

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

**MEETING OF THE
PLANNING AND ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING**

April 19, 2016

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. **Election** of a Chair by the Planning & Zoning Board Members.
2. **Election** of a Vice Chair by the Planning & Zoning Board Members.
3. **Administration** of oath of office to newly appointed Board member. (The oath will be administered by Town Clerk Marlene Siegel)
4. Request for approval for a new commercial property for "One Kane Concourse" located at 9551 E. Bay Harbor Drive, Lots 1-2 of Block 1. The owner is proposing to construct a 52,184+/- square foot commercial property. The proposed building is six stories in height over two stories of below grade parking garage @ 75'0" above BFE (maximum of 75' permitted). Enclosed please find the site plan and elevations.

** 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 9551 E. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Request for approval for a new single family home for the "Shapiro Residence" located at 9430 W. Broadview Drive, Lot 81 of Block 23. The owner is proposing to construct a new single family residence on a waterfront lot. The proposed two story home will have approximately 6,844 square feet of a/c living space with a two car garage a pool and pool deck. The residence will have six bedrooms, 6 full bathrooms and two half bathrooms. Enclosed please find the site plan and elevations.

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Scott Marks, Community Planner.

6. Request for approval for a new single family home for the "Bay Hill Capital Group, Inc" located at 1311 100 Street, Lot 13 of Block 26. The Developer is proposing to construct a new single family residence on a waterfront lot. The proposed two story home will have approximately 5,430 square feet of a/c living space with a two car garage. The residence will have six bedrooms, 7 full bathrooms and one half bathroom. Enclosed please find the site plan and elevations.

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Scott Marks, Community Planner.

7. Approval of the minutes held on February 2, 2016. (Item #6A)

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

April 19, 2016

ITEM NUMBER: 4.

ITEM: Request for approval for a new commercial property for "One Kane Concourse" located at 9551 E. Bay Harbor Drive, Lots 1-2 of Block 1. The owner is proposing to construct a 52,184+/- square foot commercial property. The proposed building is six stories in height over two stories of below grade parking garage @ 75'0" above BFE (maximum of 75' permitted). Enclosed please find the site plan and elevations.

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 9551 E. Bay Harbor Drive.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	PZB Staff Report April 4 2016.pdf
2.	Site Plan & Elevation	onekaneconcourse (1).pdf

**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: April 4th, 2016

Subject: Site Development Plan Application
One Kane Concourse - Tauber Commercial / Office Building
9551 East Bay Harbor Drive
Revisions to 2011-12 Town Approval
Bay Harbor Islands Acct. No. BP2016-88
MMPA Acct. No. 01-0702-946B

RECOMMENDED ACTION

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

- (1) The Board finds the proposed plan "fits" within the building envelope without alterations or variances;
 - (2) The Board finds the same reduced interior driveway widths acceptable;
 - (3) Subject to any staff recommended conditions listed herein.
-

HISTORY OF PRIOR DEVELOPMENT REQUESTS FOR THE SITE

Between 2005 and early 2011 various re-development plans were submitted to the Town for a mixed-use commercial / office building with 84,312 square feet. However, those plans were abandoned due to numerous Code-related problems that would have required zoning variances and/or Code amendments, and the Town allowing the developer to build a multi-story parking garage on the existing Town-owned surface parking lot on 95th Street near East Bay Harbor Drive. The Town Council discussed this concept but denied the off-site parking garage request

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One Kane Concourse / Tauber Commercial Development
9551 East Bay Harbor Drive
Site Development Plan Application – 2015/16 Revisions
April 4th, 2016
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as the Zoning Code does not allow such freestanding structures in residential areas, nor was any developer agreement discussed. The developer subsequently revised their request. From late 2011 into early 2012 the Town reviewed / approved a Gateway rezoning / Site Development Plan for this site. The status of the previous Town approval is that through Town Code provisions / state law provisions several extensions have been requested / granted by the Town. The current expiration date is July 13th, 2017.

CURRENT PROJECT REVIEW HISTORY

In April 2015 the Town received a set of revised Site Development plans from a new architectural firm for a new design for pre-DRC review for the above referenced property. Subsequently the Town's DRC met several times and recommended approval of the application, subject to the architect making a few minor revisions discussed at the meetings, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting. MMPA received several revised sets of plans from the architect and found that the most recent plans (3/11/16) appear to have resolved all DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: Commercial (C) District

Zoning District: Gateway (G) District

General Location: 9551 East Bay Harbor Drive

Legal Description: Lots 1 & 2 of Block 1 "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.

PROJECT DESCRIPTION

The new project architect, Revuelta Architecture International, as agent for the property owner, One Kane Concourse, LLC, has submitted a revised Site Development Plan application to allow for the construction of a proposed 52,184+/- square foot commercial building located at 9551 East Bay Harbor Drive. The new commercial building includes a 5,428+/- square foot ground floor restaurant (indoor sq. ft.) with an additional 688 sq. ft. of outdoor seating area, and approximately 43,758+/- square feet of office uses. As was requested previously the roof of the building is proposed to be used for limited recreation.

The proposed revised commercial building is 6-stories in height over two stories of below grade parking garage @ 75'-0" above BFE (maximum of 75-feet permitted). The Site Development Plan depicts access to the site through three (3) driveway connections to East Bay Harbor Drive, as well as a service area near the southern edge of the site, as was envisioned in 2012. The southernmost driveway will be a 23-foot wide two-way entrance / exit to the below grade parking garage and the northern driveway is a one-way circular drop-off driveway near the lobby area. The plans indicate that 146 parking spaces are required and 161 parking spaces are provided

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through the use of vertical lifts, tandem parking spaces and standard parking spaces. The latest submission proposes to utilize Section 23-11(C)(15) of the Town's Code, which provides that a Shared Parking Study (ULI format) for mixed-use developments can be submitted to the Town for consideration. The latest submission also proposes to utilize Section 23-24(e) of the Town's Code, which provides that if a restaurant is open only in evenings from 6:00 PM – 2:00 AM no parking spaces are required, as it is inferred that other commercial uses would be closed and parking spaces would be available for restaurant patrons. The use of Section 23-24(e) significantly decreases the required number of parking spaces, as the restaurant use would require 97 parking spaces. If a parking study is submitted in the future in accordance with Section 23-11(C)(15) and the Town approves the study, the quantity of parking spaces could be adjusted further.

According to the land survey, the lots are currently developed with a one-story building and a surface parking lot and existing landscaping. The subject property was formerly used as a restaurant for many years but was converted an office building about 10 years ago.

As stated above the Town approved a Site Development Plan for this site in early 2012. The status of the previous Town approval is that through Town Code provisions / state law provisions several extensions have been requested / granted by the Town. The current expiration date is July 13th, 2017. The developer is now seeking revisions to the design.

The adjoining / nearby development sites currently include the Town of Surfside's Surfside Park to the east across the Indian Creek Canal. To the north across Kane Concourse are vacant lots, now approved for the proposed 7-story Grand Beach Hotel @ 96 hotel rooms. To the west across East Bay Harbor Drive is the Ocean Cadillac vehicle dealership complex. The Town is now reviewing a Site Development Plan application to demolish the Cadillac dealership and construct a mixed-use complex including retail uses / parking garage on the first floor with a two-story religious establishment (Church-by-the-Sea) above. To the immediate south are vacant lots approved for the La Boutique MFR complex @ 23 DU (formerly Riviera Apts. @ 20 DU / 38.5 DUA). This area of the Town is predominated by a mixture of older low-rise commercial complexes (2 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential and commercial complexes (5-7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the past 12+ years. In November 2004 the Town created the "G" Gateway Zoning District. This zoning classification was originally applied to the lots on the East Island adjoining Kane Concourse at the two waterways. This included only Lot 1 of the subject site. In 2005 when the Town updated the B-1 Business Zoning District LDRs a proposal was made to increase the allowable building height in the B-1 Business District to 75 feet BFE as per the B&A Downtown Study; however, the Town Council decided to keep the allowable height limit at 65 feet per the Community Visioning recommendations. Subsequently, in early 2008, at the request of the property owner (Tauber),

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the Town rezoned Lot 2 from the B-1 (formerly BAA) Zoning District to the “G” Gateway Zoning District. The property owner desired to have one common set of development regulations on the site, and be permitted to build to 75 feet in lieu of the 65 feet maximum height allowed in the B-1 District at this location. However, there is a progressive step-back setback in the Gateway District for taller portions of buildings adjoining Kane Concourse.

The intention of the Gateway District was to establish special development criteria to limit the large vertical massing of buildings near Kane Concourse at the edges of the East Island. Also, the Town adopted modifications to several other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions as well as other building design standards.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The subject site has a Future Land Use Map (FLUM) designation of “Commercial.” The proposed use of the commercial property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The subject site has a Zoning classification of “G” Gateway District. The applicable permitted uses listed in the Gateway District refer to the Town’s B-1 Business District in Section 23-5. The proposed use of the commercial property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. If there is no existing Unity of Title at present this will be required as part of the redevelopment to legally tie the lots together.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

As was depicted on the 2012 approved plans, the revised Site Development Plan depicts access to the site through three (3) driveway connections to East Bay Harbor Drive, as well as a service area near the southern edge of the site. The southernmost driveway is a 23-foot wide two-way entrance / exit to the below grade parking garage. To the north is a one-way circular drop-off driveway near the lobby area. The Town Code requires that two-way driveways be a minimum of 23 feet in width, while one-way driveways must be a minimum of 12 feet in width. The one-way driveways meets the minimum driveway width requirement; however, the interior driveways in the parking garage are shown at 22 feet in width. The PZ Board has the ability to approve variations in driveway width dimensions based on site features and design. In this instance, the lot shape is not exactly rectangular and the off-street parking spaces will be by valet service. Therefore, MMPA is not opposed to this waiver request. The Town has approved several similar waivers for similar situations. The Town approved this same request in 2012.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The new revised building design could best be defined as “2015 Miami Modern” with strong decorative vertical window separations and both horizontal and vertical trellis design elements, as compared to the 2012 design.

The building elevations are significantly different than the 2011-12 approved plans. For example, the new “flex” building massing facing Kane Concourse is proposed near the roadway intersection versus the waterfront. This changes the bulk massing appearance from Kane Concourse. The new architectural design has numerous vertical components on the building façade presenting a “busier” appearance, while the previous plan had long horizontal elements with few vertical architectural breaks giving a “softer” appearance. Also the accessory rooftop structures (elevator shafts / stairs / bathrooms / mechanical rooms) are much larger / taller than the currently approved design. These modified building design features should be considered carefully by the PZB / TC. The Town Code states the Town “**may**” approve flex building features if deemed acceptable (not mandatory).

Building Length / Breezeway – As the building is less than 205 feet in length (118+/- feet) no building angulations are required. The Gateway District does not require a breezeway.

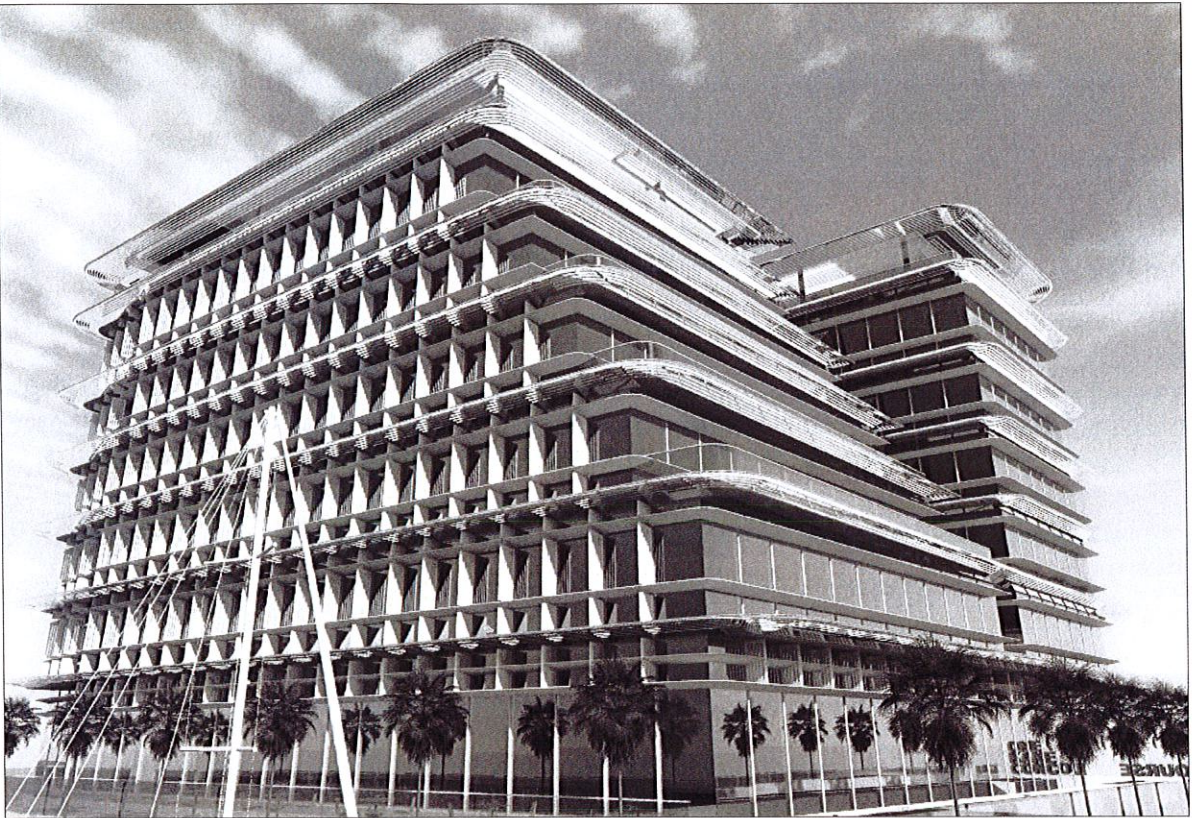
Gateway Promenade Walkway - The current design extends the parking garage structure near the Kane Concourse Bridge as is desired by the Town to provide a common pedestrian promenade as envisioned in the Community Visioning / Gateway discussions. Along the eastern waterfront, a landscaped plaza is proposed with landscaping / walkways.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

MMPA recommends **APPROVAL** of the revised Gateway / Site Development Plan. Following are suggested conditions of approval and/or comments on the latest plans dated March 11th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Revuelta Architecture International, dated March 11th, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff / Planning and Zoning Board / Town Council, as specified in the Town Code.
- 2) The Town Code requires that two-way driveway widths be 23-feet in width unless the PZB approves otherwise. The interior driveways in the parking garage are shown at 22 feet in width. The PZB has the ability to approve variations in driveway width dimensions based on site features and design. In this instance, the lot shape is not exactly rectangular and the off-street parking spaces will be by valet service. The Town has approved several similar waivers for similar situations. The Town approved this same request in 2012. Therefore, MMPA is in support of this waiver request. Specific PZB approval is required for the reduction of the driveway widths.

- 3) MMPA notes that the building elevations are significantly different than the 2011-12 approved plans. For example, the new “flex” building massing facing Kane Concourse is proposed near the roadway intersection versus the waterfront. This changes the building massing appearance along Kane Concourse. The new architectural design has numerous vertical components on the building façade presenting a much “busier” appearance, while the previous plan had long horizontal elements with few vertical architectural breaks giving a “softer” appearance. The proposed accessory rooftop structures (elevator shafts / stairs / bathrooms / mechanical rooms) are much larger / taller than the current design. MMPA does not normally comment on architectural design features, as that is primarily the purview of the PZB / TC; however, this is a community entranceway “Gateway” site, so extra design attention is warranted. The Town Code states the Town “**may**” approve certain building design features, such as building flex areas, if deemed acceptable.
- 4) A Unity of Title document acceptable to the Town Attorney’s Office is necessary to legally bind the two (2) lots together. This must be accomplished prior to the issuance of building permits.
- 5) Payment of all required County / Town impact fees and connection fees prior to issuance of building permits.
- 6) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect desired refinements subsequent to the Town’s site plan approval may cause the plans to be resubmitted to the DRC / PZB / TC in accordance with Section 5-23.1(c).



Zoning Summary

revuelta architecture international p.a.

ONE KANE CONCOURSE - COMMERCIAL BUILDING

Lot Area

SF

22,301

Acres

0.512

Legal Description

LOTS 1 AND 2, BLOCK 1, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Flood Elevation

As per FEMA map number 12086C0144L Panel 0144

Survey Flood Zone +10 N.G.V.D.

Grade Level +4.3' (Crown of the road)

Florida Building Code 2014

Use and Occupancy Classification: Business Group "B"

Zoning Classification

Comprehensive Plan FLUM: "COMMERCIAL"

Zoning District "G" - Gateway

Building Setbacks

Required

Proposed

Front (West /East bay harbor Drive)

20'-0" for any structure over 25 feet in height, the setback shall be increased one foot for each two feet of building height for that portion of the building over 25 feet in height with a maximum setback of 30 feet

20'-0" - 30'-0"

Side Street (North / Kane Concourse)

20'-0" for any structure over 25 feet in height, the setback shall be increased one foot for each two feet of building height for that portion of the building over 25 feet in height

20'-0" - 45'-0"

Side (South)

10'-0" for any structure over 25 feet in height, the setback shall be increased one foot for each two feet of building height for that portion of the building over 25 feet in height with a maximum setback of 25 feet.

10'-0" - 25'-0"

Rear (East / Waterfront)

20'-0"

20'-0"

Flex Setbacks

Allowable setback (Feet)

Proposed (Feet)

West Side

maximum allowed 1/3 of length of building

122

40'-8"

40'-8"

South Side

maximum allowed 1/3 of length of building

110

36'-8"

36'-8"

North Side

maximum allowed 1/3 of length of building

112'-11"

37'-7"

37'-7"

Maximum Height

Allowable

Proposed

Maximum Building Height - as of right

75 feet above BFE

75

Landscape Areas

Allowable

Proposed

Pervious Area

N.A.

2,373 SF

Impervious Area

2,373 SF

19,928 SF

Roof Landscape Requirement

Roof Area

Required

15%

Proposed

30%

15% of Used Roof Area

4,339 SF

651 SF

1,319 SF

Parking Space Requirements

area

Required

Proposed

Restaurant (1 space / 35 SF)

2,909 SF

83

Restaurant Bar (1 space / 2 LF)

28 Linear Feet

14

Restricted restaurant operations from 5pm - 2 am, ord. sect. [23-24 (e)]

0

15

Office

43,758 SF

146

146

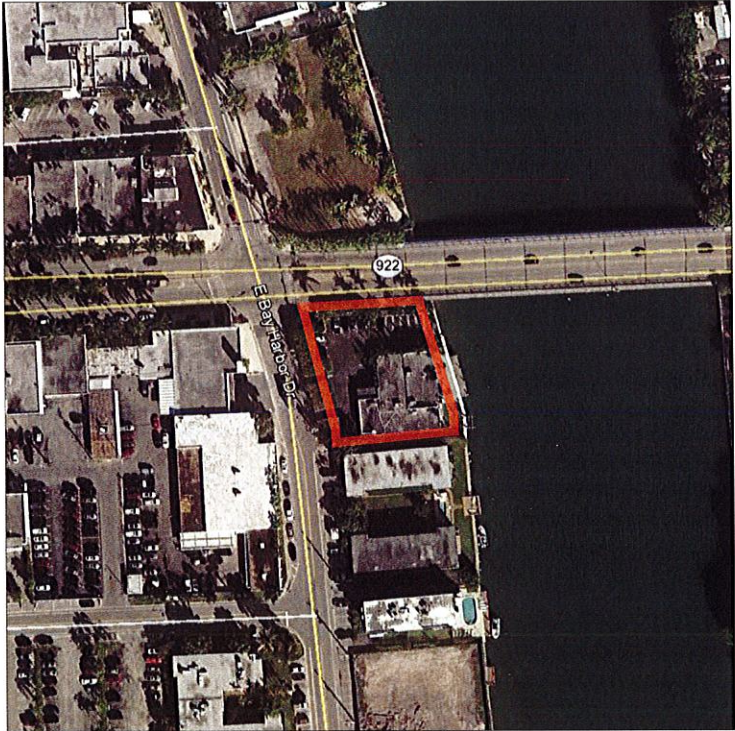
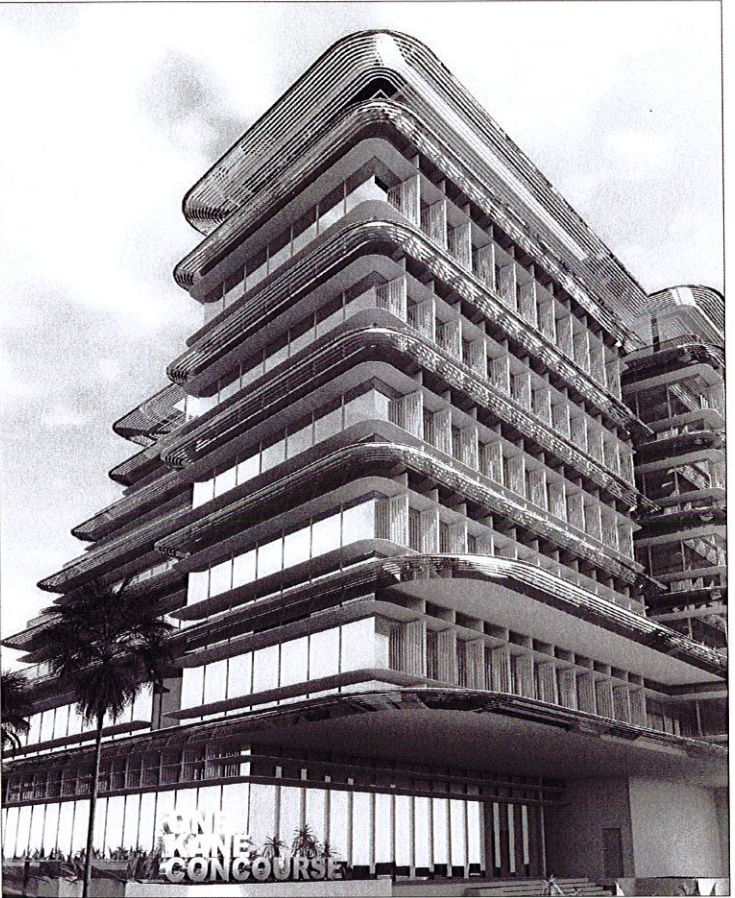
Total Parking Spaces

146

161

Building Gross Area

103,422 SF



LOCATION MAP

ALL EXISTING OVERHEAD POWER LINES / OTHER LINES MUST BE PLACED UNDERGROUND AT THE EXPENSE OF THE DEVELOPER.
IF FPL DOESN NOT ALLOW THIS AT THIS TIME, CONDUIT MUST BE INSTALLED.
UTILITY SERVICES TO THE BUILDING MUST BE UNDERGROUND FROM THE POLES TO THE BUILDING

ZONING DATA

ONE KANE CONCOURSE

revuelta
architecture
international

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OWNER

TAUBCO
9551 E. BAY HARBOR DR.
BAY HAROBOR, FLORIDA 33154

ARCHITECT

REVUELTAARCHITECTURE INTERNATIONAL
2950 SW 27TH AVENUE
SUITE No 110
MIAMI, FLORIDA 33133

CIVIL ENGINEER

HOLLAND ENGINEERING INC.
3900 HOLLYWOOD BOULEVARD, SUITE 303
HOLLYWOOD, FLORIDA, 33021

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS INC.
6800 SW. 81 STREET
MIAMI, FLORIDA 33143

LIGHTING CONSULTANT

ARPE ENGINEERING INC
GABLES INTERNATIONAL PLAZA
2655 LE JEUNE ROAD, SUITE 1109
CORAL GABLES, FLORIDA 33134

Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE,
SUITE 110
MIAMI, FL 33133
T: 305.592.0000
F: 305.592.0000

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER INFORMATION

TAUBCO



PLANNING
& ZONING

Permit Revisions

CONSULTANTS

Date

2/5/2016

Drawing

AD

Check by

LOR

Scale

As Shown

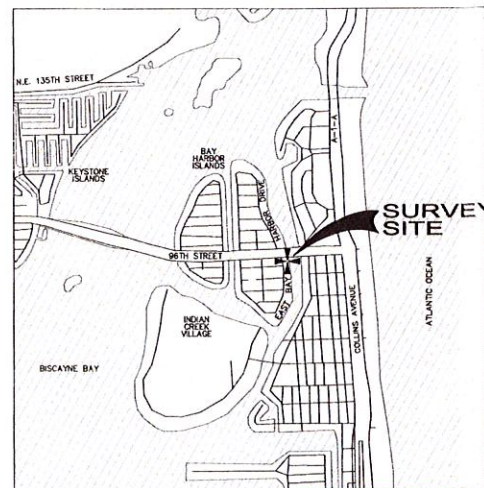
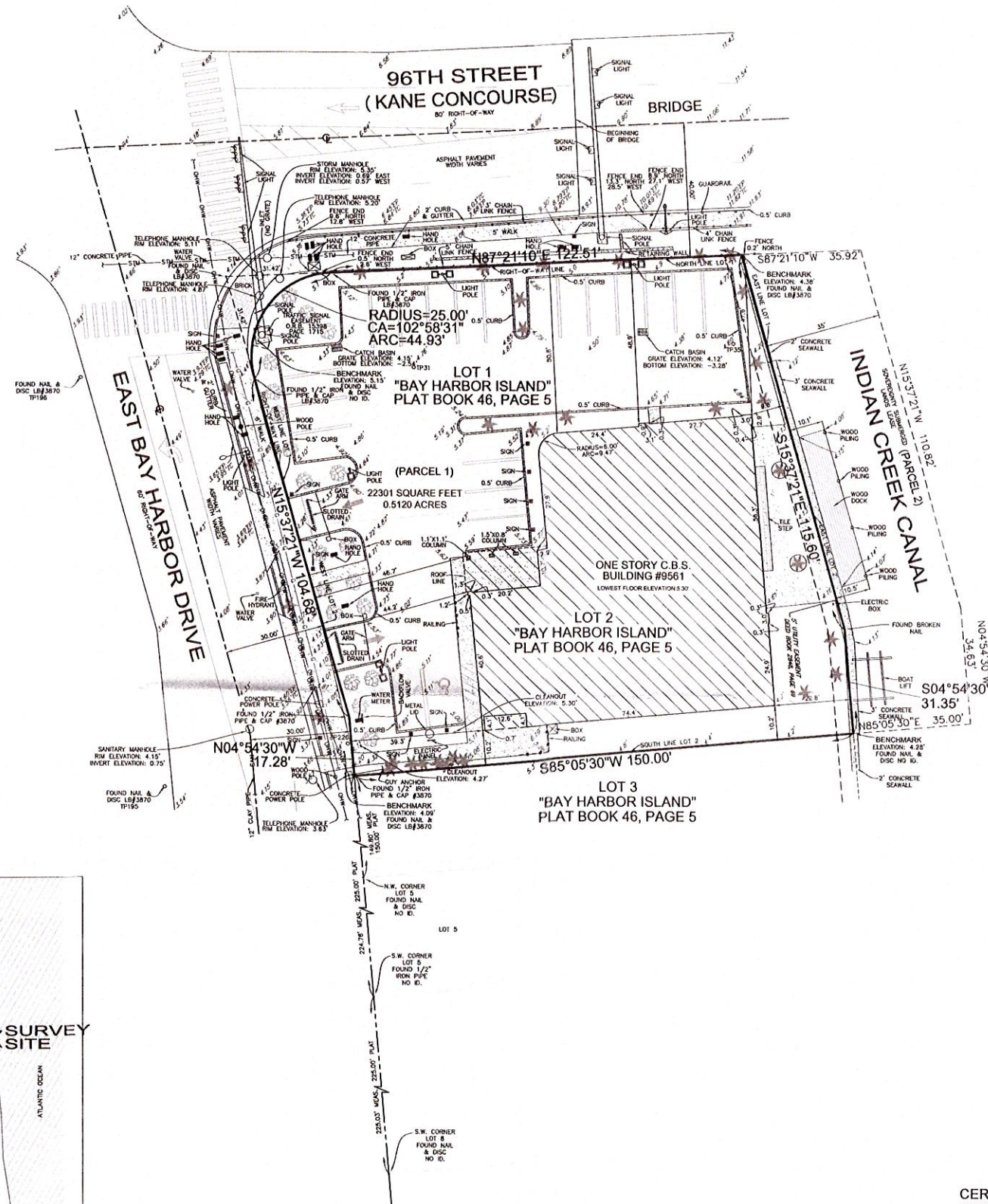
Project No.

1338

A-101

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PALM TREE
- TREE
- EDGE OF PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- C.A. CENTRAL ANGLE
- O.R.B. OFFICIAL RECORDS BOOK
- T.P. TRAVERSE POINT (FOR FIELD INFORMATION ONLY)



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION: (PARCEL 4) PARCEL 1: (FEE ESTATE)

LOTS 1 AND 2, BLOCK 1, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: (LEASEHOLD ESTATE)

LEASEHOLD INTEREST IN AND TO THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP BY AND BETWEEN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, AS LESSOR, AND ONE KANE CONCOURSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LESSEE, RECORDED OCTOBER 4, 2005 IN OFFICIAL RECORDS BOOK 2383B, PAGE 1722 AND AS AFFECTED BY LEASE RENEWAL RECORDED MAY 2, 2011 IN OFFICIAL RECORDS BOOK 27671, PAGE 4824, DEMISING FOR A TERM OF YEARS THE LEGAL DESCRIPTION CONTAINED THEREIN.

NOTES:

- 1) THE AREA OF THIS PROPERTY IS 22,301 SQUARE FEET, 0.5120 ACRES.
- 2) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK NO. R-243; ELEVATION: 6.59 FEET
- 3) FLOOD ZONE: AE; BASE FLOOD ELEVATION: 10.0 FEET; PANEL #120636 0144; MAP DATE: 9/11/09
- 4) THIS SITE LIES IN SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
- 5) BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 BEING N87°21'10"E.
- 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- 8) THIS SITE HAS A TOTAL OF 23 PARKING SPACES (22 REGULAR & 1 HANDICAPPED).
- 9) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO. 4807429 PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF APRIL 24, 2014 AT 8:00 AM. THE FOLLOWING ITEMS ARE THE SCHEDULE B SECTION II EXCEPTIONS TO SAID COMMITMENT:
 - ITEMS 1, 2, 3, 4, 5 & 6 - STANDARD EXCEPTIONS NOT ADDRESSED.
 - ITEM 7 - DEDICATIONS AS SET FORTH ON THE PLAT OF PORTION OF UNIT A MIAMI SHORES, RECORDED IN PLAT BOOK 17, PAGES 44 THROUGH 48. (AS TO PARCEL 5) DOES NOT AFFECT THIS SITE.
 - ITEM 8 - RESTRICTIONS, DEDICATIONS AND EASEMENTS AS SET FORTH ON THE PLAT OF BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46, PAGE 5. (AS TO PARCELS 1, 2 AND 4) AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEM 9 - DEDICATIONS AND DEDICATIONS SET FORTH ON THE PLAT OF CAUSEWAY BUSINESS SITES, RECORDED IN PLAT BOOK 55, PAGE 72. (AS TO PARCEL 5) DOES NOT AFFECT THIS SITE.
 - ITEM 10 - RESERVATIONS IN FAVOR OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, AS SET FORTH IN DEED NO. 19145, RECORDED IN DEED BOOK 3128, PAGE 247. (AS TO PARCELS 1, 2 AND 4) AFFECT THIS SITE BUT IS ARE PLOTTABLE.
 - NOTE: THE RIGHT OF ENTRY FOR MINING AND EXPLORATION IN SAID RESERVATIONS HAS BEEN RELEASED BY SECTION 270.11 F.S.
 - ITEM 11 - COVENANTS, RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER PROVISIONS SET FORTH IN DECLARATION OF RESTRICTIONS COVERING BAY HARBOR ISLAND, RECORDED IN DEED BOOK 2848, PAGE 69; AS ASSIGNED IN OFFICIAL RECORDS BOOK 9632, PAGE 1157; AND TOGETHER WITH AND AS AFFECTED BY NOTICES TO EXTEND RECORDED APRIL 14, 1977, IN OFFICIAL RECORDS BOOK 9649, PAGE 253, AND RECORDED MARCH 21, 2008, IN OFFICIAL RECORDS BOOK 26282, PAGE 717. (AS TO PARCELS 1, 2 AND 4) AFFECT THIS SITE AS DEPICTED HEREON.
 - ITEM 12 - EASEMENT IN FAVOR OF THE CITY OF NORTH MIAMI RECORDED AUGUST 20, 1965 IN OFFICIAL RECORDS BOOK 4723, PAGE 428. (AS TO PARCEL 5) DOES NOT AFFECT THIS SITE.
 - ITEM 13 - EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, RECORDED AUGUST 20, 1965 IN OFFICIAL RECORDS BOOK 4723, PAGE 430. (AS TO PARCEL 5) DOES NOT AFFECT THIS SITE.
 - ITEM 14 - DECLARATION OF RESTRICTIONS RECORDED AUGUST 20, 1965 IN OFFICIAL RECORDS BOOK 4723, PAGE 432. (AS TO PARCEL 5) DOES NOT AFFECT THIS SITE.
 - ITEM 15 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, EASEMENTS, OPTIONS, LIENS, AND OTHER MATTERS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM FOR BAY ISLE CONDOMINIUM, AS DESCRIBED IN SCHEDULE A HEREIN, AND RECORDED IN OFFICIAL RECORDS BOOK 10335, PAGE 262; AS AMENDED BY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 10342, PAGE 760; AND AS MAY BE FURTHER AMENDED. (AS TO PARCEL 3) DOES NOT AFFECT THIS SITE.
 - ITEM 16 - TRAFFIC SIGNAL EASEMENT IN FAVOR OF THE COUNTY OF DADE RECORDED FEBRUARY 24, 1992 IN OFFICIAL RECORDS BOOK 15398, PAGE 1715. (AS TO PARCEL 4) AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEM 17 - TERMS, CONDITIONS AND PROVISIONS OF UNRECORDED LEASE AGREEMENT BY ONE KANE CONCOURSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS LESSOR, AND TAUBER REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LESSEE, DATED JANUARY 30, 2002; TOGETHER WITH UNRECORDED LEASE AGREEMENT BY ONE KANE CONCOURSE, LLC, AS LESSOR, AND TAUBER REALTY, LLC, AS LESSEE, DATED JANUARY 27, 2011, AS AMENDED BY FIRST AMENDMENT TO LEASE AGREEMENT DATED OCTOBER 1, 2013, AS DISCLOSED BY SUBORDINATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 28929, PAGE 3873. (AS TO PARCEL 4) AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
 - ITEMS 18, 19, 20, 21 & 22 - NOT ADDRESSED.

