

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

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

August 17, 2021

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for "JMP Bay Harbor LLC" located at 1230 97 Street, Lot 3 of Block 30. The owner is proposing to construct a new two story single family home. The existing 2,386 sq. ft. single-story home (built in 1952) will be demolished and replace with a new two-story 5,554 sq. ft. home. The residence will have 6 bedrooms, 6 baths and a 2 car garage. Enclosed please find the site plan and elevations. Item #1

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

2. Approval of the minutes held on June 1, 2021 and June 15, 2021. Item #2

ADJOURNMENT

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

AGENDA ITEM REPORT

August 17, 2021

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for "JMP Bay Harbor LLC" located at 1230 97 Street, Lot 3 of Block 30. The owner is proposing to construct a new two story single family home. The existing 2,386 sq. ft. single-story home (built in 1952) will be demolished and replace with a new two-story 5,554 sq. ft. home. The residence will have 6 bedrooms, 6 baths and a 2 car garage. Enclosed please find the site plan and elevations. Item #1

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. BHI 1230 97 Street SFR PZB Staff Report Aug 2 2021
2. 1230 97 Street PZB 8.17.2021

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: August 2nd, 2021

Subject: Single-Family Residence – New Construction
1230 97th Street
Bay Harbor Islands Acct. No.: SPR21-000012
MMPA Acct. No.: 01-0702-1111

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board (PZB) review the contents of this staff report, the latest revised Site Development Plans (dated July 28th, 2021) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 1230 97th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1230 97th Street
Legal Description: Lot 3, in Block 30, of "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Stephanie De Halphen at SDH Studio Architecture + Design, as agent for the property owner, JMP Bay Harbor LLC, has submitted an application for a new single-family home on a dry lot located at 1230 97th Street. The existing 2,386 sq. ft. one-story home built originally in 1952 will be demolished & replaced with a new two-story 5,554 sq. ft. under A/C home that has 6 BR / 6 baths and a two (2) car garage.

The home's architectural style can be described as "South Florida 2020 Modern" with a flat roof, abundant windows, smooth stucco finishes and stone panels. The project incorporates a future swimming pool, spa, and covered terrace. The 2nd floor covers portions of the 1st floor (79.3%) which breaks up the massing, as well as the façade articulations. The house façade elevations have numerous windows / details / undulations for required enhanced articulation. The plans note that 44.3% of the site will be pervious open space (40% min. required for 2-story homes). A retaining wall (decorative block) is proposed along portions of the east, south and west property lines with black-clad chain-link fencing on top of the wall. The height of the proposed flat roof deck is 25' above Base Flood Elevation (BFE), which complies with the 25' maximum height permitted in the RD Single-Family District. There are a few existing trees (mostly palms) on the site - some of which will be retained (2 Royal Palms). Existing large Australian Pine Trees (2), a Ficus Trees (3) and one Black Olive Tree (all invasive / prohibited species) will be removed. There is an existing overhead power line along the rear lot line which conflicts with the current tree species. Additional lot shade trees will be added to meet the minimum Code requirements (5 shade trees / max. 25% palms). Finally, one new Street tree will be planted (Florida Live Oak) at the east corner of the site. An existing Florida Live Oak Street Tree is planted in the Town's landscape island within the 97th Street right-of-way (15' min.). The proposed site landscaping meets the minimum Miami-Dade County and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 1230 97th Street now meet or exceed all Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

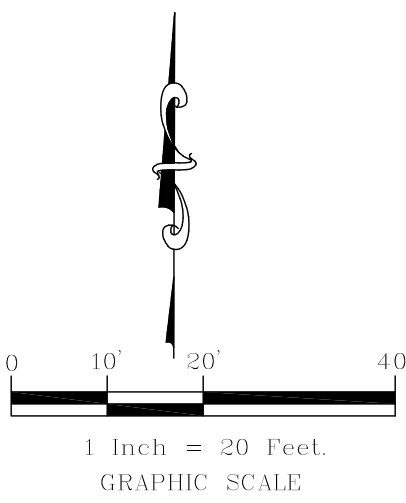
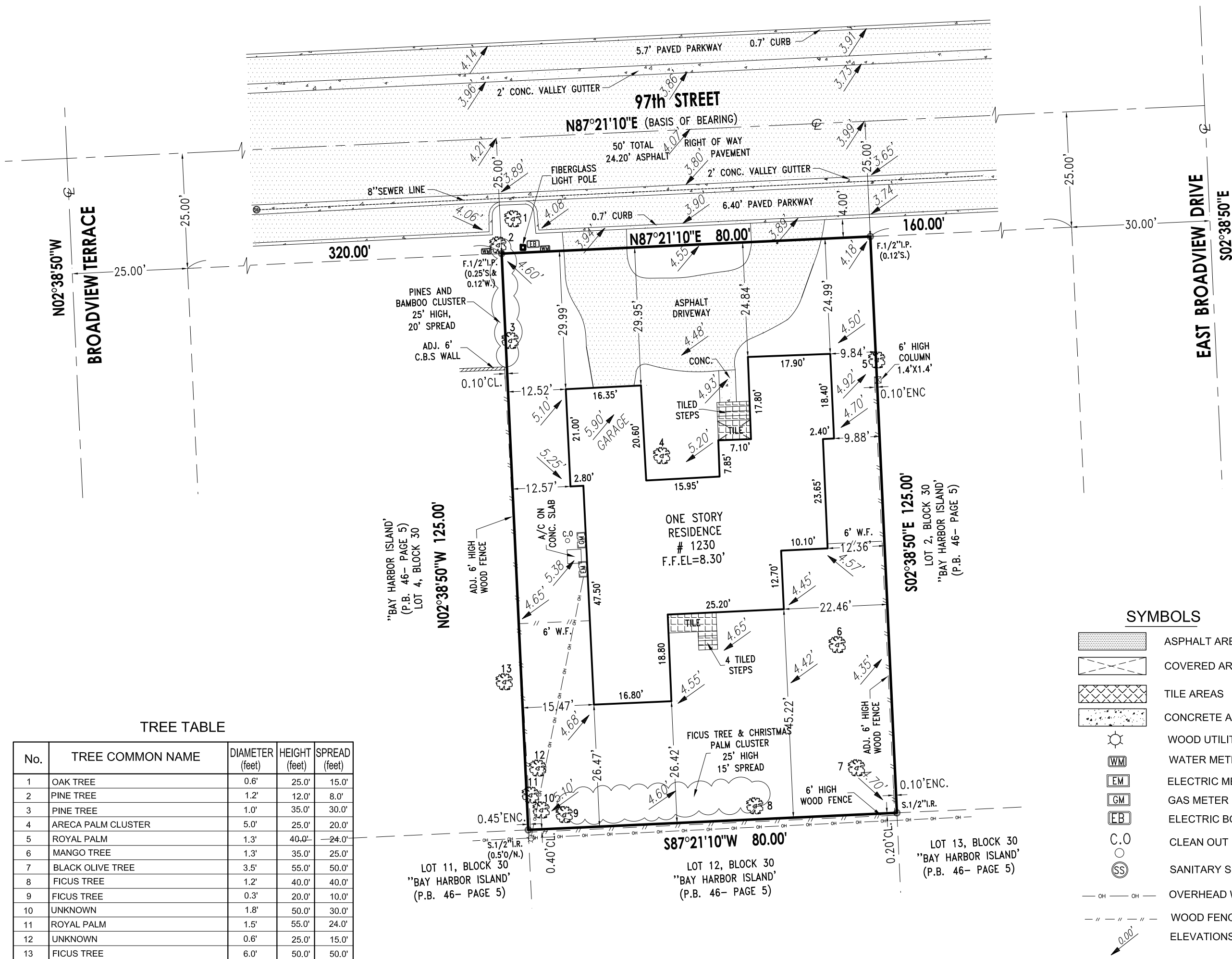
The following conditions of approval are recommended:

- 1) This approval is based on the Site Development Plans prepared by SDH Studio Architecture + Design last updated July 28th, 2021, with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) Per Town Code Section 23-12(12) the approval of the proposed retaining walls is conditioned upon the PZ Board approving the design. If the PZB does not approve the retaining wall system, the site design shall be redesigned accordingly to accommodate uses / drainage.

BOUNDARY SURVEY

LOCATION MAP

NOT TO SCALE



PROJECT SITE

- PROPERTY ADDRESS:
1230-97th STREET, BAY HARBOR ISLANDS, FLORIDA 33154-1907
FOLIO NUMBER: 13-2227-001-5710
- LEGAL DESCRIPTION:
LOT 3, IN BLOCK 30, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- SURVEYOR'S NOTES:
- 1) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION; PROVIDED BY CLIENT.
 - 2) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
 - 3) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
 - 4) THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051 (3) (b), 15.b.II, OF 1 FOOT IN 7500 FEET FOR SUBURBAN AREAS.
 - 5) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON. UNDERGROUND ENCROACHMENTS NOT LOCATED.
 - 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - 7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON; CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, FOR BUILDING AND ZONING INFORMATION. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
 - 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
 - 9) AREA OF THE PROPERTY: 10000.00 SQUARE FEET OR 0.23 ACRES.
 - 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
 - 11) TYPE OF SURVEY: BOUNDARY AND TREE SURVEY.
 - 12) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
 - 13) NORTH ARROW DIRECTION AND BEARINGS ARE BASED ON RECORDED PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 - 14) ELEVATIONS, IF ANY, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - 15) BENCH MARK USED: BM # R-243, ELEVATION: 6.61' N.G.V.D. 1929, MIAMI-DADE COUNTY, FLORIDA.
 - 16) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY:

JMP BAY HARBOR, LLC.

TREE TABLE

No.	TREE COMMON NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	OAK TREE	0.6'	25.0'	15.0'
2	PINE TREE	1.2'	12.0'	8.0'
3	PINE TREE	1.0'	35.0'	30.0'
4	ARECA PALM CLUSTER	5.0'	25.0'	20.0'
5	ROYAL PALM	1.3'	40.0'	24.0'
6	MANGO TREE	1.3'	35.0'	25.0'
7	BLACK OLIVE TREE	3.5'	55.0'	50.0'
8	FICUS TREE	1.2'	40.0'	40.0'
9	FICUS TREE	0.3'	20.0'	10.0'
10	UNKNOWN	1.8'	50.0'	30.0'
11	ROYAL PALM	1.5'	55.0'	24.0'
12	UNKNOWN	0.6'	25.0'	15.0'
13	FICUS TREE	6.0'	50.0'	50.0'

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

GARY B. CASTEL

PROFESSIONAL LAND SURVEYOR

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

Mobile Phone: (786) 486-6786
E-Mail. esplandsinc@gmail.com

SURVEYOR'S CERTIFICATION:

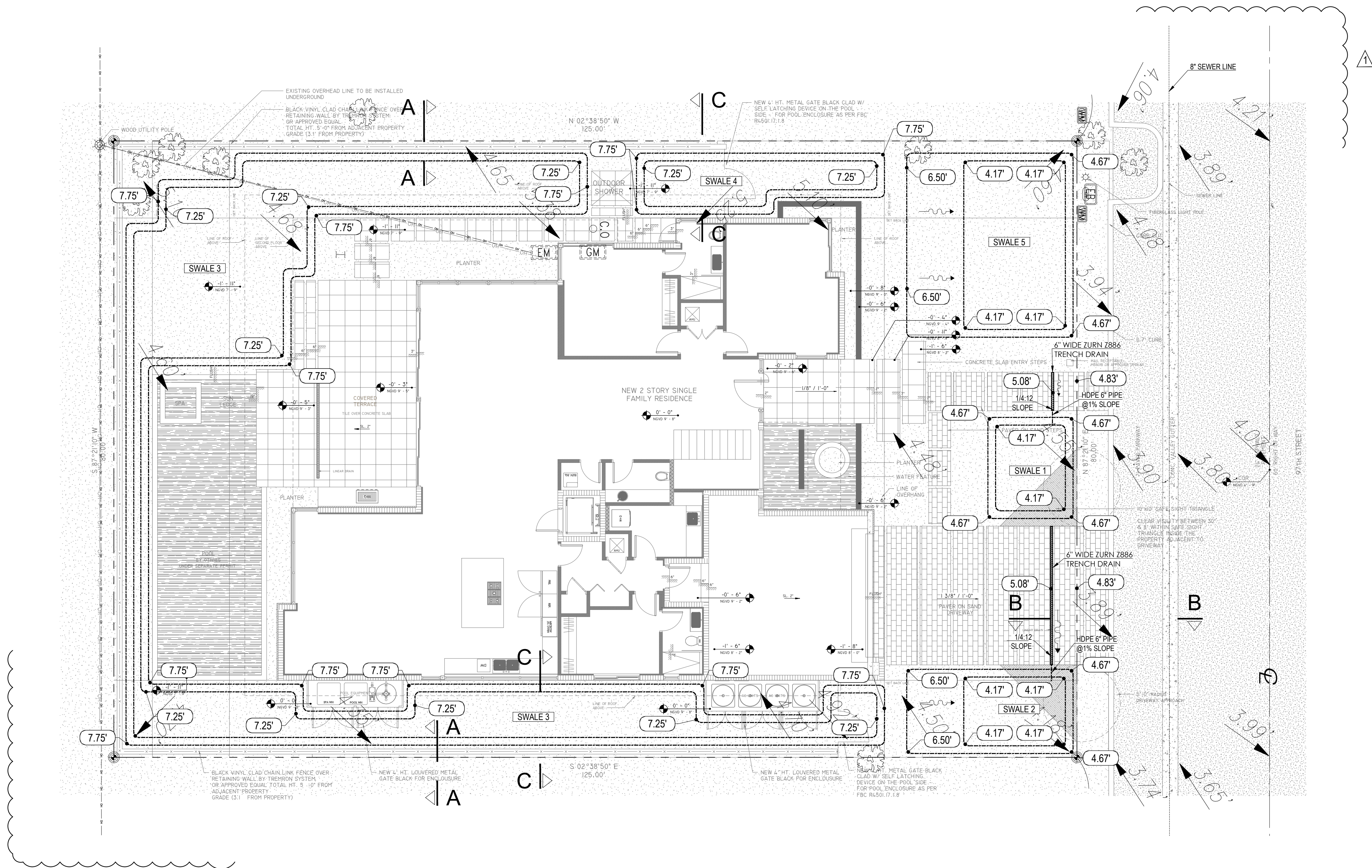
I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051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

GARY B. CASTEL 05 / 26 / 2021

Registered Land Surveyor No. 4129
State of Florida

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

COMMUNITY NAME AND NUMBER: TOWN OF BAY HARBOR ISLANDS: 120637		PANEL NUMBER AND SUFFIX: 12086 C 0144 - L	FIRM PANEL EFFECTIVE DATE: 09 / 11 / 2009
COUNTY NAME: MIAMI-DADE		FLOOD ZONE: AE	BASE FLOOD ELEVATION : 8.0' (N.G.V.D.1929)
STATE: FLORIDA			
No.	REVISIONS		JOB N°: 05 - 2021 - 083
			FIELD CREW : EDMUND
			DRAWN : S.F.
			CHECKED: G.C.
			FIELD DATE : 05 / 22 / 2021
			DATE : 05 / 26 / 2021
			SHEET 1 of 1



Alioskar
Ganem
Osorio

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by Alioskar
Ganem Osorio
Date: 2021.07.28
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STORM DRAINAGE PLAN
1/8" = 1'-0"

s d h studio
architecture | design

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1230-97TH STREET, BAY HARBOR
ISLANDS, FLORIDA 33154-1907

SEAL

NOTES/COMMENTS

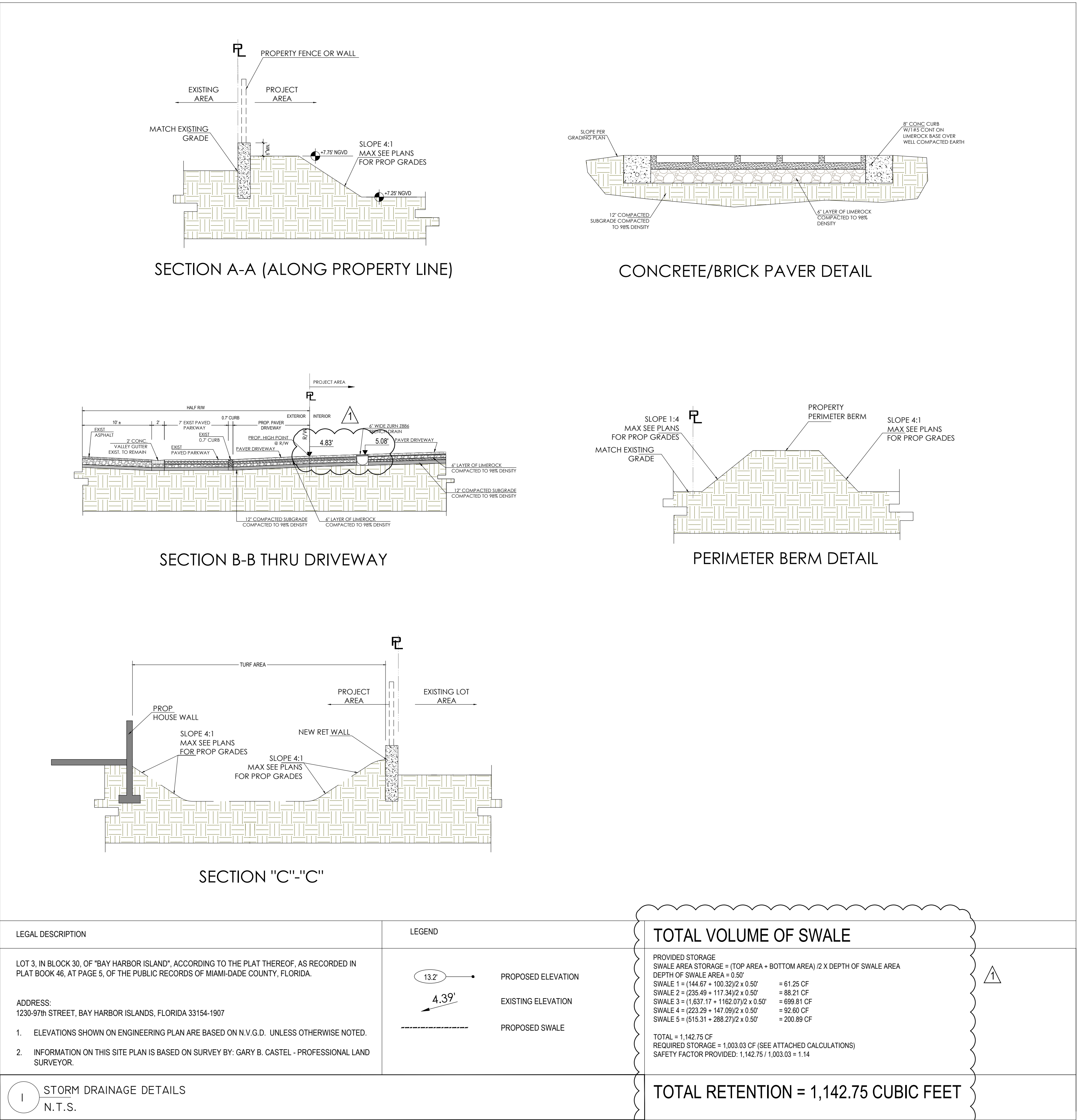
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07-28-2021

FIRST FLOOR PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
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STEPHANIE D. HALPERN

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CHECKED BY: AG
INITIAL DRAWING
RELEASE DATE:
C-I



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Ganem
Osorio

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Alioskar Ganem
Osorio
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architecture | design

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SEAL

NOTES/COMMENTS

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DETAILS

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INITIAL DRAWING
RELEASE DATE: C-2



PSYLLOS

1230 97TH ST, BAY HARBOR ISLANDS, FL 33154

ARCHITECTURE

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- L-3 COLORED LANDSCAPE PLAN
- TD-1 TREE DISPOSITION PLAN

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

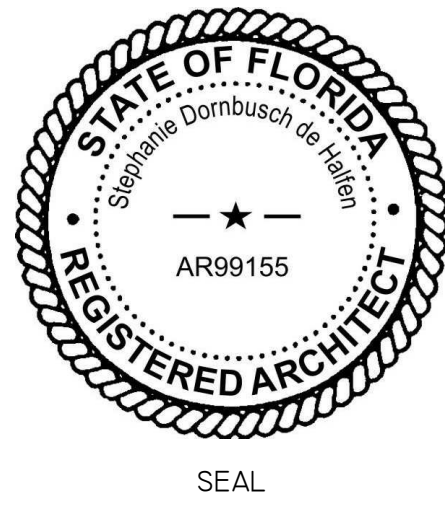
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STEPHANIE D. DE HALFEN
ARCHITECT P.A.
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PSYLLOS

1230 97TH ST, BAY HARBOR
ISLANDS, FL 33154

OWNER



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

I PZ BAORD 07/28/21

COVER PAGE

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CHECKED BY: RB
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RELEASE DATE:

A-000

CIVIL



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LANDSCAPE

TOPO
GRAPHIC

landscape architecture & design

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ARCHITECTURE

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305 501 5013

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1230 97TH ST, BAY HARBOR ISLANDS, FL 33154

ABBREVIATIONS

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

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

GENERAL NOTES

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

RAIN WATER NOTES

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

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

STAIRS NOTES

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

GARAGE NOTES

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

MEAN OF ESCAPE NOTE

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

TERMITE PROTECTION

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

NOTE AS PER FBC

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

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

FLOOR PLAN NOTES

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

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

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

4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OR A GUARORAIL SHALL REJECT A 4" SPHERE.
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF **BAY HARBOR ISLAND**
ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2017 I618.4.6.5

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

ELEVATION NOTES

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

2. ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD
3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.

