" O.C
5		CP	CLERODENDRUM THOMSONIA	BLEEDING HEART VINE	NO 15GAL, H: 5'-8' [Trellis], 3.5' Spread
6		CD	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	YES 65GAL. H:16', 10' Spread; 42" dbh , Standard form
51		CE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	YES 15GAL., H: 5'6" Full, 4' Spread, 3" dbh, Standard form
44		EF-1	EUGENIA FOETIDA	SPANISH STOPPER	YES 7GAL. H: 4', 2' Spread, bush
2		EF	EUGENIA FOETIDA	SPANISH STOPPER	YES 45GAL. H:10'-12', 6' Spread, 3" dbh, Standard form
2		ME	MEGASKEPasma ERYTHROCLAMYS	BRAZILIAN CLOAK	NO 15GAL., H:10'-12' , 4' Spread
1		MF	MYRCIANTHUS FRAGANS	SIMPSON STOPPER	YES 45GAL. H:10'-12', 10' Spread, 3" dbh, Multi trunk tree form
24		TD	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	YES 3GAL, H: 2' Full, 3.8' Spread
EXISTING TREES & PALMS					
1		PR	PHOENIX RECLINATA	RECLINATA DATE PALM	NO H: 8', 4' Spread, 0.4" dbh
1		RE-1	ROYSTONIA ELATA	ROYAL PALM	YES H: 60', 40' Spread, 1.5' dbh
1		RE-2	ROYSTONIA ELATA	ROYAL PALM	YES H: 30', 30' Spread, 1.5' dbh
1		RE-3	ROYSTONIA ELATA	ROYAL PALM	YES H: 20', 25' Spread, 1.6' dbh
2		CH	CHAMAEROPS HUMILIS	FAN PALM	NO H: 25', 8' Spread, 1.2' dbh
1		NA	UNKNOWN	UNKNOWN	NA H: 20', 20' Spread, 0.7' dbh

TOWN OF BAY HARBOR ISLANDS LANDSCAPE CODE
(SEC. 24-16) REQUIREMENT LEGEND

LANDSCAPE DATA TOWN OF BAY HARBOR ISLAND - SINGLE FAMILY NON-WATERFRONT LOT			
SEC.	24-16 LANDSCAPING:	REQUIRED	PROVIDED
A.	SHADE TREE REQUIRED	5	5
	SINGLE FAMILY NON-WATERFRONT LOT	2	2
	NUMBER OF SHADE TREES IN FRONT YARD:	3	5
	NATIVE SPECIES REQUIRED - 50% DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED 50%	3	5
B.	SHRUBS REQUIRED:	50	60
	SINGLE FAMILY NON-WATERFRONT LOT	15/18	60
	NATIVE SPECIES REQUIRED - 30% DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED - 50%	25/30	60
	MAXIMUM LAWN AREA ALLOWED 50% OF NET LOT AREA	5,000 SF	1710 SF

- NOTES:
1. SEE SCHEDULE FOR ADDITIONAL DETAILS.
 2. ALL PALNT MATERIAL SHALL BE FLORIDA #1 OR BETTER & SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA DEPT. OF AGRICULTURE GRADES AND STANDRADS." CURRENT EDITION RESPECTIVELY.
 3. LANDSCAPE CONTRACTOR TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & 50% MIN. OVERLAP TO ALL LANDSCAPED ARES; SYTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED.
 4. ALL EXISTING TREES SHALL BE TRIMMED AS PER " THE AMERICAN STANDARD INSTITUTE, (ansi) A300-1995" CURRENT EDITION RESPECTIVELY.
 5. LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER & FLORIDA HOLLY FROM SITE (IF EXISTING).
 6. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
 7. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
 8. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE.
 9. ALL TRESS TO HAVE AT LEAST 5' CLEAR TRUNK AND SHALL HAVE 36" DIA. MULCH BED.
 10. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS



FARRINGTON, KEN L
LANDSCAPE ARCHITECT

704 S.W. 16TH AVENUE
APT. 205
GAINESVILLE Florida 32601
TEL: 646-269-4665
License Number: LA0001209

PROJECT LOCATION:
1261 97TH STREET
BAY HARBOR ISLAND, FL 33154

PROJECT NAME:

PRITCHETT RESIDENCE

Print Date:
10/12/2020

Drawn By:
AM

Scale:
AS NOTED

Sheet Title:

LANDSCAPE
PLAN

Sheet No:

L-100



SIMPSON STOPPER



PIGEON PLUM



SPANISH STOPPER
(BUSH)



SPANISH STOPPER



GREEN BUTTON
WOOD (BUSH)



ALOCASIA CALIFORNIANA



PERENNIAL PEANUT GROUND COVER



HORIZONTAL COCOPLUM



FAKAHATCHEE GRASS



BLEEDING HEART VINE



BRAZILIAN RED CLOAK



RECLINATA PALM
(EXISTING)



ROYAL PALM
(EXISTING)



FAN PALM
(EXISTING)

FARRINGTON, KEN L
LANDSCAPE ARCHITECT

704 S.W. 16TH AVENUE
APT. 205
GAINESVILLE Florida 32601
TEL: 646-269-4665
License Number: LA0001209

PROJECT LOCATION:
1261 97TH STREET
BAY HARBOR ISLAND, FL 33154

PROJECT NAME:

PRITCHETT RESIDENCE

Drawn By:
AM

Print Date:
05/05/2021

Scale:
NA

Sheet Title:

PLANT
MATERIAL

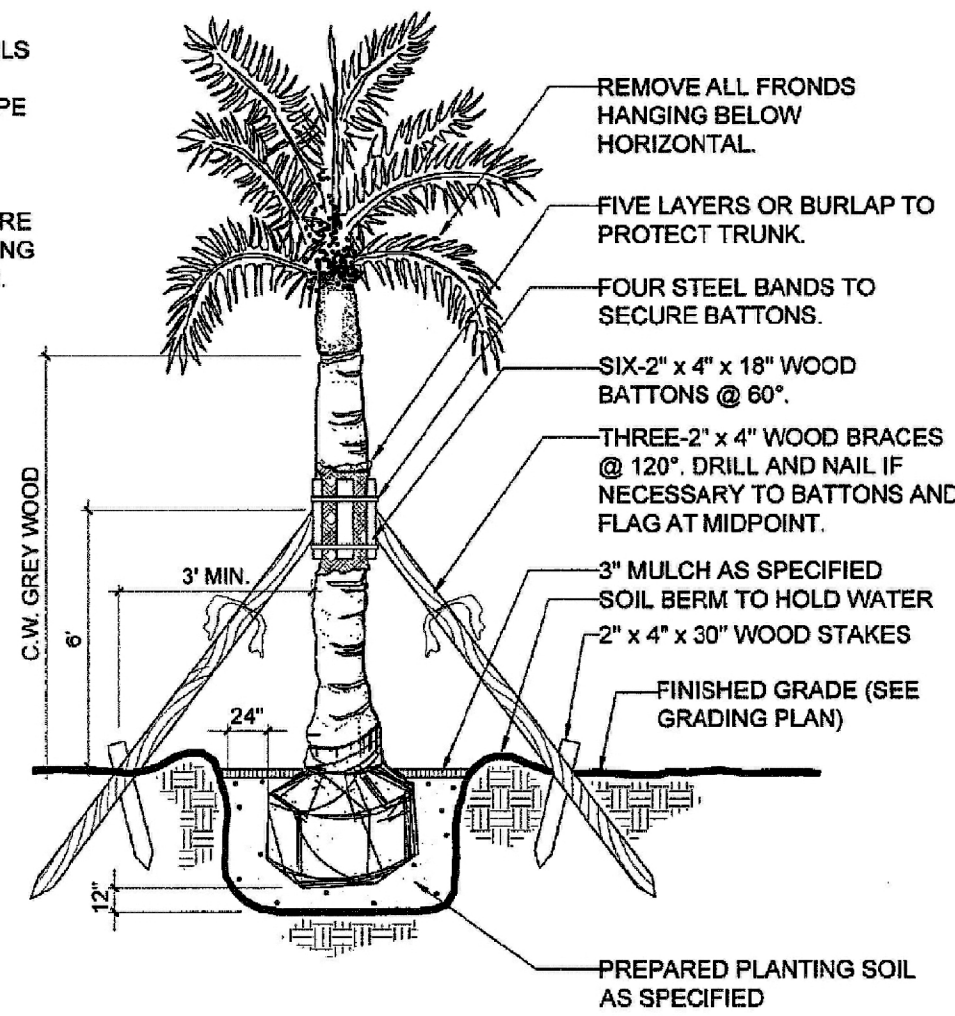
Sheet No:

L-200

NOTE:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE.