CERTIFICATION

TO ONE KANE CONCOURSE, LLC; GRAYROBINSON, P.A.; CHICAGO TITLE INSURANCE COMPANY; AND MAXIM CREDIT GROUP, LLC, ISAOA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 15, 2013.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

NO.	REVISIONS	BY
1	2013-08-15-UPDATE SURVEY-1/29/16	M.P.
2	2013-08-15-UPDATE SURVEY-8/15/13	AC
3	2013-08-15-UPDATE SURVEY-8/15/13	LS
4	2013-08-15-UPDATE SURVEY-5/23/11	LS
5	2013-08-15-ORIGINAL SURVEY-9/26/08	B.E.

ONE KANE CONCOURSE
9561 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS
MIAMI-DADE COUNTY, FLORIDA 33154

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 20'
SURVEY DATE: 1/29/16

FILE: TAUBCO
ORDER NO.: 60545



3 SOUTH EAST AERIAL VIEW
SCALE: 1:1.91



4 SOUTH WEST AERIAL VIEW
SCALE: 1:2.39

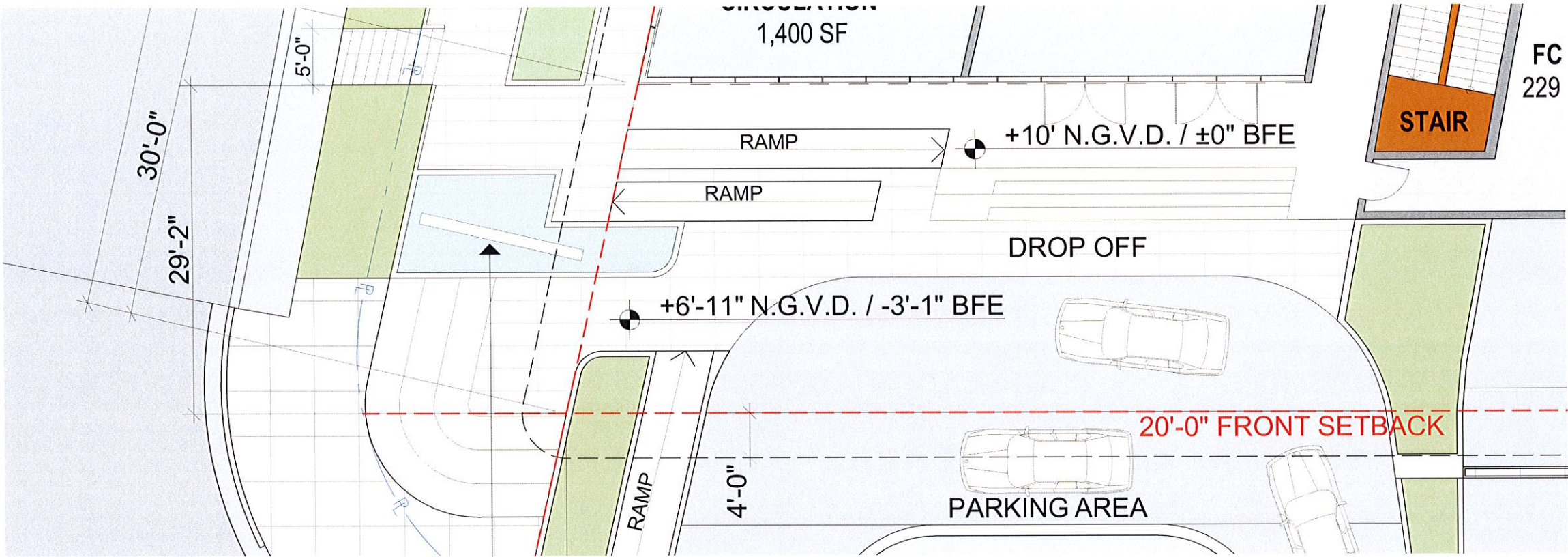


2 NORTH WEST AERIAL VIEW
SCALE: 1:2.11



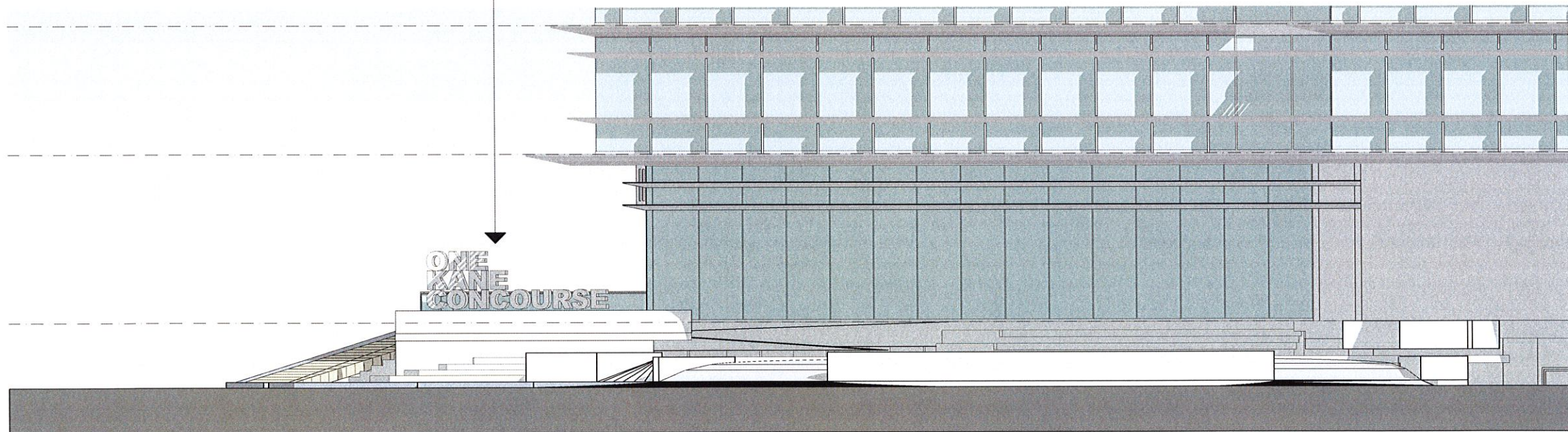
1 NORTH EAST AERIAL VIEW
SCALE: 1:2.11





1 BUILDING SIGN FLOOR PLAN
SCALE: 3/16" = 1'-0"

BUILDING SIGN OVER WATER FEATURE
"ONE KANE CONCOURSE" 16'-8" X 5'-1"



2 BUILDING SIGN ELEVATION
A-105 SCALE: 3/16" = 1'-0"

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Tel: 305.590.5000 Fax: 305.590.5000

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Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

9550 BAY 27TH AVENUE,
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

DESIGN BY

Luis O. Revuelta
AR 0007972

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ONE KANE CONCOURSE

9551 EAST BAY HARBOUR DRIVE
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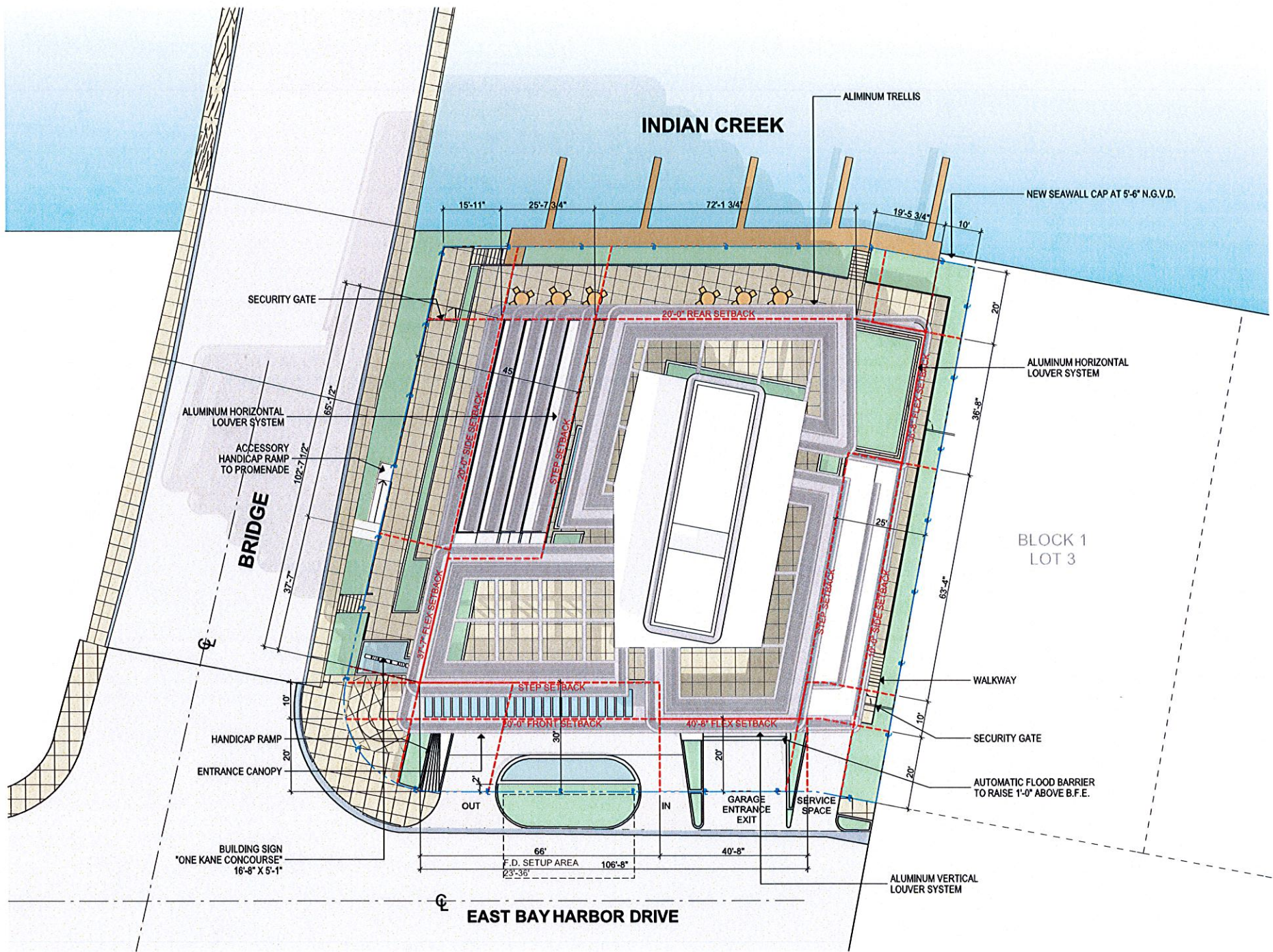
A-105

A photograph of the exterior of the Jade Vanity Salon building. The building is a single-story structure with a light-colored facade. The central entrance is labeled "JADE VANITY SALON" in large, bold letters. To the right of the entrance, there is a sign for "BETTO'S". To the left, there is a sign for "JEWELRY". The building has large windows and doors. In the foreground, there are palm trees and some landscaping. The sky is blue with some clouds.



①

A-106



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

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1 BASEMENT -2
SCALE: 1/16" = 1'-0"



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Santiago, Chile

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2950 SW 27TH AVENUE,
SUITE 110
MIAMI, FL 33135
T: 305 590 5000
F: 305 590 5000

DESIGN BY

Luis O. Revuelta
AR 0007972

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ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
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1 BASEMENT -1
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Atlanta
Santiago, Chile

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2850 SW 87TH AVENUE
SUITE 110
MIAMI, FL 33138
T: 305.590.0000
F: 305.590.5000

DESIGN BY

Luis O. Revuelta
AR 0007972

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ONE KANE CONCOURSE

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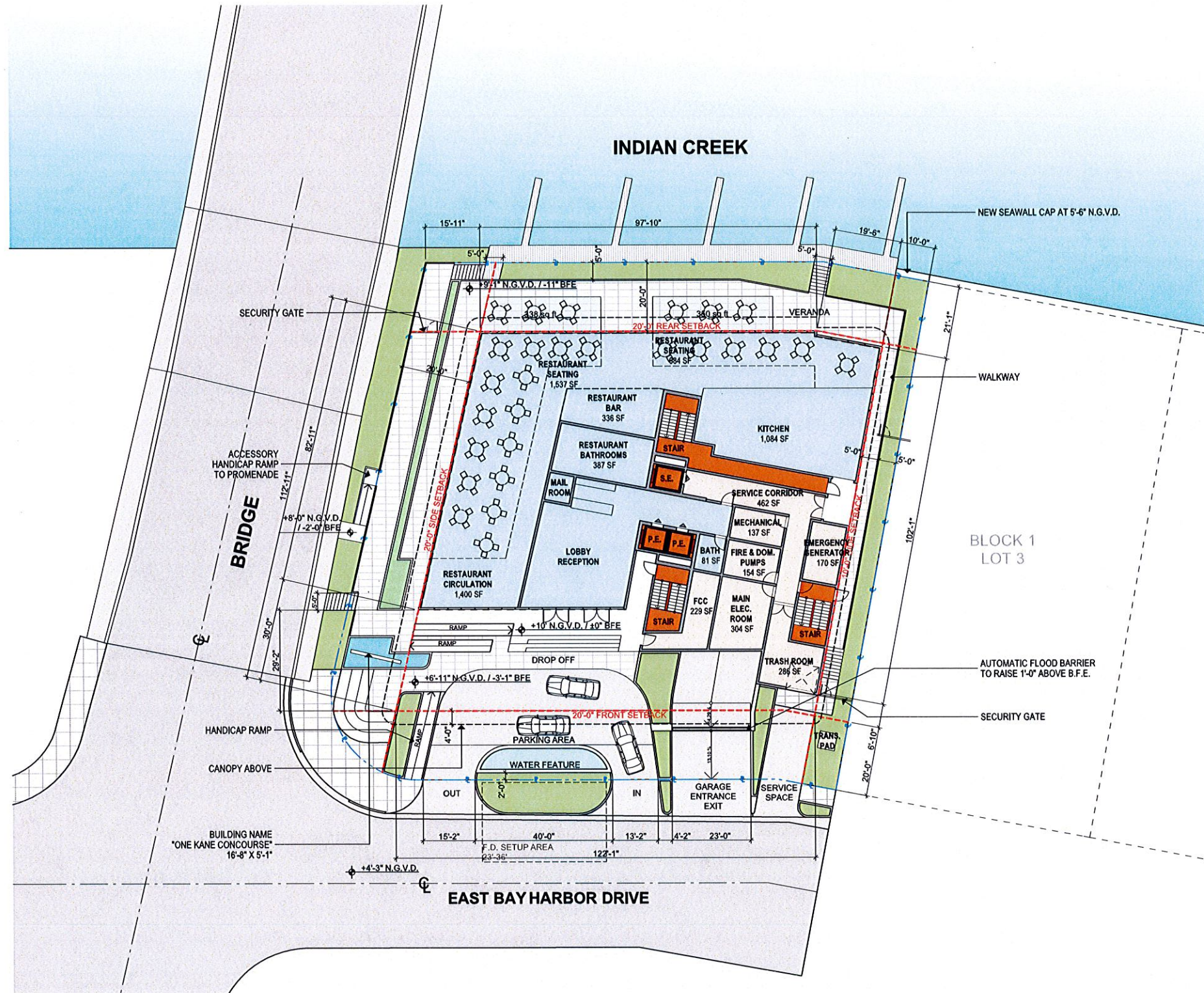
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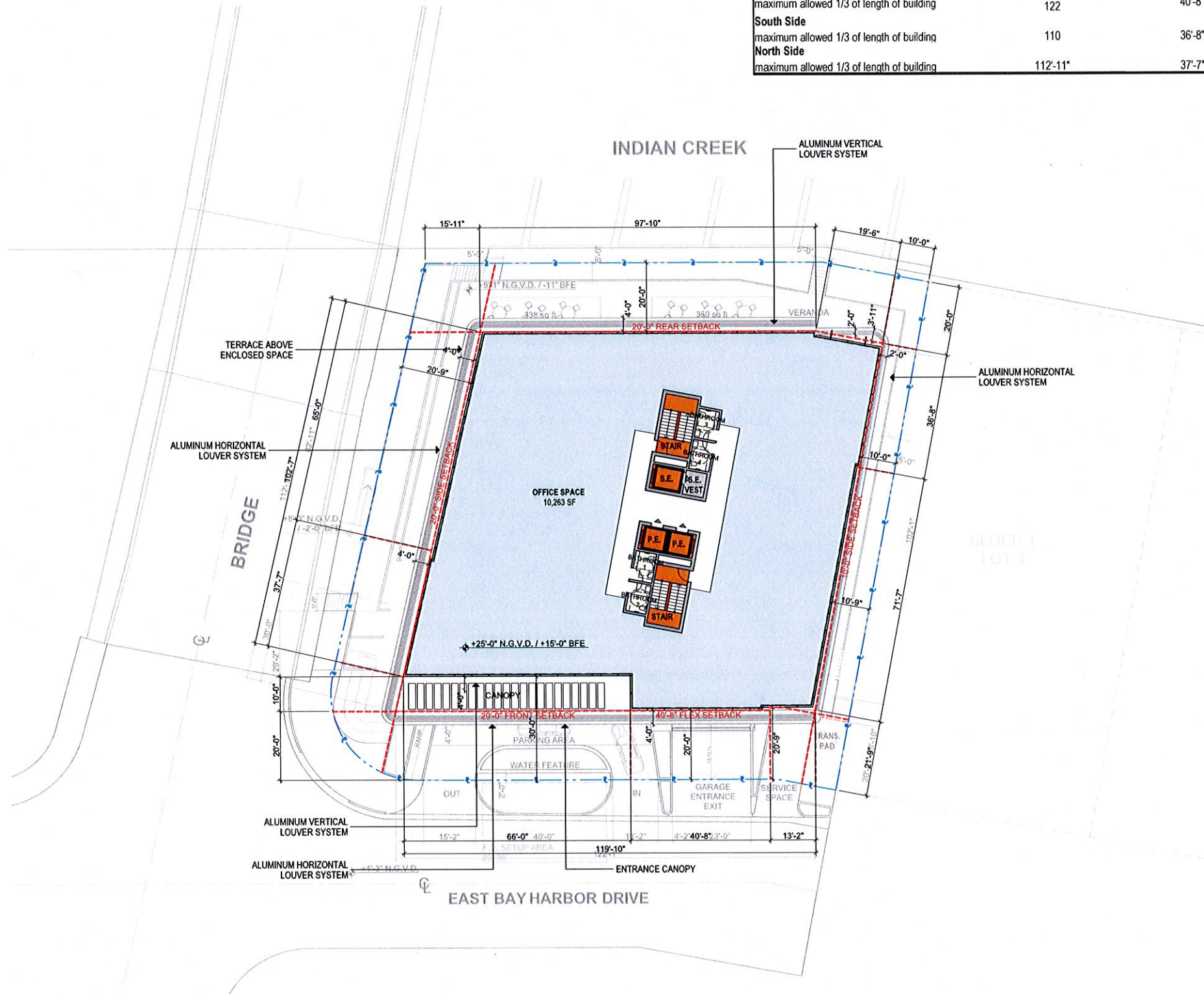


1 LEVEL 1
SCALE: 1/16" = 1'-0"



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1 LEVEL 2
SCALE: 1/16" = 1'-0"



Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"

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Atlanta
Santiago, Chile

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SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

DESIGN BY

Luis O. Revuelta
AR 0007872

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

Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"

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Atlanta
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revuelta-architecture.com

2850 SW 27TH AVENUE
SUITE 110
MIAMI, FL 33135
T: 305.590.0000
F: 305.590.0000

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

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Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"

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Santiago, Chile
revuelta-architecture.com

2900 SW 27TH AVENUE, SUITE 110
MIAMI, FL 33135
T: 305.590.5000
F: 305.590.5040

DESIGN BY

Luis O. Revuelta
AP 0007972

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ONE KANE CONCOURSE

3501 EAST BAY HARBOR DRIVE
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Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"

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SUITE 110
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AR 0007972

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Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"

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SUITE 110
MIAMI, FL 33135
T: 305.580.5000
F: 305.580.5040

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AR 0007972

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Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"

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2850 SW 27TH AVENUE, SUITE 110
MIAMI, FL 33135
T: 305 590 5000
F: 305 590 5000

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
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1 UPPER ROOF
SCALE: 1/16" = 1'-0"



Flex Setbacks		Allowable setback (Feet)	Proposed (Feet)
West Side			
maximum allowed 1/3 of length of building	122	40'-8"	40'-8"
South Side			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
North Side			
maximum allowed 1/3 of length of building	112'-11"	37'-7"	37'-7"



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revuelta-architecture.com

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SUITE 110
MIAMI, FL 33135
T: 305.590.6000
F: 305.590.6000

DESIGN BY

Luis O. Revuelta
AR 0007972

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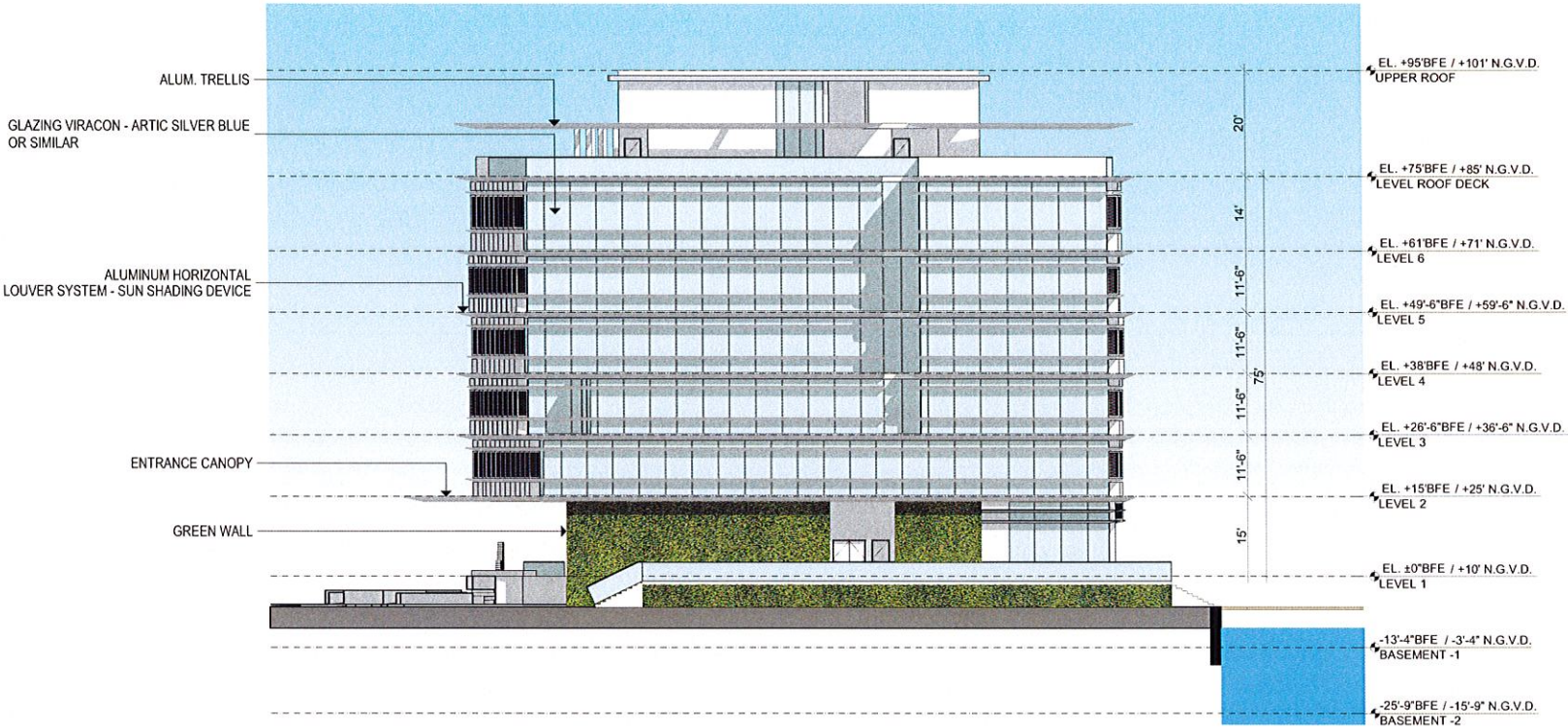
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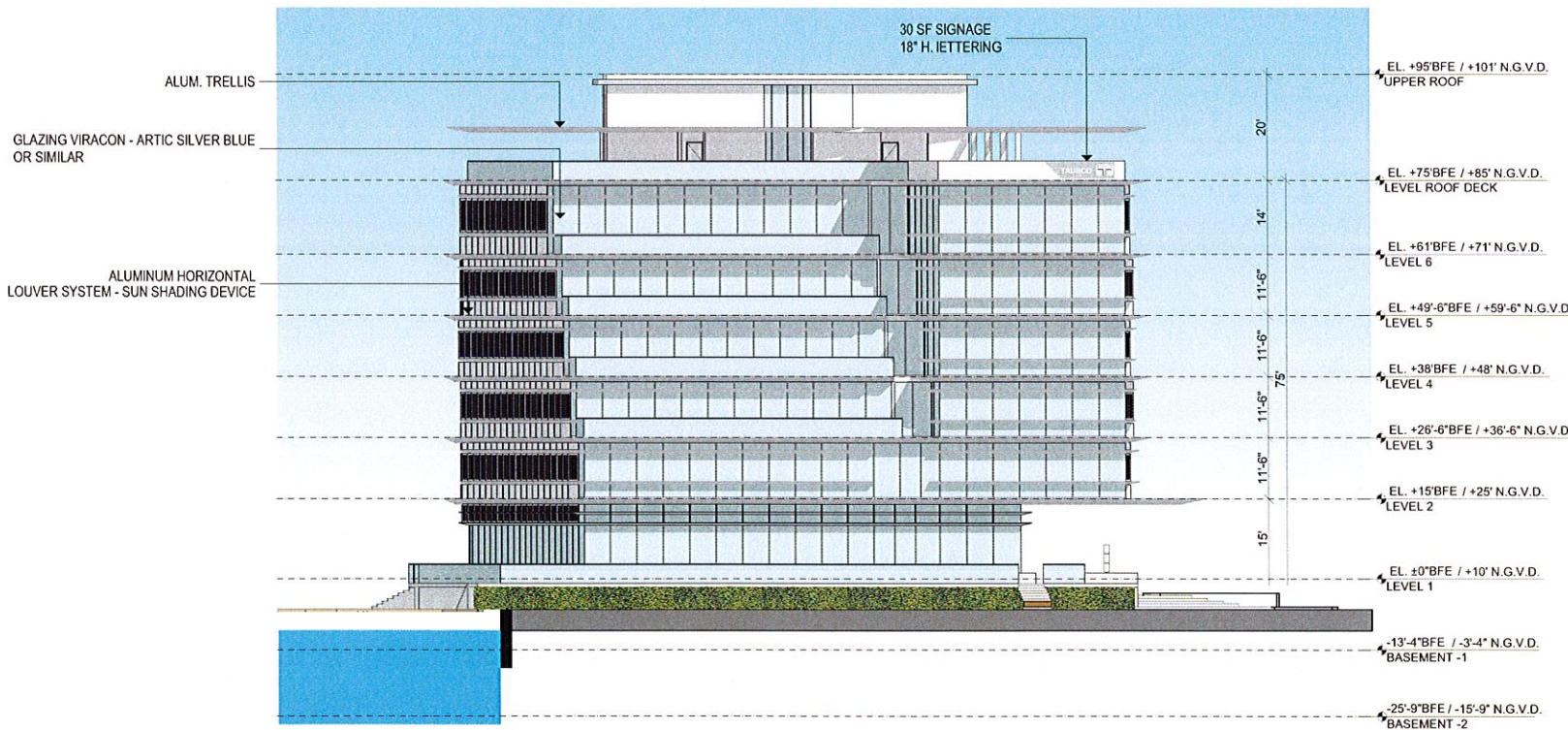
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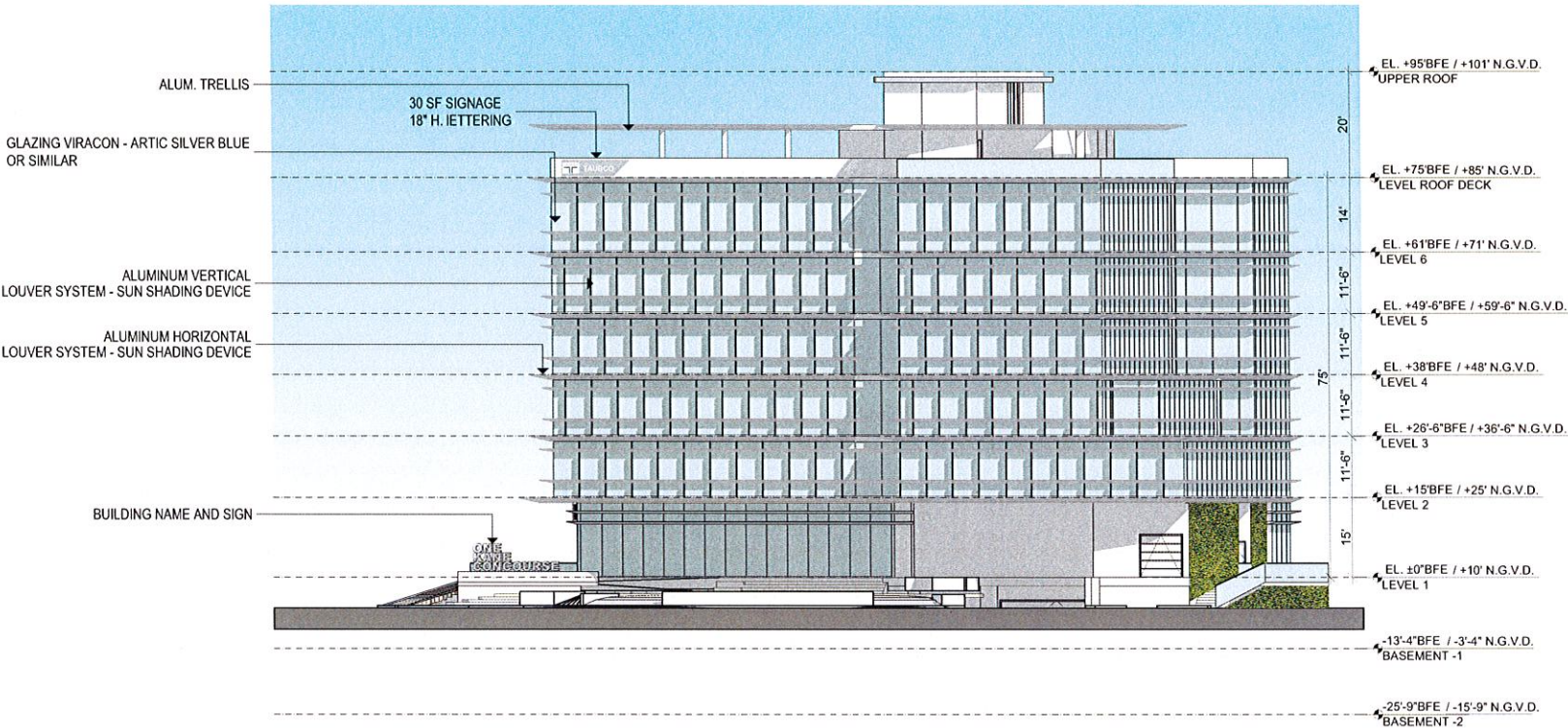
A-117