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

5. ALL WINDOWS WILL BE TINTED

POOL BARRIER; ALARM NOTES

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

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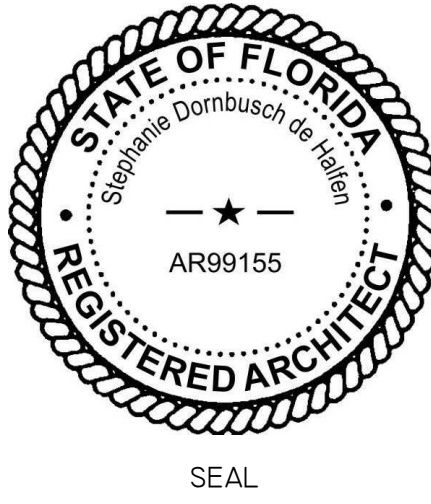
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CHECKED BY: RB

INITIAL DRAWING 07/01/2021
RELEASE DATE:

A-001



HOUSE TO THE EAST



HOUSE TO THE NORTH



HOUSE TO THE WEST



EXISTING HOUSE



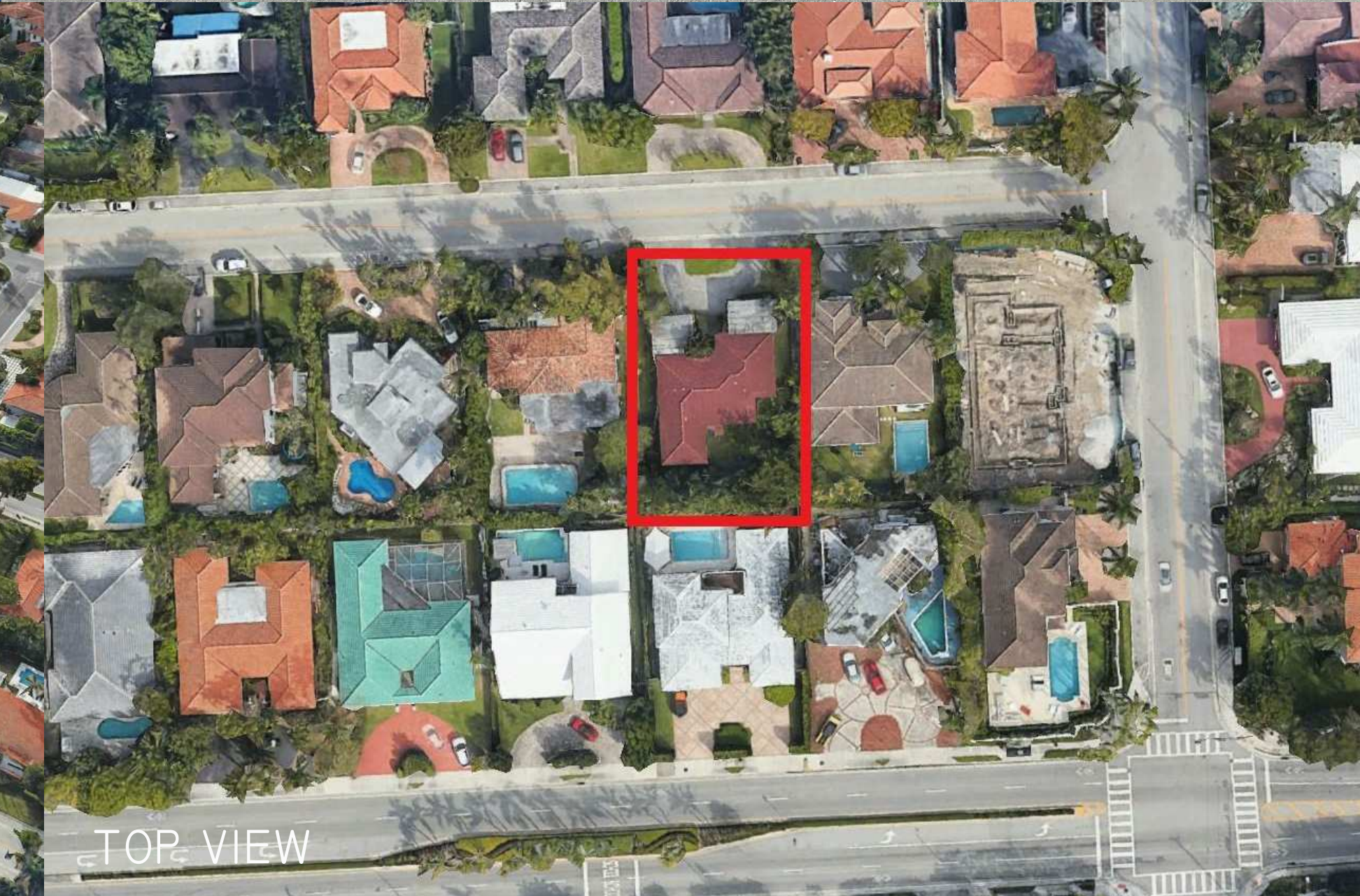
EXISTING HOUSE



EXISTING HOUSE



TOP VIEW



TOP VIEW



AERIAL VIEW

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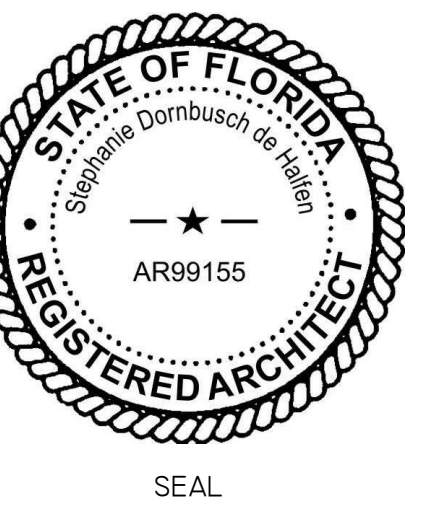
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A-002



EXISTING HOUSE



PROPOSED HOUSE



PROPOSED HOUSE



PROPOSED HOUSE



PROPOSED HOUSE



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEWS

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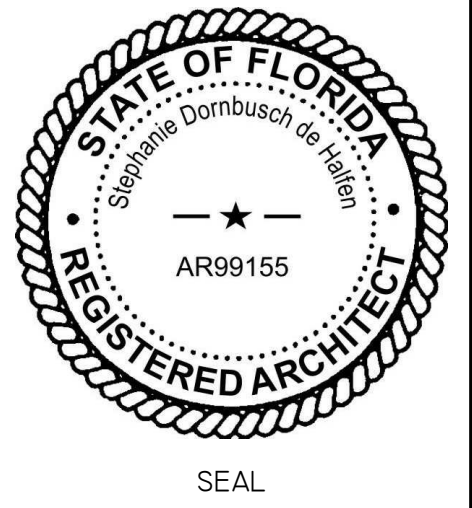
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NORTH-WEST ELEVATION RENDERING



NORTH-EAST ELEVATION RENDERING



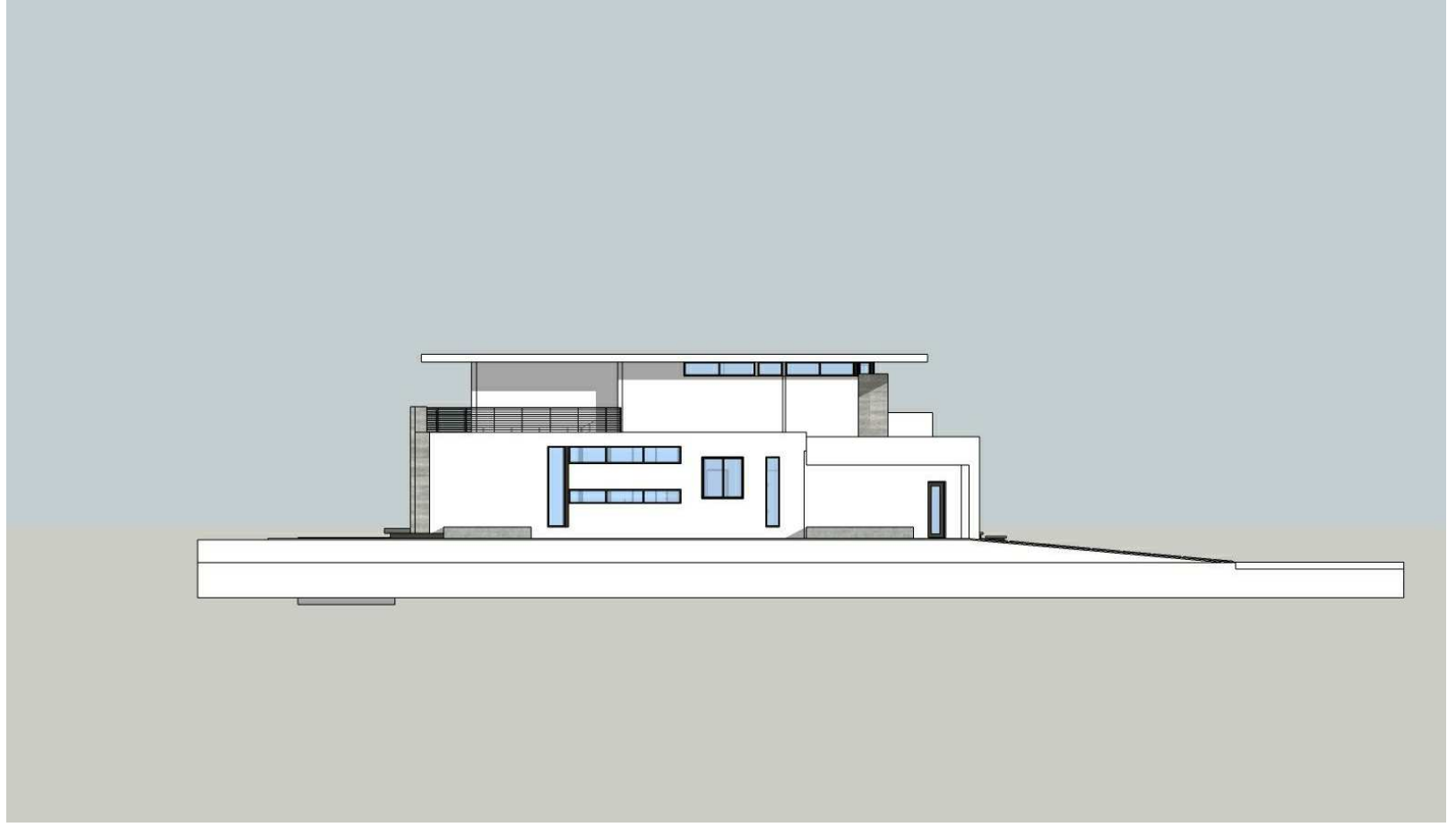
FRONT



FRONT



FRONT



ELEVATION RENDERING DIAGRAMS

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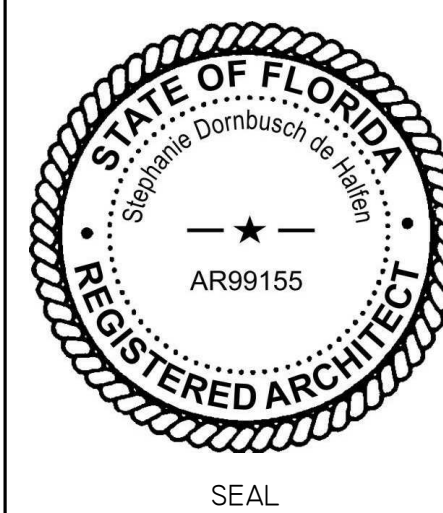
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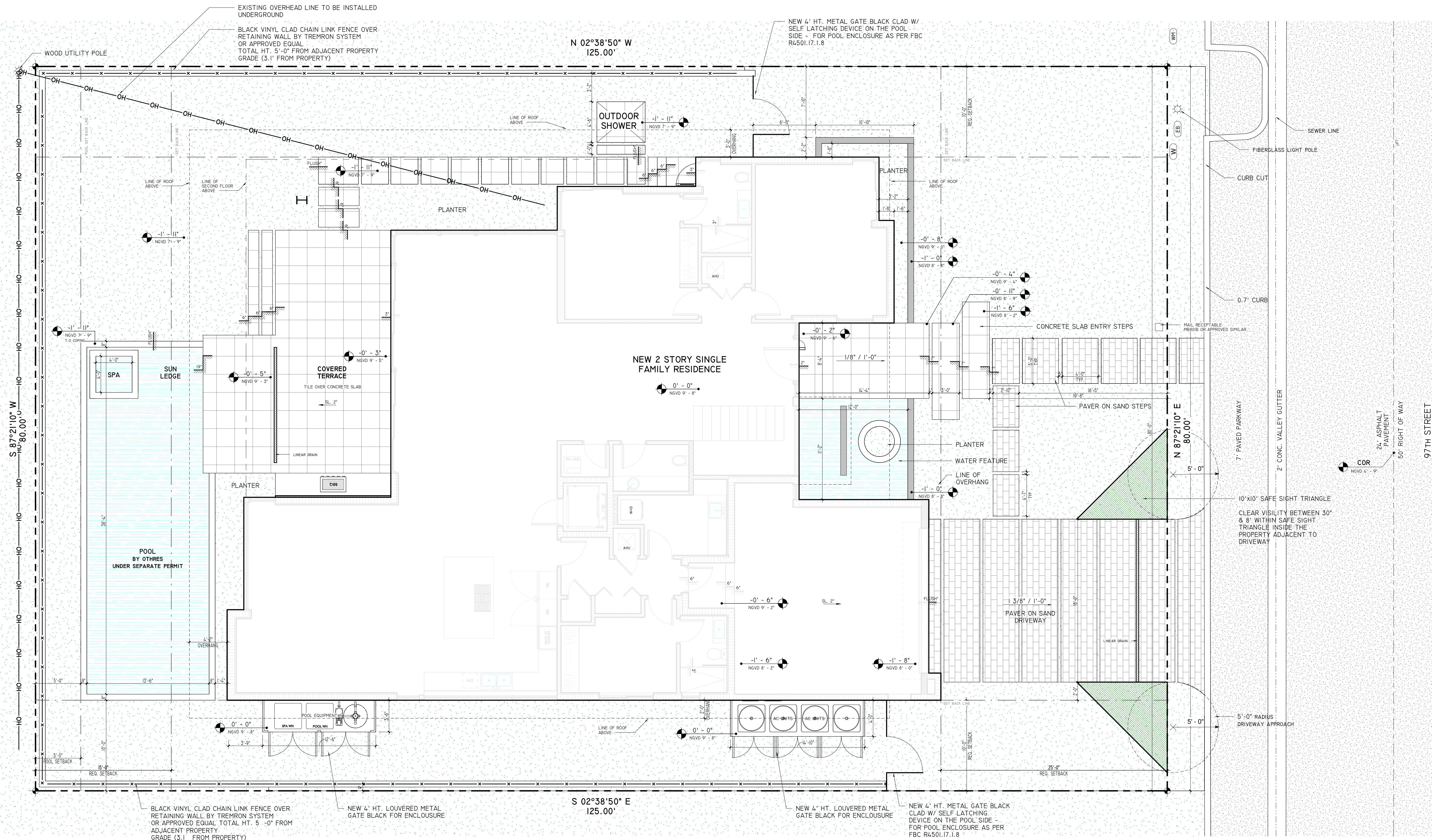
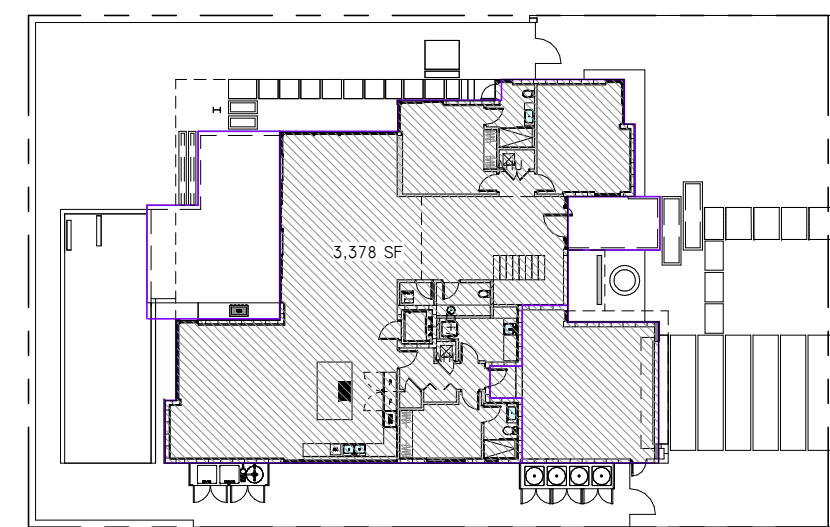
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SITE PLAN

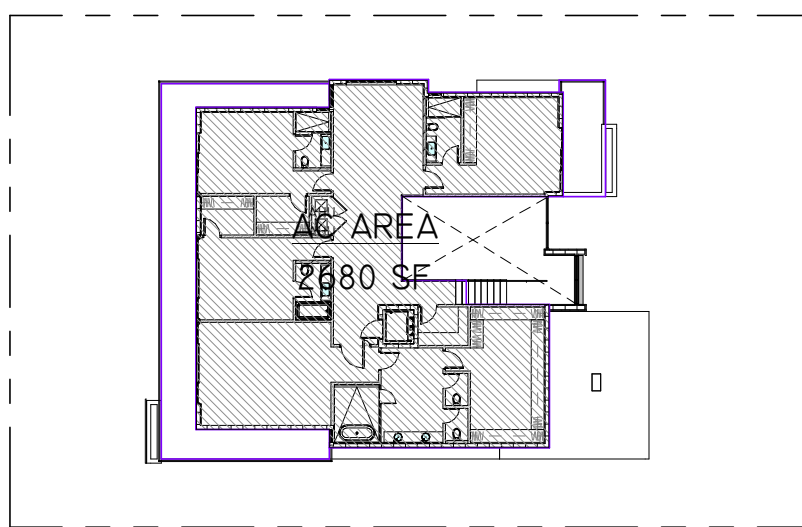
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INITIAL DRAWING DATE: 07/01/2021
RELEASE DATE:

A-100

SITE PLAN
3/16" = 1'-0"

FIRST FLOOR GROSS AREA DIAGRAM

3,378 SF



SECOND FLOOR GROSS AREA DIAGRAM

2,680 SF

APPLICABLE CODES

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

SCOPE OF WORK

1. NEW 2 STORY SINGLE FAMILY RESIDENCE

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

AREA TALLY

LOT AREA	10,000 SF 0.23 ACRES
A/C GROUND FL	2865 SF
A/C SECOND FL	2680 SF
A/C TOTAL	5545 SF
FIRST FL GROSS AREA	3378 SF
SECOND FL GROSS AREA	2680 SF
TOTAL GROSS AREA	6058 SF
ENTRY	120 SF
TERRACES	525 SF
GARAGE	513 SF
PARKING SPACES	2
POOL - POOL DECK	568 SF ~ 0 SF
WALKWAY	284 SQF
DRIVEWAY	474 SQF

ZONING INFORMATION

BAY HARBOR ISLANDS CHAPTER 23 - ZONING DISTRICT REQUIREMENTS SECTION 23-11 RD-RESIDENTIAL DISTRICT		
BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	25'-0"
REAR SETBACK	15'-0"	21'-1"
SIDES SETBACK	10'-0"	10'-0"
POOL SETBACK	10'-0" FROM SIDE & 5'-0" REAR	10'-0" FROM SIDE & 5'-0" REAR
HEIGHT LIMITATION	25'-0" FROM BFE	25'-0" FROM BFE
PERVIOUS AREA	40% = 4,000 SF (MINIMUM)	4,430 SF = 44.3%
IMPERVIOUS AREA	60% = 6,000 SF (MAXIMUM)	5,570 SF = 55.7%
50% MIN. FRONT YARD OPEN SPACE	1,000 SF	1,387 SF = 69.35 %
FIRST FLOOR GROSS AREA	SECOND FLOOR < 80% OF FIRST FLOOR GROSS AREA	2,680 SF < 3,378 SF
SECOND FLOOR AREA		

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 1230 97TH ST, BAY HARBOR ISLANDS, FL 33154

LOT: 3

BLOCK: 30

PLAT BOOK: 46

PAGE: 5

HIGHEST CROWN OF ROAD ELEVATION: 4' - 3"

FLOOD ZONE: AE

AVERAGE OF CROW OF ROAD ELEVATION: 4' - 1"

BASE FLOOD: 8.67' PROPOSED FEMA ELEVATION

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

SURVEYOR'S NAME: GARY B. CASTEL PLS LIC.: 4129 FIELD WORK DATE: 05/22/2021

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	9' - 8" NGVD	8' - 0" NGVD	
MINIMUM	9'-8" (7' NAVD + 1' FBC + 1.67' CONV.)		