2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

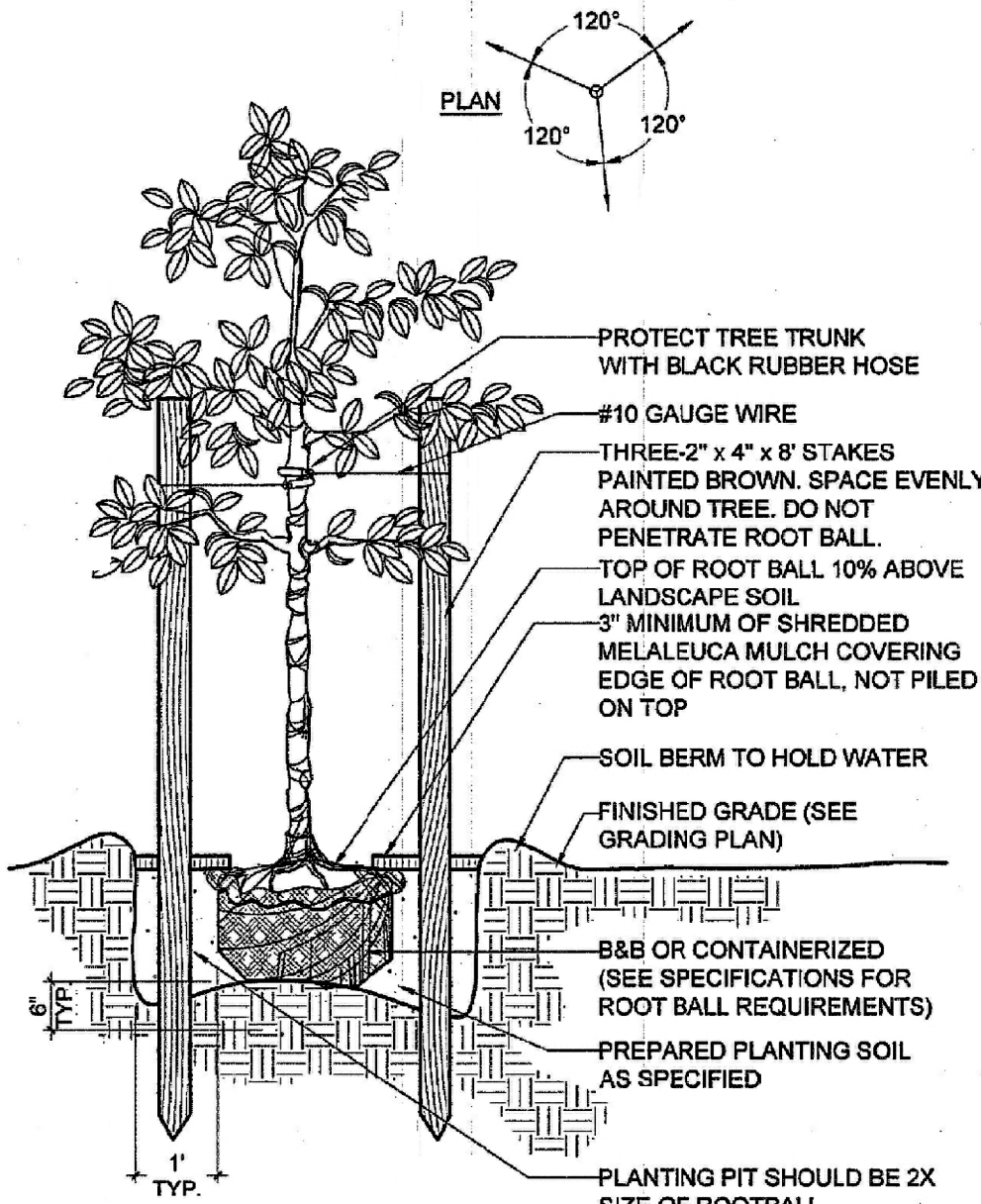


1 FORMAL PALM
SCALE: 1/4" = 1'

NOTE:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE.