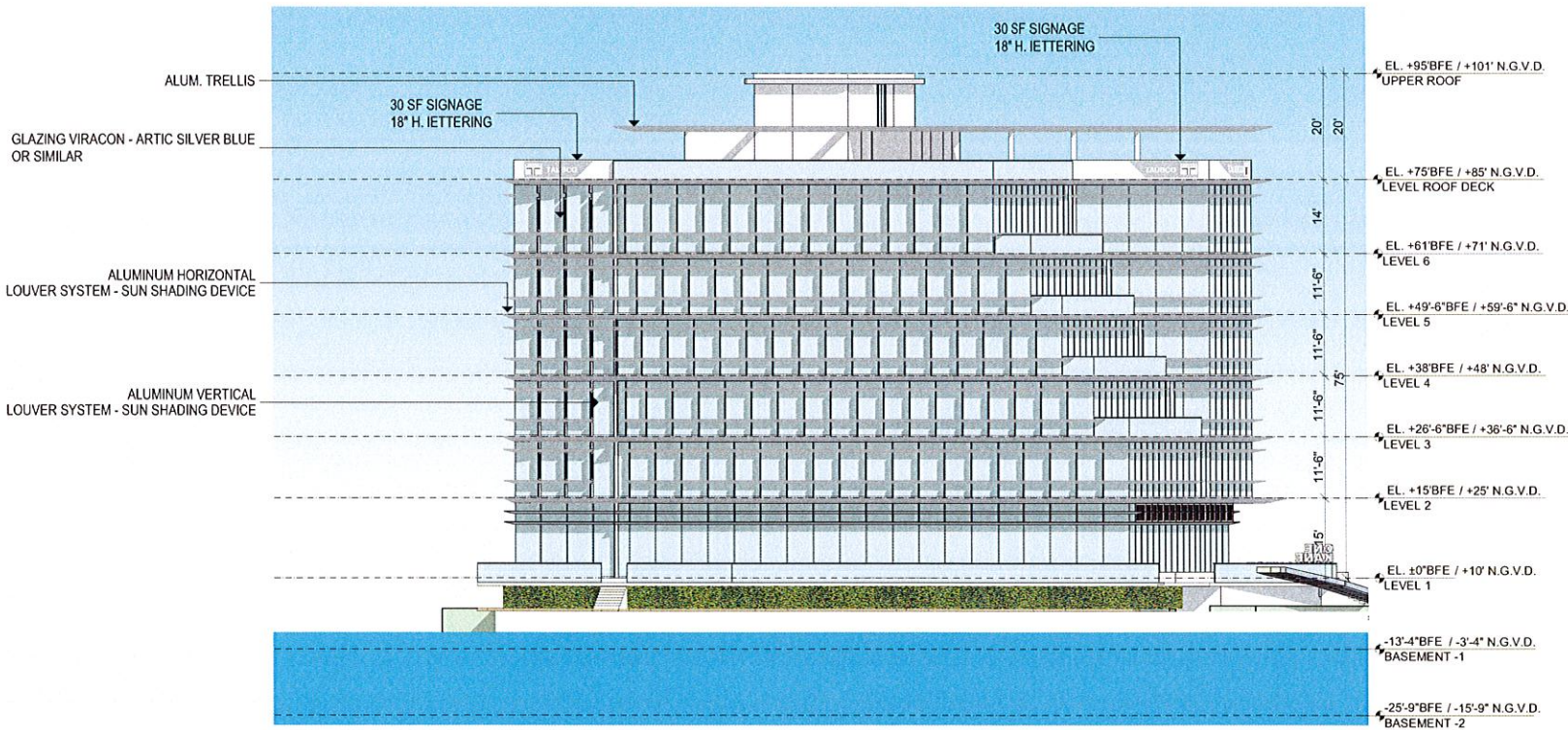
1 SOUTH ELEVATION
A-118 SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
A-118 SCALE: 1/16" = 1'-0"

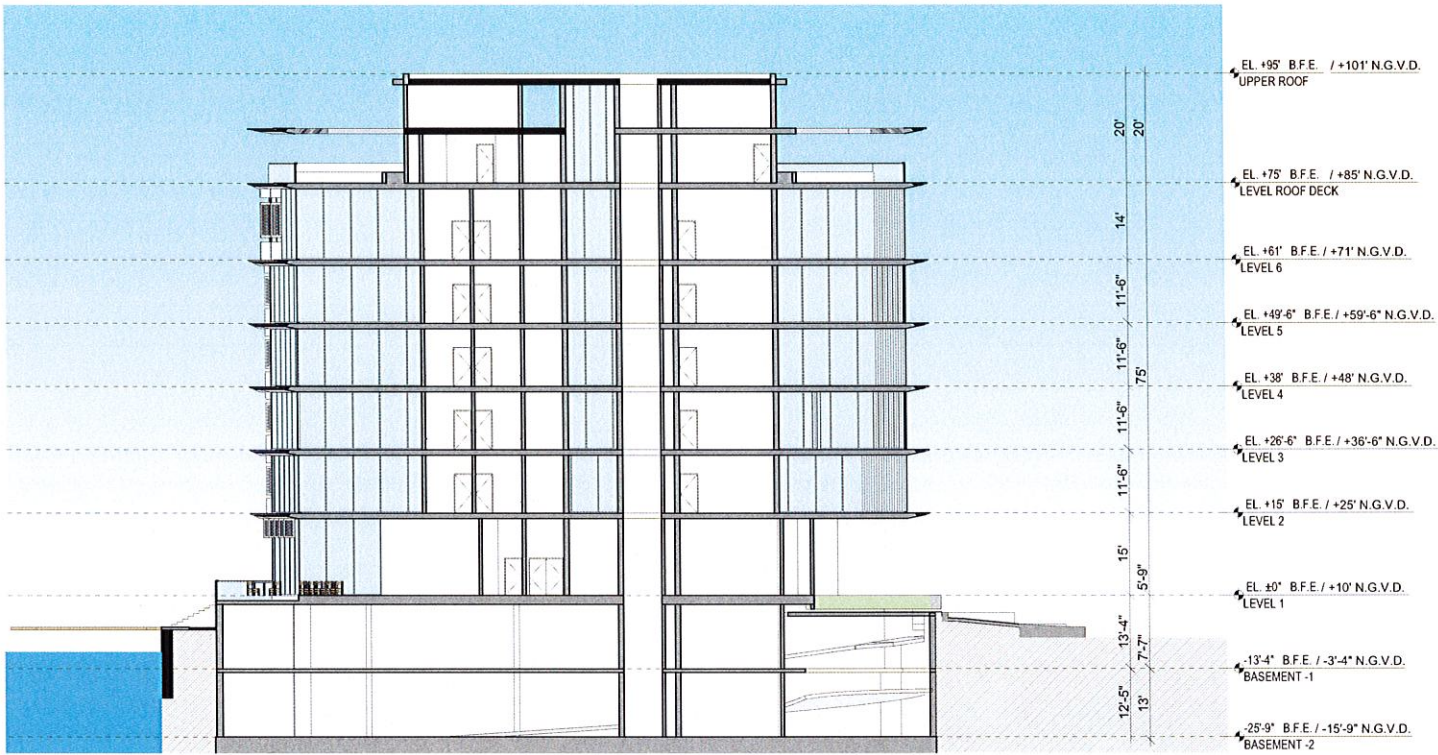


1
A-119 WEST ELEVATION
SCALE: 1/16" = 1'-0"

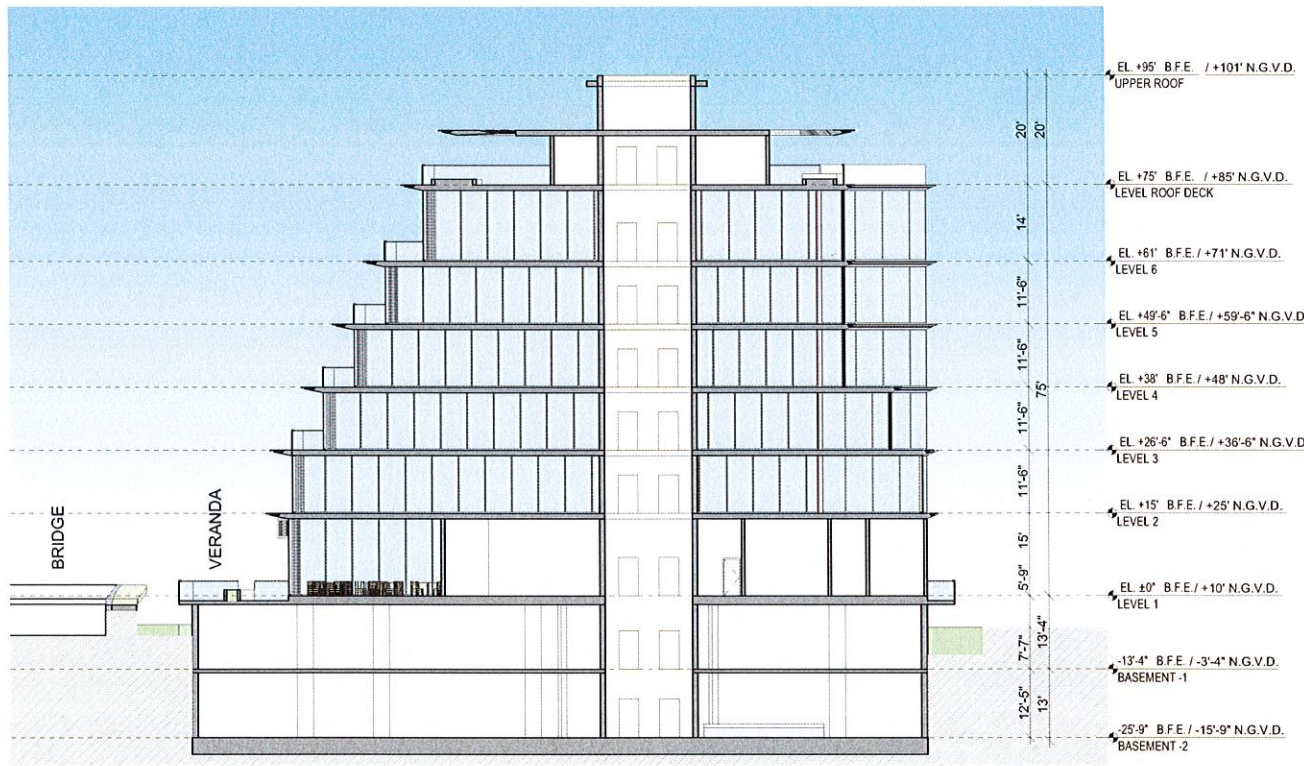


2
A-119 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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1
A-120
N-S SECTION
SCALE: 1/16" = 1'-0"



2
A-120
E-W SECTION
SCALE: 1/16" = 1'-0"

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Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVENUE, SUITE 110
MIAMI, FL 33135
T 305 590 0500
F 305 590 0500

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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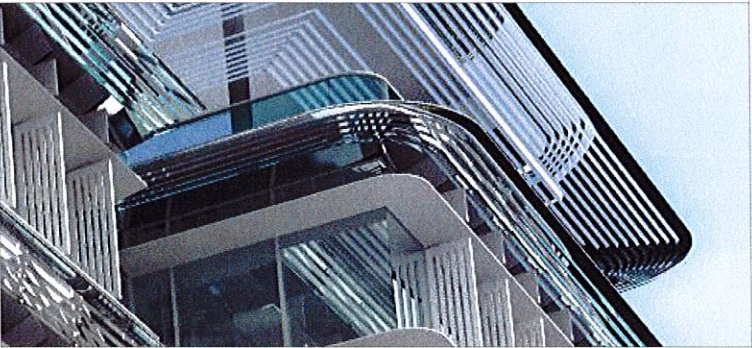
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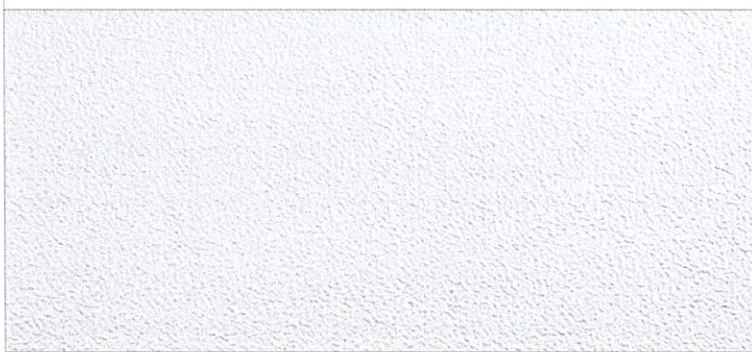
PVDF ALUMINUM FINISH FOR TRELLISES AND SUN SHADING DEVICES
ROMAN SILVER (MATTE AND SHINING FINISHES)



GLAZING VIRACON - ARTIC SILVER BLUE
OR SIMILAR



SMOOTH STUCCO FINISH
WHITE



SHELL REEF STONE
OR SIMILAR



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Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2800 SW 27TH AVENUE
SUITE 110
MIAMI, FL 33135
T: 305.590.0000
F: 305.590.0010

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE
9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER INFORMATION

TAUBCO
T

PLANNING
& ZONING

Permit Revisions

CONSULTANTS

Date

2/5/2016

Drawing

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Scale

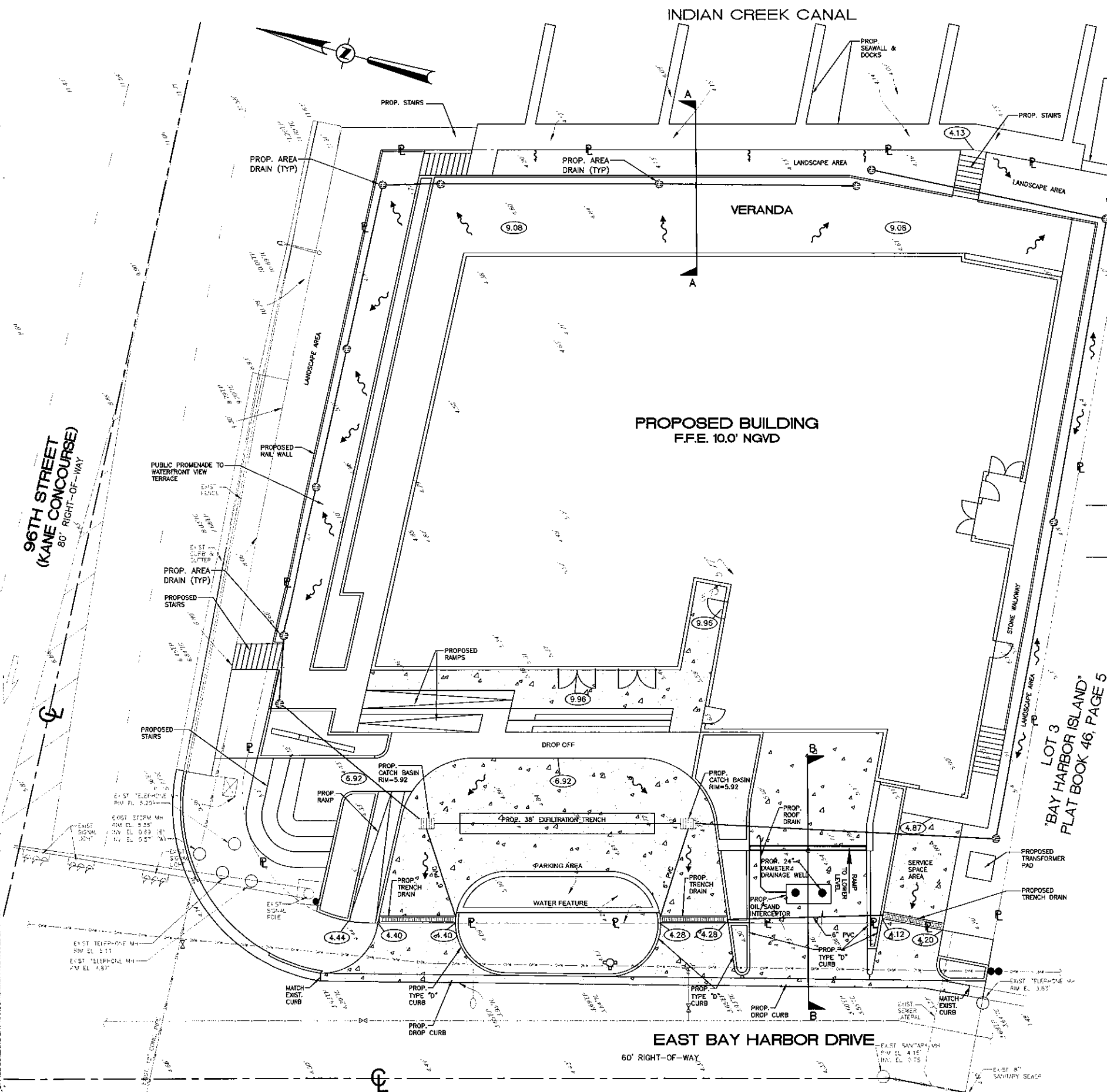
As Shown

Project No.

1338

A-121

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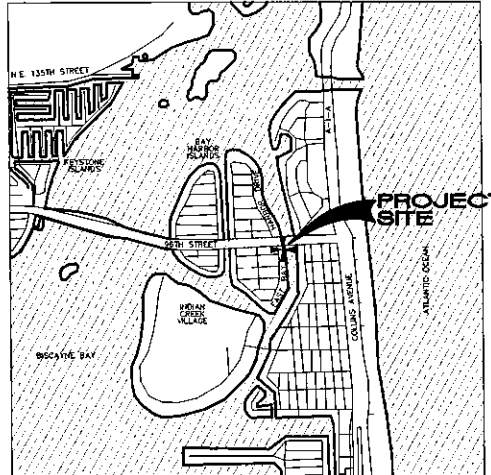


- NOTES:
1. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 2. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 3. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
 4. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
 5. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1928.
 6. EXISTING POWER/LIGHT POLES TO BE RELOCATED UNDERGROUND AS REQUIRED.
 7. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8" INCH/FT) SLOPE.
 8. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
 9. THE TOWN MAY REQUIRE THAT THE SECTIONS OF EAST BAY DRIVE THAT ARE IN FRONT OF THE PROPERTY SHALL BE MILLED AND RESURFACED TO MAINTAIN GOOD AND ALL CONSTRUCTION RELATED DEFECTS.
 10. EXCAVATION IN ROADWAY SHALL BE RESTORED TO A MINIMUM WIDTH OF 1 FOOT ON EITHER SIDE OF THE EXCAVATION.

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

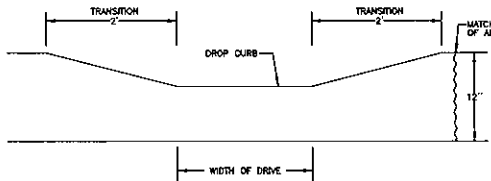
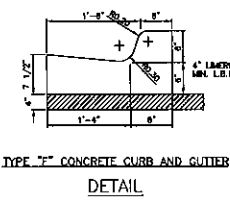
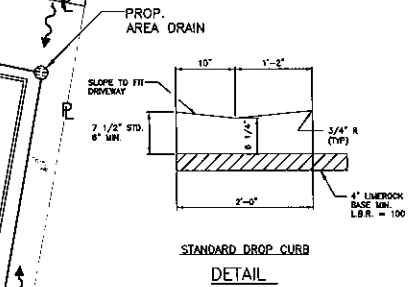
REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.

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

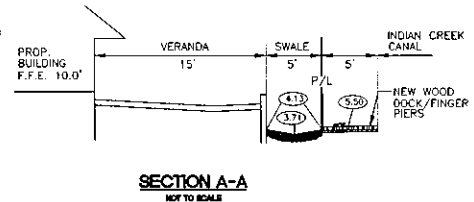


LOCATION MAP
NOT TO SCALE

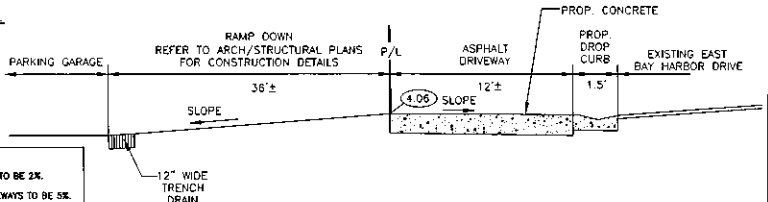
LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK 1, "BAY HARBOR ISLAND",
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.



TRANSITION FROM DROP CURB
TO TYPE 'T' CURB
DETAIL



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

NOTE:
1. ALL THEODOLITE STRIPING AND RIMS SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION.

LEGEND

- PROPOSED CONCRETE
- PROPOSED STONE/PAVER
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING ELEVATION
- EXISTING CONCRETE LIGHT POLE
- PROPOSED WATER METER
- EXISTING FENCE

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Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2400 SW 27TH AVENUE, SUITE 110
MIAMI, FL 33135
P: 305.581.5000
F: 305.581.5000

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

854 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154



PRE-DRG

Permit Revisions

CONSULTANTS

HOLLAND ENGINEERING INC.
2000 HOLLYWOOD BLVD., SUITE 100, HOLLYWOOD, FL 33021
(305) 977-0771 • (305) 977-0772 Fax
SUSAN G. HOLLAND, P.E.
Reg. No. 41851

DATE: 03/23/2016

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AA

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Project No.

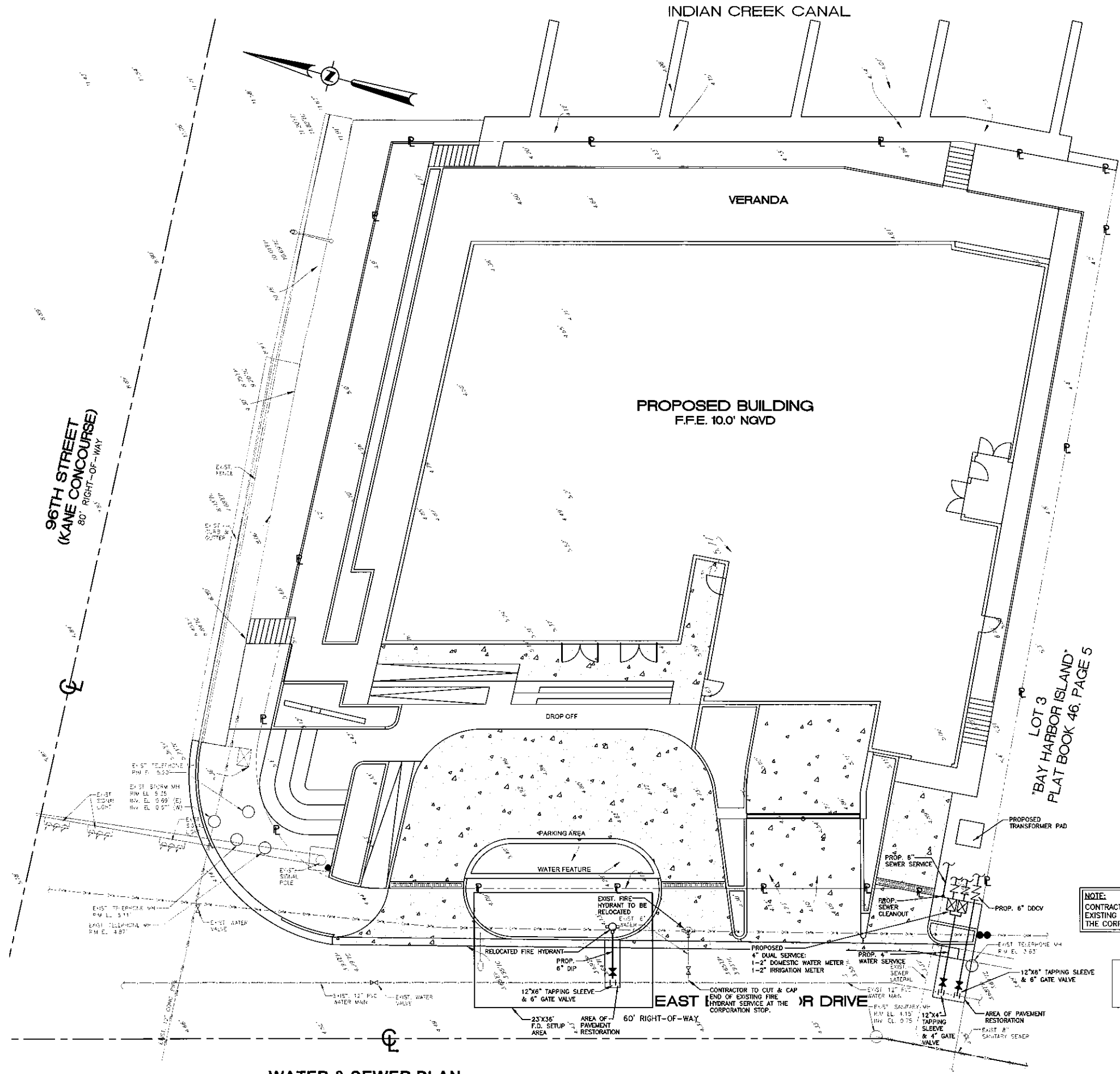
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NO. OF SHEETS: 3

SHEET NO.:

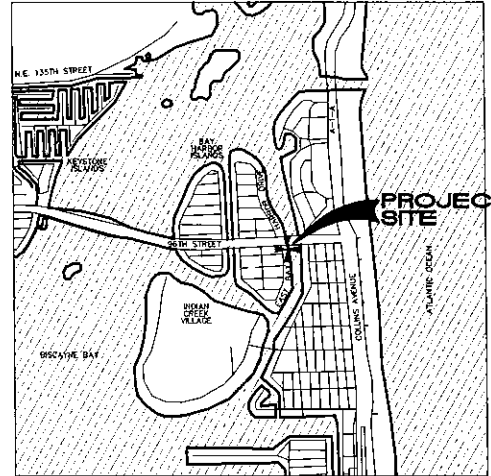
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WATER & SEWER PLAN

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



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 1, "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS.
5. THE TOWN MAY REQUIRE THAT THE SECTIONS OF EAST BAY DRIVE THAT ARE IN FRONT OF THE PROPERTY SHALL BE MILLED AND RESURFACED TO MAKE GOOD ANY AND ALL CONSTRUCTION RELATED DEFECTS.
6. EXCAVATION IN ROADWAY SHALL BE RESTORED TO A MINIMUM WIDTH OF 1 FOOT ON EITHER SIDE OF THE EXCAVATION.
7. ALL THERMO-STRIPING AND RPMs SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION.

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NOTE:
CONTRACTOR TO CUT & CAP END OF ANY EXISTING SERVICE TO BE ABANDONED AT THE CORPORATION STOP

LEGEND	
	PROPOSED CONCRETE
	PROPOSED STONE/PAVER
	PROPOSED ELEVATION
	PROPOSED SURFACE FLOW
	PROPOSED SIGN (AS INDICATED)
	PROPOSED CLEANOUT
	PROPOSED RPZ BACKFLOW PREVENTER
	PROPOSED PIPING
	EXISTING CONCRETE
	EXISTING PIPING AND APPURTENANCES
	EXISTING ELEVATION
	EXISTING CONCRETE LIGHT POLE
	PROPOSED WATER METER
	EXISTING FENCE

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Miami
Atlanta
Santiago, Chile

revuelta-architecture.com

2300 SW 17TH AVENUE, SUITE 110
MIAMI, FL 33135
T: 305.599.5555
F: 305.599.5610

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9501 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER INFORMATION

TAUBSCO

PRE-DRC

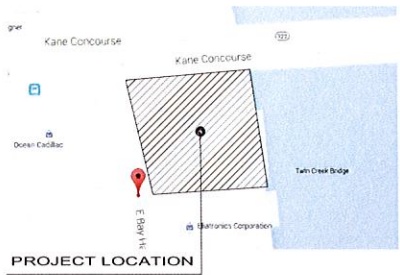
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CONSULTANTS

DATE: 05/10/2015
BY: HOLLAND ENGINEERING INC.
PROJECT: 1000 SOUTH MIAMI AVENUE, MIAMI, FL 33135
DESIGNER: SUSAN C. HOLLAND, PE
Reg. No. 41831
DATE: 05/10/2015

Date
01/28/2016
Drawing
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Scale
As Shown
Project No
15-43

NO. OF SHEETS: 3
SHEET NO.:
C-3



ONE KANE COUCOURSE

Tree disposition list							
No.	ent	Common Name	Botanical Name	Ht.	Spr	dbh	Can. Sq. ft.
1-3	3	Podocarpus Tree	Podocarpus macrophyllu	10-15'	8'	4"	151'
4-15	12	Coconut palm	Coco nucifera	30'-35'	20'	6"-8"	3770'
16-21	6	Italian Cypress	Cupressus sempervirens	12-22'	4'	2'-4"	75'
23	1	Italian Cypress	Cupressus sempervirens	15'	4'	4"	13'
22,24,27	3	Coconut palm	Coco nucifera	30'-35'	20'	6"-8"	942'
28-29	4	Italian Cypress	Cupressus sempervirens	15'	4'	4"	50'
30-44	15	Ficus Benjamin	Ficus Benjaminia	20'	20'	8"	4712'
45	1	Sea Grape	Coccoloba uvifera	30'	15'	20"	177'
46	1	Travelers palm (clust.)	Ravenala madagascariensis	35'	40'	70"	1257'
47	1	Travelers palm (clust.)	Ravenala madagascariensis	35'	40'	70"	1257'
48-49	2	Frangipani tree	Plumeria rubra	18'	15'	20"	353'
50-55	6	Coconut palm	Coco nucifera	30'-35'	20'	6"-8"	1885'
56	1	Alexander palm (sgl.)	Ptychosperma elegans	18'	5'	3"	20'
57	1	Alexander palm (tbl.)	Ptychosperma elegans	18'	15'	6"	177'
58	1	Alexander palm (tbl.)	Ptychosperma elegans	18'	10'	6"	79'
Total	58	Trees to be Removed					

Total Canopy sq. ft. Removing 14,917

LEGEND



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Santiago, Chile

revuelta-architecture.com

2085 SW 27TH AVENUE, SUITE 110
MIAMI, FL 33133
T: 305.556.5000
F: 305.556.5042

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

P&Z

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CONSULTANTS
SEAL

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PAKSLEY A.S.L.A.
5800 S.W. 41 STREET MIAMI, FL 33143
PHONE: 305.465.7888 FAX: 305.465.8426



Date
6/25/2015
Drawing
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Project No.

LD-1

TREE DISPOSITION PLAN

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

Filename: J:\PROJECTS\One Kane Concourse\LA - Kane Concourse Landscape - Current - Plot Date: 6.24.2015 - Plotted By: Geomantic
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Trees and Palms					
1	Corkscrew Palm		<i>Pandanus utilis</i>	1	16' ht., B&B
2	European Fan Palm		<i>Chamaerops humilis</i>		4' x 5', multi trunk
3	Florida Royal palm	Native	<i>Roystonea elata</i>		24' - 28' o.s., B&B
5	Green Buttonwood	Native	<i>Conocarpus erectus</i>	4	12 o.s. ht. x 6' spr. B
4	Pigeon Plum	Native	<i>Coccoloba diversifolia</i>	4	18' ht. X 6' spr., B&B
6	Jamaican Dogwood tree	Native	<i>Piscidia piscipula</i>	6	16' o.s. ht. x 8' spr. B
1	Japanese Privet		<i>Ligustrum japonicum</i>	1	12' ht., B&B
6	King Sago		<i>Cycas revoluta</i>	6	3' x 3'
12	Montgomery palm single		<i>Veitchia montgomeryana</i>		Height as shown
12	Ponytail Palm		<i>Beaucarnea recurvata</i>		4' ht. x 3' spr., 10 ga
4	Seagrape Trees	Native	<i>Coccoloba uvifera</i>	4	14' ht. x 6' spr. 45 ga

Miami
Atlanta
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVENUE, SUITE 110
MIAMI, FL 33133
T. 305 590 5000
F. 305 590 5040

DESIGN BY

Luis O. Revuelta
AR 0007972
PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154



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Permit Revision:

1 - 3/3/16

2 3/7/16

CONSULTANTS:
SEA

**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

1000 S.W. 81 STREET MIAMI, FL 33131
TEL: 305/441-1234 FAX: 305/441-1235

Date
6/25/201
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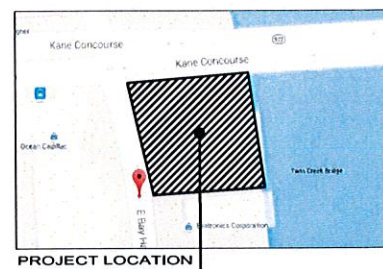


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File name: J:\PROJECTS\One Kane Concourse\LA - Kane Concourse Landscape-Current - Plot.Dwg: 3/7/2016 - Plotted By: Geomantic
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File: 3/13/2016 1:33:08 PM OFFICE BUILDING BAY HARBOR/ROFFICE MODEL 2015 MECHANICAL OPTION L.dwg - By: aaron - Date: 5/18/2015



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

Commercial Sites
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 9551 East Bay Harbor Drive, Legal Description _____
33154

Net Lot Area 0.512 Acres / 22,301 SF

	Required	Provided
I. Open Space Requirement		
1. No minimum open space requirement. (BHI - Sec. 23-11(c))		
2. Maximum Lawn Area Allowed (MDC - Sec. 18A(4)(5))		
a. Net Lot Area _____ SF - building footprint _____ SF = _____ SF		
b. SF from above <u>22,301</u> 20% = <u>4,460</u> 20% Max / _____ SF = <u>2,373</u> SF (Net Lot Area - Building Footprint x 20% = maximum lawn area permitted)		
II. Shade Trees <u>Max lawn area permitted 13,240 proposed - 2,373</u>		
A. Required		
1. 22 shade trees/acre: 22 x <u>0.512</u> acres = <u>11</u> <u>11</u> <u>22</u> (Min. 12" in height / 4" clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16)		
2. Native Species Required - 50% Min. # of shade trees req. <u>11</u> x 50% = <u>6</u> <u>6</u> <u>22</u> (BHI - Sec. 24-16(a)(2))		
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. # of shade trees req. <u>11</u> x 50% = <u>6</u> <u>6</u> <u>27</u> (MDC - Sec. 18A-6(C)(1)(b))		
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	<u>11</u>	
2. Number of shade tree species required (BHI - Sec. 24-16(a)(2))	<u>4</u>	<u>5</u>
*See Following Table.		