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT
ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IIC3-3D3)



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

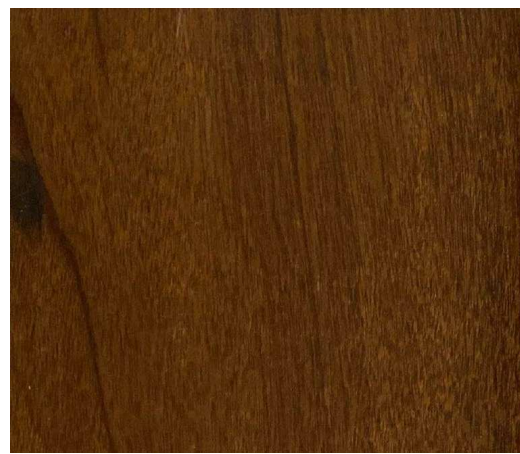
NOTE: FENCE TO COMPLY WITH F.B.C 454.2.17.1.6/F.B.C-R.4501.17.1.6. MAX SIZE SHALL BE 2 1/4" SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4".



SHELL STONE



BRONZE ALUMINUM FRAMING



WOOD CLADDING FOR DETAILS

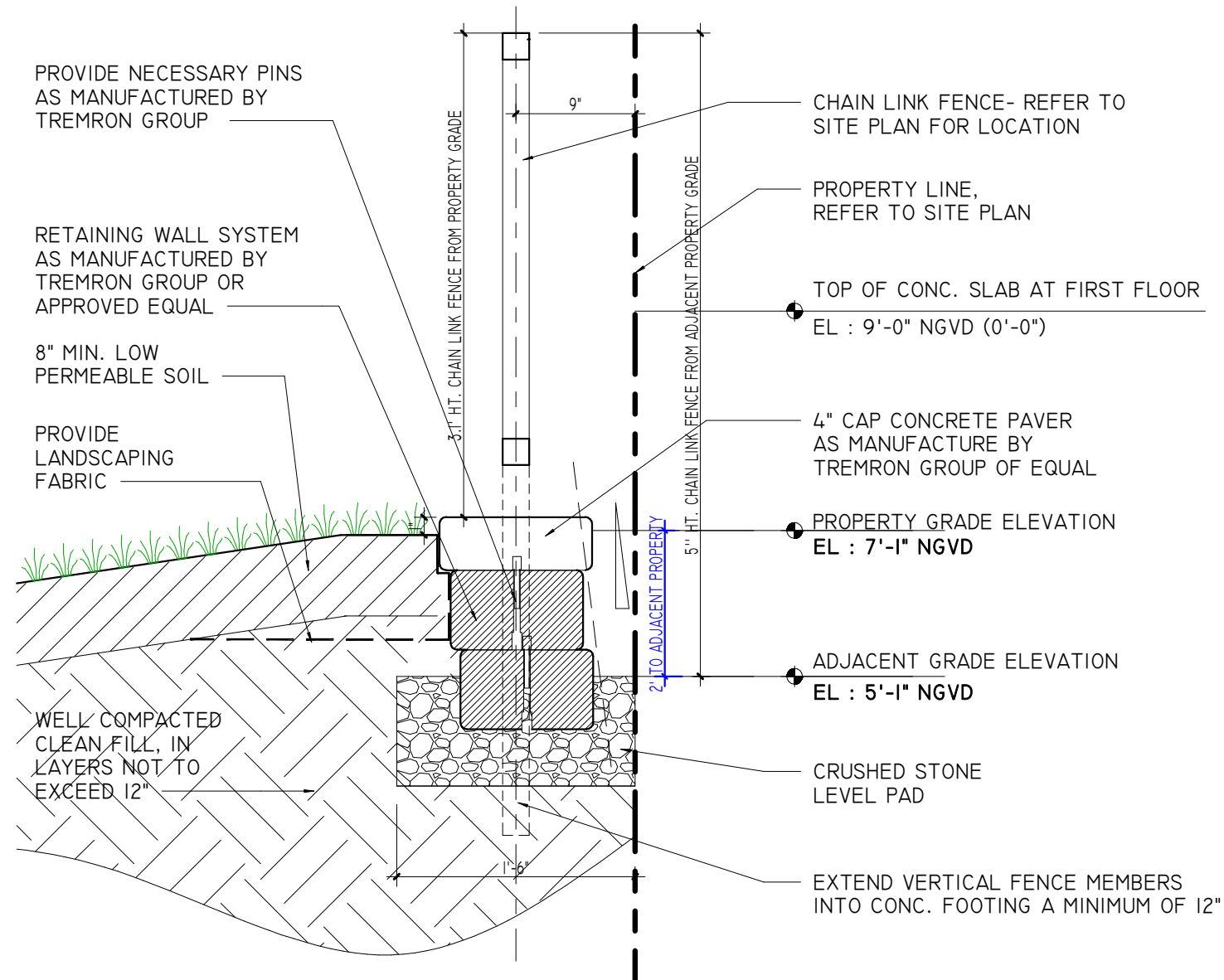


CABLE GUARD RAILING

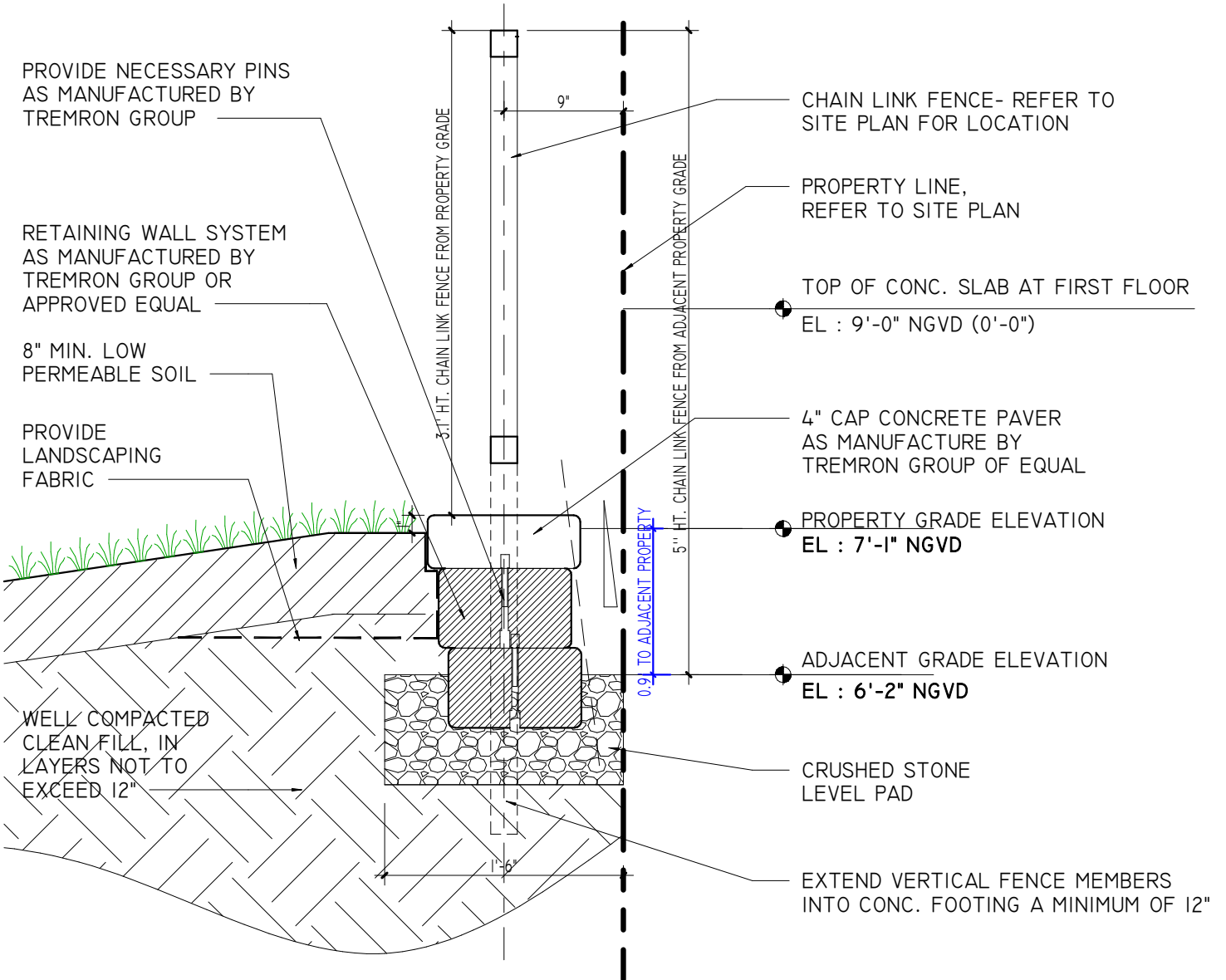


SMOOTH STUCCO - BENJAMIN MOORE SUPER WHITE PAINT

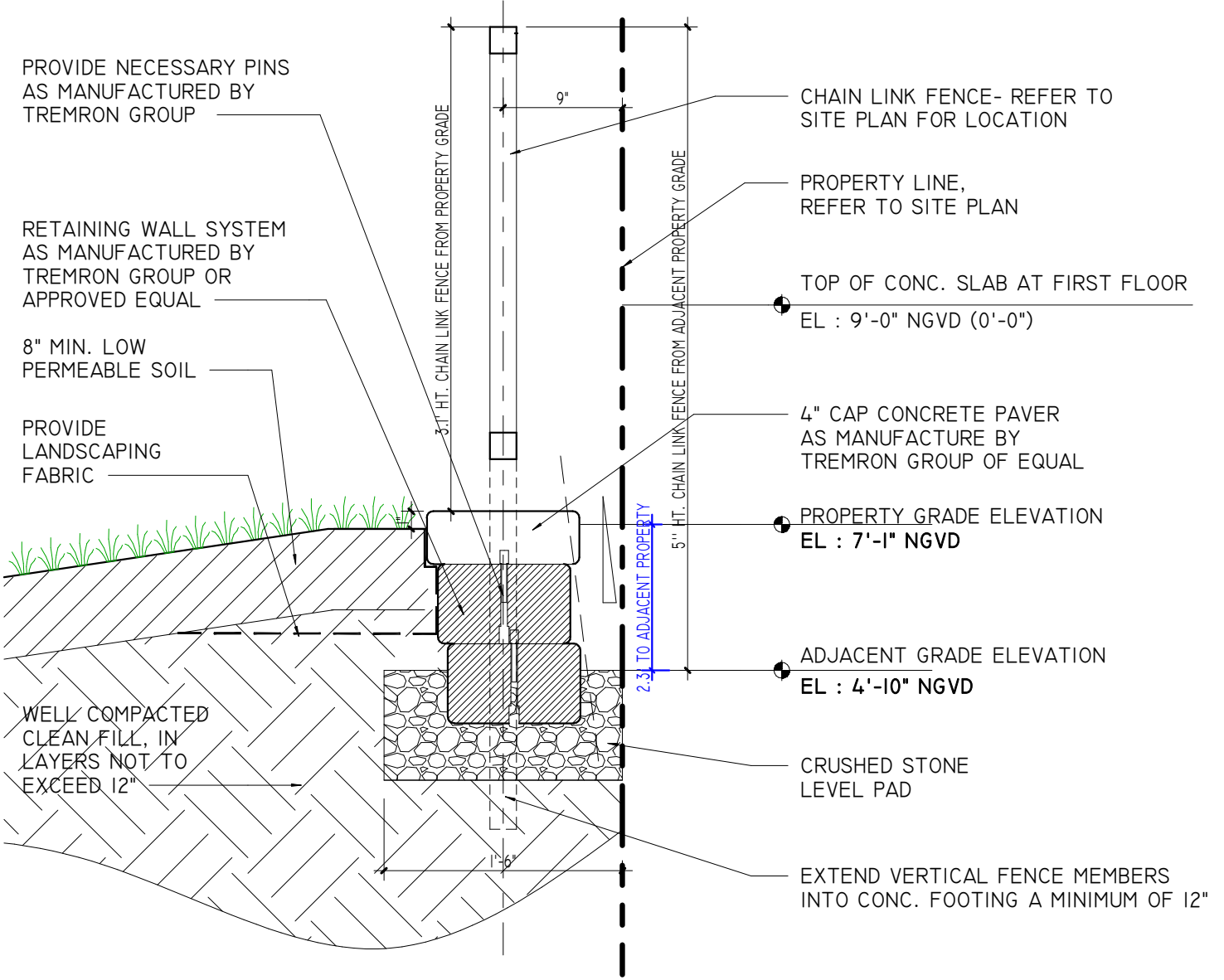
- V. GRIGIO SANDBLASTED FOR FRONT AND BACK FACADE DETAILS
- BRONZE ALUMINUM FRAMING FOR STOREFRONTS
- WOOD CLADDING FOR DETAILS AND ROOF
- SMOOTH STUCCO - BENJAMIN MOORE SUPER WHITE PAINT



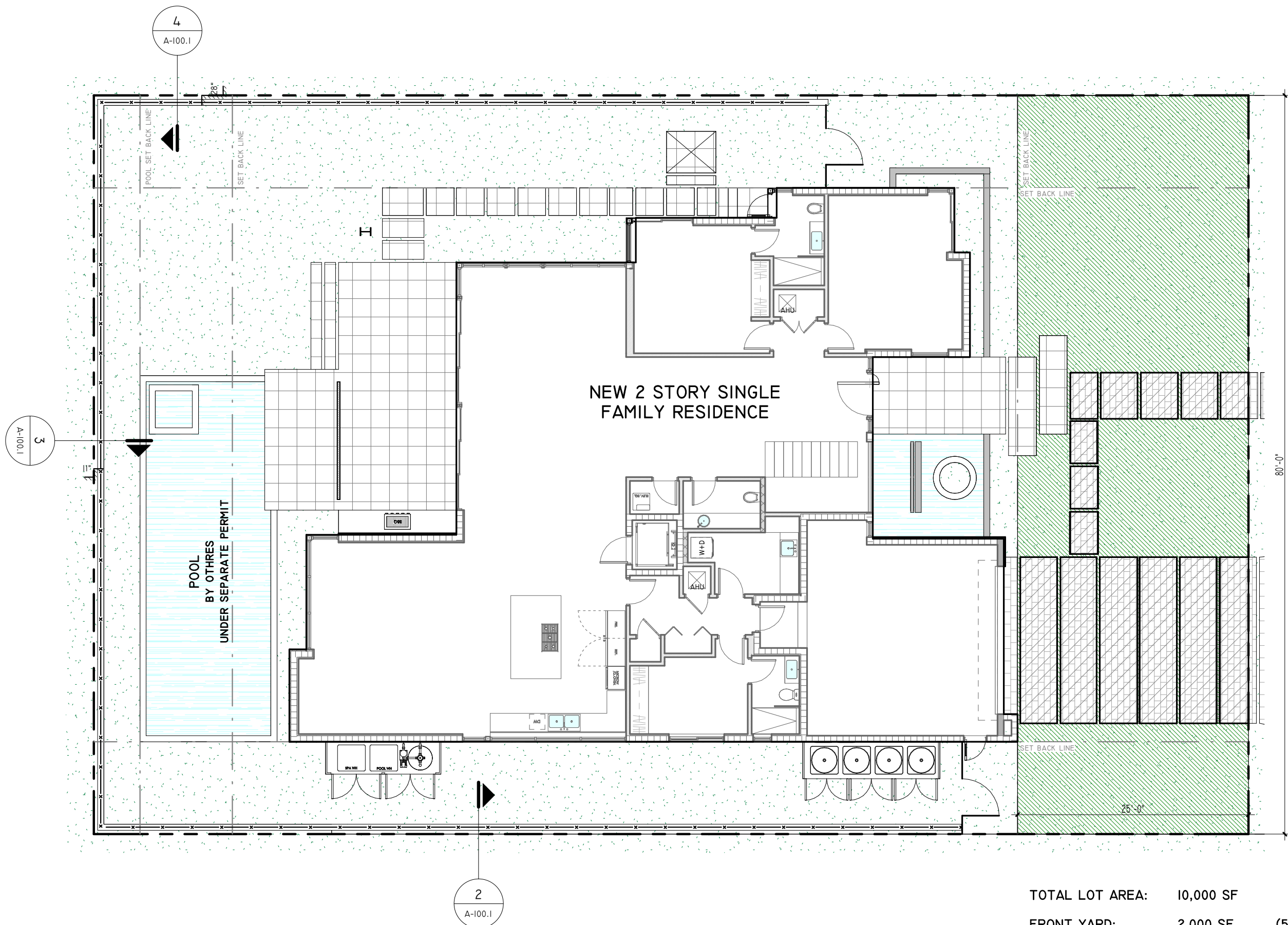
2 EAST RETAINING WALL
1" = 1'-0"



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

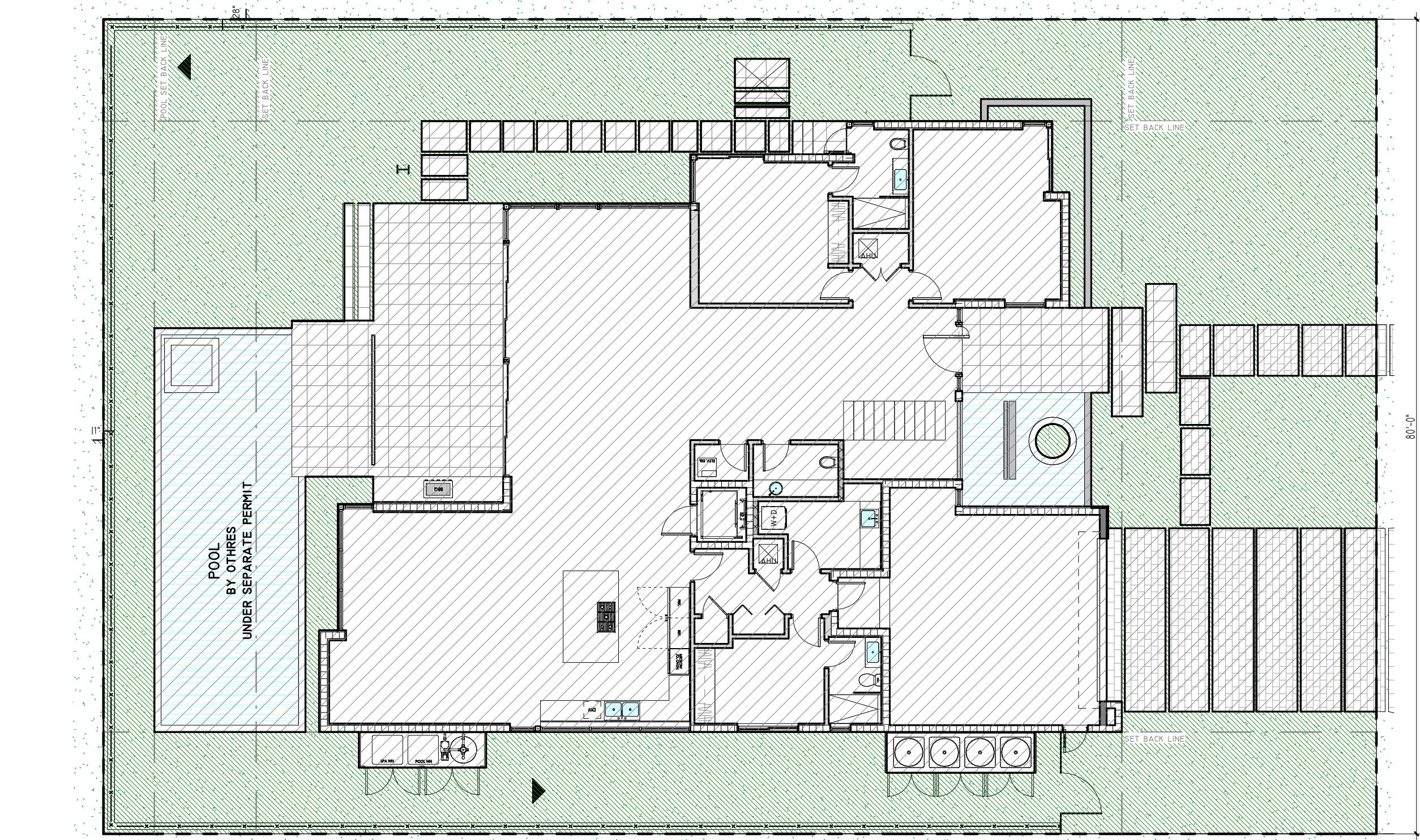


4 WEST RETAINING WALL
1" = 1'-0"



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

TOTAL LOT AREA:	10,000 SF	
FRONT YARD:	2,000 SF	(50% = 1,000 SF)
GREEN SPACE: PROVIDED FRONT YARD	1,387 SF	(69.35%) (50% MIN. REQUIRED)
IMPERVIOUS AREA: FRONT YARD	560 SF	(30.6%)



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

TOTAL LOT AREA:	10,000 SF	
GREEN SPACE: PROVIDED	4,344 SF	(43.4%) (40% MIN. ALLOWED)
IMPERVIOUS AREA:	5,656 SF	(56.6%)