2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

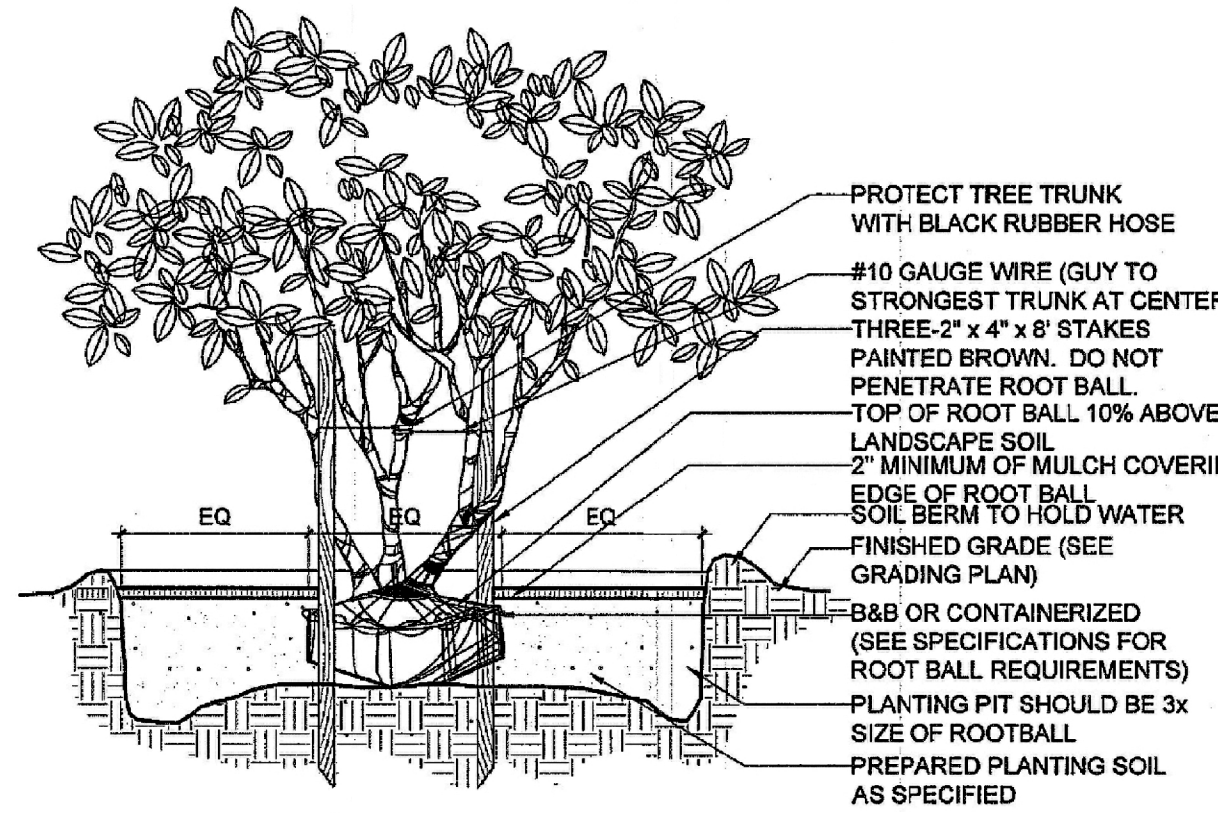


3 SMALL TREE
SCALE: 1/4" = 1'

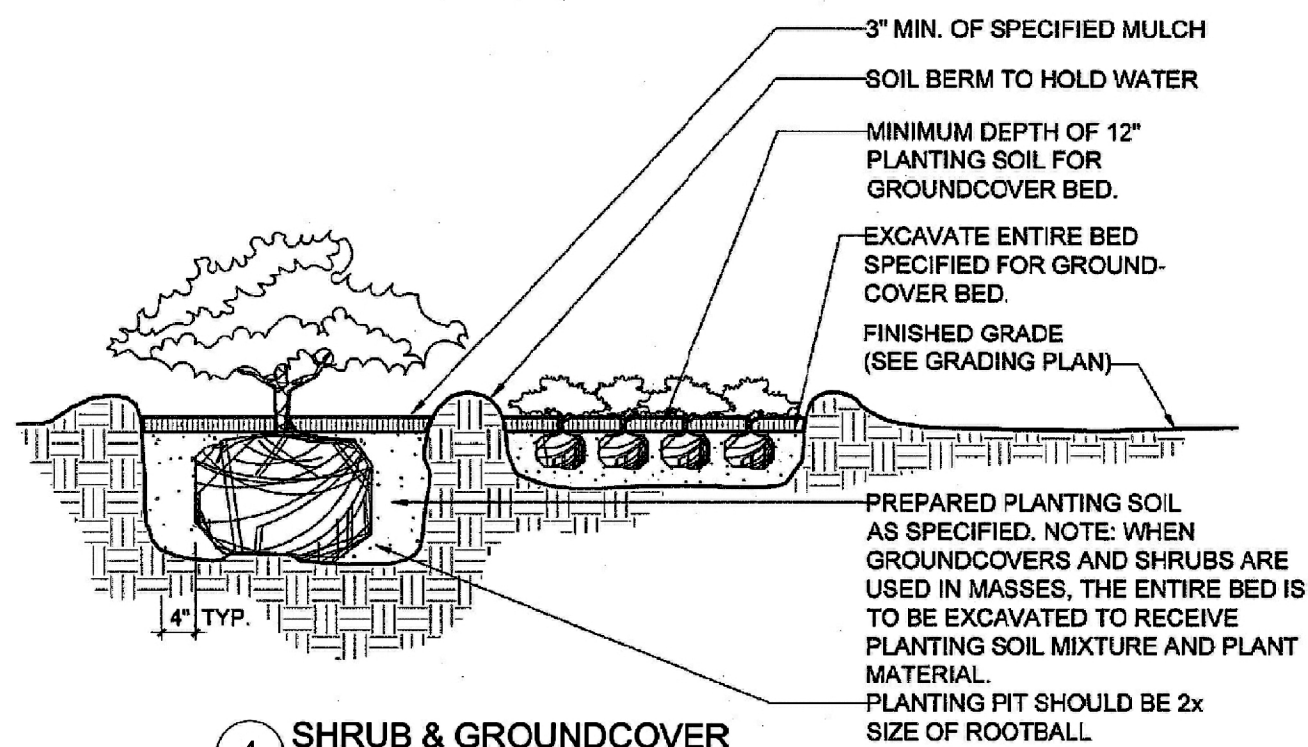
NOTE:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE.

2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



2 TREE
SCALE: 1/4" = 1'



4 SHRUB & GROUND COVER
SCALE: 1/4" = 1'

FARRINGTON, KEN L
LANDSCAPE ARCHITECT

704 S.W. 16TH AVENUE
APT. 205
GAINESVILLE Florida 32601
TEL: 646-269-4665
License Number: LA0001209

PROJECT LOCATION:
1261 97TH STREET
BAY HARBOR ISLAND, FL 33154

PROJECT NAME:

PRITCHETT RESIDENCE

Print Date:
05/05/2021

Drawn By:
AM

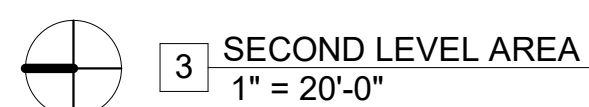
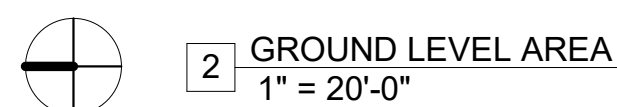
Scale:
AS NOTED

Sheet Title:
LANDSCAPE
DETAILS

Sheet No:

L-300

BUILDING DISPOSITION		
	ALLOWED	PROPOSED
BUILDING SETBACK		
a. PRINCIPAL FRONT	25 FEET	27 FEET
b. REAR YARD (NON-WATERFRONT)	15 FEET	15 FEET
c. SIDE YARD SETBACK	10 FEET	10 FEET
BUILDING HEIGHT		
a. PRINCIPAL BUILDING	2 1/2-STORIES; 25 FEET	2-STORIES; 25 FEET
BUIDING AREA		
a. MINIMUM FLOOR AREA	1,500 SF, NOT INCLUDING GARAGE	3,082 SF

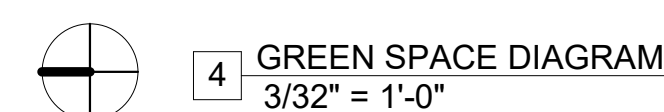
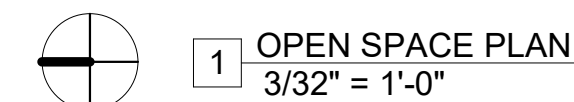
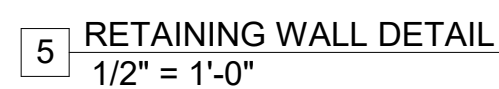


1

AREAS PROVIDED

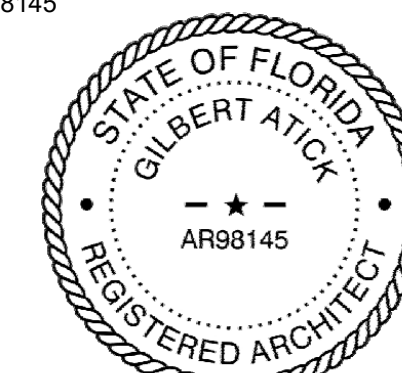
PARKING SPACE REQUIREMENTS

1



ARCHITECT

McKENZIE CONSTRUCTION, LLC
GILBERT ATICK FL AR98145
2247 NW 17 AVENUE
MIAMI, FL 33142
P. 786.412.7341



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LANDSCAPE ARCHITECT

LA CASONA GARDEN
23400 SW 187 AVE
HOMESTEAD, FL 33031
P 646.269.4665

McKENZIE
DESIGN · BUILD · CRAFT

PRITCHETT
RESIDENCE

1261 97TH STREET
BAY HARBOR ISLAND, FL 33154

PROJECT NO.

2021

DESIGN REVIEW BOARD

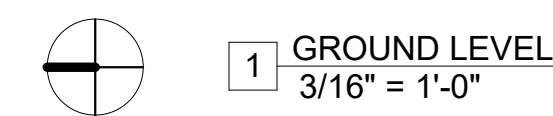
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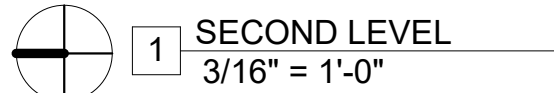
DRAWING TITLE