Page 1 of 3 Revised 7/14/15

Number of Different Tree Species based on Quantity

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

C. Tree Heights

1. Number of Stories of building 7

2. Number of shade trees required
(from Sec. (II)(A)(1) above) 11

3. Shade tree heights required:

12 ft. - 25 % or 3 shade trees

14-16 ft. - _____ % or _____ shade trees

16-18 ft. - 50 % or 6 shade trees

18-20 ft. - 25 % or 3 shade trees

Size of Tree Species in Relationship to Building Height

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

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

III. Street Trees

1. Street Trees @ 1:35'
Width of lot 153' - 101' = 52/25' = 3 3 5 Palms + 3 trees

(Street tree species determined by Street Tree Master Plan)
(Street trees do not count toward required on site shade trees)
(BHI - Sec. 24-16(a)(2)(a))

Page 2 of 3 Revised 7/14/15

IV. Shrubs Required

1. 10 shrubs required per shade tree
(Min. 24" in height / visual screen min. 36" in height / max 24" on center)
(BHI - Sec. 24-16(a)(2)(d))

2. Native Species Required - 30% Min.
(MDC - Sec. 18A-6(D)(1)(a))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min.
(MDC - Sec. 18A-6(D)(1)(b))

V. Buffers (If applicable)
(BHI - Sec. 24-16)

1. Parking Lot from ROW

2. Dissimilar Uses

VI. Parking Lot Landscaping (If applicable)

1. 10 SF / parking space:
10 x _____ spaces = _____ SF
(MDC - Sec. 18A-6(J))

2. Shade Trees Required
(MDC - Sec. 18A-6(I))

3. Shrubs Required
(MDC - Sec. 18A-6(I))

VII. Right Tree Right Place
(BHI - Sec. 24-16(a)(2)(f))

1. Number of trees near power lines
(See attached FPL guidelines)

VIII. Florida Friendly Landscaping
(MDC - Sec. 18A-2(A))

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

	Required	Provided
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))	<u>110</u>	<u>2415</u>
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	<u>37</u>	<u>400</u>
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	<u>55</u>	<u>592</u>
1. Parking Lot from ROW	<u>N/A</u> (yes / no)	(yes / no)
2. Dissimilar Uses	<u>N/A</u> (yes / no)	(yes / no)
1. 10 SF / parking space: 10 x _____ spaces = _____ SF (MDC - Sec. 18A-6(J))	<u>N/A</u>	
2. Shade Trees Required (MDC - Sec. 18A-6(I))	<u>N/A</u>	
3. Shrubs Required (MDC - Sec. 18A-6(I))		

Page 3 of 3 Revised 7/14/15



GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4800 S.W. 15th Street, Suite 100
Miami, FL 33135
Phone: (305) 555-1133

Date
6/25/2015
Drawing
MA
Check by

As Shown
Project No.

revuelta
architecture
international

Miami
Atlanta
San Diego, Chile

revuelta-architecture.com

2900 SW 27th Avenue, Suite 110
Miami, FL 33133
T 305 560 5000
F 305 560 5002

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154



P&Z

Permit Revisions

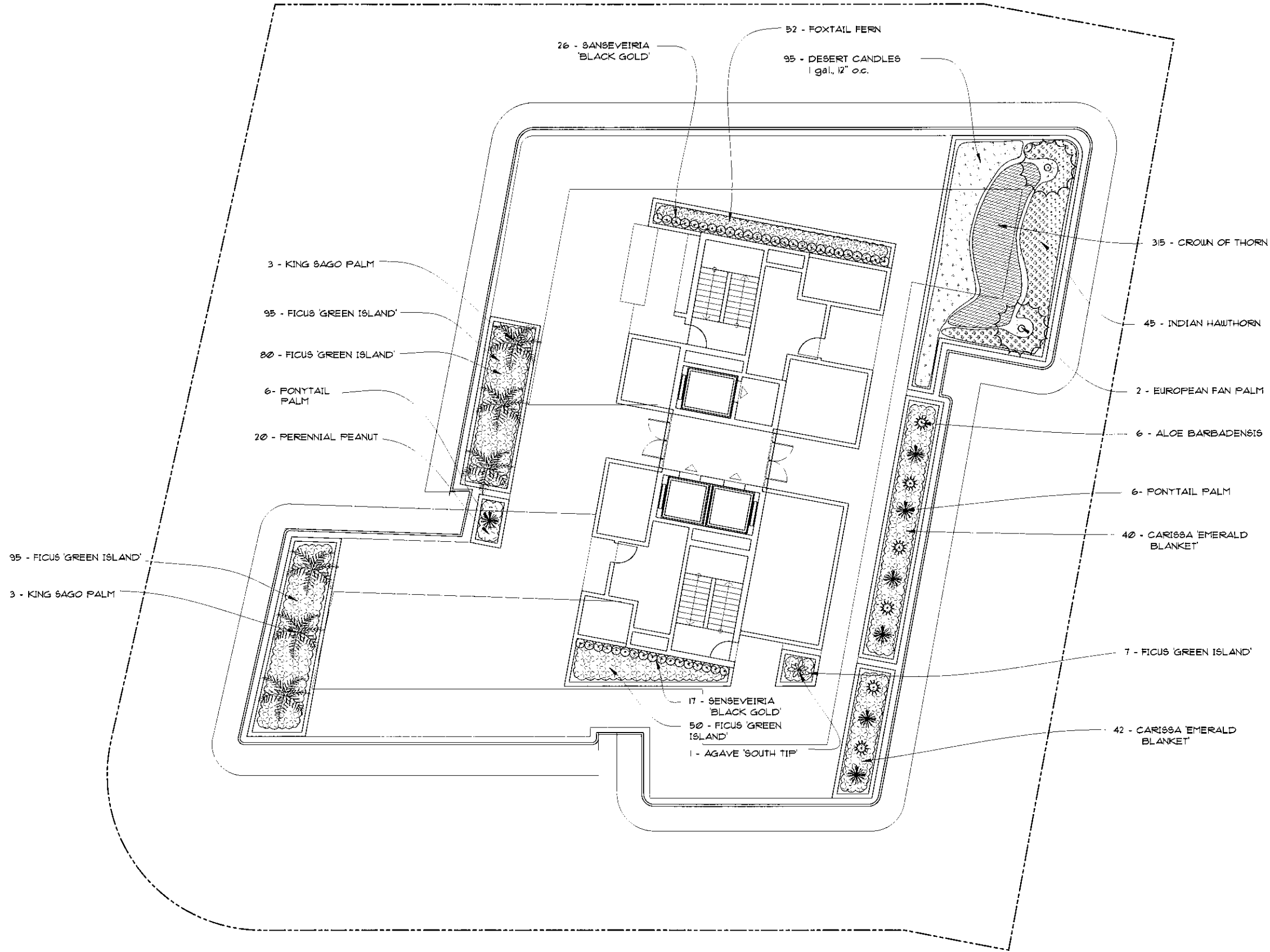
1 - 3/3/16
2 - 3/7/16

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SEAL

TABULATION SHEETS

L1.2

Fluorocarbon PROJECTS/One Kane Concourse/1A - Kane Concourse Landscape - Current - Plot Date 2.5.2016 - Plotted By: Geomantic
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File: C:\projects\133A OFFICE BUILDING BAY HARBOR\BIM\OFFICE MODEL 2015 MECHANICAL OPTION L1.dwg - By: author - Date: 5/18/2016



ROOF LANDSCAPE PLAN ◀
SCALE: 1/8" = 1'-0"

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Santiago, Chile
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2965 SW 27TH AVENUE, SUITE
5110
MIAMI, FL 33133
T 305 580 9000
F 305 580 9000

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

8551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

TAUBCO

P&Z

Permit Revisions

CONSULTANTS
SEAL

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY, A.S.L.A.
ROBERT PARSLEY, LANDSCAPE ARCHITECT
PROJECT: 133A OFFICE BUILDING BAY HARBOR
DATE: 5/18/2016



Date
6/25/2015
Drawing
MA
Check by

As Shown
Project No

L-1.3

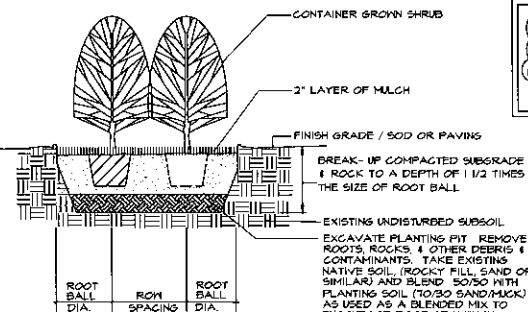
NOT TO SCALE

SCALE: N.T.S



EXCAVATE PLANTING PIT. REMOVE ROOTS, ROCKS, 4 OTHER DEBRIS. CONTAMINANTS. TAKE EXISTING NATIVE SOIL (ROCKY FILL, SAND OR SIMILAR) AND BLEND 50/50 WITH PLANTING SOIL. (70/30 SAND/MUCK); AS USED AS A BLENDED MIX TO ENCOURAGE ROOT GROWTH INTO SURROUNDING AREA.

DIG OUT / DECOMPACT EXISTING SOIL TO ENSURE PROPER DRAINAGE UNDERNEATH ROOT BALL, FRACTURE CORAL ROCK TO ENCOURAGE DEEP ROOTING. BLEND IN SOME PLANTING SOIL INTO EXISTING SUB GRADE AS FEASIBLE.

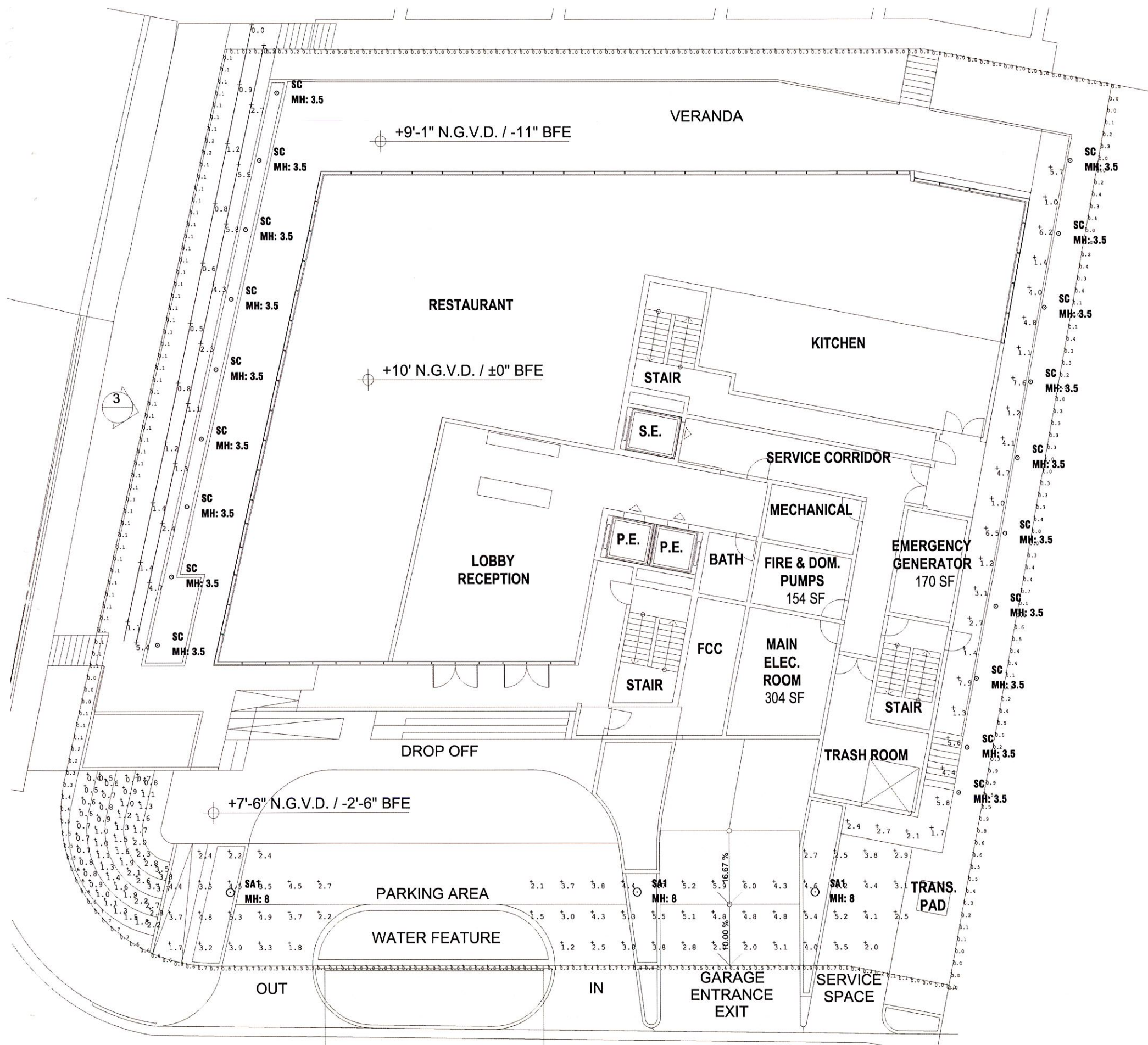


9551 EAST BAY HARBOR DRIVE
EAST BAY HARBOR ISLAND, FLORIDA 33164

Permit Revision

As Shown
Project H

L-1.4



PHOTOMETRIC SITE PLAN
SCALE: 1/8" = 1'-0"
1 PH-1
2

Luminaire Schedule						
Project: ONE KANE CONCOURSE - SITE - REV1 - JAN - 25 - 2016						
Symbol	Label	Description	Lumens/Lamp	LLD	LPD	Total Watts
	SA1	LUMINIS MA20-11W20-1-84	N.A.	0.900	0.900	114.75
	SC	JWB0 ACCULITE PL2-A15-4E-9B-3	N.A.	0.900	0.900	247

Calculation Summary						
Project: ONE KANE CONCOURSE - SITE - REV1 - JAN - 25 - 2016						
Label	Avg	Max	Min	Avg/Wts	Max/Wts	
ENTRANCE	3.87	8.8	1.2	3.88	5.80	
SPILL	0.21	0.8	0.0	N.A.	N.A.	
WALKWAY	3.52	7.8	1.0	3.52	7.30	
WALKWAY 2	2.27	5.8	0.5	4.54	11.80	

LUMINIS

PAA4 SERIES
4" Straight Round Aluminum Pole

TYPE: QUANTITY: PROJECT: CATALOG NUMBER: FIXTURE FINISH OPTION OPTION OPTION OPTION OPTION

NOTE: POLE SUPPLIER SHALL CERTIFY THAT POLE AND FIXTURE MEETS 175 MPH WIND LOAD CRITERIA AS REQUIRED BY FLORIDA BUILDING CODE 1606 AND ADSC 7-18 AND SHALL PROVIDE SIGNED & SEALED CALCULATIONS BY A REGISTERED FLORIDA ENGINEER.

Components are made of corrosion resistant 306 aluminum alloy with a copper (Cu) content of less than 0.1%. All poles are designed to offer maximum resistance to wind load performing with an array of accessories and luminaire attachments.

- 4" (100) O.D. X 10" (3) wall 6061-T6 Aluminum alloy pole
- Allen fast head stainless steel screws hardware
- 2"x4" cast aluminum wiring accessed through structurally reinforced opening. Flush mount cover
- Two piece structural cast aluminum base cover: 48" (124) X 13" (330) diameter
- Set of (8) 3/4" nut, 40 galvanized nuts with washers
- One piece cast aluminum T6 heat treated base, structurally reinforced with four integral gussets and collar insert to maximize pole strength.

FINISH
Five-stage preparation process including preheating of cast aluminum parts for an extraction, and an environmentally friendly alloy solution. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

NOTES
A- Gasket to be packed under pole base to ensure full adherence and stability with fastening and prevent loosening of leveling nuts. Provide adequate channel drainage from inside pole (by others).
B- Electrical conduit (by others).
C- Concrete footing (by others).

PLAN VIEW

BOX ADAPTER SOLVENT CEMENT WELDED
HAND HOLE BOX: BROOKS SERIES 36 W/ CAST IRON LOCKING TYPE COVER
CONCRETE PULL BOX 12" RED OF PEAKLOCK OR CRUSHED STONE FOR DRAINAGE
COUPLING PVC CONDUIT SCHEDULE 40 (UNLESS OTHERWISE NOTED) EXOTHERMIC WELD
GROUND ROD 3/4" DIA X 10'-0" (UNLESS OTHERWISE NOTED)
NOTE: 24" SQUARE

LIGHT POLE AND HAND BOX DETAILS

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Santiago, Chile

revuelta-architecture.com

2905 SW 27TH AVENUE, SUITE 110
MIAMI, FL 33135
T. 305.960.5000
F. 305.960.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

ONE KANE CONCOURSE

9551 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER INFORMATION

TAUSCO

DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL

Revisions

CONSULTANTS

Date
5/18/2015
Drawing
A.R.
Check by
A.R.
Scale
As Shown
Project No.
1338

JOB # 15-0610

arpe
engineering inc

Gables International Plaza
2655 Le Jeune Road, Suite 1109
Coral Gables, Florida 33134
Phone > 305 444 9809
Fax > 305 444 9827

Engineering Design:
> Mechanical > Electrical
> Plumbing > Fire Protection

Signature _____
Date _____

PH-1

AGENDA ITEM REPORT

April 19, 2016

ITEM NUMBER: 5.

ITEM:

Request for approval for a new single family home for the "Shapiro Residence" located at 9430 W. Broadview Drive, Lot 81 of Block 23. The owner is proposing to construct a new single family residence on a waterfront lot. The proposed two story home will have approximately 6,844 square feet of a/c living space with a two car garage a pool and pool deck. The residence will have six bedrooms, 6 full bathrooms and two half bathrooms. Enclosed please find the site plan and elevations.

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	Shapiro SFR - 9430 WBVD - PZB Staff Report Apr 11 2016.pdf
2.	Site Plan & Elevations	Schapiro9430PNZ.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: April 11th, 2016

Subject: Shapiro Residence
9430 W. Broadview Drive
Bay Harbor Islands Acct. No.: MB2015-206
MMPA Acct. No.: 01-0702-1031

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 4/7/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family house located at 9430 W. Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9430 W. Broadview Drive
Legal Description: Lot 81 of Block 23, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, CMA Design Studio, Inc, as agent for the property owner, Ryan Shapiro, has submitted an application for the construction of a new single-family residence on a waterfront lot located at 9430 W. Broadview Drive. The proposed two-story home will have approximately 6,844 square feet of A/C living space with a two-car garage and a pool and pool deck in the rear (water side) of the property. The residence will have six (6) bedrooms, six (6) full bathrooms and

two (2) half bathrooms. The overall height of the structure will be 30'-2" above Base Flood Elevation (BFE), which is permitted with additional setbacks in the RD Single-Family District. The applicant is proposing two driveway connections to W. Broadview Drive. Extensive landscaping is existing / proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The current draft of the Street Tree Master Plan identifies the tree species for this area of the Town as Crape Myrtle along W. Broadview Drive. It should also be noted that a large Royal Poinciana tree is permitted / proposed to remain under power lines along the front property line as this is a desirable specimen tree that is existing.

The Historical Structure Survey for the Town of Bay Harbor Islands lists the existing structure as a Masonry Vernacular design that was built in 1955 (FMSF No. DA10272). The new single-family home will be a California Modern design.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 9430 W. Broadview Drive meet or exceed all Town Land Development and Landscape

Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

It should be noted that the finished grade in the side yards as well as a portion of the rear yard is being requested to be raised. Per Sec. 23-12(12) of the Town's Code, BFE (8.0' at this location) is the maximum height allowed. The applicant is requesting to raise portions of the lot to 6'-0", which is 2'-0" below the maximum permitted. Raising the lot will make the finished grades at the adjoining lots unequal. Section 23-12(12) states that finished grades at adjoining lots shall be equal unless the PZ Board approves a retaining wall system. Therefore, Planning and Zoning Board approval is required for the retaining wall system proposed.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by CMA Design Studio, Inc. dated April 7th, 2016 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) The finished grade in the side yards as well as a portion of the rear yard is being requested to be raised. Per Sec. 23-12(12) of the Town's Code, BFE (8.0' at this location) is the maximum height allowed. The applicant is requesting to raise portions of the lot to 6'-0", which is 2'-0" below the maximum permitted. Raising the lot will make the finished grades at the adjoining lots unequal. Section 23-12(12) states that finished grades at adjoining lots shall be equal unless the PZ Board approves a retaining wall system. Specific Planning and Zoning Board approval is required for the retaining wall system proposed.

SHAPIRO RESIDENCE

9430 W Broadview Dr.
Bay Harbor Islands, Florida 33154

PLANNING AND ZONING REVIEW BOARD
April 2016

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue • Suite 101 • Coral Gables, Florida 33134 • T: 305.448.4200 • F: 305.448.4215

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS

	COVER
	INDEX
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R2.0	REAR PERSPECTIVE
R3.0	LEFT PERSPECTIVE
R4.0	RIGHT PERSPECTIVE
G1.0	SITE PHOTOGRAPHS
G1.1	NEIGHBOR PHOTOGRAPHS
A1.0	SITE PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A4.0	ROOF PLAN
A5.0	FRONT & REAR ELEVATIONS
A5.1	SIDE ELEVATIONS
A6.0	BUILDING SECTIONS
A6.1	BUILDING SECTIONS
A6.2	BUILDING SECTIONS

LANDSCAPING DRAWINGS

L-1	EXISTING TREE DISPOSITION
L-2	EXISTING TREE SURVEY
LC-1	HARDSCAPE PLAN
LP-1	PLANTING PLAN
LP-2	PLANTING DETAILS AND NOTES
LP-3	ELEVATIONS



1 Front Perspective
R1.0 R1.0 N.T.S.

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: RENDERINGS

SEAL
Michael Noll, AIA
FL Architect
LIC: AB0017758
AA26000730

SHEET NO.:
R1.0

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

JOB NO.	1504
DRAWN BY	CM.T.M.L.C.F.P.
DATE	07-10-15
CHECKED	CM

NO.	REVISION	DATE



1 Rear Perspective
R2.0 R2.0 NTS

NO.	REVISION	DATE
1504	CM, TM, LC, FP	07-10-15
	CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: RENDERINGS

SEAL
Michael Noll, AIA
Ft. Architect
LIC. AR0017758
AA26000730

SHEET NO.:
R2.0



1 Left Side Perspective
R3.0 P3.0 N.T.S.

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusi Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: RENDERINGS

SEAL
Michael Nell, AIA
FL Architect
LIC. AR00017758
AA26000730

SHEET NO.:
R3.0

NO.	REVISION	DATE

JOB NO.	1504
DRAWN BY	CM,TM,L,C,FP
DATE	07-10-15
CHECKED	CM



1 Right Side Perspective
R4.0 R4.0 N.T.S.

NO.	REVISION	DATE

JOB NO.	1504
DRAWN BY	CM,TMLC,FP
DATE	07-10-15
CHECKED	CM

CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
 9430 W. Broadview Dr.
 Bay Harbor Islands, FL 33154
 TITLE: RENDERINGS

SEAL
 Michael Neill, AIA
 FL Architect
 LIC. AR0017758
 AA26000730

SHEET NO.:
 R4.0

SITE PHOTOGRAPHS



9430 W. Broadview Drive



9430 W. Broadview Drive



9430 W. Broadview Drive



Rear View



Rear View



Rear View



Side View



Side View

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

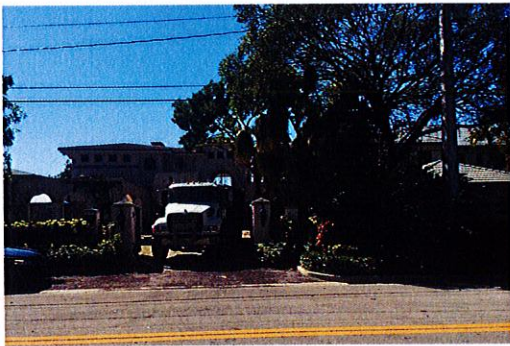
SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: SITE PHOTOGRAPHS

SEAL
Michael Noll, AIA
FL Architect
LIC. AR0017758
AA26609730

SHEET NO.:
G1.0

JOB NO.	1504	NO.	REVISION	DATE
DRAWN BY	CM.T.M.C.PP			
DATE	07-10-15			
CHECKED	CM			

SEQUENCE OF PROPERTIES TOWARDS WEST



9420 W. Broadview Drive



9424 W. Broadview Drive



9430 W. Broadview Drive

SEQUENCE OF PROPERTIES TOWARDS EAST



9430 W. Broadview Drive



9434 W. Broadview Drive



9440 W. Broadview Drive

SEQUENCE OF PROPERTIES FROM WEST TO EAST



9451 W. Broadview Drive



9425 W. Broadview Drive



9425 W. Broadview Drive



9425 W. Broadview Drive



9425 W. Broadview Drive

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: NEIGHBOR PHOTOGRAPHS

SEAL
Michael Noll, AIA
FL Architect
LIC. AR0017758
AA26000730

SHEET NO.:
G1.1

JOB NO.	1504	DRAWN BY	CM.TALC.FP	DATE	07-10-15	CHECKED	CM
NO.		REVISION		DATE			

PROJECT LOCATION

1 LOCATION MAP
A1.0 A1.0 N.T.S.

PROPERTY ADDRESS

9430 W. Broadview Dr.
Bay Harbor Islands, Florida 33154

LEGAL DESCRIPTION

26-27-34-35 52 42, BAY HARBOR ISLAND PB
46-5, LOT 81 BLK 23, LOT SIZE 75,000 X 175,
OR 16995-4576 1195 1, COC 21858-4004 08 2003 1

OCCUPANCY TYPE

RESIDENTIAL ESTATE: RD SINGLE FAMILY GENERAL

FEMA FIRM ZONE

"AE" (+8.00' N.G.V.D.)

ZONING LEGEND

NET SITE AREA (LOT SIZE): 13,125 SQ.FT.

SETBACKS:	REQUIRED	PROVIDED
FRONT SETBACK:	25'-0"	25'-1"
REAR SETBACK:	40'-0"	50'-2"
EAST SIDE SETBACK:	10'-0"	10'-0"
WEST SIDE SETBACK:	10'-0"	10'-0"

MINIMUM SIZE OF LIVING (EXCLUSIVE OF GARAGE, PORCHES & TERRACES)	MIN. 2,000 S.F.	6,215 S.F.
BUILDING LOT COVERAGE PROVIDED:	33% 4,368 S.F.	
GREEN AREA (PERMIABLE) PROPOSED:	6,224 S.F. (47.4%)	
IMPERMEABLE AREA PROPOSED:	6,901 S.F. (52.6%)	

MAX. HT. PERMITTED: 35' ABOVE BASE FLOOD ELEVATION: PROVIDED 30'-2"		
ADDITIONAL SETBACKS AT 25'-0" HEIGHT:	REQUIRED	PROVIDED
FRONT SETBACK:	60'-0"	78'-3"
REAR SETBACK:	45'-0"	56'-4"
EAST SIDE SETBACK:	15'-0"	15'-5"
WEST SIDE SETBACK:	15'-0"	15'-5"

AREAS PROVIDED

AREAS PROVIDED	PROVIDED
FIRST FLOOR AIR CONDITIONED AREA:	3,203 S.F.
FIRST FLOOR GARAGE AREA:	544 S.F.
FIRST FLOOR NON A/C AREA: (Not including garage)	621 S.F.
TOTAL FIRST FLOOR AREA:	4,368 S.F.
SECOND FLOOR AIR CONDITIONED AREA:	2,966 S.F.
SECOND FLOOR NON A/C AREA: (Includes covered terrace)	186 S.F.
TOTAL SECOND FLOOR AREA:	3,152 S.F.
TOTAL AREAS:	7,520 S.F.
TOTAL ADJUSTED:	6,844 S.F.

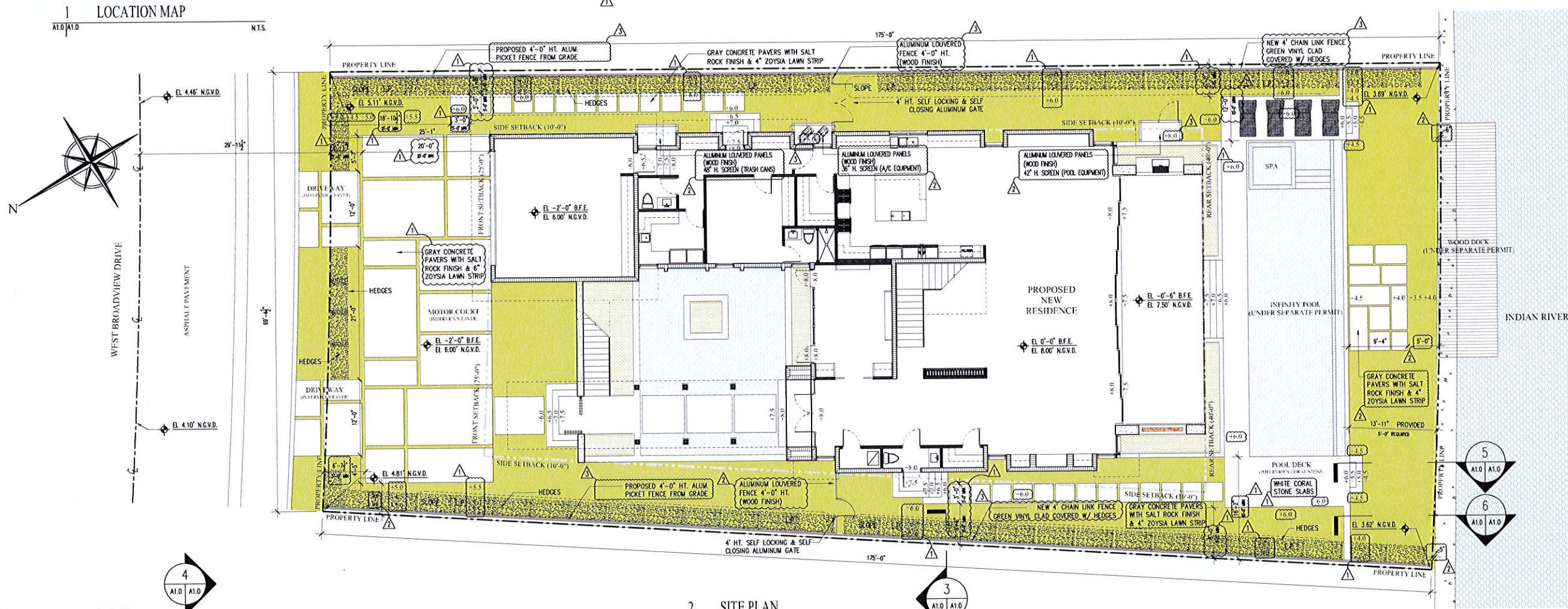
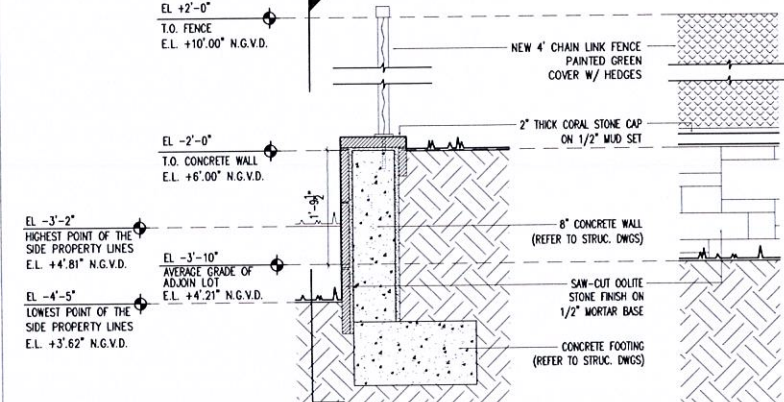
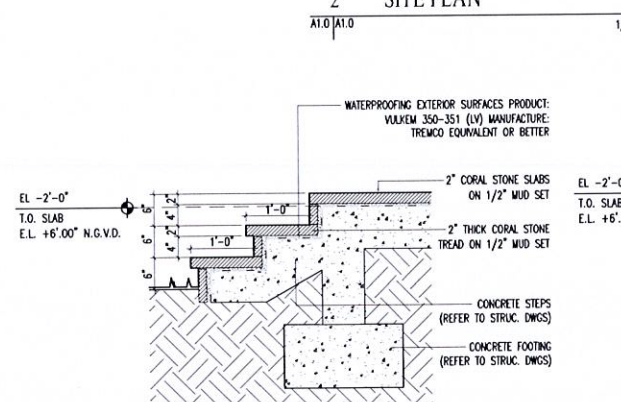
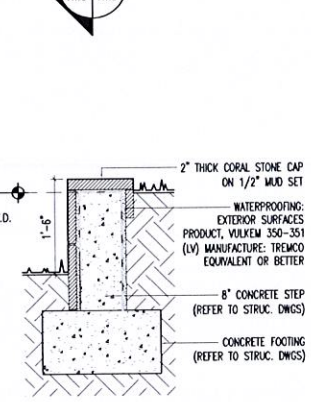
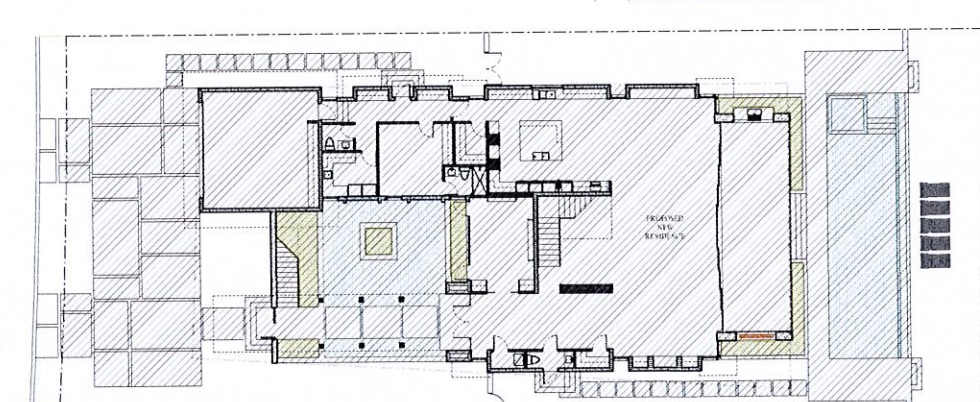
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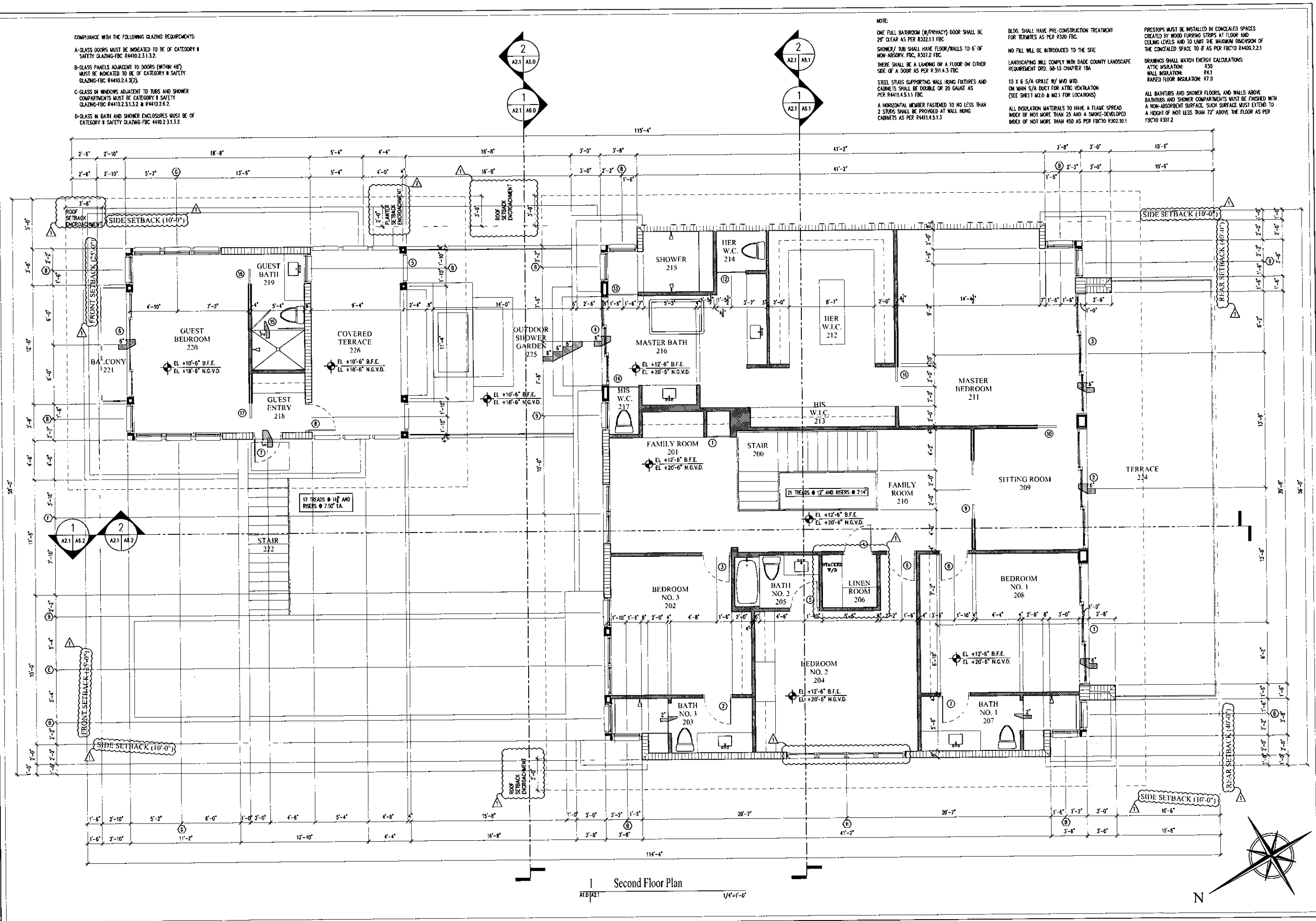
-ALL PLANTING AREAS MUST BE AT NATURAL GRADE ELEVATION.
-LANDSCAPING WILL ADHERE TO DADE COUNTY CHAPTER 18A ORDINANCE #98-13.
-ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
-MUST MEET SECTION R1001.5 F.B.C.
-NO ADDITIONAL FILL CAN BE BROUGHT TO SITE.