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

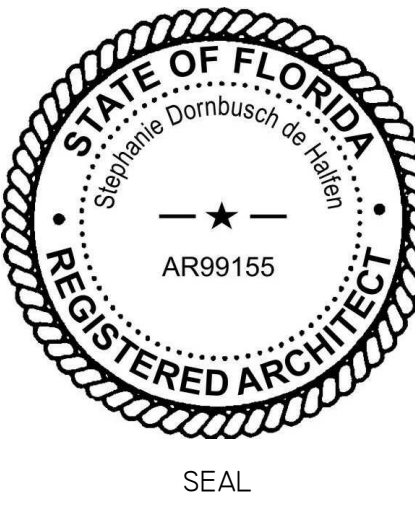
18200 NE 19TH AVE. SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501.5013
INFO@SDHSTUDIO.COM

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

PSYLLOS

1230 97TH ST, BAY HARBOR
ISLANDS, FL 33154

OWNER



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

1 PZ BAORD 07/28/21

SITE PLAN DETAILS

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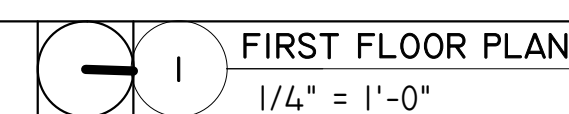
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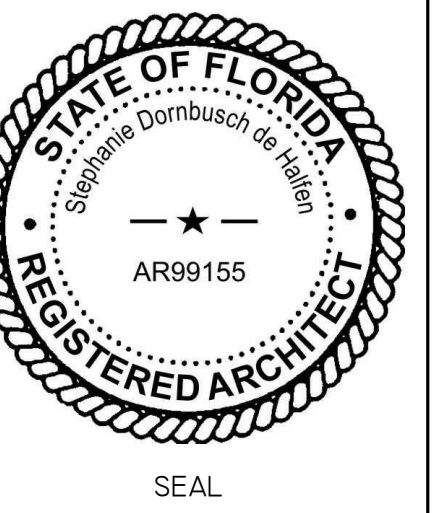
FIRST FLOOR PLAN

$$1/4'' = 1'-0''$$

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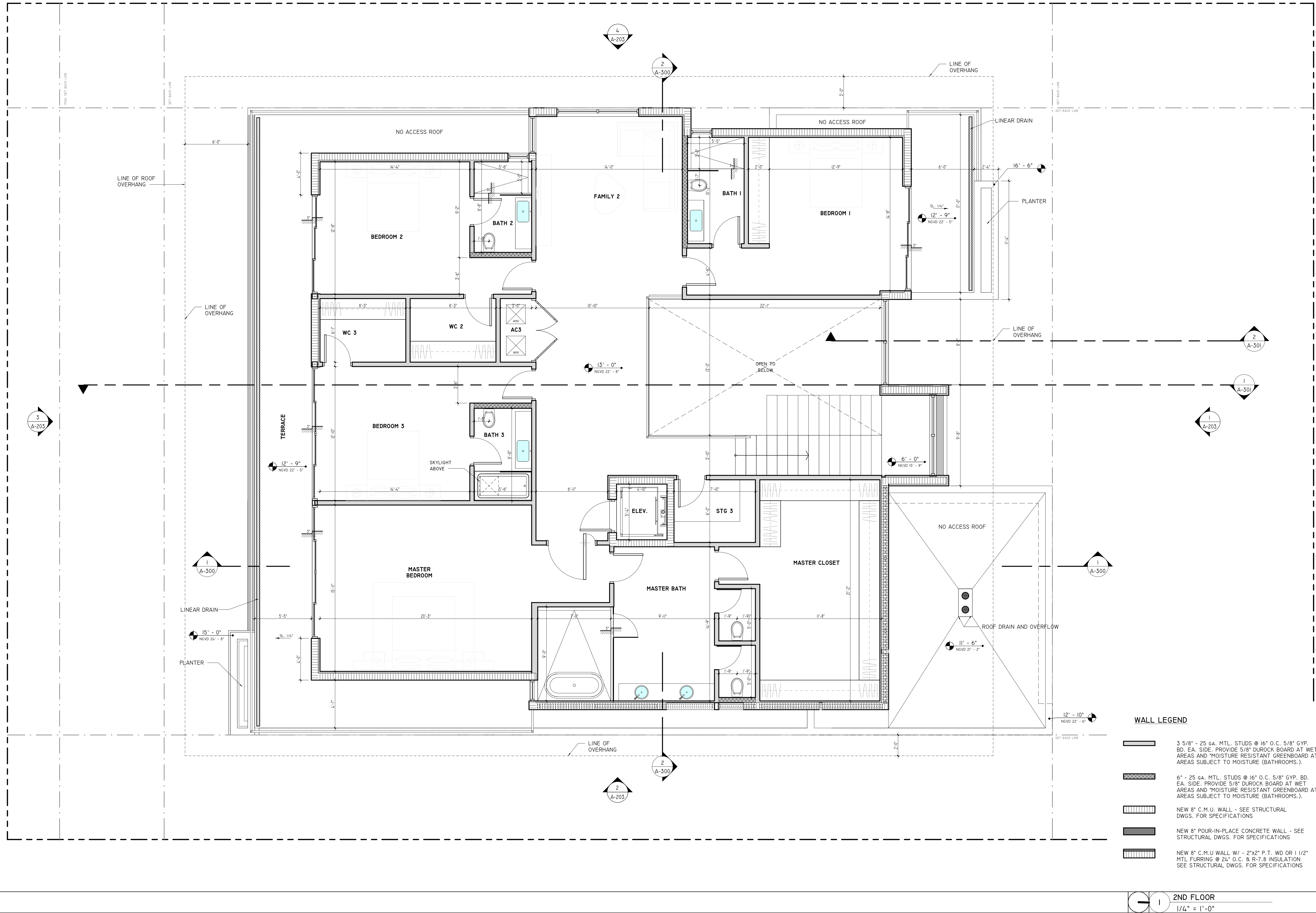
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SECOND FLOOR

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WALL LEGEND

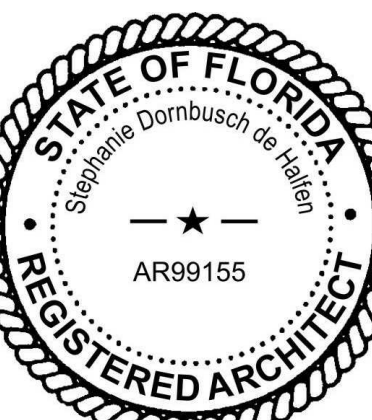
- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT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

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

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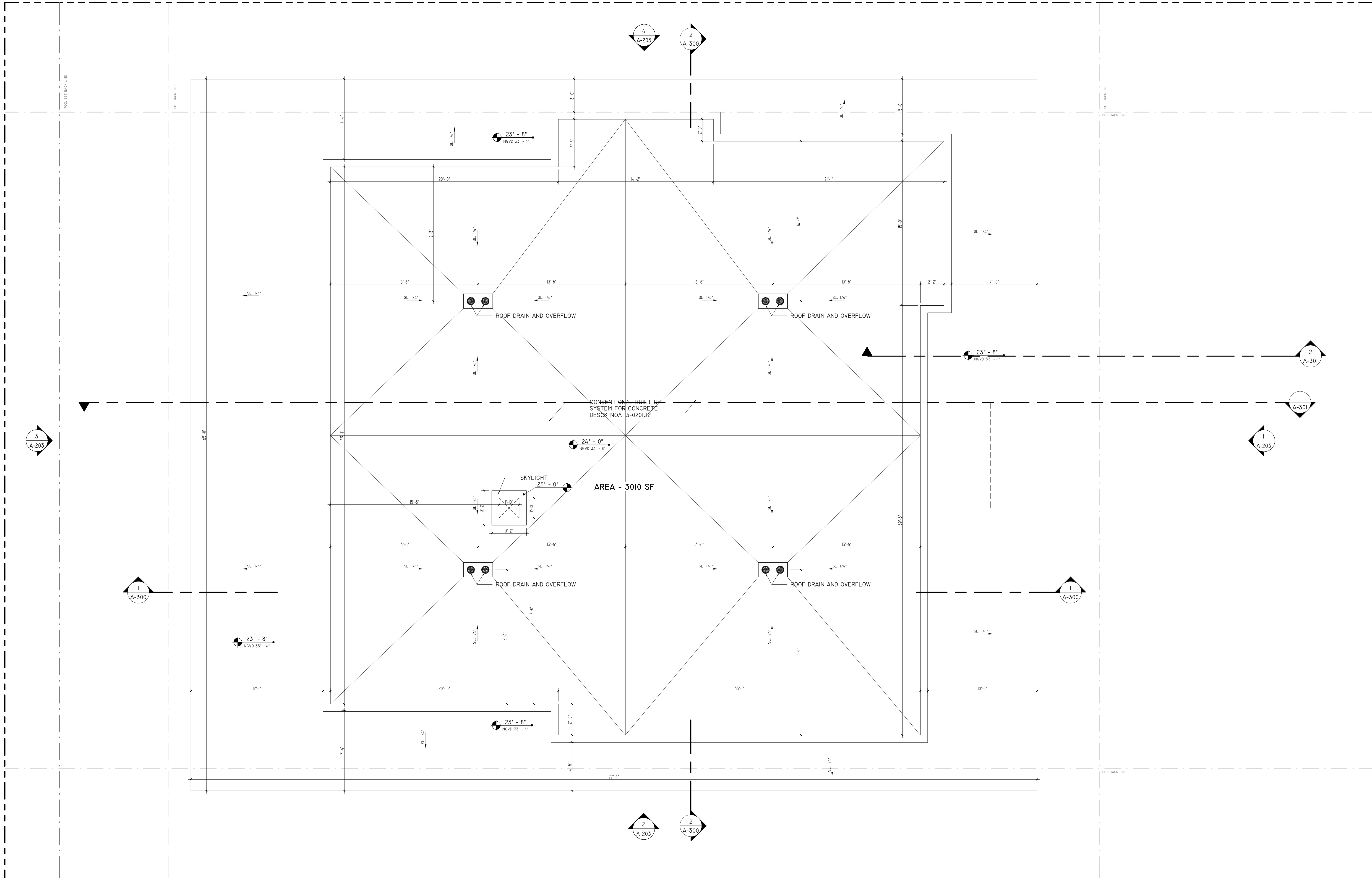
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ROOF PLAN

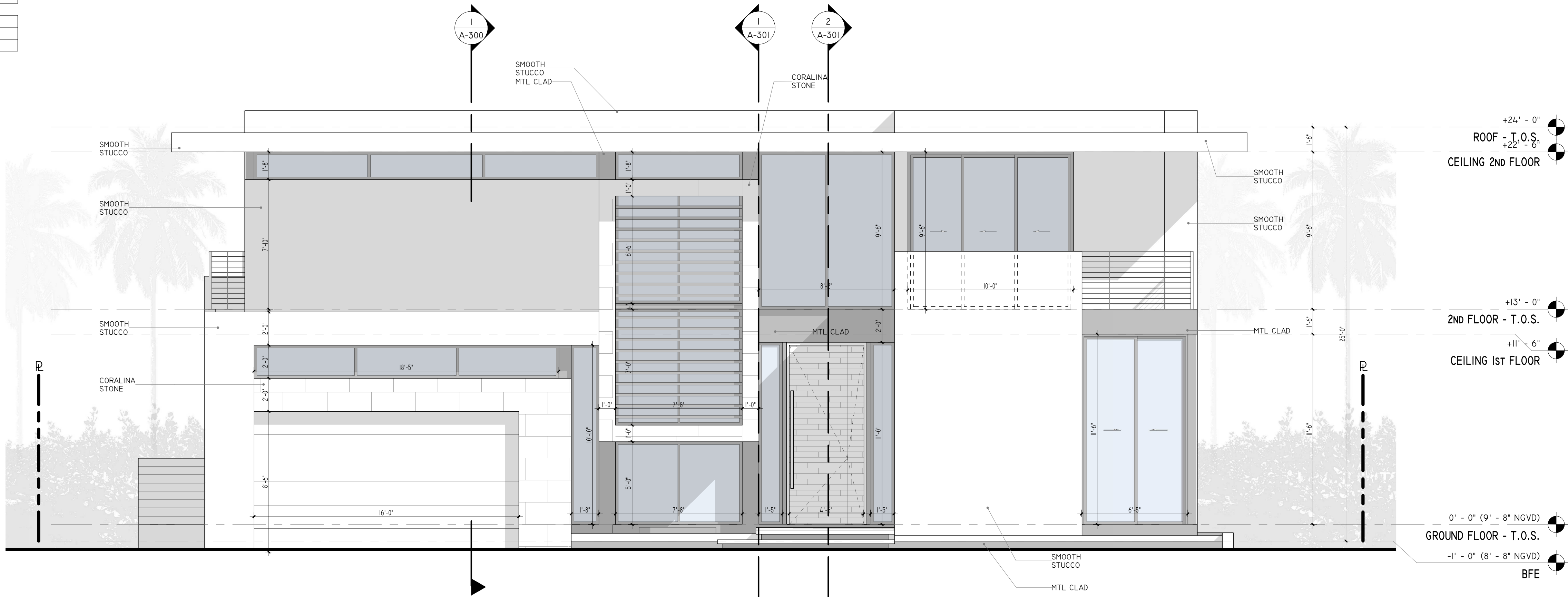
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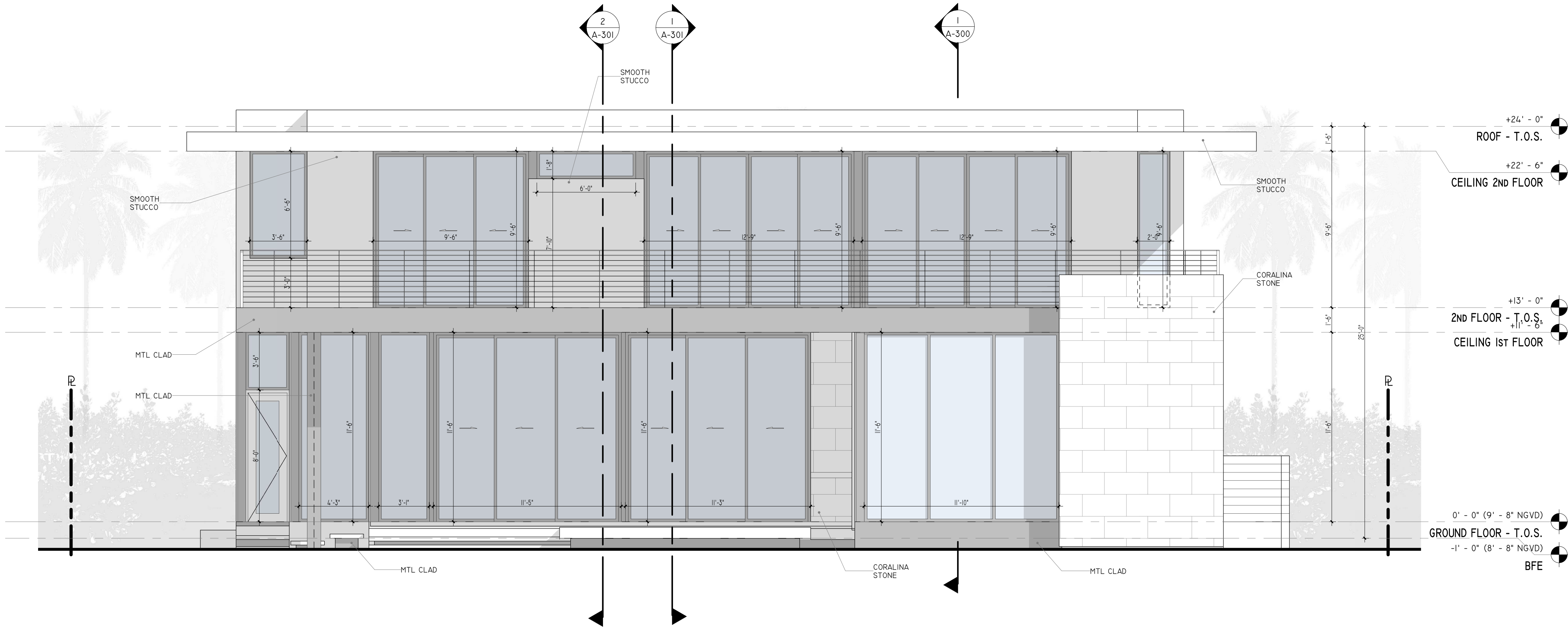
A-103



FINISH MATERIALS	
MATERIAL NAME	MATERIAL DESCRIPTION
SMOOTH STUCCO	BENJAMIN MORE, SUPER WHITE
CORALINA STONE	STONE TBD
MTL CLAD	TBD



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



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

SDH_STUDIO
ARCHITECTURE + DESIGN

AA26002883

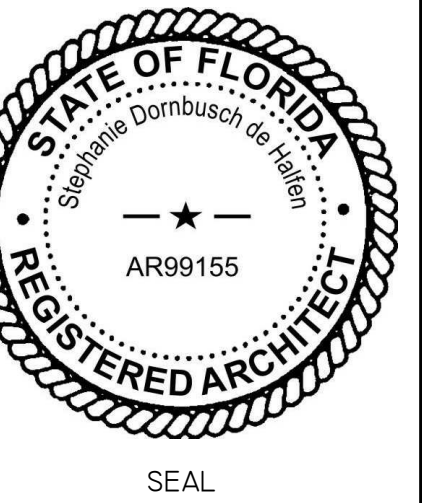
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NOTES/COMMENTS

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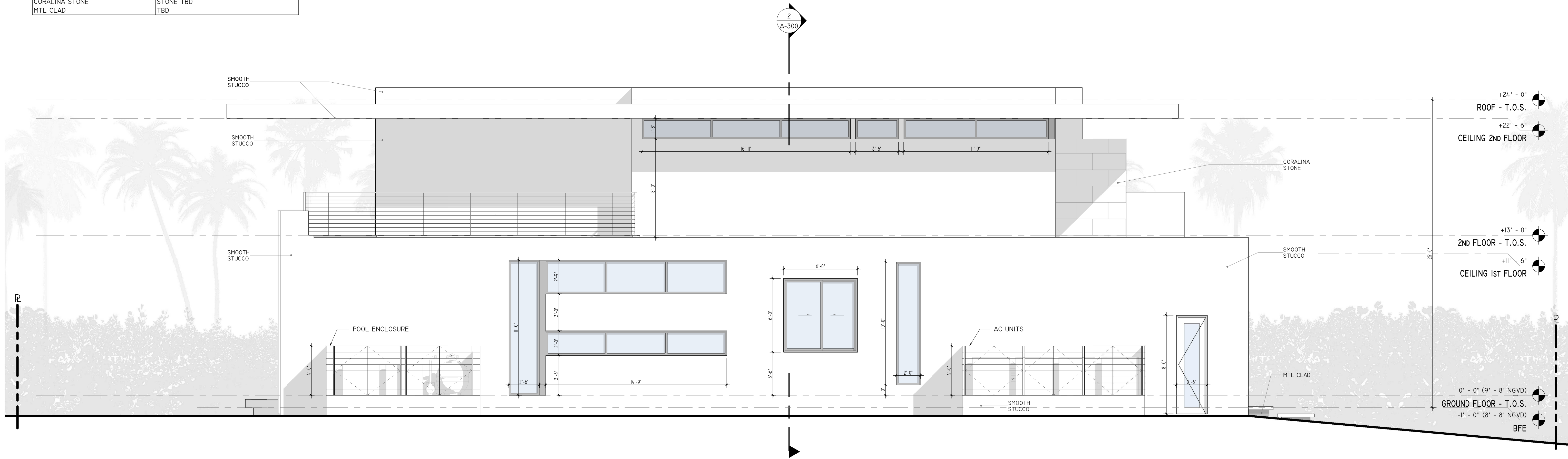
ELEVATIONS

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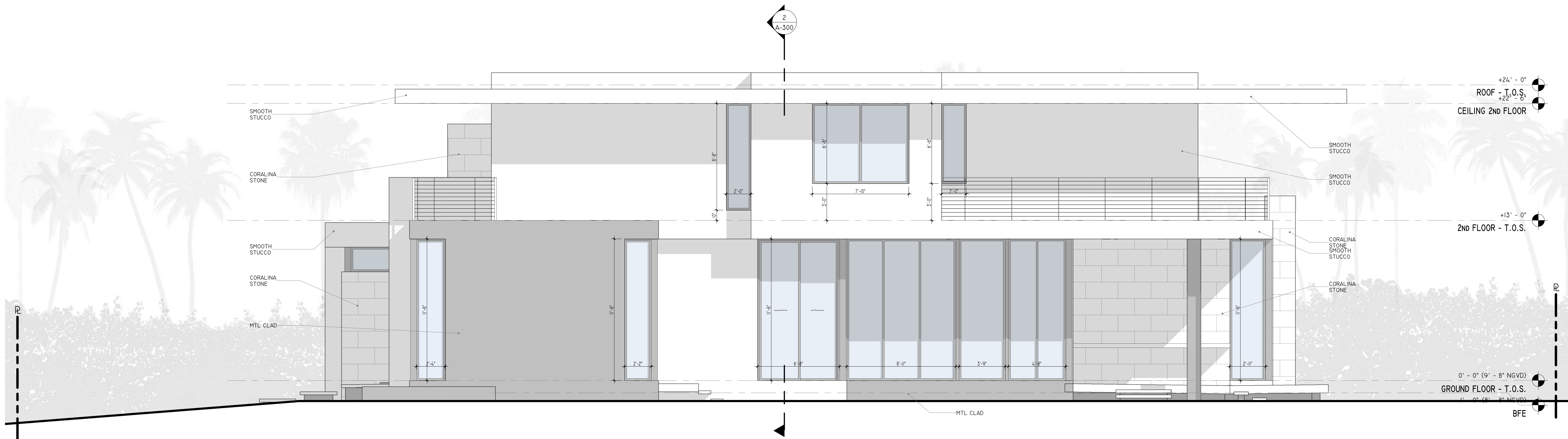
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INITIAL DRAWING DATE: 07/01/2021
RELEASE DATE:

A-200

FINISH MATERIALS	
MATERIAL: NAME	MATERIAL: DESCRIPTION
SMOOTH STUCCO	BENJAMIN MORE, SUPER WHITE
CORALINA STONE	STONE TBD
MTL CLAD	TBD



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



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

SDH_STUDIO
ARCHITECTURE + DESIGN

AA26002883

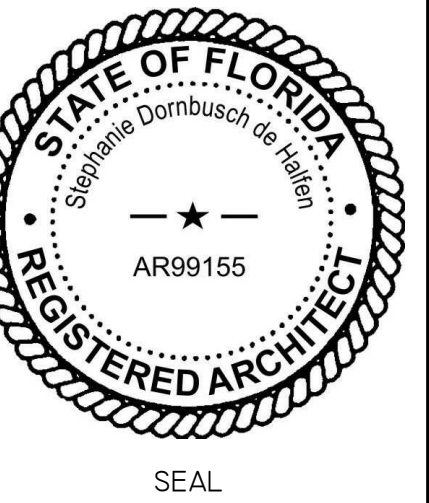
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FRONT VIEW



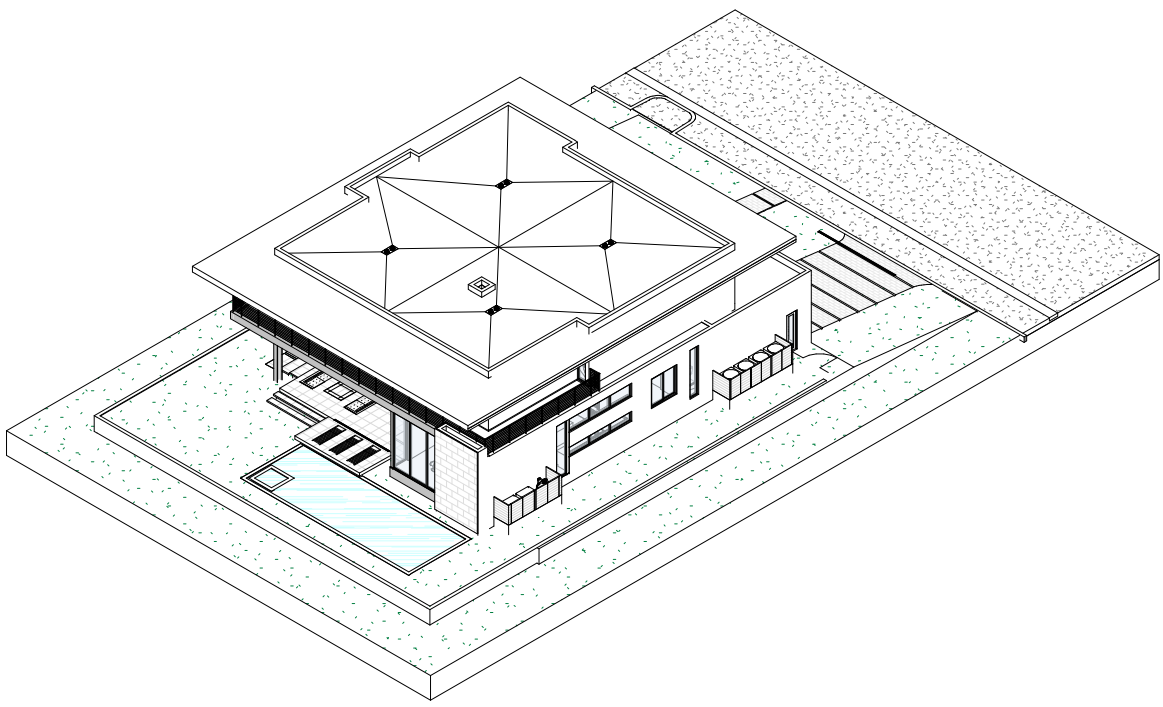
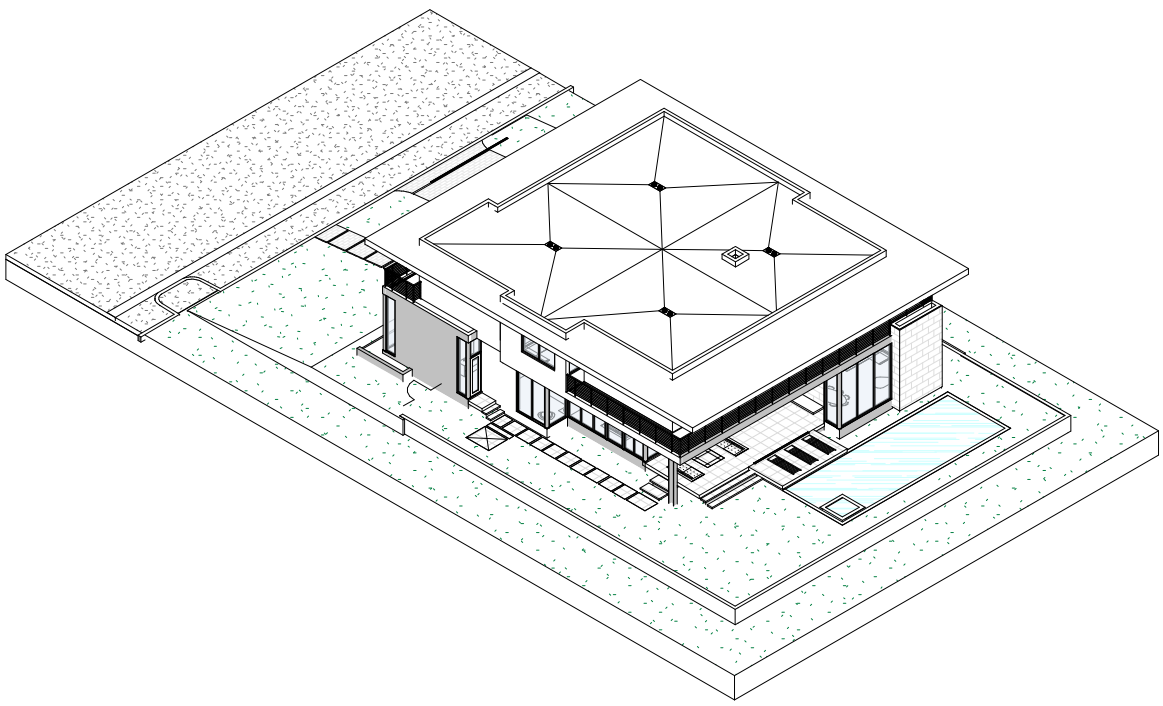
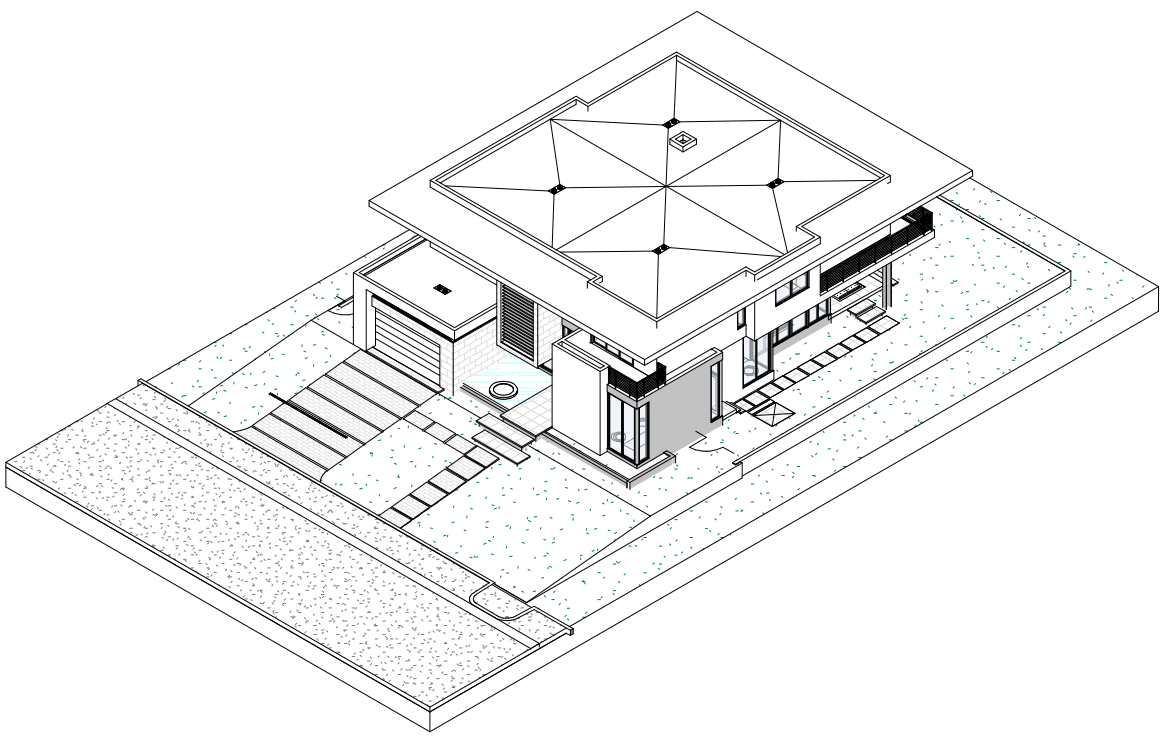
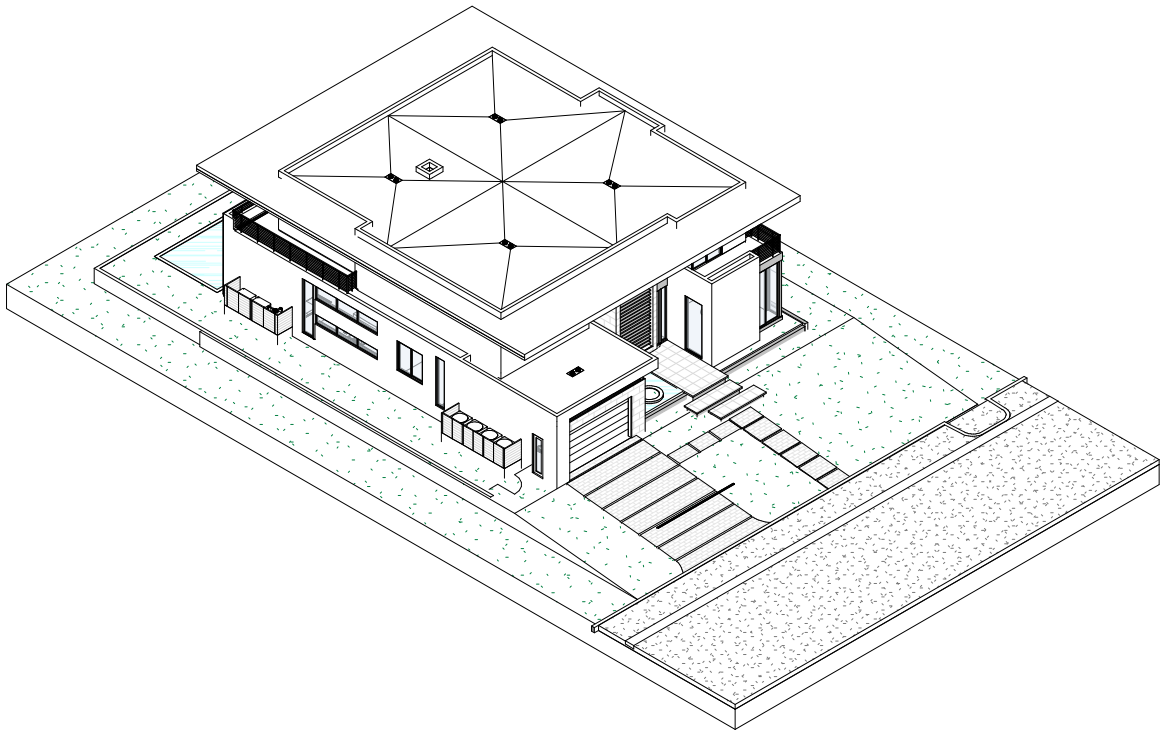
BACK VIEW



WEST VIEW



EAST VIEW



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ARCHITECTURE + DESIGN

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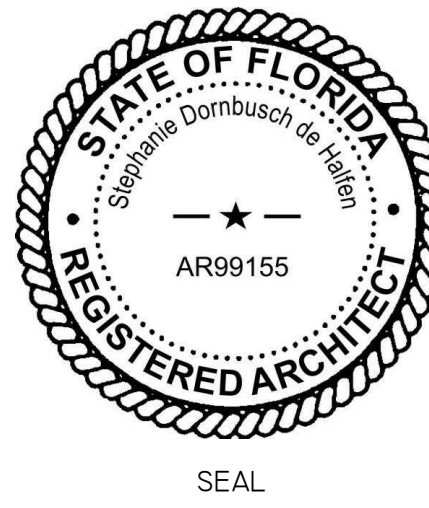
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NOTES/COMMENTS

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ISOMETRICS + LANDSCAPE
ELEVATIONS

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ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,659.22 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 167.40 SF
 $167.40 \times 100\% = 16740 / 1659.22 = 10.08\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 740.95 SF
 $740.95 \times 100\% = 74095 / 1659.22 = 44.65\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 112 SF
 $112 \times 100\% = 11200 / 1659.22 = 6.75\%$
- SMOOTH STUCCO
PROVIDED: 590.87 SF
 $590.87 \times 100\% = 59087 / 1659.22 = 35.6\%$
- MTL CLAD
PROVIDED: 48 SF
 $48 \times 100\% = 4800 / 1659.22 = 2.892\%$

ARCHITECTURAL "EMBELLISHMENTS"
 $167.40 \text{ SF} + 740.95 \text{ SF} + 112 \text{ SF} + 48 \text{ SF} = 1,068.35 \text{ SF} (64.3\%)$

1 NORTH ELEVATION

1/8" = 1'-0"



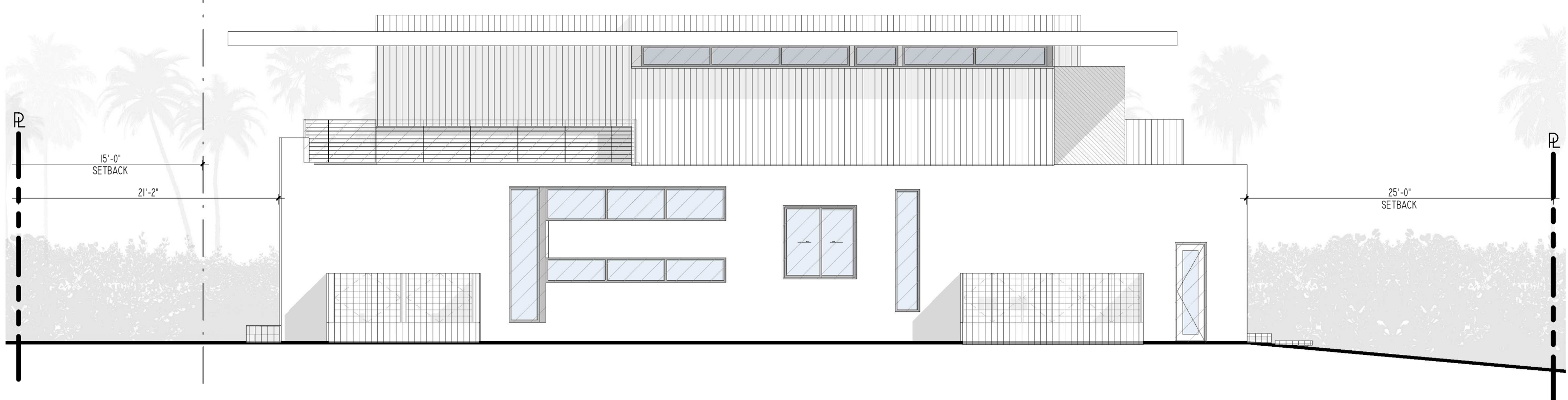
ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,670 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 176.84 SF
 $176.84 \times 100\% = 17684 / 1670 = 10.58\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 957.32 SF
 $957.32 \times 100\% = 95732 / 1670 = 57.32\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 196.85 SF
 $196.85 \times 100\% = 19685 / 1670 = 11.8\%$
- SMOOTH STUCCO
PROVIDED: 186.99 SF
 $186.99 \times 100\% = 18699 / 1670 = 11.19\%$
- MTL CLAD
PROVIDED: 152 SF
 $152 \times 100\% = 15200 / 1670 = 10\%$

ARCHITECTURAL "EMBELLISHMENTS"
 $176.84 \text{ SF} + 957.32 \text{ SF} + 196.85 \text{ SF} + 152 \text{ SF} = 1,383.01 \text{ SF} (82.81\%)$

3 SOUTH ELEVATION

1/8" = 1'-0"



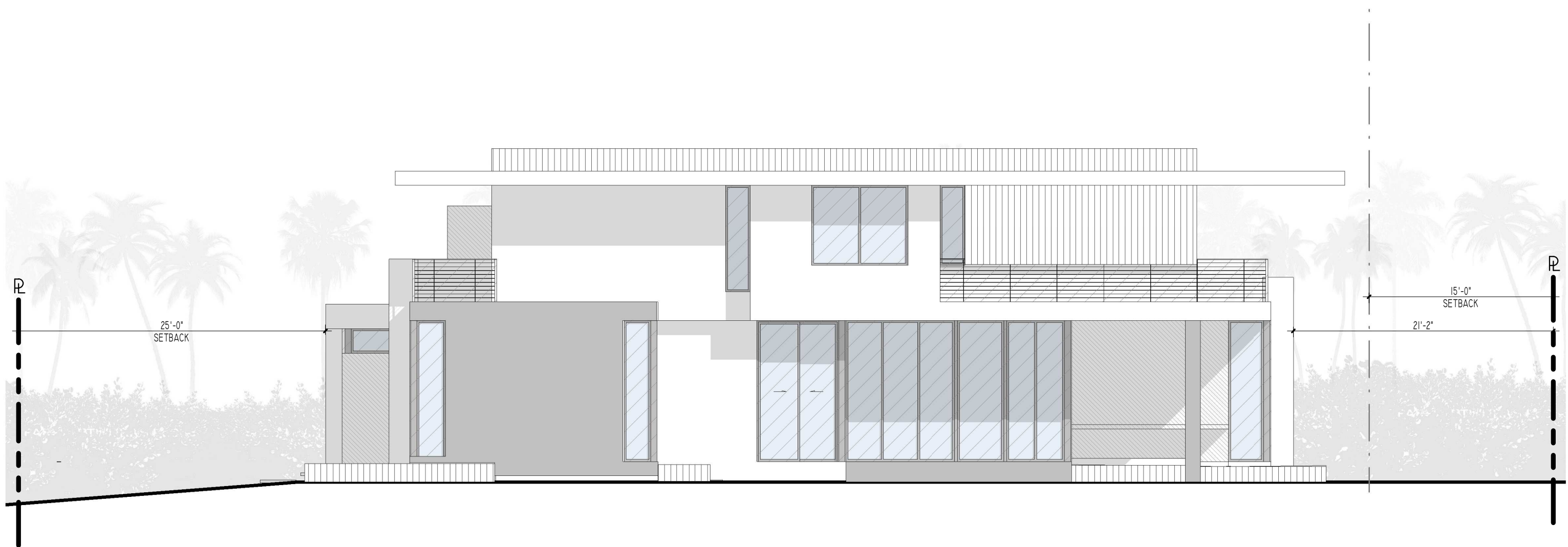
ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2001 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 670 SF
 $670 \times 100\% = 67000 / 2001 = 33.48\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 332.50 SF
 $332.50 \times 100\% = 33250 / 2001 = 16.61\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 50 SF
 $50 \times 100\% = 5000 / 2001 = 2.5\%$
- SMOOTH STUCCO
PROVIDED: 1,196 SF
 $1196 \times 100\% = 119600 / 2001 = 59\%$
- MTL CLAD
PROVIDED: 0 SF

ARCHITECTURAL "EMBELLISHMENTS"
 $670 \text{ SF} + 332.50 \text{ SF} + 50 \text{ SF} = 1052.5 \text{ SF} (52.5\%)$

2 EAST ELEVATION

1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2,000 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 274 SF
 $274 \times 100\% = 27400 / 2000 = 13.7\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 593 SF
 $593 \times 100\% = 59300 / 2000 = 29.65\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED: 185 SF
 $185 \times 100\% = 18500 / 2000 = 9.25\%$
- SMOOTH STUCCO
PROVIDED: 676 SF
 $676 \times 100\% = 67600 / 2000 = 33.8\%$
- MTL CLAD
PROVIDED: 272 SF
 $272 \times 100\% = 27200 / 2000 = 13.6\%$

ARCHITECTURAL "EMBELLISHMENTS"
 $274 \text{ SF} + 593 \text{ SF} + 185 \text{ SF} + 272 \text{ SF} = 1,324 \text{ SF} (66.2\%)$

4 WEST ELEVATION

1/8" = 1'-0"