SITE PLAN INFORMATION

SCALE: As indicated

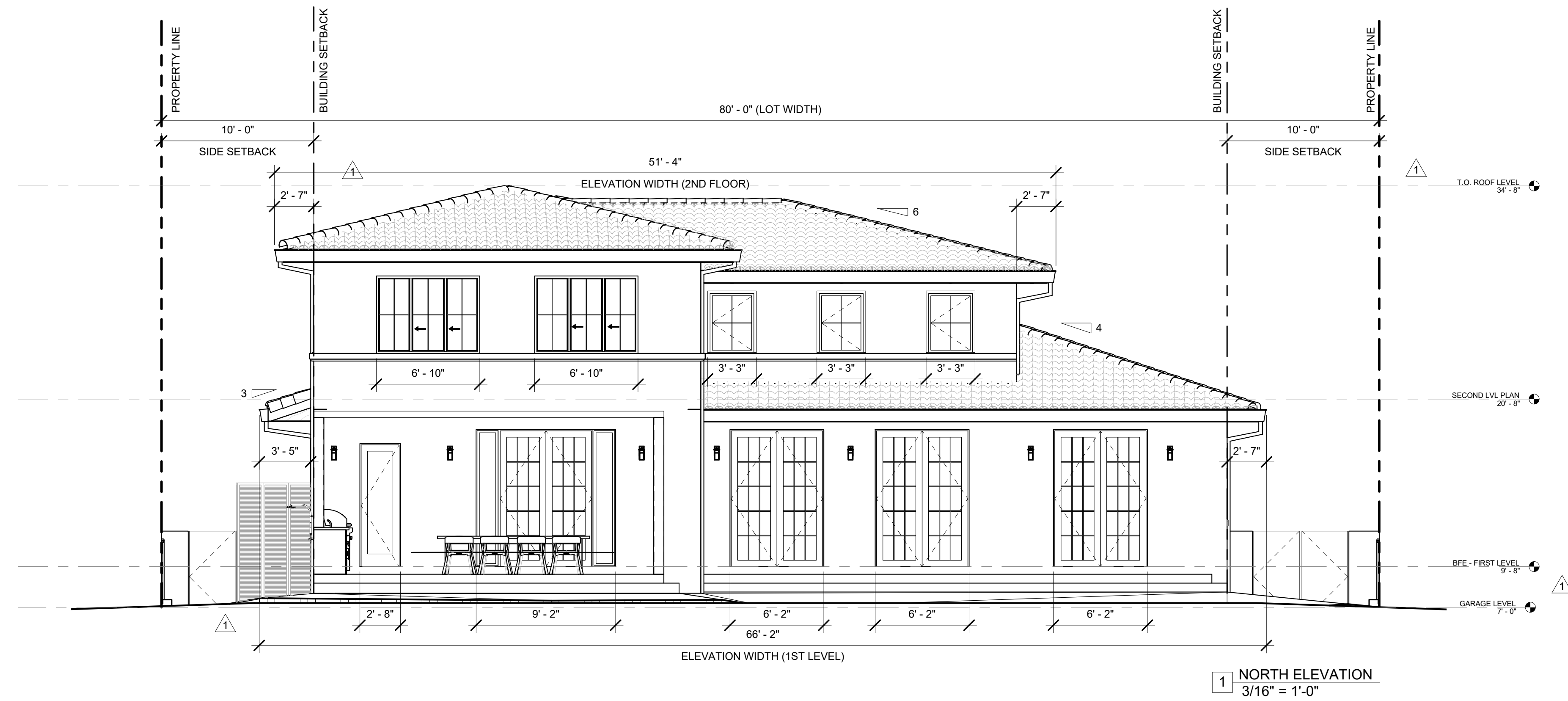
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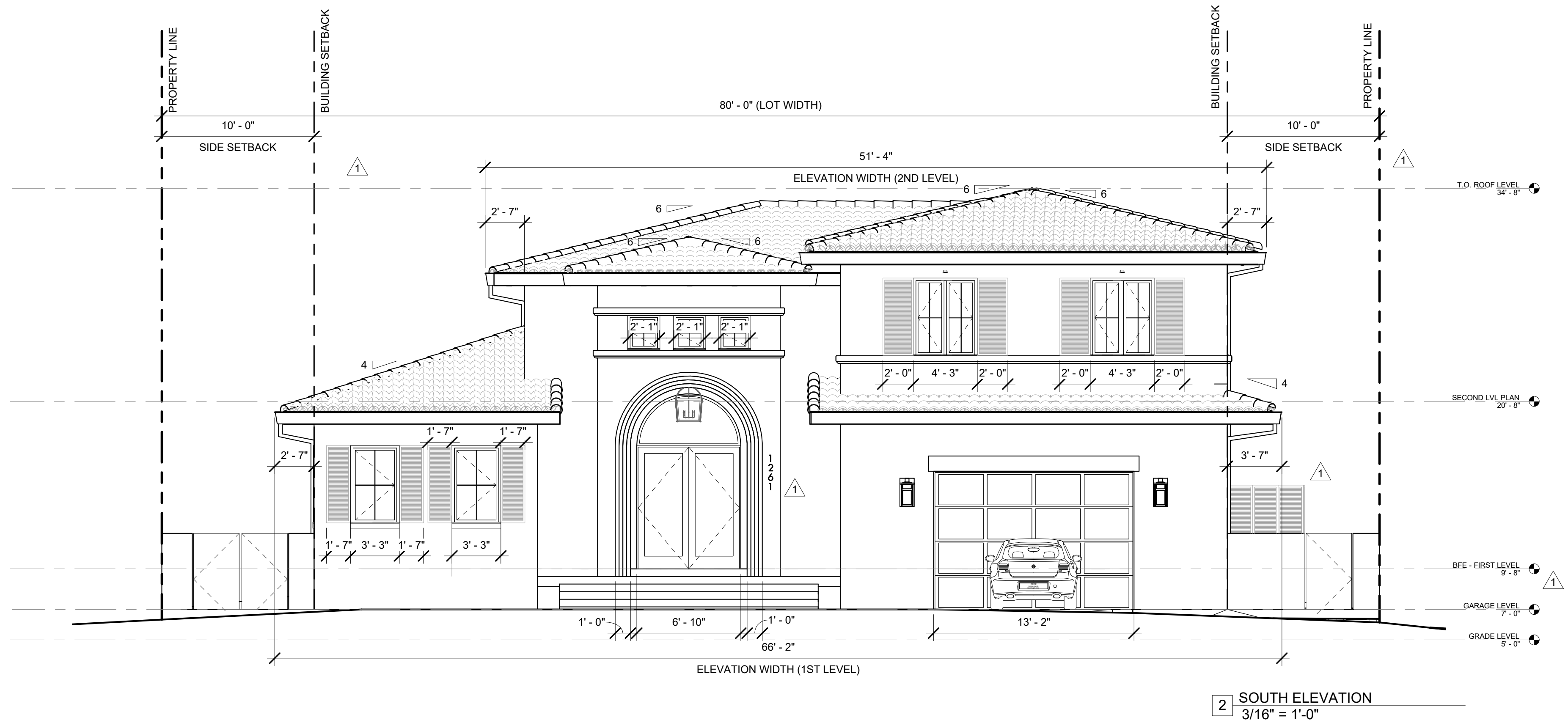


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NORTH ELEVATION ARTICULATION CALCULATIONS AS PER SEC. 23-11 (A) (7)				
2ND FL TOTAL LENGTH =		51'-4"	1ST FL TOTAL LENGTH =	66'-2"
- GLAZING		24'-5"	- GLAZING	30'-4"
- ROOF OVERHANG		5'-2"	- ROOF OVERHANG	6'-0"
TOTAL (OVER THE 50% REQUIRED MIN.)		29'-7" 57%	TOTAL (W/O STEPS) (OVER THE 50% REQUIRED MIN.)	36'-4" 55%
<u>SQUARE FOOTAGE BREAKDOWN:</u>				
GLAZING				397 SF
STUCCO 1				597 SF
BANDING (STUCCO 2)				25 SF

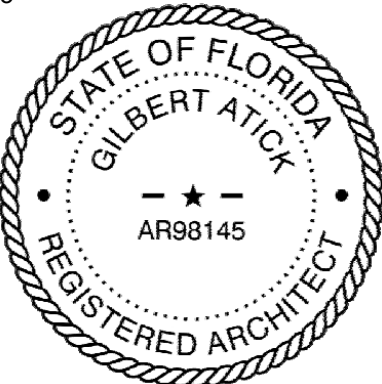


<u>SOUTH ELEVATION</u>			
<u>ARTICULATION CALCULATIONS</u>			
AS PER SEC. 23-11 (A) (7)			
2ND FL TOTAL LENGTH =		51'-4"	
- GLAZING	14'-9"	- GLAZING	6'-6"
- ROOF OVERHANG	5'-2"	- ROOF OVERHANG	6'-2"
- SHUTTERS	8'-0"	- DOORS	20'-0"
		- SHUTTERS	6'-0"
		- BANDING	2'-0"
TOTAL	27'-11"	TOTAL (W/O STEPS)	40'-8"
(OVER THE 50% REQUIRED MIN.)	54%	(OVER THE 50% REQUIRED MIN.)	61%
<u>SQUARE FOOTAGE BREAKDOWN:</u>			
		GLAZING	109 SF
		STUCCO 1	67 SF
		SHUTTERS (METAL)	72 SF
		BANDING (STUCCO 2)	56 SF



ARCHITECT

McKENZIE CONSTRUCTION, LLC
GILBERT ATICK FL AR98145
2247 NW 17 AVENUE
MIAMI, FL 33142
P. 786.412.7341



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LANDSCAPE ARCHITECT

LA CASONA GARDEN
23400 SW 187 AVE
HOMESTEAD, FL 33031
P 646.269.4665

McKENZIE
DESIGN · BUILD · CRAFT

PRITCHETT
RESIDENCE

1261 97TH STREET
BAY HARBOR ISLAND, FL 33154

[illegible]

PROJECT NO.	2021
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DESIGN REVIEW BOARD 7/14/2021 9:36:56 AM