-FINAL GRADING TO PROVIDE DRAINAGE OF RUN OF WATER WITHIN PROPERTY LINE (REFER TO LANDSCAPE DRAWINGS FOR GRADING)
-THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH SECTION 1816 OF THE F.B.C.
-REFER TO LANDSCAPE DRAWINGS FOR TREE, SHRUB AND GROUND COVER LOCATION.
-REFER TO LANDSCAPE LIGHTING INFORMATION.
-REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE AND PLANT MATERIAL SPECIFICATIONS AND DETAILS

NOTES:

-THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF FEET (2'-6") AND EIGHT FEET (8'-0") ABOVE THE ESTABLISHED GRADE.

2 SITE PLAN
A1.0 A1.0 1/8"=1'-0"3 SIDE PROPERTY LINE DETAIL
A1.0 A1.0 3/4"=1'-0"4 SIDE PROPERTY LINE ELEVATION
A1.0 A1.0 3/4"=1'-0"5 STEPS DETAIL
A1.0 A1.0 3/4"=1'-0"6 STEPS DETAIL
A1.0 A1.0 3/4"=1'-0"7 IMPERVIOUS AREA
A1.0 A1.0 1/16"=1'-0"IMPERVIOUS AREA
TOTAL = 6,901 S.F. (52.6%)CMA Design Studio, Inc.
INTERIOR DESIGN
PLANNING
ARCHITECTURE
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: SITE PLANMichael Neff, AIA
FL Architect
LIC. AP0017758
AA2600730SHEET NO.:
A1.0



COMPLY WITH THE FOLLOWING GLAZING REQUIREMENTS:
A-GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2.
B-GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.4.3(2).
C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2 & R4410.2.6.2.
D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2.

NOTE:
ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 29" CLEAR AS PER R322.1.1 FBC.
SHOWER/TUB SHALL HAVE FLOOR/WALLS TO 6" OF NON-ABSORB. FBC, R307.2 FBC.
THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R311.4.3 FBC.
STEEL STUDS SUPPORTING WALL HUNG FIXTURES AND CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER R4411.4.5.1.1 FBC.
A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER R4411.4.5.1.3.

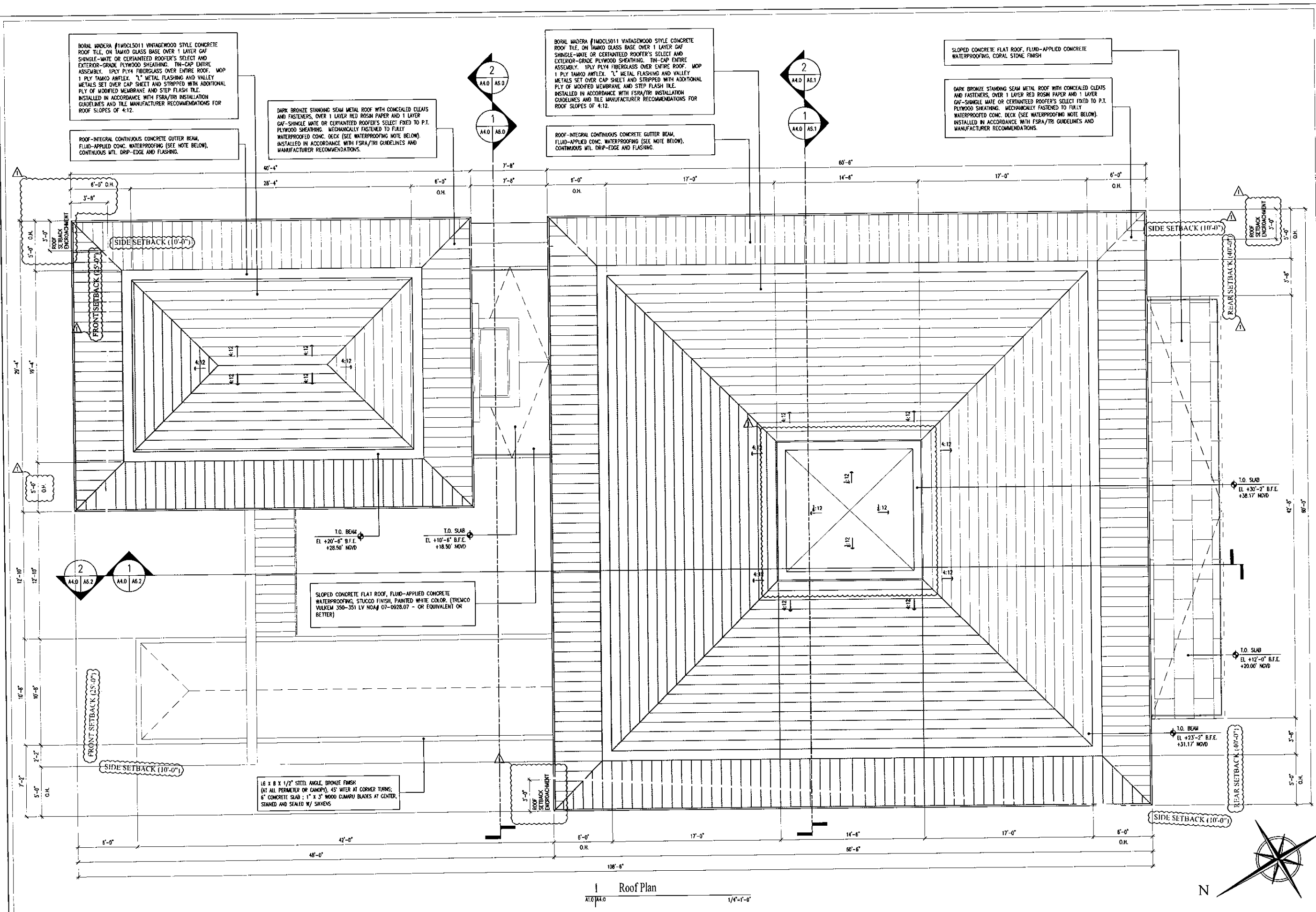
BLDG. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R320 FBC.
NO FILL WILL BE INTRODUCED TO THE SITE.
LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.
10 X 6 S/A GRILLE W/ MTD. ON MAIN S/A DUCT FOR ATTIC VENTILATION (SEE SHEET M2.0 & M2.1 FOR LOCATIONS).
ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBC10 R302.10.1.

PRESTOPS MUST BE INSTALLED IN CONCEALED SPACES CREATED BY WOOD FLOORING STRIPS AT FLOOR AND CEILING LEVELS AND TO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8" AS PER FBC10 R4409.7.2.1.
DRAWINGS SHALL MATCH ENERGY CALCULATIONS:
ATTIC INSULATION: R30
WALL INSULATION: R4.1
RAISED FLOOR INSULATION: R7.0
ALL BATHROOMS AND SHOWER FLOORS, AND WALLS ABOVE BATHROOMS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER FBC10 R307.2.

1 Second Floor Plan
A2.1 A2.2 1/4"=1'-0"

DATE	12/31/15
	REVISION
CITY COMMENTS	02/25/16
	CITY COMMENTS
JOB NO.	1504
	DRAWN BY
DATE	07-10-15
	CHECKED
CMA Design Studio, Inc. ARCHITECTURE PLANNING INTERIOR DESIGN 232 Ardubush Avenue Suite 101 Coral Gables, Florida 33134 T: 305-448-4200 F: 305-448-4215	
SHAPIRO RESIDENCE 9430 W. Broadview Dr. Bay Harbor Islands, FL 33154	
TITLE: SECOND FLOOR PLAN	
SEAL	Michael Noll, AIA FL Architect FIC 18061755 3326060736
SHEET NO.	A2.1

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DATE		12/31/15	
REVISION		CITY COMMENTS	
NO.		A	
JOB NO.		1504	
DRAWN BY		CM/PLC/CP	
DATE		07-10-15	
CHECKED		CM	
CMA Design Studio, Inc. ARCHITECTURE PLANNING INTERIOR DESIGN 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215			
SHAPIRO RESIDENCE 9430 W. Broadview Dr. Bay Harbor Islands, FL 33154			
TITLE: ROOF PLAN			
SEAL Michael Noll, AIA FL Architect LIC. AR6017758 AA20000730			
SHEET NO.: A4.0			



REVISION		DATE
1	CITY COMMENTS	12/31/15
2	CITY COMMENTS	02/25/16

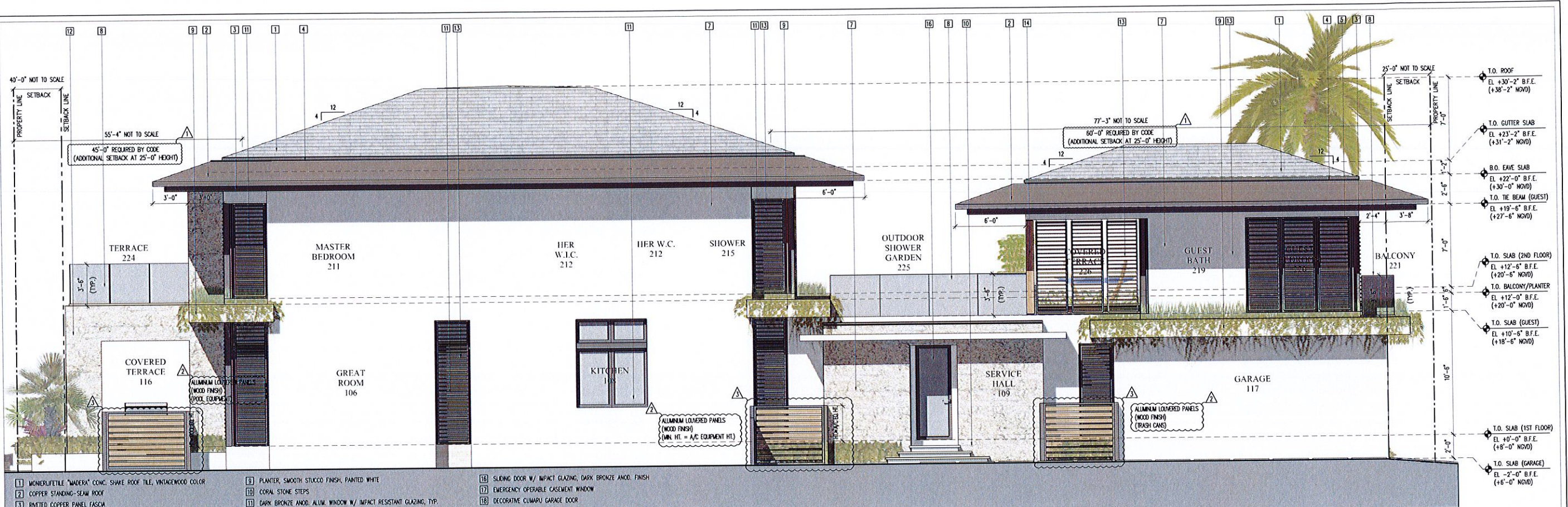
JOB NO. 1504		DATE
1504	C.M.T.M.C.F.F.	07-10-15
1504	C.M.T.M.C.F.F.	07-10-15

CMA Design Studio, Inc.		DATE
ARCHITECTURE	PLANNING	INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134		T: 305.448.4200 F: 305.448.4215

SHAPIO RESIDENCE		DATE
9430 W. Broadway Dr.	Bay Harbor Islands, FL 33154	
TITLE: ELEVATIONS		

SEAL	
Michael Noll, AIA	FL Architect
LIC. AR0617758	AA26060730

SHEET NO.:	
A5.0	



- 1 MONIERUTILE "MODERN" CONC. SHAKE ROOF TILE, VINTAGEWOOD COLOR
2 COPPER STANDING-SEAM ROOF
3 RIVETED COPPER PANEL FASCIA
4 ROOF INTEGRAL GUTTER SYSTEM
5 ALUM. STOREFRONT SYSTEM, DARK BRONZE ANOD. FINISH, IMPACT GLAZING
6 EXTRUDED ALUMINUM CHANNEL SECTION, DARK BRONZE ANOD. FINISH
7 SMOOTH STUCCO FINISH, CALCEM LIME-BASE PAINT, COLOR T.B.D.
8 GLASS RAILING TYP.
9 PLANTER, SMOOTH STUCCO FINISH, PAINTED WHITE
10 CORAL STONE STEPS
11 DARK BRONZE ANOD. ALUM. WINDOW W/ IMPACT RESISTANT GLAZING, TYP.
12 SAW-CUT COUTITE STONE FINISH
13 ALUMINUM SCREEN, DARK BRONZE ANOD. FINISH
14 CUMARU WOOD-WRAPPED STEEL COLUMN, TYP.
15 CANTILEVERED ALUMINUM L8X8 1/2 STEEL ANGLE CANOPY, DARK BRONZE FINISH, WITH WOOD ATTACHMENTS. SEE DETAILS.
16 SLIDING DOOR W/ IMPACT GLAZING, DARK BRONZE ANOD. FINISH
17 EMERGENCY OPERABLE CASEMENT WINDOW
18 DECORATIVE CUMARU GARAGE DOOR
19 SOLID ALUM. DOOR, DARK BRONZE ANOD. FINISH
20 WATER FEATURE
21 FREE-STANDING EXTERIOR STEEL STAIR, OPEN WOOD TREADS
22 LINEAR EXTERIOR GAS FIREPLACE
23 8" x 16" SMART VENT, TYP.

1 East Elevation
A2.0 (A5.1)
A2.1
1/4"=1'-0"



2 West Elevation
A2.0 (A5.1)
A2.1
1/4"=1'-0"

NO.	REVISION	DATE
1	CITY COMMENTS	12/31/15
2	CITY COMMENTS	02/25/16
3	CITY COMMENTS	03/09/16

JOB NO.	1504
DRAWN BY	C.M.T.M.J.C.F.P.
DATE	07-10-15
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: ELEVATIONS

SEAL
Michael Noll, AIA
FL Architect
LIC. AR06617758
AA26060736

SHEET NO.:
A5.1



1 Sections
A2.0/A6.0
A2.11
1/4"=1'-0"

- 1 MONIERUFITILE "WADERA" CONC. SHAKE ROOF TILE, VINTAGEWOOD COLOR
- 2 COPPER STANDING-SEAM ROOF
- 3 RIVETED COPPER PANEL FASCIA
- 4 ROOF INTEGRAL GUTTER SYSTEM
- 5 ALUM. STOREFRONT SYSTEM, DARK BRONZE ANOD. FINISH, IMPACT GLAZING
- 6 EXTRUDED ALUMINUM CHANNEL SECTION, DARK BRONZE ANOD. FINISH
- 7 SMOOTH STUCCO FINISH, CALCEM LIME-BASE PAINT, COLOR T.B.D.
- 8 GLASS RAILING TYP.
- 9 PLANTER, SMOOTH STUCCO FINISH, PAINTED WHITE
- 10 CORAL STONE STEPS
- 11 DARK BRONZE ANOD. ALUM. WINDOW W/ IMPACT RESISTANT GLAZING, TYP.
- 12 SAW-CUT OOLITE STONE FINISH
- 13 ALUMINUM SCREEN, DARK BRONZE ANOD. FINISH
- 14 CUMARU WOOD-WRAPPED STEEL COLUMN, TYP.
- 15 CANTILEVERED ALUMINUM LEXAN 1/2" STEEL ANGLE CANOPY, DARK BRONZE FINISH, WITH WOOD ATTACHEMENTS. SEE DETAILS.
- 16 SLIDING DOOR W/ IMPACT GLAZING, DARK BRONZE ANOD. FINISH
- 17 EMERGENCY OPERABLE CASEMENT WINDOW
- 18 DECORATIVE CUMARU GARAGE DOOR
- 19 SOLID ALUM. DOOR, DARK BRONZE ANOD. FINISH
- 20 WATER FEATURE
- 21 FREE-STANDING EXTERIOR STEEL STAR, OPEN WOOD TREADS
- 22 LINEAR EXTERIOR GAS FIREPLACE
- 23 8" x 16" SMART VENT, TYP.



2 Sections
A2.0/A6.0
A2.11
1/4"=1'-0"

NO.	REVISION	DATE

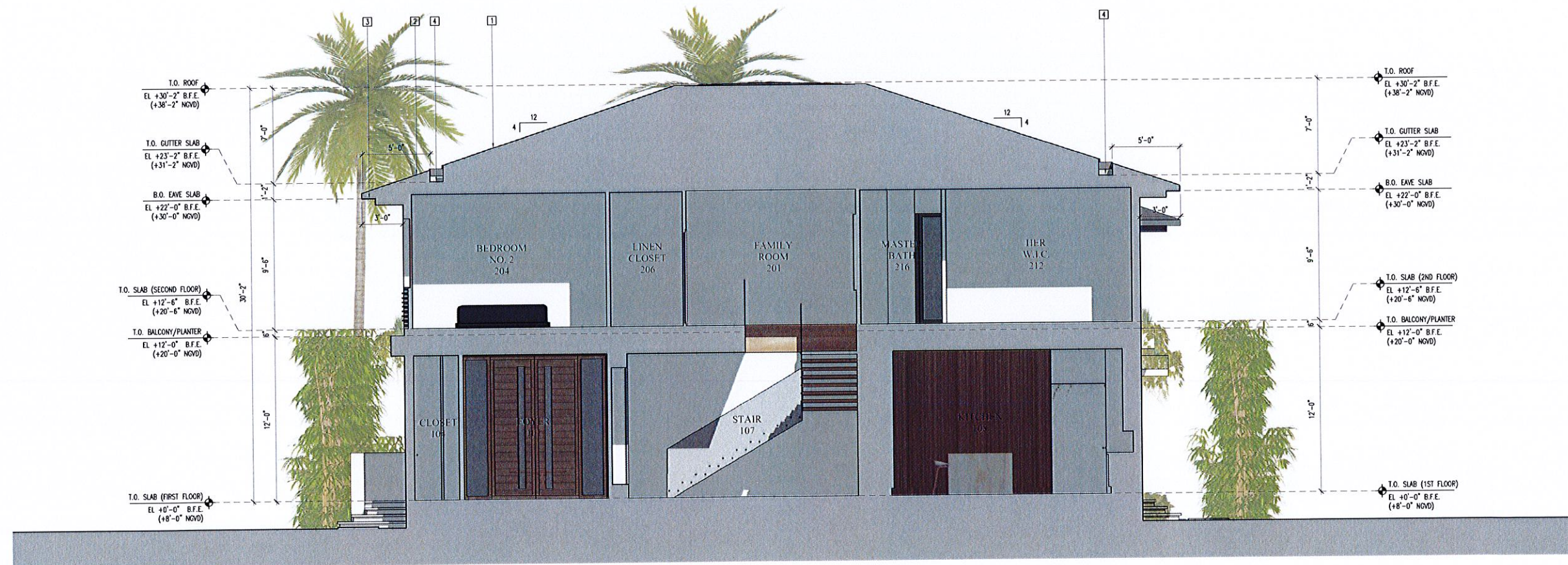
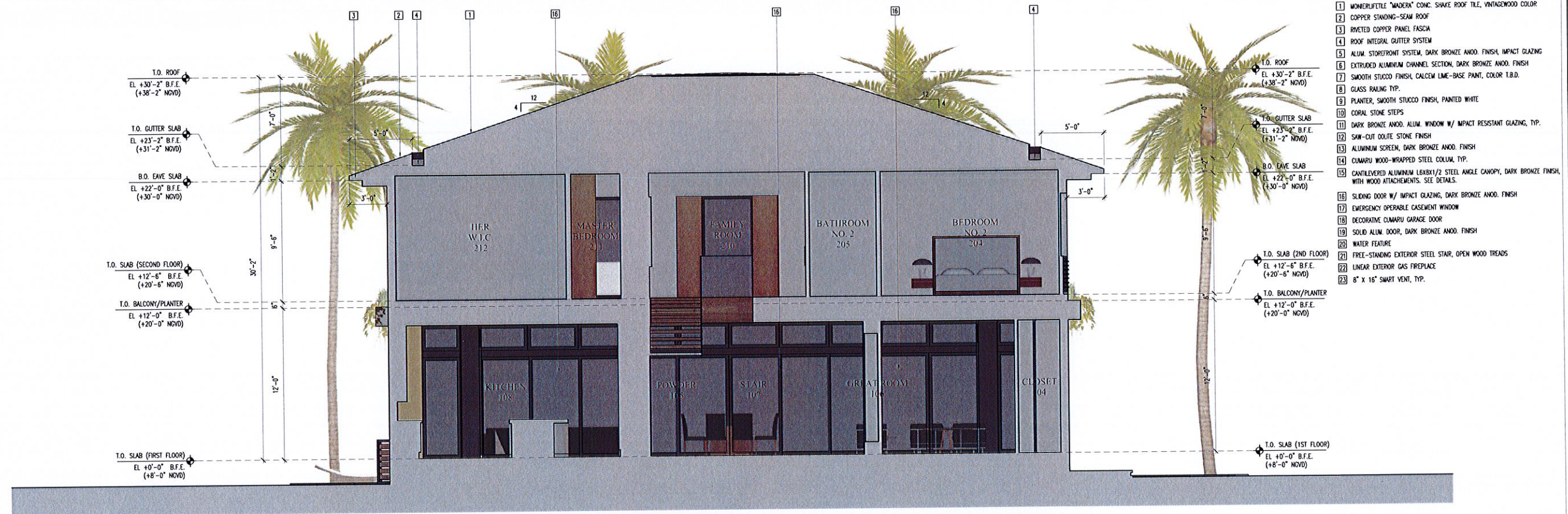
JOB NO.	1504
DRAWN BY	CM.T.M.J.C.P.F.
CHECKED	CM
DATE	07-10-15

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154
TITLE: SECTIONS

SEAL
Michael Noll, AIA
FL Architect
LIC. AR6617758
AA26000730

SHEET NO.:
A6.0



- 1 MONOPERFUTE "WANDA" CONC. SHAKE ROOF TILE, VINTAGEWOOD COLOR
- 2 COPPER STANDING-SEAM ROOF
- 3 RIVETED COPPER PANEL FASCIA
- 4 ROOF INTEGRAL GUTTER SYSTEM
- 5 ALUM. STEREOFRONT SYSTEM, DARK BRONZE ANOD. FINISH, IMPACT GLAZING
- 6 EXTRUDED ALUMINUM CHANNEL SECTION, DARK BRONZE ANOD. FINISH
- 7 SMOOTH STUCCO FINISH, CALCEM LIME-BASE PAINT, COLOR T.B.D.
- 8 GLASS RAILING TYP.
- 9 PLANTER, SMOOTH STUCCO FINISH, PAINTED WHITE
- 10 CORAL STONE STEPS
- 11 DARK BRONZE ANOD. ALUM. WINDOW W/ IMPACT RESISTANT GLAZING, TYP.
- 12 SAW-CUT OOLITE STONE FINISH
- 13 ALUMINUM SCREEN, DARK BRONZE ANOD. FINISH
- 14 CUMARU WOOD-WRAPPED STEEL COLUMN, TYP.
- 15 CANTILEVERED ALUMINUM LEXBYN/2 STEEL ANGLE CANOPY, DARK BRONZE FINISH, WITH WOOD ATTACHMENTS. SEE DETAILS.
- 16 SLIDING DOOR W/ IMPACT GLAZING, DARK BRONZE ANOD. FINISH
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- 21 FREE-STANDING EXTERIOR STEEL STAIR, OPEN WOOD TREADS
- 22 LINEAR EXTERIOR GAS FIREPLACE
- 23 8" x 16" SMART VENT, TYP.

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue, Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

SHAPIRO RESIDENCE
9430 W. Broadview Dr.
Bay Harbor Islands, FL 33154

TITLE: **SECTIONS**

SEAL

Michael Noll, AIA
FL Architect
LIC. AR0017758
AA26060730

SHEET NO.:

A6.1



DATE	12/31/15
REVISION	
CITY COMMENTS	
NO.	
1504	CM, T.M.C.F.F.
JOB NO.	07-10-15
DRAWN BY	CM
CHECKED	
TITLE	SECTIONS
SHAPIRO RESIDENCE	
9430 W. Broadview Dr.	
Bay Harbor Islands, FL 33154	
ARCHITECTURE	
PLANNING	
INTERIOR DESIGN	
CMA Design Studio, Inc.	
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134	
T: 305.448.4200 F: 305.448.4215	
SEAL	
Michael Noll, AIA	
FL Architect	
LIC. AR0617758	
AA28600730	
SHEET NO.:	A6.2

david o.

landscape
architecture

DAVID J. ODISHOO
FLA REG 65669

p.o. box 331615
coconut grove, fl. 33233-1615
305.854.8226 • 305.854.9887 fax
davidodishoo@gmail.com

WWW.DAVIDODISHOO.COM

CONSULTANT

SHAPIRO RESIDENCE
9430 W BROADVIEW DR.
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT NAME

Revisions

SEAL

PROJECT NO. 15030

SCALE 1/8" = 1'-0"

DATE 01/17/2016

DRAWN SGO, PS B.V

CHECKED D.O.

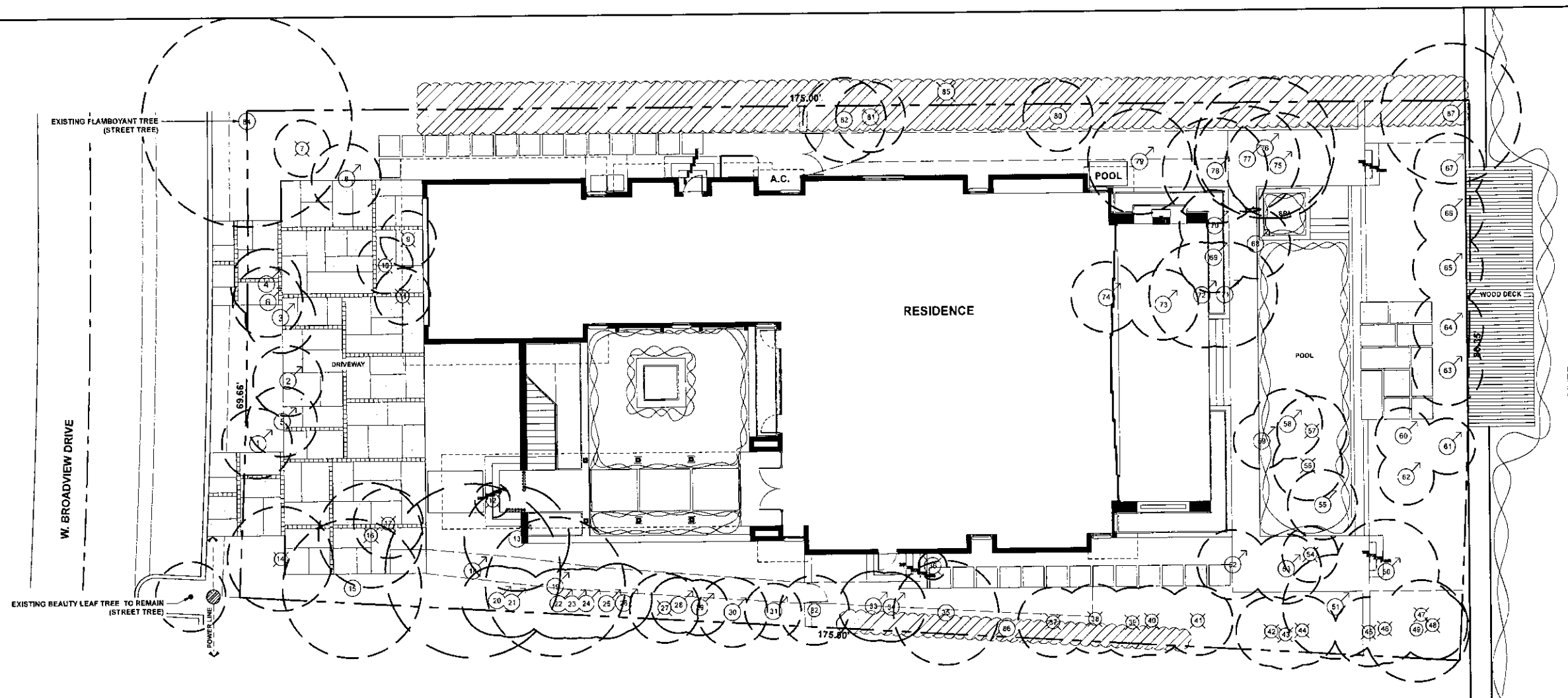
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EXISTING TREE
DISPOSITION

SHEET NO.