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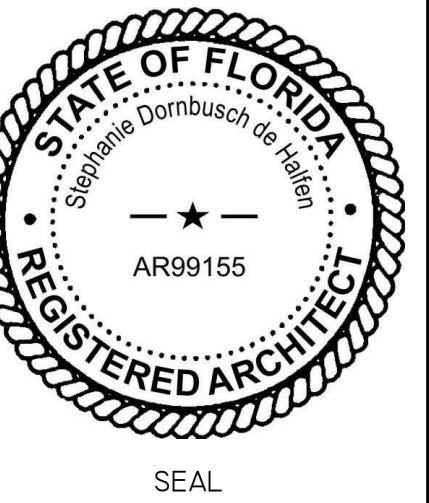
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NOTES/COMMENTS

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ELEVATIONS DIAGRAMS

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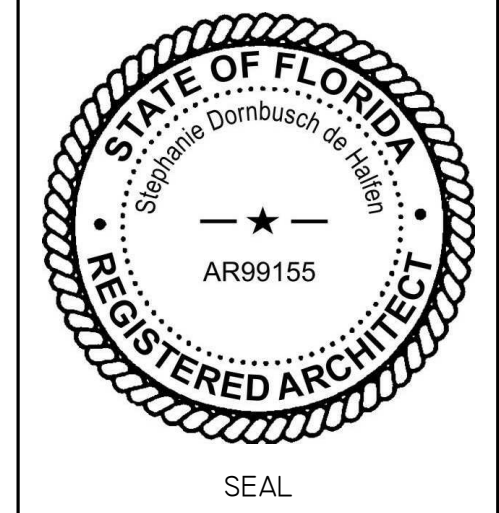
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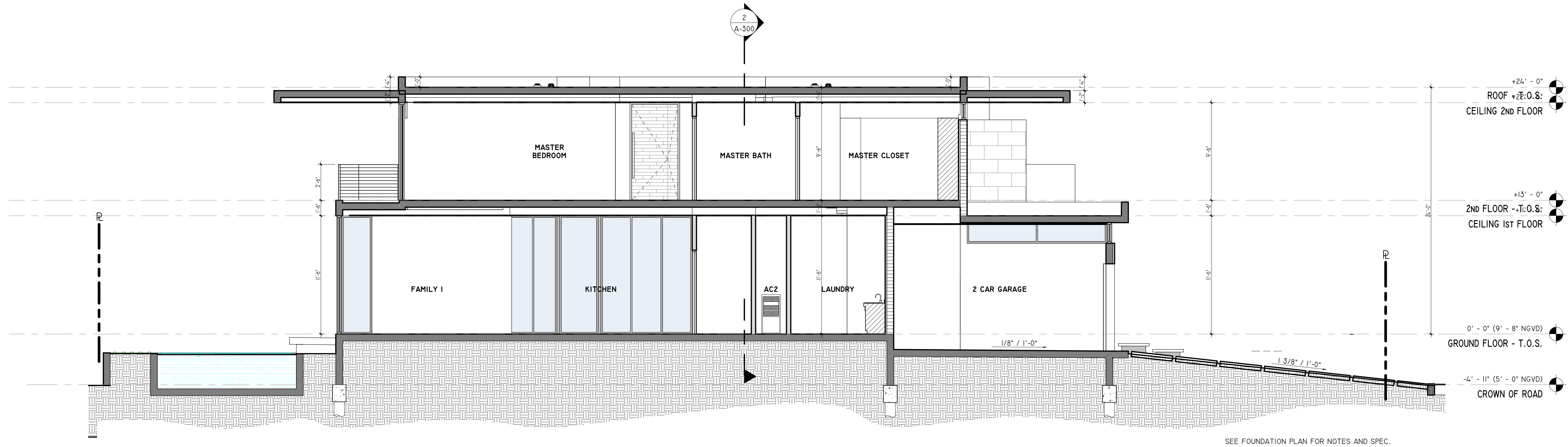
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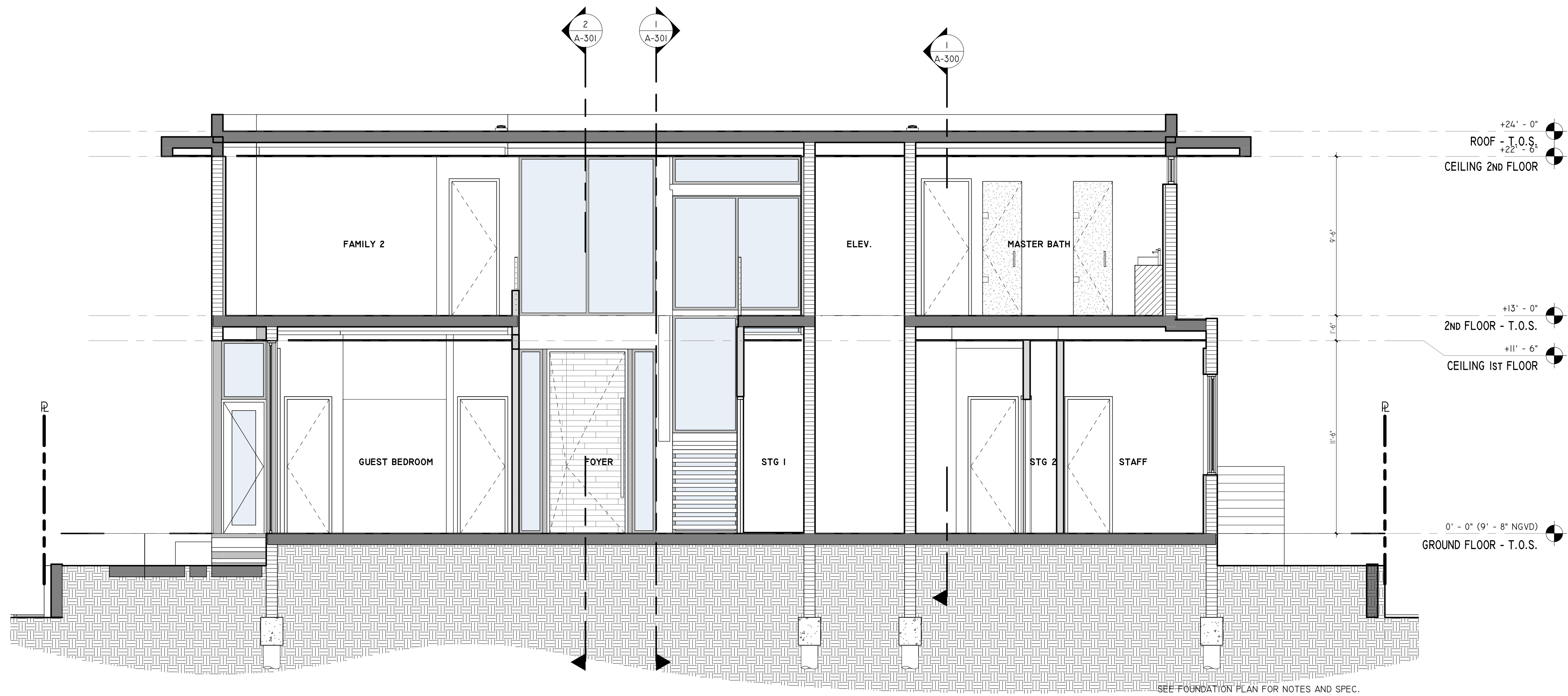
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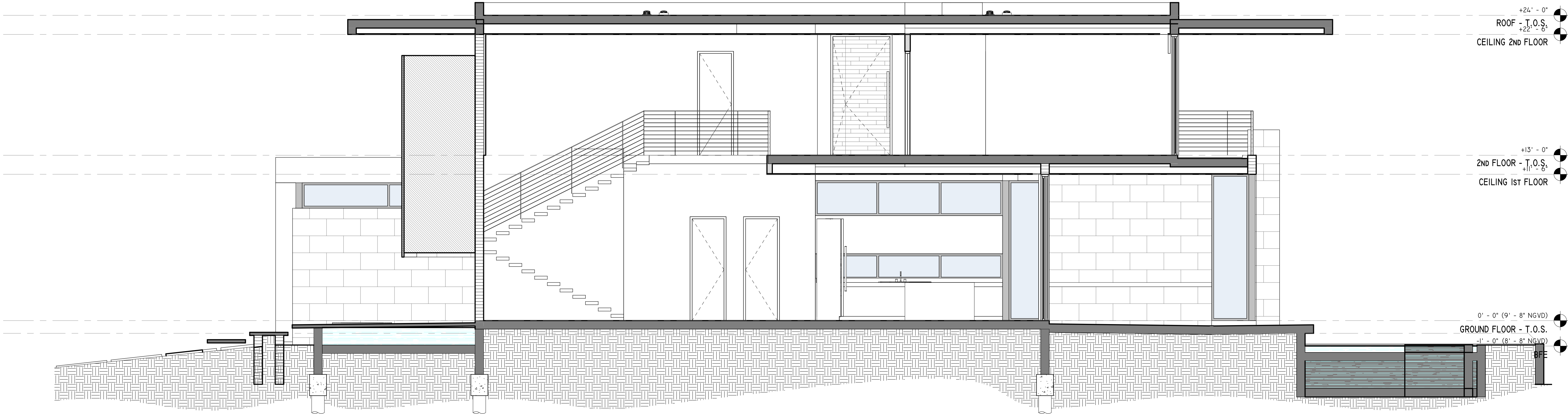
SEE FOUNDATION PLAN FOR NOTES AND SPEC.

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

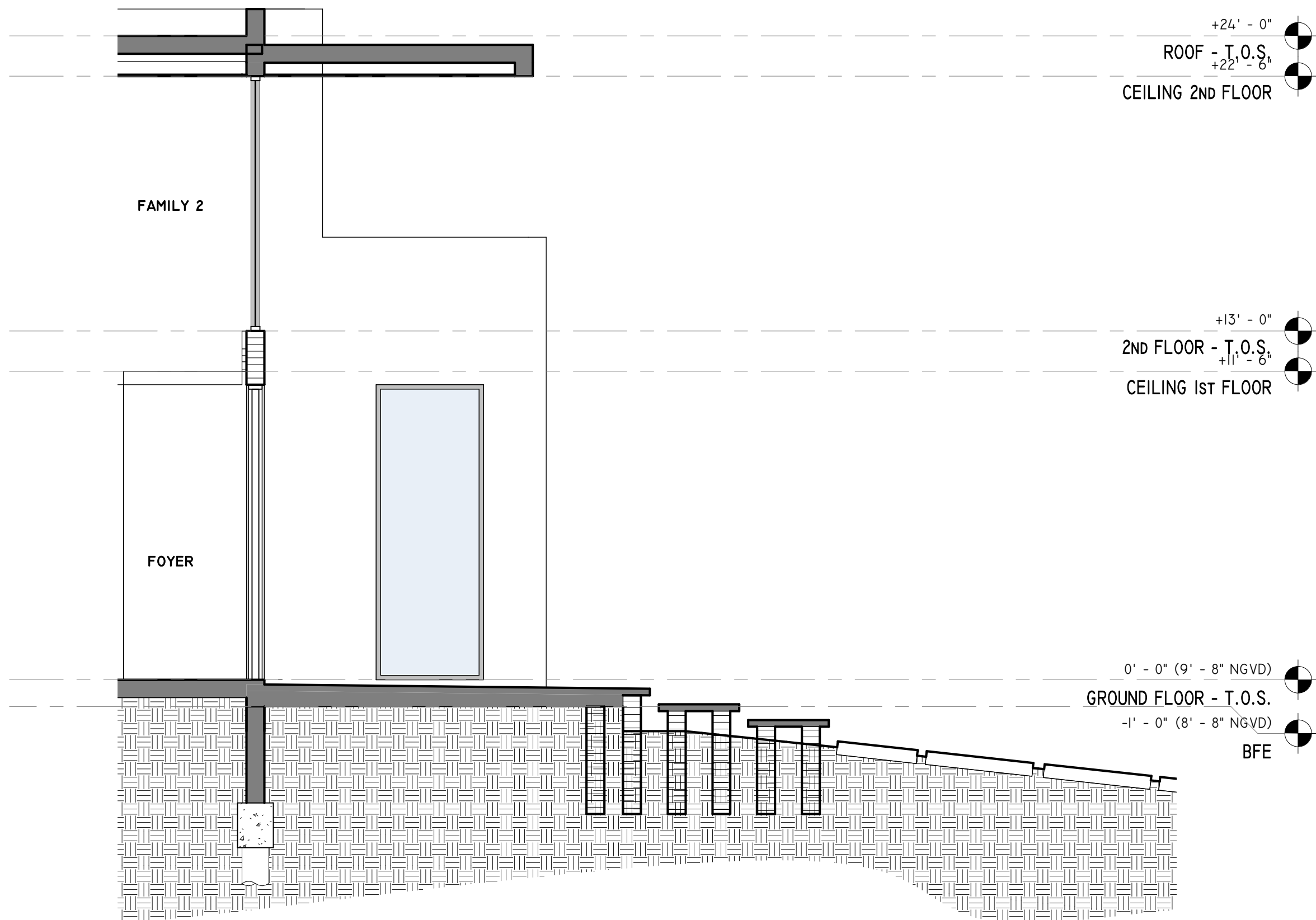


SEE FOUNDATION PLAN FOR NOTES AND SPEC.

2 SECTION C
1/4" = 1'-0"



SEE FOUNDATION PLAN FOR NOTES AND SPEC.



SEE FOUNDATION PLAN FOR NOTES AND SPEC.

SDH_STUDIO

ARCHITECTURE + DESIGN

AA26002883

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STEPHANIE D. DE HALFEN
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PSYLLOS