DRAWING TITLE

BUILDING ELEVATIONS

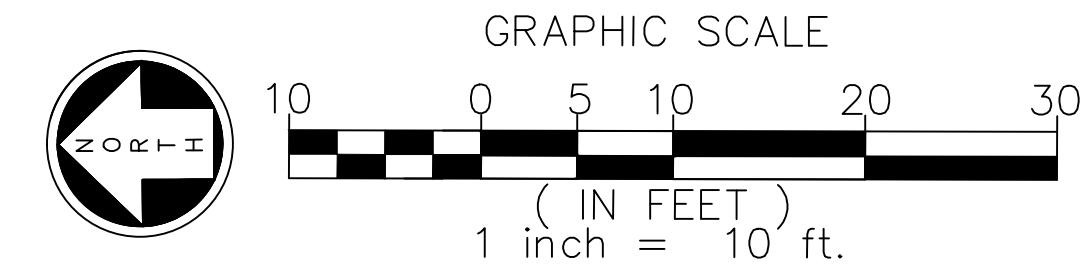
SCALE: As indicated

A.201

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DIMENSIONS: SEE SCHEDULE
SOURCE: TBD
MATERIAL: ALUMINUM

A.207



DATUM NOTE:
UNLESS OTHERWISE INDICATED, ALL ELEVATIONS SHOWN
HEREON REFER TO FINISH ELEVATIONS AND ARE RELATIVE TO
THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
DATUM CONVERSION: NGVD - 1.55' = NAVD

DRAINAGE NOTE:

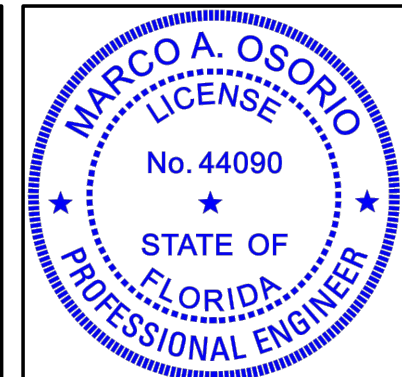
THIS SITE IS DESIGNED TO RETAIN, ON-SITE, THE VOLUME OF RUNOFF GENERATED BY THE 5-YEAR, 1-HOUR STORM WITH AN INTENSITY OF 3.3 INCHES. THE EXF. TRENCH AND RETENTION AREAS PROVIDED ON SITE ARE CAPABLE OF RETAINING THAT RUNOFF VOLUME.

CALCULATIONS FOLLOW THE METHODOLOGY SET FORTH BY THE SFWMD IN THEIR PUBLICATION TITLED "MANAGEMENT AND STORAGE OF SURFACE WATER, PERMIT INFORMATION MANUAL, VOLUME 4."

McKENZIE CONSTRUCTION, LLC
GILBERT ATICK FL AR98145
2247 NW 17 AVENUE
MIAMI, FL 33142
P. 786.412.7341

LA CASONA GARDEN
23400 SW 187 AVE
HOMESTEAD, FL 33031
P. 646.269.4665

TERRA CIVIL ENGINEERING
4011 WEST FLAGLER STREET, SUITE 404
MIAMI, FLORIDA 33134
P. 305.499.5010 CERT. OF AUTHORIZATION #27209



McKENZIE
DESIGN · BUILD · CRAFT

PRITCHETT
RESIDENCE

1261 97TH STREET
BAY HARBOR ISLAND, FL 33154

N.T.S.

N.T.S

N.T.S

PAVING NOTES

1. CONTRACTOR SHALL RECONSTRUCT THE SWALE ALONG THE ENTIRE PROPERTY FRONTAGE.
2. CONTRACTOR SHALL MILL HALF OF EXISTING STREET ASPHALT PAVEMENT (2" AVG. DEPTH) AND RESURFACE WITH 2" TYPE S-III ASPHALT DESIGN MIX.
3. IMPROVEMENTS TO THE RIGHT-OF-WAY REQUIRES A SEPARATE CMB PUBLIC WORKS DEPARTMENT PERMIT.
4. LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY REVIEW FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT, PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
5. REFER TO SHEET C-3 FOR PAVEMENT SPECIFICATIONS

[illegible]

TCE PROJECT NO

210230

CONSTRUCTION DOCUMENTS

DRAWING TITLE

PAVING, GRADING
AND DRAINAGE PLAN

SCALE: As indicated

DRAWING NO.

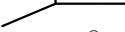
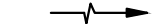
C-1

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

P, G & D LEGEND

- | | |
|---|---|
| HDPE | HIGH DENSITY CORRUGATED POLYETHYLENE PIPE |
|  | PROPOSED CONCRETE DRIVEWAY |
|  | PROPOSED CONCRETE PAVERS ON SAND |
|  | PROPOSED CONCRETE SIDEWALK |
| GRATE EL. | INLET GRATE ELEVATION |
| INV. EL. | INVERT ELEVATION |
|  | PROPOSED ELEVATIONS |
|  | EXISTING ELEVATIONS |
| FFE | FINISHED FLOOR ELEVATION |
|  | DENOTES GRADE TO DRAIN |
|  | DENOTES PROP. CONTOUR ELEV. LINE |
|  | DENOTES PROPERTY LINE |
|  | DENOTES RIGHT OF WAY LINE |



GENERAL NOTES

1. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. -29), UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF DERM, DEP & SFWMD, WATER MANAGEMENT REGULATIONS AND STANDARDS, THE FDOT STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION. THE LATEST MIAMI-DADE COUNTY "PUBLIC WORKS DEPARTMENT, MANUAL PART II - DESIGN AND CONSTRUCTION", THE PROJECT SPECIFICATIONS, AND THE LATEST CITY OF BAY HARBOR ISLANDS PUBLIC WORKS REQUIREMENTS AND SPECIFICATIONS.
3. ALL GRADES SHOWN IN PLAN ARE FINISHED GRADES.
4. THE LOCATION AND SIZE OF THE EXISTING UTILITIES SHOWN IN THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE ONLY. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY PRE-TRENCHING IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
5. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL AT 1-(800)-432-4770 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES. A CONTRACTOR'S REPRESENTATIVE MUST BE PRESENT WHEN UTILITY COMPANIES LOCATE THEIR FACILITIES.
6. EXISTING ABOVE GROUND FEATURES ARE SHOWN ACCORDING TO THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
7. NPDES COMPLIANCE: CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. IN PARTICULAR, SEDIMENT AND EROSION CONTROLS AND STORM WATER MANAGEMENT MEASURES SHALL BE STRICTLY FOLLOWED.
8. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH THE EXISTING PAVEMENT
9. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL CERTIFY THAT THE DRAINAGE SYSTEM IS CLEAN OF DEBRIS OR ANY FOREIGN OBJECT. THE SITE SHALL BE CLEANED OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL THE FINAL ACCEPTANCE OF OWNER, ENGINEER, AND PUBLIC WORKS.

PAVEMENT SPECIFICATIONS:

OPTIONAL SURFACE COURSES: CONCRETE PAVERS SHALL BE: 3 1/8" THICK SOLID CONCRETE INTERLOCKING PAVING UNITS (PER ASTM C 936). CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CUT SHEETS FOR APPROVAL TO THE ARCHITECT.