L-1

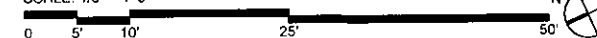


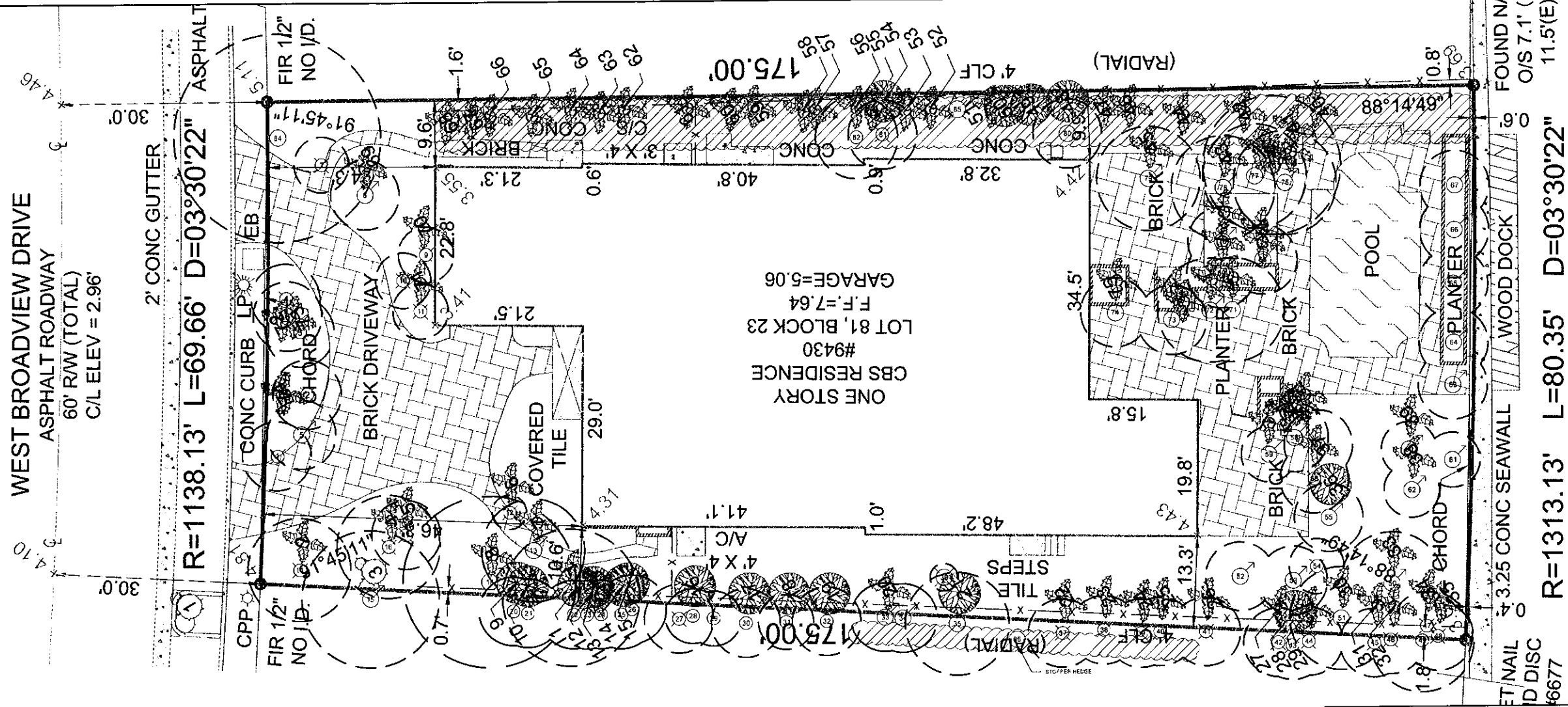
EXISTING TREE INVENTORY					
NO.	COMMON NAME	BOTANICAL NAME	CAL (IN.)	HT (FT.)	SP (FT.) STATUS
1	PAUROTIS PALM	Acroelorrhaphe wrightii	N/A MULTI	15'	10' RELOCATE
2	PAUROTIS PALM	Acroelorrhaphe wrightii	N/A MULTI	15'	10' RELOCATE
3	PAUROTIS PALM	Acroelorrhaphe wrightii	N/A MULTI	15'	10' RELOCATE
4	PAUROTIS PALM	Acroelorrhaphe wrightii	N/A MULTI	15'	10' RELOCATE
5	FLORIDA THATCH PALM	Thrinax radiata	12" (DBL)	15'	10' RELOCATE
6	FLORIDA THATCH PALM	Thrinax radiata	12" (DBL)	15'	10' RELOCATE
7	ROEBELENI PALM	Phoenix roebelenii	4"	10'	8' REMOVE
8	FISHTAIL PALM	Caryota mitis	48"	15'	10' RELOCATE
9	ROEBELENI PALM	Phoenix roebelenii	4"	10'	8' REMOVE
10	ROEBELENI PALM	Phoenix roebelenii	4"	10'	8' REMOVE
11	ROEBELENI PALM	Phoenix roebelenii	4"	10'	8' REMOVE
12	WILD DATE PALM	Phoenix sylvestris Hybrids	6"	20'	5' REMOVE
13	ROYAL PALM	Roystonea regia	18"	35'	15' RELOCATE
14	ARECA PALM	Dyopsis lutescens	MULTI	18'	15' RELOCATE
15	SEA GRAPE TREE	Coccoloba uvifera	36"	18'	15' REMAIN
16	ARECA PALM	Dyopsis lutescens	MULTI	18'	15' REMOVE
17	MEXICAN FAN PALM	Washingtonia robusta	10"	25'	10' REMOVE
18	QUAD MONTGOMERY PALM	Veitchia montgomeryana	40"	30'	25' RELOCATE
19	DBL MONTGOMERY PALM	Veitchia montgomeryana	20"	25'	20' RELOCATE
20	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10' RELOCATE
21	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10' RELOCATE
22	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10' RELOCATE
23	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10' RELOCATE
24	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10' RELOCATE
25	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10' RELOCATE
26	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10' RELOCATE
27	TRP ARECA PALM	Dyopsis lutescens	12"	15'	10' REMOVE
28	FLORIDA THATCH PALM	Thrinax radiata	10"	15'	8' RELOCATE
29	FLORIDA THATCH PALM	Thrinax radiata	10"	15'	8' RELOCATE
30	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10' REMAIN
31	SIMPSON STOPPER	Myrcianthes fragrans	4"	15'	8' REMAIN
32	GUMBO LIMBO	Bursera simaruba	12"	20'	10' REMAIN
33	FLORIDA THATCH PALM	Thrinax radiata	6"	15'	10' RELOCATE
34	FLORIDA THATCH PALM	Thrinax radiata	6"	15'	10' RELOCATE
35	GUMBO LIMBO	Bursera simaruba	15"	25'	15' REMAIN
36	ROEBELENI PALM	Phoenix roebelenii	4"	8'	4' REMOVE
37	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE
38	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE
39	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE
40	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE
41	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE
42	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE
43	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE

EXISTING TREE INVENTORY					
NO.	COMMON NAME	BOTANICAL NAME	CAL (IN.)	HT (FT.)	SP (FT.) STATUS
44	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE
45	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE
46	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE
47	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE
48	ARECA PALM	Dyopsis lutescens	MULTI	15'	10' REMOVE
49	COCONUT PALM	Cocos nucifera	12"	20'	15' REMAIN
50	COCONUT PALM	Cocos nucifera	12"	20'	15' RELOCATE
51	COCONUT PALM	Cocos nucifera	12"	20'	15' RELOCATE
52	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10' RELOCATE
53	SIMPSON STOPPER	Myrcianthes fragrans	6"	15'	10' RELOCATE
54	DBL SOLITAIRE PALM	Pythosperma elegans	6"	20'	8' REMOVE
55	ORANGE GEIGER TREE	Cordia sebestena	8"	15'	10' RELOCATE
56	DBL SOLITAIRE PALM	Pythosperma elegans	8"	18'	10' REMOVE
57	DBL SOLITAIRE PALM	Pythosperma elegans	8"	18'	10' REMOVE
58	TPL ROEBELENI PALM	Phoenix roebelenii	12"	10'	10' RELOCATE
59	DBL ROEBELENI PALM	Phoenix roebelenii	8"	10'	8' RELOCATE
60	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10' RELOCATE
61	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10' RELOCATE
62	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10' RELOCATE
63	FLORIDA THATCH PALM	Thrinax radiata	6"	12'	10' RELOCATE
64	FLORIDA THATCH PALM	Thrinax radiata	6"	12'	10' RELOCATE
65	FLORIDA THATCH PALM	Thrinax radiata	6"	12'	10' RELOCATE
66	FLORIDA THATCH PALM	Thrinax radiata	6"	12'	10' RELOCATE
67	FLORIDA THATCH PALM	Thrinax radiata	6"	12'	10' RELOCATE
68	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10' RELOCATE
69	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10' RELOCATE
70	BOTTLE PALM	Hyophorbe lagenicaulis	8"	15'	10' RELOCATE
71	FOXTAIL PALM	Wodyetia bifurcata	10"	25'	15' RELOCATE
72	FOXTAIL PALM	Wodyetia bifurcata	10"	25'	15' RELOCATE
73	ARIKURY PALM	Syagrus schizophylla	8"	12'	10' RELOCATE
74	ARIKURY PALM	Syagrus schizophylla	8"	12'	10' RELOCATE
75	TPL MONTGOMERY PALM	Veitchia montgomeryana	12"	20'	15' RELOCATE
76	COCONUT PALM	Cocos nucifera	20"	20'	20' REMOVE
77	MONTGOMERY PALM	Veitchia montgomeryana	6"	20'	15' RELOCATE
78	MONTGOMERY PALM	Veitchia montgomeryana	8"	22'	15' RELOCATE
79	QUAD MONTGOMERY PALM	Veitchia montgomeryana	24"	20'	15' RELOCATE
80	GUMBO LIMBO	Bursera simaruba	12"	20'	10' REMAIN
81	BISHOP WOOD	Bischofia javanica	12"	20'	10' REMOVE
82	DBL SOLITAIRE PALM	Pythosperma elegans	8"	20'	12' REMAIN
84	ROYAL PONCIANA	Delonix regia	24"	25'	30' REMAIN
85	ARECA PALM HEDGE	Dyopsis lutescens	MULTI	18'	12' REMOVE
86	SIMPSON STOPPER HEDGE	Myrcianthes fragrans	MULTI	12'	10' REMAIN
87	SEA GRAPE TREE	Coccoloba uvifera	36"	18'	15' REMAIN

EXISTING TREE DISPOSITION PLAN

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





Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend

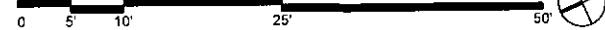
Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*	Required		Provided
1. Single-Family Non-Waterfront Lot	5		N/A
2. Single-Family Waterfront Lot	6		14
3. Two-Family Lot	5		N/A
4. Number of Shade Trees in Front Yard	2		10
5. Native Species Required - 50%	3		10
6. Drought Tolerant and Low Maintenance Species Require - 50%	3		10
B. Shrubs Required**	Required		Provided
1. Single-Family Non-Waterfront Lot	50		N/A
2. Single-Family Waterfront Lot	60		126
3. Two-Family Lot	50		N/A
4. Native Species Required - 30%	15 / 18		N/A
5. Drought Tolerant and Low Maintenance Species Require - 50%	25 / 30		109
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area	Required		Provided
	6532.5 (Max)		1348

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)

TREE SURVEY AND LANDSCAPE LEGEND

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



david o.
landscape
architecture
DAVID A. ODISHOO
RLA #00000000
p.o. box 331818
coconut grove, fl. 33233-1818
305.854.8098 - 305.854.8882 fax
davidodishoo@gmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT

PROJECT NAME: SHAPIRO RESIDENCE

9430 W BROADVIEW DR.
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT ADDRESS:

Revisions

SEAL

PROJECT NO: 15030
SCALE: 1/8" = 1'-0"
DATE: 01/17/2016
DRAWN: SOO P.S., B.V.
CHECKED: D.O.
CADD FILE

DRAWING TITLE:
EXISTING TREE
DISPOSITION

SHEET NO.

L-1



LC-1

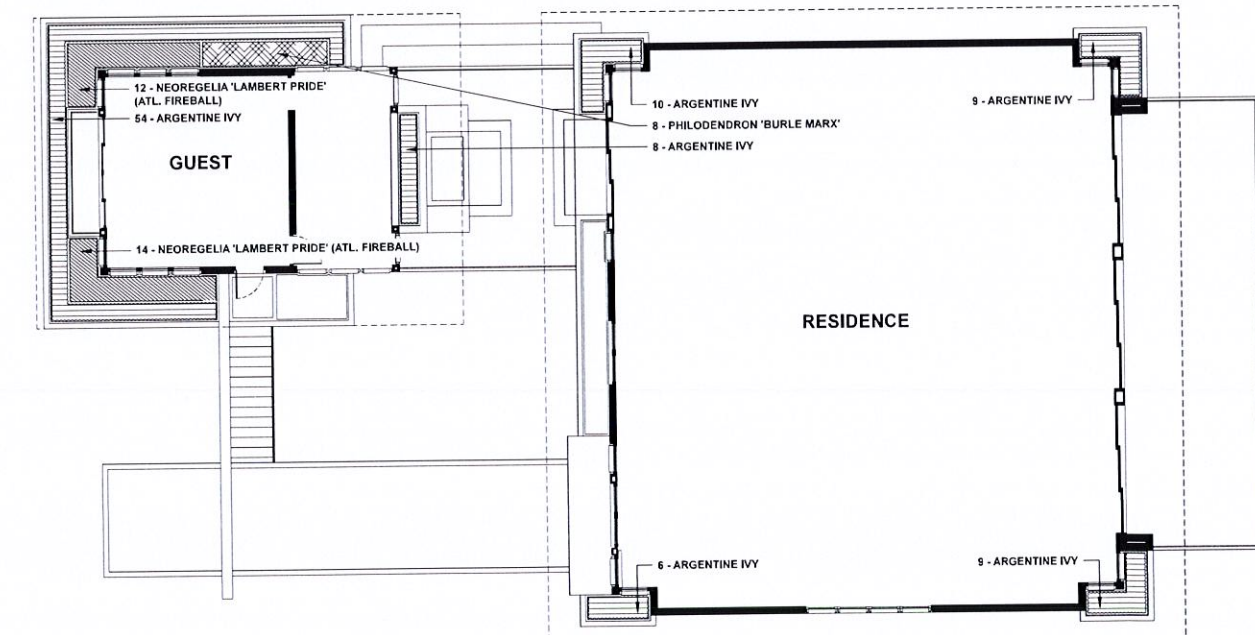
Revisions:
 02-17-16 AS PER CIT
 COMMENTS

SEAL

PROJECT NO. 15030
SCALE: 1/8" = 1'-0"
DATE: 01/17/2016
DRAWN: SQQ, PS, B V
CHECKED: D.O
CADD FILE:

DRAWING TITLE
PLANTING PLAN

SHEET NO.
LP-1

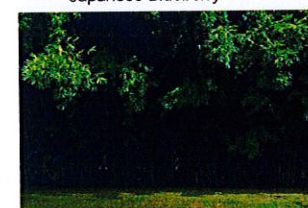
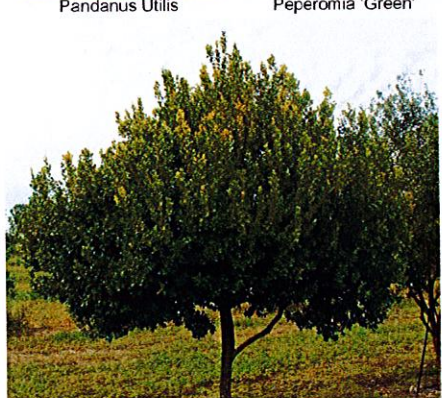


SECOND FLOOR

PLANTING PLAN

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





PLANT LIST			PLANT LIST			PLANT LIST		
Qty	Botanical/Common Name	Specifications	Qty	Botanical/Common Name	Specifications	Qty	Botanical/Common Name	Specifications
TREES & PALMS			SHRUBS AND GROUND COVER			SHRUBS AND GROUND COVER		
1	Coccoloba uvifera Seagrape	15' ht. 4.5" Cal.	4	Alcantarea imperialis Imperial Bromelad	17" Pot (Alt. Nova)	15	Native Screen Shrubs To be selected	10 Gal.
11	Coccothrinax alta Same	4-6' Wood, 2.5" Cal.	5	Agave americana 'Mediopicta alba' Silver Agave	15 Gal 17"	26	Neoregelia 'Lambert's Pride' Lambert Pride Bromelad	1 Gal/ 8"
3	Elaeocarpus decipiens Japanese Blueberry Tree	10' Ht. X 6' Sp.	15	Bambusa textilis 'Gracilis' Gracefull Bamboo	25 Gal.	22	Neoregelia 'Royal Burgundy' Royal Burgundy Bromelad	8" Pot.
1	Krugiodendron ferreum Black Ironwood	7 Gal. 14"	7	Bromelad Accents To be selected	14" Pot.	43	Peperomia clusiifolia 'Red Edge' Red Edge Peperomia	1 Gal. 24" Oc.
1	Pandanus utilis Screwpine	15 Gal. 8' Ht. X 5' Spr.	22	Carissa macrocarpa Natal Plum	1 Gal.	54	Peperomia obtusifolia 'Green' Green Peperomia	1 Gal. 24" Oc.
4	Rhapis humilis Lady Palm	20 Gal.	22	Conocarpus Erectus 'Sericeus' Silver Buttonwood	6-8' Ht. Full to Base	97	Philodendron sp. 'Burlle Marx' Same	3 Gal.
EXISTING STREET TREES Calophyllum inophyllum Beauty Leaf Tree Delonix regia Flamboyant tree #84			20	Ernodea littoralis Golden Creeper	1 Gal.	97	Philodendron sp. 'Weeks Red Hybrid' Week's Red Philodendron	10 Gal.
			46	Myrcianthes fragrans Simpson's Stopper	6-8' Ht. Full to Base	2	Philodendron giganteum Same	10 Gal.
			30	Microsorium scolopendria Wart Fern	1 Gal.	6	Philodendron moonglow Same	10 Gal.
			26	Spartina bakeri Spartina Grass		96	Tradescantia microfolia Argentine Ivy	1 Gal.
			1	Zamia fischeri Same	7 Gal. 14" 3' Ht			
MISCELLANEOUS Zoyisia Sod			As needed					

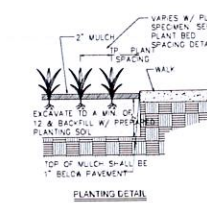
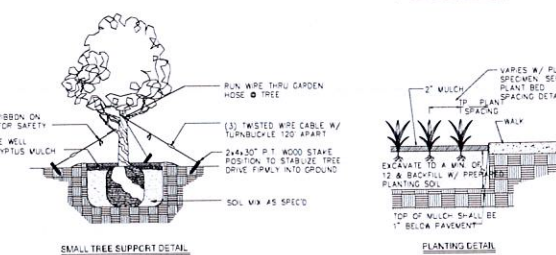
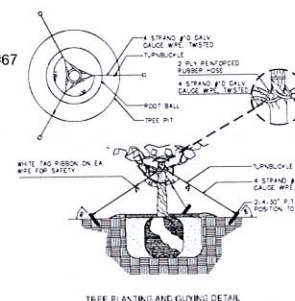
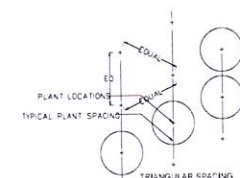
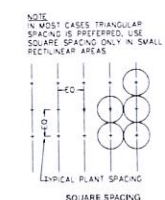
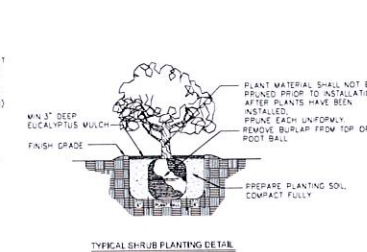
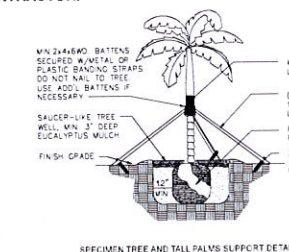
GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 2" MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS.)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS)
6. SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECS)
7. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
8. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
9. ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTING FERTILIZER, ACCORDING TO RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL.) (SEE SPEC)
10. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
11. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
12. NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
13. ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
14. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN.)
15. ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS.)
16. CONTRACTOR WILL VISIT SITE TO FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
17. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.

18. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN.)
19. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
20. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
21. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
22. ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
23. ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

TREE BRACING NOTES:

- 2" AND LARGER CALIPER TREES BRACED BY GUYING -
1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
 2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
 3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
 4. PLACE THE HOSE AROUND THE TREE TRUNK JUST ABOVE THE LOWEST BRANCH.
 5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
 6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
 7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK TO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
 8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
 9. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
 10. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.



PLANTING DETAILS & NOTES

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



 david o. landscape architecture DAVID J. ODISHOO FLA. REG. 00565969 p.o. box 331615 coconut grove, fl. 33233-1615 305.854.8299 305.854.9843 fax davidodesign@hotmail.com WWW.DAVIDODISHOO.COM																			
CONSULTANT																			
SHAPIRO RESIDENCE 9430 W BROADVIEW DR. BAY HARBOR ISLANDS, FLORIDA 33154																			
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PLANTING DETAILS & NOTES																			
SHEET NO.																			

CONSULTANT

PROJECT NAME:
SHAPIRO RESIDENCE
PROJECT ADDRESS:
9430 W BROADVIEW DR.
BAY HARBOR ISLANDS, FLORIDA 33154

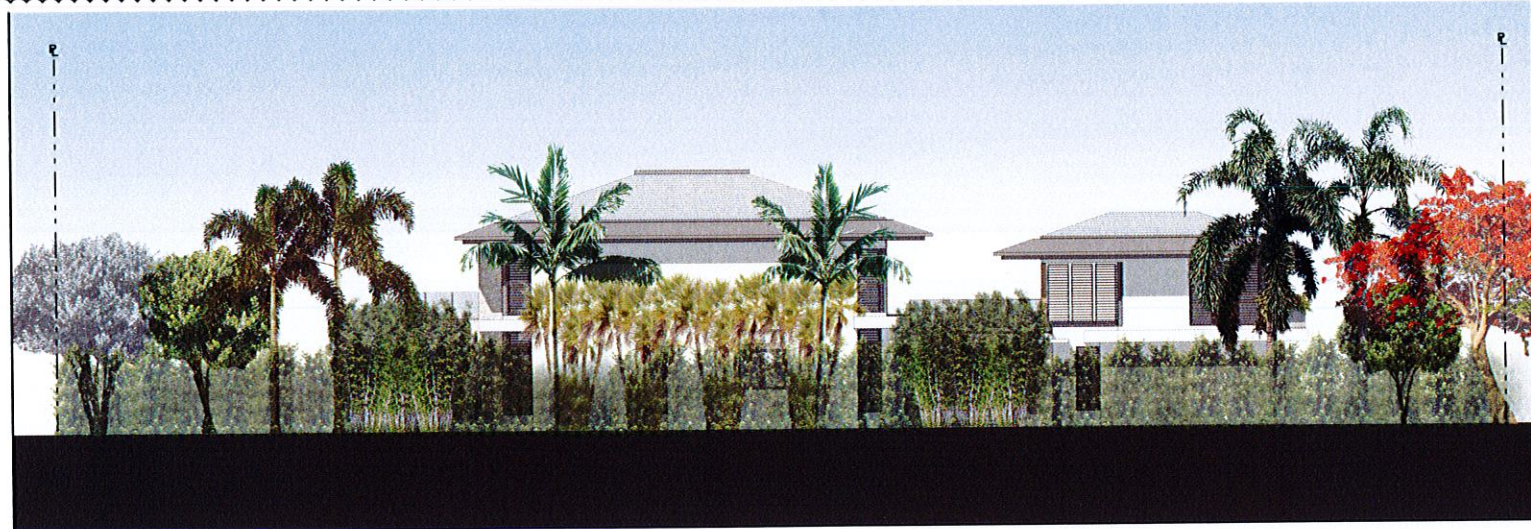
Revisions	02-17-16 AS PER CITY COMMENTS
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SEAL:

PROJECT NO: 15030
SCALE: 1/8" = 1'-0"
DATE: 01/17/2016
DRAWN: SCQ, FS, E.V.
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
ELEVATIONS

SHEET NO.
LP-3



EAST ELEVATION
3/32" SCALE



WEST ELEVATION
3/32" SCALE



FRONT ELEVATION
3/32" SCALE



REAR ELEVATION
3/32" SCALE

NOTE FOR ALL ELEVATIONS:
1. EXISTING TREES TO REMAIN ARE RENDERED IN GRAYSCALE.
2. SEE LP-1 FOR ALL PLANTING AND PLACEMENT.

PLANTING DETAILS & NOTES

AGENDA ITEM REPORT

April 19, 2016

ITEM NUMBER: 6.

ITEM:

Request for approval for a new single family home for the "Bay Hill Capital Group, Inc" located at 1311 100 Street, Lot 13 of Block 26. The Developer is proposing to construct a new single family residence on a waterfront lot. The proposed two story home will have approximately 5,430 square feet of a/c living space with a two car garage. The residence will have six bedrooms, 7 full bathrooms and one half bathroom. Enclosed please find the site plan and elevations.

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	GebaraNewRevisedPNZ.pdf
2.	Staff Report	Gebara SFR PZB StaffReport Apr 13 2016.pdf

GEBARA RESIDENCE

FEBRUARY 2016



BUILDING KEY PLAN

NORTH

PROPERTY ADDRESS: 1311 100 ST
BAY HARBOR ISLANDS, 33154

ZIPCODE CORRECTION
03-17-2016

LEGAL DESCRIPTION: BAY HARBOR ISLANDS PB 46-5
LOT 13 BLK 26
LOT SIZE 80.000X125.000

FOLIO NUMBER: 13-2227-001-5200

YEAR BUILT: NEW CONSTRUCTION

BRG
HOMES

605 LINCOLN ROAD SUITE 302
MIAMI BEACH, FLORIDA 33139
PH: 305.397.8788
E-MAIL: ma@brghomes.com
www.brghomes.com

ISSUED FOR: PLANING AND ZONING REVIEW

SCOPE OF WORK:

NEW CONSTRUCTION TWO-STORY SINGLE FAMILY HOME

CODE COMPLIANCE:

FLORIDA BUILDING CODE(RESIDENTIAL) 2014 EDITION.
FLORIDA FIRE PREVENTION CODE, 2007 EDITION.
NFPA 101 LIFE SAFETY CODE, 2006 EDITION.

ZONING COMPLIANCE: BAY HARBOR ISLANDS

CODE SECTION	REQUIRED	PROPOSED
Construction Zone: Section 23-2 Frontage: Sections 23-10	RD 80' Feet	RD 80' Feet
First Floor Elevation Section 23-11 (A)	Base Flood Elevation + 8.0' AE NGVD	Base Flood Elevation + 8.0' AE NGVD
Setbacks - Front & Rear Section 23-11 (A)	25' Feet @ Front 15' Feet @ Rear	25' - 0" @ Front 32' - 6" @ Rear
Setbacks - Sides Section 23-11 (A)	10'-0"	10'-0" Both Sides
Second Floor Setback Front - section 23-12 (15)(v.)	25' Feet @ Front Decorative, not accessible balconies may project into set back up to 4'	23' 6" Feet @ Front Front balcony is decorative and not accessible: projects into setback 1'-6"
Second Floor Setback Back and Sides - Section 23-11 (A)	Not used	Not used
Height Limitation Section 23-11 (A)	25' above BFE to the top of a flat roof deck	25' above BFE to the top of a flat roof deck
Pervious Lot Area Section 23	N/A Minimum	37%
Impervious Lot Area (including paved areas) Section 23	N/A Maximum	63%
Pool Setbacks Section 23-12 (15)(g)	5 Feet @ rear 10 Feet @ sides	12'-6" From Rear 15'-0" From East 13'-0" From west
Fence Height Restrictions Section 23-12 (22)	6 Feet Max. Height	5'-6" Feet Height Fence

ENGINEER
ENGINEER TO BE DETERMINED
ENGINEER

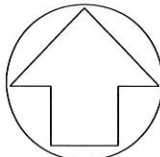
BAY HILL CAPITAL GROUP INC

1311 100 ST
BAY HARBOR ISLANDS, FL 33154
OWNER

ZIPCODE CORRECTION
03-17-2016

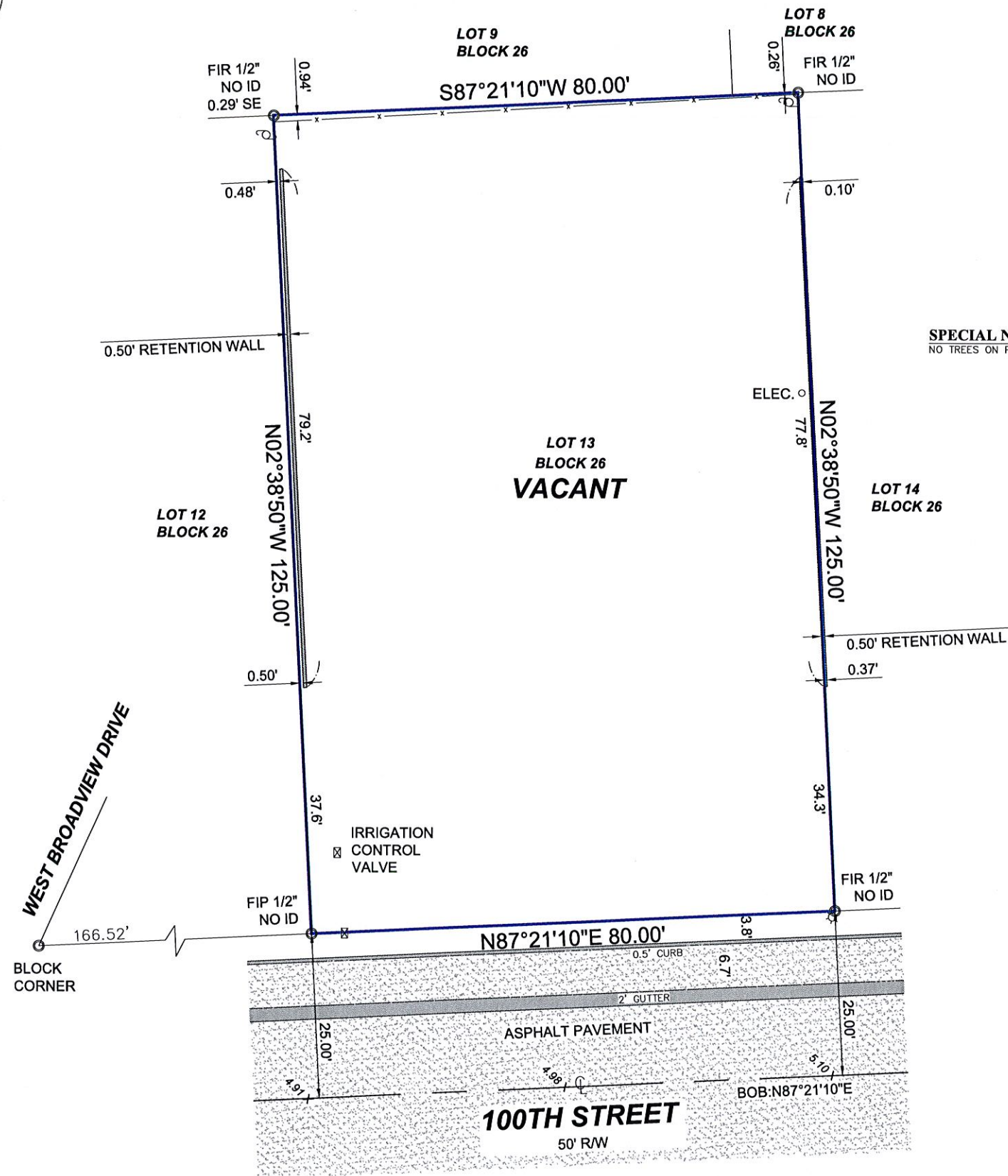
AG-ARCHITECTURE

7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
ARCHITECT



NORTH
SCALE: 1"=20'

MAP OF BOUNDARY SURVEY



SPECIAL NOTE:
NO TREES ON PROPERTY

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

☐ = TELEPHONE RISER
☐ = CABLE TV RISER
☐ = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
⊙ = CENTER LINE
⊗ = WATER VALVE
⊕ = CURB INLET
⊗ = FIRE HYDRANT
⊙ = LIGHT POLE
☐ = CATCH BASIN
⊙ = UTILITY POLE
⊙ = DRAINAGE MANHOLE
⊙ = SEWER MANHOLE
— = IRON FENCE
— = WOOD FENCE
— = CHAIN LINK FENCE
— = OVERHEAD UTILITY WIRE
ASPHALT CONCRETE PAVERS TILES COVER

SURVEYOR'S CERTIFICATE:

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 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

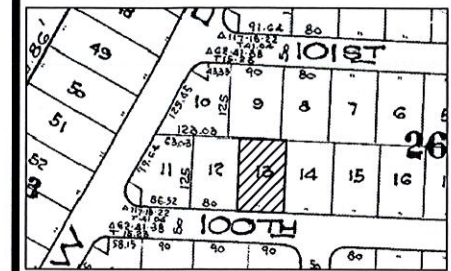
AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER



Survey Pros, Inc.

8306 MILLS DRIVE SUITE 148, MIAMI, FL. 33183
Tel: 305.767.6802
www.survey-pros.com

LOCATION MAP: NOT TO SCALE



PROPERTY ADDRESS:

1311 100TH STREET, BAY HARBOR ISLANDS, FL. 33154

LEGAL DESCRIPTION:

LOT 13, BLOCK 26, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8 COMMUNITY NAME & NUMBER VILLAGE OF BAY HARBOR ISLANDS 120637 MAP & PANEL NUMBER 12086C0144 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF NW 55TH STREET BEARS N90°00'00"E.