1230 97TH ST, BAY HARBOR
ISLANDS, FL 33154

OWNER

STATE OF FLORIDA

Stephanie Dornbusch de Halfen

★

AR99155

REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

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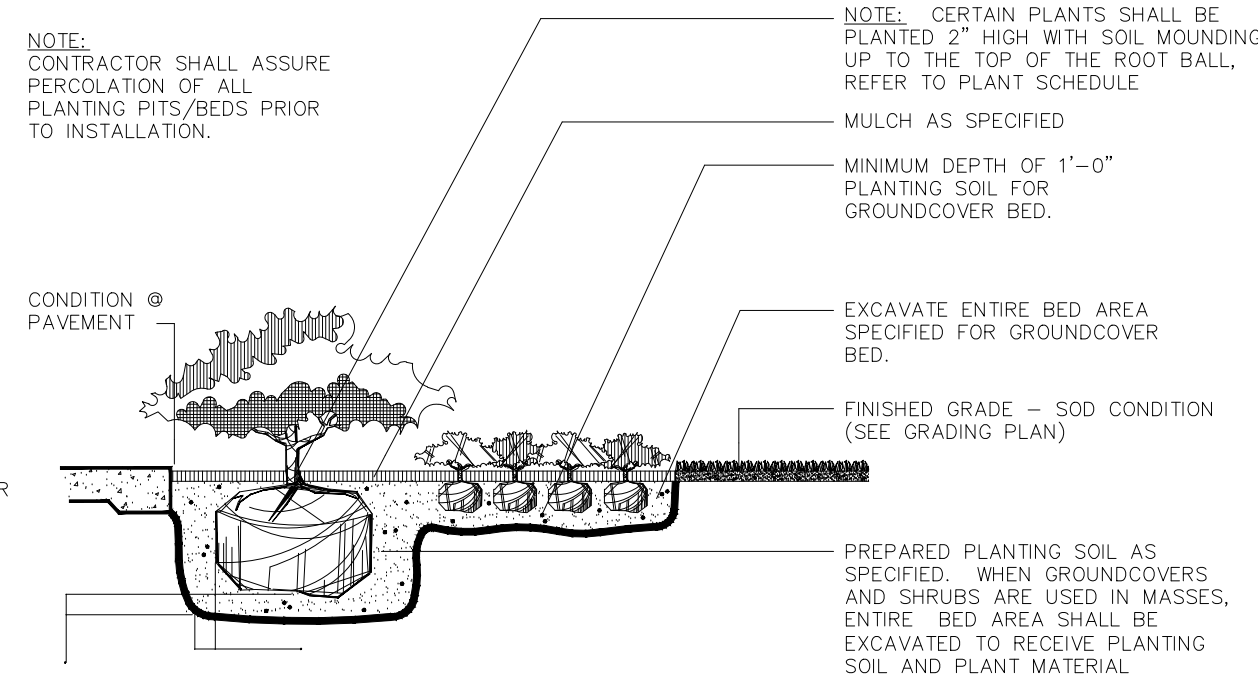
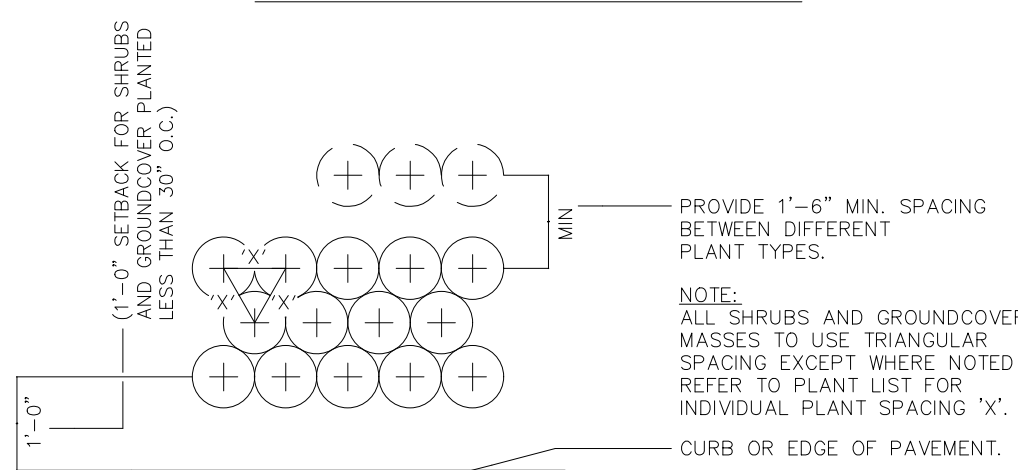
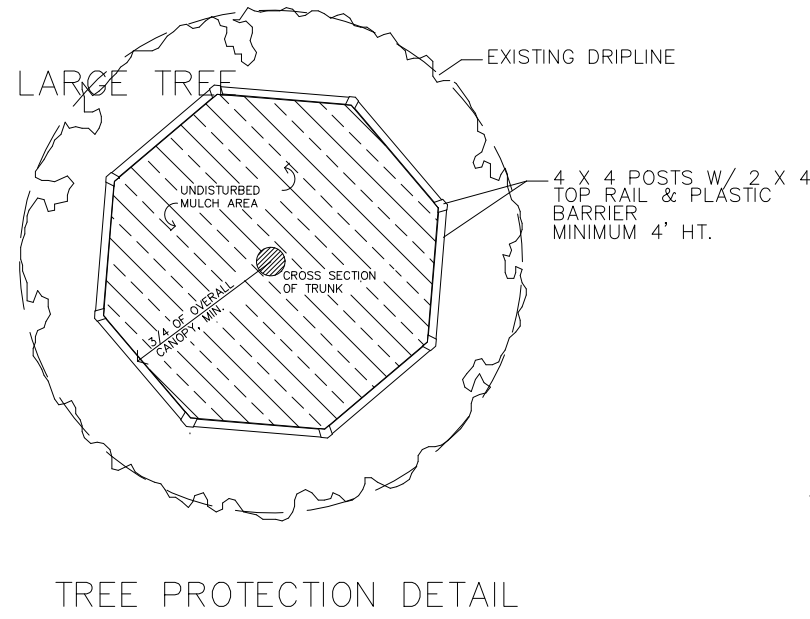
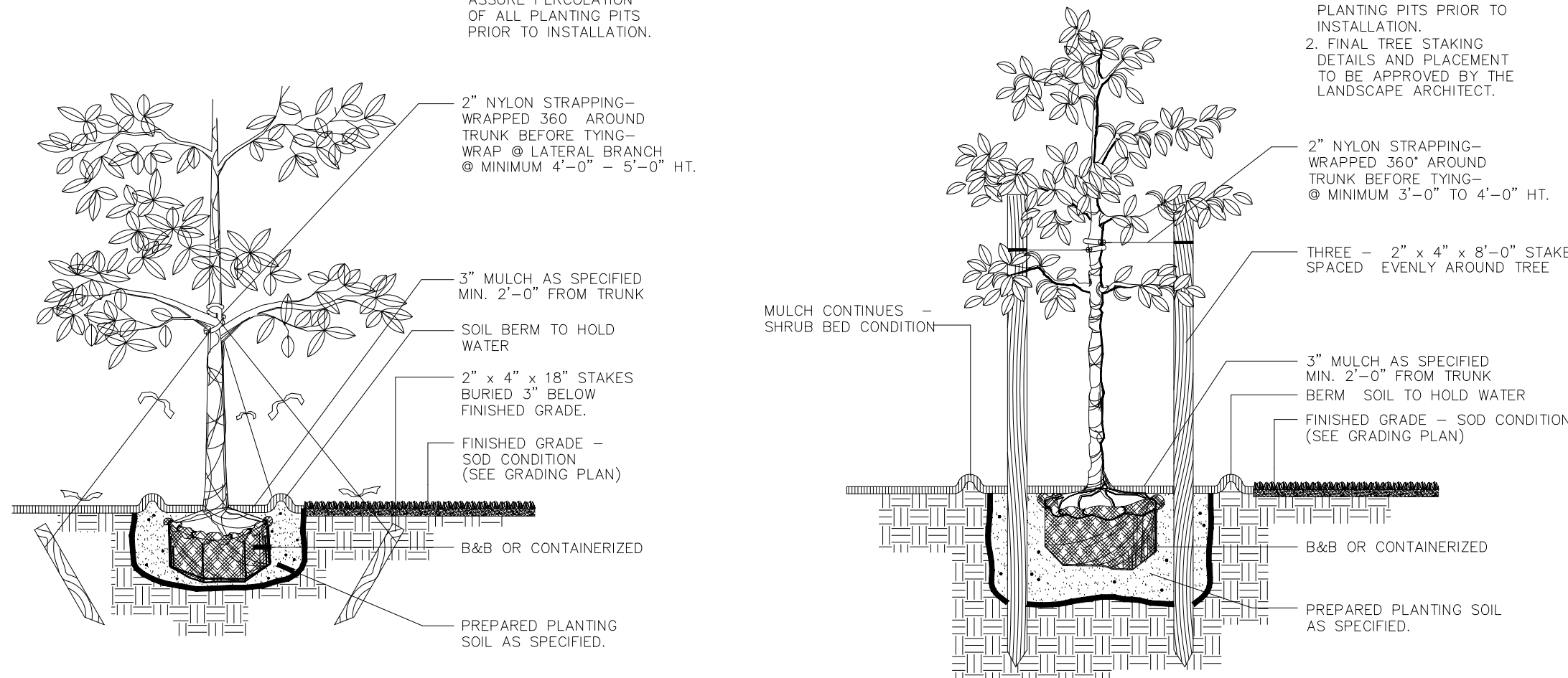
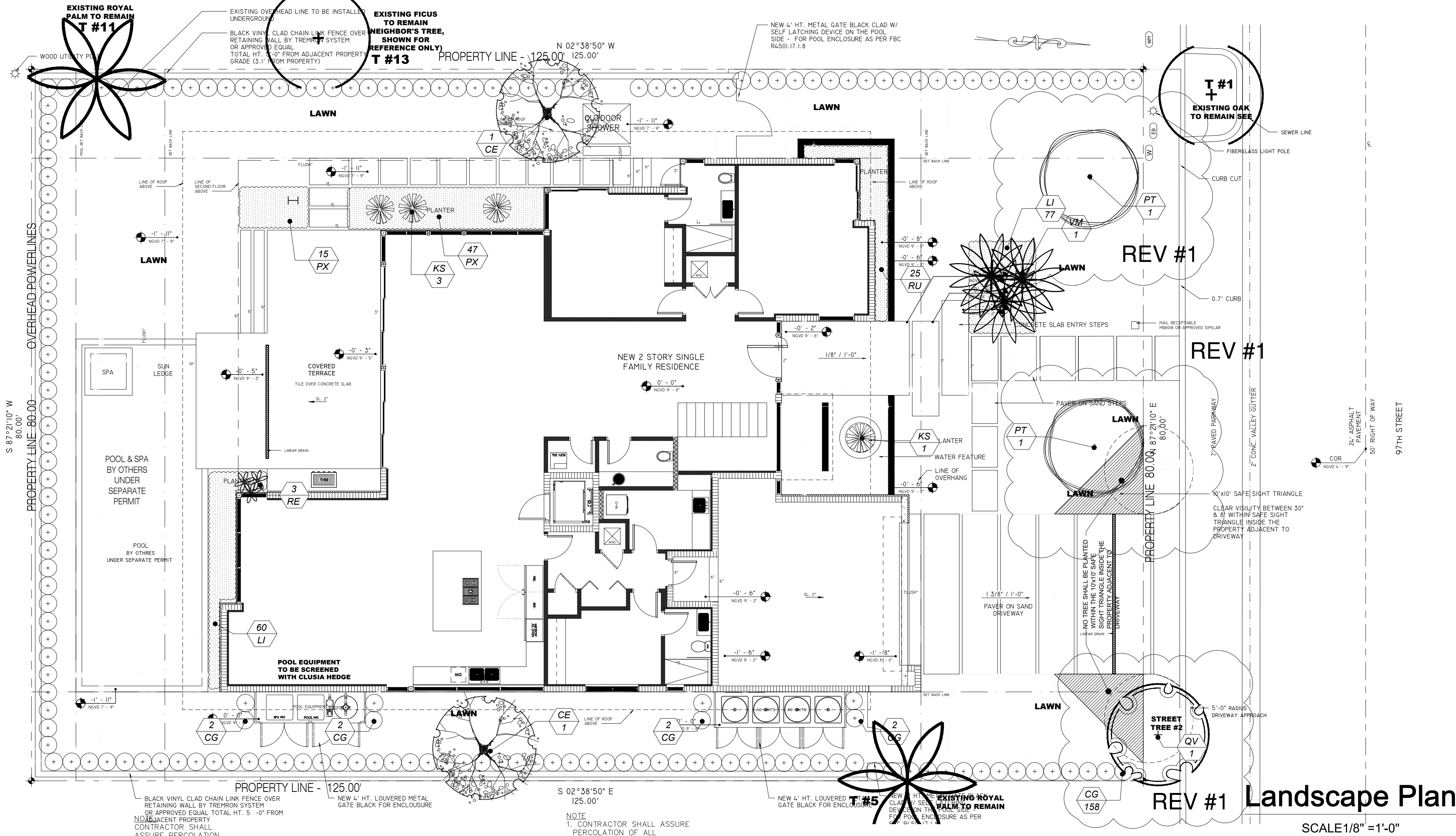
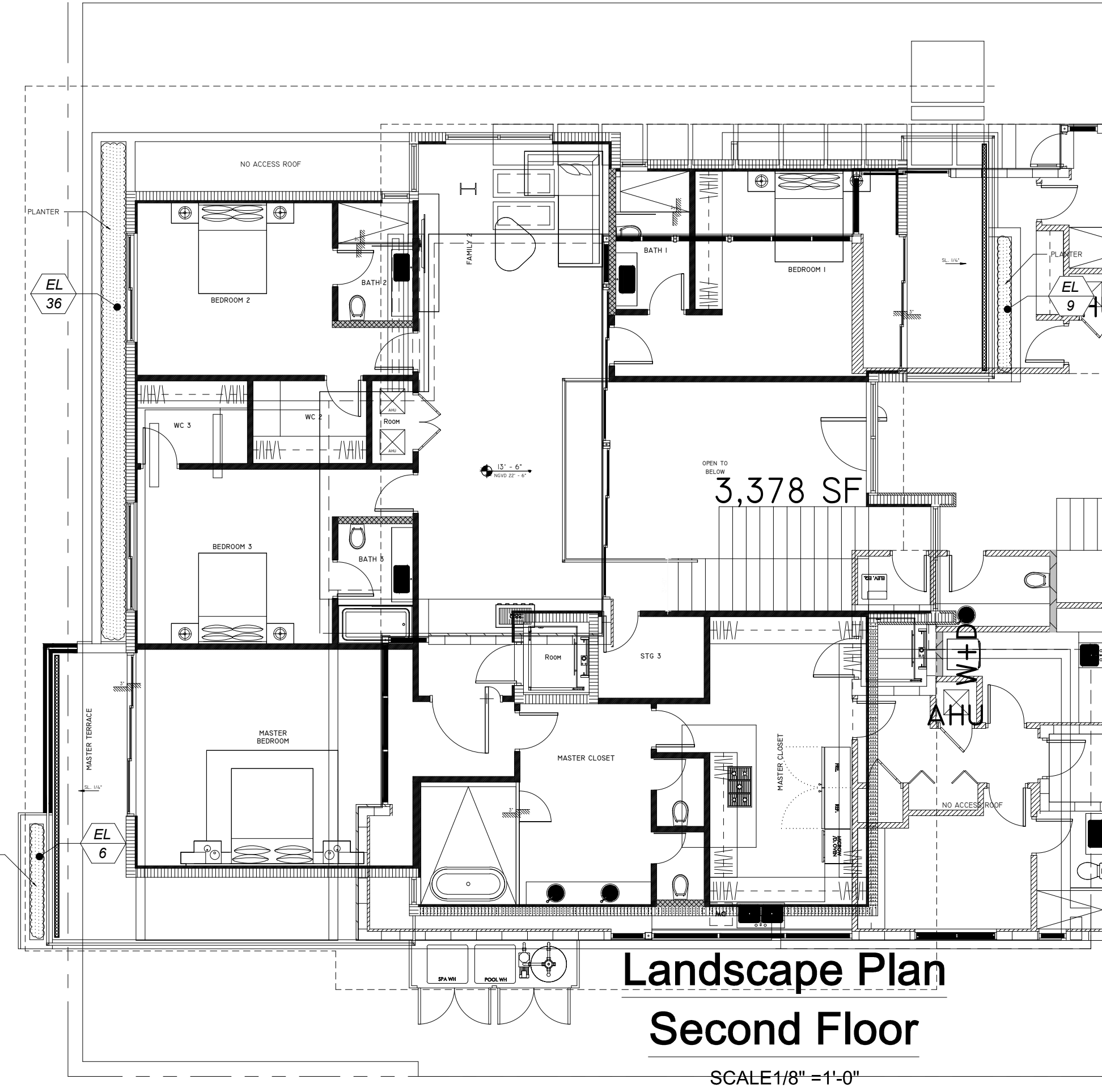
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INITIAL DRAWING RELEASE DATE: 07/01/2021

A-301

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 multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work. This preliminary plan shall not be used for bidding purposes. Bidding shall be based on final working drawings.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any 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 works.
16. Should landscape contractor find any discrepancies, unavailability of material or any question regarding the adherence to this plan no decision shall be taken without specific consultation with the landscape architect, including substitutions when required.



EXISTING TREE TABLE					
No.	TREE COMMON NAME/ BOTANICAL NAME	D.B.H. (feet)	HEIGHT (feet)	SPREAD (feet)	ACTION
1	OAK TREE/ QUERCUS VIRGINIANA	0.6'	25.0'	15.0'	REMAIN
2	AUSTRALIAN PINE (INVASIVE)	1.2'	12.0'	8.0'	REMOVE
3	AUSTRALIAN PINE (INVASIVE)	1.0'	35.0'	30.0'	REMOVE
4	ARECA PALM CLUSTER/ DYPHIS LUTESCENS	5.0'	25.0'	20.0'	REMOVE
5	ROYAL PALM/ ROYSTONEA ELATA (NATIVE)	1.3'	40.0'	24.0'	REMAIN
6	MANGO TREE/ MANGUIFERA INDICA	1.3'	35.0'	25.0'	REMOVE
7	BLACK OLIVE TREE/ BUCIDA BUCERAS	3.5'	55.0'	50.0'	REMOVE
8	FICUS TREE/ FICUS SPP.	1.2'	40.0'	40.0'	REMOVE
9	FICUS TREE/ FICUS SPP.	0.3'	20.0'	10.0'	REMOVE
10	SCHIFFERIA ACTINOPHYLLA UMBRELLA TREE (INVASIVE)	1.8'	50.0'	30.0'	REMOVE
11	ROYAL PALM/ ROYSTONEA ELATA (NATIVE)	1.5'	55.0'	24.0'	REMAIN
12	BRAZILIAN PEPPER/ SCHINUS TEREBINTHIFOLIA (INVASIVE)	0.6'	25.0'	15.0'	REMOVE
13	FICUS TREE/ FICUS SPP. (ON NEIGHBOR'S PROPERTY)	6.0'	50.0'	50.0'	REMAIN

* TREES TRUNK DIAMETER MEASURED AT A HEIGHT 4.5' FROM THE GROUND.
* TREE LOCATION & DIMENSIONS ARE APPROXIMATE.

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	5 TREES x 1 PALM (2 PALMS)
2. Single-Family Waterfront Lot	6	NA
3. Two-Family Lot	5	NA
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	5
6. Drought Tolerant and Low Maintenance Species Required - 50%	3	4
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	225
2. Single-Family Waterfront Lot	60	NA
3. Two-Family Lot	50	NA
4. Native Species Required - 30%	15/18	NA
5. Drought Tolerant and Low Maintenance Species Required - 50%	25/30	165
C. Maximum Lawn Area Allowed***	5,000 SF (33%) (Max)	2,832 SF (28%)

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 1 1/2 inch caliper. Palm Trees can be substituted at a 5:1 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 wind screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 15A-2 (A)(D)

LEGENDS OF LANDSCAPE KEYS AND SYMBOLS		
SHRUBS & GROUNDCOVERS		
KEY	QUAN.	DESCRIPTION
CE/ 164		*CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA
LI/ 137		LIRIOPE MUSCARI/ EVERGREEN GIANT/ GIANT LIRIOPE
RU/ 25		RUSSELLIA EQUITIFORMIS/ FIRECRACKER BUSH
PX/ 62		*PHILODENDRON XANADU/ XANADU PHILODENDRON
RE/ 3		RHAPIS EXCELSA/ LADY PALM
EL/ 51		ERONDEA LITTORALIS/ GOLDEN CREEPER
KS/ 4		CYCAS REVOLUTA/ KING SAGO
LAWN	AS REQ.	STENOTAPHRUM SECUNDATUM/ FLORATAM/ ST. AUGUSTINE
TREES & PALMS		
SYMBOL	QUAN.	DESCRIPTION
CE/ 2		*CONOCARPUS ERECTUS
VM/ 1		VEITCHIA MONTGOMERYANA/ TRIPLE
PT/ 2		*PURPLE TRUMPET TREE
QV/ 1		*QUERCUS VIRGINIANA
		LIVE OAK (STREET TREE)

PSYLOS RESIDENCE Tree Disposition Plan

1230 97th STREET
Bay Harbor, FL 33154

TOPO
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landscape architecture & design

TOPO GRAPHIC LLC
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941.564.5018
Miami Beach, FL / Punta Gorda, FL
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Seal:

REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
FLORIDA
7-28-21

MANUEL C. ALONSO - LICENSED

Drawing: Landscape Plan
Date: 07.05.2021
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.: JRP

L-1



Rhaps Excelsa



Veitchia montgomeryana/
Montgomery Palm



Quercus Virginiana



Royal Palm/ Roystonea Elata



King Sagu



Philodendron Xanadu



Tabebuia impetiginosa/
Purple Trumpet Tree



Green Buttonwood/
Conocarpus Erectus



Clusia Hedge



Ernodea Littoralis



Liriope Muscari

LEGENDS OF LANDSCAPE KEYS AND SYMBOLS			
SHRUBS & GROUNDCOVERS			
KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	164	*CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA	36" HT. x 24" SPR. / 2' O.C.
LI	137	LIRIOPE MUSCARI/ EVERGREEN GIANT/ GIANT LIRIOPE	12" HT. x 12" SPR. / 2' O.C.
RU	25	RUSSELLIA EQUISETIFORMIS/ FIRECRACKER BUSH	12" HT. x 12" SPR. / 2' O.C.
PX	62	PHILODENDRON 'XANADU'/ 'XANADU' PHILODENDRON	24" HT. x 24" SPR. / 2' O.C.
RE	3	RHAPIS EXCELSA/ LADY PALM	36" HT. x 24" SPR. / 3' O.C.
EL	51	ERONDEA LITTORALIS/ GOLDEN CREEPER	12" HT. x 12" SPR. / 1' O.C.
KS	4	CYCAS REVOLUTA/ KING SAGU	12" HT. x 12" SPR. / 2' O.C.
LAWN AS REQ.		STENOTAPHRUM SECUNDATUM/ 'FLORATAM'/ ST. AUGUSTINE	SOLID EVEN SOD PIECES
TREES & PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	CE/2	*CONOCARPUS ERECTUS	12' HT. x 5' SPR. 2" CAL. SINGLE
		GREEN BUTTONWOOD	MAIN LEADER, FG, BB, FF
	VM/1	VEITCHIA MONTGOMERYANA 'TRIPLE'	12' O.A. HT. MIN., TRIPLE
		TRIPLE MONTGOMERY PALM	F.G. STAGGERED 8' G.W. MIN.
	PT/ 2	*PURPLE TRUMPET TREE	14' HT. x 5' SPR. 2.5" CAL.
		TABEBUIA IMPETIGINOSA	FG, BB, FF/ SINGLE MAIN LEADER
	BB/ 1	CALOPHYLLUM BRASILIENSE	14' HT. x 5' SPR. 2.5" CAL.
		BRAZILIAN BEAUTYLEAF	FG, BB, FF/ SINGLE MAIN LEADER
*DENOTES NATIVE SPECIES			

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TOPO_GRAPHIC LLC
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941.564.5016
Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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PSYLOS RESIDENCE
Plant Images
1230 97th STREET
Bay Harbor, FL 33154

Project:

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

Seal:

Drawing: Landscape Plan
Date: 09.15.2020
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

L-2



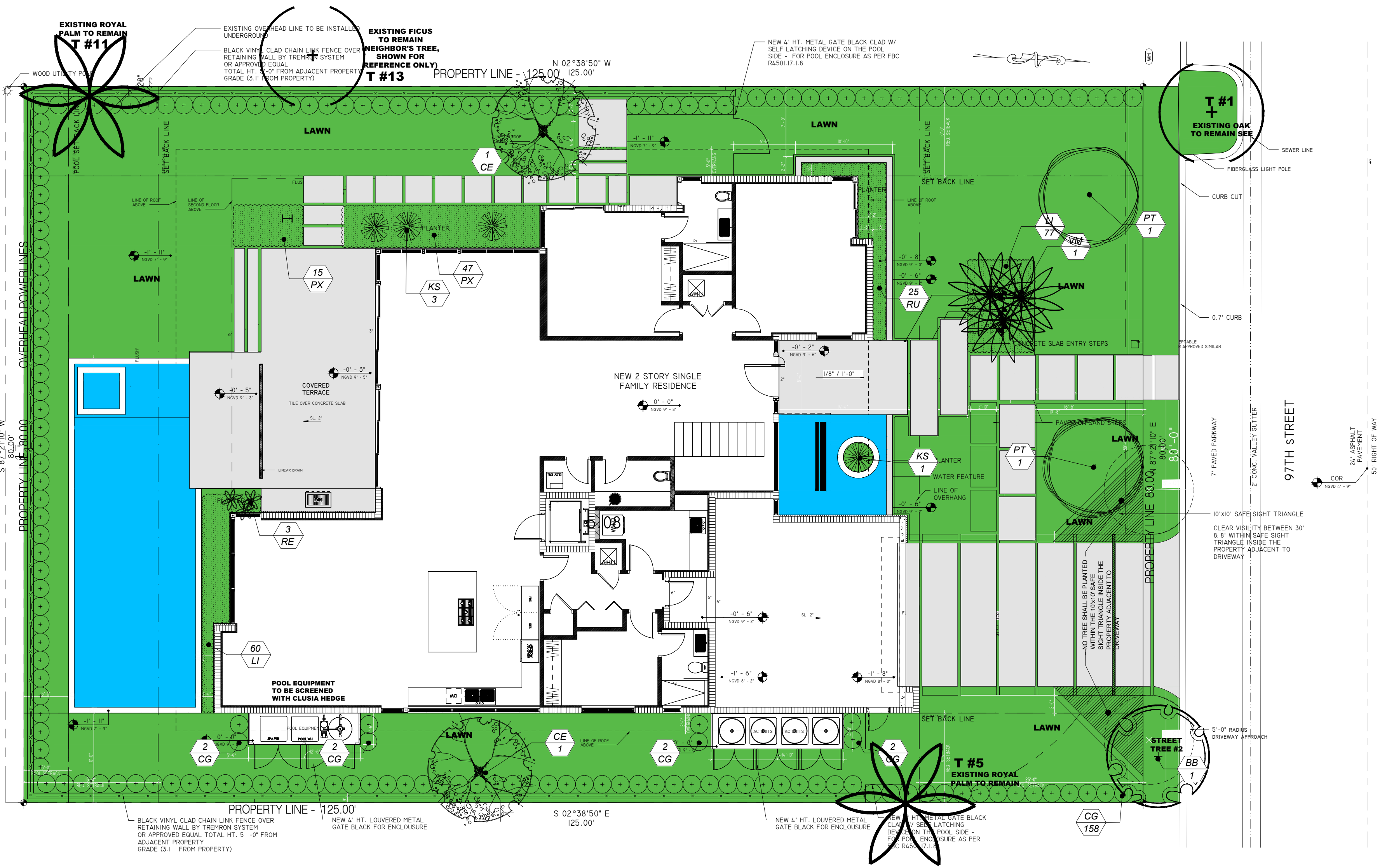
West Elevation



East Elevation



Back (South) Elevation



Colored Landscape Plan & Elevations

SCALE 1/8" = 1'-0"



Front (North) Elevation

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PSYLOS RESIDENCE
Colored Landscape Plan

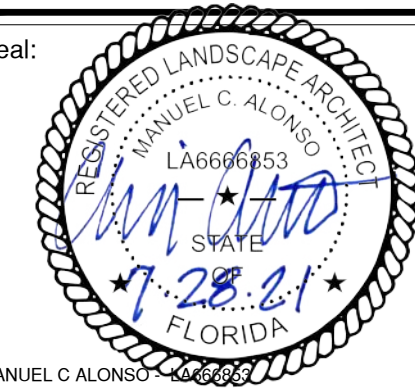
1230 97th STREET
Bay Harbor, FL 33154

Project:

Revisions:

REV #1: 07.27.21 Replaced and upsized Beauty Leaf with Live Oak (Street Tree). Placed 2 PT trees in center of front yard

Seal:



Drawing: Landscape Plan

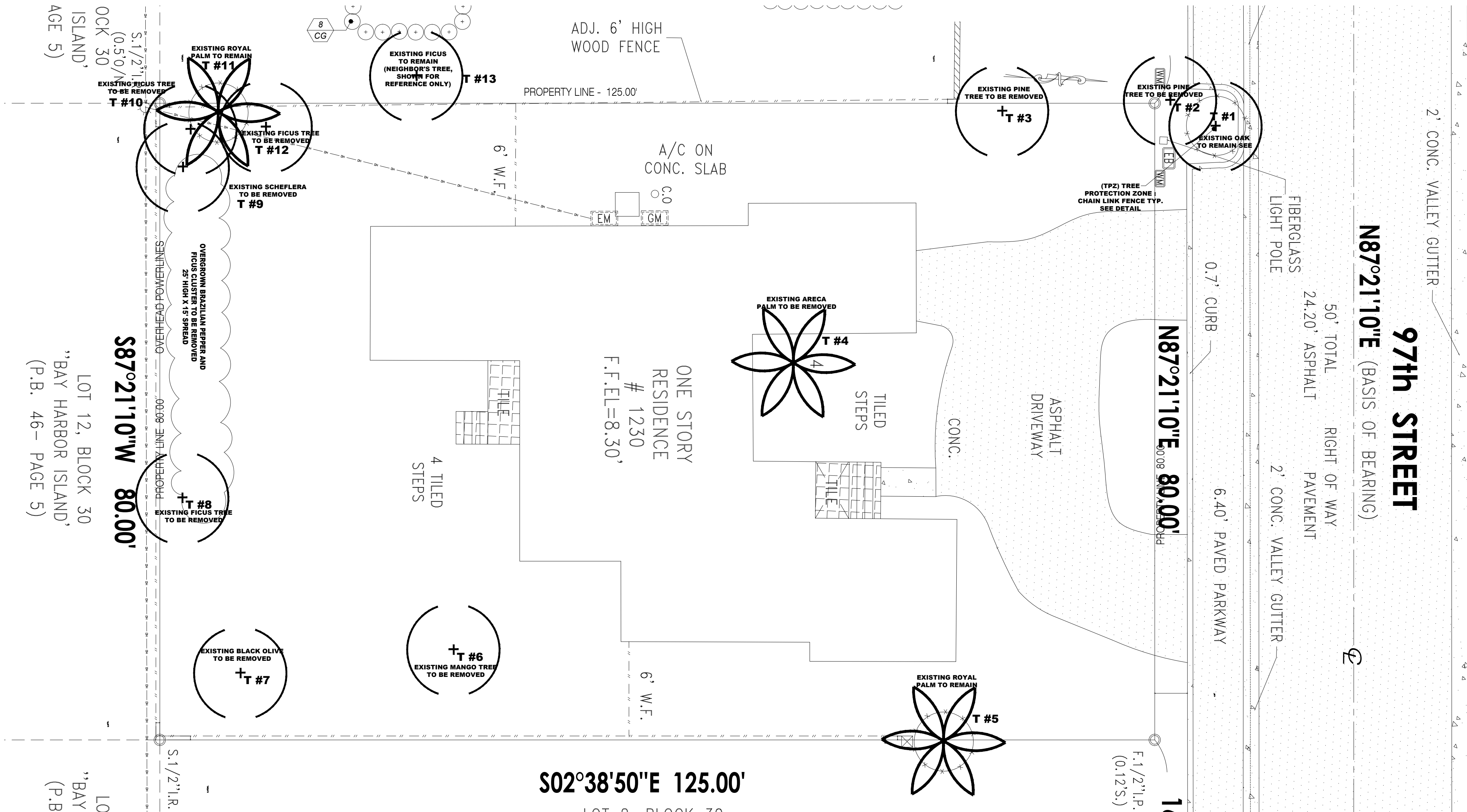
Date: 07.05.2021

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

Drawn by: JRP

Sheet No.:

L-3



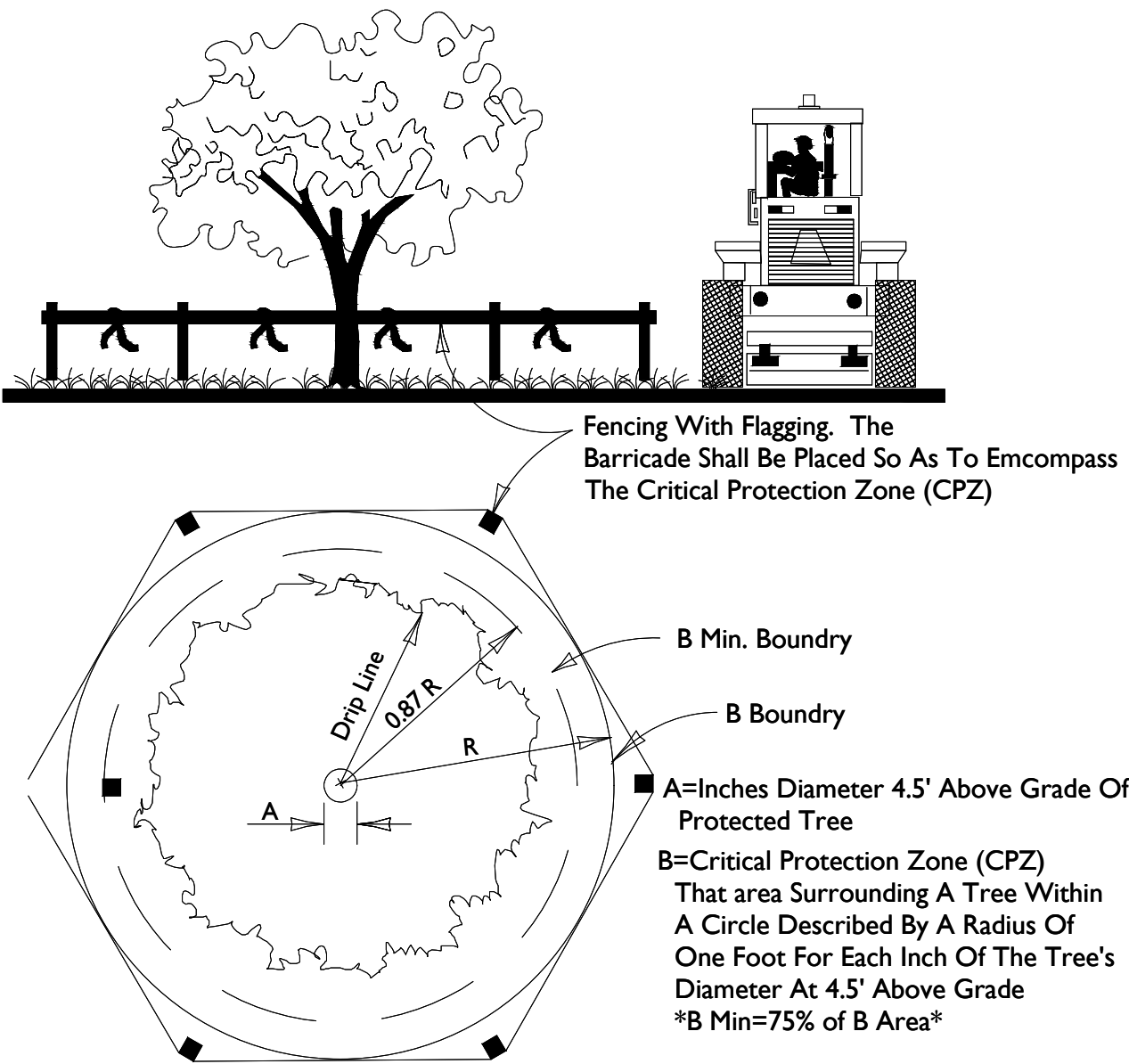
Tree Disposition Plan

SCALE 1/8" = 1'-0"

EXISTING TREE TABLE

No.	TREE COMMON NAME/ BOTANICAL NAME	D.B.H. (feet)	HEIGHT (feet)	SPREAD (feet)	ACTION
1	OAK TREE/ QUERCUS VIRGINIANA	0.6'	25.0'	15.0'	REMAIN
2	AUSTRALIAN PINE (INVASIVE)	1.2'	12.0'	8.0'	REMOVE
3	AUSTRALIAN PINE (INVASIVE)	1.0'	35.0'	30.0'	REMOVE
4	ARECA PALM CLUSTER/ DYPsis LUTESCENS	5.0'	25.0'	20.0'	REMOVE
5	ROYAL PALM/ ROYSTONEA ELATA (NATIVE)	1.3'	40.0'	24.0'	REMAIN
6	MANGO TREE/ MANGUIFERA INDICA	1.3'	35.0'	25.0'	REMOVE
7	BLACK OLIVE TREE/ BUCIDA BUCERAS	3.5'	55.0'	50.0'	REMOVE
8	FICUS TREE/ FICUS SPP.	1.2'	40.0'	40.0'	REMOVE
9	FICUS TREE/ FICUS SPP.	0.3'	20.0'	10.0'	REMOVE
10	SCHEFFLERA ACTINOPHYLLA UMBRELLA TREE (INVASIVE)	1.8'	50.0'	30.0'	REMOVE
11	ROYAL PALM/ ROYSTONEA ELATA (NATIVE)	1.5'	55.0'	24.0'	REMAIN
12	BRAZILIAN PEPPER/ SCHINUS TEREBINTHIFOLIA (INVASIVE)	0.6'	25.0'	15.0'	REMOVE
13	FICUS TREE/ FICUS SPP. (ON NEIGHBOR'S PROPERTY)	6.0'	50.0'	50.0'	REMAIN

* TREES TRUNK DIAMETER MEASURED AT A HEIGHT ± 4.5' FROM THE GROUND.
** TREE LOCATION & DIMENSIONS ARE APPROXIMATE.



TREE PROTECTION DETAIL

NTS.
* THIS DETAIL APPLIES TO ALL TREES
THAT WILL REMAIN OR BE RELOCATED

TOPOGRAPHIC
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Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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1330 RESIDENCE
Tree Disposition Plan

1330 98th STREET
Bay Harbour, FL 33154

Project:

Revisions:

Seal:

REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA666689
STATE OF FLORIDA
7/6/22
MANUEL C. ALONSO

Drawing: Landscape Plan

Date: 09.15.2020

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

Drawn by: JRP

Sheet No.: TD-1

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name MARCE LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1230 97th Street				Company NAIC Number:	
City Bay Harbor Islands		State Florida		ZIP Code 33154	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 3, Block 30, BAY HARBOR ISLAND, P.B. 46, PG. 5, Miami-Dade County, Florida. Folio # 13-2227-001-5710					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N 25°53'13.93"</u> Long. <u>W 80°08'07.97"</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>2,189</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>22</u>					
c) Total net area of flood openings in A8.b <u>2,966</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>344</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Town of Bay Harbor Islands, 120637			B2. County Name Miami-Dade		B3. State Florida
B4. Map/Panel Number 12086C0144	B5. Suffix L	B6. FIRM Index Date 09-11-2009	B7. FIRM Panel Effective/ Revised Date 09-11-2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1230 97th Street			Policy Number:
City Bay Harbor Islands	State Florida	ZIP Code 33154	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

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

Benchmark Utilized: A-17 EL. 7.67' Vertical Datum: N.G.V.D. 1929

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

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

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

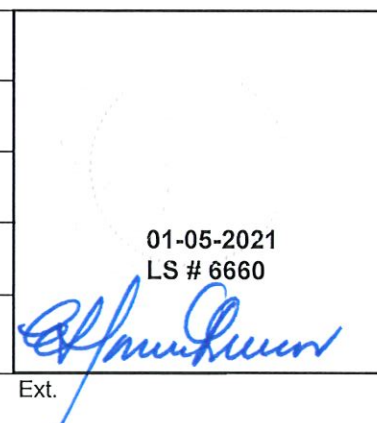
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>5.0</u>	☒ feet	☐ meters
b) Top of the next higher floor	<u>8.28</u>	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	☐ feet	☐ meters
d) Attached garage (top of slab)	<u>5.82</u>	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>5.43</u>	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>4.9</u>	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>5.0</u>	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name Eugenia L. Formoso		License Number LS 6660		 01-05-2021 LS # 6660
Title Professional Surveyor and Mapper				
Company Name FORMTECH LAND SURVEYING, INC.				
Address 12209 SW 129th Court				
City Miami	State Florida	ZIP Code 33186		
Signature 	Date 01-05-2021	Telephone (786)429-3034	Ext.	

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

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

2C a) Lowest Floor Elevation (Crawlspace): 5.0' b) Next Higher Floor (Elevated Floor): 8.28'
e) A/C pad elevation: (Right Side): 5.43'
Horizontal Collection Method used for Latitude and Longitude: GLOBAL POSITIONING SYSTEM (GPS) DEVICE.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1230 97th Street			Policy Number:	
City Bay Harbor Islands	State Florida	ZIP Code 33154	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG. b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.				
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.				
E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.				
E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name				
Address	City	State	ZIP Code	
Signature	Date	Telephone		
Comments				
☐ Check here if attachments.				

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1230 97th Street			Policy Number:	
City Bay Harbor Islands	State Florida	ZIP Code 33154	Company NAIC Number	
SECTION G – COMMUNITY INFORMATION (OPTIONAL)				
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters. G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____ G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____ G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____				
Local Official's Name			Title	
Community Name			Telephone	
Signature			Date	
Comments (including type of equipment and location, per C2(e), if applicable) ☐ Check here if attachments.				

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1230 97th Street			Policy Number:
City Bay Harbor Islands	State Florida	ZIP Code 33154	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption

Front Side 01-05-2021

Clear Photo One



Photo Two

Photo Two Caption

Rear Side 01-05-2021

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1230 97th Street			Policy Number:
City Bay Harbor Islands	State Florida	ZIP Code 33154	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption

Right Side 01-05-2021

Clear Photo Three



Photo Four Caption

Left Side 01-05-2021

Clear Photo Four

AGENDA ITEM REPORT

August 17, 2021

ITEM NUMBER: 2.

ITEM: Approval of the minutes held on June 1, 2021 and June 15, 2021. Item #2

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 06.01.21 PZB DRAFT
2. 6-15-2021 PZ DRAFT

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

A Planning & Zoning Board Virtual Meeting was held Tuesday, June 1, 2021, at 7:08 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Janet Adler

Board Member Alan Bebchik

Board Member Wesley Kean

Board Member Oscar Sklar

Item 1. Request for approval for a new single-family home for "Michael Gad" located at 10130 West Broadview Drive, Lots 4546 of Block 23. On May 18, 2021, the Board deferred the project. The owner has revised the plans as requested by the Board. The owner is proposing to construct a new two-story single-family home. The existing 3,723 sq. ft. single-story home (built in 1951) will be demolished and replace with a new two-story 9,158 sq. ft. home. The residence will have 7 bedrooms, 8 full baths, 1 half bath and a 3-car garage.

Architect Daniel Sorogon, Florida Architectural Services, Inc, 34 N.W. 168th Street, North Miami Beach, FL 33169, came forward and presented the Board with the proposed project. He explained the revised plans and the changes that were addressed based on the Board's recommendations at the May 18th meeting. Revisions included changing the acute angles of the facades from 70 to 60 degrees; reduction of the number of pyramid-shaped tiles throughout the elevations of the house; addition of a window to the front of the garage and made it squarer; removal of the angles between the three garage doors, creating one big frame around the doors; making the trellis squarer; deletion of one of the two angle structures by the front gate; separation of the sauna from the bathroom; installation of a new window in the office for looking at the garden; installation of horizontal windows on the north elevation above the bedroom; and making the driveway staggered as opposed to straight.

Architect Sorogon explained that he had further revised the Site Plans to make the house better, because the property owner did not agree with five of the changes that were recommended by the Board.

Mr. & Mrs. Michael Gad, 10130 West Bay Broadview Drive, addressed the Board and requested that they be allowed to design the proposed house from the original design with the angles.

Chair Hurwitz informed the property owner that the Board is only allowed to consider the Site Plans before them. And the new drawings were not posted, noticed, or reviewed by the Town.

Town Attorney Geller advised that the Board had the authority to consider further changes to the document before them, at the request of the property owner who was not present at the previous meeting. And if further changes were approved by the Board, there could be a condition for submittal of the appropriate drawings with the approved changes.

Board Member Kean asked about the materials to be used. Architect Sorogon explained the materials for the proposed house with stucco for the main building; precast 3D tiles in the front and back of the house; aluminum grille made of aluminum tubes in bronze, silver, and gold; bronze frames; walnut wood garage door; the driveway with artificial grass, and travertine on the pool deck. The main focal point will be the aluminum grille over the storefront.

Board Member Adler asked Mr. Gad which of the 10 items recommended by the Board he wanted to keep. He stated that he wanted to keep the angles; the angles of the garage front without windows; the angle columns in between the garage doors; and the two angles on the front gate. He indicated that he did not want windows above the bedroom.

There were discussion and comments by the Board: that the Board's suggestions were not addressed; angles should be better integrated with the overall design of the house; dislike of the added garage windows; garage wings detract from the proposed focal point of the brass and the angles elsewhere; suggestion for angles to be built into the composition of the home; angles compete with each other, going in different directions; suggestion to make the angles horizontal; tubes, grilles; quieting down the elements that float along the garage; too many competing elements with the piece in the middle as the focal point and the angles with the diamond stucco; inconsistencies in the angles; simplifying the garage; making the front gate one-sided or eliminating it; making the angles less competing and more integrated into the design; suggestions for less acute angles; architect to bring the finish selection of materials to the Board; for the architect to study the design so it's all cohesive; and suggestion to wrap the glass around the front.

Consensus was for the applicant to come back and present the revised Site Plans to the Board.

Item 2. Approval of the following meeting Minutes:

Approval of the minutes of the Board meetings held on March 2, 2021, and March 16, 2021.

ACTION: No action was taken on the Minutes.

There being no further business to discuss the meeting was adjourned at 7:59 p.m.

CHAIR

ATTEST

TOWN CLERK

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

A Planning & Zoning Board Virtual Meeting was held Tuesday, June 15, 2021, at 6:04 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich
Board Member Alan Bechik
Board Member Oscar Sklar

Board Member Janet Adler
Board Member Wesley Kean

1. Request for approval for a new single-family home for “Igaal and Caroline Cohen” located at 1230 103 Street, Lot 3 of Block 24. The owners are proposing to construct a new two-story single-family home. The existing 2,565 sq. ft. single-story home (built in 1954) will be demolished and replace with a new two-story 4,239 sq. ft. home. The residence will have 4 bedrooms, 5 full baths, 1 half bath and a 2- car garage.

Architect Jose Sanchez came forward and presented the Board with the revised Site Plans for the new 4,400 square foot single-family home at 1230 – 103rd Street. He described the proposed materials to be used, which consist of a limestone material as the primary element in the front façade, white stucco band for the roof; the horizontal bands and vericone portion of walls in stone as the main elements; and wood material for the garage doors facing the front; with some wood accents in the rear.

Chair Hurwitz pointed out a discrepancy between pavers and the stones in the renderings. Architect Sanchez clarified that the driveway would be concrete pads with crushed stones in between.

There was lengthy discussion by the Board and the architect on the design of the proposed house. Comments and suggestions included the taupe cement harmonizing with the stone; the gate being more transparent, more aesthetically pleasing, and less of a security gate; suggestion to provide privacy at windows on second floor on master bedroom that are clear and open; suggestion to raise wall for privacy; making bars on the gate small and delicate; gate and entry door to house; architect’s intention to change the proposed gates; architect’s intention to maintain the existing grade on the property; continuing the gate in vertical repetition; resubmitting to the Board if there is a different option for the gate; door at gate should blend color-wise with rest of the verticals; reducing windows in height and making wall higher; having the focus on the front entrance as opposed to on the garage; gate pattern and door design to be consistent; and removal of driveway gate on Site Plans.

Board Member Kean referred to Page 3.1 of the Site Plan, Item #3 in the keynotes section, which should be stone instead of porcelain tiles/simulate wood.

Town Planner Michael Miller explained the FEMA and Florida Building Code regulations regarding the increase in the base flood elevation and how the change is being addressed with the construction of a short retaining wall with a fence on the top.

ACTION: Alan Bebchik made a motion to approve the request with the following conditions: 1.) The driveway will consist of concrete pads with gravel. 2.) The gate will follow the same vertical and horizontal elements, and 3.) The gate shown on the Site Plans will be removed. Vice Chair Gavcovich seconded the motion, and it passed on a unanimous vote.

2. Request for approval for a new single-family home for “Michael Gad” located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On May 18, 2021, and June 1, 2021, the Board deferred the project. The owner has revised the plans as requested by the Board. The owner is proposing to construct a new two-story single-family home. The existing 3,723 sq. ft. single-story home (built in 1951) will be demolished and replace with a new two-story 9,158 sq. ft. home. The residence will have 7 bedrooms, 8 full baths, 1 half bath and a 3-car garage. Enclosed please find the site plan and elevations. Item #2

This request was deferred due to absence of the applicant.

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

CHAIR

ATTEST

TOWN CLERK