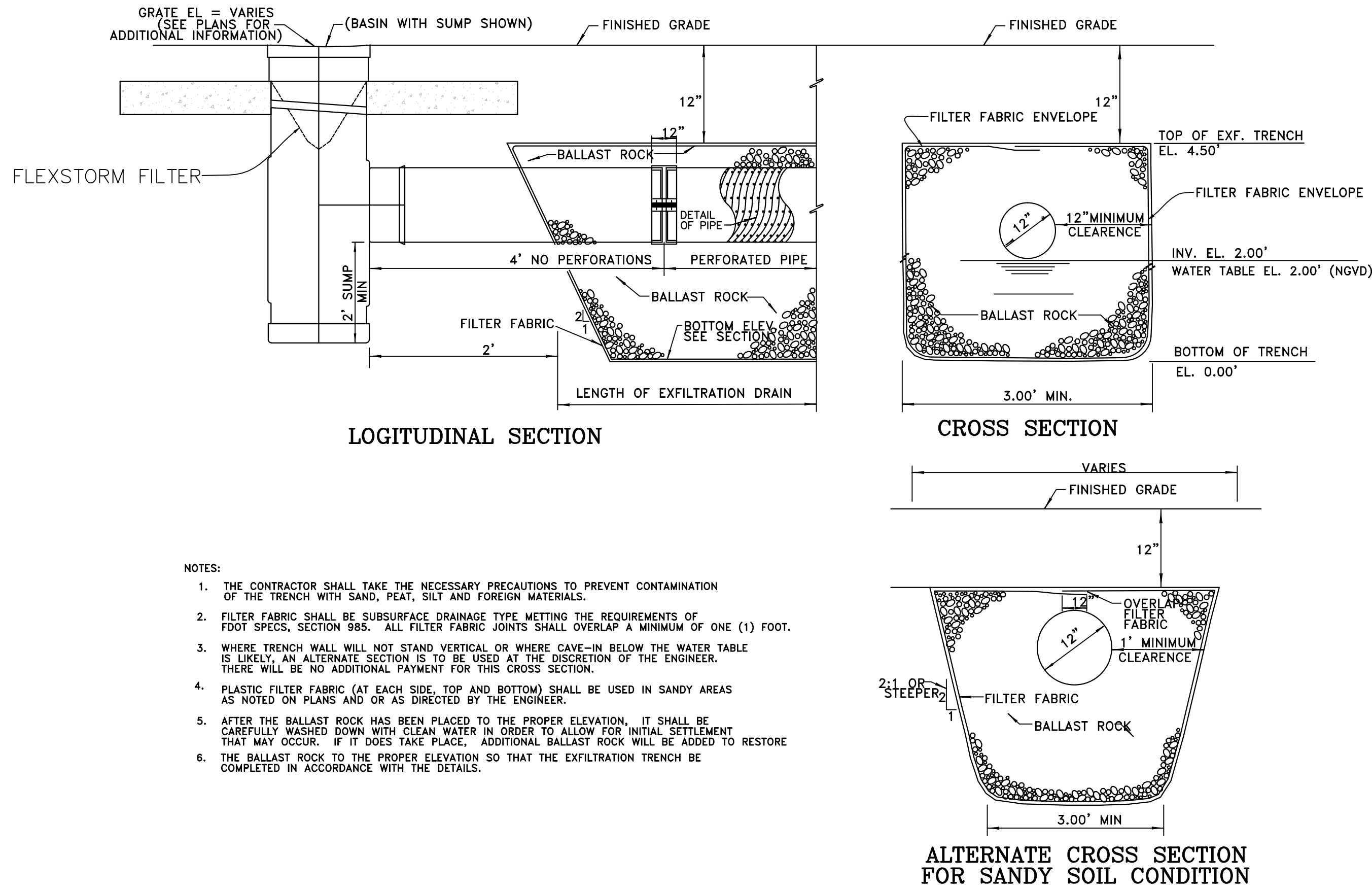
RIGID CONCRETE SURFACE SHALL BE: 6" CLASS I CONCRETE, ATTAINING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND REINFORCED WITH 6"x6" 10/10 WELDED WIRE MESH.

ASPHALTIC CONCRETE SURFACE SHALL BE: 2" TYPE S-III HAVING A MINIMUM 7% ASPHALT CONTENT (PER FDOT 2000 SPECS SECTION 320, 330 AND 331).

ROCK BASE: 8" LIMESTONE COMPACTED TO 98% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT PER A.A.S.H.T.O. T-180, METHOD "D", EXTEND 6" BEYOND EDGE OF SURFACE COURSE OR BACK OF CURB, AS APPLICABLE (PER FDOT SPECS SECTION 200) PRIME COAT ON LIME ROCK BASE COURSE SHALL MEET FDOT SPECS SECTION 300.

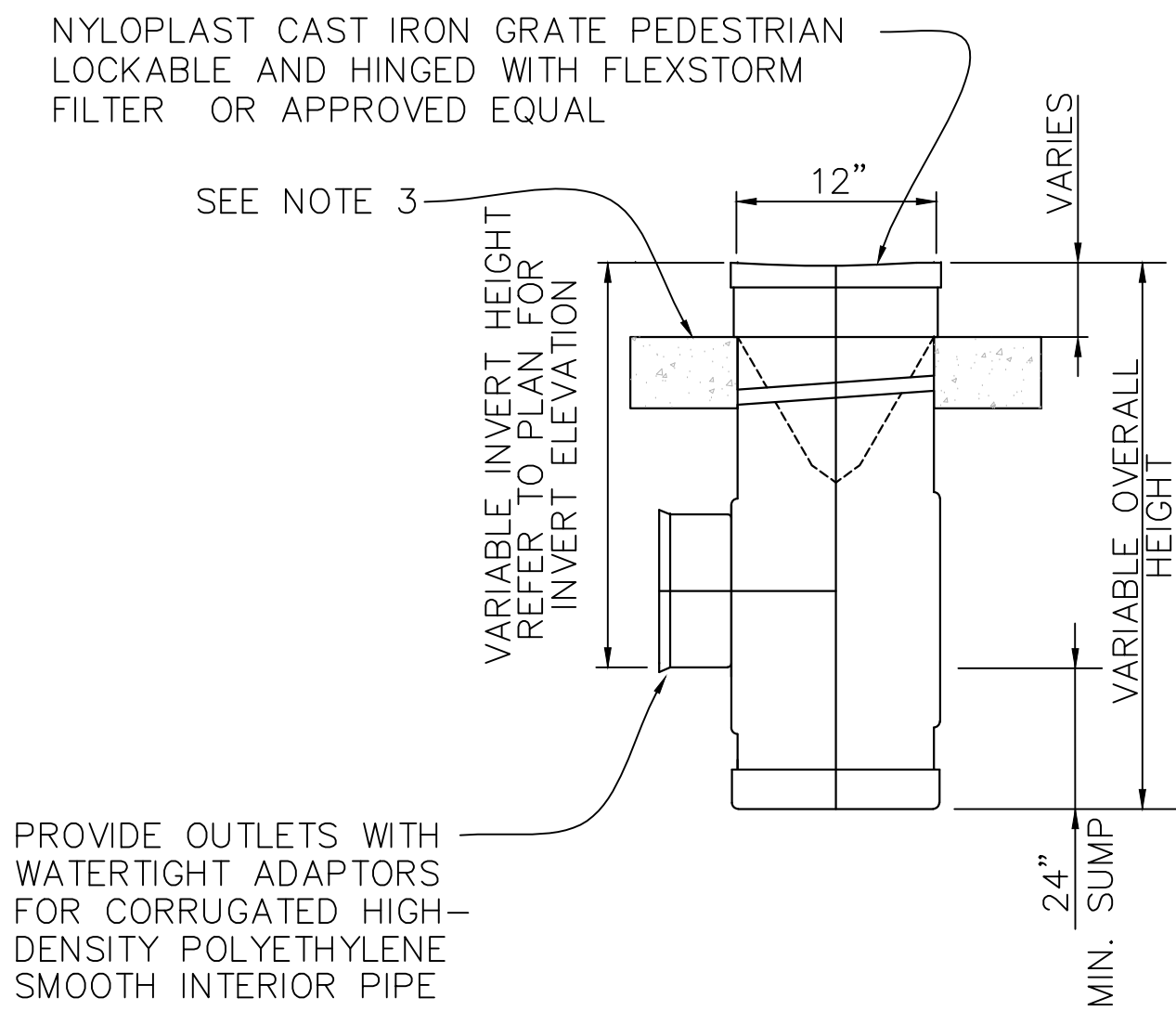
SUBGRADE: 12" STABILIZED GRANULAR MATERIAL COMPACTED TO 98% MAX. DRY DENSITY AT OPTIMUM MOISTURE CONTENT PER A.A.S.H.T.O. T-180, METHOD "D" - IF EXISTING MATERIAL PROVIDES MINIMUM LBR OF 40, STABILIZATION IS NOT REQUIRED, EXTEND 12" BEYOND EDGE OF SURFACE COURSE OR BACK OF CURB, AS APPLICABLE (PER FDOT SPECS SECTION 160).

ALL DRIVEWAY AREAS SHALL BE DEMUCKED OR STABILIZED WITH GEOTEXTILE MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS, AND CITY SPECIFICATIONS AND REQUIREMENTS.



EXFILTRATION TRENCH DETAIL

N.T.S



DRAIN BASIN DETAIL

N.T.S.

- NOTES:
- 1- PROVIDE NYLOPLAST PVC DRAIN BASIN OR APPROVED EQUAL
 - 2- ALL DRAIN BASINS WITH OPEN GRATES SHALL HAVE FLEXSTORM FILTERS TYPE FX-SS.
 - 3- WHEN INSTALLED IN TRAFFIC OR PAVED AREAS, THE CONTRACTOR SHALL PROVIDE A 4'x4'x8" SLAB TO SUPPORT THE BASIN GRATE, AS PER MANUFACTURER'S INSTRUCTIONS.

[illegible]

TCE PROJECT NO. 210230

CONSTRUCTION DOCUMENTS

DRAWING TITLE

GENERAL NOTES & DETAILS

SCALE: As indicated DRAWING NO.