BENCHMARK INFORMATION:

NAME: R-243
ELEV(NGVD29): 6.61
LOCATION1: 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE
LOCATION2: E BROADVIEW DRIVE --- 150'± EAST OF C/L
DESCRIPTION1: US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE

CERTIFIED TO:

BAY HILL CAPITAL GROUP INC
C/O BRG INTERNATIONAL

REVISION(S):

- UPDATED AFTER DEMOLITION 1/27/16 JOB#16011263

DATE OF FIELD WORK:
06/13/14

JOB#: 14060385

DRAWN BY: NICK

CAD FILE: BAY HILL

SHEET 1 OF 1

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

ABBREVIATIONS

ABV.	ABOVE	M.	MIRROR
ADJ.	ADJUSTABLE / ADJACENT	MAT.	MATERIAL
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	MCH.	MECHANICAL
AND	AND	MFL.	MANUFACTURER
APPROX.	APPROXIMATELY	MIN.	MINIMUM
@	AT	MISC.	MISCELLANEOUS
BD.	BOARD	MLO.	MASONRY OPENING
BLDG.	BUILDING	MTO.	MOUNTED
BLK.	BLOCK	MTL.	METAL
BM.	BEAM	M.L.	MATCH LINE
B.M.	BENCH MARK	MARK	MARKS
B.O.	BOTTOM OF	N.	NORTH
		NO.	NUMBER
		N.C.	NOT IN CONTRACT
CAB.	CABINET	O.C.	ON CENTER
CP.	CARPET	O.D.	OUTSIDE DIAMETER
C.B.	CATCH BASIN	OPNG.	OPENING
C.C.	CONTROL CENTER		
CEILING	CEILING	PL	PLATE
C.I.	CAST IRON	PLUG	PLUMBING
C.J.	CONTROL JOINT	PLYWD.	PLYWOOD
C.	CENTER LINE	P.L.	PROPERTY LINE
C.M.U.	CONCRETE MASONRY UNIT	P.P.	POWER POLE
COL.	COLUMN	PT/PTD.	PAINT / PAINTED
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONSTR.	CONSTRUCTION	P.V.C.	POLYVINYL CHLORIDE
CONT.	CONTINUOUS		
CT	CERAMIC TILE	R.	RADIUS
		RAD.	RAILINGS
DIA.	DIAMETER	R.C.P.	REINFORCED CONCRETE PIPE
DN.	DOWN	R.D.	ROOF DRAIN
DR.	DOOR	RECT.	RECTANGULAR
DTL.	DETAIL	REINF.	REINFORCEMENT
DWG.	DRAWING	RETD.	REQUIRED
		ROOM	ROOM
		R.O.	ROUGH OPENING
		R.W.	RIGHT-OF-WAY
EA.	EACH	S.	SOUTH
E.J.	EXPANSION JOINT	SCH.	SCHEDULE
ELECT.	ELECTRICAL		
ELEV.	ELEVATION	S.H.	SOAP HOLDER
EQ.	EQUAL	SHT.	SHEET
EQUIP.	EQUIPMENT	SM.	SMOOTH
E.W.C.	ELECTRIC WATER COOLER	SM.	SIMILAR
E.W.H.	ELECTRIC WATER HEATER	SOFF.	SOFFIT
EXTG.	EXISTING		
EXT.	EXTERIOR	SK	SKIN
		SPC'S.	SPECIFICATIONS
F.D.	FLOOR DRAIN	SQ.	SQUARE
FIN.	FINISH	STD.	STANDARD
FL.	FLOOR	STL.	STEEL
FT.	FEET / FOOT	STRUCT.	STRUCTURAL
FURN.	FURNITURE	SW.	SWITCH
		STR.	STARS
GA.	GAUGE	T.	TOILET
GALV.	GALVANIZED	TB.	TIE BEAM
G.B.	GRAB BAR	T.O.	TOP OF
G.C.	GENERAL CONTRACTOR	TYP.	TYPICAL
G.L.	GRID LINE		
G.W.B.	GYPSUM WALL BOARD	U.O.N.	UNLESS OTHERWISE NOTED
GYP.	GYPSUM	UR.	URINAL
GRID-C	GRID-COLUMN		
		VG	VERTICAL
		VERT.	VERTICAL
HOW.	HARDWARE	W.	WEST
H.	HOLLOW	W.F.	WATER CLOSET
H.M.	HOLLOW METAL	W.C.	WATER CLOSET
HORIZ.	HORIZONTAL	W.F.	WATER FOUNTAIN
HT.	HEIGHT	WEL.	WOOD
HEAD	HEADERS	W.H.	WATER HEATER
		WIND.	WINDOWS
I.D.	INSIDE DIAMETER		
INT.	INTERIOR		
INT.	INTERIOR		
JO.	JOINT		
LAM.	LAMINATED		
LAV.	LAVATORY		
L.P.	LIGHT POLE		

MATERIAL LEGEND

	COMPACTED FILL
	CONCRETE MASONRY UNIT (SMALL SCALE)
	METAL (LARGE SCALE)
	PLYWOOD (LARGE SCALE)
	WOOD BLOCKING OR ROUGH WOOD
	INSULATION (LOOSE OR BATTS)
	GLASS (LARGE SCALE)
	SOUND INSULATED PARTITION (LARGE SCALE)
	STEEL STUD PARTITION (LARGE SCALE)
	CONCRETE
	INSULATION (RIGID)
	INSULATION (RIGID)
	STUCCO (LARGE SCALE)
	EARTH / SOIL

SYMBOL LEGEND

	DETAIL TAG
	ELEVATION TAG
	SECTION TAG
	GRID ID
	GRID LINE
	DETAIL BOX
	INTERIOR ELEVATION NUMBER
	CENTERLINE
	BREAK OR CUT LINE
	ROOM NAME
	ROOM NUMBER
	WINDOW TYPE
	DOOR NUMBER
	FURNITURE ID
	EQUIPMENT ID
	REVISION MARK
	PARTITION TYPE
	BUILDING EXTERIOR CLADDING / FINISHES
	FIRE RESISTANCE SEPARATION - 1-HR RATED WALL
	FIRE RESISTANCE SEPARATION - 2-HR RATED WALL
	2 X 4 FLUORESCENT LIGHT FIXTURE
	FLUORESCENT COVE LIGHT
	LIGHT FIXTURE - J-BOX
	LIGHT FIXTURE (WALL MOUNTED SCONCE)
	CHANDELIER
	EXTERIOR LIGHT FIXTURE (PENDANT)
	EXPANSION JOINT
	LIGHT FIXTURE
	STRIP FLUORESCENT LIGHT FIXTURE
	EMERGENCY STRIP LIGHT FIXTURE
	EMERGENCY LIGHT FIXTURE
	8' FLUORESCENT LIGHT FIXTURE
	SMOKE DETECTOR
	TAMPER PROOF
	HEAT DETECTOR
	FIRE ALARM HORN / STROBE LIGHT
	FIRE ALARM RELAY / CONTROL MODULE
	FIRE ALARM STROBE LIGHT
	GYPSUM BOARD CEILING - 1' BELOW CONC. DECK
	GYPSUM BOARD CEILING - 1' BELOW CONC. DECK
	GYPSUM BOARD CEILING - 2-3' BELOW CONC. DECK
	STUCCO
	CEILING HEIGHT
	EXPOSED TO STRUCTURE ABOVE
	CEILING SOUND ISOLATION SYSTEM
	CEILING ISOLATOR LOCATION
	ELEVATION MARK / FINISH FLOOR
	FLOORING AT THRESHOLD
	NORTH SYMBOL
	DIMENSION FROM CENTER TO CENTER (TICK MARK)
	DIMENSION FROM FINISH TO FINISH (ARROW MARK)
	ROUGH DIMENSION (TICK MARK)
	ROUGH DIMENSION (TICK MARK)
	ROUGH TO FINISH DIMENSION (TICK MARK & ARROW MARK)

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SURVEY

ARCHITECTURE
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A-02 EXISTING IMAGES
A-03 EXISTING NEIGHBORS
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A-04.1 SITE PLAN DETAILS
A-05 FIRST FLOOR PLAN
A-06 SECOND FLOOR PLAN
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LANDSCAPE
TD-01 TREE DISPOSITION PLAN
L-01 LANDSCAPE DESIGN
L-02 LANDSCAPE ELEVATIONS
L-03 LANDSCAPE ELEVATIONS
L-04 LANDSCAPE RENDERINGS
L-05 LANDSCAPE RENDERINGS
L-06 LANDSCAPE RENDERINGS
L-07 LANDSCAPE RENDERINGS

BRG
HOMES

BRG HOMES LLC

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:

AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client:

**GEBARA
RESIDENCE**

Project Name:

GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

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Issue

No.	Date	Description

Sign & Seal

LIC #: AR0017394

Sheet Title

**DRAWING
INDEX +
SYMBOLS**

Drawn by	JC
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	Sheet #
JAN 19 2016	
Scale	
NTS	

A-01



EAST



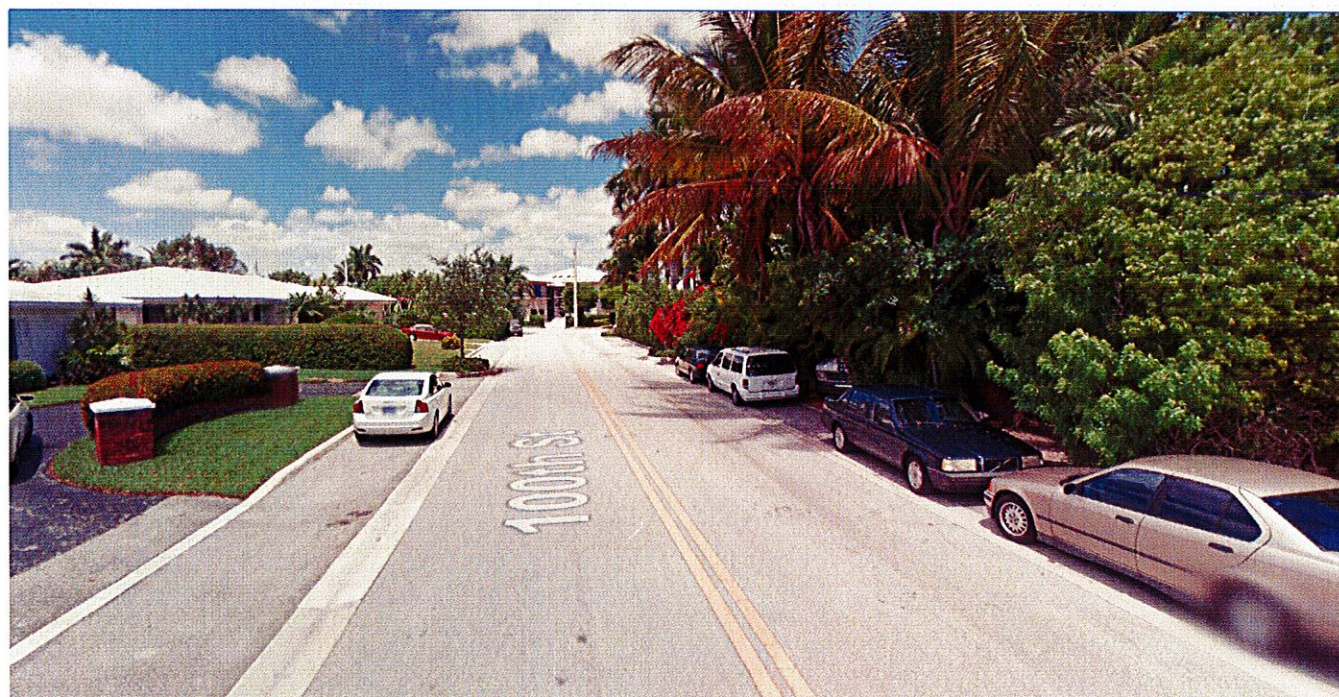
WEST



SOUTH



NORTH



BRG
HOMES

BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.977.8788
F: 305.977.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7901 HISPANIC AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC # AR0017394

Client
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RESIDENCE**

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

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2011.

Issue		
No.	Date	Description

SIGN & SEAL

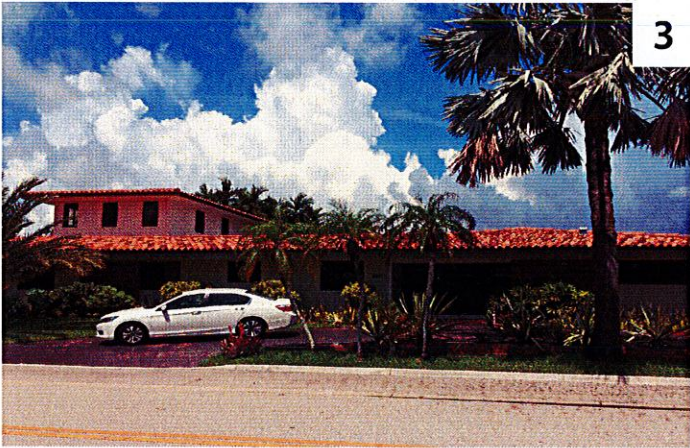
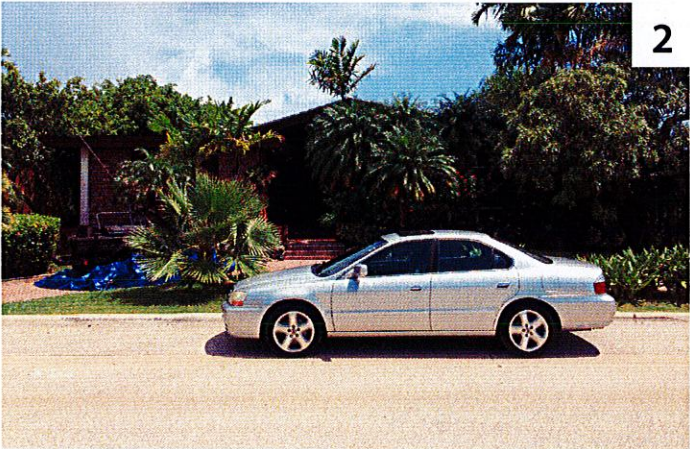
LIC # AR0017394

Sheet Title
**EXISTING
IMAGES**

Drawn by	JC
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	JAN 20 2016
Scale	A-02



SITE PLAN



BRG
HOMES

BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7001 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC # AR0017394

Client
**GEBARA
RESIDENCE**

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

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2016.

Issue		
No.	Date	Description

SIGN & SEAL

LIC # AR0017394

Sheet Title
**EXISTING
NEIGHBOR
IMAGES**

Drawn by JJC
Checked by AG
Project Number 006-SINGLE FAMILY
Issued for PLANNING AND ZONING
Issue date JAN 19 2016
Scale

A-03

LOT 8
BLOCK 26

LOT 9
BLOCK 26

S87°21'10"W 80.00'

LOT 14
BLOCK 26

N02°38'50"W 125.00'

FIR 1 1/2"
NO ID

BOB: N87°21'10"E

100TH STREET

ASPHALT PAVEMENT

2' GUTTER

0.5' CURB

N 87° 21' 10" E 80.00'

LOT 12
BLOCK 26

N02°38'50"W 125.00'

PROPOSED SITE PLAN

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

NORTH BRG
HOMES

BRG HOMES LLC

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client

**GEBARA
RESIDENCE**

Project Name

GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS , FL

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CONDITIONS OF THE JOB AND BRG HOMES LLC IS
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SPECIFICATIONS APPEARING ON THESE PLANS (c)

[illegible]

SIGN & SEAL

LIC #: AR0017394

SITE PLAN

Drawn by	JC
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	BUILDING DEPARTMENT
Issue date	Sheet A
JAN 19 2016	A-04
Scale 1/8" = 1'-0"	

FLOOD ZONE

THIS PROPERTY LIES IN A FLOOD ZONE " AE " - 8.0' NGVD.
THE FIN FLOOR OF THE MAIN HOUSE IS AT 8.0' NGVD
THE EXIST AND NEW GARAGE ADDITION IS AT 6.5' NGVD.

BUILDING DATA

FIRST FLOOR A/C 2,315 S.F.
SECOND FLOOR A/C 3,280 S.F.
TOTAL A/C = 5,430 S.F.

GARAGE 615 S.F.
COVERED ENTRY 50 S.F.
COVERED TERRACE 850 S.F.
COVERED BALCONY 760 S.F.

LOT SIZE

LOT SIZE = 10,000 S.F.

IMPERVIOUS AREA

FIRST FLOOR A/C = 2,315 S.F.
COVERED ENTRY = 50 S.F.
COVERED TERRACE = 850 S.F.
GARAGE = 615 S.F.
DRIVEWAY + PATHS = 1,300 S.F.
POOL + DECK = 1,040 S.F.
EQUIPMENT SLAB = 130 S.F.

TOTAL S.F. = 6,300 S.F.
63% OF LOT SIZE

PERVIOUS AREA

GREEN AREA = 3,700 S.F.
37% OF LOT SIZE

STORM WATER RETENTION CALCULATION

A= LOT AREA = 10,000 S.F.
B= IMPERVIOUS AREA = 3,995 S.F.
C= IMPERVIOUS AREA % = 40 % (IMPERVIOUS AREA / LOT AREA) 100%

IF 40% OR LESS GO TO #1 ; IF 40.01% OR MORE GO TO #2

#1 CUBIC FT. REQ'D.=
$$= \frac{3,700 \text{ S.F.}}{12} = 308 \text{ CU. FT.}$$

CU. FT. REQUIRED = 308 CU. FT.
CU. FT. SUPPLIED = 456 CU. FT.

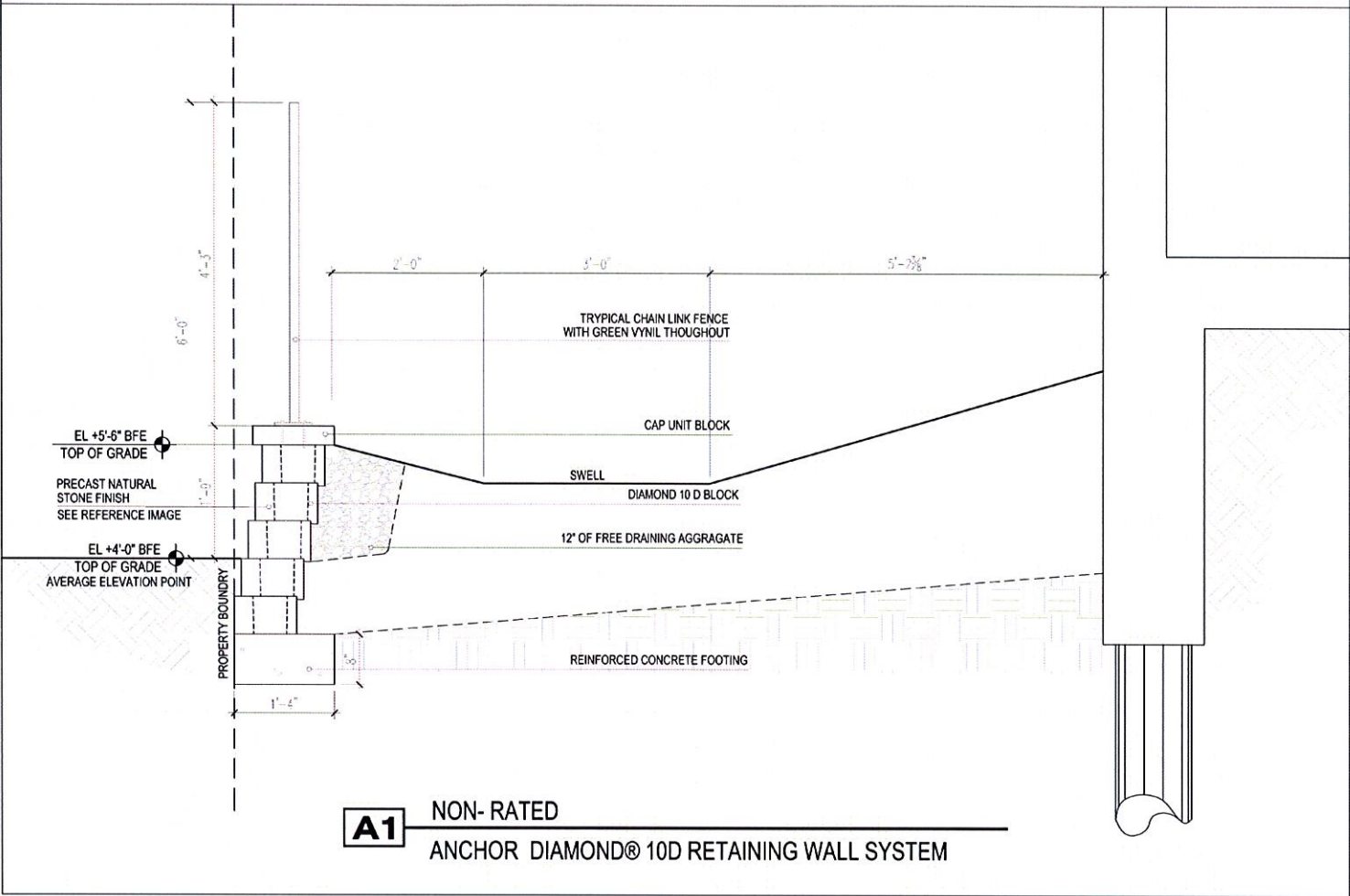
#2. RAINFALL = (2.5 X (C) IMPERVIOUS %) / 100)

D = RAINFALL = $\frac{2.5 \times (N/A)}{100} = 0$ (D)

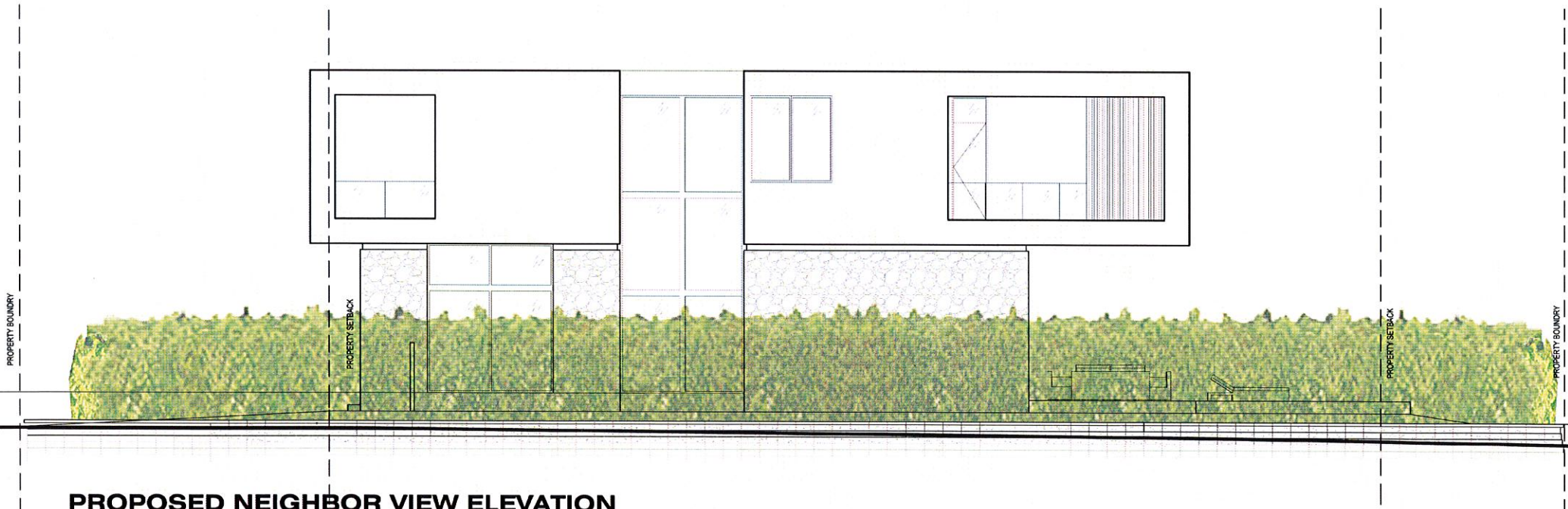
CUBIC FEET REQUIRED = (((B) IMPERVIOUS AREA X (D) RAINFALL) / 12)

CU. FT. = $\frac{N/A \times N/A}{12} = 0$ CU. FT.
CU. FT. REQUIRED = N/A CU. FT.
CU. FT. SUPPLIED = N/A CU. FT.

RETENTION WALL DETAIL



A1 NON- RATED
ANCHOR DIAMOND® 10D RETAINING WALL SYSTEM



PROPOSED NEIGHBOR VIEW ELEVATION
SCALE: 3/16" = 1'-0"

BRG
HOMES

BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.510.8306
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client
GEBARA RESIDENCE

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

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Issue		
No.	Date	Description

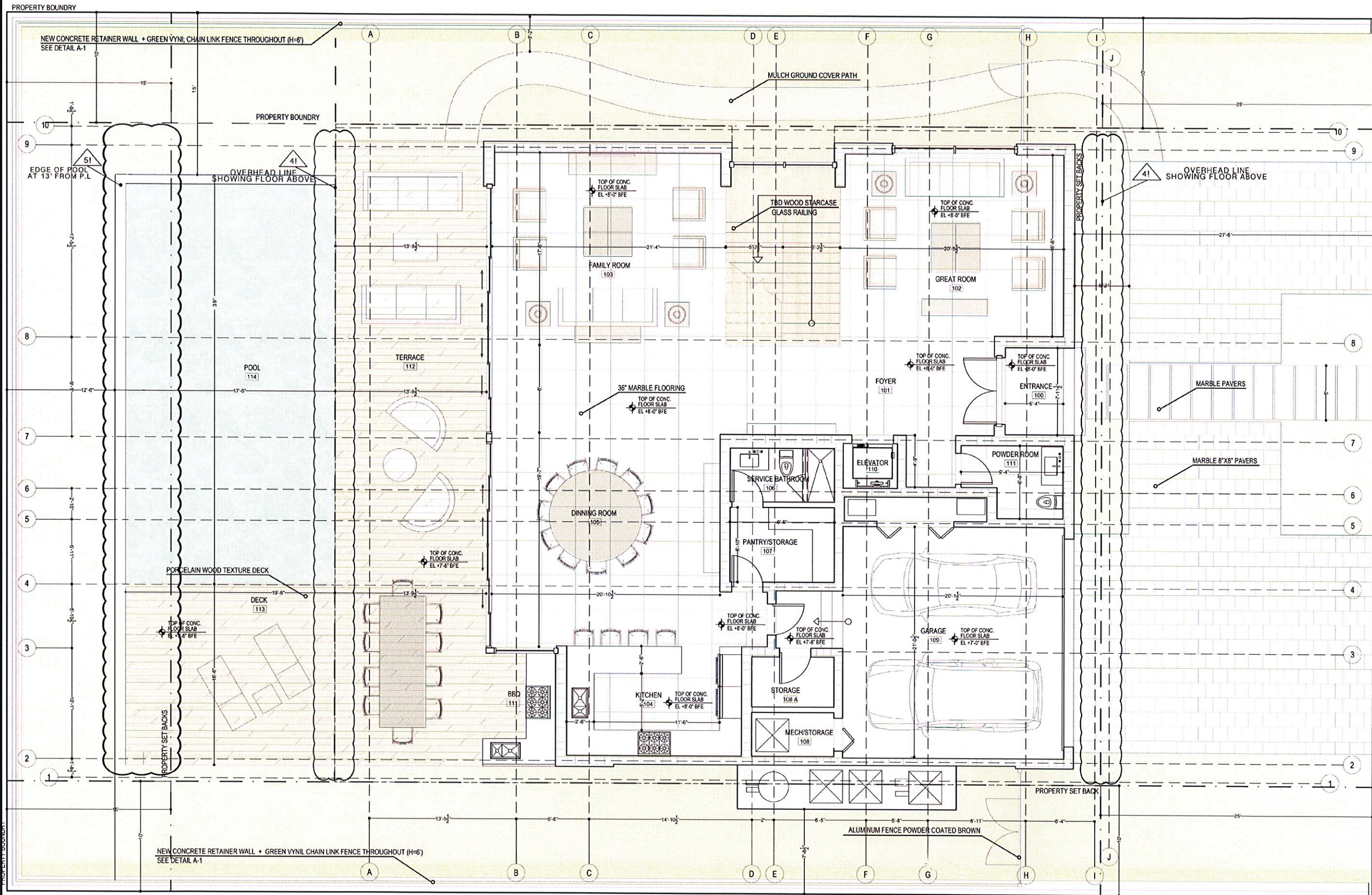
SIGN & SEAL

LIC #: AR0017394

SITE PLAN
DETAILS

Drawn by	JC
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	BUILDING DEPARTMENT
Issue date	JAN 19 2016
Scale	1/8" = 1'-0"

A-04.1



1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

GEBARA RESIDENCE

GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS - FL

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Issue	No.	Date	Description
	41	03-17-16	overhead line
	51	03-17-16	pool edge

SIGN & SEAL

LIC #: AR0017394

Sheet Title

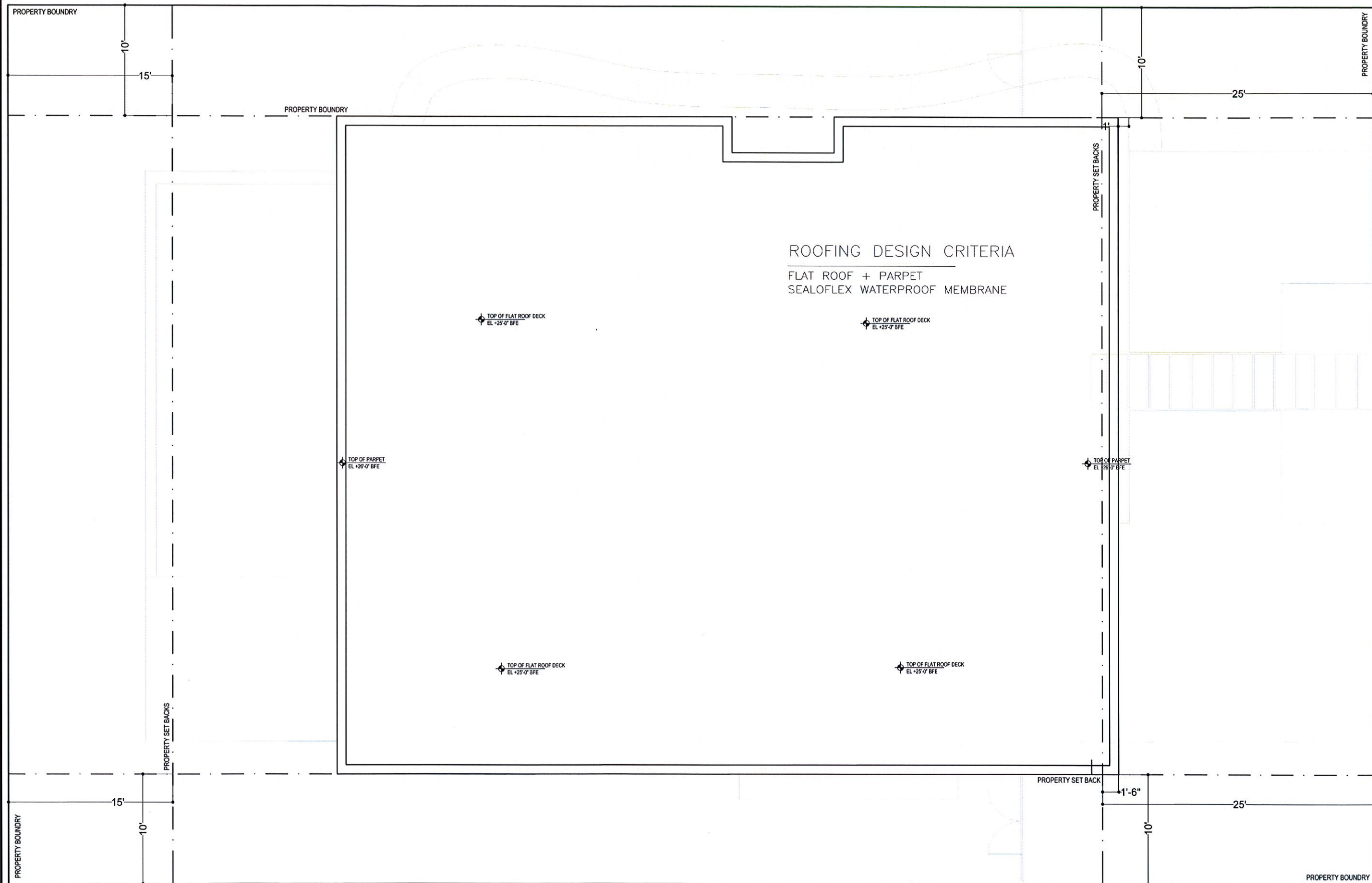
GROUND FLOOR PLAN

Drawn by	J/C
Checked by	A/G
Project Number	006-SINGLE FAMILY
Issued for	BUILDING DEPARTMENT
Issue date	JAN 20 2016
Scale	1/4" = 1'-0"

A-05



A-06



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client
GEBARA RESIDENCE

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

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Issue		
No.	Date	Description

SIGN & SEAL

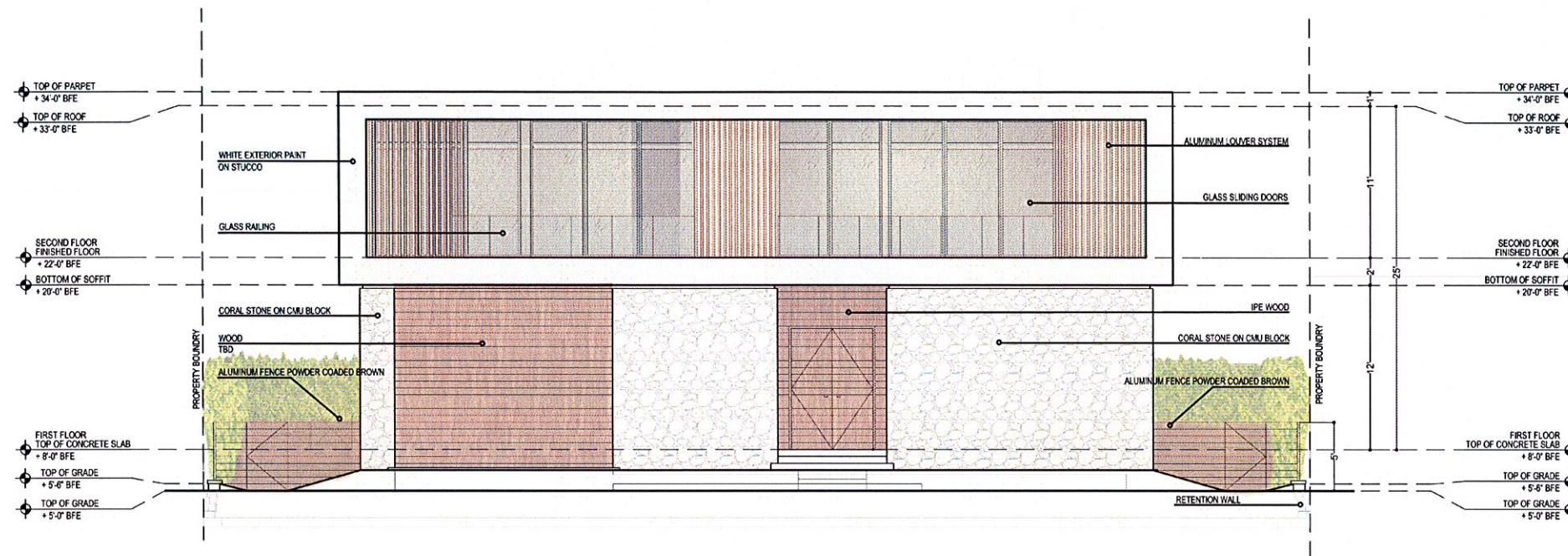
LIC #: AR0017394

Sheet title
ROOF PLAN

Drawn by	JC
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	BUILDING DEPARTMENT
Issue date	JAN 20 2016
Scale	1/4" = 1'-0"
Sheet #	A-07

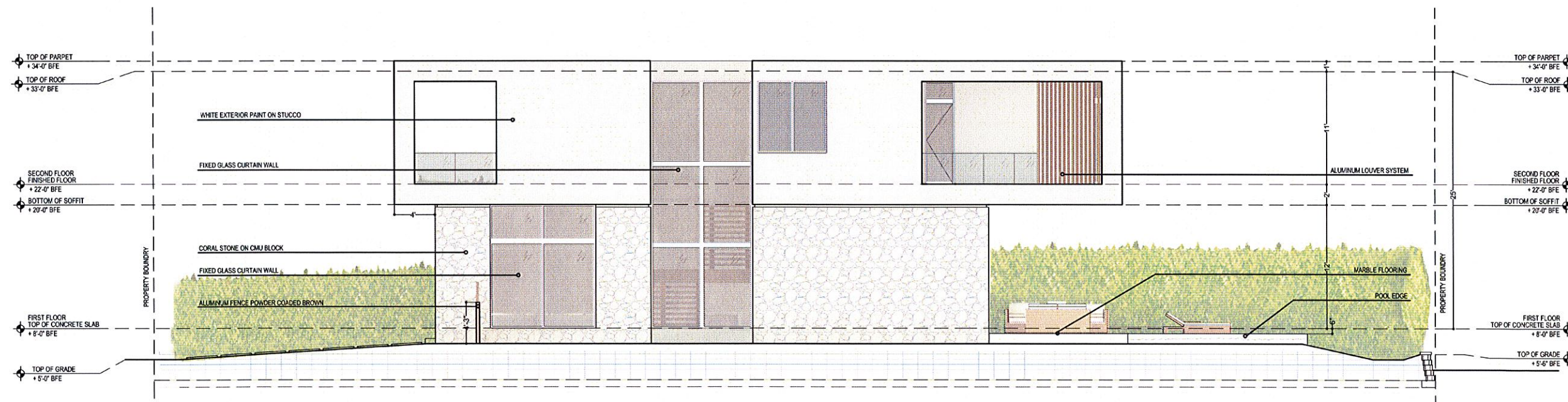
Issue		
No.	Date	Description

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Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	Sheet #
JAN 20 2014	
Scale	
3/16" = 1'-0"	A-08



PROPOSED ELEVATION SOUTH (FRONT)

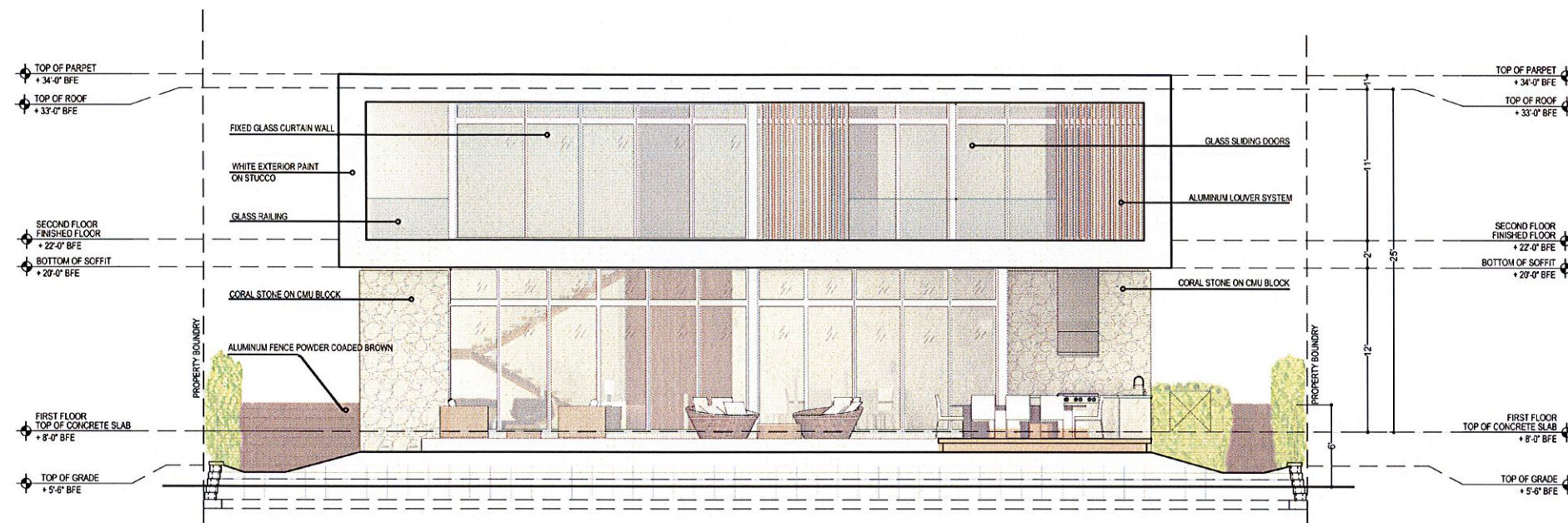
SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION EAST (SIDE)

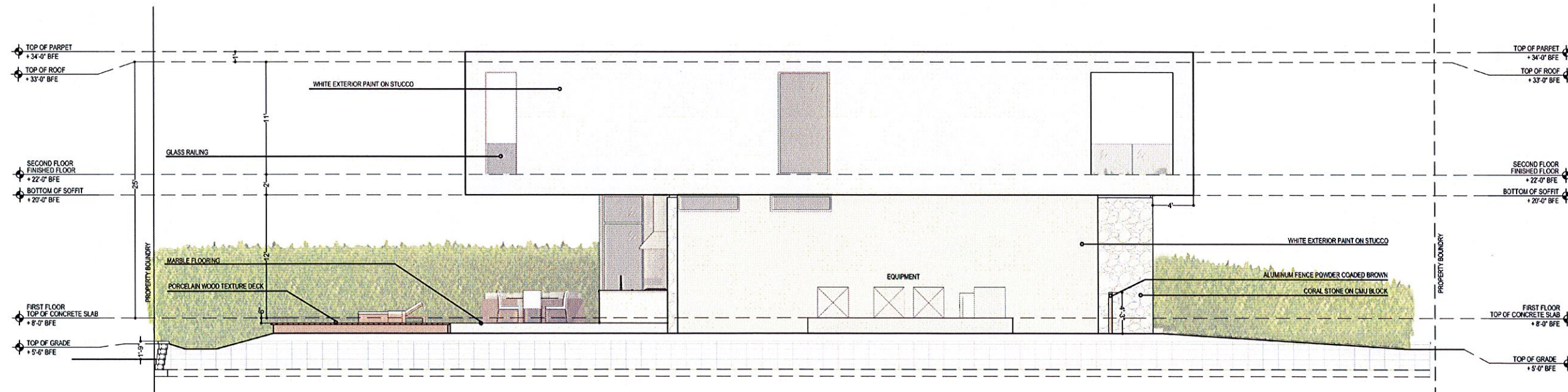
SCALE: 3/16" = 1'-0"

No.	Date	Description



PROPOSED ELEVATION NORTH (BACK)

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

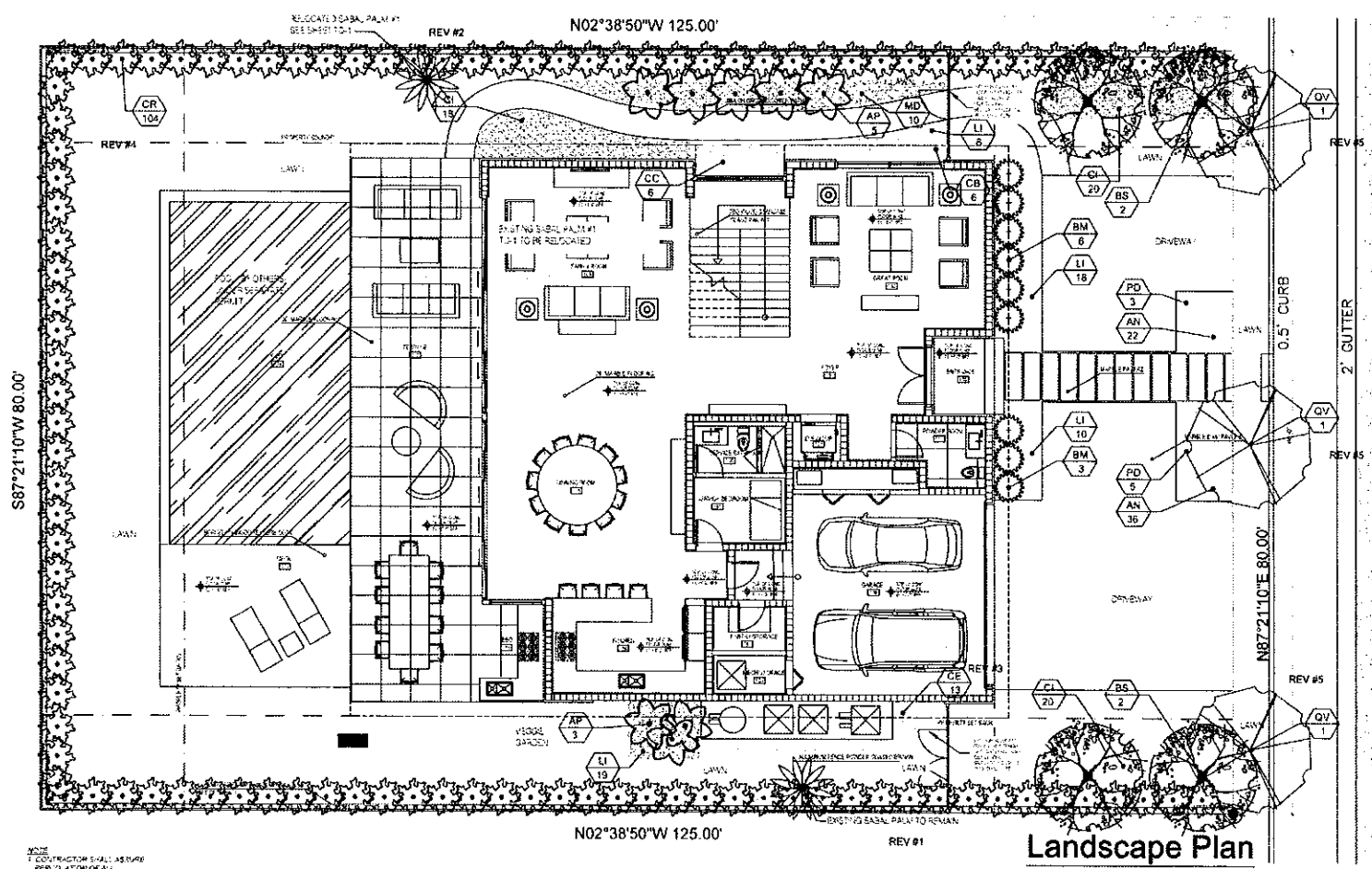


PROPOSED ELEVATION WEST (SIDE)

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

LANDSCAPE NOTES

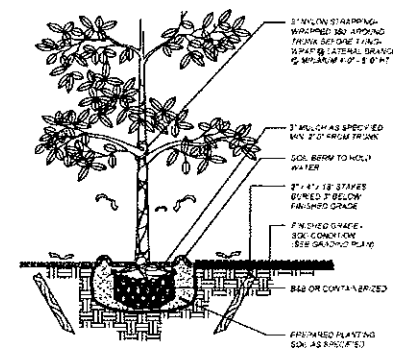
01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the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



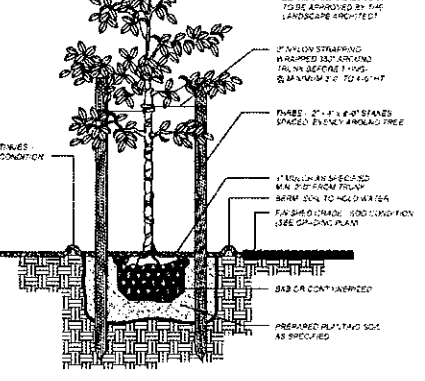
Landscape Plan

SCALE 1/8" = 1'-0"

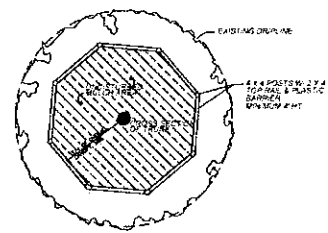
LARGE TREE



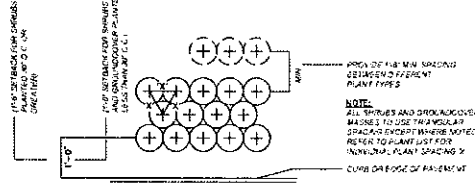
SMALL TREE DETAIL



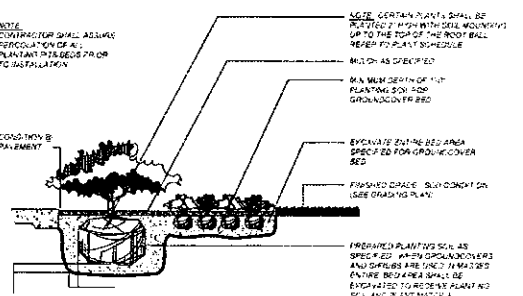
TREE PROTECTION DETAIL



TYPICAL PLANT SPACING



SHRUB / GROUND COVER



LEGENDS OF LANDSCAPE KEYS AND SYMBOLS

GROUNDCOVERS			PROPOSED MATERIAL		DESCRIPTION	
KEY	QUAN					
AN	58	ANNUALS			8" HT. x 8" SPR. 11 GALLONS/ 1" O.C.	
LI	63	LIRIOPE MUSCARI EVERGREEN GIANT LIRIOPE			12" HT. x 12" SPR. 13 GALLONS/ 18" O.C.	
SHRUBS			PROPOSED MATERIAL		DESCRIPTION	
CB	6	COSTUS BARBARUS/ COSTUS			24" HT. x 18" SPR. 13 GALLONS/ 2" O.C.	
PD	8	PODOCARPUS/PODOCARPUS (HEDGE)			36" HT. x 18" SPR. 17 GALLONS/ 2" O.C.	
QI	58	CHRYSOCALANOS ICACOA/ GREEN COCOPLUM			18" HT. x 18" SPR. 13 GALLONS/ 2" O.C.	
MD	10	MONSTERA DELICIOSA/ SWISS CHEESE PLANT			36" HT. x 24" SPR. 17 GALLONS/ 3" O.C.	
CC	6	CHAMODOREA CATARACTARUM/ CAT PALM			36" HT. x 24" SPR. 17 GALLONS/ 2" O.C.	
CE	12	CONOCARPUS ERECTUS/ GREEN BUTTWOOD (FOR SCREEN)			4.5' HT. x 24" SPR. 15 GALLONS/ 2" O.C.	
CR	104	CLUSIA ROSEA/ PITCH APPLE (FOR HEDGE)			48" HT. x 24" SPR. 15 GALLONS/ 3" O.C.	
LAWN	AS REQ.	ST. AUGUSTINE FLORATAM			SOLID EVEN SOO PIECES	
TREES & PALMS			PROPOSED MATERIAL		DESCRIPTION	
SYMBOL	QUAN					
AP/8		ALEXANDER PALM			15' O.A. HT. SINGLE TRUNK	
BM/9		PTYCHOSPERMA ALEXANDRAE			FG, BB, FF	
		GOLDEN GODDESS BAMBOO			6' HT. x 3" SPR. 5 SHOOTS MIN. P.P.	
		BAMBUSA MULTIPLEX 'GOLDEN GODDESS'			FG, BB, FF	
BS/4		GUMBO LIMBO			12' HT. x 7" SPR/ 2.5" CAL. SINGLE	
		BURSERIA SIMAROUBA			MAIN LEADER, FG, BB, FF	
BS/4		LIVE OAK			15' HT. x 6" SPR/ 2.5" CAL. SINGLE	
		QUERCUS VIRGINIANA (STREET TREES)			MAIN LEADER, FG, BB, FF	

NOTE: 3 QUERCUS VIRGINIANA ADDED AS STREET TREES AT A RATIO OF 1 TREE FOR EVERY 35 L.F. (2 REQ. 3 PROVIDED)

Town of Bay Harbor Islands Landscape Code (Sec. 24-16) Requirements Legend Residential - Single-Family and Two-Family Home Sites

	Required	Provided	
A. Shade Trees Required*			
1. Single-Family Non-Waterfront Lot	5	5	
2. Single-Family Waterfront Lot	5	N/A	
3. Two-Family Lot	6	N/A	
4. Number of Shade Trees in Front Yard	2	4	
5. Native Species Required - 50%	3	4	
6. Drought Tolerant and Low Maintenance Species Required - 50%	3	4	
7. Street Trees Required (1 Tree/ 35 LF) (100 LF = 2.2 Trees)	205	3	REV #4
B. Shrubs Required*			
1. Single-Family Non-Waterfront Lot	60	N/A	
2. Single-Family Waterfront Lot	60	N/A	
3. Two-Family Lot	60	N/A	REV #4
4. Native Species Required - 30%	15 (30%)	175 (65%)	
5. Drought Tolerant and Low Maintenance Species Required - 50%	25	71 (70%)	
C. Maximum Lawn Area Allowed***			
50% of Net Lot Area	50% (Max)	50%	
	1,850 SF	1,850 SF	

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)

Scott C. Heynen
L.A.A.
Landscape Architect of Record
LAA 56564S
1407 Sunset Drive
Naples, FL 34102
scott@scotcheyny.com

ecopacheco
Design: Scott Heynen
Landscape Architect
www.ecopacheco.com
(305) 915-5625
scott@ecopacheco.com

GEBARA RESIDENCE
Landscape Plan
1311 110th STREET
Bay Harbor Islands, FL 33154

Revisions:
1. EXISTING SABAL PALM TO REMAIN PER CITY'S REQUEST
2. SABAL PALM TO BE RELOCATED PER CITY'S REQUEST 07/02/2014
3. REPLACED COCOPLUM WITH GREEN BUTTWOOD TO BETTER SCREEN EQUIPMENTS PER CITY REQUEST 07/22/2014
4. REPLACED EXISTING FICUS HEDGE IN POOR CONDITION WITH NEW CLUSIA HEDGE PER OWNER'S REQUEST
5. GREEN BUTTWOOD HEIGHT TO SCREEN EQUIPMENT RAISED TO 4.5' AND 3 OAK TREES ADDED TO STREET PER CITY'S REQUEST FEB 09, 2016

Seal
Lic. # LA66684S
Scott C. Heynen L.A.A.

Drawing: Landscape Plan
Date: 06/25/2014
Scale: 1/8" = 1'-0"
Drawn by: JRP
Sheet No.:

L-1

Issue		
No.	Date	Description

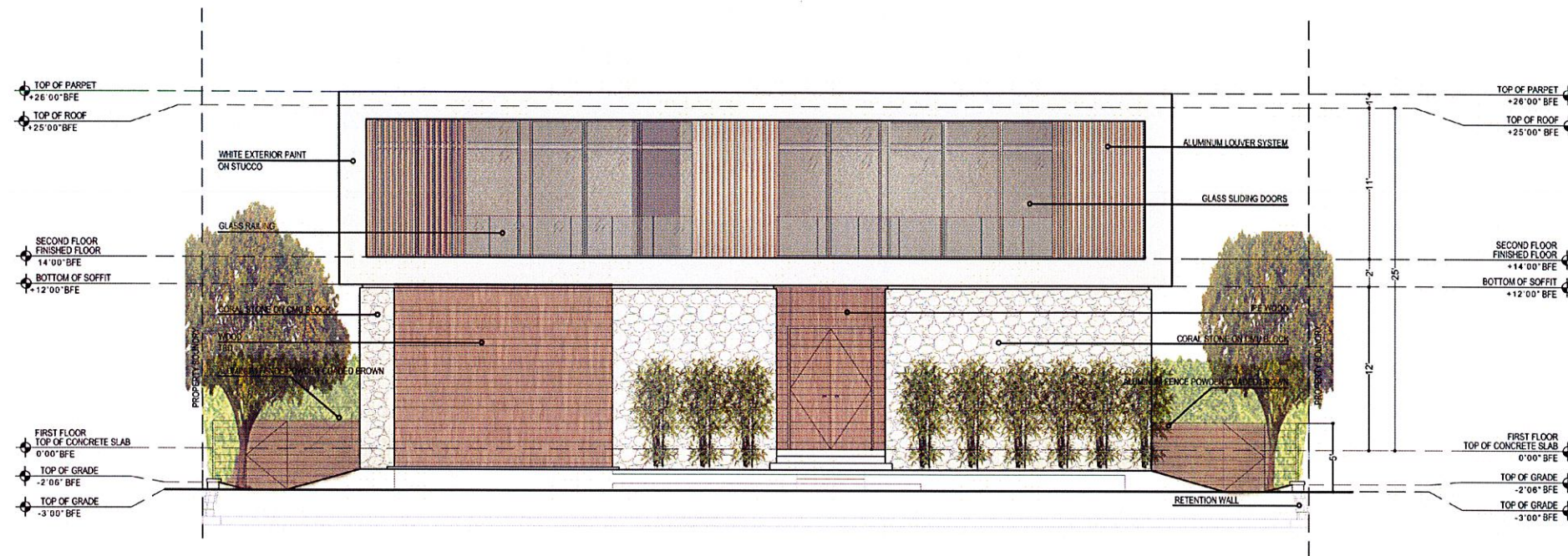
SIGN & SEAL

LIC # AR0017394

Sheet Title

ELEVATIONS

Drawn by	JC
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANING AND ZONING
Issue date	Sheet #
FEB 19 2016	
Scale	
3/16" = 1'-0"	L-02



PROPOSED ELEVATION SOUTH (FRONT)

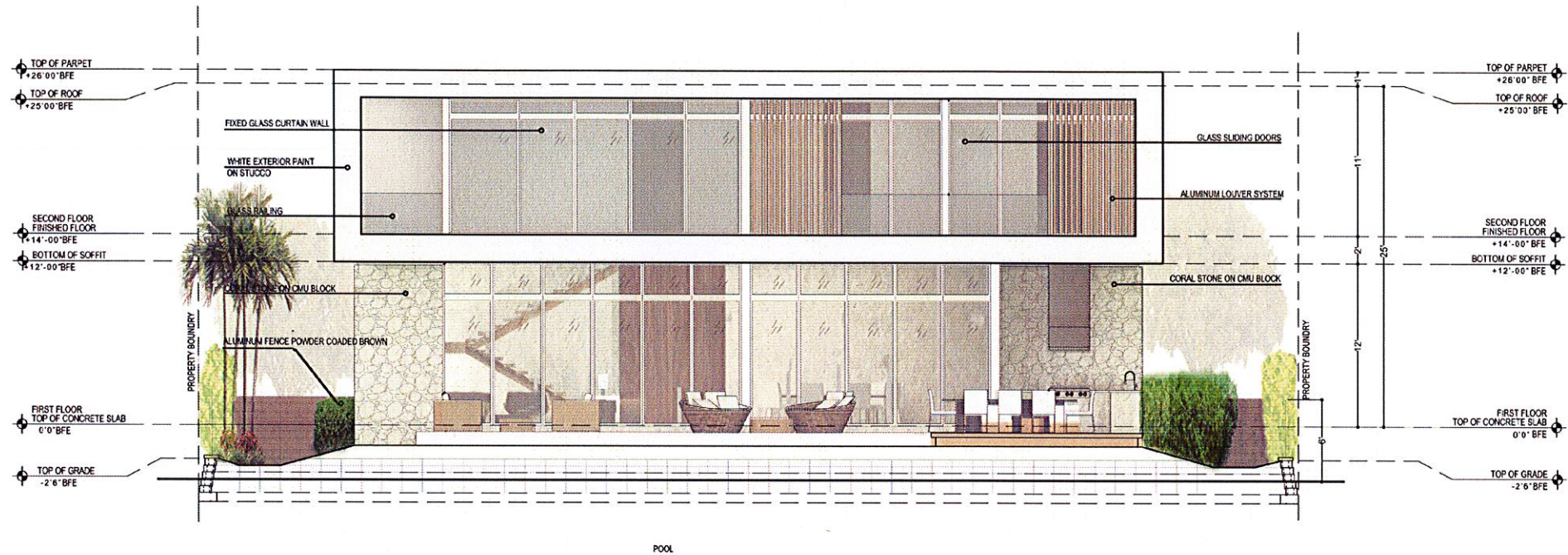
SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION EAST (SIDE)

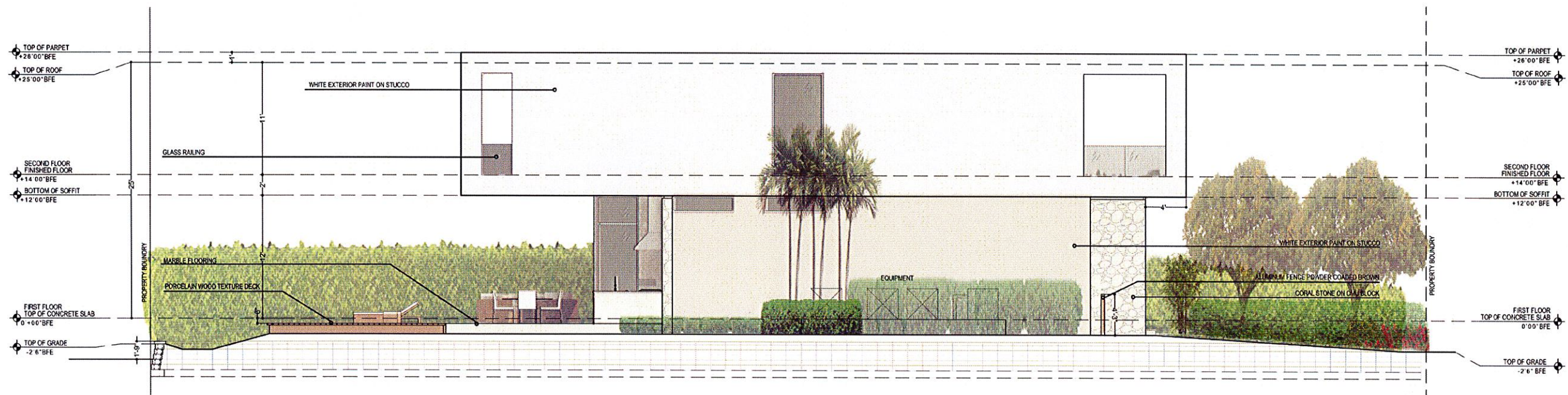
SCALE: 3/16" = 1'-0"

No.	Date	Description



PROPOSED ELEVATION NORTH (BACK)

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



PROPOSED ELEVATION WEST (SIDE)

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



BRG
HOMES

BRG HOMES LLC

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:

AG Architecture
7901 Espanola Avenue
Suite 1403
Miami, FL 33141
tel: 305-310-8206
email: ag@ag-architecture.com
lic#: AR0017394

Client:

**GEBARA
RESIDENCE**

Project Name

GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLAND, FL

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THE DIMENSIONS, CONDITIONS AND
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2011.

Issue

No.	Date	Description

SIGN & SEAL

lic#: AR0017394

Sheet Title

RENDERINGS

Drawn by	
Checked by	
Project Number	
Issued for	REVISION
Issue date	Sheet #
Scale	L-04



BRG
HOMES

BRG HOMES LLC

665 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:

AG Architecture
7901 Hesperia Avenue
Suite 1403
Miami, FL 33141
tel: 305-310-8206
email: ag@ag-architecture.com
lic #: AR0017394

Client

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Issue

No.	Date	Description

SIGN & SEAL

lic #: AR0017394

Sheet Title

RENDERINGS

Drawn by

Checked by

Project Number

Issued for

Issue date

Scale

REVISION

Sheet #

L-05



BRG
HOMES

BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG Architecture
7301 Hesperia Avenue
Suite 1403
Miami, FL 33141
tel: 305-310-6206
email: ag@ag-architecture.com
lic #: AR0017394

Client:
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GEBARA RESIDENCE
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Issue		
No.	Date	Description

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lic #: AR0017394

Drawn by
Checked by
Project Number
Issued for
Issue date
Scale

RENDERINGS

REVISION

L-06



BRG
HOMES

BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG Architecture
7901 Espanola Avenue
Suite 1403
Miami, FL 33141
tel: 305-310-8206
email: ag@ag-architecture.com
lic#: AR0017394

Client:

**GEBARA
RESIDENCE**

Project Name:

GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLAND, FL

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2011.

Issue:

No.	Date	Description

Sign & Seal:

lic#: AR0017394

Sheet title:

RENDERINGS

Drawn by:	
Checked by:	
Project Number:	
Issued for:	REVISION
Issue date:	Sheet #
Scale:	L-07

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

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

Date: April 13th, 2016

Subject: Proposed Single-Family Residence
Gebera Residence
1311 100th Street
Bay Harbor Islands Acct. No.: MB2016-12
MMPA Acct. No.: 01-0702-1033

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 04/13/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family house at 1311 100th Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1311 100 th Street
Legal Description:	Lot 13, Block 26, "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 developer, BRG Homes, LLC, as agent for the property owner, Bay Hill Capital Group Inc., has submitted an application for the construction of a new single-family residence on an interior lot located at 1311 100th Street. The proposed 2-story home has approximately 5,430 square feet of A/C living space with a two-car garage. The residence will have six (6)

bedrooms, seven (7) full bathrooms and one (1) half bathroom. The overall height of the structure will be 25 feet above Base Flood Elevation which is the maximum height allowed for a flat-roofed interior lot residence within the RD Single-Family District. The application proposes two (2) driveway connections to 100th street (circular driveway). A new pool and pool deck is proposed. Extensive landscaping is proposed that meets and exceeds the Town Landscape Code and Miami-Dade County Landscape Code requirements including the use of native and drought tolerant plant materials.

The current draft of the Street Tree Master Plan identifies the tree species for this area of the Town as Live Oak along 100th Street.

The Historical Structure Survey for the Town of Bay Harbor Islands list the recently demolished structure as a masonry vernacular design that was built in 1950 (FMSF No. DA10344). The new single-family residence is a modern architectural design.

PROJECT HISTORY

The project was previously approved by the Planning and Zoning Board on November 5th, 2014. The project received a Building Permit on May 20th, 2015; however, no construction commenced and the Building Permit / project approval expired on November 20th, 2015. The applicant has since submitted a new application for Town approval. The proposed design is generally consistent with the 2014 approval; however some minor changes were made due to Town Code amendments (driveway, etc.).

The applicant previously submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The current site and architectural plans submitted for the construction of a new house at 1311 100th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

It should be noted that the finished grade in the rear of the property is being requested to be raised. Per Sec. 23-12(12) of the Town's Code, BFE (8'-0" in this area) is the maximum height allowed for finished grades within the Town. The applicant is requesting to raise the lot to 6'-6" in elevation, which is 1'-6" below the maximum permitted. Raising the lot will make the finished grades at the adjoining lots unequal. Section 23-12(12) also states that all finished grades at adjoining lots shall be equal unless the Planning and Zoning Board approves a retaining wall system. Therefore, Planning and Zoning Board approval is required for the retaining wall system proposed. The proposed retaining wall design is consistent with the 2014 approved design.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by AG Architecture, dated April 14th, 2016 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) The finished grade in the rear of the property is being requested to be raised. Per Sec. 23-12(12) of the Town's Code, BFE (8'-0" in this area) is the maximum height allowed. The applicant is requesting to raise the lot to 6'-6" in elevation, which is 1'-6" below the maximum permitted. Raising the lot will make the finished grades at the adjoining lots unequal. Section 23-12(12) also states that all finished grades at adjoining lots shall be equal unless the Planning and Zoning Board approves a retaining wall system. Specific Planning and Zoning Board approval is required for the retaining wall system proposed.

AGENDA ITEM REPORT

April 19, 2016

ITEM NUMBER: 7.

ITEM: Approval of the minutes held on February 2, 2016. (Item #6A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Minutes 2.2.2016	2-2-16 DRAFT.docx
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MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS

A Planning & Zoning Board Meeting was held Tuesday, February 2, 2016 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Jed Frankel

Board Member Roberto Gambach

Board Member Jaime Schapiro

Board Member Oscar Sklar

Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Town Attorney Simone swore in the individuals testifying at the Public Hearing.

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

Architect, Arturo Diego, 14808 SW 18 court, came forward to address the Board. He explained that the proposed project was a very modern contemporary six (6) unit townhome development. He stated the project was inspired by modern architectural that would use light colors, native landscaping and many energy efficient enhancements. He provided the board with the project renderings and landscaping plan. He felt the project was compatible to the surrounding buildings and respectfully asked for the Board approval.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and suggested a sidewalk for the kids from the local school.

CLOSED PUBLIC COMMENT

There was a detailed discussion from the Board on the suggested sidewalk; roof terraces; height restriction for townhouses; garage entry; proposed materials; additional buffer for the ramp and guest

parking; width of the driveway; possible conflict with the drainage with the guest parking; and possible relocation of the a/c units to the roof top.

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

1. Reduce the entrance driveway to 20 feet.
2. Add landscaping buffer between the ramp.
3. Air conditioning units are relocated to the roof.
4. Soften the south and west façade.
5. Raise the floor to floor height on the first floor, so the ramp is not too steep.
6. Make more architectural enhancements to the plans.

There being no further business to discuss meeting was adjourned at 8:29 p.m.

CHAIR

ATTEST

TOWN CLERK