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: July 12th, 2021

Subject: Single-Family Residence – New Construction
1261 97th Street
Bay Harbor Islands Acct. No.: SPR21-000001
MMPA Acct. No.: 01-0702-1101

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated June 25th, 2021 / July 1st, 2021) 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 home located at 1261 97th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1261 97th Street
Legal Description: Lot 10 of Block 29, "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, Gilbert Atick of McKenzie Construction, LLC, as agent for the property owner, 1261 97th Street, LLC, has submitted an application a new single-family residence on an interior dry lot located at 1261 97th Street. The existing 2,508 sq. ft. single-story home originally built in 1947 will be demolished & replaced with a new two-story 5,082 sq. ft. home that has 4 bedrooms / 4 baths / 2 ½ baths and a two (2) car garage. The home's architectural style is "traditional" with a sloped barrel-tile roof, windows with mullions, French Doors and shutters.

The 2nd floor covers portions of the 1st floor (65%) which breaks up the massing, as well as the abundant articulation. The house façade elevations have numerous windows / details / undulations for the required enhanced articulation. In the rear yard a future swimming pool is shown, a covered outdoor seating & dining area is proposed and open lawn areas. A retaining wall is proposed around the rear portions of the site with green-clad chain-link fencing on top. The overall height of the proposed sloped roof is 24' above Base Flood Elevation (BFE), which complies with the 25' maximum height permitted in the RD Single-Family District. There are several existing trees (all palms) on the site - some of which will be retained. Additional lot shade trees will be added to meet the minimum Code requirements (5 shade trees / max. 25% palms). Finally, two (2) Street trees will be provided (Master Street Tree Plan requires Florida Live Oak @ 15' min.) – one exists in Town Landscape Island. The proposed site landscaping meets the minimum Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff 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, building material regulations, and other items.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 1261 97th Street now meet or exceed all Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Single-Family Residence @ 1261 97th Street
July 12th, 2021
Page 3**

The following conditions of approval are recommended:

- 1) This approval is based on the Site Development Plans prepared by Gilbert Atick of McKenzie Construction, LLC, last updated June 25th, 2021 (July 1st, 2021 final edits), with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) Per Town Code Section 23-12(12) the approval of the proposed retaining walls is conditioned upon the PZ Board approving the design. If the PZB does not approve the retaining wall system, the site design shall be redesigned accordingly to accommodate uses / drainage.

AGENDA ITEM REPORT

July 20, 2021

ITEM NUMBER: 5.

ITEM: Approval of the minutes held on November 17, 2020 and December 15, 2020. Item #5

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba L. Chang, Town Clerk

ATTACHMENTS

1. 11.17.2020 PZ DRAFT-6-30-2021
2. 12.15.2020 PZ DRAFT

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING

A Virtual Meeting of the Planning & Zoning Board Meeting was held Tuesday, November 17, 2020 at 7:00 P.M. using video telephone communication through the zoom platform. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Board Member Janet Adler
Board Member Jed Frankel
Board Member Oscar Sklar

Vice Chair Jerome Gavcovich
Board Member Alan Bechik
Board Member Wesley Kean

1. Administration of oath of office to the newly appointed Board Members. (The oath of office will be administered by Deputy Town Clerk, Alba L. Chang).

Deputy Town Clerk, Alba L. Chang, administered the Oath of Office to Jed Frankel, Jerome Gavcovich, Steven Hurwitz, Oscar Sklar, and Janet Adler.

2. Election of a Chair by the Board Members.

ACTION: Board Member Oscar Sklar nominated Steven Hurwitz as Chair of the Planning & Zoning Board. Board Member Jerome Gavcovich seconded the nomination.

Mr. Hurwitz asked if any other member was interested in serving as Chair of the Board. There was no other nomination.

The motion to appoint Steven Hurwitz as Chair of the Planning & Zoning Board passed by a unanimous vote.

3. Election of a Vice Chair by the Board Members.

ACTION: Board Member Gavcovich nominated Board Member Frankel as Vice Chair of the Planning & Zoning Board. Board Member Sklar seconded the motion, and it passed by a unanimous vote.

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

Owner's representative, Architect Stephanie D. de Halfen, SDH Studio Architectures Design, 96 Golden Beach Drive, Golden Beach, Florida, 33160 presented the project for a two-story new single-family home to the Board. She described the plans with a tropical modern design approach to blend with the community, avoiding maximizing of square footage, front façade that incorporates green, natural materials, single-story car garage, large, covered terrace in the rear, pool, retaining wall, four bedrooms with family room, and landscaping with lush greenery in the front of the property.

Town Planner Michael Miller requested that Condition #2 be removed, since the matter of the landscape plans matching the site plans had been corrected.

PUBLIC COMMENT

Francis Neuhut, of 1660 Kane Concourse, expressed concerns with flooding and questioned whether there was enough open space for the house.

PUBLIC COMMENT CLOSED

Board Member Frankel expressed concern with the neighboring properties regarding the grades and retaining wall. He asked how the retaining wall would be set up and what will be seen from the neighbors' sides.

Ms. D. de Halfen explained that the retaining wall is placed to contain all the water on the lot, so it does not go to the neighboring properties. She stated that the neighbors will see the nice side of the wall. She also noted that the house must be raised according to the Base Flood Elevation, which means the grade will go up, and the neighbors' properties will be protected with the retaining wall.

Board Member Frankel asked if the materials for the retaining wall will match the neighboring property. Ms. D. de Halfen responded that it is difficult to match the neighbor's property with the side of the retaining wall, but they will see the nicer side of the wall, which would have hedging.

Chair Hurwitz asked about the location of the retaining wall. Ms. D. de Halfen pointed out the location of the retaining wall on the property with a small portion to the west of the property, along the entire south of the property, and along half of the east side of the property.

Chair Hurwitz asked about the grade from the neighbor's side. Ms. D. de Halfen stated that the two-foot retaining wall, will be built right up to the property line; and there will be a chain link fence with hedging in front of it, which will be placed on top of the retaining wall.

Board Member Bebchik asked any thought was given to using different paver materials that blends in with the grass. Ms. D. de Halfen stated that those types of pavers look great, if the grass is maintained correctly; but most people do not like them because they are very unstable; which causes people to trip on them.

Board Member Bebchik expressed concern with the wrap around window on top of the garage, which looks like a large closet from the inside, which will appear as wood right outside of the window. Ms. D. de Halfen explained that the cabinets of the closet are eight feet high with the window; and the cabinets will not be visible from outside.

Board Member Bebchik asked about maintenance of the drainage system and the type of plants in the planters on the railings. Ms. D. de Halfen stated that the Town requires drainage plans; they have a very thorough drainage plan that should work well with the planting; and irrigation will be in the planters.

Wesley Kean commended Ms. D. de Halfen for contextualizing the design proposal with the neighborhood. He asked if the roof soffit is metal. Ms. D. de Halfen responded that the bottom of the eave should be wood as well.

Board Member Kean asked about the reason for the garage door being made of metal instead of wood. Ms. D. de Halfen stated that wood garage doors require a lot of maintenance; and property owners have a difficult time maintaining them, which result in them eventually looking degraded at the bottom.

Board Member Kean referred to the way the wood on the soffit comes through the windows, and he suggested the feature be continued, in areas where possible. He concurred with comments to remove the east driveway, by eliminating or reducing some of the excuplation trenches. He suggested that the gutters come down on the side of the home in strategic locations, rather than just coming down or being visible on the front façade.

Chair Hurwitz suggested that the left driveway be removed and that the driveway on the right be made larger, so that it is less symmetrical with more green space.

Ms. D. de Halfen agreed to modify the driveway to be 20' wide.

Board Member Sklar concurred with eliminating the second driveway. He favored the combination of the standard roof with a more modern approach that blends very nicely, giving the house a warm feeling and relationship to the neighborhood.

Board Member Gavcovich stated that the tropical modern concept and design style fitted nicely in the neighborhood, as opposed to other houses with more modern massing. He appreciated the fact that the second floor stepped back over the garage; and that the garage being one floor, leaves a lot of open space on the west side, adjacent to the one-story house. He stated that the pool does not quite fit in its current location, as it seems to be shoved in the smallest rear yard. He suggested moving it towards the west and make it more a part of the covered terrace.

Ms. D. de Halfen explained the reason for the location of the pool to provide more open space. She stated that if the pool were to be pushed towards the east, the space that remained on the west would be very small, in an area where it is hard to have access. She stated that the pool was pushed that way to allow for family activities; and the pool seems like a water feature from the family room.

Board Member Gavcovich suggested that the pool should be stepped back from being so close to the setback line, as they are allowed a 15' setback and they have 21'. He felt that the pool being crammed into the area and would not be successful in the area that it is located. He stated that the house could get pulled back a little bit from the family room and be moved away from the pool. He concurred with deleting the narrower driveway on the east side and make the one on the right wider to 20 feet. He suggested that the catch basin on the civil drawings that seem to be falling underneath two trees at the front corners of the house be adjusted and some of the catch basins or trenches be eliminated.

ACTION: Board Member Bebachik made a motion to approve the request with the following conditions:

1. Eliminate the east driveway with the connecting pavers.
2. Modification of the west driveway to be 20 feet wide.
3. That Condition #2 in the Staff Report be removed.

Board Member Sklar seconded the motion, and it passed by a unanimous vote.

In reference to the public comment about flooding and open space, Town Planner Miller pointed out that the two-story homes require at least 40 percent of the lot as open space, and this project exceeds that amount.

There being no further business to discuss meeting was adjourned at 7:22 P.M.

CHAIR

ATTEST

TOWN CLERK

DRAFT

**TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING**

A Planning & Zoning Board Virtual Meeting was held Tuesday, December 15, 2020, at 6:04 p.m. via the Zoom platform. 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 Janet Adler

Board Member Alan Bebchik

Board Member Wesley Kean

Board Member Oscar Sklar

Board Member Jed Frankel

Vice Chair Jed Frankel was absent.

1. Request for approval for a new multifamily dwelling for "Driftwood" located at 9955 East Bay Harbor Drive, Lots 1921 of Block 4. The property owner, Congress Driftwood, LLC, has submitted a new site development plan to construct a twenty-six (26) dwelling unit mid-rise residential development. The proposed units range from 2,170 sq. ft. to 3,355 sq. ft. The proposed design incorporates one rectangular shaped 7 story building at 75 ft above BFE on top of a grade level under building parking garage / exterior parking area. No TDR units are being sought in this design. Enclosed please find the site plan and elevations. (Item #1A) * Staff Review: Design meets Town Code and was approved by the Development Review Committee. PUBLIC COMMENT for the purpose of hearing any public comment with respect to an application for site plan approval at 9955 East Bay Harbor Drive.

Matthew Amster, Bercow Radell Fernandez Larkin & Tapanes, 200 S. Biscayne Boulevard, #300, Miami, Florida, 33131 addressed the Board on behalf of the owner and applicant. He described the seven-story proposed building with ground floor and rooftop amenities over a one-level surfaced parking. He stated that the density of 26 units is as of right and no TDR's are required. Fifty-five (55) parking spaces are proposed AND 52 is required by the Town Code, some of which are in tandem arrangement. Two (2) tandem parking spaces will be assigned to individual units for their two-story parking space requirement.

Bernardo Fort-Brescia, Architectonica, 2900 Oak Avenue, Miami, Florida, 33233 described the design and location of the proposed building on the property.

Mr. Amster reported that the project satisfies all the criteria for Site Plan approval; it meets and complies with the minimum standard in the Town's Land Development Regulations; no variances are being requested; and the design, height, and massing are compatible with the surrounding area. He requested approval of the Site Plan, the tandem parking, the alternative breezeway, and the slight deviation in the width of the landscape strip at the front; and he agreed with the conditions recommended by staff.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, asked if the applicant was planning to repair the seawall and comply with the new height requirement. She questioned the type of materials being used; and asked if use of tandem parking requires the Town Council's approval. She expressed her disapproval to power poles along the street. She inquired as to whether there are provisions for public access to the bay.

Damian Rattagan, 9901 E. Bay Harbor Drive, asked about the start and duration of the construction.

Mr. Amster stated that construction is expected to start the latter part of 2021.

Mr. Fort-Brescia, project architect, stated that they will utilize Two Roads Development, who provides quality buildings to its customers.

Chair Hurtwitz asked if the request for tandem parking is properly before the Planning & Zoning Board, or if the Town Council's approval was required. Town Planner Michael Miller responded that the Board has the authority to approve the request.

Town Planner Miller explained the Town's setback requirements and noted that this proposed project has a significant lot line to provide a wider view between the buildings.

CLOSED PUBLIC COMMENT

Town Planner Miller explained the Town's requirement for developers to bury the powerlines. As per FPL, burying the lines cannot be done on an individual lots because of interference for short bearing; therefore, an adjustment was made to ensure that small conduits are installed for when the powerlines are buried. The Town hired an engineering firm to inspect and analyze the conditions of seawalls; and the property owners are being notified to correct any deficiencies, according to the engineer's report.

Chair Hurwitz asked if developers pay into a fund to ensure there is enough money, if there is an opportunity in the future to work with FPL to bury the lines, should there be stretches of land long enough. Mr. Miller explained that the Town Council did not require a dollar per linear foot to be satisfied-the solution was to install the conduits. Town Attorney Simone stated that the Town Council wanted to require an amount, but it was unlawful to do so.

Board Member Gavcovich asked if the developer had made a commitment to raise the seawall to the new minimum height; and he suggested that developers should be required to do so.

Mr. Amster stated that the property owner, Taylor Collins, has indicated that the seawall will be replaced.

PUBLIC COMMENT

Deidre Conley, 10180 West Bay Harbor Drive, suggested the Town invest in providing public access to the bay for activities like kayaking.

Chair Hurwitz responded that the Town negotiated with developers to provide bay access from one of the waterfronts lots on the west side of the island.

PUBLIC COMMENT CLOSED

Discussion ensued among the Board Members:

- The combination of adopting some of the natural massing into the site, as well as some of the asymmetry in the façade work would make it more contextual.
- Reduction of the massing- interruption of the slab edge treatment that runs around from the west portion of the façade and connects to the eastern portion of the façade would further the idea of breaking down larger mass into smaller elements.
- At the ground level, there does not seem to be a lot of public space for residents. In the tandem parking areas at ground level, the parking pavement could be deconstructed into the landscape more directly. Looking at Site Plan it appears the tandem parking extends beyond the building envelope. As it projects beyond, it deconstructs and becomes almost part of the garden and further diffuses the delineation between parking and landscaping.
- Make the façade look less solid.
- Explore softening the corner, particularly the front corner, by wrapping the window.
- Explore making the hedge along the rear of the garage less rigid-not establishing a hardline between the landscape to the rear.
- Explore placing the Clusia hedges on the sides following the angle of the property line to avoid the rigid line between the parking and the landscaping, instead of the hedges being on both sides.
- Six-foot high Clusia hedges will be installed at six feet and maintained at eight feet. There will be multiple levels of plantings with the Clusia hedges serving as a backdrop for the other two or three layers in front of them.
- Explore softening both corners and interior.
- Explore softening the front façade with some sort of glass.
- Explore lighting up the staircase.

Mr. Amster noted that the applicant has agreed to wrap the corners of the building with glass and add some glass to the stairs.

- More articulation in the center portion of the front façade, rather than a blank wall all the way-full width and full height.

- Possibility of stepping back to certain extent by turning the stairway perpendicular to the street and create some stepping back and glaze stairways or have them open. To have a better breezeway alternative, there should be more articulation in that area.
- The glass would not allow for clear view all the way to the back on the ground floor.
- Building not feeling very transparent on the ground floor from the front to the back.
- Adding glass on the corners.
- Adding details in front of the breezeway.
- Reconfiguring the staircase.
- Using habitable portion of the building to ease some of the mass.
- Consideration of flaring out one of the wings on the side to follow the property line on the side.

The following architectural modifications to the Site Plans were suggested:

1. At the ground level, allow better views through the building.
2. Open the window area at the rear and provide reduced landscaping behind them, at both drive isles.
3. Add glazing or other articulation along the front of the center of the building to further break up that recessed portion of the building.
4. Wrap the windows in the corner units along the balcony.
5. Provide pavers for the exposed parking on the side, at the ground level.
6. Realign Clusia hedges towards the side property lines.

Mr. Amster stated that the applicant agrees with the suggested ideas listed above (1-6).

No action was taken by the Board. The applicant will consider the suggested modifications and resubmit for Site Plan approval.

Item 2. Approval of the following Meeting Minutes:

1. **May 5, 2020**
2. **June 16, 2020, c. July 21, 2020.**

ACTION: Board Member Bechik made a motion to approve the Minutes. Board Member Sklar seconded the motion, and it passed by a unanimous vote.

There being no further business to discuss meeting was adjourned at 7:22 P.M.

CHAIR

ATTEST

TOWN CLERK

